



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 10, 2016

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [16-0416](#) Consideration of Event Permit for the Great Americana BBQ Festival sponsored by the Franklin Noon Rotary Club on August 27, 2016 (05/10/16 WS)

Sponsors: Lisa Clayton
Attachments: [Rotary BBQ Festival REVISED APP 2016](#)
2. [16-0417](#) Consideration of Event Permit for Harpeth River Bike Ride sponsored by the Harpeth Bike Club on June 25, 2016. (05/10/16 WS)

Sponsors: Deb Faulkner
Attachments: [HRR REVISED App 2016](#)
3. [16-0419](#) Consideration of Event Permit for Tour de Cure Bike Ride sponsored by the American Diabetes Association on June 11, 2016. (05/10/16 WS)

Sponsors: Deb Faulkner
Attachments: [Tour de Cure 2016 REVISED App](#)
4. [16-0420](#) Consideration of Event Permit for Porchfest sponsored by the Westhaven Foundation on June 18, 2016 in Westhaven (05-10-16 WS).

Sponsors: Deb Faulkner
Attachments: [Porchfest 2016 REVISED app](#)
5. [16-0408](#) *Consideration Of Certificate Of Compliance For Wine In Grocery Store For Publix Tennessee, LLC #0160 Located At 2020 Fieldstone Parkway, Franklin, TN, 37069 (Carl Patrick Feil, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers) (05-10-16 WS)

Sponsors: Lanaii Benne
Attachments: [Publix Fieldstone Parkway Certificate.pdf](#)

6. [16-0409](#) *Consideration Of Certificate Of Compliance For Wine In Grocery Store For Publix Tennessee, LLC #0176 Located At 1021 Riverside Drive, Franklin, TN, 37064 (Corwyn C. Ring, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers) (05-10-16 WS)
- Sponsors:** Lanaii Benne
- Attachments:** [Publix Riverside Drive Certificate.pdf](#)
7. [16-0410](#) *Consideration Of Certificate Of Compliance For Wine In Grocery Store For Publix Tennessee, LLC #1031 Located At 1400 Liberty Pike, Suite 200 (McKay's Mill), Franklin, TN, 37067-8560 (Selena Y. Shaffer, Managing Agent; William Edwin Crenshaw, President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President (Executive Officers) (05-10-16 WS)
- Sponsors:** Lanaii Benne
- Attachments:** [Publix Liberty Pike Certificate.pdf](#)
8. [16-0345](#) Consideration Of Ordinance 2016-010, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection." (04/28/16 FMPC 9-0, 05-10-16 WS, 05-10-16 BOMA 7-0; 06/14/16 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ordinance 2016-010 Amend ZO to add FIRM Panels 184F 355F 360F Law A](#)
[Ordinance 2016-010 FIRM Panel Exhibit](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/28/16 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
9. [16-0332](#) Consideration Of Ordinance 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane." (04/28/16 FMPC 8-0, 05-10-16 WS, 05-10-16 BOMA 7-0; 06/14/16 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [2016-007 ORD Eddy Lane Rezoning Law Approved 2](#)
[6083 Map Cottages at Eddy Lane Rezoning](#)
[6083 Rezone set](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/28/16 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
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10. [16-0363](#) Consideration of Ordinance 2015-80, As Amended, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7."

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-80 3rd Reading 6.28.2016](#)

[CAO Map](#)

[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved 3 As Amended](#)

[Draft Ordinance 2015-80 CAO District Text Amendment.Law Approved 2](#)

Legislative History

4/28/16	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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11. [16-0336](#) PUBLIC HEARING: Consideration Of Resolution 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located At 405 Eddy Lane." (04/28/16 FMPC 8-0; 5/10/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [2016-19 RES Cottages at Eddy Lane PUD Development Plan Law Approved 2](#)

[6084 Map Cottages at Eddy Lane DP](#)

[6084 Cottages at Eddy Lane DP Conditions of Approval 01](#)

[Cottages at Eddy Lane Dev Plan FULL Set](#)

[Cottages at Eddy Lane Dev Plan Site Layout Sheet](#)

[Cottages at Eddy Lane Dev Plan Elevations](#)

Legislative History

4/28/16	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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12. [16-0426](#) PUBLIC HEARING: Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; (04-28-16 FMPC 9-0; 05-10-16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approved](#)

[1845 Carters Creek Pike POS Revision map](#)

Legislative History

4/28/16	Franklin Municipal Planning Commission	approved
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4/28/16	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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13. [16-0431](#) Consideration of Network Infrastructure Connectivity To Support The Consolidation Of The Williamson County Emergency Operations Center; (05/10/16 WS)
- Sponsors:** Fred Banner and Jordon Shaw
- Attachments:** [Williamson County - CAD Initiative - v1.pdf](#)
[Williamson County Consortium - CAD Firewalls Switches - 1Gig.pdf](#)
[RES 2016-29.pdf](#)
14. [16-0284](#) Consideration of sole-source purchase from TargetSolutions Learning, LLC of San Diego, California of an online training management system in the total lump-sum amount of \$13,670 for first year plus a like amount per year if extended for the Fire Department (Contract No. 2016-0045; 05/10/16 WS)
- Sponsors:** Rocky Garzarek and Todd Horton
- Attachments:** [2016-0045 - City of Franklin, TN client agreement by TargetSolutions 2016.04.2](#)
15. [16-0352](#) Consideration of procurement award to Brenntag Mid-South, Inc. of Henderson, Kentucky, in the unit amount of \$0.915 per pound for an estimated quantity of 38,000 pounds per year of powder-activated carbon (Hydrodarco B) for a term of award of up to five (5) years for the Water Treatment Division of the Water Management Department (Purchasing Office Procurement Solicitation No. 2016-022; Contract No. 2016-0103; 05/10/16 WS)
- Sponsors:** Mark Hilty and Michelle Hatcher
- Attachments:** [2016-022 Bid Tab - powder-activated carbon \(Hydrodarco B\) 2016.04.27](#)
- Legislative History**
4/26/16 Work Session referred to the Work Session
16. [16-0285](#) Consideration of procurement award to Aetna Life Insurance Company of Hartford, Connecticut, in the total estimated annual amount of \$119,908 for life, accidental death and dismemberment, and supplemental life group employee insurance benefits for a three-year term of award with two one-year options to extend, for the Human Resources Department (Purchasing Office Procurement Solicitation No. 2016-018; Contract No. 2016-0112; 05/10/16 WS)
- Sponsors:** Shirley Harmon and Sara Sylvis
- Attachments:** [2016-018 Tabulation of Proposals 2016.04.19.1545](#)

17. [16-0286](#) Consideration of procurement award to Aetna Life Insurance Company of Hartford, Connecticut, in the total estimated annual amount of \$99,502 for long-term disability group employee insurance benefits for a three-year term of award with two one-year options to extend, for the Human Resources Department (Purchasing Office Procurement Solicitation No. 2016-019; Contract No. 2016-0113; 05/10/16 WS)

Sponsors: Shirley Harmon and Sara Sylvis

Attachments: [2016-019 Tabulation of Proposals 2016.04.19.1544](#)

18. [16-0411](#) Consideration of Fourth Quarter Budget Amendment for Closeout Change Order Items for the Multi-purpose Arena at Harlinsdale Farm.

Sponsors: Lisa Clayton

Attachments: [Supporting Documentation for Harlinsdale Farm Close Out Project Request Apr](#)

19. **16-0395** Overview of the purpose and methodology associated with revising the City's Parkland Impact Fee ordinance. The formal ordinance to be presented at future meeting.

Sponsors: Eric Stuckey, Vernon Gerth and Lisa Clayton

Attachments: Parkland Fees Collected rev 4-13-16.xlsx
Parkland Fees - Quadrant Location Map 4-16.pdf
Parkland Dedication Obligation 5 Scenairos 5-3-16.pdf
COF Parkland by Acreage and Categories 4-17-16.pdf
Generic Neighborhood Park.pdf
Parkland Dedication Ordinance – Follow-up 4-25-16.pdf
Parkland Dedication Obligation Formula vjg 4-25-16.pdf

Legislative History

4/26/16 Work Session referred to the Work Session

Other Business

Adjournment

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



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: _____

2) Name/purpose of event: The Great Americana BBQ Festival

3) Date or dates of event: August 27, 2016

4) Time of Event: 9a-8p

5) Time of Street Closure (if applicable): _____

Set-Up Date/Time: 8/24

Tear-down Date/Time: 8/28

*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 Noon Rotary Club

a) Address: 2088 Lewisburg Pike Franklin, TN 37064

b) Phone: _____

c) Cell: 615-708-8590

d) Fax: 931-388-8398

e) E-mail address: Devin.Gilliam@e-farmcredit.com

7) Person in charge on day of event: Devin Gilliam

Cell: 615-708-8590

E-mail address: Devin.Gilliam@e-farmcredit.com



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

Name: Scott Hubbard Cell: 615-294-2977 E-mail address: scott@mhclosings.com

Name: Nathan Perry Cell: 615-476-7390 E-mail address: Nathan.Perry@e-farmcredit.com

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

Please see attached

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

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

4,000

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. Please see attached

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? The Franklin Noon Rotary Club Foundation

100% Benefactor

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



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- 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 for the BBQ competition and a music stage
-
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Small PA system and musical acts throughout the day
-
- 23) During what time period is sound amplification requested? 9a-8p
-
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). Numerous Country/Americana musical acts throughout the day
-
- 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. Franklin Noon Rotary will provide clean-up
Roger Jenkins 615-238-5767
-
- 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:
 Harlinsdale
-
- 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.



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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: James R. Parker ^{Franklin Noon} Rotary President Date: 2/26/16
(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) ★
★
★

The Great Americana BBQ Festival

9) Event detail:

The Great Americana BBQ Festival produced by the Franklin Noon Rotary Club will showcase local Americana at its finest. Barbeque, local spirits, and Tennessee's musical heritage will take center stage at an event that is sure to appeal to festival goers young and old.

The Features:

KCBS Sanctioned barbecue competition

60 teams from across the southeast will compete for an \$8,000 purse. Both professionals and backyard joes will have their chance at the money and the glory that comes with being named champion pit master in a Kansas City Barbecue Society sanctioned event.

A whole hog competition will be judged by local dignitaries with all meat going to local food banks.

Want to taste what the pros cook? We have you covered with the people's choice competition. \$10 allows you to taste over 30 samples of the South's finest barbecue and choose the people's champion. Additionally teams will be able to sell to the public with proper health inspection.

Grilling demonstrations will be given by local and nationally recognized grille masters so festival goers can learn trade secrets.

Barbecue vendors will be on hand for all to enjoy the sweet smoky flavors that are sure to fill the air.

Facility requirements:

- Space for teams

- Water and electric hookups for up to 60 teams (generators can be utilized)

- Tent for judges

- Trash disposal

Human Capital: Competition lead, KCBS Rep, 10 bbq ambassadors, numerous judges

Vendor Market

Looking to bring Americana home? You'll find it at our Vendor market with artisans displaying and selling their various wares. All things barbecue will be on site as well, grilles, sauces, rubs, you name it, we will have it.

Facilities requirements:

- Space

- Electric Access

Human Capital: Vendor lead

Vine & Barrel Tasting Barn

Local spirits will be on display in the Vine & Barrel tasting barn. Local wineries, distilleries, and breweries will be on hand for tastings. Patrons will be allowed to also purchase whole bottle goods to enjoy at home. Entry \$20, 21 and up only, ID's checked, bracelets issued, hands stamped.

Facility requirements:

- Horse Stalls for vendors

- Basic electric

- Barrier for outdoor patio

Human Capital: Tasting Barn lead, 3 assistants, security at entry

Beer Garden

One local brewery will purchase the rights to be the exclusive beer seller of The Great Americana BBQ Festival. All local laws will be followed with permits and licensed bartenders in place. 21 and up only, ID's checked at entry.

Facilities requirements:

- Tent, tables and chairs

- Barrier to restrict entry

- Basic electric

Human Capital: Beer Garden lead, assistant, brewery staff, security at entry

Kid's Zone

Little pit masters will have a chance to run jump and play in the kid's zone. We will have touch a truck with all sorts of machinery and vehicles, bungee towers, rock walls, face painting and many other features for the little ones to enjoy.

Facilities requirements:

Space

Basic Electric

Human Capital: Kid's Zone lead, numerous volunteers

Music Stage

Some of the finest talent in Tennessee will take the stage to display local Americana and Country music to festival goers all day long along with a few surprises for the evening. Music will go from 9am until 8pm. Professional contractors will erect a stage complete with light and sound. Lawn seating.

Facilities requirements:

Electric to support stage and equipment

Human Capital: Music lead, 5 assistants

Additioinal Crews:

Parking

Festival Bank

Waste management

Ticket/Entry team

Medical Tent

Fire-brush truck

The Great Americana BBQ Festival

12) Key Contacts:

Devin Gilliam	Festival Co-Chair	615-708-8590	Devin.Gilliam@e-farmcredit.com
Scott Hubbard	Co-Chair	615-294-2977	scott@mhclosings.com
Bill Foley	Treasurer	615-477-6954	whfoley@gmail.com
Nathan Perry	Competition	615-476-7390	Nathan.Perry@e-farmcredit.com
Roger Jenkins	Facilities	615-238-5767	Roger.Jenkins@mtmc.com
Jeff Nichols	Tasting Barn	972-569-0900	Jeffnicholls@comcast.net
Pat Dunn	Vendors	615-612-9959	patdunn@usit.net
Barb Shearon	Promotion		barbshearon@ami-results.com
Jeffrey Dillard	Music		jdillard@am-mail.com
Jamey Parker	Rotary President	615-415-7777	james.parker@morganstanley.com
Tom Thompson	President-Elect		tomt@sanfordrose.com

The Great Americana BBQ Festival

16) Admission/Participation Fees

General Admission	\$10	Subject to change pending music act
People's Choice BBQ Sample	\$10	
Vine/Barrell Barn Access	\$20	
VIP Package (previous 3 combined)	\$30	

Competition:

Pro Team	\$300
Backyard Team	\$200
Whole Hog	\$100

Vendors:

Non-Food	\$100
Food	\$200

The Great Americana BBQ Festival

25) Stages and Attractions

A stage to accommodate musical acts including lighting and speakers will be erected by a professional contractor. The location will be in the greenspace to the north of the main barn at Harlinsdale.

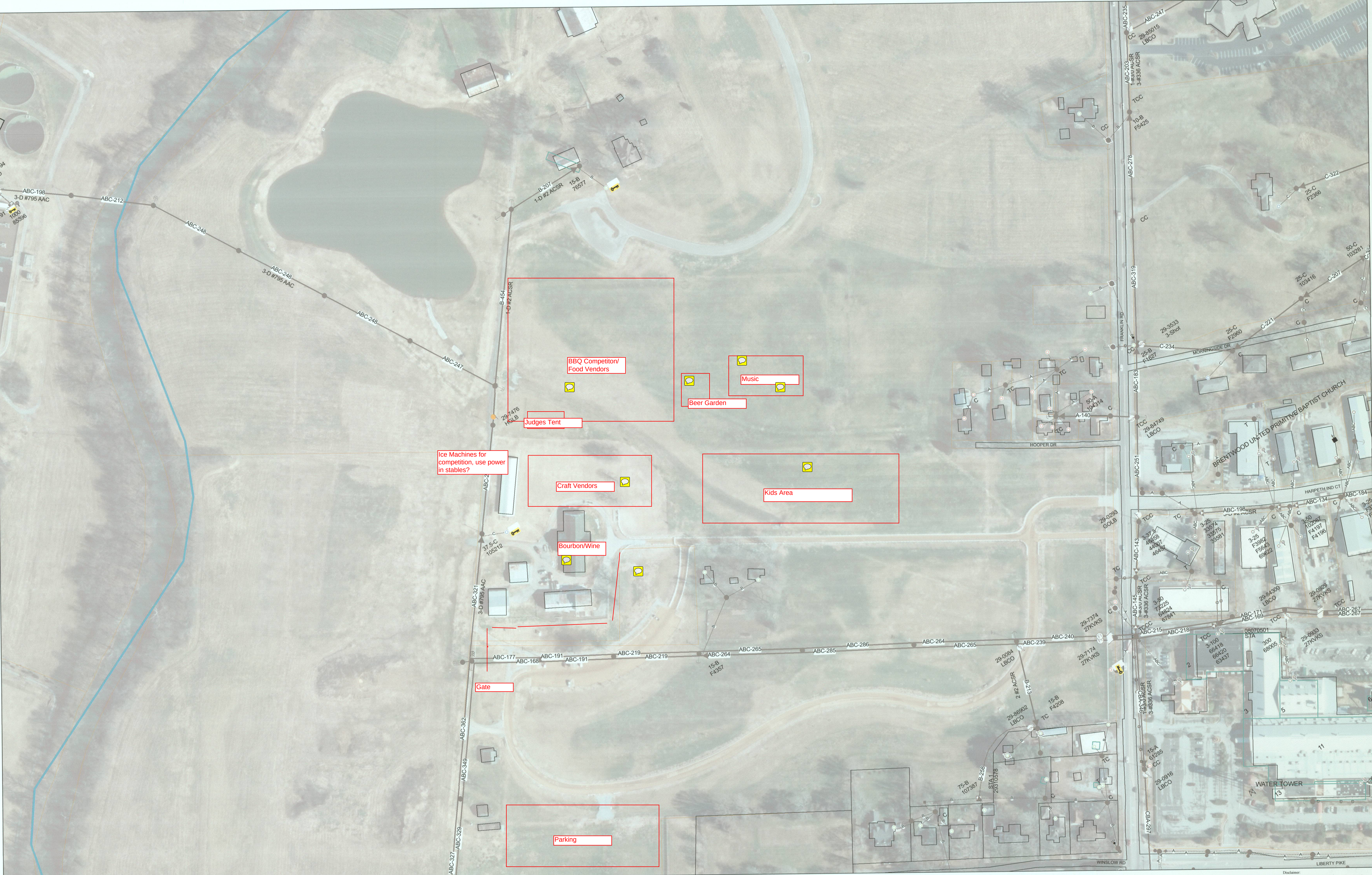
Various children's activities will be featured including touch-a-truck, bungee tower, rock wall, and others.

Insurance will be provided for all attractions and stages.

The great Americana BBQ Festival

26) Vendors

Food and non-food vendors will be present. All shall carry the required insurance.



Americana BBQ Festival



BBQ Competition
& Food Vendors

Beer
Garden

Music

Judges

Ice

Craft Vendors

Kids' Area

Access

Gate

Bourbon
& Wine

Gate

Access

Access

Parking

Winslow Rd

Liberty Pke

Myles Manor Ct

Mayberry Ct

Lancaster Dr

Lysbeth Ct

Fence



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 herein. All data and materials Copyright © 2016. All Rights Reserved.



TO: City of Franklin Board of Mayor and Aldermen

FROM: Harpeth Bicycle Club

SUBJECT: Annual Harpeth River Ride

DATE: February 26, 2016

Dear Members of the Board,

This letter is to provide information pertaining to Harpeth Bicycle Club's event application for its Harpeth River Ride to be held on Saturday, June 25, 2016. Now in its 20th year, the Harpeth River Ride is an annual bicycle ride event organized and conducted by the Harpeth Bicycle Club, a Franklin-based non-profit organization. The event is hosted by Nissan Americas and will begin and end at its corporate headquarters in Franklin. The Harpeth River Ride is a recreational ride/tour (versus race) and offers a variety of ride options for beginner through experienced cyclists. The majority of the route is outside the city limits of Franklin. The ride will start at 7:00 am with cyclists returning intermittently throughout the day, concluding at approximately 4:00 pm. Approximately 1,000 to 1,500 cyclists are anticipated to participate in the bicycle ride, coming from locations throughout the United States. On-road support will again this year be provided by Franklin Police, Williamson County Sheriff's Office and Williamson County Medical Center EMS.

Harpeth Bicycle Club is proud to again host its annual Harpeth River Ride and have the opportunity to provide a family-friendly bicycle ride that showcases Franklin and the beautiful countryside of Williamson County.

Your consideration of our event application is appreciated. We will be happy to provide any additional information upon request.

Sincerely,

A blue ink signature of Stan Davey, written in a cursive style.

Stan Davey
Vice President, Harpeth Bicycle Club
Chair, 2016 Harpeth River Ride

Attachment: 2016 Harpeth River Ride Event Application

OFFICE USE ONLY:

Permit No:



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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: NISSAN HEADQUARTERS

2) Name/purpose of event: HARPETH RIVER RIDE

3) Date or dates of event: JUNE 25, 2016

4) Time of Event: 7:00 AM TO 5:00 PM

5) Time of Street Closure (if applicable): _____

Set-Up Date/Time: _____

Tear-down Date/Time: _____

*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:

HARPETH BIKE CLUB - STAN DAVEY

a) Address: 9423 GENTLEWIND DRIVE, BRENTWOOD TN 37027

b) Phone: 615-642-0173 c) Cell: _____ d) Fax: _____

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

7) Person in charge on day of event: STAN DAVEY

Cell: 615-642-0173 E-mail address: standavey@gmail.com



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TENNESSEE

- 8) Name and Cell Number of at least two others available on day of event:
Name: ROBERT HENORY Cell: _____ E-mail address: maxwatzz@gmail.com
Name: SCOTT BOYD Cell: 615-604-3593 E-mail address: scottboyd@comcast.net
- 9) DETAILED description of event (use additional sheets):
see Attachment #1 - description
see website www.harpethbikeclub.com
- 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.*
see attachment #2
- 11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:
1,000 - 1,500 bicyclists, 200 volunteers
- 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.
see attachment #3
- 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.
see attachment #4
- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. \$50.00
- 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? The event enables the Harpeth Bike Club to support our "adaptive athlete" program which offers bicycling opportunities for blind youth and adults. The amount is determined post-ride by club officials.
- 19) Will parking in the area of the event need to be restricted or prohibited? Circle Yes or No



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- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22. Yes
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Pre-ride announcements and music
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Event announcer (hired by Nissan)
- 23) During what time period is sound amplification requested? 6:00 am to 3:00 pm
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). N/A
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. 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.) attachment 5 Please provide detailed list. Use additional sheets. attachment 6
- 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. STAN DAVEY 615-642-0173
- 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.*

attachment 7

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.



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FRANKLIN
TENNESSEE

**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

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

BY: [Signature] 29 Date: 2-27-16
(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) *
*
*

Attachment 1

Description of Harpeth River Ride

2016 Harpeth River Ride
Franklin TN
June 25, 2016

Presented by the Harpeth Bicycle Club

The Harpeth River Ride is for bicyclists from beginner to advanced skill levels. There will be four route options (25, 44, 66, and 101 miles) that will start at the Nissan Corporate Headquarters in Franklin and go throughout Williamson County. Each route is supported by bike club volunteers through rest stops and rider support. Traffic control is coordinated with the Franklin Police Department and the Williamson County Sheriff's Department.

The ride typically attracts 1,000 to 1,500 bicyclists mostly from the middle Tennessee area. The ride also attracts participants from other states. The ride starts at 7:00 am and most riders finish by early afternoon.

The ride is coordinated by the Harpeth Bicycle Club, a volunteer membership organization that promotes bicycling opportunities for over 600 members. Funds from the Harpeth River Ride enable the club to support its "adaptive athlete" program which offers bicycling opportunities for visually impaired youth and adults. Club members take adaptive athletes for bike rides on tandem bicycles on a weekly basis for most of the year.

Nissan has been the ride's primary corporate sponsor for six years. Many other area commercial and professional businesses are also sponsors. The ride has been held annually since 1997.

Attachment 2

Site Map – Nissan Headquarters

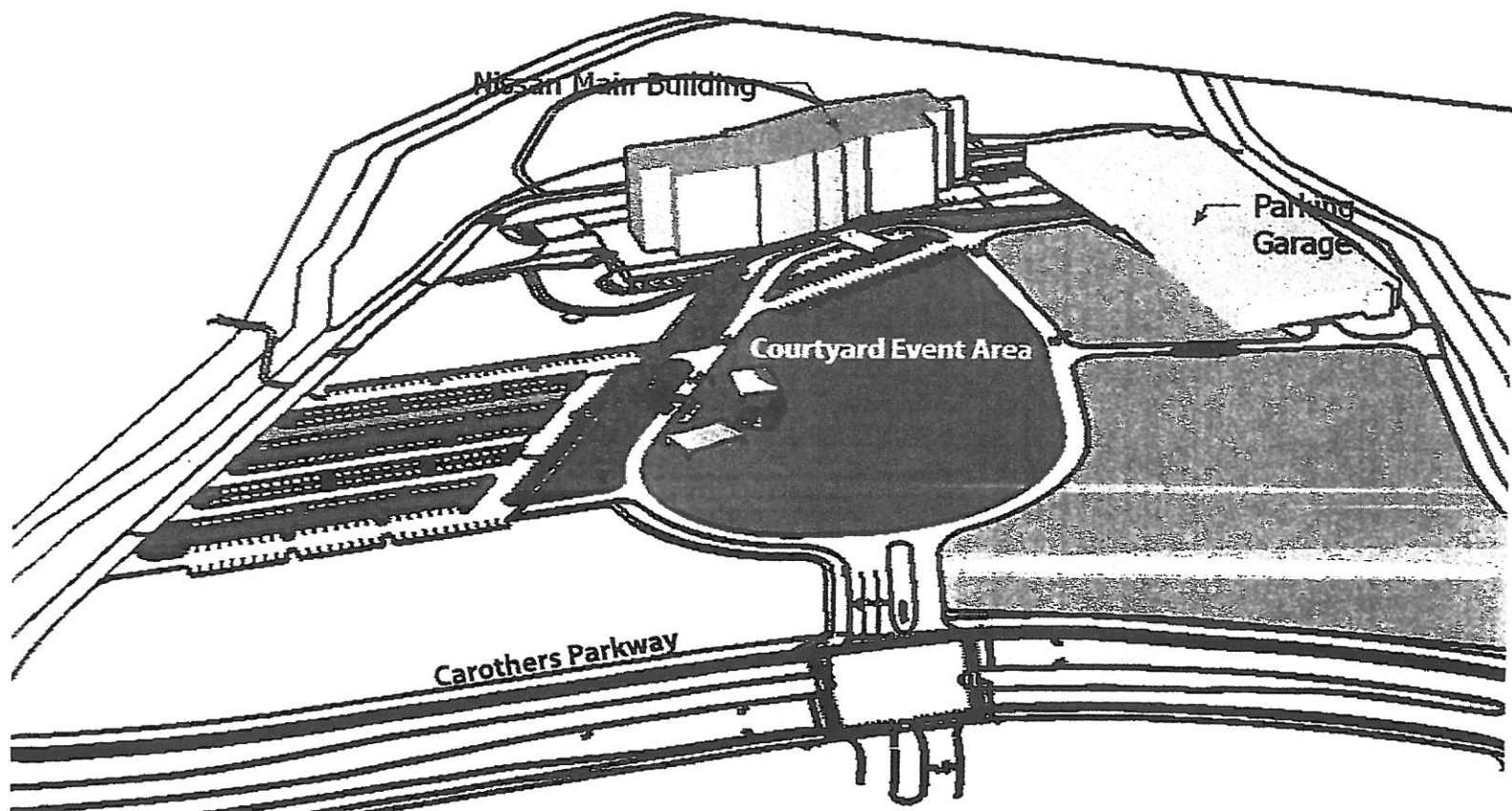
Bike Routes

There will be four bike routes (25, 44, 66, and 101 miles). All routes start from the Nissan campus at 7:00 am. All routes follow the same roads within the Franklin city limits (start and return). The majority of the routes are outside the city limits in Williamson County.



Attachment #2

General Site Plan at Nissan Campl



Proposed HRR Century

101.3 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right toward Carothers Pkwy	0.1
0.1	→	Right	Turn right onto Carothers Pkwy	0.1
0.5	→	Right	Turn right onto E McEwen Dr	0.7
0.0	↑	Straight	Make a U-turn at Carothers Pkwy	0.7
0.0	→	Right	Turn right onto Carothers Pkwy	0.7
0.8	→	Right	Turn right onto Liberty Pike	1.4
2.8	←	Left	Turn left onto Franklin Rd	4.2
0.4	↑	Straight	Continue onto E Main St	4.6
0.2	↑	Straight	Continue onto Public Square	4.8
0.0	↑	Straight	At the traffic circle, take the 2nd exit onto Main St/Public Square	4.9
2.5	↑	Straight	Continue onto TN-246 S/Carters Creek Pike	7.4
4.2	→	Right	Slight right onto Bear Creek Rd	11.6
0.9	→	Right	Turn right onto Bailey Rd	12.4
1.6	←	Left	Turn left to stay on Bailey Rd	14.0
1.8	←	Left	Turn left onto TN-46 N	15.9
0.2	→	Right	Turn right to stay on TN-46 N	16.0
0.2	→	Right	Turn right	16.2
0.1	←	Left	Turn left onto TN-46	16.3
0.2	→	Right	Turn right onto Leipers Creek Rd	16.4
1.3	→	Right	Turn right onto Garrison Rd	17.7
3.8	↑	Straight	Continue onto Greenbriar Rd	21.5
3.5	←	Left	Turn left to stay on Greenbriar Rd	25.1
0.7	←	Left	Turn left onto S Lick Creek Rd	25.7
3.2	←	Left	Turn left onto Natchez Trace Rd	28.9
3.8	→	Right	Turn right onto Leipers Creek Rd	32.7
1.4	←	Left	Slight left onto Sulphur Springs Branch Rd	34.0
1.3	↑	Straight	Continue onto Sulphur Spur Brch Rd	35.4
1.5	←	Left	Turn left onto TN-247 E	36.9
2.3	←	Left	Turn left onto TN-246 N	39.2
1.2	→	Right	Turn right onto Barker Rd	40.4
1.5	←	Left	Turn left onto Popes Chapel Rd	41.9
0.5	→	Right	Turn right onto Evergreen Rd	42.4
3.3	→	Right	Turn right onto Thompson's Station Rd W	45.7
5.7	←	Left	Turn left onto US-431 N	51.4
0.1	→	Right	Turn right onto Bethesda Rd	51.5
2.3	→	Right	Turn right onto Byrd Rd	53.8
1.9	←	Left	Turn left onto Bethesda-Duplex Rd	55.7
0.3	→	Right	Slight right onto Old Bethesda-Duplex Rd	56.0
0.1	→	Right	Turn right toward Smithson Rd	56.1
0.1	↑	Straight	Continue onto Smithson Rd	56.2
1.7	←	Left	Turn left onto Ash Hill Rd	58.0
1.3	→	Right	Turn right onto Comstock Rd	59.3
0.9	←	Left	Turn left onto Flat Creek Rd	60.2
3.0	←	Left	Turn left onto Giles Hill Rd	63.1
0.9	←	Left	Turn left onto Choctaw Rd	64.1

2.1	→	Right	Turn right onto Cross Keys Rd	66.2
1.0	→	Right	Turn right onto Pulltight Hill Road	67.2
2.1	←	Left	Turn left onto Arno-Allisona Rd	69.4
2.5	→	Right	Turn right onto Owen Hill Rd	71.9
1.6	←	Left	Turn left onto Pinkston Rd	73.5
0.6	→	Right	Turn right onto Arno-College Grove Rd	74.1
2.4	←	Left	Turn left	76.5
0.2	←	Left	Turn left toward Arno-College Grove Rd	76.7
0.2	←	Left	Turn left onto Arno-College Grove Rd	76.9
0.3	←	Left	Turn left onto US-31 ALT N	77.1
0.0	→	Right	Turn right onto Bellenfant Rd	77.1
0.8	↑	Straight	Continue onto College Grove Rd	77.9
0.7	←	Left	Turn left onto US-41A N	78.6
0.1	→	Right	Turn right onto Covington Rd	78.7
0.2	→	Right	Turn right onto John Windrow Rd	79.0
1.5	←	Left	Turn left onto Gene Underwood Rd/Taliaferro Rd	80.4
3.8	←	Left	Turn left onto US-31 ALT S/US-41A S	84.2
0.1	→	Right	Turn right onto Cox Rd	84.3
2.6	←	Left	Turn left onto McDaniel Rd	86.9
2.8	↑	Straight	Continue onto Meeks Rd	89.8
1.8	←	Left	Turn left onto Peytonsville-Trinity Rd	91.6
0.0	→	Right	Turn right onto Crowder Rd	91.6
0.8	→	Right	Turn right onto Gosey Hill Rd	92.4
0.3	←	Left	Turn left onto Long Ln	92.7
2.3	→	Right	Turn right onto Carothers Pkwy	95.0
6.0	←	Left	Turn left	101.0

Ride With GPS · <https://ridewithgps.com>

Proposed HRR Metric

66.3 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right toward Carothers Pkwy	0.1
0.1	→	Right	Turn right onto Carothers Pkwy	0.1
0.5	→	Right	Turn right onto E McEwen Dr	0.7
0.0	↑	Straight	Make a U-turn at Carothers Pkwy	0.7
0.0	→	Right	Turn right onto Carothers Pkwy	0.7
0.8	→	Right	Turn right onto Liberty Pike	1.4
2.8	←	Left	Turn left onto Franklin Rd	4.2
0.4	↑	Straight	Continue onto E Main St	4.6
0.2	↑	Straight	Continue onto Public Square	4.8
0.0	↑	Straight	At the traffic circle, take the 2nd exit onto Main St/Public Square	4.9
2.5	↑	Straight	Continue onto TN-246 S/Carters Creek Pike	7.4
4.2	→	Right	Slight right onto Bear Creek Rd	11.6
0.9	→	Right	Turn right onto Bailey Rd	12.4
1.6	←	Left	Turn left to stay on Bailey Rd	14.0
1.8	←	Left	Turn left onto TN-46 N	15.9
0.2	→	Right	Turn right to stay on TN-46 N	16.0
0.2	→	Right	Turn right	16.2
0.1	←	Left	Turn left onto TN-46	16.3
0.2	→	Right	Turn right onto Leipers Creek Rd	16.4
3.5	←	Left	Turn left onto Robinson Rd	20.0
2.4	↑	Straight	Continue onto Johnson Hollow Rd	22.4
1.3	↑	Straight	Continue onto Sycamore Rd	23.7
0.1	→	Right	Turn right onto Johnson Hollow Rd	23.8
1.1	→	Right	Turn right onto TN-246 S	24.9
0.4	←	Left	Slight left onto Popes Chapel Rd	25.3
1.2	←	Left	Turn left onto Evergreen Rd	26.5
3.3	→	Right	Turn right onto Thompson's Station Rd W	29.8
5.7	←	Left	Turn left onto US-431 N	35.4
0.1	→	Right	Turn right onto Bethesda Rd	35.5
4.1	←	Left	Turn left onto Bethesda-Arno Rd	39.6
3.8	→	Right	Turn right onto Arno-Allisona Rd	43.4
0.3	←	Left	Turn left onto Owen Hill Rd	43.6
1.6	←	Left	Turn left onto Pinkston Rd	45.2
0.6	→	Right	Turn right onto Arno-College Grove Rd	45.9
2.4	←	Left	Turn left	48.3
0.2	←	Left	Turn left toward Arno-College Grove Rd	48.4
0.2	→	Right	Turn right onto Arno-College Grove Rd	48.6
0.6	→	Right	Turn right onto Eudailey-Covington Rd	49.2
4.5	→	Right	Turn right onto Arno Rd	53.7
1.1	←	Left	Turn left onto Meeks Rd	54.8
1.8	←	Left	Turn left onto Peytonsville-Trinity Rd	56.6
0.0	→	Right	Turn right onto Crowder Rd	56.6
0.8	→	Right	Turn right onto Gosey Hill Rd	57.4
0.3	←	Left	Turn left onto Long Ln	57.7
2.3	→	Right	Turn right onto Carothers Pkwy	60.0

6.0	←	Left	Turn left
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66.0

Ride With GPS · <https://ridewithgps.com>

Proposed HRR 44-Mile Route

43.5 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right toward Carothers Pkwy	0.1
0.1	→	Right	Turn right onto Carothers Pkwy	0.1
0.5	→	Right	Turn right onto E McEwen Dr	0.7
0.0	↑	Straight	Make a U-turn at Carothers Pkwy	0.7
0.0	→	Right	Turn right onto Carothers Pkwy	0.7
0.8	→	Right	Turn right onto Liberty Pike	1.4
2.8	←	Left	Turn left onto Franklin Rd	4.2
0.4	↑	Straight	Continue onto E Main St	4.6
0.2	↑	Straight	Continue onto Public Square	4.8
0.0	↑	Straight	At the traffic circle, take the 2nd exit onto Main St/Public Square	4.9
2.5	↑	Straight	Continue onto TN-246 S/Carters Creek Pike	7.4
5.0	→	Right	Turn right toward TN-246 N	12.4
2.1	←	Left	Turn left onto Thompsons Station Rd W	14.5
8.5	←	Left	Turn left onto US-431 N	23.0
0.1	→	Right	Turn right onto Bethesda Rd	23.1
4.1	←	Left	Turn left onto Bethesda-Arno Rd	27.2
2.5	←	Left	Turn left onto Cool Springs Rd	29.7
1.9	↑	Straight	Continue onto Peytonsville-Trinity Rd	31.6
2.3	←	Left	Turn left onto Crowder Rd	33.8
0.8	→	Right	Turn right onto Gosey Hill Rd	34.6
0.3	←	Left	Turn left onto Long Ln	34.9
2.3	→	Right	Turn right onto Carothers Pkwy	37.2
6.0	←	Left	Turn left	43.2

Ride With GPS · <https://ridewithgps.com>

Proposed HRR 25-Mile Route

25.4 miles

Leg	Dir	Type	Notes	Total
	→	Right	Turn right toward Carothers Pkwy	0.1
0.1	→	Right	Turn right onto Carothers Pkwy	0.1
0.5	→	Right	Turn right onto E McEwen Dr	0.7
0.0	↑	Straight	Make a U-turn at Carothers Pkwy	0.7
0.0	→	Right	Turn right onto Carothers Pkwy	0.7
0.8	→	Right	Turn right onto Liberty Pike	1.4
2.8	←	Left	Turn left onto Franklin Rd	4.2
0.4	↑	Straight	Continue onto E Main St	4.6
0.2	↑	Straight	Continue onto Public Square	4.8
0.0	↑	Straight	At the traffic circle, take the 2nd exit onto Main St/Public Square	4.8
2.5	↑	Straight	Continue onto TN-246 S/Carters Creek Pike	7.3
3.0	←	Left	Turn left onto Coleman Rd	10.3
3.3	←	Left	Turn left onto US-31 N	13.6
0.1	→	Right	Turn right onto Henpeck Ln	13.7
1.4	→	Right	Turn right onto Valley Ridge Rd	15.0
0.6	←	Left	Valley Ridge Rd turns slightly left and becomes Moss Ln	15.6
0.8	→	Right	Turn right onto US-431 S	16.4
0.1	←	Left	Turn left onto TN-248 N/Goose Creek Bypass	16.5
0.9	↑	Straight	Continue onto Peytonsville Rd	17.4
0.1	←	Left	Turn left onto Long Ln	17.6
1.5	←	Left	Turn left onto Carothers Pkwy	19.1
6.0	←	Left	Turn left	25.1

Ride With GPS · <https://ridewithgps.com>

Attachment 3

Contact Information

Team Contact Information

	Name	Leadership Role	Phone	Email
1	Stan Davey	Director	615-642-0173	standavey@gmail.com
2	Phil Scharre	Advisor to Director	615-495-4289	pscharre@comcast.net
3	Frieda Barry	Advisor to Director	615-969-2081	fkbarry@att.net
4	Andy Goodson	Website/Tech Coordinator	615-974-5050	agoodson@gmail.com
5	Tom Spears	Medical Advisor/Command Ctr	615-269-4545	tom@enfopoint.com
6	Scott Boyd	Home Base Coordinator	615-604-3593	scottboyd@comcast.net
7	Penny Buttrey	Rest Stop Coordinator	615-504-0881	pennyb@wcs.edu
8	John Brintnall	SAG Co-Coordinator	615-714-5971	bnabrintnall@aol.com
9		Registration Co-Coordinator		
10		Registration Co-Coordinator		
11	Patty Willman	Adaptive Athlete Coordinator		
12		Sales & Sponsors Coordinator	615-	
13	Tim Van Cleve	Financial Coordinator		tvancleve@comcast.net
14	Craig Elliott	Volunteer Coordinator	615-852.5118	kaapie@gmail.com

Attachment 4

IRS Tax Exemption Letter

DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 11 1998

HARPETH BICYCLE CLUB
PO BOX 680802
FRANKLIN, TN 37068

Employer Identification Number:
62-1666444

DLN:
17053076030028

Contact Person:
D. A. DOWNING

Contact Telephone Number:
(513) 241-5199

Internal Revenue Code
Section 501(c)(7)

Accounting Period Ending:
December 31

Form 990 Required:
Yes

Addendum Applies:
Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in the section indicated above.

Unless specifically excepted, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) for each employee to whom you pay \$100 or more during a calendar year. And, unless excepted, you are also liable for tax under the Federal Unemployment Tax Act for each employee to whom you pay \$50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of \$1,500 or more in any calendar quarter. If you have any questions about excise, employment, or other Federal taxes, please address them to this office.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5

Letter 948 (DO/CB)

HARPETH BICYCLE CLUB

percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, a number will be assigned to you and you will be advised of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

A section 501(c)(7) organization is permitted to receive up to 35 percent of its gross receipts, including investment income, from sources outside of its membership without losing its tax-exempt status. Of the 35 percent, not more than 15 percent of the gross receipts may be derived from the use of the club's facilities or services by the general public. Income in excess of these limits may jeopardize your continued tax-exempt status.

Donors may not deduct contributions to you because you are not an organization described in section 170(c) of the Code. Under section 6113, any fundraising solicitation you make must include an express statement (in a conspicuous and easily recognizable format) that contributions or gifts to you are not deductible as charitable contributions for Federal income tax purposes. This provision does not apply, however, if your annual gross receipts are normally \$100,000 or less, or if your solicitations are made to no more than ten persons during a calendar year. The law provides penalties for failure to comply with this requirement, unless failure is due to reasonable cause.

If we have indicated in the heading of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

Because this letter could help resolve any questions about your exempt

HARPETH BICYCLE CLUB

status; you should keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Paul H. Hunsinger".

District Director

Enclosures:
Addendum

HARPETH BICYCLE CLUB

You are not required to file Federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. Based on our review of your application for exemption, it appears that certain of your activities constitute unrelated trade or business activities as defined in section 513. Therefore, you may be liable for filing Form 990-T for each year for which such return is due. These returns should be filed with the Internal Revenue Service Center servicing your state.

Income derived from advertising in your newsletter and the income received from non-member are considered Unrelated Business income.

Attachment 5

Insurance Certificate

Attachment 6

Vendor/Exhibitor List (invited)

MOAB Bicycles

REI

Gran Fondo Bicycles

Cumberland Transit

RB's Cyclery

Ride for Reading

Bike Ride Across Tennessee

Tennessee High School Bicycling Assn.

Jeff Roth Cycling Foundation

Cystic Fibrosis Foundation

American Diabetes Association

Multiple Sclerosis Society

Walk /Bike Nashville

Tennessee Association of Blind Athletes

Brusters Ice Cream

Attachment 7

Good Neighbor Letter

FRANKLIN EVENT NOTICE

Annual Harpeth River Ride
Saturday, June 25

To: Franklin Residents

From: The Harpeth Bicycle Club

The **Annual Harpeth River Ride** sponsored by the Harpeth Bicycle Club and Nissan North America will take place on Saturday, June 25, 2016 with approximately 1,000 cyclists planning to participate in this year's event.

The event route for this year includes cyclists riding south on Carothers Parkway from the Nissan building, turning west on Liberty Pike, south on Franklin Rd, through downtown, and out West Main and Carters Creek Pike.

The time period that the cyclists are expected to be on the above mentioned roads is from approximately 7:00 to 7:30 am on Saturday, June 25. There will be traffic police who will be ensuring that traffic is routed efficiently during this time with as little impact as possible to residents along the route.

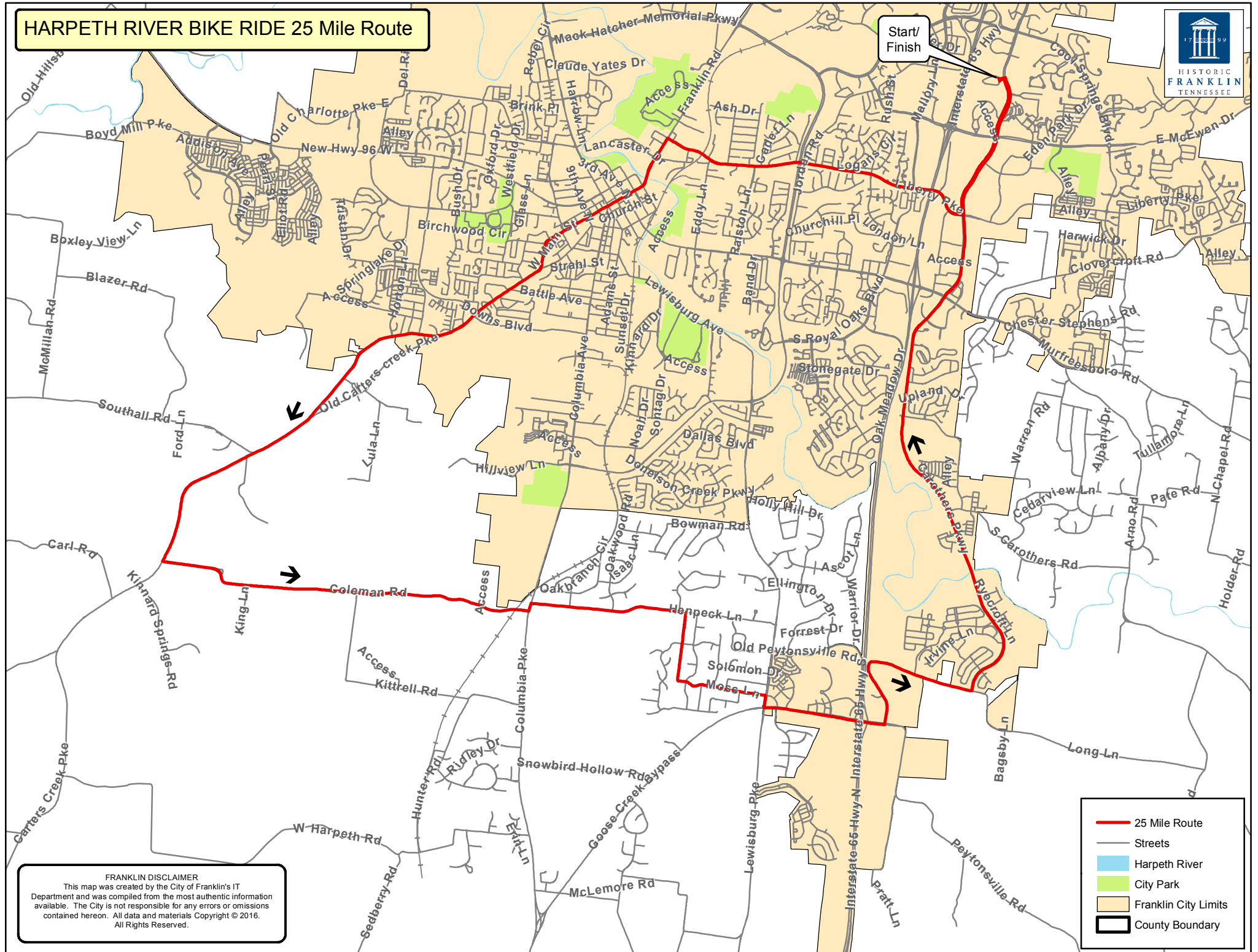
The event organizers are members of the Harpeth Bicycle Club.

Thank you for your understanding.

To read more about the Harpeth River Ride, please go to www.harpethbikeclub.com

The Harpeth Bicycle Club

HARPETH RIVER BIKE RIDE 25 Mile Route

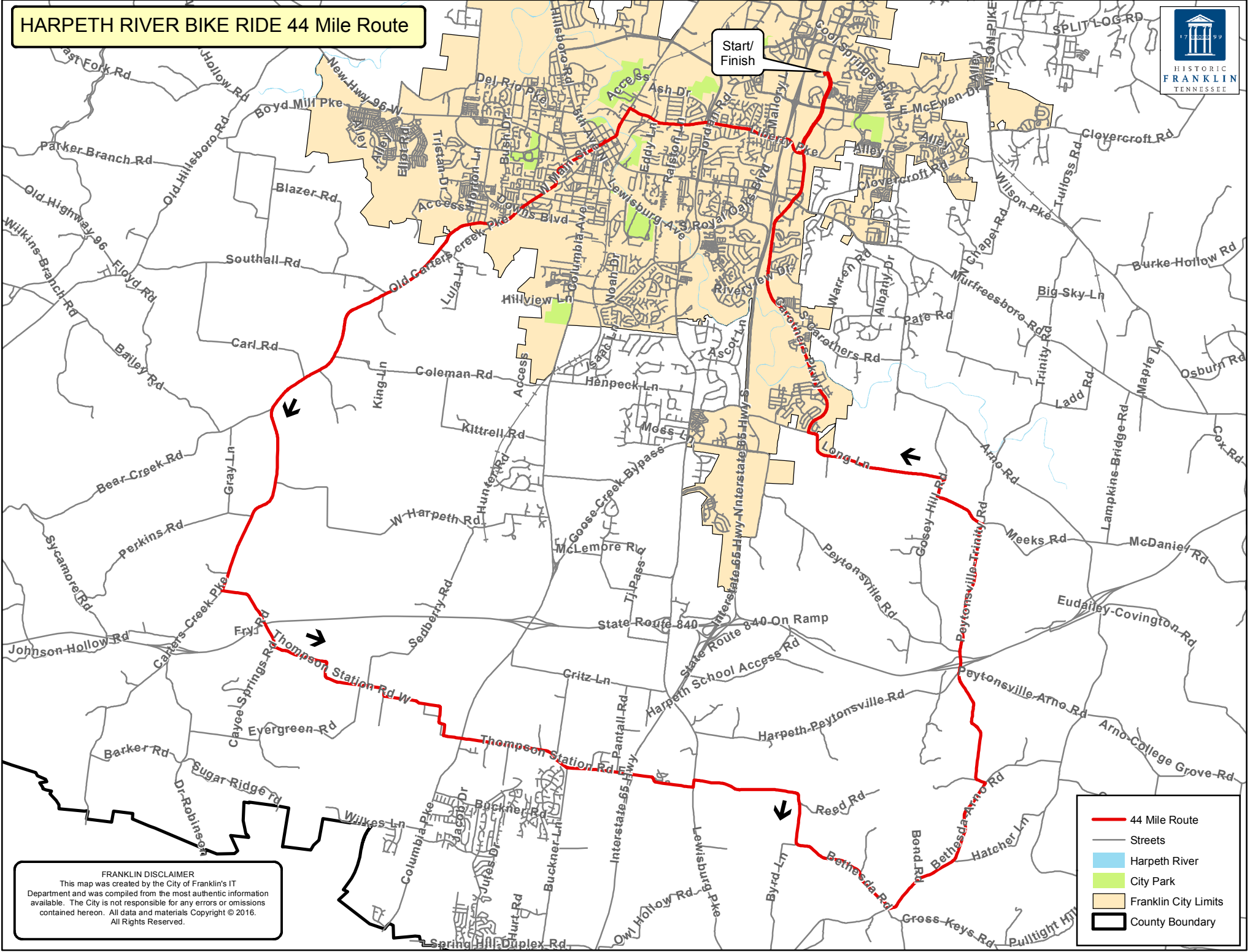


Start/
Finish

- 25 Mile Route
- Streets
- Harpeth River
- City Park
- Franklin City Limits
- County Boundary

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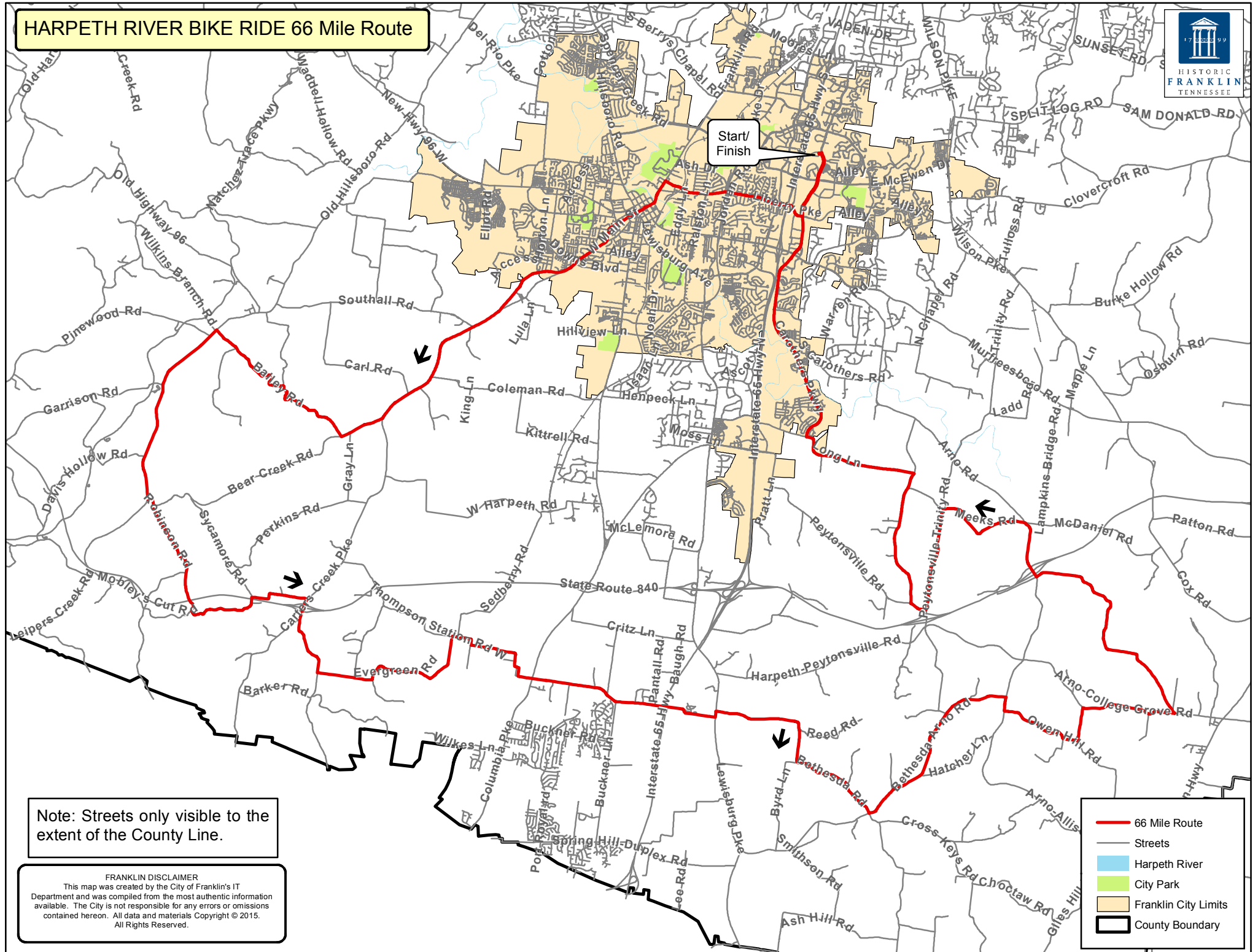
HARPETH RIVER BIKE RIDE 44 Mile Route



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- 44 Mile Route
- Streets
- Harpeth River
- City Park
- Franklin City Limits
- County Boundary

HARPETH RIVER BIKE RIDE 66 Mile Route

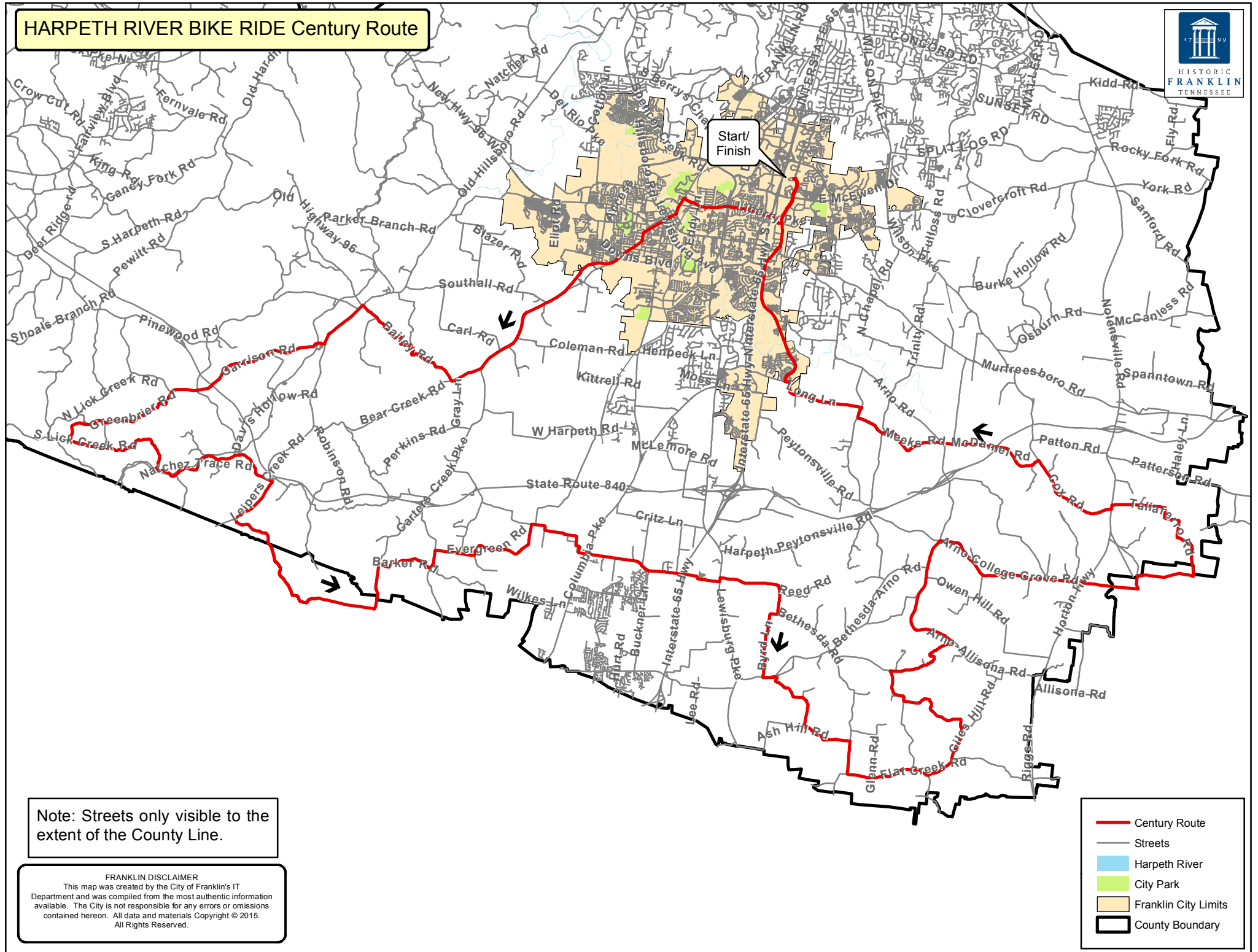


Note: Streets only visible to the extent of the County Line.

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- 66 Mile Route
- Streets
- Harpeth River
- City Park
- Franklin City Limits
- County Boundary

HARPETH RIVER BIKE RIDE Century Route



Note: Streets only visible to the extent of the County Line.

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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: _____

2) Name/purpose of event: Nashville Tour de Cure

3) Date or dates of event: 6/11/16

4) Time of Event: 5am - 6pm

5) Time of Street Closure (if applicable): N/A

Set-Up Date/Time: 6/10/16 - All day **Tear-down Date/Time:** 6/11/16 - 6pm

*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:

American Diabetes Association

a) Address: 220 Great Circle Road, Ste 134, Nashville, 37228

b) Phone: 615-298-3066 **c) Cell:** 678-469-5042 **d) Fax:** 615-271-2151

e) E-mail address: cfree@diabetes.org

7) Person in charge on day of event: Christine Vohland

Cell: 678-469-5042 **E-mail address:** cfree@diabetes.org



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FRANKLIN
TENNESSEE

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

Name: Melissa Wilson Cell: 513-939-7712 E-mail address: mwilson@diabetes.org
Name: Alyssa Trachtman Cell: 561-707-8577 E-mail address: atrachtman@diabetes.org

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

The ADA Tour de Cure is an annual event that will draw over 300 riders & 500 spectators. This event supports ADA's mission to find a cure for diabetes.

- 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:

Participants - 300; Attendees - 500

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

- 13) Is your organization based in Williamson County? Circle Yes or No

(if no, please state where: _____)

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

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

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. Vendor fee - \$100; participant fee - \$35

- 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? The American Diabetes Association;

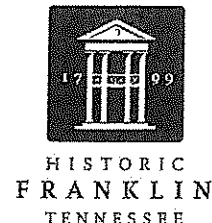
100%

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



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FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22. Yes
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Announcements, music, entertainment
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
DJ, Band, Sound booth for announcements
- 23) During what time period is sound amplification requested? 6am - 5pm
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). TBD
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. Yes 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. Yes 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. ADA State & Volunteers will cover clean up. Contact is Christine Vohland at 678-469-5049
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.



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

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

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"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: Charles Holland, Event Manager Date: 2/18/16
(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

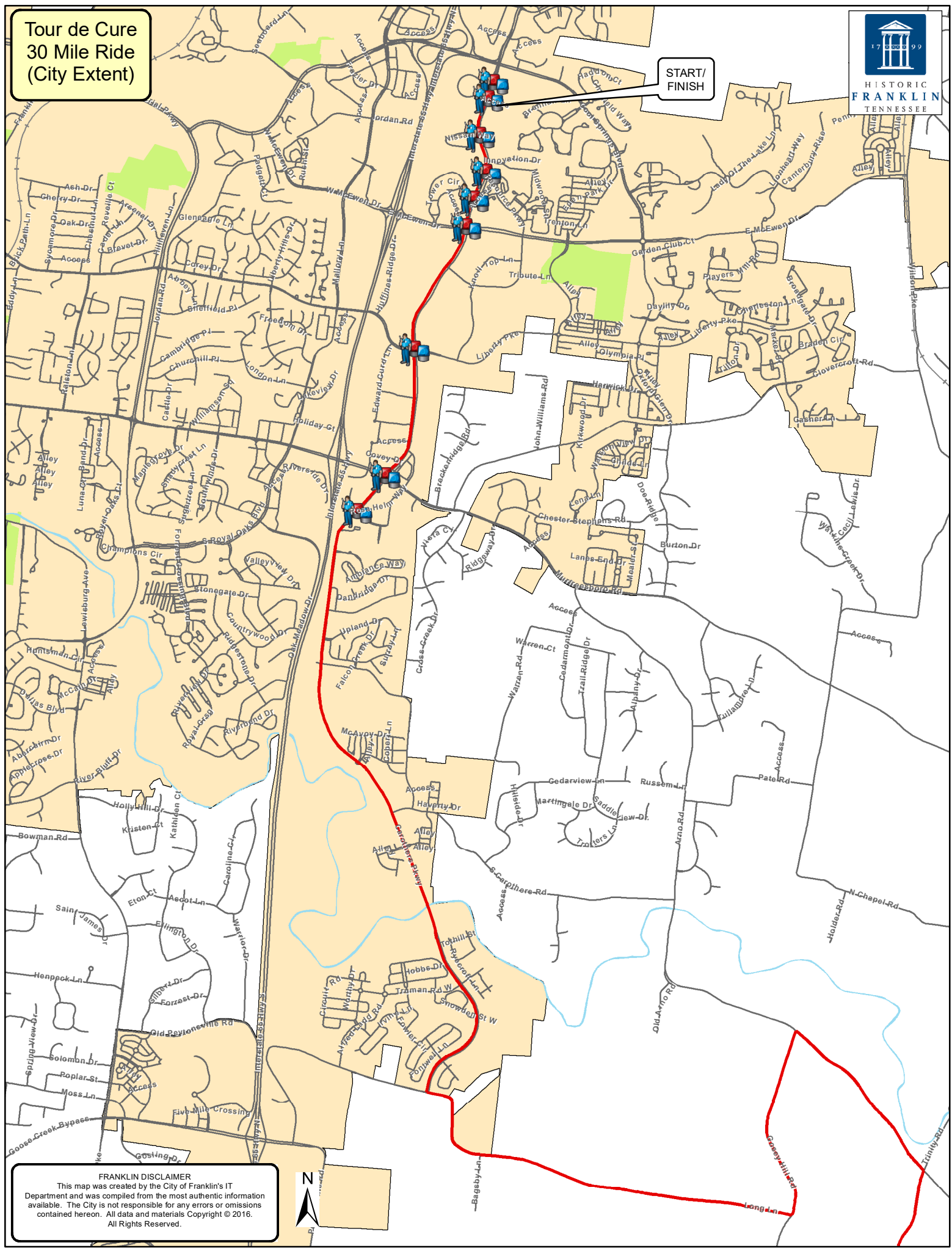
If you have questions concerning your request, please call 615-550-6606.

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

Tour de Cure 30 Mile Ride (City Extent)

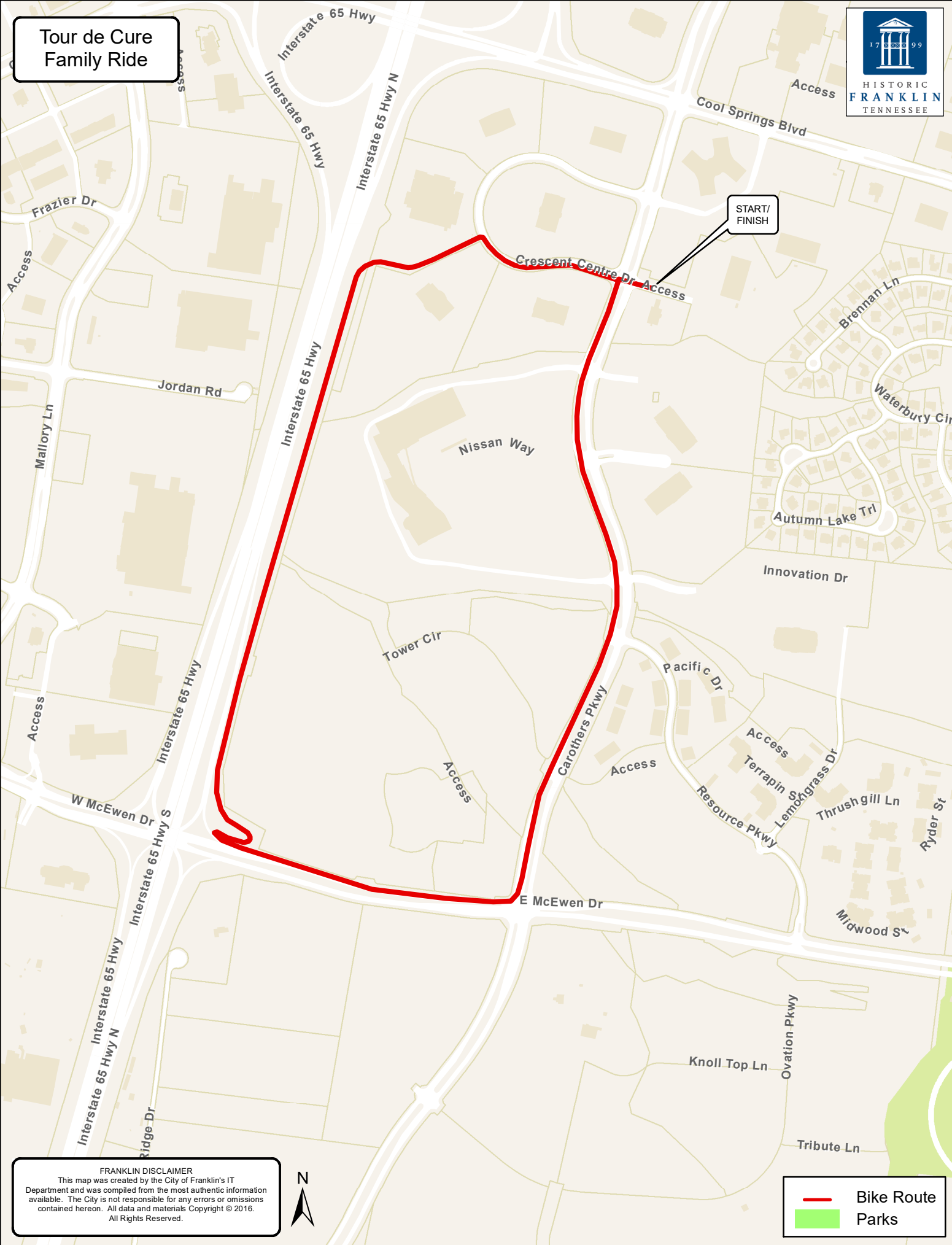


START/
FINISH



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Tour de Cure
Family Ride



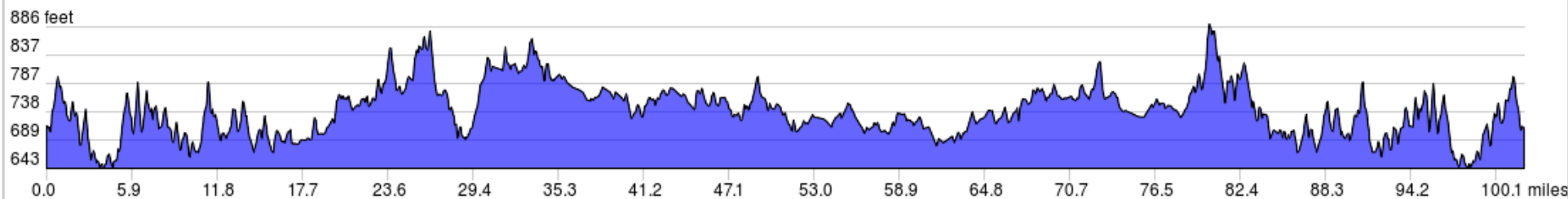
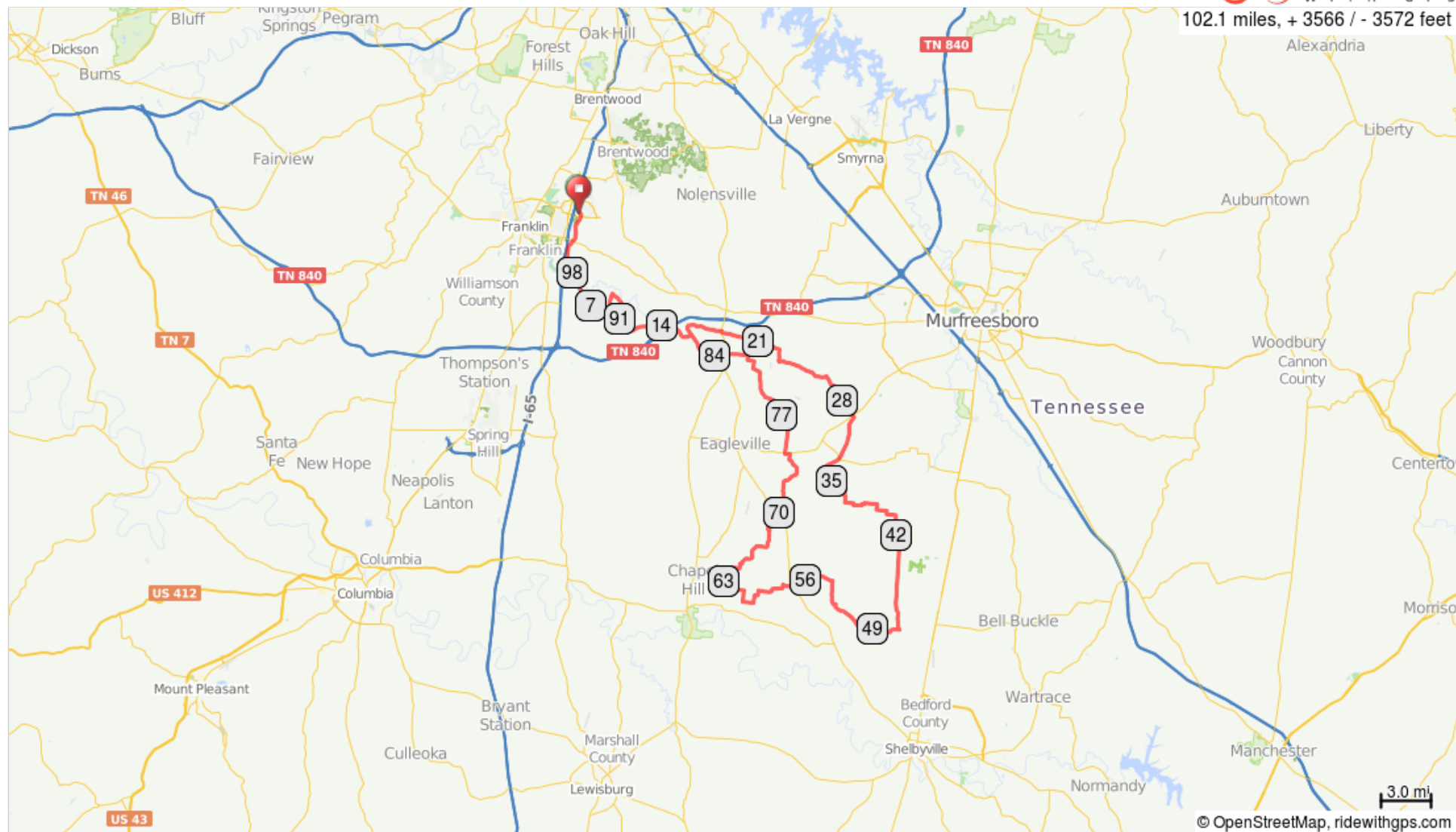
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- Bike Route
- Parks

TDC-2016-102.1



102.1 miles, + 3566 / - 3572 feet



0.0	0.0	■	Start of route
0.2	0.2	→	R onto Carothers Pkwy
5.8	5.6	←	L onto Long Ln
8.1	2.3	←	L onto Gosey Hill Rd
9.2	1.1	→	R onto Arno Rd
10.2	1.1	→	R onto Peytonsville-Trinity Rd
11.2	1.0	←	L onto Meeks Rd
13.0	1.8	↑	Continue onto McDaniel Rd
15.9	2.8	←	L onto Cox Rd
16.5	0.6	→	R onto Patton Rd
18.5	2.0	→	R onto US-31 ALT S/US-41A S
18.6	0.1	←	L onto Patterson Rd
22.2	3.6	→	R to stay on Patterson Rd
25.9	3.8	→	R onto Windrow Rd

25.9 miles. +1514/-1382 feet

26.2	0.2	←	Slight L onto Snail Shell Cave Rd
29.1	2.9	↑	Continue onto Rockvale Rd
29.7	0.6	←	Slight L onto Versailles Rd
32.0	2.3	↑	Continue onto Hidden Valley Rd/Mt Pleasant Rd
33.1	1.1	←	L onto Hant Hollow Rd
34.0	1.0	←	Slight L onto Newtown Rd
35.4	1.3	→	R to stay on Newtown Rd
36.8	1.4	←	L onto Fruit Valley Rd/Newtown Rd
38.9	2.1	→	R onto Threet Rd
39.2	0.2	→	R to stay on Threet Rd

13.2 miles. +426/-514 feet

39.2	0.1	←	L onto Williams Rd
40.6	1.3	→	R onto Midland Crescent
41.4	0.8	↑	Continue onto Midland Rd
47.5	6.1	→	R onto Pinkston Rd
50.0	2.5	→	R onto Old Nashville Dirt Rd
51.0	1.0	←	Slight L onto Unionville Deason Rd
52.1	1.1	→	R onto Longview Rd/Versailles Pike
52.3	0.2	←	L onto Maxwell Chapel Rd
53.8	1.5	←	L onto Enon Church Rd
55.3	1.5	←	L onto Sub Station Rd
55.9	0.5	→	R to stay on Sub Station Rd

16.7 miles. +449/-490 feet

57.2	1.3	→	R onto US-41A N
57.2	0.0	←	L onto Unionville-Chapel Hill Rd
57.7	0.5	←	L onto Buzzard Roost Rd
59.4	1.7	←	L onto Cedar Grove Rd
60.3	0.9	→	Slight R onto Carlton Rd
60.3	0.0	→	R to stay on Carlton Rd
60.9	0.6	→	R onto Wright Rd
61.6	0.7	←	L onto Webb Ln
61.9	0.3	↑	Continue onto Mealer Rd
62.7	0.7	→	R onto Gillespie Rd
64.0	1.3	→	R onto Unionville Rd
64.6	0.7	←	L onto Moore Ln

8.8 miles. +191/-184 feet

64.9	0.3	→	R onto Heath Branch Rd
65.8	0.9	←	L onto Cedar Grove Rd
67.6	1.8	←	L onto Blanton Rd
68.2	0.6	←	L onto Baptist Church Rd
68.8	0.6	→	R onto Beasley Rd
69.3	0.5	→	R onto US-41A S
69.6	0.3	←	L onto Bunker Hill Rd
70.4	0.8	←	L to stay on Bunker Hill Rd
71.2	0.9	→	Slight R to stay on Bunker Hill Rd
72.1	0.9	→	R to stay on Bunker Hill Rd
73.1	1.0	←	L onto Hidden Valley Rd/Mt Pleasant Rd

8.4 miles. +272/-248 feet

90.8	1.8	←	L onto Peytonsville-Trinity Rd
91.8	1.0	←	L onto Arno Rd
92.9	1.1	←	L onto Gosey Hill Rd
94.0	1.1	→	R onto Long Ln
96.3	2.3	→	R onto Carothers Pkwy
101.9	5.6	←	L at the 1st cross street onto Tower Cir
102.0	0.1	←	L
102.1	0.0	▀	End of route

13.0 miles. +760/-837 feet

74.3	1.3	←	L at the 1st cross street onto TN-269 W/TN-99 W
74.6	0.3	→	R onto North Ln
76.3	1.7	←	L onto Little Rock Rd
76.4	0.1	→	R onto Taylor Ln
77.6	1.2	←	L onto Rocky Glade Rd
79.0	1.4	→	R onto John Windrow Rd
79.7	0.7	→	Slight R onto Gene Underwood Rd/Taliaferro Rd
83.5	3.8	←	L at the 1st cross street onto US-31 ALT S/US-41A S
83.6	0.1	→	R onto Cox Rd
86.2	2.6	←	L onto McDaniel Rd
89.0	2.8	↑	Continue onto Meeks Rd

16.0 miles. +695/-692 feet



WESTHAVEN®

March 11, 2016

Monique McCullough
Community Relations Manager
City of Franklin, Tennessee

Monique,

I am writing on behalf of the Westhaven Foundation. I have attached an Event Permit Application for an event, called Porchfest, which will take place in the Westhaven Community on June 18, 2016

I have enclosed the required checks and all of the required documents except for the following (which I will provide as soon as I have them):

- Certificate of Insurance for vendor providing stage for concert
- List of vendors (medical, art, food, merchandise)
- Mailing list for good neighbor letter

We have already made arrangements with a clean-up crew.

This will be the fifth year for this event. Last year's event grew tremendously from previous years. During the past several months, the planning committee has met with the Franklin Police Department several times to come up with a plan to better manage several aspects of the event- specifically 1) traffic congestion on streets that should have been open, 2) open containers on the streets and in public spaces, and 3) use of golf carts that are not street legal.

Here are the significant changes we have planned for 2016:

1. We will hire a different parking company that is more assertive/intentional in terms of forcing vehicles to park at Pearre Creek Elementary School and in other designated areas (street parking away from the event).

2. We will only have road closures in areas where there are alleys for vehicular ingress and egress. Each "area" also has a park or open space central to the porches where we will provide shade (tents).
3. In addition to a beer garden at the lake area, two of the areas referenced above will have beer gardens that are enclosed and manned by a security person hired by the vendor.
4. Each area will have at least one off-duty officer from the Williamson County Sheriff's Department to help direct golf cart parking, any vehicular traffic that may come through, and monitor folks leaving the area and reminding them not to carry open containers of alcohol.
5. The City of Franklin Police Department will help with the perimeter and with the main event at the lake area.

Please feel free to contact me with questions or if I can provide any additional information.

Sincerely,

Amy Law
Director of Community Management at Westhaven
Westhaven Foundation Board Member



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: WESTHAVEN (SEE MAP FOR SPECIFIC LOCATIONS)

- 2) **Name/purpose of event:** WESTHAVEN POLCHFEST

- 3) **Date or dates of event:** SATURDAY, JUNE 18, 2016

- 4) **Time of Event:** 4pm - 10pm

- 5) **Time of Street Closure (if applicable):** WESTHAVEN BLVD & FRONT ST. 10AM - 10PM

Set-Up Date/Time: 6/18/16 10am

OTHER AREAS, 3:30 PM - 7:30 PM

Tear-down Date/Time: 6/18/16 10pm

*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:**

WESTHAVEN FOUNDATION

a) **Address:** 401 CHELTENHAM AVE FRANKLIN TN 37064

b) **Phone:** 615-791-6740

c) **Cell:** 615-642-2948

d) **Fax:** _____

e) **E-mail address:** AMY.LAW@SOUTHERNLAND.COM

- 7) **Person in charge on day of event:** AMY LAW

Cell: 615-642-2948

E-mail address: AMY.LAW@SOUTHERNLAND.COM



HISTORIC
FRANKLIN
TENNESSEE

- 8) Name and Cell Number of at least two others available on day of event:
- Name: STEPHANIE LINNAM Cell: 615 568-3449 E-mail address: STEPHANIE.LINNAM@SOUTHERNLAND.COM
- Name: MARY LEE BENNETT Cell: 615 804-9882 E-mail address: MARYLEE.BENNETT@SOUTHERNLAND.COM
- 9) DETAILED description of event (use additional sheets):
- SEE ATTACHED
- 10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**
- 11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:
- 10,000
- 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. 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? _____
- 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.)?
MOST PORCHES WILL HAVE A SMALL P.A. SYSTEM.
EVENING CONCERT WILL HAVE SOUND SYSTEM (BY LAKE AT ENTRANCE)
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
BAND
- 23) During what time period is sound amplification requested? 4-7pm ON PORCHES
7-10pm AT LAKE
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). VARIOUS MUSICIANS ON PORCHES FROM 4-7pm.
EVENING CONCERT - 2 BANDS - 4-6 PLAYERS IN EACH BAND.
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle Yes or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. PARAMEDICS FROM VANDERBILT
FOOD TRUCKS
- 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.

SOUTHERN LAND MANAGEMENT DEPT WILL CLEAN - 615-791-6740

- 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.* Granite City will provide
- 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.



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**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: Ang Law Date: 3/16/16
(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) ★
★
★

2016 Westhaven Porchfest Committee
Presented by the Westhaven Foundation

Stephanie Lannom

stephanie.lannom@southernland.com

(615) 791-9552 (office)

(615) 568-3449 (cell)

Amy Law

amy.law@southernland.com

(615) 791-6740 (office)

(615) 642-2948 (cell)

Mary Lee Bennett

marylee.bennett@southernland.com

(615) 778-1218

(615) 804-9822

Mark McCutcheon

mark@westhavenfoundation.org

(615) 394-7782

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: OCT. 3 2008

THE WESTHAVEN FOUNDATION INC
401 CHELTENHAM AVE
FRANKLIN, TN 37064-8664

Employer Identification Number:
26-2449732
DLN:
17053198332008
Contact Person:
YVONNE LIGGETT ID# 31296
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
June 30
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
October 19, 2007
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter:

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

THE WESTHAVEN FOUNDATION INC

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert Choi". The signature is fluid and cursive, with the first name "Robert" and last name "Choi" clearly distinguishable.

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Publication 4221-PC

Draft of Good Neighbor Letter for Porchfest

(Insert Date)

Dear neighbor of Westhaven,

I wanted to let you know about an event called **Porchfest**, which is taking place in Westhaven on Saturday, June 18, 2016 from 4pm to 10pm. From 4pm until 7pm, bands will be playing throughout the neighborhood on various porches. Then, from 7pm until 10pm, we will have live music playing by the lake at Westhaven Town Center.

From 10am until 10pm, a portion of Westhaven Boulevard (from State Boulevard to just before Front Street) will be closed to through traffic. Also, from 3:30pm until 7pm, portions of other streets outlined on the Porchfest event map (will be attached to this letter) will be closed. We are strongly discouraging vehicular traffic through the community during the event.

The entire event will end at 10pm. A cleanup crew will be hired to return the event areas back to their original condition that evening.

If you have any questions, please feel free to contact Stephanie Lannom at 615-791-9552.

Best regards-

Amy Law
Director of Community Management
Southern Land Company

Westhaven Porchfest Police Locations



Beer Garden & Food Trucks

Beer Garden & Food Trucks

Beer Garden

- Officer
- Music Locations
- Road Closure
- Event Parking

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 © 2016. All Rights Reserved.





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TENNESSEE

**CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE**

(Publix Tennessee, LLC #0160) – (2020 Fieldstone Parkway, Franklin, TN 37069)

The City of Franklin hereby certifies the following facts concerning application in the name of Carl Patrick Feil (Managing Agent) with Publix Tennessee, LLC #0160, and Executive Officers William Edwin Crenshaw, John a Attaway, Jr., David Patrick Phillips, Joseph DiBenedetto, and Jeffrey G. Chamberlain, who have made application for a Certificate of Compliance to sell retail food store wine at 2020 Fieldstone Parkway, Franklin, TN, 37069 which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that 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, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 10th day of May, 2016

Dr. Ken Moore, Mayor
City of Franklin

Attest:
Eric S. Stuckey, City Administrator/City Recorder



HISTORIC
FRANKLIN
TENNESSEE

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

(Publix Tennessee, LLC #0176) – (1021 Riverside Drive, Franklin, TN 37064)

The City of Franklin hereby certifies the following facts concerning application in the name of Corwyn C. Ring (Managing Agent) with Publix Tennessee, LLC #0176, and Executive Officers William Edwin Crenshaw, John a Attaway, Jr., David Patrick Phillips, Joseph DiBenedetto, and Jeffrey G. Chamberlain, who have made application for a Certificate of Compliance to sell retail food store wine at 1021 Riverside Drive, Franklin, TN, 37064 which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that 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, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 10th day of May, 2016

Dr. Ken Moore, Mayor
City of Franklin

Attest:
Eric S. Stuckey, City Administrator/City Recorder



HISTORIC
FRANKLIN
TENNESSEE

**CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE**

(Publix Tennessee, LLC #1031) – (1400 Liberty Pike, Suite 200, Franklin, TN 37067)

The City of Franklin hereby certifies the following facts concerning application in the name of Selena Y. Shaffer (Managing Agent) with Publix Tennessee, LLC #1031, and Executive Officers William Edwin Crenshaw, John a Attaway, Jr., David Patrick Phillips, Joseph DiBenedetto, and Jeffrey g. Chamberlain, who have made application for a Certificate of Compliance to sell retail food store wine at 1400 Liberty Pike, Suite 200, Franklin, TN, 37067 which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that 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, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 10th day of May, 2016

Dr. Ken Moore, Mayor
City of Franklin

Attest:
Eric S. Stuckey, City Administrator/City Recorder

ORDINANCE 2016-010

**TO BE ENTITLED: "AN ORDINANCE TO AMEND
CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY
OF FRANKLIN, TENNESSEE, SUBSECTION 5.8.5,
PERTAINING TO FLOODPLAIN PROTECTION."**

WHEREAS, the City of Franklin is a participant in the National Flood Insurance Program (NFIP);
and

WHEREAS, the NFIP and FEMA require local communities to maintain certain requirements; and

WHEREAS, this Ordinance amends the Franklin Zoning Ordinance to update the list of Flood
Insurance Rate Map (FIRM), Community Panel Numbers; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 5, Subsection 5.8.5 (2) (b) of the Franklin Zoning Ordinance is
hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(b) Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified in the City of Franklin, Tennessee, as identified by
FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM),
Community Panel Numbers 47187C0180F; 47187C0182F; **47187C0184F**; 47187C0190F;
47187C0192F; 47187C0195F; 47187C0203F; 47187C0204F; 47187C0205F; 47187C0208F;
47187C0209F; 47187C0211F; 47187C0212F; 47187C0213F; 47187C0214F; 47187C0220F;
47187C0230F; 47187C0335F; **47187C0355F**; **47187C0360F**; dated, September 29, 2006,
along with all supporting technical data, are adopted by reference and declared to be a part of
Section 5.8.5.

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 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:

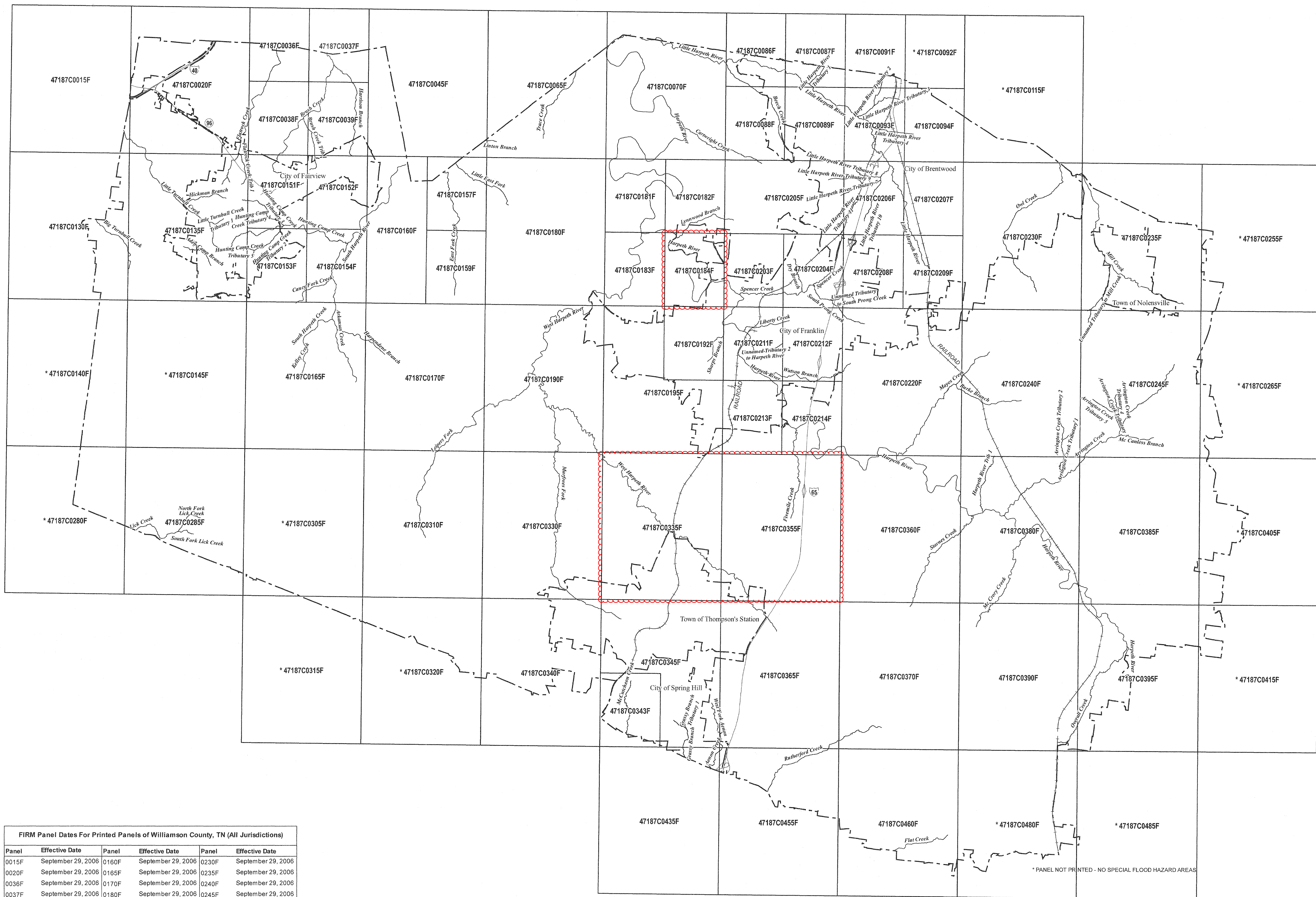
04-28-16

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



NOTE TO USER
Future revisions to this FIRM Index will only be issued to communities that are located on FIRM panels being revised. This FIRM Index therefore remains valid for FIRM panels dated September 29, 2006 or earlier. Please refer to the "MOST RECENT FIRM PANEL DATE" column in the Listing of Communities table to determine the most recent FIRM index date for each community.

MAP REPOSITORIES

(Maps available for reference only, not for distribution.)

BRENTWOOD, CITY OF:
Brentwood City Hall
5211 Maryland Way
Brentwood, Tennessee 37027

FAIRVIEW, CITY OF:
Fairview City Hall
1874 Fairview Boulevard
Fairview, Tennessee 37062

FRANKLIN, CITY OF:
Franklin City Hall
Code Department
109 3rd Avenue South
Franklin, Tennessee 37064

NOLENSVILLE, TOWN OF:
Community Map Repository
Nolensville Town Hall
7240 Nolensville Road, Suite 102
Nolensville, TN 37135

THOMPSON'S STATION, TOWN OF:
Community Map Repository
Town of Thompson's Station
P.O. Box 100
Thompson's Station, TN 37179

**WILLIAMSON COUNTY
(UNINCORPORATED AREAS):**
Williamson County Complex
Planning Department
1320 West Main Street, Suite 125
Franklin, Tennessee 37064



FIRM Panel Dates For Printed Panels of Williamson County, TN (All Jurisdictions)					
Panel	Effective Date	Panel	Effective Date	Panel	Effective Date
0015F	September 29, 2006	0160F	September 29, 2006	0230F	September 29, 2006
0020F	September 29, 2006	0165F	September 29, 2006	0235F	September 29, 2006
0036F	September 29, 2006	0170F	September 29, 2006	0240F	September 29, 2006
0037F	September 29, 2006	0180F	September 29, 2006	0245F	September 29, 2006
0038F	September 29, 2006	0181F	September 29, 2006	0285F	September 29, 2006
0039F	September 29, 2006	0182F	September 29, 2006	0310F	September 29, 2006
0065F	September 29, 2006	0183F	September 29, 2006	0330F	September 29, 2006
0070F	September 29, 2006	0184F	September 29, 2006	0335F	September 29, 2006
0086F	September 29, 2006	0190F	September 29, 2006	0340F	September 29, 2006
0087F	September 29, 2006	0192F	September 29, 2006	0343F	September 29, 2006
0088F	September 29, 2006	0195F	September 29, 2006	0345F	September 29, 2006
0089F	September 29, 2006	0203F	September 29, 2006	0355F	September 29, 2006
0091F	September 29, 2006	0204F	September 29, 2006	0360F	September 29, 2006
0093F	September 29, 2006	0205F	September 29, 2006	0365F	September 29, 2006
0094F	September 29, 2006	0206F	September 29, 2006	0370F	September 29, 2006
0130F	September 29, 2006	0207F	September 29, 2006	0380F	September 29, 2006
0135F	September 29, 2006	0208F	September 29, 2006	0385F	September 29, 2006
0151F	September 29, 2006	0209F	September 29, 2006	0390F	September 29, 2006
0152F	September 29, 2006	0211F	September 29, 2006	0395F	September 29, 2006
0153F	September 29, 2006	0212F	September 29, 2006	0435F	September 29, 2006
0154F	September 29, 2006	0213F	September 29, 2006	0455F	September 29, 2006
0157F	September 29, 2006	0214F	September 29, 2006	0460F	September 29, 2006
0159F	September 29, 2006	0220F	September 29, 2006		

LISTING OF COMMUNITIES					
COMMUNITY NAME	COMMUNITY NUMBER	LOCATED ON PANEL(S)	INITIAL NFIP MAP DATE	INITIAL FIRM DATE	MOST RECENT FIRM PANEL DATE
BRENTWOOD, CITY OF	470205	0086, 0087, 0088, 0089, 0091, 0092, 0093, 0094, 0115, 0204, 0205, 0206, 0207, 0208, 0209, 0220, 0230, 0235, 0240	November 30, 1973	February 1, 1978	September 29, 2006
FAIRVIEW, CITY OF	470242	0015, 0020, 0038, 0039, 0045, 0135, 0151, 0152, 0153, 0160	April 11, 1975	September 1, 1990	September 29, 2006
FRANKLIN, CITY OF	470206	0180, 0182, 0184, 0190, 0192, 0195, 0203, 0204, 0205, 0208, 0209, 0211, 0212, 0213, 0214, 0220, 0230, 0335	May 31, 1974	July 2, 1980	September 29, 2006
NOLENSVILLE, TOWN OF	470425	0235, 0245	September 29, 2006	September 29, 2006	September 29, 2006
THOMPSON'S STATION, TOWN OF	470424	0330, 0335, 0340, 0345, 0355, 0365	September 29, 2006	September 29, 2006	September 29, 2006
WILLIAMSON COUNTY UNINCORPORATED AREAS	470204	0015, 0020, 0036, 0037, 0038, 0039, 0045, 0065, 0070, 0086, 0088, 0089, 0130, 0135, 0140, 0145, 0151, 0152, 0153, 0154, 0157, 0159, 0160, 0165, 0170, 0180, 0181, 0182, 0183, 0184, 0190, 0192, 0195, 0203, 0204, 0205, 0209, 0212, 0213, 0214, 0220, 0230, 0235, 0240, 0245, 0255, 0265, 0280, 0285, 0305, 0310, 0315, 0320, 0330, 0335, 0340, 0343, 0345, 0355, 0360, 0365, 0370, 0380, 0385, 0390, 0395, 0405, 0415, 0435, 0455, 0460, 0480, 0485	December 6, 1974	April 1, 1981	September 29, 2006

* PANEL NOT PRINTED

FIRM Panels being added with Ordinance 2016-010

NATIONAL FLOOD INSURANCE PROGRAM

MAP INDEX

FIRM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY
TENNESSEE
AND INCORPORATED AREAS
(SEE LISTING OF COMMUNITIES TABLE)
MAP INDEX
PANELS PRINTED: 0015, 0020, 0036, 0037, 0038, 0039, 0065, 0070, 0086, 0087, 0088, 0089, 0091, 0093, 0094, 0130, 0135, 0151, 0152, 0153, 0154, 0157, 0159, 0160, 0165, 0170, 0180, 0181, 0182, 0183, 0184, 0190, 0192, 0195, 0203, 0204, 0205, 0206, 0207, 0208, 0209, 0211, 0212, 0213, 0214, 0220, 0230, 0235, 0240, 0245, 0285, 0310, 0330, 0335, 0340, 0343, 0345, 0355, 0360, 0365, 0370, 0380, 0385, 0390, 0395, 0435, 0455, 0460

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
47187CINDOB
MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3151

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by Williamson County, Tennessee.

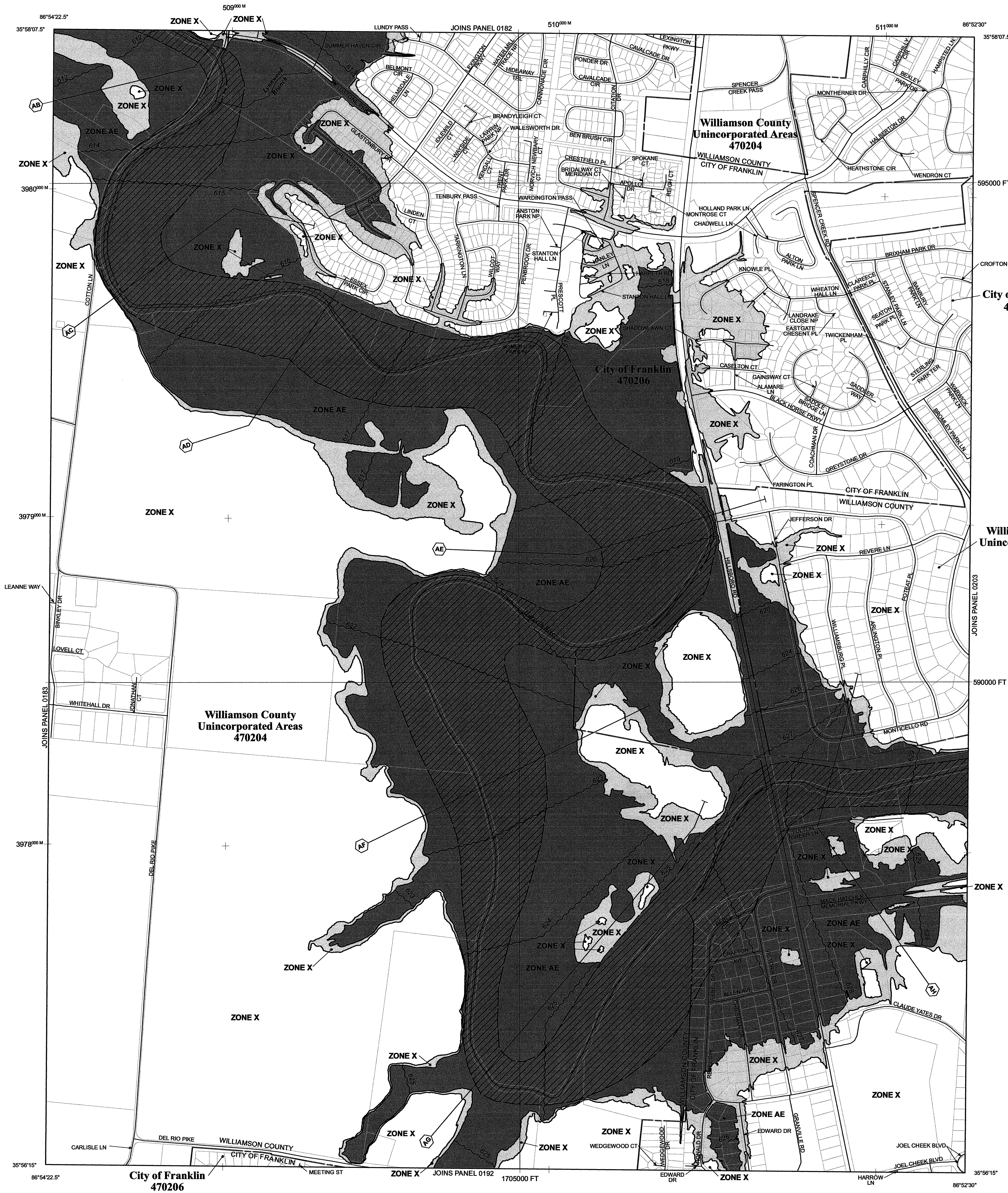
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Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a *Flood Insurance Study report*, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.
ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

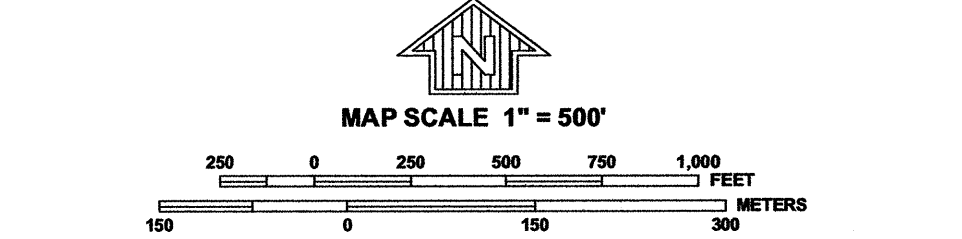
OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.
COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Map Repository
Refer to listing of Map Repositories on Map Index
Effective Date of Countywide Flood Insurance Rate Map
JANUARY 16, 2003
Effective Date(s) of Revision(s) to this Panel
SEPTEMBER 29, 2006 - to update corporate limits, to change Base Flood Elevations, to add Base Flood Elevations and Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to reflect the incorporation of the Town of Nolensville, and the Town of Thompson's Station, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, to add floodway, and to change floodway.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0184F

FIRM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TENNESSEE

AND INCORPORATED AREAS

PANEL 184 OF 485

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FRANKLIN, CITY OF	470206	0184	F
WILLIAMSON COUNTY	470204	0184	F

BEST AVAILABLE COPY AT THIS TIME

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
47187C0184F

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242 or visit its website at <http://www.ngs.noaa.gov>.

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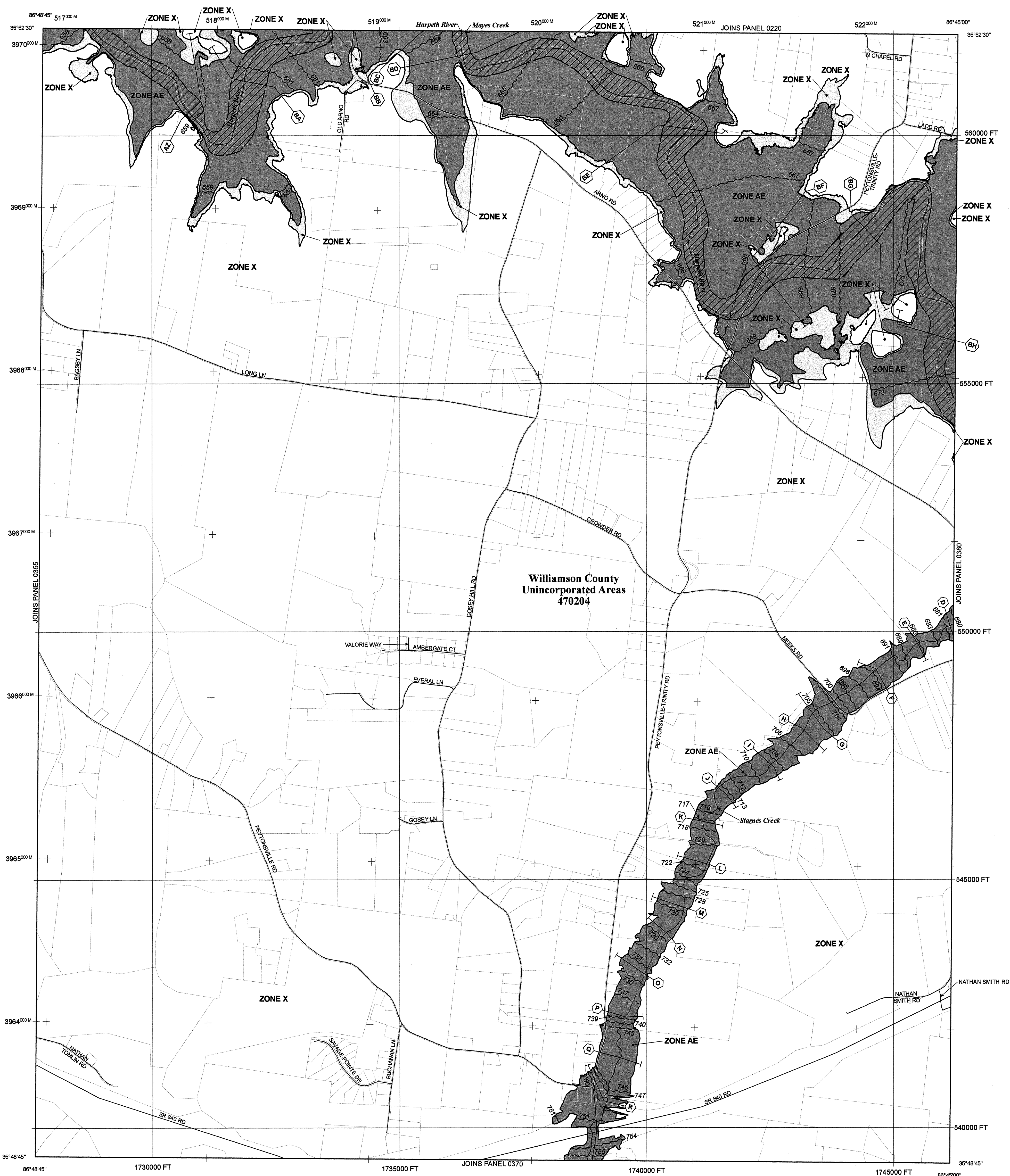
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LEGEND

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ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevations determined.
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OTHER FLOOD AREAS

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OTHER AREAS

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ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

Transsect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

427°50'00" M
60000000 FT
DX5510_X
● M1.5

1000-meter Universal Transverse Mercator grid ticks, zone 16
5000-foot grid values; Tennessee State Plane coordinate system (PPSZONE = 4100); Lambert projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)
River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

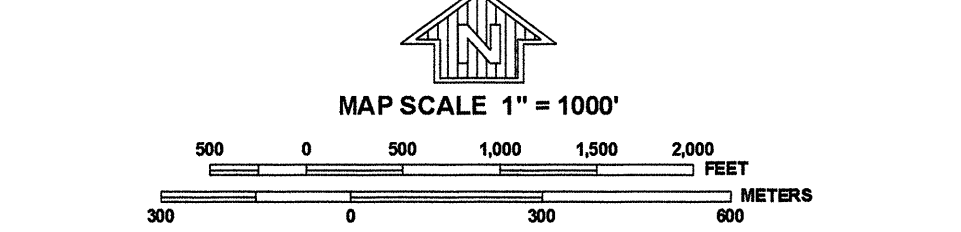
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JANUARY 16, 2003

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

SEPTEMBER 29, 2008 - to update corporate limits, to change Base Flood Elevations, to add Base Flood Elevations and Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to reflect the incorporation of the Town of Nolensville, and the Town of Thompson's Station, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, to add floodway, and to change floodway.

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NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0360F

FIRM

FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TENNESSEE

AND INCORPORATED AREAS

PANEL 360 OF 485

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
WILLIAMSON COUNTY	470204	0360	F

MAP NUMBER
47187C0360F

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency

ORDINANCE 2016-007

TO BE ENTITLED, “AN ORDINANCE TO REZONE 1.1 ACRES FROM LIGHT INDUSTRIAL (LI) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 3.64) DISTRICT FOR THE PROPERTY LOCATED AT 405 EDDY LANE.”

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

WHEREAS, the Specific Development-Residential district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-19, approving a Plan 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 ALDERMAN 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 **LI** District to **SD-R(3.64)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
78-71.00	1.1
Total	1.1

Legal Description provided:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR’S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87’ FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57’36”E 217.96’ TO AN EXISTING CONCRETE MONUMENT, THE SOUTH WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY

LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S80°14'02"E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17"W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51"W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23"W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00"W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

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:

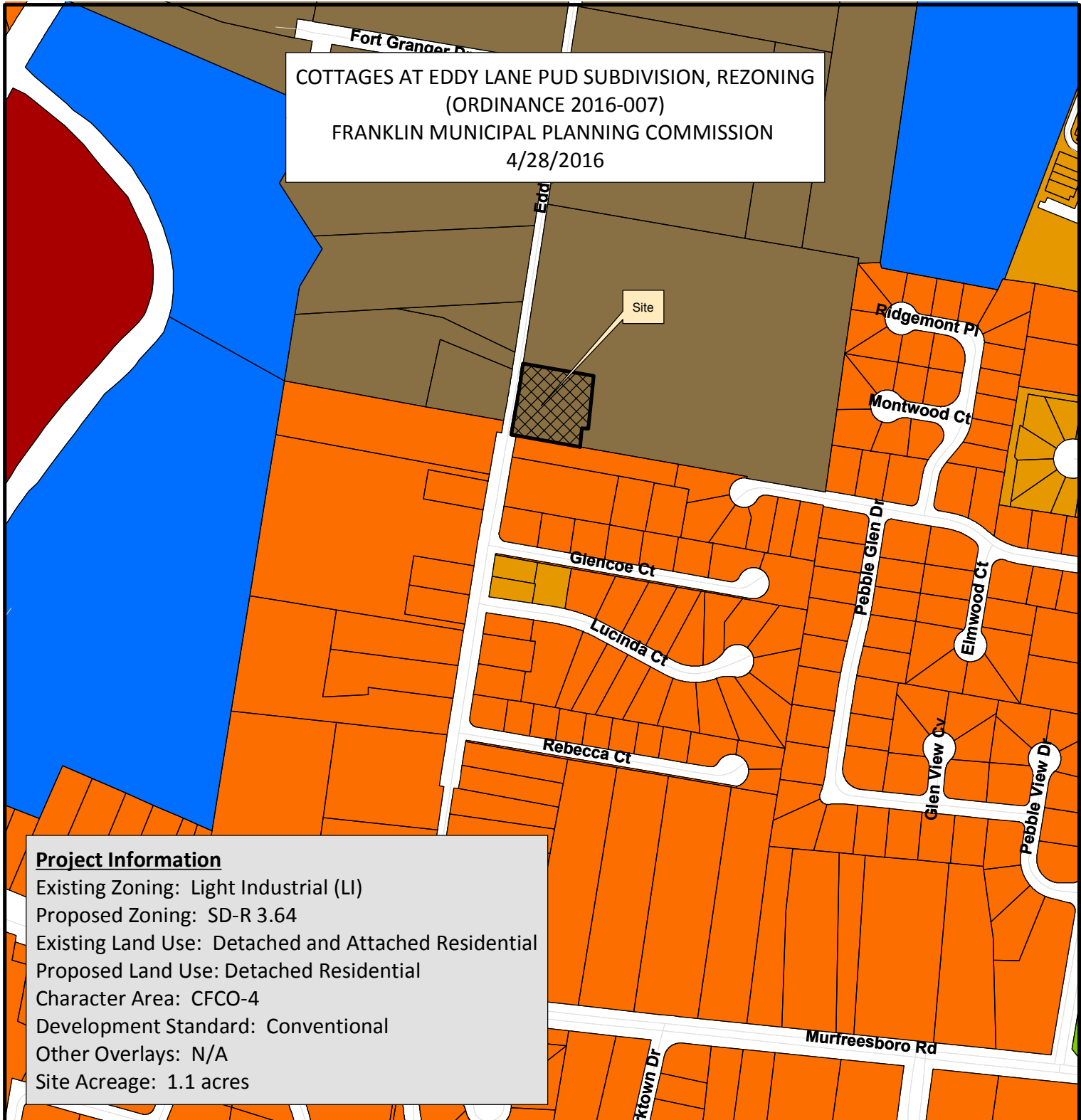
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**COTTAGES AT EDDY LANE PUD SUBDIVISION, REZONING
(ORDINANCE 2016-007)
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/28/2016**



Project Information

Existing Zoning: Light Industrial (LI)
 Proposed Zoning: SD-R 3.64
 Existing Land Use: Detached and Attached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 1.1 acres

- | | |
|--|---------------------------------------|
| Cottages at Eddy Lane | 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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

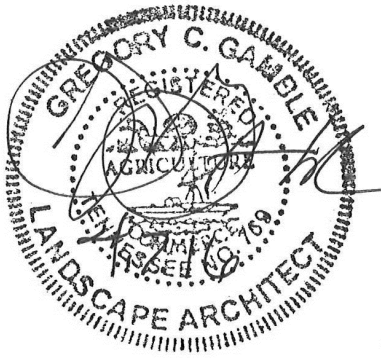
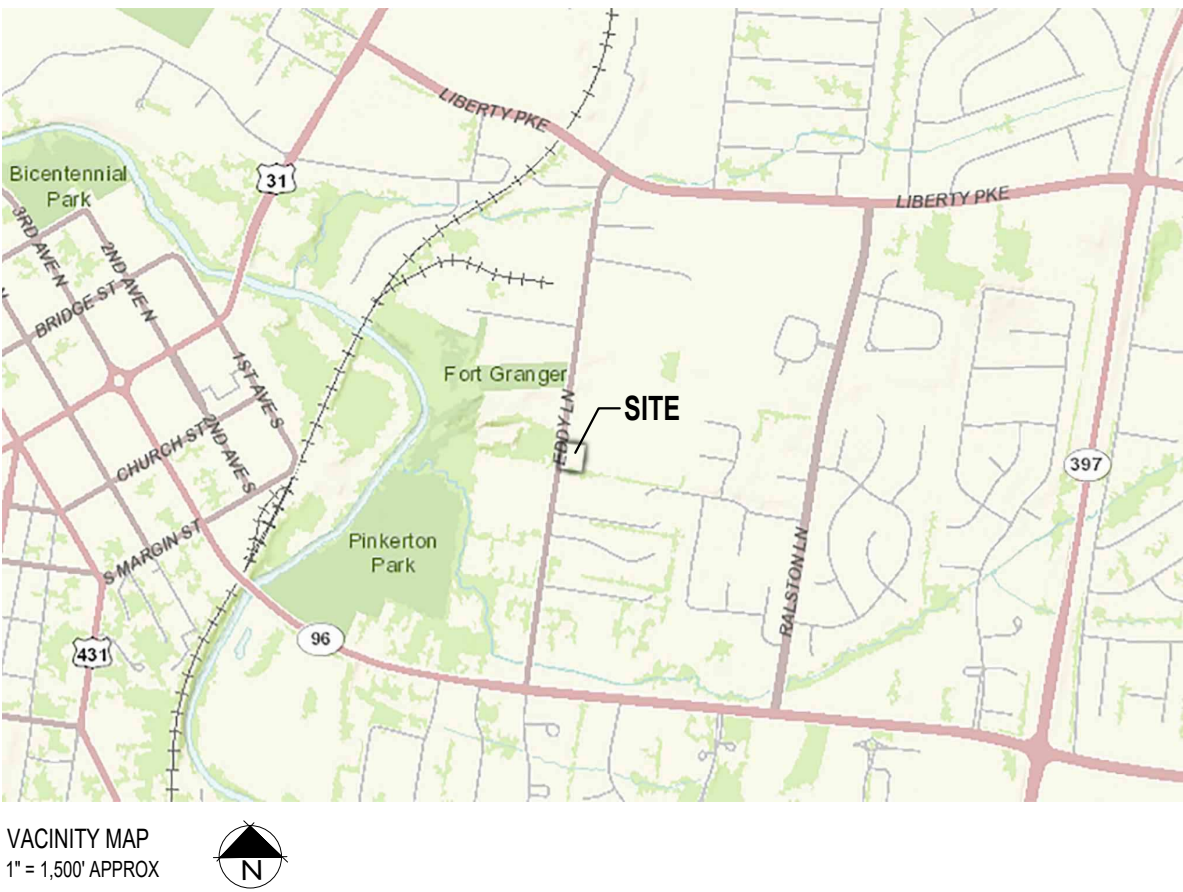
COTTAGES AT EDDY LANE

REZONING REQUEST

COF # 6083
MAP 78, PARCEL 71.00
FRANKLIN, TENNESSEE
CIVIL DISTRICT 9

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS PLAN
- C 1.1 ENLARGED EXISTING CONDITIONS PLAN



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



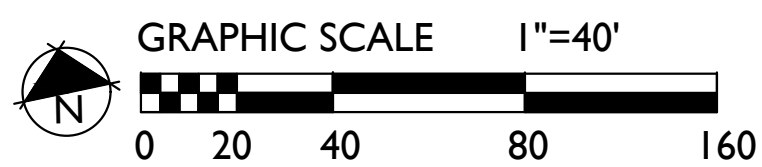
COTTAGES AT EDDY LANE

REZONING REQUEST

COF # 6083
FRANKLIN, TENNESSEE

SITE DATA:	
PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6083
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCC-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	33'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD, NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 564-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PRE-APPLICATION SUBMITTAL	FEBRUARY 9, 2016
INITIAL SUBMITTAL	MARCH 14, 2016
RESUBMITTAL	APRIL 7, 2016
REVISION	-
REVISION	-



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LEGAL DESCRIPTION

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THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:
PROPOSED ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

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

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ADDRESS:
OWNER:
EMAIL:
CONTACT:

ENGINEER:
ADDRESS:
PHONE:
EMAIL:
CONTACT:

LANDSCAPE ARCHITECT :
ADDRESS:
PHONE:
FAX:
EMAIL:
CONTACT:

COTTAGES AT EDDY LANE
6083
NA
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FRANKLIN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT
MAP 78, PARCEL 71.00

LIGHT INDUSTRIAL
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CFCO-4
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CONVENTIONAL
1.1 AC
48,156 SF

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KURT DENNY

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RYAN MCMASTER

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(615) 975-5765
(615) 790-1350
greg.gamble@gdc-m.com
GREG GAMBLE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	ZONE	CHARACTER AREA	LAND USE	DEV STANDARD
078--05200	EDDY LN	CITY OF FRANKLIN	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--05300	312 EDDY LN	MENEFEE VALERIE POTTER	LIGHT INDUSTRIAL	CFCO-4	INDUSTRIAL	CONVENTIONAL
078--05400	314 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--05500	EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	VACANT	EITHER
078--05501	400 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--06707	406 EDDY LN	DODD DANNY R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078--07100	405 EDDY LN	AVENUE 11 DEV LLC	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--07200	309 EDDY LN 1	COMPASS DATACENTERS BNA IA LLC	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--07300	EDDY LN	MIDDLE TENNESSEE ELECTRIC	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078--07302	EDDY LN	TENNESSEE VALLEY AUTHORITY	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078D-C00400	1224 HICKORY RIDGE DR	KUCK FREDERIC D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00500	1228 HICKORY RIDGE DR	WILLIAMS ANTHONY BOYD	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00600	1232 HICKORY RIDGE DR	KIRKSEY RONALD D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00700	407 EDDY LN	JONES WILLIAM J	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00100	604 GLENCOE CT	MILLER-HARPER PHYLLIS	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00200	608 GLENCOE CT	STARK CAROL K	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00300	612 GLENCOE CT	LOWERY GRADY	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00400	618 GLENCOE CT	STARK CAROL K TRUSTEE	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00500	620 GLENCOE CT	SAUSED0 KEITH A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00600	624 GLENCOE CT	YOUNG SANDRA E	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00800	632 GLENCOE CT	HAMLIN KURT W	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00100	409 EDDY LN	FISHER CLEM A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00200	411 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-E00300	413 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-F00100	417 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00200	415 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00300	106 LUCINDA CT	WARREN CELINDA C	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00100	408 EDDY LN	HAMLING KATHLEEN K	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-G00200	412 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00300	416 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	VACANT	CONVENTIONAL
078E-I00100	112 LUCINDA CT	COURSEY MARK LYNN	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00200	116 LUCINDA CT	DODGE KENNETH B	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00300	120 LUCINDA CT	BLACKNEY SHAWN M	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00400	124 LUCINDA CT	HOOD MIKKEY D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00500	128 LUCINDA CT	GUNDERSON HEATHER	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00600	136 LUCINDA CT	DESOUZA KENNETH R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL

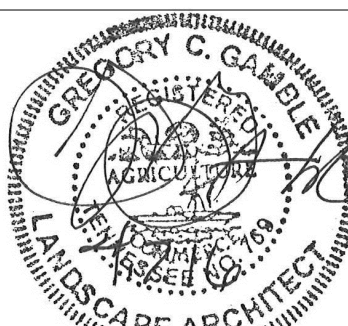


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Kimley»Horn

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COTTAGES AT EDDY LANE
REZONING REQUEST
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
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rev.	date
1	4.7.2016

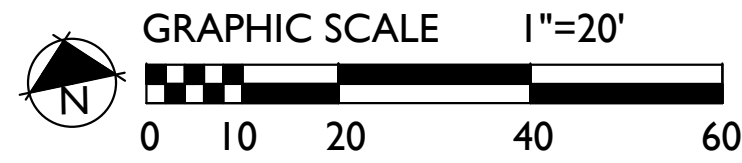
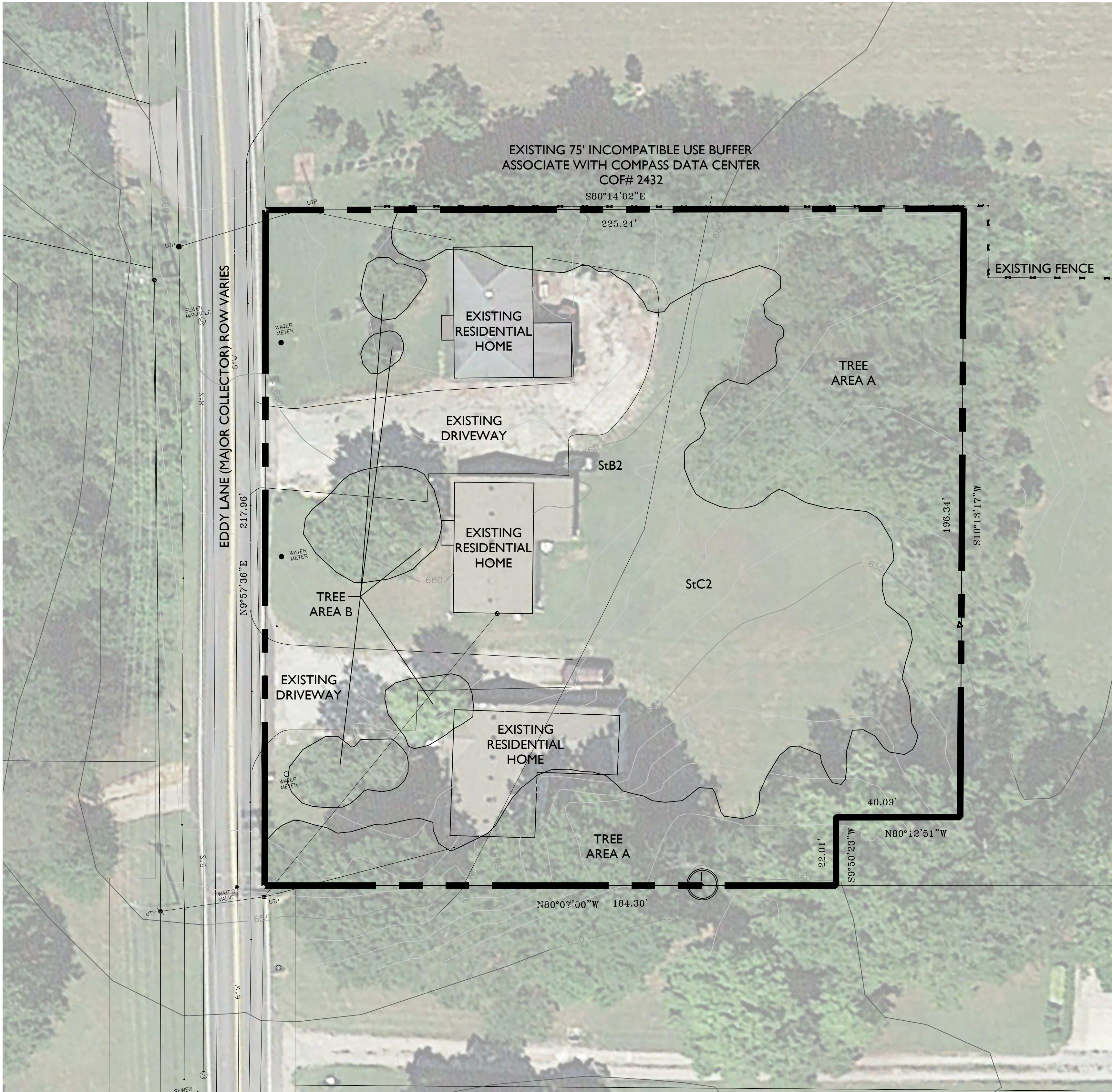
GDC Job No. 15024
MARCH 14, 2016

S H E E T

C1.0

COF # 6083

OVERALL EXISTING CONDITIONS PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

STATEMENT OF IMPACTS

STREET NETWORK
EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLICATE TOTAL SFUE) TO 4 SINGLE FAMILY HOMES (KFUE), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

SEWER
SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE, EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

POLICE/FIRE
0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT. AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

RECREATION/SCHOOLS
WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: CFCO-4
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY
THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALK
SIDEWALKS TO BE INSTALLED.

STORMWATER MANAGEMENT NARRATIVE
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. 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 T THE PROPOSED DETENTION BASIN.

EACH INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

SITE DATA:

PROJECT NAME:	COTTAGES AT EDDY LANE
SUBDIVISION:	6083
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 564-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	16,656 SF
TREE B	2,855 SF
TOTAL SF	19,511 SF

EXISTING TREE CANOPY: 19,511 SF
19,511 SF/48,156 SF = .405 (40.5%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
19,511 SF * 45% = 8,780 SF

SPECIMEN TREE LIST

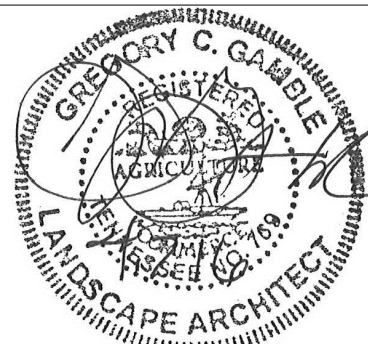
Number	Type	Size	Health	Status
1	HACKBERRY	26"	GOOD	REMAINS

EXISTING SOILS

STB2—STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
STC2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED

GENERAL NOTES

1. THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE
2. THERE ARE NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
3. THERE IS NO FLOOD PLAIN ON THE SITE.



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615-975-5765

rev.	date
1	4.7.2016

GDC Job No. 15024
MARCH 14, 2016

SHEET

C1.1

COF # 6083

ENLARGED EXISTING CONDITIONS

**ORDINANCE 2015-80
(AS AMENDED)**

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7.”

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 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**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District

(1) Purpose

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;

- (b) Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;
- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

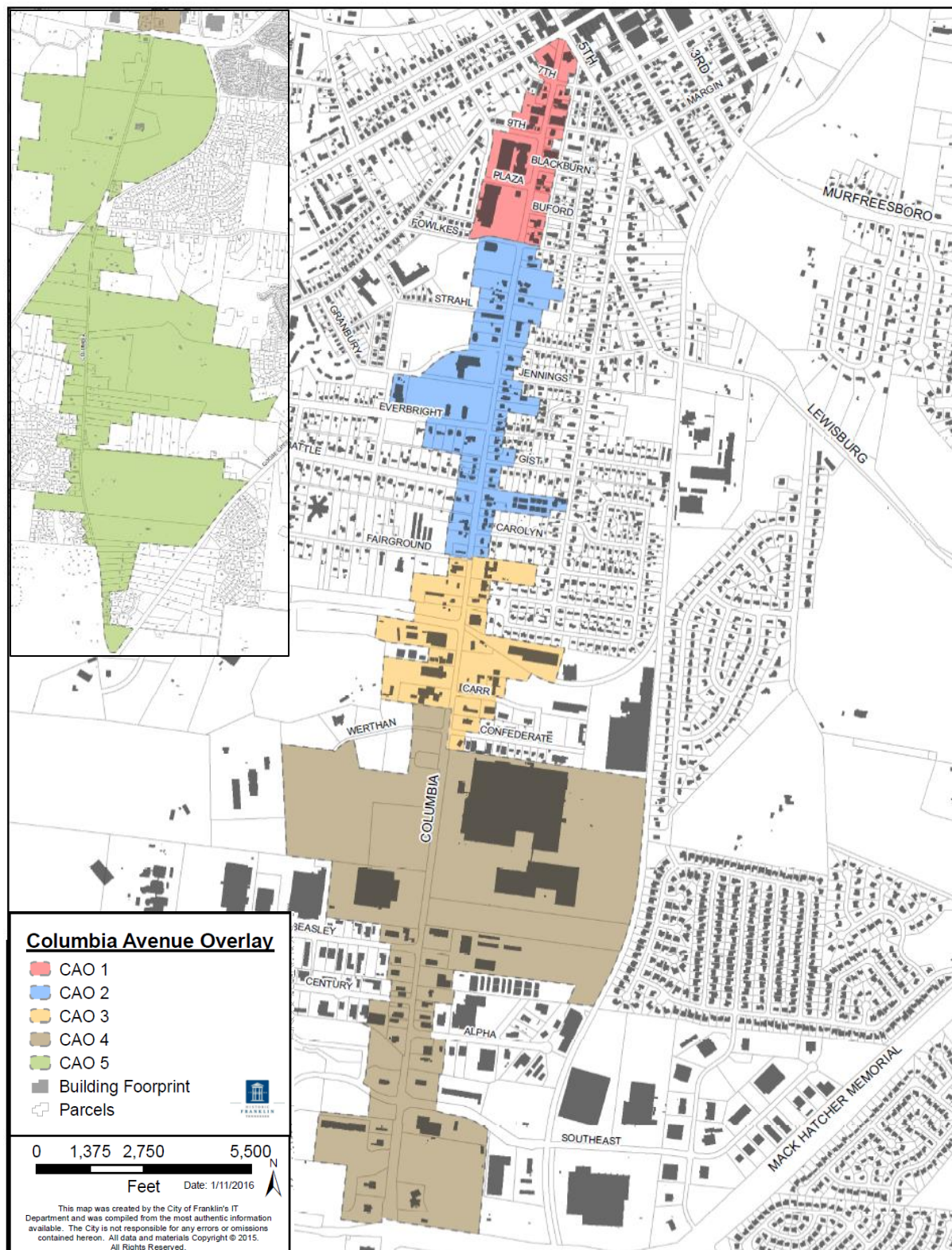
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch-covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five-foot wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5—Rural Gateway

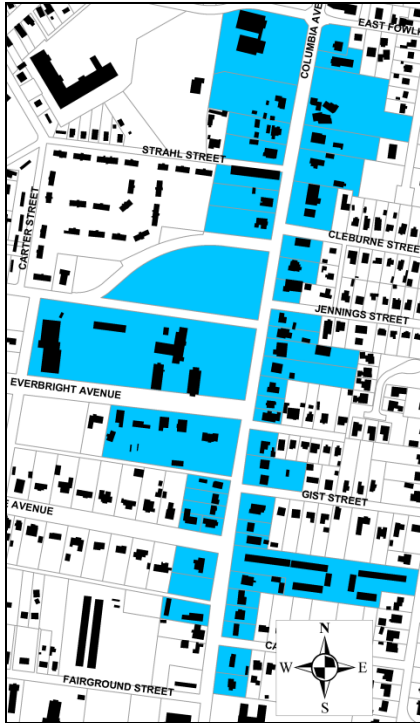
Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1—Urban Commercial



CAO 3—Commercial Transition



CAO 2—Historic Residential

CAO 4—Suburban Commercial/Industrial

(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) ~~Shallow front building setbacks with some variation in front and side building setbacks;~~ **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in “plant wells” with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) ~~Buildings shall be built to the sidewalk. Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk. Buildings along West Fowlkes Street shall have a minimum setback of 25 feet to provide a transition to the less intensive land uses and historic resources directly to the south.~~ Institutional uses are permitted to have a variable front building setback from ~~zero~~5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue façades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~

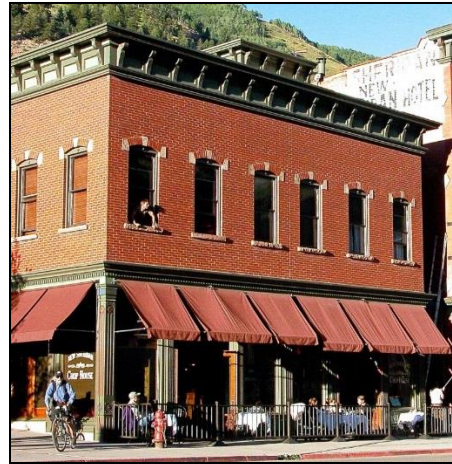


Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65 to 85~~ percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~
- (vii) **Internally illuminated signs attached to the building shall only be allowed on the façade facing Columbia Avenue**

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.

- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings on the east side of Columbia Ave shall have a **minimum setback of 40 to 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.
- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.
- (vi) **No internally illuminated signs shall be allowed.**



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~

- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.
- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.

- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall ~~be comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**
- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~

- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., or be designed according to at least one of the following options:

- (i) ~~In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right of way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- (ii) ~~Linear open space 250 feet deep, or greater, measured from the right of way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

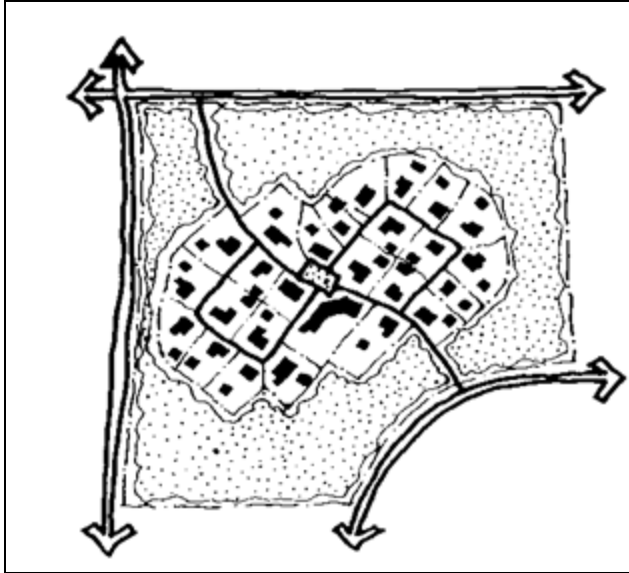


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

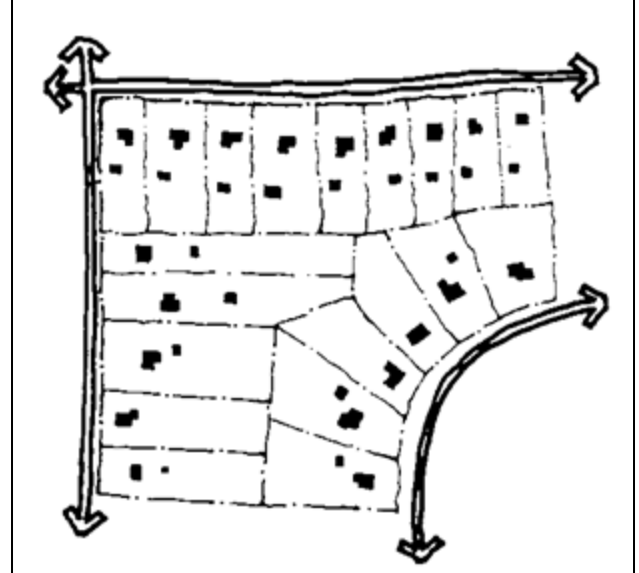


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way unless otherwise exempted or buffered according to the standards this subsection.

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right of way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm field boundary.~~

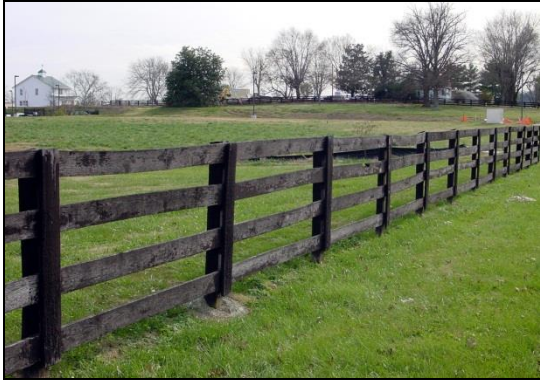


Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls are ~~allowed~~ **shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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 third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

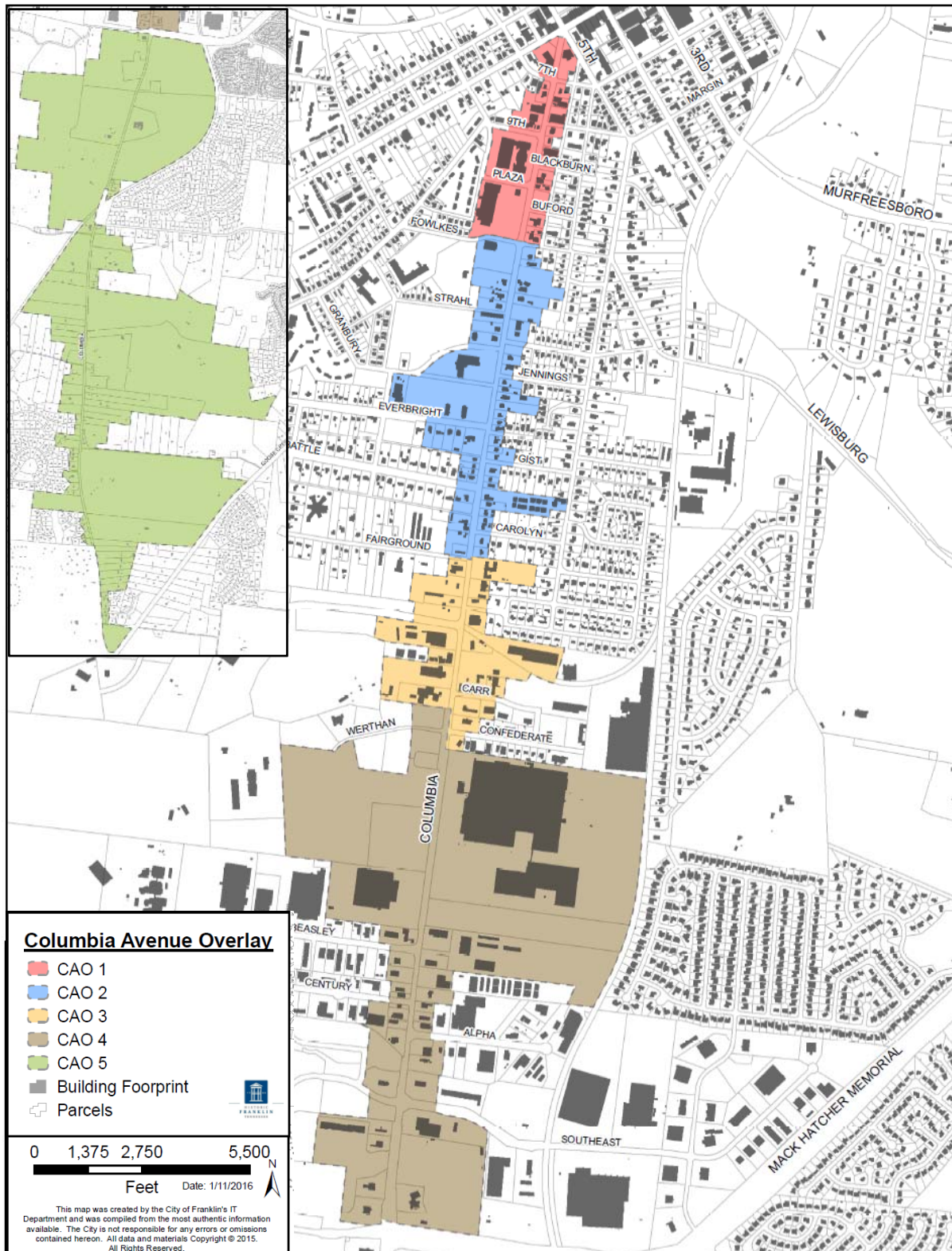
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Columbia Avenue Overlay Sub-Districts



ORDINANCE 2015-80
(As Amended by the Franklin Municipal Planning Commission)

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7."

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 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**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District

(1) Purpose

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;

- (b) Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;
- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

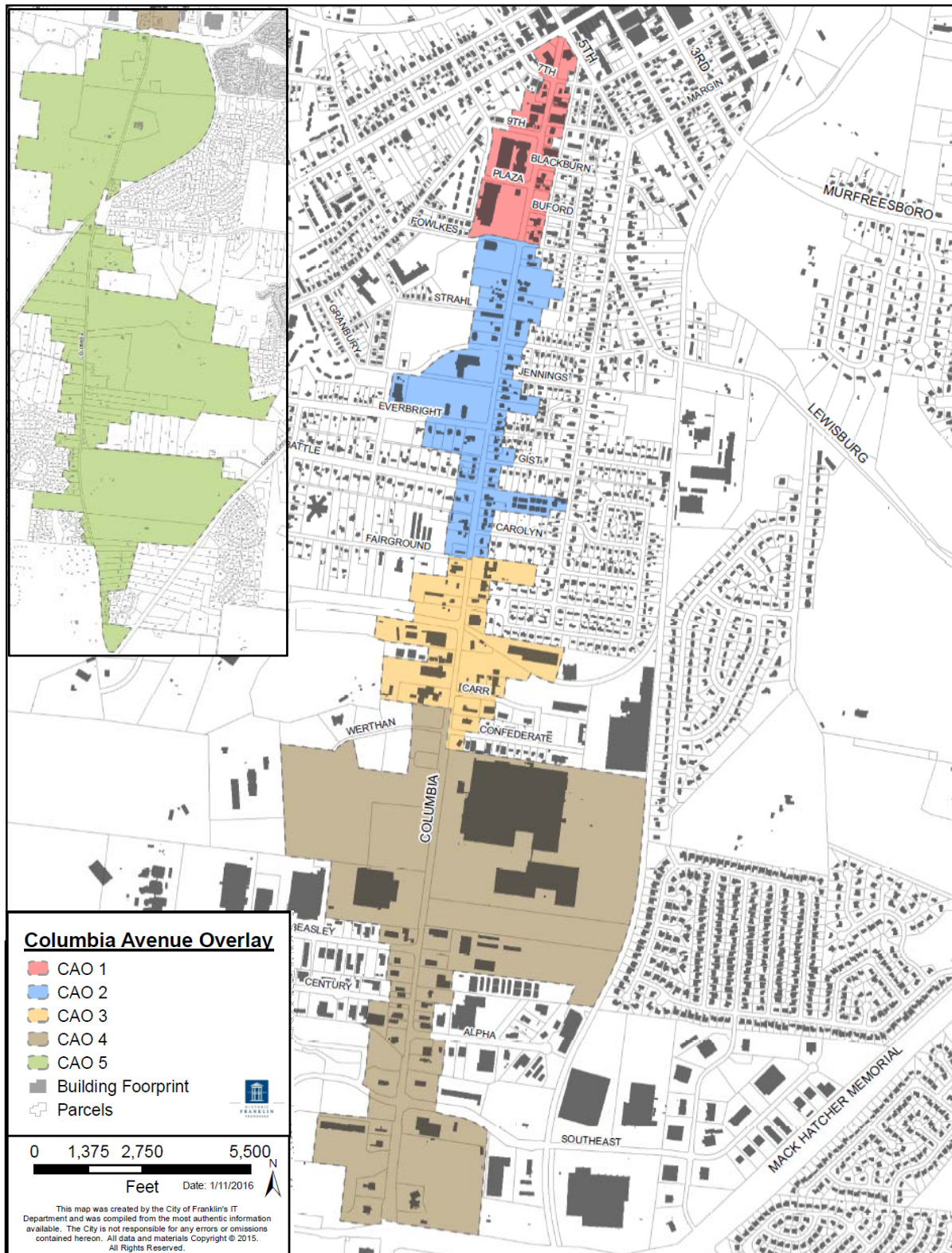
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch-covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five-foot-wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5 — Rural Gateway

Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1 Urban Commercial



CAO 3 Commercial Transition



CAO 2 Historic Residential

CAO 4 Suburban Commercial/Industrial

(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) ~~Shallow front building setbacks with some variation in front and side building setbacks;~~ **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in "plant wells" with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on-center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) **~~Buildings shall be built to the sidewalk.~~ Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk.** Institutional uses are permitted to have a variable front building setback from ~~zero~~ 5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue facades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~

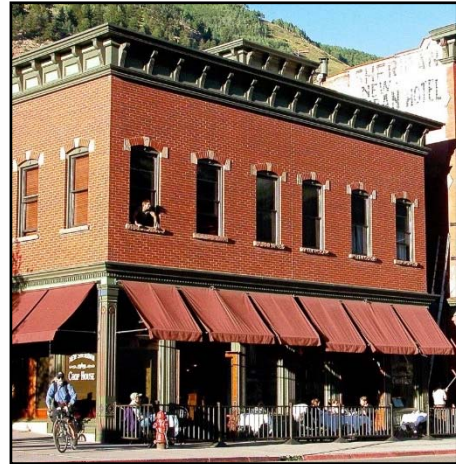


Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65 to 85~~ percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.
- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.

- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings on the east side of Columbia Ave shall have a **minimum setback of 40 to 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.

- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.

- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building-front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall ~~be comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**

- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~
- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right-of-way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

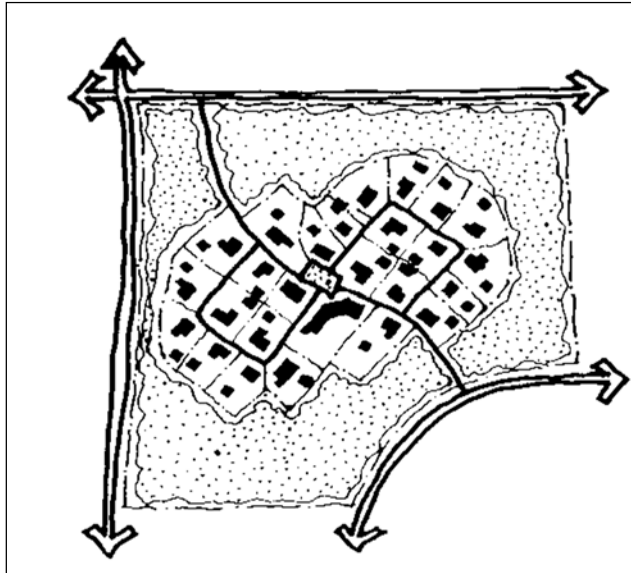


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

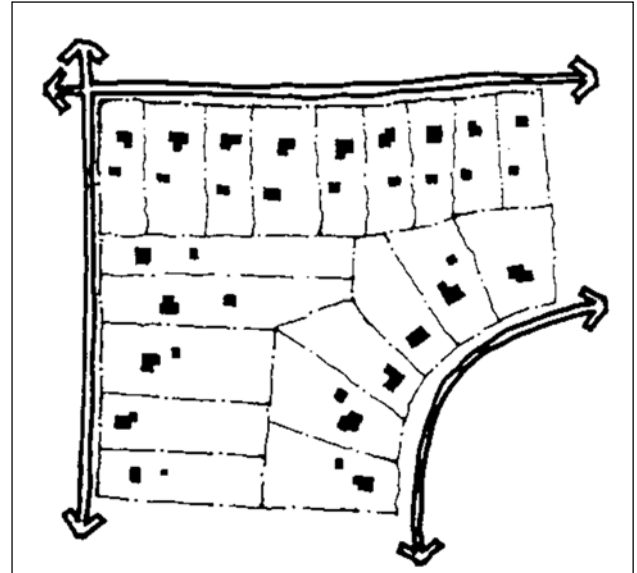


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way unless otherwise exempted or buffered according to the standards this subsection.

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right-of-way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm-field boundary.~~



Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls are ~~allowed~~**shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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 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:

ORDINANCE 2015-80

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7.”

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 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**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District **(1) Purpose**

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;
- (b)** Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;

- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

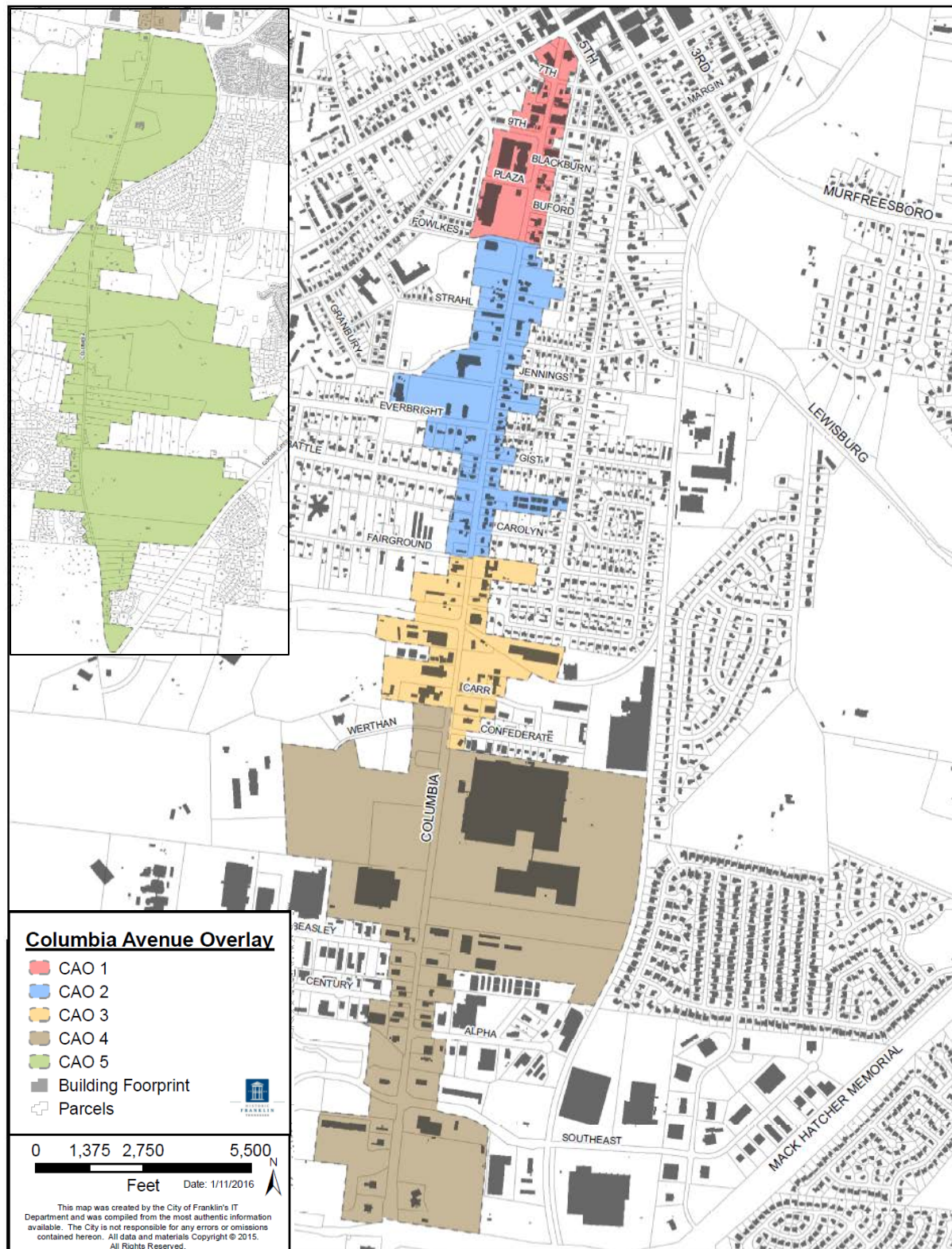
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch-covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five foot wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5 — Rural Gateway

Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1 Urban Commercial



CAO 3 Commercial Transition



CAO 2 Historic Residential



CAO 4 Suburban Commercial/Industrial



(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures.~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) ~~Shallow front building setbacks with some variation in front and side building setbacks;~~
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in “plant wells” with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on-center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) **Buildings shall be built to the sidewalk. Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk. Buildings along West Fowlkes Street shall have a minimum setback of 25 feet to provide a transition to the less intensive land uses and historic resources directly to the south.** Institutional uses are permitted to have a variable front building setback from ~~zero~~5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue façades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~



Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65~~ to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.
- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.

- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings **on the east side of Columbia Ave shall have a minimum setback of 40 to 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** ~~However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.~~
- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.

- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**

- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right of way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~
- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right of way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

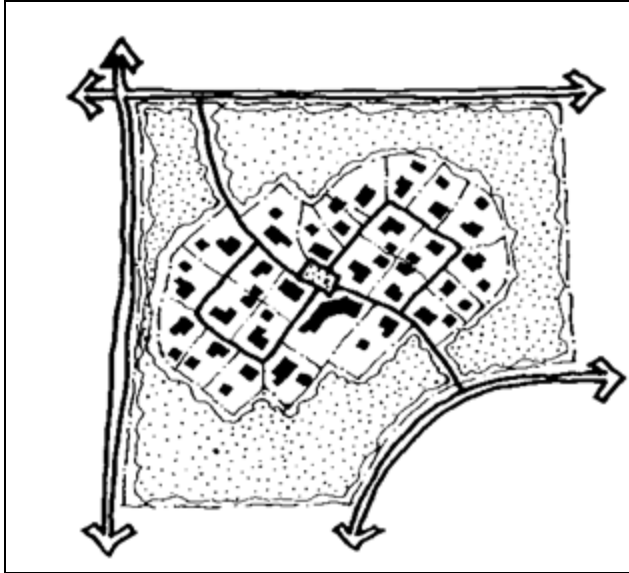


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

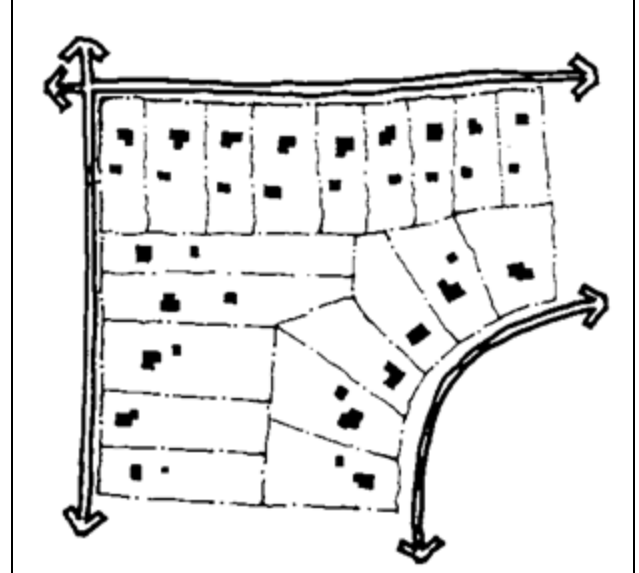


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way ~~unless otherwise exempted or buffered according to the standards this subsection.~~

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right-of-way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm-field boundary.~~

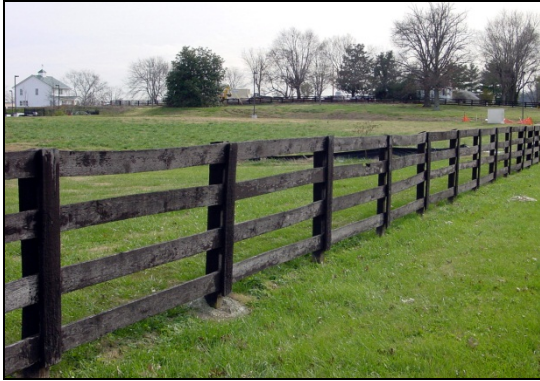


Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls ~~are allowed~~ **shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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 third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

RESOLUTION 2016-19

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COTTAGES AT EDDY LANE PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 405 EDDY LANE.”

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-007; and

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
78-71.00	1.1
Total	1.1

Legal Description provided:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE. BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87' FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57'36"E 217.96' TO AN EXISTING CONCRETE MONUMENT, THE SOUTH WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S80°14'02"E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17"W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51"W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23"W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00"W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

SECTION II: That the attached Location Map and Development Plan shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements for the Cottages at Eddy Lane PUD Subdivision are as follows:

Entitlements	Cottages at Eddy Lane
Base Zone District	SD-R (3.64)
Character Area Overlay	CFCO-4
Other Zoning Overlays	None
Development Standard	Traditional
Number of Dwelling Units	4
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Connectivity Index	n/a
Open Space Requirements	n/a
Number of Phases in Development	1

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and

that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

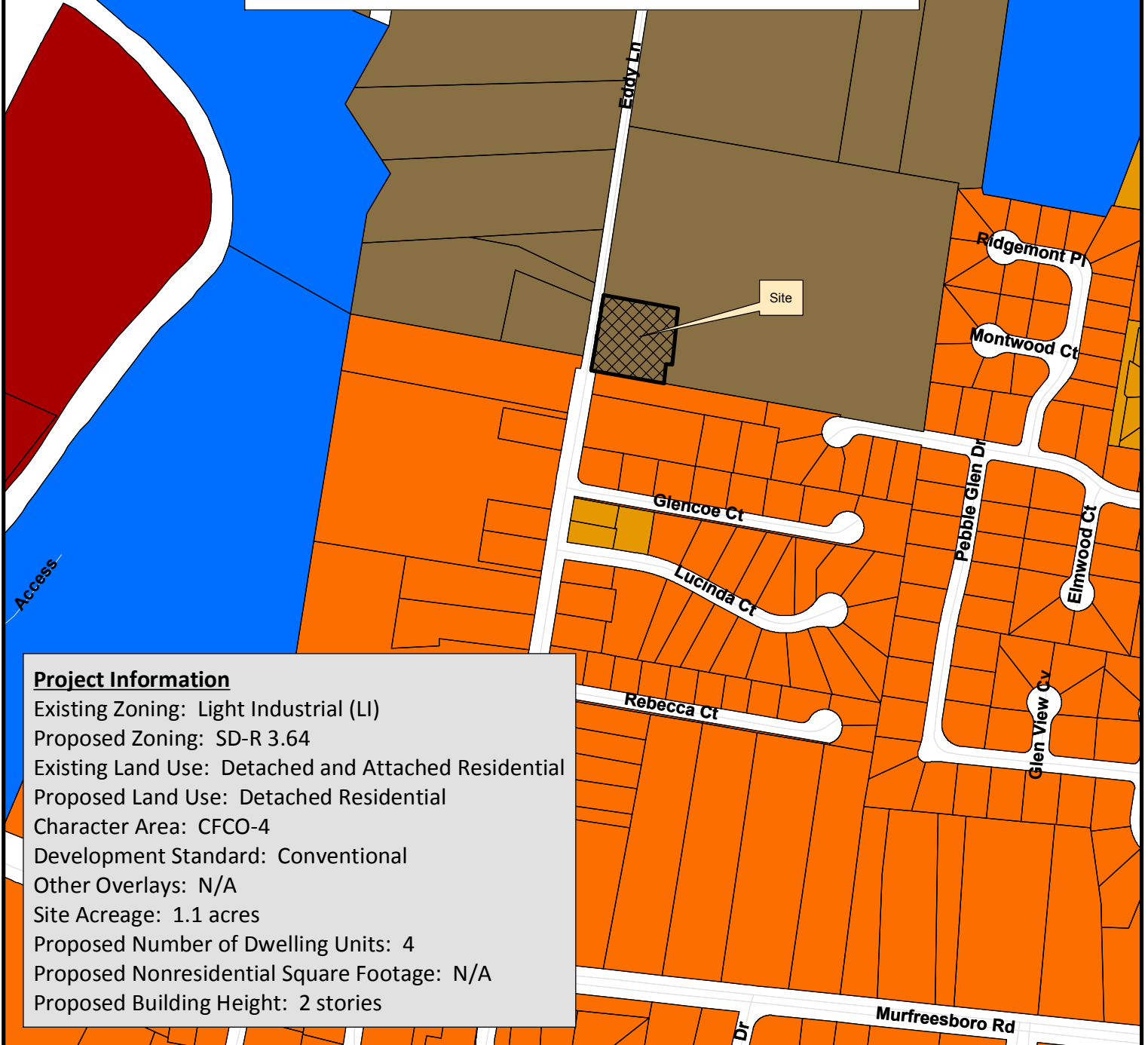
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____2/23/16_____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____2/25/16_____
NEIGHBORHOOD MEETING:	_____3/9/16_____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____4/28/16_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

COTTAGES AT EDDY LANE PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2016-19
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 04/28/16



Project Information

Existing Zoning: Light Industrial (LI)
 Proposed Zoning: SD-R 3.64
 Existing Land Use: Detached and Attached Residential
 Proposed Land Use: Detached Residential
 Character Area: CFCO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 1.1 acres
 Proposed Number of Dwelling Units: 4
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|---------------------------------------|
| Cottages at Eddy Lane | 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- There are two options for detention and water quality features in residential developments:

1) If there are any shared features which serve multiple lots not under common ownership, these must be located in an Open Space Lot to be maintained by an HOA. (This is the City's preferred option).

2) If there will not be an HOA and the lots will not be under common ownership, detention and water quality must be handled on a lot-by-lot basis (for example, by individual raingardens on each lot, each within a Green Infrastructure Easement), not through the use of shared stormwater features.

The proposed use of "open space areas" within lots to semantically address the requirements of the Stormwater Ordinance and requiring individual homeowners to maintain shared stormwater features is not an acceptable approach.

2. B. General Information

•

The previous comment "Provide the length, width and location of the guest parking stalls." was not completely addressed. Provide the width of the parking stalls. Indicate which side of the drive the parking stalls are to be located.

Planning (Landscape)

General Comments

3. Informal open space

- Zoning ordinance 5.5.2(2) refers to "formal" open space. Per COF Zoning 5.5.3 private open space, 15% of the gross development shall be informal open space. Applicant meets the open space requirement with the existing tree lines. Applicant shall provide the open space calculations on the plans.

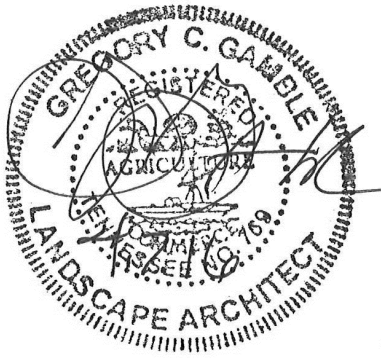
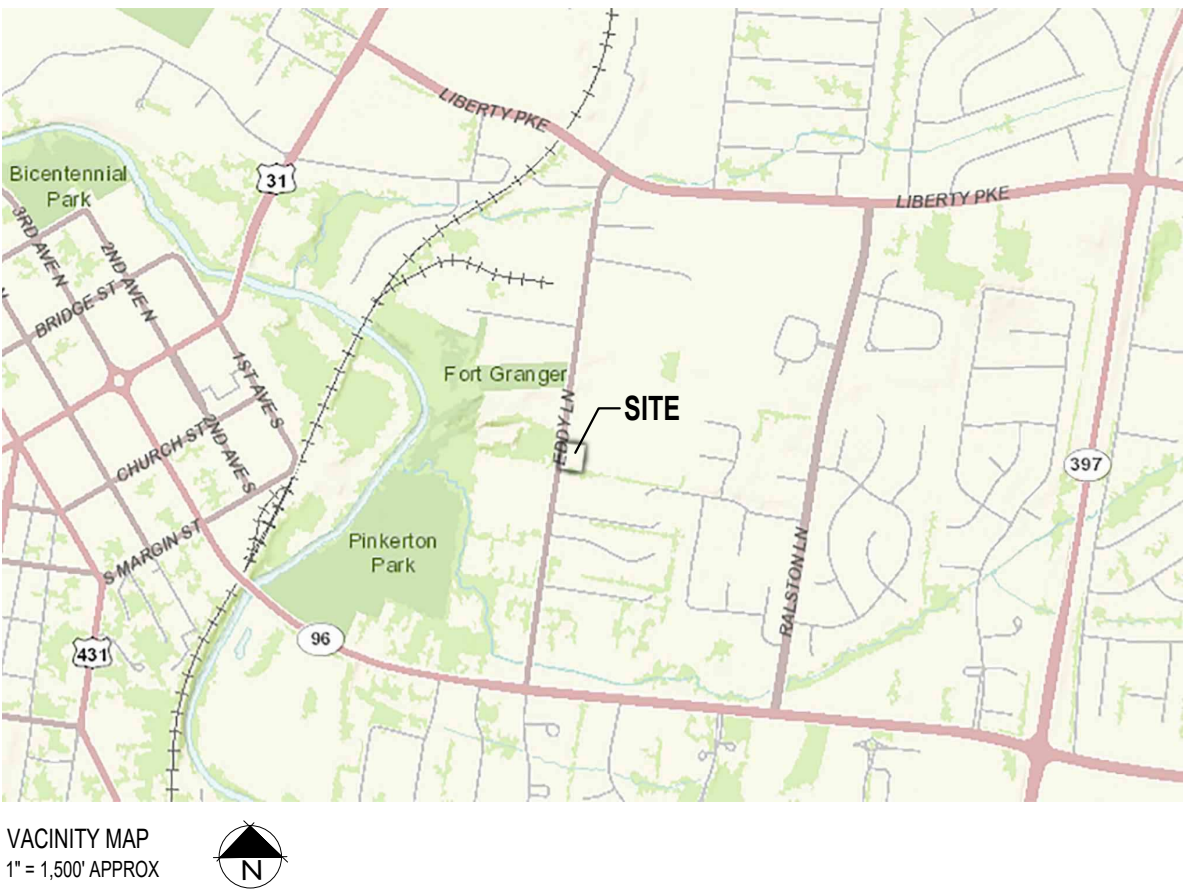
COTTAGES AT EDDY LANE

PUD SUBDIVISION, DEVELOPMENT PLAN

COF # 6084
MAP 78, PARCEL 71.00
FRANKLIN, TENNESSEE
CIVIL DISTRICT 9

SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS PLAN
- C 1.1 ENLARGED EXISTING CONDITIONS PLAN
- C 2.0 OVERALL DEVELOPMENT PLAN
- C 2.1 TREE PRESERVATION PLAN
- C 3.0 GRADING, DRAINAGE, AND UTILITY PLAN
- C 4.0 TYPICAL ARCHITECTURE



LANDSCAPE ARCHITECT/PLANNER
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com



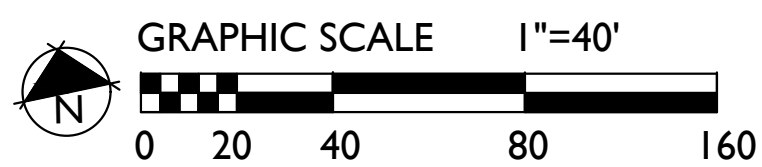
COTTAGES AT EDDY LANE

PUD SUBDIVISION, DEVELOPMENT PLAN

COF # 6084
FRANKLIN, TENNESSEE

SITE DATA:	
PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCC-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	33'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD, NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 564-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PRE-APPLICATION SUBMITTAL	FEBRUARY 9, 2016
INITIAL SUBMITTAL	MARCH 14, 2016
RESUBMITTAL	APRIL 7, 2016
REVISION	-
REVISION	-



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LEGAL DESCRIPTION

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 78, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, FRANKLIN, TENNESSEE, BOUNDED IN GENERAL BY EDDY LANE ON THE WEST; ARROW MOLDED PLASTICS, INC. ON THE NORTH AND EAST; LOT 7 OF HICKORY END ESTATES ON THE SOUTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT ON THE EAST SIDE OF EDDY LANE (15.87' FROM THE CENTER), THE NORTHWEST CORNER OF LOT 7 OF HICKORY END ESTATES THENCE LEAVING LOT 7 AND WITH THE EAST SIDE OF EDDY LANE N09°57'36" E 217.96' TO AN EXISTING CONCRETE MONUMENT, THE SOUTH-WEST CORNER OF ARROW MOLDED PLASTICS, INC. (REF. DEED BOOK 1145 PAGE 757 R.O.W.C.); THENCE LEAVING EDDY LANE AND WITH THE SOUTH AND WEST LINES OF SAID ARROW PLASTICS S89°14'02" E 225.24' TO AN EXISTING IRON PIN; THENCE S10°13'17" W 196.34' TO AN EXISTING IRON PIN; THENCE N80°12'51" W 40.09' TO AN EXISTING IRON PIN; THENCE S09°50'23" W 22.01' TO AN EXISTING IRON PIN IN THE NORTH LINE OF THE AFOREMENTIONED LOT 7 OF HICKORY END ESTATES; THENCE WITH THE NORTH LINE OF LOT 7, N80°07'00" W 184.30' TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS, AND BEING THE WALTER LEE SMITHSON AND OVELLA S. SMITHSON LIVING TRUST PROPERTY AS RECORDED IN DEED BOOK 1300 PAGE 544 REGISTER'S OFFICE, ACCORDING TO A SURVEY BY RANDOLPH L. CHADELAINE R.L.S.#1444, 7376 WALKER ROAD, FRANKLIN, TENNESSEE 37062 AND DATED MAY 15, 2008.

THE ABOVE TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD AND TO THE FINDINGS OF A TITLE REPORT.

SITE DATA:

PROJECT NAME:
PROJECT NUMBER:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:
PROPOSED ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
TOTAL ACREAGE:
TOTAL SQUARE FOOTAGE:

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

OWNER / APPLICANT:
ADDRESS:
OWNER:
EMAIL:
CONTACT:

ENGINEER:
ADDRESS:
PHONE:
EMAIL:
CONTACT:

LANDSCAPE ARCHITECT :
ADDRESS:
PHONE:
FAX:
EMAIL:
CONTACT:

COTTAGES AT EDDY LANE
6084
NA
405 EDDY LANE,
FRANKLIN
WILLIAMSON
TENNESSEE
9TH CIVIL DISTRICT
MAP 78, PARCEL 71.00

LIGHT INDUSTRIAL
SD-R(3.64)
CFCO-4
NONE
CONVENTIONAL
1.1 AC
48,156 SF

35'
30'
MIN 7.5'
12' BETWEEN STRUCTURES

AVENUE 11 DEVELOPMENT
1577 WOODMONT BLVD, NASHVILLE, TN 37215
(615) 972-9568
kur@ave11dev.com
KURT DENNY

KIMLEY-HORN
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RYAN MCMASTER

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144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
(615) 975-5765
(615) 790-1350
greg.gamble@gdc-m.com
GREG GAMBLE

500' OFFSET NEIGHBORS LIST

PRCLID	Property Address	Owner	ZONE	CHARACTER AREA	LAND USE	DEV STANDARD
078--05200	EDDY LN	CITY OF FRANKLIN	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--05300	312 EDDY LN	MENEFEE VALERIE POTTER	LIGHT INDUSTRIAL	CFCO-4	INDUSTRIAL	CONVENTIONAL
078--05400	314 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--05500	EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	VACANT	EITHER
078--05501	400 EDDY LN	WOODY BENNY J	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--06707	406 EDDY LN	DODD DANNY R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078--07100	405 EDDY LN	AVENUE 11 DEV LLC	LIGHT INDUSTRIAL	CFCO-6	RESIDENTIAL	EITHER
078--07200	309 EDDY LN 1	COMPASS DATACENTERS BNA IA LLC	LIGHT INDUSTRIAL	CFCO-6	INDUSTRIAL	EITHER
078--07300	EDDY LN	MIDDLE TENNESSEE ELECTRIC	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078--07302	EDDY LN	TENNESSEE VALLEY AUTHORITY	LIGHT INDUSTRIAL	CFCO-6	UTILITIES	EITHER
078D-C00400	1224 HICKORY RIDGE DR	KUCK FREDERIC D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00500	1228 HICKORY RIDGE DR	WILLIAMS ANTHONY BOYD	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00600	1232 HICKORY RIDGE DR	KIRKSEY RONALD D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-C00700	407 EDDY LN	JONES WILLIAM J	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00100	604 GLENCOE CT	MILLER-HARPER PHYLLIS	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00200	608 GLENCOE CT	STARK CAROL K	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00300	612 GLENCOE CT	LOWERY GRADY	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00400	618 GLENCOE CT	STARK CAROL K TRUSTEE	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00500	620 GLENCOE CT	SAUSED0 KEITH A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00600	624 GLENCOE CT	YOUNG SANDRA E	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-D00800	632 GLENCOE CT	HAMLIN KURT W	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00100	409 EDDY LN	FISHER CLEM A	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-E00200	411 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-E00300	413 EDDY LN	KOLE GERALD	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-F00100	417 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00200	415 EDDY LN APT A	THOMPSON MILDRED PAUNEE	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-F00300	106 LUCINDA CT	WARREN CELINDA C	SD-R	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00100	408 EDDY LN	HAMLING KATHLEEN K	R-2	CFCO-4	VACANT	CONVENTIONAL
078D-G00200	412 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078D-G00300	416 EDDY LN	CHILDRESS JASON	R-2	CFCO-4	VACANT	CONVENTIONAL
078E-I00100	112 LUCINDA CT	COURSEY MARK LYNN	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00200	116 LUCINDA CT	DODGE KENNETH B	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00300	120 LUCINDA CT	BLACKNEY SHAWN M	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00400	124 LUCINDA CT	HOOD MIKKEY D	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00500	128 LUCINDA CT	GUNDERSON HEATHER	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL
078E-I00600	136 LUCINDA CT	DESOUZA KENNETH R	R-2	CFCO-4	RESIDENTIAL	CONVENTIONAL



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

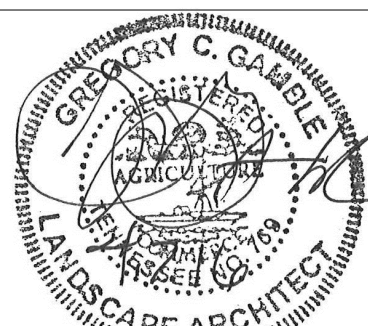
Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com

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COTTAGES AT EDDY LANE
PUD SUBDIVISION, DEVELOPMENT PLAN

FRANKLIN, TENNESSEE



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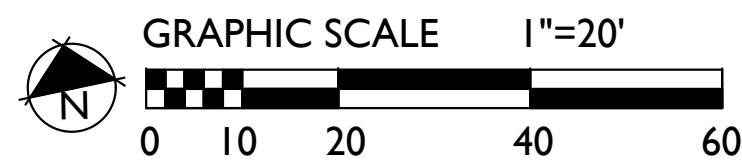
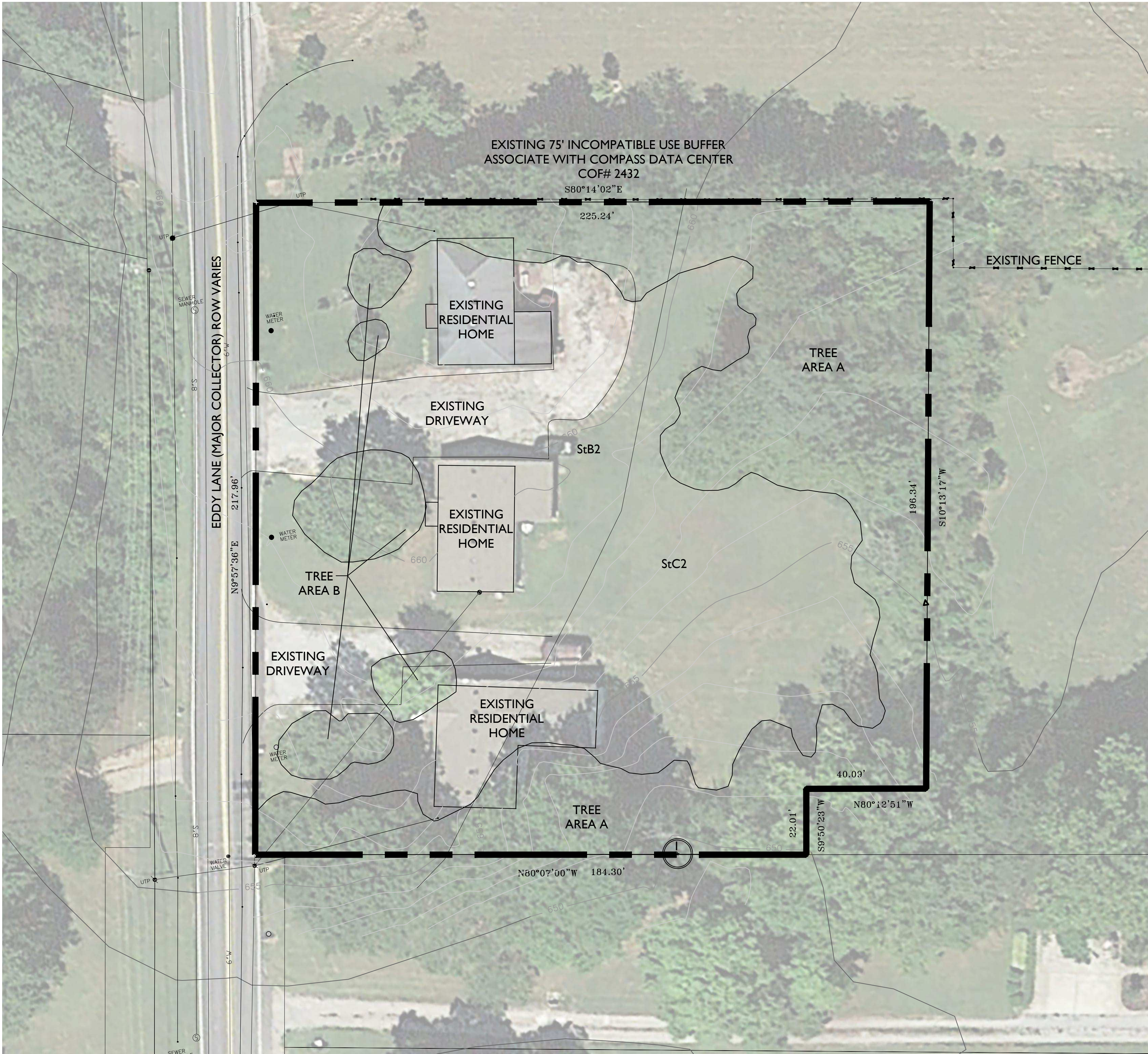
GDC Job No. 15024
MARCH 14, 2016

S H E E T

C1.0

COF # 6084

OVERALL EXISTING CONDITIONS PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

SITE DATA:

PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.4)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
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CONTACT:	RYAN MCMASTER
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PHONE:	(615) 975-5765
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EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	16,656 SF
TREE B	2,855 SF
TOTAL SF	19,511 SF

EXISTING TREE CANOPY: 19,511 SF
19,511 SF / 48,156 SF = .405 (40.5%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
19,511 SF * 45% = 8,780 SF

SPECIMEN TREE LIST

Number	Type	Size	Health	Status
1	HACKBERRY	26"	GOOD	REMAINS

EXISTING SOILS

STB2—STIVERSVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
STC2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED

GENERAL NOTES

1. THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE.
2. THERE ARE NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
3. THERE IS NO FLOOD PLAIN ON THE SITE.



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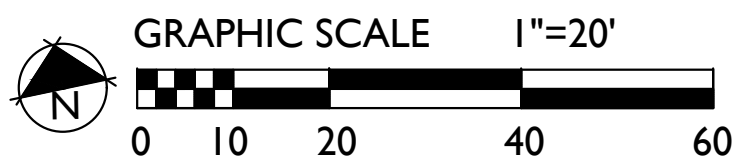
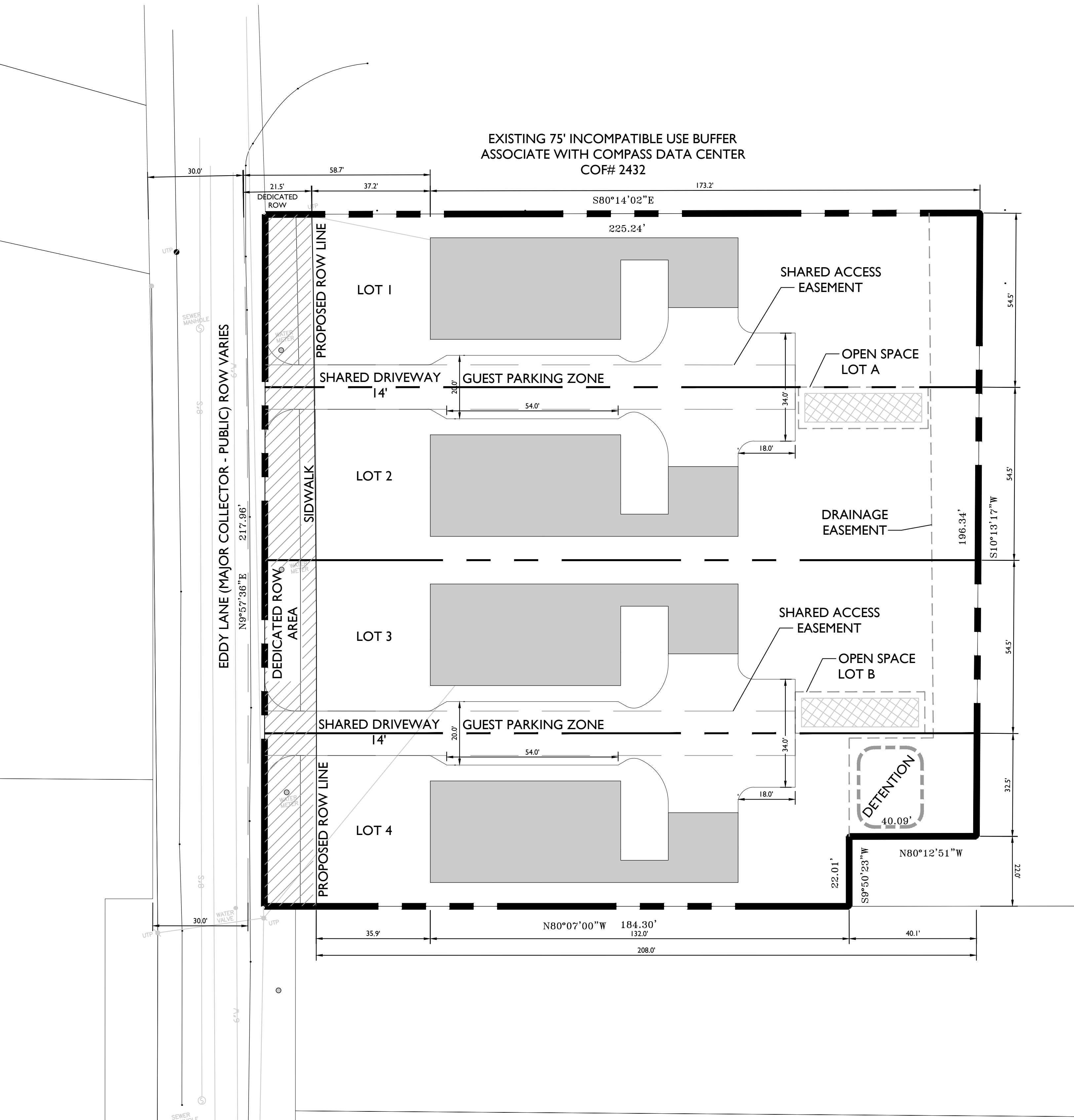
GDC Job No. 15024
MARCH 14, 2016

S H E E T

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COF # 6084

ENLARGED EXISTING CONDITIONS



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LOT AREAS		
LOT #	LOT SF	LOT ACREAGE
LOT 1	11,445 SF	0.26 AC
LOT 2	11,391 SF	0.26 AC
LOT 3	11,336 SF	0.26 AC
LOT 4	10,456 SF	0.24 AC
OPEN SPACE LOT A	533 SF	0.01 AC
OPEN SPACE LOT B	533 SF	0.01 AC

SITE DATA:	
PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN,
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
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ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	2,800 - 3,200 SF
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	3 PER HOME
RESIDENTIAL DENSITY:	3.64 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.19 AC
PRESERVED TREE CANOPY:	0.19 AC
PARKLAND:	N/A
OPEN SPACE:	N/A
OVERALL DENSITY:	3.64 UNITS/AC
NET DENSITY (MINUS ROW):	3.64 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS):	3.88 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY TYPE:	4 SINGLE FAMILY
NON RESIDENTIAL SQUARE FOOTAGE:	0
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.1 AC RESIDENTIAL
TOTAL ACREAGE BY USE, PER SECTION:	1.1 AC RESIDENTIAL

STATEMENT OF IMPACTS

STREET NETWORK
EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX(4 TOTAL SFUE) TO 4 SINGLE FAMILY HOMES (4SFUE), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

SEWER
SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE, EXTENSIONS ARE NOT PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

POLICE/FIRE
0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT, AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

RECREATION/SCHOOLS
WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

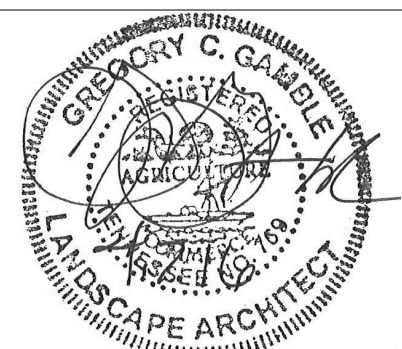
LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: CFCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY
THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALK
SIDEWALKS TO BE INSTALLED.

STORMWATER MANAGEMENT NARRATIVE
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. 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 TO THE PROPOSED DETENTION BASIN.

EACH INDIVIDUAL OWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.



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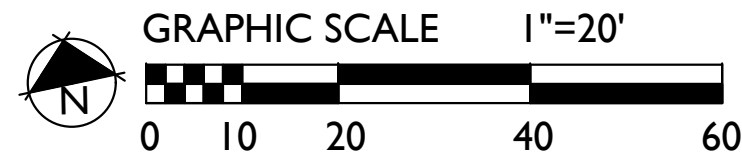
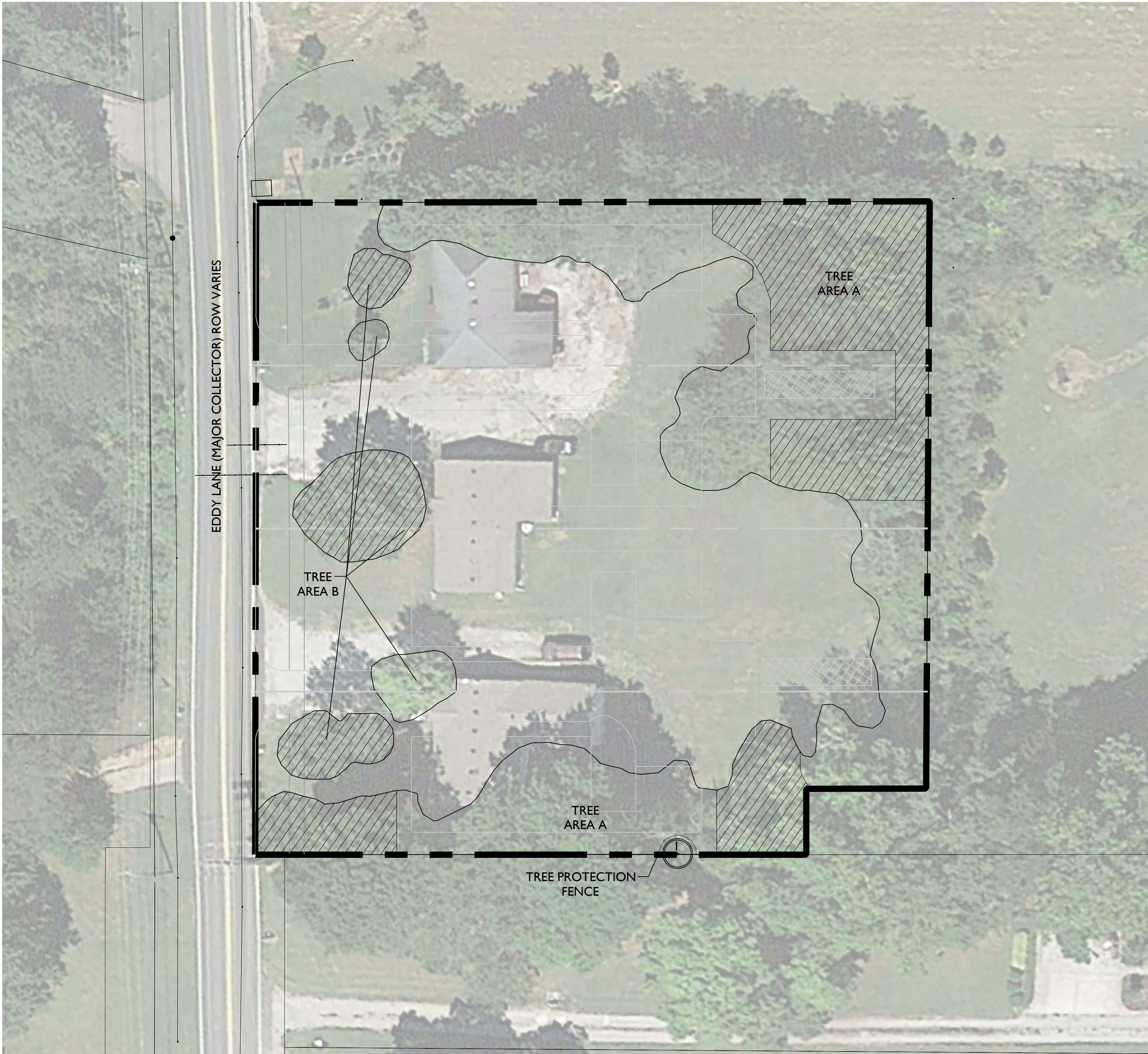
GDC Job No. 15024
MARCH 14, 2016

SHEET

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COF # 6084

OVERALL DEVELOPMENT PLAN



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

SITE DATA:

PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCD-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
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CONTACT:	GREG GAMBLE

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 8,098 SF WHICH IS 16.8% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING	REMOVED	PRESERVED
TREE A	16,656 SF	10,066 SF	6,590 SF
TREE B	2,855 SF	636 SF	2,219 SF
TOTAL SF	19,511 SF	10,702 SF	8,809 SF

EXISTING TREE CANOPY: 19,511 SF
19,511 SF/48,156 SF = .405 (40.5%) OF TOTAL SITE

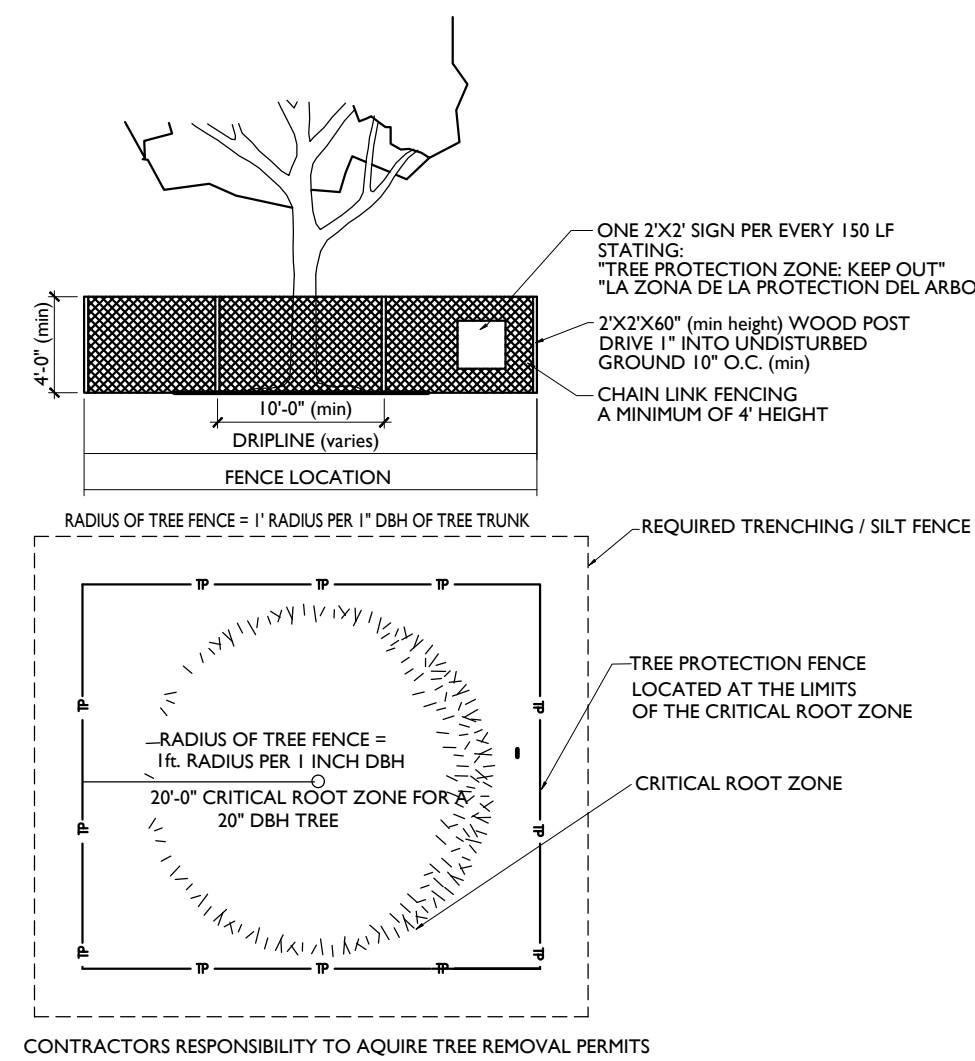
REQUIRED CANOPY PRESERVATION =
45% OF TOTAL CANOPY
19,511 SF * 45% = 8,780 SF

PROVIDED CANOPY PRESERVATION =
8,809 SF (45% OF TOTAL CANOPY)

SPECIMEN TREE LIST

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	HACKBERRY	26"	GOOD	RETAINED

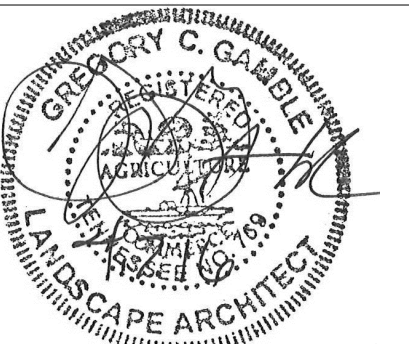
TOTAL HEALTHY INCHES REMOVED: 0"
TOTAL REPLACEMENT INCHES REQUIRED: 0"



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



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2	
3	
4	

GDC Job No. 15024
MARCH 14, 2016

SHEET

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COF # 6084

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 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 REPAIRABLE.
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 SHALL PROVIDE A WRITTEN CERTIFICATION 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 SUBGRADE, 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 IS NOT GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATION AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY INFORMATION SYSTEM SHALL BE USED TO LOCATE ALL EXISTING UTILITIES. 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.

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. 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 T THE PROPOSED DETENTION BASIN.

- SITE AREA: 1.11 AC
- IMPERVIOUS AREA: 0.41 AC
- DISTURBED AREA ± 1.00 AC
- Rv VALUE: TBD

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX(4 TOTAL SFUE) TO 4 SINGLE FAMILY HOMES (4SFUE), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL SANITARY SEWER SERVICE IS PROPOSED.

RECLAIMED WATER
RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE, EXTENSIONS ARE NOT
PROPOSED.

DRAINAGE FACILITIES
POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC. ALL WATER ON THE SITE WILL BE CONVEYED TO LOW IMPACT DEVELOPMENT STORMWATER TREATMENT AREAS AND THEN ROUTED TO THE PROPOSED DETENTION POND, AND THEN TO THE EXISTING PIPE AT THE SOUTHEAST CORNER OF THE SITE.

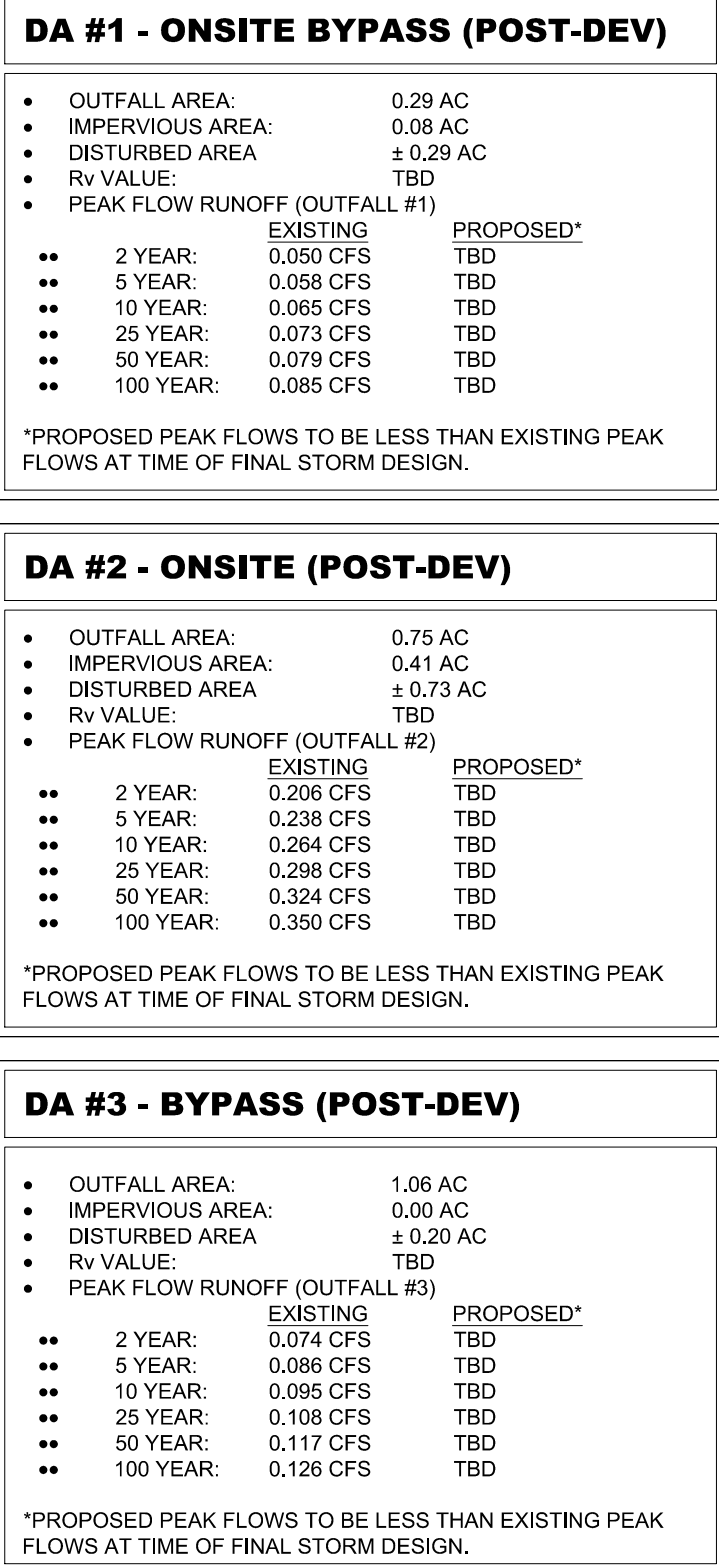
<u>WATER AND SEWER</u> CITY OF FRANKLIN-BEN MCNEIL 124 LUMBER DRIVE 615-550-6855	<u>GAS</u> ATMOS GAS-RON MYATT 200 NOAH DRIVE 615-794-2596
<u>STORMWATER</u> CITY OF FRANKLIN-JEFF WILLOUGHBY 109 3RD AVE SOUTH 615-550-6651	<u>ELECTRIC</u> METEC-GARY OSBURN 2156 EDWARD CURD LANE 615-595-4677

- FACILITY TYPE: RESIDENTIAL-SINGLE FAMILY
- UNIT FLOW IN GPD: 350 GPD PER HOME
- NUMBER OF UNITS 4
- TOTAL FLOW IN GPD: 1400

WATER AND SEWER SERVICES WILL BE INSTALLED AT TIME OF CONSTRUCTION. PAVEMENT CUTS 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. AREAS 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'S STANDARD SPECIFICATIONS.
4. ALL WATER MAINS TO BE 12" HOOD-SPACED SEPARATION BETWEEN WATER & SANITARY SEWER OR 18" VERTICAL SEPARATION AT CROSSING LOCATIONS.
5. REFER TO CITY OF FRANKLIN WATER & SEWER STANDARD SPECIFICATIONS FOR PIPE BEDDING REQUIREMENTS.
6. ALL WATER MAINS TO BE LOCATED OUTSIDE OF PAVED AREAS WHERE POSSIBLE.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS OF WATER & SANITARY SEWER CONSTRUCTION PRIOR TO THE ACCEPTANCE OF THE PUBLIC UTILITIES.
8. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 2 TO MAINTAIN OPEN SPACE LOT A.
9. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 3 TO MAINTAIN OPEN SPACE LOT B.
10. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4 TO MAINTAIN THE DETENTION POND.





STANDARD HOME FRONT ELEVATIONS
CONCEPTUAL ONLY / NOT FOR APPROVAL
ELEVATIONS PROVIDED BY: ZACH MCKINNEY AT CAPSTONE HOMES, LLC

GENERAL ARCHITECTURAL ELEVATION
NOTES:

- 1. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
- 2. Materials include concrete board with stone and brick accents.
- 3. Tabulations will be provided at site plan as elevations are conceptual at this point.
- 5. Typical square footage will range from 2,800 to 3,200 sf.
- 6. Two car garage in rear.

The elevations shown here are representative of the buildings planned for this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



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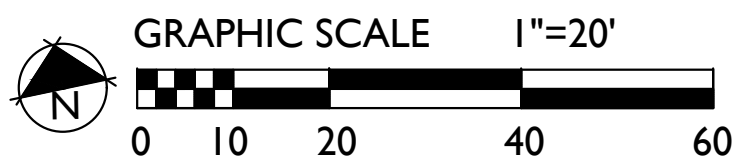
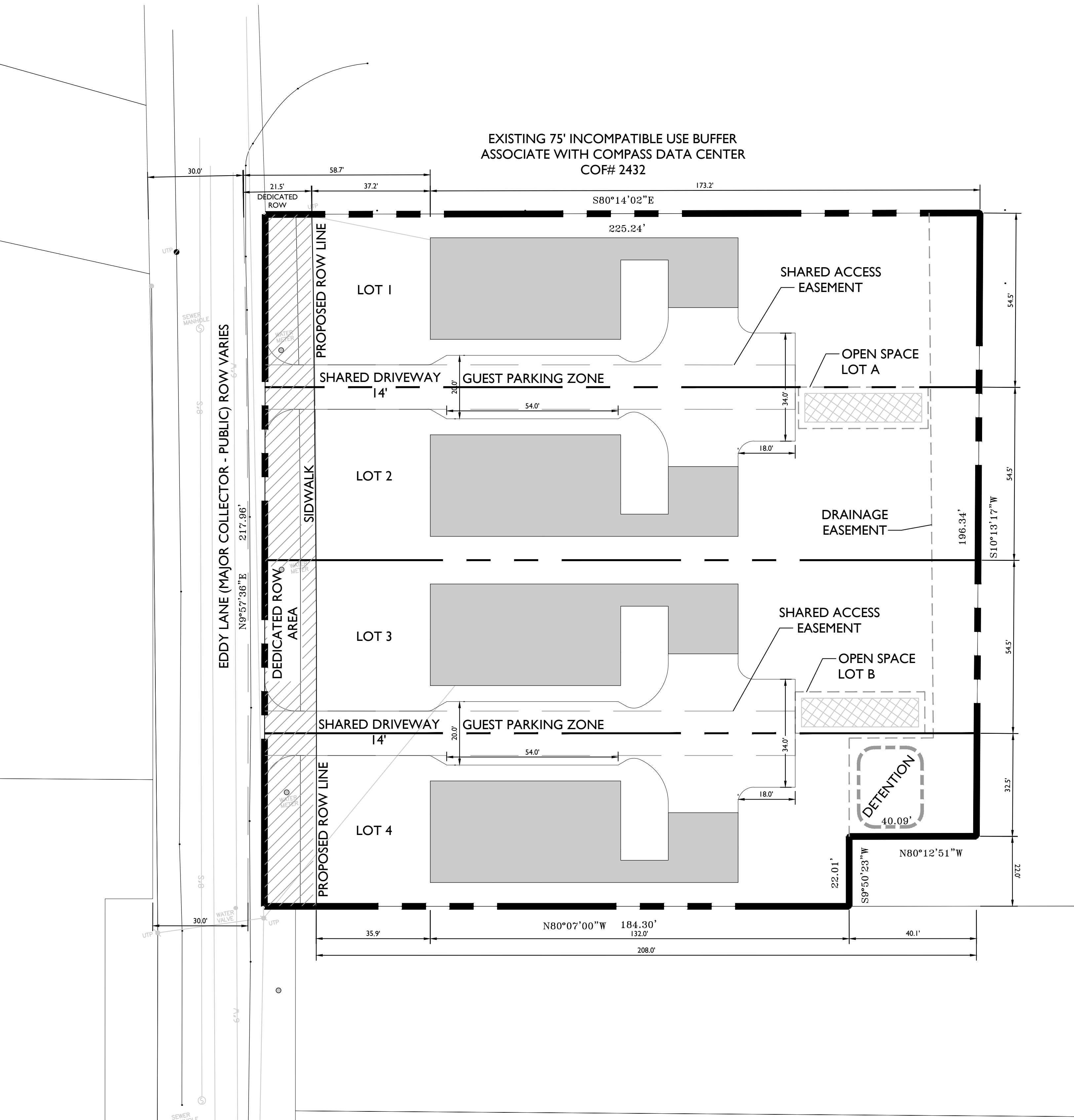
GDC Job No. 15024
MARCH 14, 2016

S H E E T

C4.0

COF # 6084

TYPICAL ARCHITECTURE



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

LOT AREAS		
LOT #	LOT SF	LOT ACREAGE
LOT 1	11,445 SF	0.26 AC
LOT 2	11,391 SF	0.26 AC
LOT 3	11,336 SF	0.26 AC
LOT 4	10,456 SF	0.24 AC
OPEN SPACE LOT A	533 SF	0.01 AC
OPEN SPACE LOT B	533 SF	0.01 AC

SITE DATA:	
PROJECT NAME:	COTTAGES AT EDDY LANE
PROJECT NUMBER:	6084
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	405 EDDY LANE,
CITY:	FRANKLIN,
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78, PARCEL 71.00
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED ZONING:	SD-R(3.64)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	1.1 AC
TOTAL SQUARE FOOTAGE:	48,156 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	35'
REAR YARD:	30'
SIDE YARD:	MIN 7.5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	AVENUE 11 DEVELOPMENT
ADDRESS:	1577 WOODMONT BLVD. NASHVILLE, TN 37215
OWNER:	(615) 972-9568
EMAIL:	kurt@ave11dev.com
CONTACT:	KURT DENNY
ENGINEER:	KIMLEY-HORN
ADDRESS:	214 OCEANSIDE DRIVE, NASHVILLE, TN 37204
PHONE:	(615) 564-2701
EMAIL:	ryan.mcmaster@kimley-horn.com
CONTACT:	RYAN MCMASTER
LANDSCAPE ARCHITECT :	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	2,800 - 3,200 SF
BUILDING HEIGHT:	3 STORY MAX
LANDSCAPE SURFACE RATIO:	.40
MINIMUM LANDSCAPE RATIO:	.20
INCOMPATIBLE USE BUFFER REQUIRED:	NOT REQUIRED
MINIMUM PARKING REQUIRED:	2 PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	3 PER HOME
RESIDENTIAL DENSITY:	3.64 DUA (4 SINGLE FAMILY DETACHED HOMES)
EXISTING TREE CANOPY:	0.19 AC
PRESERVED TREE CANOPY:	0.19 AC
PARKLAND:	N/A
OPEN SPACE:	N/A
OVERALL DENSITY:	3.64 UNITS/AC
NET DENSITY (MINUS ROW):	3.64 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS):	3.88 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY TYPE:	4 SINGLE FAMILY
NON RESIDENTIAL SQUARE FOOTAGE:	0
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.1 AC RESIDENTIAL
TOTAL ACREAGE BY USE, PER SECTION:	1.1 AC RESIDENTIAL

STATEMENT OF IMPACTS

STREET NETWORK
EDDY LANE IS CATEGORIZED AS A MAJOR COLLECTOR WITH AN EXISTING 30' ROW SECTION AND A PROPOSED 65' ROW SECTION. 21.5' OF ROW FROM THE EXISTING ROW LINE ON THE EAST SIDE OF THE STREET WILL BE REQUIRED FOR DEDICATION. BASED ON THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN, THIS PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT PLANS ASSOCIATED WITH PROJECT #21. AVERAGE DAILY TRIPS WILL INCREASE FROM 31 UNDER EXISTING CONDITIONS TO 38 UNDER PROPOSED CONDITIONS.

WATER
WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 6" PIPE RUNNING WITHIN THE PAVEMENT OF EDDY LANE. THERE ARE THREE EXISTING RESIDENTIAL SERVICES THAT WILL CONTINUE TO SERVE THE SITE. ONE ADDITIONAL RESIDENTIAL WATER SERVICE IS PROPOSED. AS THE SITE IS PROPOSED TO GO FROM 2 SINGLE FAMILY AND 1 DUPLEX(4 TOTAL SFUE) TO 4 SINGLE FAMILY HOMES (4SFUE), WATER USE IN GPD IS NOT EXPECTED TO INCREASE ON THIS SITE.

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POLICE/FIRE
0.92 MILES FROM THE POLICE DEPARTMENT AND 1.3 MILES FROM THE FIRE DEPARTMENT, AS ALL HOMES SHARE FRONTAGE ALONG EDDY LANE, ACCESSIBILITY OF EMERGENCY VEHICLES WILL NOT BE AN ISSUE.

RECREATION/SCHOOLS
WHILE NUMBER OF STRUCTURES WILL INCREASE BY ONE, THIS DEVELOPMENT WILL NOT ADD ANY ADDITIONAL RESIDENTIAL UNITS AND WILL THEREFORE HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS
NO HOA WILL BE ESTABLISHED FOR THIS SUBDIVISION

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

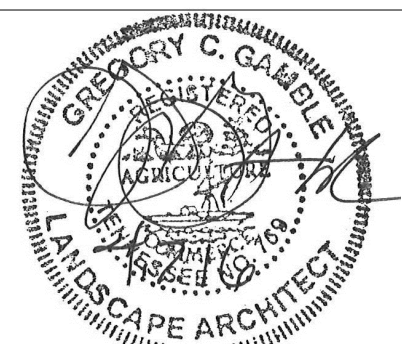
LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: CFCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY
THE COTTAGES AT EDDY LANE HAVE COMPARABLE LOT ACREAGE AND FRONT YARD SETBACKS TO THE EXISTING RESIDENCES TO THE SOUTH ON EDDY LANE. THE PROPOSED LOTS WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALK
SIDEWALKS TO BE INSTALLED.

STORMWATER MANAGEMENT NARRATIVE
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS, FLOWING FROM NORTH TO SOUTH AND WEST TO EAST. STORMWATER WILL THEN BE DIRECTED TO PROPOSED BIORETENTION AREAS. 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 T THE PROPOSED DETENTION BASIN.

EACH INDIVIDUAL OOWNER SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE LOCATED ON THE INDIVIDUAL LOT. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.



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GREG GAMBLE
greggamble209@gmail.com
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rev. date
4.7.2016

GDC Job No. 15024
MARCH 14, 2016

SHEET

C2.0

COF # 6084

OVERALL DEVELOPMENT PLAN



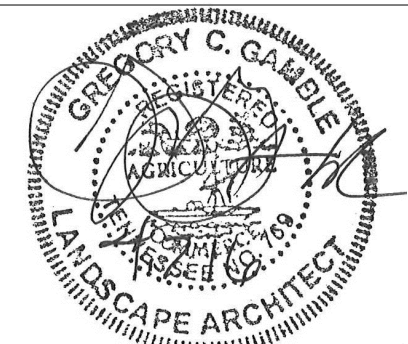
STANDARD HOME FRONT ELEVATIONS
CONCEPTUAL ONLY / NOT FOR APPROVAL
ELEVATIONS PROVIDED BY: ZACH MCKINNEY AT CAPSTONE HOMES, LLC

GENERAL ARCHITECTURAL ELEVATION
NOTES:

- 1. Elevations shown are typical for this development. Final design plans shall be submitted with the request for building permits and shall indicate compliance with the City of Franklin's architectural design standards.
- 2. Materials include concrete board with stone and brick accents.
- 3. Tabulations will be provided at site plan as elevations are conceptual at this point.
- 5. Typical square footage will range from 2,800 to 3,200 sf.
- 6. Two car garage in rear.

The elevations shown here are representative of the buildings planned for this project. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



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MARCH 14, 2016

S H E E T

C4.0

COF # 6084

TYPICAL ARCHITECTURE

RESOLUTION 2016-22

A RESOLUTION, AS AMENDED, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 1845 CARTERS CREEK PIKE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance.

1845 CARTERS CREEK PIKE

The proposed annexation area of 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard and adjoining the City limits within the southwestern part of the Franklin Urban Growth Boundary (UGB). A map is attached as Exhibit A. The area comprises a total of 75.69 acres in one parcel with one owner, Heavy Helium, LLC ("Owner"). The Applicant Monte and Camille Schaefer are in process of purchasing the property from the Owner. The Applicant has requested annexation by the City of Franklin. The area currently is vacant ("Property").

WHEREAS, the Property is contiguous to the City of Franklin City limits.

WHEREAS, it is believed in the best interest of the City of Franklin to annex such area to provide for future development in accordance with City standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

Water

The Property is located within the City of Franklin Utility District. The existing/proposed zoning is Agricultural. As long as the proposed use remains agricultural, the Property Owner shall be allowed to utilize the existing well water onsite and the City of Franklin will not be responsible for providing water service.

If the existing/proposed use of the Property changes, the Property Owner shall be responsible for the engineering, design and construction of a public water main. Currently this would require an extension from the intersection of Bradford Drive and West Main Street along Carters Creek Pike and shall be extended across the frontage of their Property (approximately 1,900 LF). It shall be the responsibility of the Property Owner to ensure that adequate water for both domestic use and fire protection is provided to the site. The City does not allow water mains within state right-of-way. The Property Owner shall be required to acquire the necessary offsite easements to provide service to the Property.

Reclaimed Water

According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed

water line. In the case of this Property, a several-mile extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

Wastewater

The majority of the Property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Property Owners are anticipated to construct a horse barn, a track building, an indoor riding ring, and three care-taker apartments creating very little impact on the sanitary sewer collection system. The existing/proposed zoning is Agricultural. As long as the existing/proposed use remains agricultural, the Property Owner shall be allowed to construct and operate a septic system approved by Williamson County Board of Health.

The City Administrator may require the Property Owner to connect to the public sanitary sewer system based on the following reasons:

- 1) The proposed/existing use changes and increase the impact on the proposed septic system.
- 2) The Property Owner's private sewage disposal system no longer complies with the Williamson County Board of Health regulations.
- 3) The conditions on the Property pose an unacceptable risk to the public health, safety and welfare.

If the Property Owner is required to connect to the public sewer system they will be responsible for the engineering, design, easement acquisition, connection fees and construction of the public main. The time frame associated with this connection shall be determined by the City Administrator.

Stormwater

The Property Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the property and shall comply with all requirements as outlined in the Franklin Municipal Code. As the Property develops, the City of Franklin will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

Streets

Access to the Property shall be provided on Carters Creek Pike. Carters Creek Pike is classified as a Minor Arterial in the City of Franklin Major Thoroughfare Plan. The Property Owner shall be required to dedicate the necessary future right-of-way for Carters Creek Pike to allow the City to make future improvements as this area of the City continues to develop. The Property Owner shall be required to dedicate 67.5 feet of right-of-way from the existing centerline of Carters Creek Pike as part of the final plat.

The future extension of Mack Hatcher Parkway goes through the western portion of this Property. The Property Owner shall be required to reserve 225 feet of right-of-way following the proposed centerline of the Mack Hatcher Parkway Extension project. This shall be completed as part of the final plat.

The Property Owner shall be required to complete a traffic impact study as part of the development of this property. Additional requirements will be determined as part of the site plan review and approval process.

Traffic Control

Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed as the need is established by appropriate study and traffic standards. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

Street Lighting

No off-site street lighting is proposed. Street lighting within new developments shall be funded and installed by the Property Owner per City policy.

Street Name Signs

No additional street name signs in the area have been deemed necessary. New development shall install street-name signs per City policy.

Planning and Zoning

The Planning and Zoning jurisdiction will extend to the annexed area on the effective date of the annexation. City Planning will thereafter encompass the annexed area.

Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. No additional staffing or equipment will be necessary to serve the annexation area at this time. Fire protection will be provided by the City of Franklin, TN. Due to the proposed agricultural use, the site will not have public water available for fire suppression. All agricultural buildings shall be built out of non-combustible material. Any proposed residential units shall have a sprinkler system connected to the proposed well.

Police Protection

Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation. Police services will be provided with existing personal and equipment.

Building and Code Inspection Services

Any Building and Code inspection services will begin in the annexed area on the effective date of annexation. New development after the effective date of annexation shall comply with City building codes. New development shall pay all applicable fees and permits for inspection services.

Garbage and Recycling Pickup and Environmental

The Sanitation Department will begin pick-up, per their regulations, on the effective day of annexation.

City of Franklin Land Use Plan

SOUTHALL CHARACTER AREA

The Southall Character Area straddles Carters Creek Pike and Columbia Avenue to the southwest and south of downtown Franklin. To the north, the area is bound by the West Harpeth and Central Franklin Character Areas, to the east by the Carnton and Goose Creek Character Areas and to the south and west by the UGB. There are approximately 4,230 acres in the area, and large residential lots and vacant land account for a majority of that acreage. There are almost 400 acres dedicated to industrial uses, which is more than half of the region's total (although much of this is the rock quarry), and there is also some commercial and office space. There is no

Attached Residential in this area. Rolling Meadows Subdivision, in the adjacent West Harpeth Character Area, is an example of a desirable affordable neighborhood. Affordable housing is an important element that should be provided for in the area. The lack of sewer infrastructure limits residential development in the southern portion of the area, unless advanced on-site technology is permitted. Other areas of inadequate infrastructure include the need for additional collector roads necessary to access undeveloped pockets of land. The Southall Character Area has rich natural resources including rolling terrain with significant areas constrained by steep slopes (twenty percent or greater), hilltops and significant mature tree cover that provides habitat for wildlife. These features should be preserved to the greatest extent possible to maintain the environmental quality and scenic views within the area. The Lula Lane incinerator is no longer operating and provides an opportunity for redevelopment. Whenever possible, opportunities to create parks and to preserve open space should be pursued. Connectivity of these elements as part of a regional network is important.

SPECIAL AREA 4

1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

VISION

The Southall Character Area will remain semi-rural with strong preservation of natural features, particularly of hillsides and hilltops. Development will respect and enhance the character of the area while creating neighborhoods and preserving natural features, such as steep slopes, hilltops and floodplains.

SECTION 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS _____.

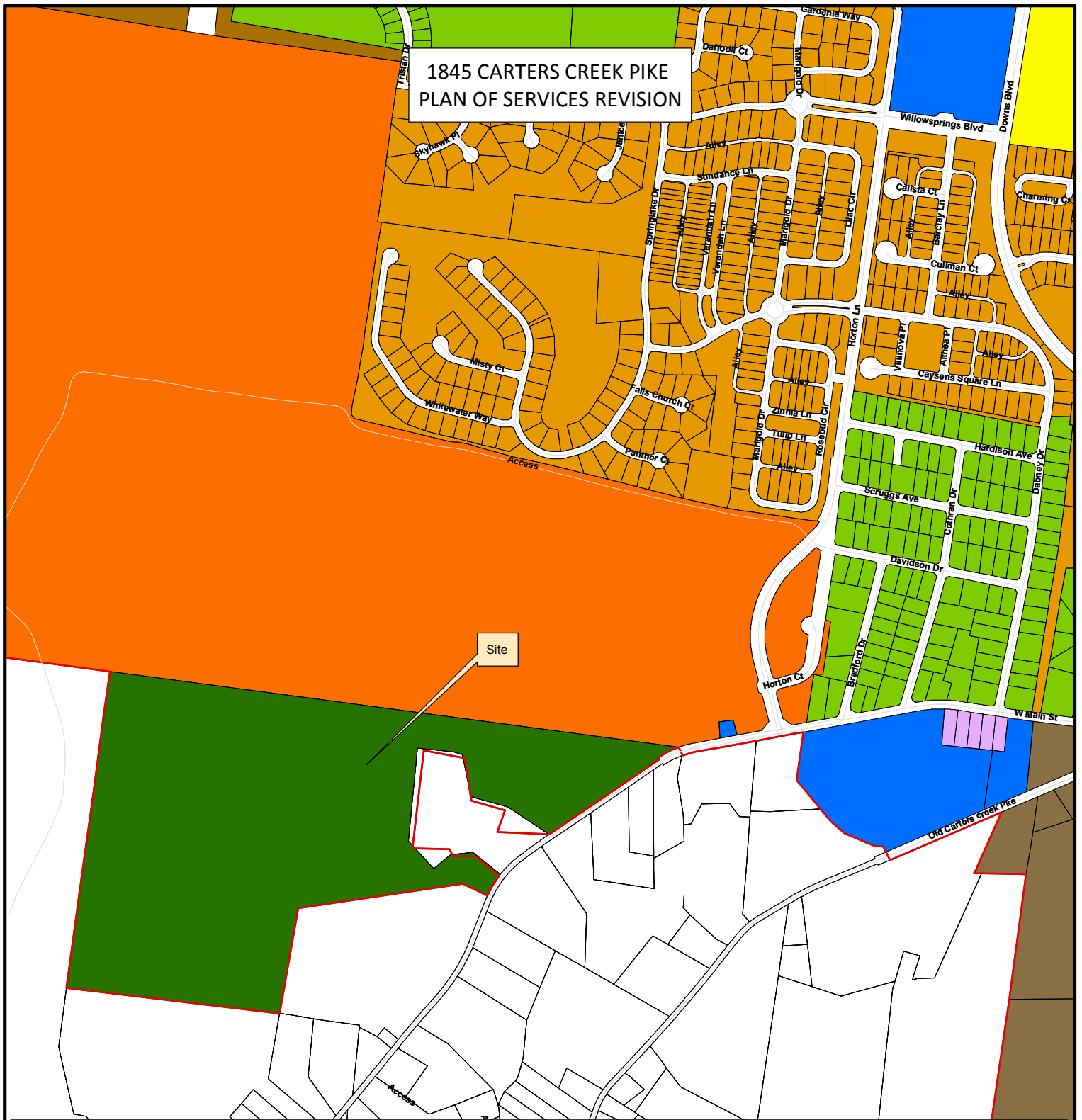
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

1845 CARTERS CREEK PIKE PLAN OF SERVICES REVISION

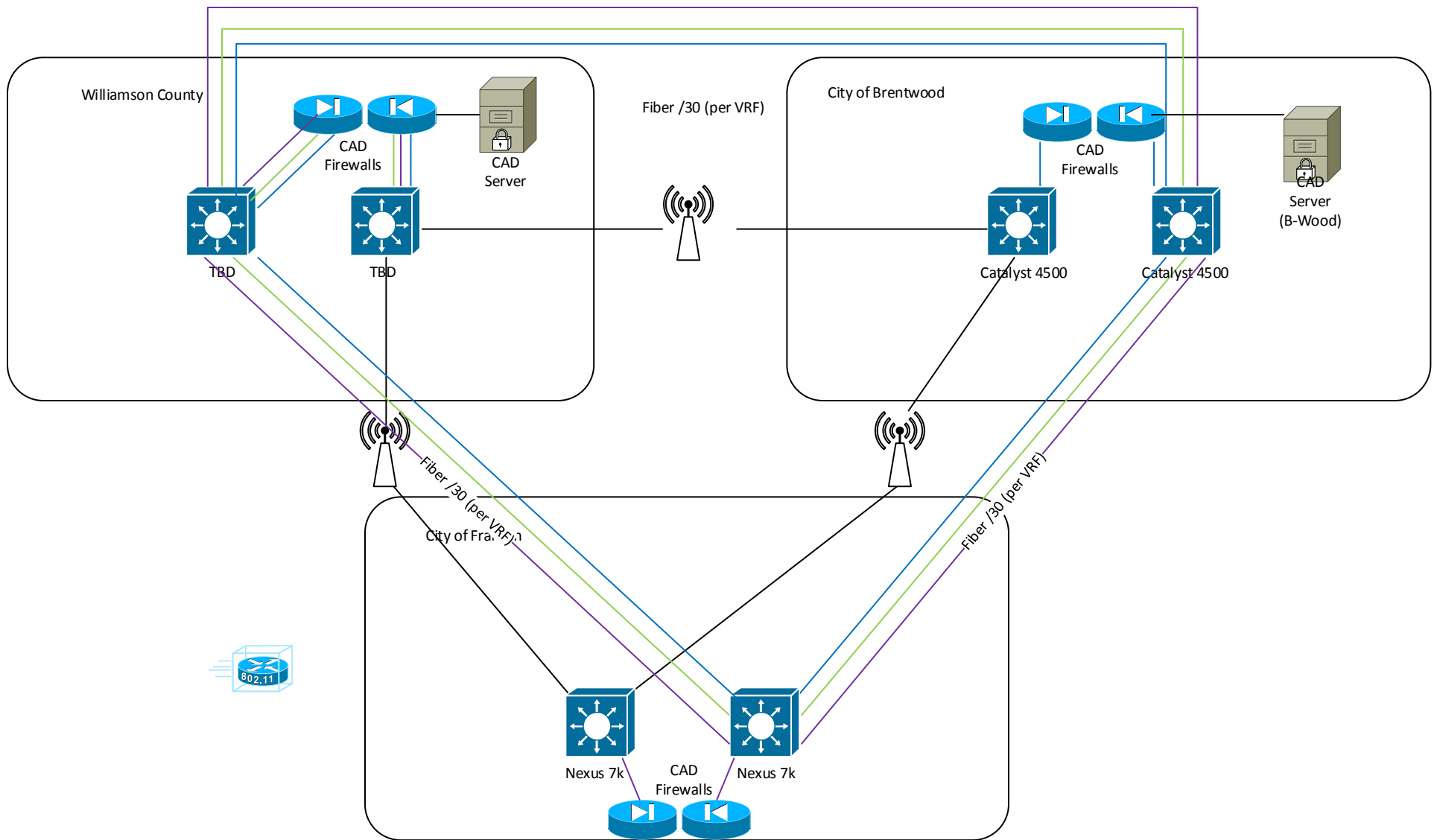


- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3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



0 0.075 0.15 0.3 Miles

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 2014. All rights reserved.



TO: City of Franklin
Jason Potts
P.O. Box 295
Franklin, TN 37064

jason.potts@franklintn.gov
(p) 615.550.6612

FROM: Presidio Networked Solutions
Krystal Frick
12 Cadillac Drive
Suite 130
Brentwood, TN 37027

kfrick@presidio.com
(p) 407.641.0547
(f) 615.866.5763

Customer#: CITYO200
Account Manager: Jeff Hodges
Inside Sales Rep: Krystal Frick
Title: Williamson County Consortium - CAD Firewalls/Switches - 1Gig

#	Part #	Description	Unit Price	Qty	Ext Price
ASA5516-FPWR-K9					
1	ASA5516-FPWR-K9	ASA 5516-X with FirePOWER services, 8GE, AC, 3DES/AES	\$3,597.00	6	\$21,582.00
2	CON-SNTP-ASA556F9	SNTC-24X7X4 ASA 5516-X with FirePOWER services, 8GE	\$977.50	6 for 12 mo(s)	\$5,865.00
3	ASA5516-SSD	ASA 5516-X SSD	\$0.00	6	\$0.00
4	SF-ASA-K-9.5-K8	ASA 9.5 Software image for ASA 5506/5508/5516 series	\$0.00	6	\$0.00
5	ASA5516-CTRL-LIC	Cisco ASA5516 Control License	\$0.00	6	\$0.00
6	SF-ASA-FP5.4.1-K9	Cisco FirePOWER Software v5.4.1 for ASA 5500-X	\$0.00	6	\$0.00
7	CAB-AC	AC Power Cord (North America), C13, NEMA 5-15P, 2.1m	\$0.00	6	\$0.00
8	ASA5500-ENCR-K9	ASA 5500 Strong Encryption License (3DES/AES)	\$0.00	6	\$0.00
9	ASA5500-SC-5	ASA 5500 5 Security Contexts License	\$2,250.00	6	\$13,500.00
Total:					\$40,947.00
GLC-EX-SMD=					
10	GLC-EX-SMD=	1000BASE-EX SFP transceiver module, SMF, 1310nm, DOM	\$1,197.00	8	\$9,576.00
Total:					\$9,576.00
GLC-T=					
11	GLC-T=	1000BASE-T SFP	\$237.00	18	\$4,266.00
Total:					\$4,266.00
GLC-LH-SMD=					
12	GLC-LH-SMD=	1000BASE-LX/LH SFP transceiver module, MMF/SMF, 1310nm, DOM	\$597.00	4	\$2,388.00
Total:					\$2,388.00
Presidio Professional Services					
13	PS-SVC-FF	Fixed Fee for Presidio employee labor	\$30,419.51	1.0000	\$30,419.51
Total (Presidio Professional Services):					\$30,419.51

Sub Total:		\$87,596.51
Grand Total:		\$87,596.51

Quote valid for 30 days from date shown above. Prices may NOT include all applicable taxes and shipping charges. All prices subject to change without notice. Supply subject to availability.

This quotation subject to Presidio Standard Terms and Conditions as follows:

Credit: Net 30 Days (all credit terms subject to prior Presidio credit department approval)

The price included herein reflects a 3% discount for payment by cash, check or wire transfer. This discount will not apply in the event that customer pays using a credit card or debit card.

Client understands and agrees to its obligation, that applicable sales tax will apply to the quoted services on a by site location basis.

Delivery: FOB origin (FOB destination (CONUS) applicable to Federal Government Customers only) Orders shipped from a manufacturer to Presidio at customer request for warehousing, configuration, storage or otherwise, shall be deemed to have been shipped to customer FOB origin.

Changes to the above Terms and Conditions must be accepted in writing by Presidio Networked Solutions

Preprinted terms appearing on Customer Purchase Orders must be accepted in writing by Presidio Networked Solutions to be applicable.

Size Business: Large; CAGE Code: 0KD05; DUNS 15-405-0959; CEC: 15-506005G; Tax ID# 58-1667655

Product is warranted by the Manufacturer, not by Presidio Networked Solutions. Please consult Manufacturer for warranty terms.

Opened product is non-returnable. Unopened equipment is non-returnable after 30 days from shipment date. Presidio reserves the right to deny RMA requests in the event the Manufacturer will not provide for an authorized return. If integration of product is performed at a Presidio facility, transfer of ownership occurs as of inception of integration regardless of shipment terms as manufacturers will not accept return of open product.

Please inspect equipment thoroughly against packing list before opening.

Pricing for Professional Services are best-effort estimates only. Actual pricing will be finalized as part of a mutually-agreeable Statement of Work.

Import Clearance and Documentation - Customer shall be responsible for the Customs clearance process, where applicable, and for obtaining any and all required license and permits as well as satisfying any formalities required to import the Products into the Territory in accordance with all applicable laws and regulations, including but not limited to the payment of duties, taxes, surcharges, fees and any special assessments and take all other actions required in connection with the importation and Customs clearance of Products. Customer shall be responsible for ensuring documentation necessary for the import and Customs clearance process and recordkeeping meets all applicable laws and regulations.

Export Controls - (i) Customer shall comply with all applicable Export Control Laws, including but not limited to the U.S. Department of Commerce's Export Administration Regulations, in the performance of this Agreement and in the import, export, re-export, shipment, transfer, use, operation, maintenance, repair or disposal of Products and any related parts, components, accessories, know-how or technology. "Export Control Laws" means all export control, economic sanction and antiboycott laws and regulations of the United States and other jurisdictions, including but not limited to the U.S. Export Administration Regulations, the U.S. International Traffic in Arms Regulations and the U.S. Department of Treasury's economic sanctions regulations. (ii) Product and any related parts, components, accessories, know-how and technology must not be re-exported or transferred to restricted persons and sanctioned countries designated by the U.S. Government, including Cuba, Iran, North Korea, Sudan and Syria, unless authorized in advance by the Company and the U.S. Government. (iii) Customer acknowledge that transfers of Product and any related parts, components, accessories, know-how and technology may be subject to the terms and conditions of an export license, license exception or other authorization pursuant to Export Control Laws. Customer agree to comply fully with the terms of any licenses, license exceptions or authorizations and to provide Presidio Networked Solutions access to records needed to confirm such compliance upon request. (iv) Customer further acknowledges that certain Products may contain encryption and may be restricted for export, re-export, shipment or transfer to government end users in certain countries.

Customer hereby authorizes and agrees to make timely payment for products delivered and services rendered, including payments for partial shipments

Customer Signature

Date

RESOLUTION 2016-29

A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A THREE-PARTY AGREEMENT WITH PRESIDIO, INC AND/OR TO WORK THROUGH THE WILLIAMSON COUNTY COMMUNICATION NETWORK AUTHORITY TO MAKE THE CITY'S CONTRIBUTION (\$29,198.84) TO THE NETWORK CONNECTIVITY PROJECT

WHEREAS, in order to allow data to flow between Williamson County, City of Franklin, and City of Brentwood for the Computer-aided dispatch (CAD) system, a data network has to be in place; and

WHEREAS, after the City of Franklin consolidates with Williamson County's dispatch center, the CAD system will be located at Williamson County; and

WHEREAS, the City of Franklin will still have a need to access the data from that system for the Field Based Reporting (FBR), Mobile operations, Records Management Systems (RMS), and various other interface to software applications; and

WHEREAS, it is essential that the network between the agencies is setup in a manner that allows for secure communications internally in each agencies and only passes the data needed to support the consolidation efforts; and

WHEREAS, security and redundancy are the top concerns in this project and this design is set up to address each of these concerns; and

WHEREAS, it is essential to get have this project complete in this fiscal year in order to not delay the consolidation efforts for the CAD system; and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee now find that for the sake of efficiency, it is in the best interests of the City to authorize the City Administrator to enter into a three-party agreement with Presidio, Inc. incorporating the proposed network connectivity and/or to work through the Williamson County Communication Network Authority to make the City's contribution (\$29,198.84) to the network connectivity project, on behalf of the City of Franklin, Tennessee.

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

Section 1. The City Administrator is hereby authorized to enter into a three-party agreement with Presidio, Inc. incorporating the proposed network connectivity and/or to work through the Williamson County Communication Network Authority to make the City's contribution (\$29,198.84) to the network connectivity project, on behalf of the City of Franklin, Tennessee.

Section 2. This resolution shall be effective upon passage, the public welfare of the City requiring it.

Adopted this ____ day of _____, 2016.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____

**Eric S. Stuckey
City Administrator / City Recorder**

BY: _____

**Dr. Ken Moore
Mayor**

APPROVED AS TO FORM BY:

Kristen L. Corn, Assistant City Attorney

Client Agreement

This Client Agreement (the "Agreement"), effected as of the date noted in the attached Schedule A (the "Effective Date"), is by and between TargetSolutions Learning, LLC. ("TSL"), a Delaware limited liability company, and the undersigned client ("Client"), and governs the purchase and ongoing use of the services described in this Agreement (the "Services").

1. Services. TSL shall provide the following services:

1.1. **Access.** TSL will provide Client a non-exclusive, non-transferable, revocable, limited license to remotely access and use the Services hereunder and, unless prohibited by law, will provide access to any person designated by Client ("Users").

1.2. **Availability.** TSL shall use commercially reasonable efforts to display its content and coursework for access and use by Client's Users twenty-four (24) hours a day, seven (7) days a week, subject to scheduled downtime for routine maintenance, emergency maintenance, system outages and other outages beyond TSL's control.

1.3. **Help Desk.** TSL will assist Users as needed on issues relating to usage via e-mail, and a toll free Help Desk five (5) days per week at scheduled hours.

2. Client's Obligations.

2.1. **Compliance.** Client shall be responsible for Users' compliance with this Agreement, and use commercially reasonable efforts to prevent unauthorized access to or use of the Services.

2.2. **Identify Users.** Client shall (i) provide a listing of its designated/enrolled Users; (ii) cause each of its Users to complete a profile; (iii) maintain user database by adding and removing Users as appropriate.

2.3. **Future Functionality.** Client agrees that its purchases hereunder are neither contingent on the delivery of any future functionality or features nor dependent on any public comments regarding future functionality or features.

3. Fees and Payments.

3.1. **Fees.** Client will pay for the Services in accordance with the fee schedule in Schedule A attached to this Agreement. The annual license fee and the annual maintenance fee listed in Schedule A shall be increased by 2.5% per year for any renewal terms.

3.2. **Payments.** All fees due under this Agreement must be paid in United States dollars. Such charges will be made in advance, according to the frequency stated in Schedule A. TSL will invoice in advance, and such invoices are due net 30 days from the invoice date. All fees collected under this Agreement are fully earned when due and nonrefundable when paid.

3.3. **Suspension of Service for Overdue Payments.** With fifteen (15) days prior written notice, TSL shall have the right, in addition to all other rights and remedies to which TSL may be entitled, to suspend Client's Users' access to the Services until all overdue payments are paid in full.

4. Intellectual Property Rights.

4.1. Client acknowledges that TSL alone (and its licensors, where applicable) shall own all rights, title and interest in and to TSL's software, website or technology, the course content, and the Services provided by TSL, as well as any and all suggestions, ideas, enhancement requests, feedback, recommendations or other information provided by Client, and this Agreement does not convey to Client any rights of ownership to the same. The TSL name and logo are trademarks of TSL, and no right or license is granted to Client to use them.

4.2. Except as otherwise agreed in writing or to the extent necessary for Client to use the Services in accordance with this Agreement, Client shall not: (i) copy the course content in whole or in part; (ii) display, reproduce, create derivative works from, transmit, sell, distribute, rent, lease, sublicense, transfer or in any way exploit the course content in whole or in part; (iii) embed the course content into other products; (iv) use any trademarks, service marks, domain names, logos, or other identifiers of TSL or any of its third party suppliers; or (v) reverse engineer, decompile, disassemble, or access the source code of any TSL software.

4.3. Client hereby authorizes TSL to share any intellectual property owned by Client ("User Generated Content") that its Users upload to the Community Resources section of TSL's website with TSL's 3rd party customers and users that are unrelated to Client ("Other TSL Customers"); provided that TSL must provide notice to Client's users during the upload process that such User Generated Content will be shared with such Other TSL Customers.

5. Term.

The term of this Agreement shall commence on the Effective Date, and will remain in full force and effect for the term indicated in Schedule A ("Term"). Upon expiration of the Initial Term, this agreement may be renewed by the mutual agreement of the parties for successive one (1) year periods (each, a "Renewal Term"), upon issuance of TSL and payment by Client of the invoice either for the entire Renewal Term or the first invoiced portion thereof.

6. Mutual Warranties and Disclaimer.

6.1. **Mutual Representations & Warranties.** Each party represents and warrants that it has full authority to enter into this Agreement and to fully perform its obligations hereunder.

6.2. **Disclaimer.** EXCEPT AS EXPRESSLY PROVIDED HEREIN, NEITHER PARTY MAKES ANY WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW.

7. Miscellaneous.

7.1. **Limitation on Liability.** To the extent permitted by Tennessee law, except as it relates to claims related to Section 4 or Section 7.2 of this Agreement, (a) in no event shall either party be liable to the other, whether in contract, warranty, tort (including negligence) or otherwise, for special, incidental, indirect or consequential damages (including lost profits) arising out of or in connection with this Agreement; and (b) the total liability of either party for any and all damages, including, without limitation, direct damages, shall not exceed the amount of the total fees due to, or already paid to, TSL for the preceding twelve (12) months.

7.2. **Indemnification.** TSL shall indemnify and hold Client harmless from any and all claims, damages, losses and expenses, including but not limited to reasonable attorney fees, arising out of or resulting from any third party claim that the Services or any component thereof infringes or violates any intellectual property right of any person.

7.3. **Assignment.** Neither party may assign or delegate its rights or obligations pursuant to this Agreement without the prior written consent of the other, provided that such consent shall not be unreasonably withheld. Notwithstanding the foregoing, TSL may freely assign or transfer any or all of its rights without Client consent to an affiliate, or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its assets.

7.4. **Force Majeure.** TSL shall have no liability for any failure or delay in performing any of its obligations pursuant to this Agreement due to, or arising out of, any act not within its control, including, without limitation, acts of God, strikes, lockouts, war, riots, lightning, fire, storm, flood, explosion, interruption or delay in power supply, computer virus, governmental laws or regulations.

7.5. **No Waiver.** No waiver, amendment or modification of this Agreement shall be effective unless in writing and signed by the parties.

7.6. **Severability.** If any provision of this Agreement is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.

7.7. **Entire Agreement.** This Agreement and its exhibits, including Client's Procurement Terms and Conditions as attached to this Agreement as Schedule B, represent the entire understanding and agreement between TSL and Client, and supersedes all other negotiations, proposals, understandings and representations (written or oral) made by and between TSL and Client.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the last date set forth below.

TargetSolutions Learning, LLC

Client Name: City of Franklin, Tennessee
Address: 109 3rd Ave. South, Franklin, TN 37064,
PO Box 305, Franklin,
TN 37065-0305

By: _____
Printed Name: _____
Title: _____
Date: _____

By: _____
Printed Name: Eric S. Stuckey
Title: City Administrator
Date: _____

Approved by Client as to form:
By: _____
Printed Name: _____
Title: _____
Date: _____

(Attached)



TargetSolutions Learning LLC

10805 RANCHO BERNARDO ROAD, SUITE 200
SAN DIEGO, CA 92127-5703
877-944-6372 - TOLL FREE
858-592-6880 - DIRECT / 858-487-8762 - FAX

TS Sales Contact: Johnny Roberson

Email: johnny.roberson@targetsolutions.com

Phone: 615-766-5200

SCHEDULE A

COF Contract no. 2016-0045

DATE of SUBMISSION

3/23/2016

LICENSE TERMS: 12 months

Proposal To:

City of Franklin, Tennessee
c/o Franklin Fire Dept
Jimmy Jennings
615.642.9313
jamesj@franklintn.gov

TargetSolutions Online Training Platform License Customized Website, Administration Tools, and Applications

DESCRIPTION	UNIT PRICE PER USER	QUANTITY (# of Users)	TOTAL
Premier Platform year	\$ 75.00	167	\$ 12,525.00
Annual Maintenance Fee	\$ 395.00	1	\$ 395.00
			\$ -
			\$ -
One Time Set Up Fee			\$ 750.00
	Initial Total Due First Year		\$ 13,670.00

Procurement Terms and Conditions

City of Franklin, Tennessee

1. [Provision deleted.]
2. Time of the Essence. The parties agree that TIME IS OF THE ESSENCE with respect to the vendor's performance of all provisions of this procurement.
3. Taxes. As a tax-exempt entity, the City shall not be responsible for sales or use taxes incurred for products or services. Upon request, the City shall supply Vendor with a copy of its Sales and Use Tax Exemption Certificate. Vendor shall bear the burden of providing its suppliers with a copy of the City's tax exemption certificate and shall assume all liability for such taxes, if any, that should be incurred.
4. Notices. Any notice provided pursuant to these Procurement Terms and Conditions, if specified to be in writing, will be in writing and will be deemed given: (a) if by hand delivery, then upon receipt thereof; (b) if mailed, then three (3) City business days after deposit in the mail where sender is located, postage prepaid, certified mail return receipt requested; (c) if by next day delivery service, then upon such delivery; or (d) if by facsimile transmission or electronic mail, then upon confirmation of receipt. All notices will be addressed to the parties at the addresses set forth below (or set forth in such other document which these Procurement Terms and Conditions may accompany, or such other address as either party may in the future specify in writing to the other):

In the case of the City:

City of Franklin

Attn: Purchasing Manager

In the case of Vendor:

TargetSolutions Learning, LLC

Re: City of Franklin Contract No. 2016-0045

109 Third Ave. South

P.O. Box 305

Franklin, TN 37065-0305

FAX: 615/550-0079

E-mail: purchasing@franklintn.gov

10805 RANCHO BERNARDO ROAD, SUITE 200

SAN DIEGO, CA 92127-5703

FAX: 858-487-8762

Procurement Terms and Conditions

City of Franklin, Tennessee

5. Confidentiality and Proprietary rights. Vendor waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page (or section as the case may be) as confidential or proprietary. Proprietary rights do not extend to the data created by the City's users of the System; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation and City shall retain exclusive rights, title, and ownership of all data and images created therefrom at the moment of creation and utilization, through and including image creation. City may be required to disclose documents under state or federal law. City shall notify Vendor if a request for documents has been made and shall give Vendor a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. In exchange, Vendor 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 Vendor 's representation that materials supplied by Vendor (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Vendor and Vendor assumes control over that claim.
6. Derivative Works. To the extent that the Agreement contains Vendor's reservation of rights, such definitions and limitations are superseded by the following: "Derivative Work" means a program that is based on or derived from one or more existing programs or components. If the original software is modified to create a new program, a derived work is created. If the original software was designed to accept plug-ins or drivers using a defined mechanism, such a driver or plug-in does not form a derived work. Linking to a library in the way it was designed to be interfaced with, does *not* constitute deriving a work. "Derivative work" is *not* the data that the Licensee inputs, manipulates, modifies or otherwise improves, nor the images resulting therefrom.
7. Arbitration/Mediation. No arbitration shall be required as a condition precedent to filing any legal claim arising out of or relating to the Contract. No arbitration or mediation shall be binding.
8. Waiver. Neither party's failure or delay to exercise any of its rights or powers under these Procurement Terms and Conditions will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.
9. [Provision deleted.]
10. Severability. If any term or provision of these Procurement Terms and Conditions is held to be illegal or unenforceable, the validity or enforceability of the remainder of these Procurement Terms and Conditions will not be affected.
11. Precedence. In the event of conflict between the provisions of these Procurement Terms and Conditions and any contract, agreement or other document which these Procurement Terms and Conditions may accompany, the provisions of these Procurement Terms and

Procurement Terms and Conditions

City of Franklin, Tennessee

Conditions will to the extent of such conflict take precedence unless such document expressly states that it is amending these Procurement Terms and Conditions.

12. Indemnification. Vendor agrees to indemnify and save the Government of Franklin, the City of Franklin and individual, on or off duty, officers, and employees of the City of Franklin, harmless from any and all losses, damages and expenses, including court costs and attorneys' fees, by reason of any loss, whatsoever, arising out of or relating to or in consequence of the work done in connection with the contract of which this agreement is a part, excepting only such losses as shall be occasioned solely by the negligence of the City of Franklin.
13. Additions/Modifications. If seeking any addition or modification to the Contract, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Contract, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.
14. Applicable Law; Choice of Forum/Venue. These Procurement Terms and Conditions are made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to any state's choice-of-law rules. The choice of forum and venue shall be exclusively in the Courts of Williamson County, TN.
15. [Provision deleted.]
16. Breach. Upon deliberate breach of these Procurement Terms and Conditions, or of any contract, agreement or other document which these Procurement Terms and Conditions may accompany, by either party, the non-breaching party shall be entitled to terminate these Procurement Terms and Conditions without notice, with all of the remedies it would have in the event of termination under section 10 ("Severability") above, and may also have such other remedies as it may be entitled to in law or in equity.
17. Default. If Vendor fails to perform or comply with any provision of these Procurement Terms and Conditions, or of any contract, agreement or other document which these Procurement Terms and Conditions may accompany, then the City (i) may cancel the purchase award and/or the accompanying contract or agreement or purchase order, in whole or in part, without penalty or protest by Vendor; (ii) may consider such failure to perform or comply as a breach of contract; (iii) reserves the right to purchase its requirements from the vendor that submitted the next lowest and best responsive and responsible bid, or the vendor that submitted the next best proposal, if that vendor will still honor that bid or proposal, or to seek new bids or proposals, or to pursue one or more other options available to the City in compliance with its then current purchasing policy; and (iv) may hold the defaulting vendor liable for all damages provided by law, including cost of cover.

Procurement Terms and Conditions

City of Franklin, Tennessee

18. Entire Agreement. These Procurement Terms and Conditions, including any contract, agreement or other document which these Procurement Terms and Conditions may accompany, constitutes the entire agreement between the parties and supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of these Procurement Terms and Conditions. The terms and conditions of these Procurement Terms and Conditions may not be changed except by an amendment expressly referencing these Procurement Terms and Conditions by section number and signed by an authorized representative of each party.
19. Survival. These Procurement Terms and Conditions shall survive the completion of or any termination of any contract, agreement or other document which these Procurement Terms and Conditions may accompany.

Tabulation of Bids*

Purchasing Office Solicitation No.:		2016-022 (powder-activated carbon (Hydroadarco B))							
Notice to Bidders published in the Williamson Herald on:		3/10/16							
Number of vendors that were notified of / that responded to this solicitation for bids:		23 / 3							
Date and time bids due and publicly opened:		3/29/16 2:00 PM							
Present at opening of bids:		Chuck Page of American Development Corporation; Jaime Wolsky of C. I. Thornburg; and Dee Settle, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office							
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/10/16							
Bids received from:	Bid No.:	Does the bid include all required documents?	Does the bid MOES ¹ ? / If not, how many exceptions do not MOES ¹ ?	Quoted unit pricing per pound:	Estimated value of bid over maximum term of award based on bid unit pricing and specified estimated quantity:	Payment terms:	Estimated time of delivery after receipt of order:	Bid and bid pricing is valid through:	
Brenntag Mid-South, Inc. 1405 Hwy 136 W. PO Box 20 Henderson, KY 42419 Tyson Schnitker, Branch Manager 270/830-1259 TSchnitker@brenntag.com	1 of 1	Yes	Bidder takes no exceptions	\$0.915	\$173,850.00	net 30 days	2-3 days	06/30/16	
Thatcher Chemical of Florida, Inc. 245 Hazen Road Deland, FL 32720-3967 PO Box 27407 Salt Lake City, UT 84127-0407 Jayson Stenquist, Market Analyst 800/348-0034 ext. 1444 M-F MDT jayson.stenquist@tchem.com	1 of 1	Yes	Bidder took exception to CoF spec. no. 11.4.2 re: number and weight of bags but CoF considers number and weight of bags as MOES. However, bid is not for specified Hydroadarco B.	\$0.590	\$112,100.00	net 30 days	7 days	06/30/16	
The Dycho Company, Inc. 412 Meridian St. PO Box 513 Niota, TN 37826 Jon Coleman, Sales Manager 423/252-9515; jon@dycho.com Rob Shamblin, President 800/654-1399; rob@dycho.com	1 of 1	Yes	Bidder takes no exceptions	\$1.150	\$218,500.00	net 30 days	7 days	08/01/16	

¹MOES indicates "meet(s) or exceed(s) specifications"

*Shaded bid is apparent lowest best bid

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2016-018 - group life, accidental death and dismemberment, and supplemental life insurance					
Notice to proposers published in the Williamson Herald on:		2/18/16					
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		19 / 8					
Date and time proposal due and publicly opened:		3/22/16, 2:00 PM					
Present at opening of proposals:		Jake Davis of Cowan Benefits; Sara E. Sylvis and Shirley Harmon Gower of the City of Franklin HR Department; and Dee Settle and Brian Wilcox of the City of Franklin Purchasing Office					
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/24/16					
Proposals received from:		Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total quoted pricing for Basic Life/Basic AD&D/ Supplemental Life (expressed per \$1,000 of benefit):	Payment terms: Proposal is valid and may be accepted through:
5Star Life Insurance Company 909 N. Washington St. Alexandria, VA 22314 Sal Campanile, VP, Worksite Voluntary Benefits & Group Sales 202/431-4745 scampanile@afba.com		No (missing references, detailed responses to questionnaire, and Tennessee License)	No	76.50	not interviewed	\$0.120 \$0.025 \$0.120	net 30 days 6/22/2016
Aetna Life Insurance Company 151 Farmington Avenue Hartford, CT 06156 Julie Currin, Senior Account Manager 704/221-5530 CurrinJ@aetna.com		No (CoF Std T's & C's with vendor's contact information inserted not included pending negotiations if selected)	Yes (Proposer requested changes to: RFP 11. h, l, m, q, 12.6; CoF Std T's&C's 1, 6, 9, 11, 12, 17, 18; Procurement Agreement 7, 8, 11; Indemnification Agreement; deviations noted)	97.52	97.09	\$0.140 \$0.025 \$0.140	net 30 days not indicated
Dearborn National Life Insurance Company 1020 31st Street Downers Grove, IL 60515 Tyler Cummins, Sales Executive 615-438-4967 Tyler_Cummins@dearbornnational.com		Yes	Yes (Proposer requests changes to: RFP 11.h, 11.m and 12.6 Insurance Requirements; CoF Std T's&C's 1, 11, 12, 15; Indemnification Agreement 3; deviations noted)	96.19	not interviewed	\$0.136 \$0.025 \$0.140	net 30 days 10/1/2016
Lincoln Financial Group 6840 Carothers Pkwy., Suite 120 Franklin, TN 37067 Scott C. Warren, Senior Account Executive 615/435-0087 Scott.Warren@lfg.com		Yes	No	98.38	90.25	\$0.110 \$0.025 \$0.140	net 30 days 8/31/2016
The Municipal Pool (of Minnesota) for Minnesota Life Insurance Company 400 Robert Street North St. Paul, MN 55101 Katherine Degelmann, Sales Representative 651/665-3789 kdegelmann@ochsinc.com		Yes	No (Proposer indicated no exceptions were taken but also indicated a listing of exceptions was enclosed. None were found. Proposer T&Cs provided but not yet reviewed for acceptability.)	89.69	not interviewed	\$0.190 \$0.030 \$0.190	net 30 days 6/20/2016

*Shaded submittal is the submittal scored highest by the interview team

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2016-018 - group life, accidental death and dismemberment, and supplemental life insurance					
Notice to proposers published in the Williamson Herald on:		2/18/16					
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		19 / 8					
Date and time proposal due and publicly opened:		3/22/16, 2:00 PM					
Present at opening of proposals:		Jake Davis of Cowan Benefits; Sara E. Sylvis and Shirley Harmon Gower of the City of Franklin HR Department; and Dee Settle and Brian Wilcox of the City of Franklin Purchasing Office					
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/24/16					
Proposals received from:	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total quoted pricing for Basic Life/Basic AD&D/ Supplemental Life (expressed per \$1,000 of benefit):	Payment terms:	Proposal is valid and may be accepted through:
Symetra Life Insurance Company 1699 King Street Enfield, CT 06082 Donald F. Canfield, AVP, Director of Life & Disability Underwriting 860/746-7701 don.canfield@symetra.com	No (missing detailed responses to the RFP questions, references and Tennessee license)	Yes (Proposer requests changes to: CoF Std T's&C's 11, 21, 15; Indemnification Agreement; deviations noted)	86.44	not interviewed	\$0.130 \$0.025 \$0.130	net 30 days	5/31/2016
The Prudential Insurance Company of America 80 Livingston Avenue (Ros 3) Roseland, NJ 07068 Kevin Murphy 401 Commerce Street Suite 1220, FL 12 Nashville, TN 37219	No (CoF Std T's & C's with vendor's contact information inserted not included pending negotiations if selected)	Yes (Proposer requests changes to: CoF Std T's&C's 1, 2, 5, 6, 11, 12, 14, 15, 17, 18; Procurement Agreement 1, 7, 10, 11; deviations noted)	93.03	not interviewed	\$0.220 \$0.025 \$0.220	net 30 days	90 days from release, 6/15/2016
Unum Nashville Sales & Service Office 2555 Meridian Blvd. Suite 150 Franklin, TN 37067 Mike Federle / Account Executive 615/238-9812 MFederle@unum.com	Yes	Proposer indicated no exceptions taken but proposer requests changes to: RFP: 11.h, k, q, 12.1; CoF Std T's&C's 1, 3, 5, 11, 12, 14, 15, 17. Proposer-provided information on CoF Std T's&C's was incomplete.	92.84	not interviewed	\$0.200 \$0.050 \$0.200	net 30 days	6/30/2016

*Shaded submittal is the submittal scored highest by the interview team

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2016-019 - long-term disability insurance						
Notice to proposers published in the Williamson Herald on:		2/18/16						
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		19 / 8						
Date and time proposal due and publicly opened:		3/22/16, 2:00 PM						
Present at opening of proposals:		Jake Davis of Cowan Benefits; Sara E. Sylvis and Shirley Harmon Gower of the City of Franklin HR Department; and Dee Settle and Brian Wilcox of the City of Franklin Purchasing Office						
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/24/16						
Proposals received from:	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total quoted pricing (expressed per \$100 of payroll):	Payment terms:	Proposal is valid and may be accepted through:	
Aetna Life Insurance Company	No (CoF Std T's & C's with vendor's contact information inserted not included pending negotiations if selected)	Yes (Proposer requested changes to: RFP 11. h, l, m, q, 12.6; CoF Std T's&C's 1, 6, 9, 11, 12, 17, 18; Procurement Agreement 7, 8, 11; Indemnification Agreement; deviations noted)	96.41	95.41	\$0.340	net 30 days	not indicated	
151 Farmington Avenue Hartford, CT 06156 Julie Currin, Senior Account Manager 704/221-5530 CurrinJ@aetna.com								
Dearborn National Life Insurance Company	Yes	Yes (Proposer requests changes to: RFP 11.h, 11.m and 12.6 Insurance Requirements; CoF Std T's&C's 1, 11, 12, 15; Indemnification Agreement 3; deviations noted)	94.39	not interviewed	\$0.372	net 30 days	10/1/2016	
1020 31st Street Downers Grove, IL 60515 Tyler Cummins, Sales Executive 615-438-4967 Tyler_Cummins@dearbornnational.com								
Hartford Life and Accident Insurance Co.	Yes	Yes (Proposer requests changes to: CoF Std T's&C's 1, 11, 12, 15 and 16; RFP 11.f, h, l, 12.5; Indemnification Agreement 3; deviations LTD)	97.97	not interviewed	\$0.290	net 30 days	5/17/2016	
One Hartford Plaza Hartford, CT 06155 Julie Luttrell, Reginal Account Executive 615-778-2543 julie.luttrell@thehartford.com								
Lincoln Financial Group	Yes	No	99.00	90.25	\$0.270	net 30 days	8/31/2016	
6840 Carothers Pkwy., Suite 120 Franklin, TN 37067 Scott C. Warren, Senior Account Executive 615/435-0087 Scott.Warren@lfg.com								
The Municipal Pool (of Minnesota) for	Yes	No (Proposer indicated no exceptions. Proposer T's&C's provided but not yet reviewed for acceptability.)	91.70	not interviewed	\$0.319	net 30 days	6/22/2016	
Madison National Life 250 South Executive Dr. Brookfield, WI 53005 Casey Kobylinski, Sales Assistant ckobylinski@nisbenefits.com 262/780-1207								

*Shaded submittal is the submittal scored highest by the interview team

City of Franklin, Tennessee
Tabulation of Submittals*

Purchasing Office Solicitation No.:		2016-019 - long-term disability insurance					
Notice to proposers published in the Williamson Herald on:		2/18/16					
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:		19 / 8					
Date and time proposal due and publicly opened:		3/22/16, 2:00 PM					
Present at opening of proposals:		Jake Davis of Cowan Benefits; Sara E. Sylvis and Shirley Harmon Gower of the City of Franklin HR Department; and Dee Settle and Brian Wilcox of the City of Franklin Purchasing Office					
Target meeting of BOMA at which recommendation is scheduled to be considered:		5/24/16					
Proposals received from:	Does the proposal include all required documents?	Does the proposal take any exceptions to the City's procurement solicitation?	Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Average points allocated by interview panel (out of a possible 100, utilizing evaluation criteria as listed in RFP):	Total quoted pricing (expressed per \$100 of payroll):	Payment terms:	Proposal is valid and may be accepted through:
Symetra Life Insurance Company 1699 King Street Enfield, CT 06082 Donald F. Canfield, AVP, Director of Life & Disability Underwriting 860/746-7701 don.canfield@symetra.com	No (missing detailed responses to the RFP questions, references and Tennessee license)	Yes (Proposer requests changes to: CoF Std T's&C's 11, 21, 15; Indemnification Agreement; deviations noted)	86.86	not interviewed	\$0.282	net 30 days	5/31/2016
The Prudential Insurance Company of America 80 Livingston Avenue (Ros 3) Roseland, NJ 07068 Kevin Murphy 401 Commerce Street Suite 1220, FL 12 Nashville, TN 37219	No (CoF Std T's & C's with vendor's contact information inserted not included pending negotiations if selected)	Yes (Proposer requests changes to: CoF Std T's&C's 1, 2, 5, 6, 11, 12, 14, 15, 17, 18; Procurement Agreement 1, 7, 10, 11; deviations noted)	92.94	not interviewed	\$0.480	net 30 days	90 days from release, 6/15/2016
Unum Nashville Sales & Service Office 2555 Meridian Blvd., Suite 150 Franklin, TN 37067 Mike Federle / Account Executive 615/238-9812 MFederle@unum.com	Yes	Proposer indicated no exceptions taken but proposer requests changes to: RFP: 11.h, k, q, 12.1; CoF Std T's&C's 1, 3, 5, 11, 12, 14, 15, 17. Proposer-provided information on CoF Std T's&C's was incomplete.	94.13	not interviewed	\$0.400	net 30 days	6/30/2016

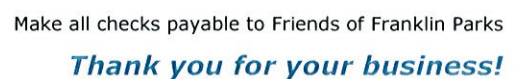
*Shaded submittal is the submittal scored highest by the interview team

Friends of Franklin Parks
198 East Main Street, Suite 4
Franklin, Tennessee 37065
(615) 794-0998

City of Franklin
Parks Department
Attn: Lisa Clayton
PO Box 305
Franklin, Tennessee 37065
(615) 794-2103

Harlinsdale Final Billing to COF

Remittance	
Statement #	100
Date	March 17, 2016
Amount Due	\$86,703
Amount Enclosed	



PROPOSAL

M. A. Y. Construction Company, Inc.
P.O. Box 1025
Franklin, TN 37065
Office/Fax: 615.791.9877

PROPOSAL NO. **002949**
SHEET NO.
DATE **10-9-15**

PROPOSAL SUBMITTED TO: **Kevin**

WORK TO BE PERFORMED AT:

NAME
CITY OF Franklin - Parks Dept
ADDRESS
705 Boyd Mill Ave
Franklin, TN. 37064
PHONE NO.
615-794-2103

ADDRESS
HARLINSDALE FARMS
CONCRETE WORK.
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- (1) **Dirt Removal & haul off AS NEEDED Per Depth.**
- (2) **STONE - Place Approx 4" of Stone for Base. $\frac{3}{4}$**
- (3) **BOLLARDS - Place 12 Bollards @ Designated Areas. Dig Additional 2' in Depth & 2' x 2' Footing. Pour Concrete Around Bollards & inside BOLLARD for Extra Strength. Schedule 40 Steel BOLLARD.**
- (4) **Place 1 pipe, guardrail etc from Bank to Fence AS Discussed.**
- (5) **CONCRETE - Pour Approx 2,320 sq. Ft. of 4000 PSI @ 8" in Depth with Fiber Mesh.**
- (6) **Rebar - Place NO 4 on 5 BAR on 1' center throughout.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **THIRTY NINE thousand, Eight Hundred AND Eighty** Dollars (\$ **39,880.00**) with payments to be made as follows. **upon Completion & Approval**

Respectfully submitted

Per **M.A.Y. Const. Co. Inc.**

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Note — This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____

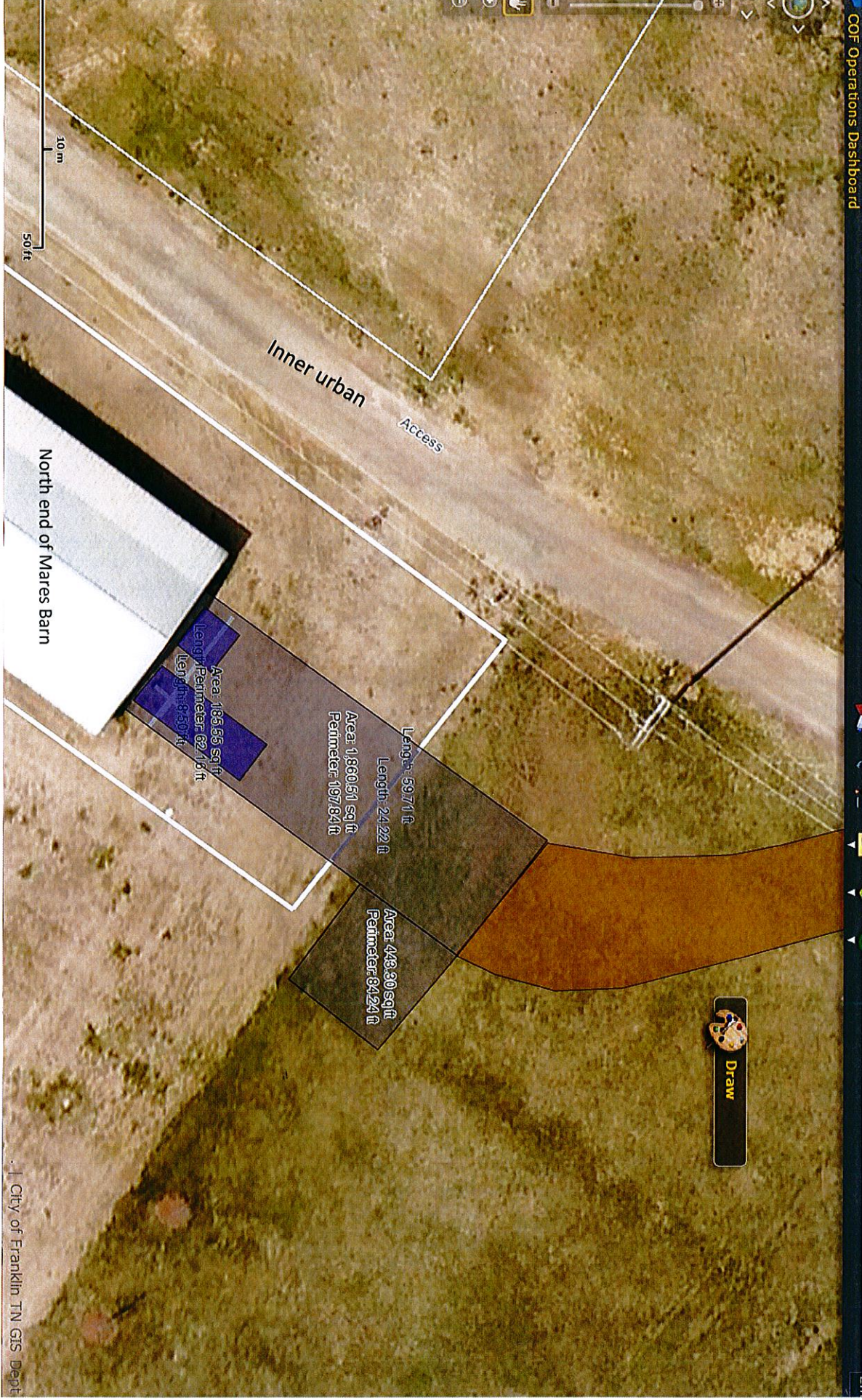
Date: _____

Signature: _____

PROPOSAL

Trash collection/recycle and manure containment center

COF Operations Dashboard



Tan is west to mix

Grey is concrete

Blue is dumpsters

Plan
Under Roof Square Footage

Ticketing Barn
1,020.00

Plan Cost Analysis		Current Quarter			var.	pct.change	sqft.
Account	Name	budget	rev.budget				
143-0020	Design/Plan Serv				-	#DIV/0!	0.00
143-0025	Interior Design				-	#DIV/0!	0.00
143-0040	Closing Cost				-	#DIV/0!	0.00
143-0041	Loan Fees				-	#DIV/0!	0.00
143-0042	Title Fees				-	#DIV/0!	0.00
143-0043	Record&Transfer				-	#DIV/0!	0.00
143-0160	Warranty Fees				-	#DIV/0!	0.00
143-0170	HBA Assess.				-	#DIV/0!	0.00
143-0200	Loan Interest				-	#DIV/0!	0.00
143-0252	No Start				-	#DIV/0!	0.00
143-0254	Development Tax				-	#DIV/0!	0.00
143-0255	Impact Fee				-	#DIV/0!	0.00
143-0260	Building Permit	1,614.00	-		1,614.00	100.00%	1.58
143-0265	Gas Tap Fee				-	#DIV/0!	0.00
143-0270	Water Tap Fee	1,500.00	-		1,500.00	100.00%	1.47
143-0280	Sewer Tap Fee				-	#DIV/0!	0.00
143-0281	HOA Fee				-	#DIV/0!	0.00
143-0305	Reproduction Plans	325.00	325.00		-	0.00%	0.32
143-0410	Temp Electric	577.00	577.00		-	0.00%	0.57
143-0420	Temp Water	115.00	115.00		-	0.00%	0.11
143-0430	Gas Connect Fee				-	#DIV/0!	0.00
143-0440	Electric Connect	275.00	275.00		-	0.00%	0.27
143-0600	Temp.Toilet	340.00	340.00		-	0.00%	0.33
143-0701	RE Taxes				-	#DIV/0!	0.00
143-0703	Appraisal Fees				-	#DIV/0!	0.00
143-0800	Builders Risk	485.00	485.00		-	0.00%	0.48
143-1053	Surveys	1,400.00	-		1,400.00	100.00%	1.37
143-1163	Clear/Site Prep	1,200.00	-		1,200.00	100.00%	1.18
143-1173	Rough Grade	800.00	-		800.00	100.00%	0.78
143-1183	Erosion	821.50	-		821.50	100.00%	0.81
143-1301	Labor Footings				-	#DIV/0!	0.00
143-1302	Materials Footings				-	#DIV/0!	0.00
143-1401	Labor Foundation				-	#DIV/0!	0.00
143-1402	Materials Foundation				-	#DIV/0!	0.00
143-1501	Labor Waterproofing				-	#DIV/0!	0.00
143-1502	Materials Waterproof				-	#DIV/0!	0.00
143-1553	Back Fill				-	#DIV/0!	0.00
143-1653	Termite	140.00	140.00		-	0.00%	0.14
143-1701	Labor - Slab	11,068.72	25,736.08		(14,667.36)	-132.51%	10.85
143-1702	Materials Slab				-	#DIV/0!	0.00
143-2101	Frame Labor	13,770.00	13,770.00		-	0.00%	13.50
143-2102	Frame Mat.	26,094.90	37,616.25		(11,521.35)	-44.15%	25.58
143-2402	Windows	-	7,896.97		(7,896.97)	#DIV/0!	0.00
143-2441	Weatherstrip				-	0.00	0.00
143-2442	Ext.Doors	1,092.77	10,136.81		(9,044.04)	-827.63%	1.07
143-2563	Metal Roofing	12,598.77	16,279.19		(3,680.42)		12.35
143-2571	Roof Materials				-	#DIV/0!	0.00
143-2571	Roof Labor				-	#DIV/0!	0.00
143-2582	Flashing/Louvers	3,396.05	3,396.05		(0.00)	0.00%	3.33
143-2610	Shutters		1,786.00		(1,786.00)	#DIV/0!	0.00
143-2651	Brick Labor				-	#DIV/0!	0.00
143-2652	Brick Materials				-	#DIV/0!	0.00
143-2653	Sand				-	#DIV/0!	0.00
143-2702	Stone Materials				-	#DIV/0!	0.00
143-2753	Stucco				-	#DIV/0!	0.00
143-2803	Clean Brick				-	#DIV/0!	0.00
143-2853	Garage Doors				-	#DIV/0!	0.00
143-3053	Plumbing	7,975.00	17,500.00		(9,525.00)	-119.44%	7.82
143-3103	HVAC	5,925.00	7,500.00		(1,575.00)	0.00%	5.81
143-3152	Electric. Materials				-	0.00%	0.00
143-3153	Electric	6,862.50	14,431.25		(7,568.75)	-110.29%	6.73
143-3353	Security	1,332.00	-		1,332.00	100.00%	1.31
143-3453	Fireplace				-	#DIV/0!	0.00
143-3552	Sewer/Water Mat.	407.63	1,019.08		(611.45)	-150.00%	0.40
143-3553	Sewer/Water Install	1,586.00	1,586.00		-	0.00%	1.55
143-3561	Labor - Grinder Pump				-	#DIV/0!	0.00
143-3562	Mat - Grinder Pump				-	#DIV/0!	0.00
143-4103	Insulation	3,138.50	3,206.96		(68.46)	-2.18%	3.08
143-4201	Drywall Labor	2,812.00	3,515.00		(703.00)	-25.00%	2.76
143-4202	Drywall Materials	2,183.05	2,183.05		-	0.00%	2.14
143-4573	Cabinets & Tops	1,190.40	5,420.00		(4,229.60)	-355.31%	1.17
143-4643	Counter tops				-	#DIV/0!	0.00
143-4701	Int.Trim Labor	2,105.00	3,683.75		(1,578.75)	-75.00%	2.06
143-4702	Int.Trim Materials	1,796.96	5,317.73		(3,520.77)	-195.93%	1.76
143-4711	Mantles				-	#DIV/0!	0.00
143-4712	Specialty Trim				-	0.00	0.00
143-4713	Built Ins & Vanities				-	0.00	0.00
143-4722	Stair Parts				-	#DIV/0!	0.00
143-5172	Light Fixtures	1,091.33	3,843.29		(2,751.96)	-252.17%	1.07
143-5603	Paint	6,934.14	12,828.16		(5,894.02)	-85.00%	6.80
143-6052	Acrylic Tub Divrd				-	#DIV/0!	0.00
143-6053	Ceramic Tile	5,155.00	-		5,155.00	100.00%	5.05
143-6083	Cultured Marble	628.80	-		628.80	100.00%	0.62
143-6103	Hardwood				-	#DIV/0!	0.00
143-6203	Carpet				-	#DIV/0!	0.00
143-6303	Vinyl Flooring				-	#DIV/0!	0.00
143-6551	Labor Appliances				-	#DIV/0!	0.00
143-6552	Appliances	334.50	334.50		-	0.00%	0.33
143-6603	Bath Hardware	214.13	214.13		(0.00)	0.00%	0.21
143-6652	Hardware	825.00	825.00		-	0.00%	0.81
143-6703	Mirrors & Shower				-	-128.92%	3.80
143-6720	Specialty Bath	3,876.59	8,874.23		(4,997.64)	#DIV/0!	0.00
143-5230	Shelving				-	#DIV/0!	0.00
143-7401	Labor Flatwork				-	#DIV/0!	0.00
143-7402	Materials Flatwork				-	#DIV/0!	0.00
143-7403	Pavers & Curb				-	#DIV/0!	0.00
143-8203	Gutters				-	#DIV/0!	0.00
143-8251	Finish Grade	600.00	-		600.00	100.00%	0.59
143-8403	Landscape				-	#DIV/0!	0.00
143-8423	Irrigation				-	#DIV/0!	0.00
143-8453	Sod				-	#DIV/0!	0.00
143-8653	Pool				-	#DIV/0!	0.00
143-8870	Sub Iron Fence				-	#DIV/0!	0.00
143-8902	Address Marker	281.39	-		281.39	100.00%	0.28
143-8903	Signage				-	#DIV/0!	0.00
143-8950	Mailbox	425.00	-		425.00	100.00%	0.42
143-9013	Final Wash	300.00	300.00		-	0.00%	0.29
143-9021	Labor-Ext. Clean Up	2,960.00	2,960.00		-	0.00%	2.90
143-9031	Interior Clean	826.97	826.97		-	0.00%	0.81
143-9052	Materials Punch List	250.00	1,275.00		(1,025.00)	-410.00%	0.25
143-9053	Punch List	300.00	1,387.00		(1,087.00)	-362.33%	0.29
144-0211	Building Fee	30,000.00	32,685.82		(2,685.82)	-8.95%	29.41
Total Direct Cost		169,930.59	250,591.27		(80,660.68)	-47.47%	166.60
Percentage Change		(0.47)					

Notes

Review structural details

Add to go to pressure treated for FEMA

Bid mistake on Riverbirch from original - pricing is being revised

Increase due to metal doors, frames, hardware and fire rating - COF requirements
Estimate was 5V - now going to Standing Seam

Bid mistake on Riverbirch from original - pricing is being revised

Includes tankless hot water heater, pump and recirculating line - COF requirements
Originally bid for venting only

Add for equipment load not previously considered

Originally budgeted as plywood counters and cabinets, now being done in laminate

Increased scope and detail for plan compliance
Increased scope and detail for plan compliance

Original was only allowance - will look at VE and repricing
Original was builder grade flat paint - add is request for COF maintenance

ADA & misc material increases

Increased allowance
Increased allowance
Slight increase due to cost increases

CITY OF FRANKLIN
WATER and WASTEWATER SCHEDULE OF FEES
Effective January 1, 2012 (Ordinance 2011-29)

(615) 794-4572
 109 3rd Avenue South
 Franklin, TN

Effective January 1, 2012 (Ordinance 2011-29)														
Meter Size	WATER				IRRIGATION			RECLAIMED		SEWER and METERED SEWER				
	ACCESS FEE	CONNECTION (TAP FEE)			Irrigation Meter (Plus Install)	CONNECTION (TAP FEE)		CONNECTION (TAP FEE)		ACCESS FEE	EFFLUENT DISPOSAL FEE	CONNECTION (TAP FEE)		
		SDF	Installation of meter & box			Installation of meter & box	Installation of meter & box	SDF	Installation Fee					
System Development Fee	Tap Already Made	Tap Not Made	Tap Already Made	Tap Not Made	Connection Fee	Installation	System Development Fee	Tap Already Made	Tap Not Made					
3/4"	\$1,186.00	\$903.00	\$315.00	\$756.00	\$3,150.00	\$315.00	\$756.00	\$500.00	\$720.00	\$2,100.00	\$450.00	\$1,444.00	\$263.00	\$1,240.00
1"	\$4,746.00	\$3,612.00	\$374.00	\$897.00	\$4,725.00	\$374.00	\$897.00	\$500.00	\$853.50	\$8,400.00	\$1,800.00	\$5,775.00	\$263.00	\$1,240.00
1.5"	\$11,390.00	\$8,619.00	\$656.00	\$1,444.00	\$6,300.00	\$656.00	\$1,444.00	\$500.00	\$1,375.00	\$20,160.00	\$4,320.00	\$13,860.00	\$263.00	\$1,240.00
2"	\$15,187.00	\$11,558.00	\$1,362.00	\$2,223.00	\$7,875.00	\$1,362.00	\$2,223.00	\$500.00	\$2,116.50	\$26,880.00	\$5,760.00	\$18,480.00	\$263.00	\$1,240.00
3"	\$33,222.00	\$25,284.00	\$1,581.00	\$3,654.00	\$9,450.00	\$1,581.00	\$3,654.00	\$500.00	\$3,480.00	\$58,800.00	\$12,600.00	\$40,425.00	\$263.00	\$1,240.00
4"	\$47,460.00	\$36,120.00	\$2,668.00	\$5,492.00	\$11,025.00	\$2,668.00	\$5,492.00	\$500.00	\$5,230.00	\$84,000.00	\$18,000.00	\$57,750.00	\$263.00	\$1,240.00
6"	\$113,904.00	\$86,688.00	\$4,723.00	\$7,387.00	\$12,600.00	\$4,723.00	\$7,387.00	\$500.00	\$7,035.00	\$201,600.00	\$43,200.00	\$138,600.00	\$263.00	\$1,240.00
8"	\$142,380.00	\$108,360.00	\$10,293.00	\$14,110.00	\$14,175.00	\$10,293.00	\$14,110.00	\$500.00	\$13,438.00	\$252,000.00	\$54,000.00	\$173,250.00	\$263.00	\$1,240.00

FOR GUIDELINE USAGE ONLY; SHOULD THERE BE DIFFERENCES WITH THE MUNICIPAL CODE, THEN TITLE 22 CHAPTER 18 SHALL PREVAIL

Hi-flow/low flow will be the next meter size up for pricing purposes - Ex: 2 inch domestic meter and 8 inch fire line, the price will be for a 3" meter plus the \$500.00 per inch for the fire line.

All fees must be paid at REVENUE MANAGEMENT prior to construction of water and/or sewer facilities or issuance of a building permit, depending on the type of development.

Residential Development - Access fees, inspection fees and plan review fees shall be paid prior to the issuance of a construction permit for the installation of water and/or sewer facilities. System development fees and installation fees shall be paid prior to issuance of a building permit.

Commercial Development - Inspection fees and plan review fees shall be paid prior to the issuance of a construction permit for the installation of water and/or sewer facilities. System development fees, access fees, installation fees and any other applicable fees shall be paid prior to issuance of a building permit.

PLAN REVIEW FEE - These are paid when plans are submitted and is \$300 each for water (irrigation included in water if at availability requested at same time as water), sewer & reclaimed water.

INSPECTION FEE(s) - These apply for water, irrigation & reclaimed (\$1.25/ft, \$1,000 min) and sewer (\$2.00/ft-gravity; \$1.50/ft-force w/\$1,000 min); these are paid for new construction.

INITIAL SERVICE FEE (18-103) - There is a \$25.00 fee when tap fees are paid for new construction for each account or delivery point (parcel, lot, meter).

APPLICATION FEE (18-103) - There is a \$50.00 fee when establishing service for each account or delivery point (parcel, lot, meter). This fee does not apply when water is provided by the city.

ACCESS FEE - A charge for the privilege of connecting to the water or sewer system and is in addition to the SDF. Funds are used to provide additional funds for additions, replacements & repairs. Calculated at \$1,186 per SFU for WATER and \$2,100 per SFU for SANITARY SEWER.

CONNECTION FEE - These are typically paid by the builder prior to issuance of the building permit and include the costs associated with lot connections.

SYSTEM DEVELOPMENT FEE - A fee to be paid by any person or entity making a connection to the water or sewer system of the COF, which charge is made for the purpose of enabling the city to maintain the system.

INSTALLATION FEE - A charge to be paid the COF for the purpose of reimbursing the city for its expenses, including labor & materials, for installing a service line from the main (water, sewer, or reclaimed water).

EFFLUENT DISPOSAL FEE (EDA) - The effluent disposal assessment (EDA) fee is for the disposal of treated wastewater to repair, replace and expand its reclaimed water facilities, as needed. The EDA is based on the size of the water or reclaimed meter needed to serve each customer. The EDA fee will be paid by all new water, reclaimed and sewer customers and shall be included in the meter fee.

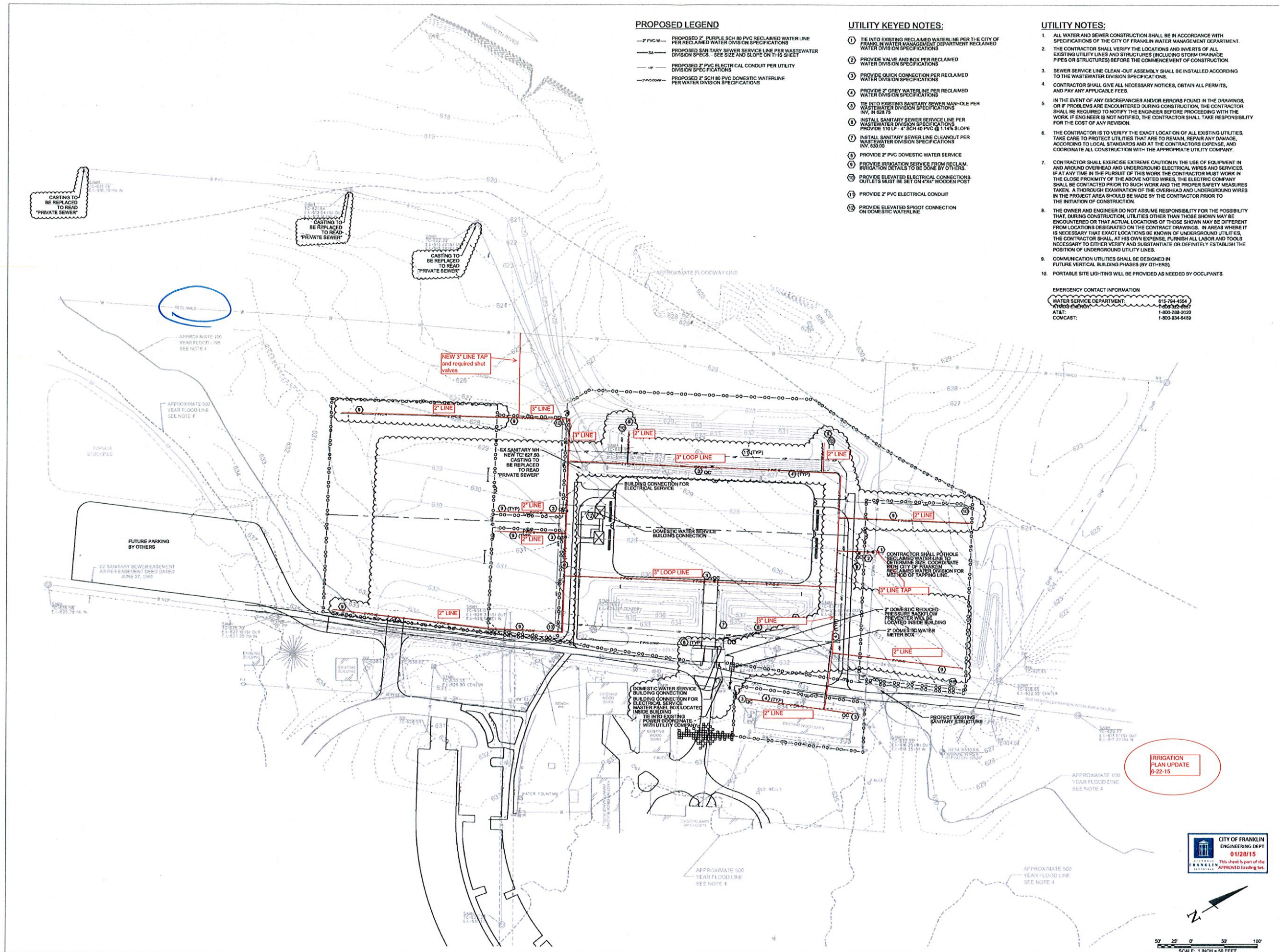
Fire SDF - Fee

FIRE LINE FEE - \$500 per inch of diameter for connection of private fire hydrants and sprinkler system lines to the City's lines.

TEMPORARY FIRE HYDRANT - There is a \$1,000 deposit and a \$500 setup fee; monthly service fees apply for consumption.

TEMPORARY/SEASONAL SERVICE - There is a \$25.00 disconnect fee and a \$25 reconnection fee; minimum service fees apply.

Harlinsdale
 Concession / Restroom
 Facility: \$24,995.00/
 (1") one inch meter.



PROPOSED LEGEND

- 2" PVC W - PROPOSED 2" PURP E SCH 80 PVC RECLAIMED WATER LINE PER RECLAIMED WATER DIVISION SPECIFICATIONS
- SA - PROPOSED SANITARY SEWER SERVICE LINE PER WASTEWATER DIVISION SPECS - SEE SIZE AND SLOPE ON THIS SHEET
- 10" - PROPOSED 10" PVC ELECTRICAL CONDUIT PER UTILITY DIVISION SPECIFICATIONS
- 2" PVC DOMESTIC - PROPOSED 2" SCH 90 PVC DOMESTIC WATERLINE PER WATER DIVISION SPECIFICATIONS

UTILITY KEYED NOTES:

1. TIE INTO EXISTING RECLAIMED WATERLINE PER THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT RECLAIMED WATER DIVISION SPECIFICATIONS
2. PROVIDE VALVE AND BOX PER RECLAIMED WATER DIVISION SPECIFICATIONS
3. PROVIDE QUICK CONNECTION PER RECLAIMED WATER DIVISION SPECIFICATIONS
4. PROVIDE 2" GREY WATERLINE PER RECLAIMED WATER DIVISION SPECIFICATIONS
5. TIE INTO EXISTING SANITARY SEWER MAN-HOLE PER WASTEWATER DIVISION SPECIFICATIONS
6. INSTALL SANITARY SEWER SERVICE LINE PER WASTEWATER DIVISION SPECIFICATIONS PROVIDE 110 LF 4" SCH 40 PVC @ 1.14% SLOPE
7. INSTALL SANITARY SEWER LINE CLEANOUT PER WASTEWATER DIVISION SPECIFICATIONS INV. 630.00
8. PROVIDE 2" PVC DOMESTIC WATER SERVICE
9. PROVIDE IRRIGATION SERVICE FROM RECLAIM. IRRIGATION DETAILS TO BE DONE BY OTHERS.
10. PROVIDE ELEVATED ELECTRICAL CONNECTIONS. OUTLETS MUST BE SET ON 4"x4" WOODEN POST
11. PROVIDE 2" PVC ELECTRICAL CONDUIT
12. PROVIDE ELEVATED SPIGOT CONNECTION ON DOMESTIC WATERLINE

UTILITY NOTES:

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND INVERTS OF ALL EXISTING UTILITY LINES AND STRUCTURES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE THE COMMENCEMENT OF CONSTRUCTION.
3. SEWER SERVICE LINE CLEAN-OUT ASSEMBLY SHALL BE INSTALLED ACCORDING TO THE WASTEWATER DIVISION SPECIFICATIONS.
4. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ANY APPLICABLE FEES.
5. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
6. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE, ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTORS EXPENSE, AND COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
7. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
8. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
9. COMMUNICATION UTILITIES SHALL BE DESIGNED IN FUTURE VERTICAL BUILDING PHASES BY OTHERS.
10. PORTABLE SITE LIGHTING WILL BE PROVIDED AS NEEDED BY OCCUPANTS.

EMERGENCY CONTACT INFORMATION
WATER SERVICE DEPARTMENT 615-794-4554
AT&T 1-800-288-2827
COMCAST 1-800-834-6489

KISERVOGRINDESIGN
5005 Meridian Blvd. Ste 100
Franklin, TN 37067
615.620.7171

BWSC HISTORICAL CONCEPTS
SOUTHERN LIFESTYLE PLANNING

HARLINSDALE FARM SITE PLAN
MULTI-PURPOSE EQUESTRIAN CENTER
FRIENDS OF FRANKLIN PARKS, WILLIAMSON COUNTY, TENNESSEE
SITE UTILITY PLAN

DATE: 04/28/2014
DESIGNED BY: JAW
CHECKED BY: RBH
C.D. BY: CDF
PROJECT # 1502.00
SHEET NUMBER
C3.01

CON PROJECT # 4596
KEYWORDS: 12.14 PER CITY COMMENTS
KEYWORDS: 02.21.14 PER CITY COMMENTS

CITY OF FRANKLIN
ENGINEERING DEPT
01/28/15
This sheet is part of the
APPROVED Grading Set.

DATE: 04/28/2014
DESIGNED BY: JAW
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C.D. BY: CDF
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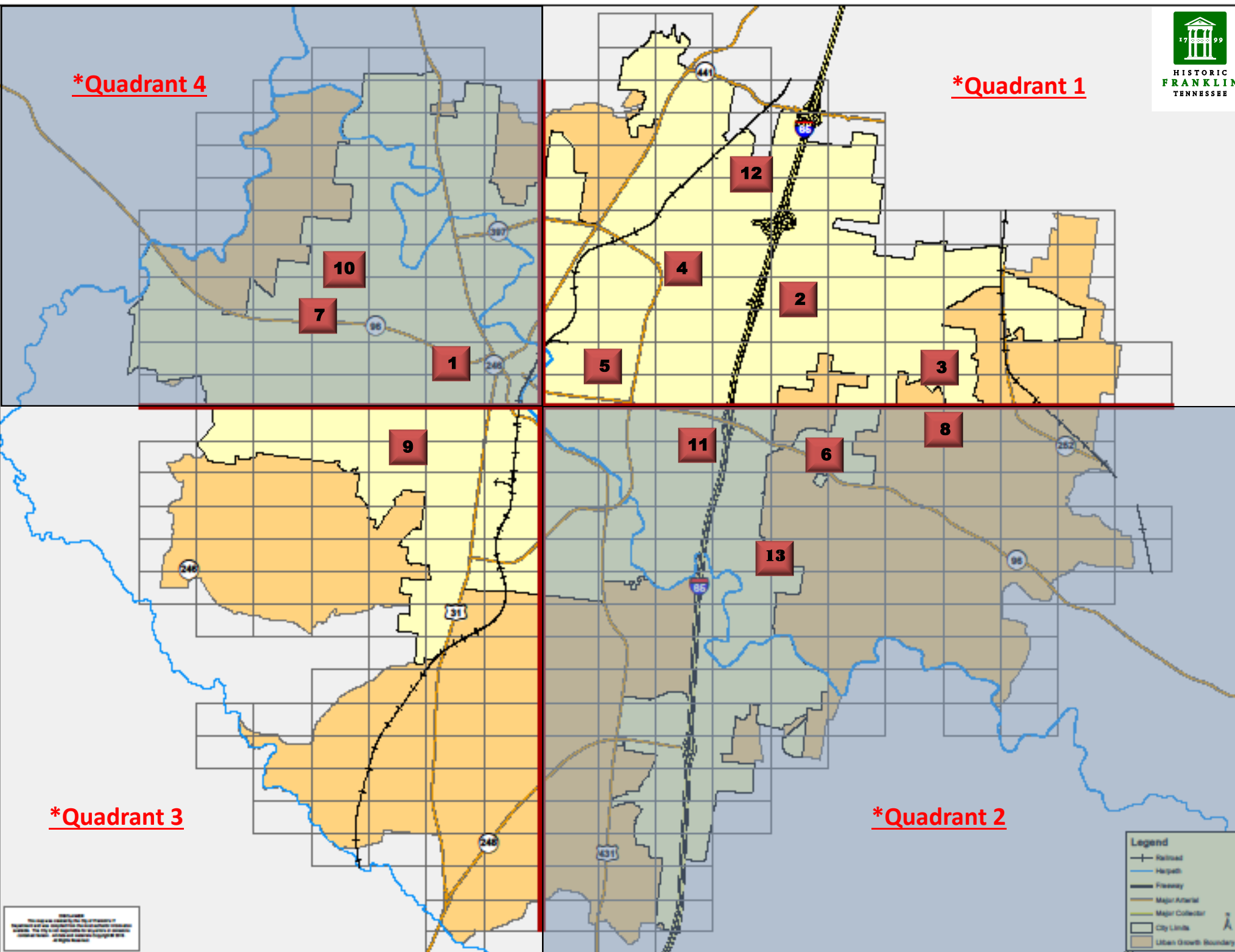
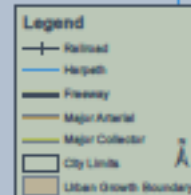
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*Quadrant 4

*Quadrant 1

*Quadrant 3

*Quadrant 2



TOTAL PARKLAND DEDICATION OBLIGATION PER DWELLING UNIT

SCENARIO I - Total Acres of Parks LESS Historic

INCLUDES Special Use, and On-Road Multi-Purpose Pathways/Greenways, and Private Association Pools

Land Dedication Portion	\$ 1,313 per Dwelling Unit
Park Development Portion	\$ 5,862 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 7,175 per Dwelling Unit</u>

SCENARIO II - Total Acres of Parks LESS Historic and On-Road Multi-Purpose Pathways/Greenways

INCLUDES Special Use and Private Association Pools

Land Dedication Portion	\$ 1,295 per Dwelling Unit
Park Development Portion	\$ 5,781 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 7,076 per Dwelling Unit</u>

SCENARIO III - Total Acres of Parks LESS Historic, On-Road Multi-Purpose Pathways/Greenways, and The Park at Harlinsdale

INCLUDES All Ball Fields and Private Association Pools

Land Dedication Portion	\$ 920 per Dwelling Unit
Park Development Portion	\$ 4,108 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 5,028 per Dwelling Unit</u>

SCENARIO IV - Total Acres of Parks LESS Historic and Special Use

INCLUDES On-Road Multi-Purpose Pathways/Greenways and Private Association Pools

Land Dedication Portion	\$ 688 per Dwelling Unit
Park Development Portion	\$ 2,984 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 3,672 per Dwelling Unit</u>

SCENARIO V - Total Acres of Parks LESS Historic, Special Use, and On-Road Multi-Purpose Pathways/Greenways

INCLUDES Private Association Pools

Land Dedication Portion	\$ 650 per Dwelling Unit
Park Development Portion	\$ 2,903 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 3,553 per Dwelling Unit</u>

Quadrant 1	Total Acreage	Special Use Acreage /On-Road Multi-purpose Pathways/Greenways Only	Total Acreage Minus Special Use	Category	City or County Owned
Aspen Grove Park	19	0	19	Neighborhood	City
Aspen Grove Park Greenway Outside of Park Property	0.48	0.48	0	Greenway	City
Dry Branch Wetlands	5.9	0	5.9	Preserves	City
Fort Granger	15	0	15	Historic	City
Liberty Park	83.3	14	69.3	Community	City
Pinkerton Park	27.9	0	27.9	Community	City
Ropers Knob	58.7	0	58.7	Historic	City
Carother's Parkway Multi-Purpose Pathway (On-Road)	4.5	4.5	0	Multi-Purpose Pathway (On-Road)	City
Mack Hatcher Parkway Multi-Purpose Pathway (On-Road)	3.9	3.9	0	Multi-Purpose Pathway (On-Road)	City
The Park at the Harlinsdale Farm	81.1	81.1	0	Signature	City
Total Quadrant 1	299.78	103.98	195.8		
LESS Historic Parks	73.7		73.7		
TOTAL LESS Historic Parks	226.08	103.98	122.1		
Quadrant 2	Acreage			Category	City or County Owned
Eastern Flank Battlefield	113.3	0	113.3	Historic	City
Total Quadrant 2	113.3	0	113.3		
LESS Historic Parks	113.3		113.3		
TOTAL LESS Historic Parks	0	0	0		

Quadrant 3	Total Acreage	Special Use Acreage /On-Road Multi-purpose Pathways/Greenways Only	Total Acreage Minus Special Use	Category	City or County Owned
Assault on Cotton Gin Park	0.5	0	0.5	Historic	City
Collins Farm Park	3.2	0	3.2	Historic	City
Eastern Flank Battlefield	1.2	0	1.2	Historic	City
Winstead Hill Park	72.5	0	72.5	Historic	City
Academy Park	7.7	0	7.7	Neighborhood	County Park
Strahl Street Park	0.7	0	0.7	Neighborhood	County Park
Total Quadrant 3	85.8	0	85.8		
LESS Historic Parks	77.4		77.4		
TOTAL LESS Historic Parks	8.4	0	8.4		
Quadrant 4	Acreage			Category	City or County Owned
Bicentennial Park	16.2	0	16.2	Community	City
City Cemetery	1.8	0	1.8	Historic	City
Del Rio Park	1.1	0	1.1	Neighborhood	City
Fieldstone Park	37	14	23	Special Use	City
Jim Warren Park	87	29.6	57.4	Community	City
Pinkerton Park	4	0	4	Community	City
Resthaven Cemetery	4.2	0	4.2	Historic	City
Franklin Recreation/Judge Fulton Greer	33.8	0	33.8	Community	County Owned
Cheek Park	26	12	14	Community	County Owned
Robert A. Ring Soccer Complex	91.6	73.48	18.12	Special Use	County Owned
Carlisle Lane Multi-purpose Pathway	0.66	0.66	0	Multi-Purpose Pathway (On-Road)	City
The Park at Harlinsdale Farm	117.8	117.8	0	Signature	City
Total Quadrant 4	421.16	247.54	173.62		
LESS Historic Parks	6		6		
TOTAL LESS Historic Parks	415.16	247.54	167.62		

GRAND TOTAL of ALL QUANDRANTS	920.04	351.52	568.52	
LESS HISTORIC PARKS	270.4	0	270.4	
GRAND TOTAL LESS HISTORIC PARKS	649.64	351.52	298.12	

City of Franklin Neighborhood Park					BWSC	
Opinion of Probable Construction Costs					BANKS, WASHINGTON, D.C.	
Generic Concept Plan for 5 Acre Park						
April, 2015						
Description	Qty.	Unit	Unit Price	Total		
Site Preparation						
Clearing & Grubbing	2.5	AC	\$1,500.00	\$3,750.00		
Earthwork - Excavation	6,050	CY	\$6.00	\$36,300.00		
Erosion Control	1	AL	\$10,000.00	\$10,000.00		
Subtotal Site Preparation				\$50,050.00		
Pavement						
Standard Duty Asphalt - Entry Drive and 30 Space Parking Lot	1,528	SY	\$17.50	\$26,740.00		
Aggregate	1,528	SY	\$10.50	\$16,044.00		
Pavement Markings	1	AL	\$2,000.00	\$2,000.00		
Concrete Extruded Curb	752	LF	\$8.00	\$6,016.00		
Traffic/Parking Signage	1	LS	\$1,000.00	\$1,000.00		
6" Concrete Sidewalks	400	SF	\$6.00	\$2,400.00		
8" Concrete Sidewalks	6,800	SF	\$6.00	\$39,600.00		
8" Asphalt Trail	1,066	SY	\$24.00	\$25,584.00		
Subtotal Pavement				\$119,384.00		
Water						
4" DIP Domestic Water Pipe	120	LF	\$25.00	\$3,000.00		
Water Meter	1	EA	\$2,000.00	\$2,000.00		
Fire Hydrant Assembly	1	EA	\$6,500.00	\$6,500.00		
Backflow Preventer	2	EA	\$4,000.00	\$8,000.00		
Hot Box	1	AL	\$4,000.00	\$4,000.00		
Subtotal Water				\$23,500.00		
Sanitary Sewer						
6" PVC Sanitary Line	120	LF	\$35.00	\$4,200.00		
4" Dia. Sanitary Manhole	1	EA	\$6,000.00	\$6,000.00		
Cleanout	1	EA	\$50.00	\$50.00		
Subtotal Sanitary Sewer				\$10,250.00		
Storm Water						
18" RCP	200	LF	\$100.00	\$20,000.00		
Catch Basins	2	EA	\$3,000.00	\$6,000.00		
Headwalls	2	EA	\$2,800.00	\$5,600.00		
Subtotal Storm Water				\$31,600.00		
Site Lighting & Electrical						
Parking Lot Lights - Single Head	4	EA	\$5,950.00	\$23,800.00		
Asphalt Walking Trail Lighting at 50' on center	24	EA	\$4,000.00	\$96,000.00		
Area Lighting Single Head	4	EA	\$4,000.00	\$16,000.00		
1" PVC Conduit	2,000	LF	\$15.50	\$31,000.00		
Wire	8,000	LF	\$5.90	\$47,200.00		
Site Electrical Distribution	1	LS	\$10,000.00	\$10,000.00		
Subtotal Site Lighting & Electrical				\$224,000.00		
Buildings/Structures						
30' x 40' Pavilion With Slab	1,200	SF	\$85.00	\$96,000.00		
Restroom attached to Pavilion	300	SF	\$150.00	\$45,000.00		
Subtotal Buildings/Structures				\$141,000.00		
Site Amenities						
Playground With Rubberized Surface	1	LS	\$100,000.00	\$100,000.00		
Playground Seating Shade Cover	1	AL	\$15,000.00	\$15,000.00		
Basketball court	1	AL	\$40,000.00	\$40,000.00		
Benches With Pad	6	EA	\$1,500.00	\$9,000.00		
Trash Receptacles	3	EA	\$1,200.00	\$3,600.00		
Drinking Fountain	1	EA	\$5,000.00	\$5,000.00		
Picnic Tables, Grill, Trash receptacle	4	EA	\$4,000.00	\$16,000.00		
Bike Rack	1	EA	\$1,500.00	\$1,500.00		
Subtotal Site Amenities				\$196,100.00		
Landscaping						
Canopy Trees	40	EA	\$400.00	\$16,000.00		
Ornamental Trees	20	EA	\$250.00	\$5,000.00		
Shrubs	170	EA	\$24.00	\$4,080.00		
Groundcover	100	EA	\$10.00	\$1,000.00		
Seed	3	AC	\$4,800.00	\$12,000.00		
Irrigation	100,000	SF	\$0.50	\$50,000.00		
Subtotal Miscellaneous				\$88,080.00		
Miscellaneous						
Park Sign	1	AL	\$2,500.00	\$2,500.00		
Subtotal Miscellaneous				\$2,500.00		
				Subtotal	\$850,464.00	
				Contractor General Conditions & Mobilization @ 8%	\$68,037.12	
				Subtotal	\$918,501.12	
				10% Contingency	\$137,775.17	
				Subtotal	\$1,056,276.29	
				Survey and Design	\$126,755.15	
				Design and Construction Total	\$1,183,031.44	
Legend						
EA	Each					
LS	Lump Sum					
AL	Allowance					
SF	Square feet					
AC	Acre					

Parkland Dedication Ordinance – Follow-up

Discussion Topics

- Purpose of a Parkland Dedication Ordinance
- Concerns Raised by Aldermen and Staff
- Review the Parkland Obligation Formula
- Next Step...Guidance to Proceed with Drafting Revised Ordinance

Purpose of Parkland Dedication Ordinance

To ensure new development, upon completion, will incorporate and contribute its proportionate share of parkland and recreational type of public amenities and/or, resources needed to maintain the existing level of parkland and recreational type of public amenities currently available to our citizens.

Concerns Raised by Aldermen and Staff

Recommendations

- Determination of Land Value
 - ✓ *\$ 53,000 per acre and updated every five (5) years concurrently with County Assessors reappraisal of property. (This figure will be updated prior to implementation based on current assessment data.)*
- Condition of not being able to use Fees-in-Lieu for Community Parks
 - ✓ *25% of Parkland Obligation (fees-in-lieu) shall be dedicated for the acquisition and improvement of Community Parks, city-wide, except when a developers Parkland Obligation requires a minimum 5 acre Neighborhood Park, a 100% credit is allowed.*
- Portion of Fees-in-Lieu received for the Neighborhood Parks.
 - ✓ *Shall be used to acquire land and improve Neighborhood Parks within the same quadrant where the development that generated the funds occurred.*

Concerns Raised by Aldermen and Staff

Recommendations

- Timing regarding the use (spending) of fees-in-lieu. i.e. 5 years
 - ✓ *Extend to 10 years and provide language that assures an annual report is presented to the Board of Mayor and Aldermen annually.*
- Use of Floodplain as Parkland and Multi-Use Trails (part of the City trail network).
 - ✓ Multi-Use trails located with the floodplain (not floodway) and that are part of the City trail network would be allowed up to a 75% credit.
 - ✓ Improved parks located in the floodplain would be eligible for a credit up to 50%.
 - ✓ The value of land located within the floodplain will be determined and calculated separately.)
- Credit for Parkland and Multi-Use Trails that are owned and maintained by Homeowners Associations, available to the general public, and not located within the Floodplain.
 - ✓ Allow up to a 75% credit of the total Parkland Obligation. Improved Parkland equal to or greater than five (5) contiguous acres may be owned and maintained by the City.

Concerns Raised by Aldermen and Staff

Recommendations

- Credit for “private recreational amenities” that serve the residents of the neighborhood that are owned and maintained by the Homeowners Association.
 - ✓ Allow up to a 50% credit of the total Parkland Obligation when an approved “private recreational amenity” is provided.
 - Example of a “private recreational amenity” - Swimming Pool. The maximum credit for the value(size) of land and improvements for a private swimming pool will be pre-determined.
- Consideration and establishment of Park Land Bank.
 - ✓ Staff Recommendation: Provide a provision, on a case by case basis, for the Board of Mayor and Alderman to enter into a Park Land Bank agreement with developers and/or private property owners for the purpose of receiving property for future Community and Neighborhood Parks.

Quadrant 1	Total Acreage	Special Use Acreage /On-Road Multi- purpose Pathways/Greenways Only	Total Acreage Minus Special Use	Category	City or County Owned
Aspen Grove Park	19	0	19	Neighborhood	City
Aspen Grove Park Greenway Outside of Park Property	0.48	0.48	0	Greenway	City
Dry Branch Wetlands	5.9	0	5.9	Preserves	City
Fort Granger	15	0	15	Historic	City
Liberty Park	83.3	14	69.3	Community	City
Pinkerton Park	27.9	0	27.9	Community	City
Ropers Knob	58.7	0	58.7	Historic	City
Carother's Parkway Multi-Purpose Pathway (On-Road)	4.5	4.5	0	Multi-Purpose Pathway (On- Road)	City
Mack Hatcher Parkway Multi-Purpose Pathway (On-Road)	3.9	3.9	0	Multi-Purpose Pathway (On- Road)	City
The Park at the Harlinsdale Farm	81.1	81.1	0	Signature	City
Total Quadrant 1	299.78	103.98	195.8		
LESS Historic Parks	73.7		73.7		
TOTAL LESS Historic Parks	226.08	103.98	122.1		
Quadrant 2	Acreage			Category	City or County Owned
Eastern Flank Battlefield	113.3	0	113.3	Historic	City
Total Quadrant 2	113.3	0	113.3		
LESS Historic Parks	113.3		113.3		
TOTAL LESS Historic Parks	0	0	0		

Quadrant 3	Total Acreage	Special Use Acreage /On-Road Multi- purpose Pathways/Greenways Only	Total Acreage Minus Special Use	Category	City or County Owned
Assault on Cotton Gin Park	0.5	0	0.5	Historic	City
Collins Farm Park	3.2	0	3.2	Historic	City
Eastern Flank Battlefield	1.2	0	1.2	Historic	City
Winstead Hill Park	72.5	0	72.5	Historic	City
Academy Park	7.7	0	7.7	Neighborhood	County Park
Strahl Street Park	0.7	0	0.7	Neighborhood	County Park
Total Quadrant 3	85.8	0	85.8		
LESS Historic Parks	77.4		77.4		
TOTAL LESS Historic Parks	8.4	0	8.4		
Quadrant 4	Acreage			Category	City or County Owned
Bicentennial Park	16.2	0	16.2	Community	City
City Cemetery	1.8	0	1.8	Historic	City
Del Rio Park	1.1	0	1.1	Neighborhood	City
Fieldstone Park	37	14	23	Special Use	City
Jim Warren Park	87	29.6	57.4	Community	City
Pinkerton Park	4	0	4	Community	City
Resthaven Cemetery	4.2	0	4.2	Historic	City
Franklin Recreation/Judge Fulton Greer	33.8	0	33.8	Community	County Owned
Cheek Park	26	12	14	Community	County Owned
Robert A. Ring Soccer Complex	91.6	73.48	18.12	Special Use	County Owned
Carlisle Lane Multi-purpose Pathway	0.66	0.66	0	Multi-Purpose Pathway (On- Road)	City
The Park at Harlinsdale Farm	117.8	117.8	0	Signature	City
Total Quadrant 4	421.16	247.54	173.62		
LESS Historic Parks	6		6		
TOTAL LESS Historic Parks	415.16	247.54	167.62		

PARKLAND OBLIGATION FORMULA

Total Parkland of All Quadrants

Total All Quadrants	Total Acreage	Special Use Acreage /On-Road Multi- purpose Pathways/Greenways Only	Total Acreage Minus Special Use	Category	City or County Owned
GRAND TOTAL of ALL QUANDRANTS	920.04	351.52	568.52		
LESS HISTORIC PARKS	270.4	0	270.4		
GRAND TOTAL LESS HISTORIC PARKS	649.64	351.52	298.12		

Parkland Obligation (Fees-in-Lieu) Per Dwelling Unit

Land Dedication Portion	\$ 1,313 per Dwelling Unit	\$ 650 per Dwelling Unit
Park Development Portion	\$ 5,862 per Dwelling Unit	\$ 2,903 per Dwelling Unit
TOTAL PER DWELLING UNIT	<u>\$ 7,175 per Dwelling Unit</u>	<u>\$ 3,553 per Dwelling Unit</u>



PARKLAND DEDICATION OBLIGATION FORMULA

City of Franklin Population	67,502
Acres of All Parkland and All Linear Parks (Trails)	920.04
<u>Less Acres of Historic Parks</u>	<u>270.40</u>
Total Acres of Parks and All Linear Parks (Trails)	649.64
<u>Plus Private Pools (~47 Acres)</u>	<u>47.00</u>

Total Acres of Parks, All Linear Parks (Trails), Pools (~47 Acres) 696.64

“Scenario II” - Total Acres of Parks LESS Historic, Special Use,
On-Road Multi-Purpose Pathways/Greenways - PLUS Private Pools (649.64 – 351.52 + 47) 345.12

LAND DEDICATION PORTION

Service Level (Population/Acres of Parks)		
67,502 / 696.64 =	96.90 People per acre	
67,502 / 345.12 =		195.59 People per acre
People per Dwelling Unit	2.4	2.4
Service Level (People-Acre/People-DU)		
96.90 / 2.4 =	40.38 Dwelling Units per Acre	
195.59 / 2.4 =		81.50 Dwelling Units per Acre
Cost of 1 Acre of Land	\$ 53,000	\$ 53,000
Cost for Park Land per DU (Cost/DUs)		
\$ 53,000 / 40.38 DUs =	<u>\$ 1,313 per Dwelling Unit</u>	
\$ 53,000 / 81.50 DUs =		<u>\$ 650 per Dwelling Unit</u>

PARK DEVELOPMENT PORTION

5 Acre Neighborhood Park Development Cost	\$ 1,183,029	\$ 1,183,029
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Number of Dwelling Units Served by a
5 Acre Neighborhood Park
(Dwelling Units per Acre x 5 Acres)

40.36 DUs x 5 Acres =	201.80 DUs
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81.50 DUs x 5 Acres =	407.50 DUs
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Cost to develop a 5 Acre Neighborhood Park per DU
(Neighborhood Park Development Cost / DUs)

\$1,183,029 / 201.80 DUs =	\$ 5,862 per Dwelling Unit
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\$1,183,029 / 407.50 DUs =	\$ 2,903 per Dwelling Unit
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TOTAL PARKLAND DEDICATION OBLIGATION PER DWELLING UNIT

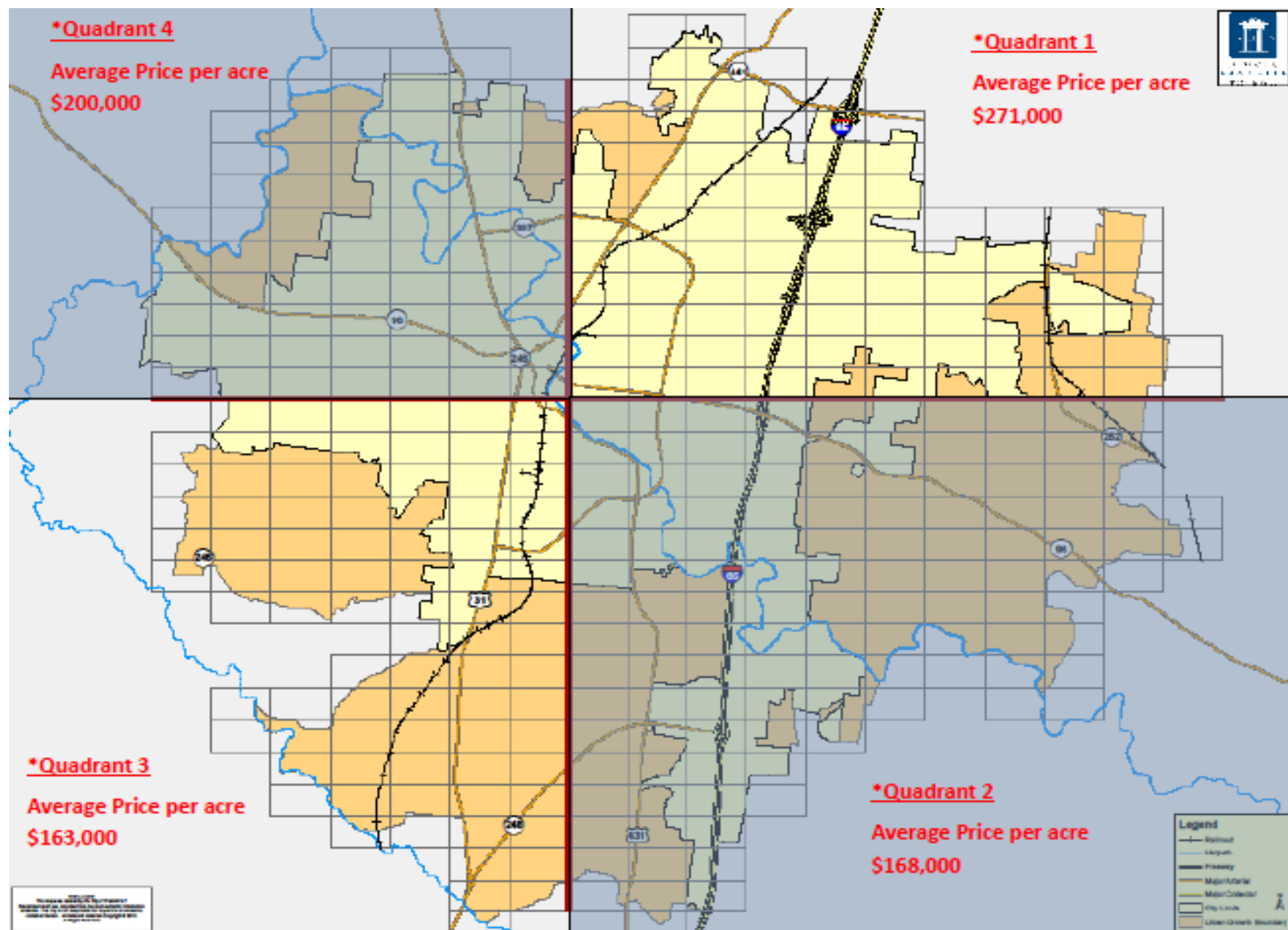
Land Dedication Portion	\$ 1,313 per Dwelling Unit	\$ 650 per Dwelling Unit
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Park Development Portion	\$ 5,862 per Dwelling Unit	\$ 2,903 per Dwelling Unit
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TOTAL PER DWELLING UNIT	<u>\$ 7,175 per Dwelling Unit</u>	<u>\$ 3,553 per Dwelling Unit</u>
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City of Franklin vs. National Average

- National Average 6 acres per 1000 residents
- All City of Franklin Parkland
(including reclaimed battlefields but less on-road,
multi-purpose pathways/greenways)
~ 9.51 acres per 1000 residents
- City of Franklin Parkland
(less reclaimed battlefields and less on-road,
multi-purpose pathways/greenways)
~ 5.51 acres per 1000 residents



PARKLAND DEDICATION OBLIGATION FORMULA

City of Franklin Population	67,502
Acres of All Parkland and All Linear Parks (Trails)	920.04
<u>Less Acres of Historic Parks</u>	<u>270.40</u>
Total Acres of Parks and All Linear Parks (Trails)	649.64
<u>Plus Private Pools (~47 Acres)</u>	<u>47.00</u>

Total Acres of Parks, All Linear Parks (Trails), Pools (~47 Acres)	696.64
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**“Scenario II” - Total Acres of Parks LESS Historic, Special Use,
On-Road Multi-Purpose Pathways/Greenways - PLUS Private Pools (649.64 – 351.52 + 47) 345.12**

LAND DEDICATION PORTION

Service Level (Population/Acres of Parks)		
67,502 / 696.64 =	96.90 People per acre	
67,502 / 345.12 =		195.59 People per acre
People per Dwelling Unit	2.4	2.4
Service Level (People-Acre/People-DU)		
96.90 / 2.4 =	40.38 Dwelling Units per Acre	
195.59 / 2.4 =		81.50 Dwelling Units per Acre
Cost of 1 Acre of Land	\$ 53,000	\$ 53,000
Cost for Park Land per DU (Cost/DUs)		
\$ 53,000 / 40.38 DUs =	\$ 1,313 per Dwelling Unit	
\$ 53,000 / 81.50 DUs =		\$ 650 per Dwelling Unit

PARK DEVELOPMENT PORTION

5 Acre Neighborhood Park Development Cost	\$ 1,183,029	\$ 1,183,029
Number of Dwelling Units Served by a 5 Acre Neighborhood Park (Dwelling Units per Acre x 5 Acres)		
40.36 DUs x 5 Acres =	201.80 DUs	
81.50 DUs x 5 Acres =		407.50 DUs
Cost to develop a 5 Acre Neighborhood Park per DU (Neighborhood Park Development Cost / DUs)		
\$1,183,029 / 201.80 DUs =	\$ 5,862 per Dwelling Unit	
\$1,183,029 / 407.50 DUs =		\$ 2,903 per Dwelling Unit

TOTAL PARKLAND DEDICATION OBLIGATION PER DWELLING UNIT

Land Dedication Portion	\$ 1,313 per Dwelling Unit	\$ 650 per Dwelling Unit
Park Development Portion	\$ 5,862 per Dwelling Unit	\$ 2,903 per Dwelling Unit
TOTAL PER DWELLING UNIT	\$ 7,175 per Dwelling Unit	\$ 3,553 per Dwelling Unit