



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, May 9, 2017

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [17-0377](#) Consideration of Event Permit for Porchfest sponsored by the Westhaven Foundation on June 17, 2017 in Westhaven (05/09/17 WS).
Sponsors: Deb Faulkner
Attachments: [Porchfest 2017 REVISED App](#)
2. [17-0378](#) Consideration of Event Permit for the Great Americana BBQ Festival sponsored by the Franklin Noon Rotary Club on August 26, 2017 (05/09/17 WS)
Sponsors: Lisa Clayton
Attachments: [Rotary Americana BBQ Festival REVISED App 2017](#)
3. [17-0356](#) Quarterly Development Activity Summary and Overview of Inspection Services Analysis
Sponsors: Eric Stuckey, Vernon Gerth and Lynn Osland
Attachments: [QUARTERLY DEVELOPMENT ACTIVITY SUMMARY - 1.1.2016 - 3.31.2017](#)
[# of Inspections Passed By Company - Res or Non-res - 4.1.2016 - 4.1.2017 - E](#)
4. [17-0398](#) *Consideration of Resolution 2017-31, a Resolution Authorizing the City Administrator to Enter Into Contracts for Emergency Investigation and Repair Activities Related to the Harpeth River Interceptors
Sponsors: Mark Hilty and Michelle Hatcher
Attachments: [RESOLUTION 2017-31 HARPETH RIVER INTERCEPTOR EMERGENCY AUT](#)
5. [17-0400](#) *Consideration of Amendment to City of Franklin Contract 2016-316 with Hazen & Sawyer for Assessment of the Harpeth River Interceptor
Sponsors: Mark Hilty and Michelle Hatcher
Attachments: [21070505 MAP 2017 Harpeth River Repair Sites](#)
[2016-0316 Amendment 1 HAZEN PSA with ScopeLaw Approved](#)

6. [17-0401](#) *Consideration of Contract 2016-0098, Proposed Terms For Parkland Acquisition Between The City Of Franklin And Crescent Lockwood, LLC. (05/09/17 WS, Deferred from 5/23/17)
- Sponsors:** Lisa Clayton
- Attachments:** [Final Master Plan11.01.16](#)
[2016-0098 Development and Parkland Agreement Crescent Lockwood_060117](#)
7. [17-0311](#) Consideration Of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.42 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."; (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ordinance 2017-11 John B McEwen Addtion Subd RZ 1226 Adams Map](#)
[2017-11 John B McEwen PUD 1226 Adams St RZ Ordinance](#)
[6395 1226 Adams Street Rezoning package](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/27/17 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
8. [17-0313](#) PUBLIC HEARING: Consideration of Resolution 2017-21, To Be Entitled: "A Resolution Approving A Development Plan For The John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street." (04/27/17 FMPC 7-0, 5/9/17 WS)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Resolution 2017-21 John B McEwen Addtion Subd DP 1226 Adams Map](#)
[1226 Adams DP Conditions of Approval_01](#)
[John B McEwen Development Plan package](#)
[Plan Layout and Elevations for John B McEwen Development Plan](#)
[2017-21 John B McEwen PUD 1226 Adams St DP Resolution_with Attachment](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/27/17 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|

9. [17-0316](#) Consideration of Ordinance 2017-08, To Be Entitled: “An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Amend The Building Design Standards To Remove The Requirement Pertaining To The Maximum Length Of Attached Residential Buildings.” (04/27/17 FMPC 7-0, 5/9/17 WS, BOMA 1st Reading 5-0, 6/13/17 BOMA 8-0 2nd Reading) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [ORD 2017-08 Amend Chapter 5 Building Design and Standards Law Approve](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/27/17 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
10. [17-0348](#) PUBLIC HEARING: Consideration of Resolution 2017-18, To Be Entitled: “A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive.” (04/27/17 FMPC 7-0, 5/9/17 WS)
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Josh King
- Attachments:** [2017-18 RES RiverbluffPUDSubdivision_with Map.pdf](#)
[MAP_RiverbluffPUD.pdf](#)
[Riverbluff Conditions of Approval 01.pdf](#)
[COF 6382 12012 RiverBluff PUD Dev Plan REV 2 04 05 17.pdf](#)
[Elevations.pdf](#)
- Legislative History**
- | | | |
|---------|--|--|
| 4/27/17 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|
11. [17-0374](#) Discussion Concerning a Traffic Signal Master Plan and Current Road Impact Fee Policies (04/27/17 CIC 3-0)
- Sponsors:** Paul Holzen
- Attachments:** [Traffic Signal Master Plan.pdf](#)
- Legislative History**
- | | | |
|---------|------------------------------|------------------------------|
| 4/27/17 | Capital Investment Committee | referred to the Work Session |
|---------|------------------------------|------------------------------|
12. [17-0405](#) *Consideration of a request for Water Availability Approval for 1708 Berrys Chapel Road (038-0304)
- Sponsors:** Paul Holzen
- Attachments:** [Exhibit.pdf](#)

Other Business

Adjournment

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

OFFICE USE ONLY:

Permit No:



HISTORIC
FRANKLIN
TENNESSEE

CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:



street closure



parade



other special event



beer served (*separate permit required*)

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

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

____ Aspen Grove Park

____ Liberty Park

____ Eastern Flank Battlefield Park

____ Fieldstone Farms

____ Pinkerton Park

____ Jim Warren Park

____ Harlinsdale Farm

Other: WESTHAVEN

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

- 3) **Date or dates of event:** SATURDAY, JUNE 17, 2017

- 4) **Time of Event:** 3 PM - 10 PM

- 5) **Time of Street Closure (if applicable):** WESTHAVEN BLVD & FRONT ST 9 AM - 10 PM

Set-Up Date/Time: 6/17/17 9 AM

OTHER AREAS 2:30 PM - 7:30 PM

Tear-down Date/Time: 6/17/17 10 PM

*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 LANNOM Cell: 615-568-3449 E-mail address: STEPHANIE.LANNOM@SOUTHERNLAND.COM

Name: MAVLEE BENNETT Cell: 615-804-9882 E-mail address: MAVLEE.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. VENUE FEE IS \$135 PER VENUE. WE ASK FOOD TRUCKS TO DONATE 10% OF REVENUE.

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

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

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



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
PORCHES WHERE MUSIC IS HOSTED WILL HAVE SMALL P.A. SYSTEMS.
EVENING CONCERT WILL HAVE SOUND & LIGHTS (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? 3 PM - 7 PM ON PORCHES
3 PM - 10 PM AT LAKE
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). VARIOUS ARTISTS ON PORCHES FROM 3 PM - 7 PM
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. STAGE
- 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.
* STILL WORKING ON THIS *
- 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.*

WE WILL
CONTACT
YOU IF THIS
CHANGES →

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: Angela TRENKLE of WESTMAN Foundation Date: 3/14/17
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

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

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



2017 Porchfest Event Description

Porchfest is scheduled for June 17, 2017. This is the sixth year for this event. The event encompasses two components: music on porches from 3pm to 7pm and a "downtown" event area from 3pm until 10pm.

Porches- This year, we have approximately 20 porches that will be hosting music from 3pm to 7pm. We have extended the time by one hour. We have cut the number of porches this year from 30 to 20 to help contain this event in a smaller perimeter. Artists will perform on designated porches while participants gather to enjoy the music. We have requested street closures in areas around the grouped porches. We will remind homeowners and attendees that open alcohol containers are not allowed on public streets and that any golf carts driven on public streets must be licensed and street legal. This year, we have eliminated beer tents near homes. There will be one beer tent at the main event area (Town Center).

Town Center Event- Like last year, we will have approximately 50 vendors/makers as well as 16 food trucks. This area will be set up beginning at 9am and will be officially activated at 3pm when the event begins. We are adding a family stage at the corner of Westhaven Blvd and Front Street for day-time music. The evening concert will comprise of the Flat River Band at 7pm followed by Guilty Pleasures at 8pm. The music will end at 10pm. We will have an enclosed beer garden. We are working with Casual Pint to manage that area. Alcohol and beer permits will be secured for this event.

This event is put on by the Westhaven Foundation with support from Southern Land Company, LLC.

THE WESTHAVEN
— *est. 2007* —
F O U N D A T I O N

March 13, 2017

Monique McCullough
Community Relations Manager
City Hall
109 3rd Avenue South
Franklin, TN 37064

Ms. McCullough,

I am writing on behalf of the Westhaven Foundation. I have attached a complete Event Permit Application for Westhaven's 6th Annual Porchfest Event which will take place in the Westhaven community on Saturday, June 17, 2017.

I have enclosed the required checks and the required documents except for the following, which I will provide as soon as I have them:

- Certificate of Insurance for stage vendor naming the City as additional insured
- List of vendors including food trucks, art vendors and medical staff
- Mailing list for good neighbor letter
- Certificate of Insurance for event naming the City as additional insured
- Contact information for clean-up crew

I am emailing an online version of the map that contains all of the details for road and alley closures as well as addresses of porches.

This will be the sixth year for this event. We worked diligently with the Franklin Fire and Police Departments last year in preparation for the 2016 event. We have met with the police department regarding this year's event, but we have not been able to connect with Todd Horton from the Fire Department. We hope to meet with him prior to the BOMA work session on this event.

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 and Officer

2017 Westhaven Porchfest Committee

Presented by the Westhaven Foundation

Amy Law

amy.law@southernland.com

(615) 791-6740 (office)

(615) 642-2948 (cell)

Stephanie Lannom

stephanie.lannom@southernland.com

(615) 791-9552 (office)

(615) 568-3449 (cell)

Mary Lee Bennett

marylee.bennett@southernland.com

(615) 778-1218

(615) 804-9822

Mark McCutcheon

mark@westhavenfoundation.org

(615) 394-7782

Mimi Johnston

mjohnston@franklinchristianacademy.org

(615) 513-6687

Alex Reilly

alex.reilly@southernland.com

(615) 791-6740



TENNESSEE DEPARTMENT OF REVENUE

SALES AND USE TAX CERTIFICATE OF EXEMPTION

THE WESTHAVEN FOUNDATION, INC.
188 FRONT ST PMB 116-25
FRANKLIN TN 37064-5078

Effective Date: July 1, 2015
Exemption Number: 780286648
Expiration Date: June 30, 2019
 401 CHELTENHAM AVE
 FRANKLIN TN 37084-0884

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

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

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

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

Richard H. Roberts
 Commissioner of Revenue

To Be Completed by the Organization

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

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

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

Print Name of Organization _____

Print Name of Purchaser _____

Signature of Purchaser _____ **Date** _____

Draft of Good Neighbor Letter for Porchfest

(Insert Date)

Westhaven residents,

We are excited to announce that the 6th annual Westhaven Porchfest event is taking place in the Westhaven community on Saturday, June 17, 2017 from 3pm until 10pm. For those of you who are new to the community or who have not attended Porchfest before, check out this video (insert link) and download the app (insert info).

Basically, here's how it works. From 3pm until 7pm, artists/bands will be playing music throughout the neighborhood on various pre-assigned porches. The locations of the porches are identified on the attached map and on the Westhaven Porchfest app. Then, from 7pm until 10pm, there will be live music by the lake in the Town Center. This year, the Flat River Band will play at 7pm and will be followed by Guilty Pleasures at 8pm. The music will end at 10pm. There is also a "makers" component at Town Center with local artists and makers along with food trucks. There will also be a food vendor at the Westhaven Residents' Club.

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.

Last year, we implemented some changes to the event and, afterwards, we put out a survey to solicit feedback from homeowners. We are working to implement your suggestions into this year's event. Here are some examples of the changes that are being implemented:

1. Last year we had approximately 35 porches and this year we are scaling it back to 20 porches.
2. In conjunction with reducing the number of porches, we are reducing the perimeter of the event to make it more walkable and not as spread out.
3. We have eliminated the "shade area" concept, which means we will not have food trucks, beer gardens and portable toilets in the open spaces where porches are located. We will still have the streets blocked off around most porches.
4. We will have one beer/wine tent that will be located at Town Center rather than multiple locations throughout the community.
5. We will use the same parking company and general plan as last year.
6. We will implement a shuttle service similar to last year.

7. We are adding a family music area for day-time music (with activities for kids of all ages) and we are adding an area for teenagers.

We are continuing to work with the Franklin Police and Fire Departments to make sure this event meets the following common goals:

1. To ensure a safe and pleasant environment/experience for all participants;
2. To ensure access to every home in case of an emergency;
3. And to continue to provide a quality, high caliber music event!

Two of the items we let folks know about prior to last year's event will still apply to the 2017 event:

1. All golf carts (other than utility carts used by event organizers) must be street legal and licensed.
2. Open containers of alcohol are not allowed on public streets.

We are excited to be able to provide this amazing event in the Westhaven community and thank you for volunteering porches, attending the event, buying merchandise, inviting out-of-town friends in for the event, etc. The event would not be successful without engagement, support, and participation by all residents.

If you have any questions, please feel free to contact our committee at porchfest@southernland.com.

Best regards-

Amy Law
Director of Community Management
Southern Land Company

Westhaven Porchfest Police Locations

Helicopter Landing
Option 4

Helicopter Landing
Option 2

Helicopter Landing
Option 1

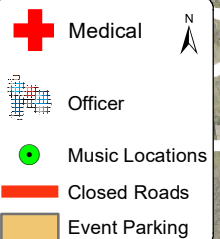
Helicopter Landing
Option 3

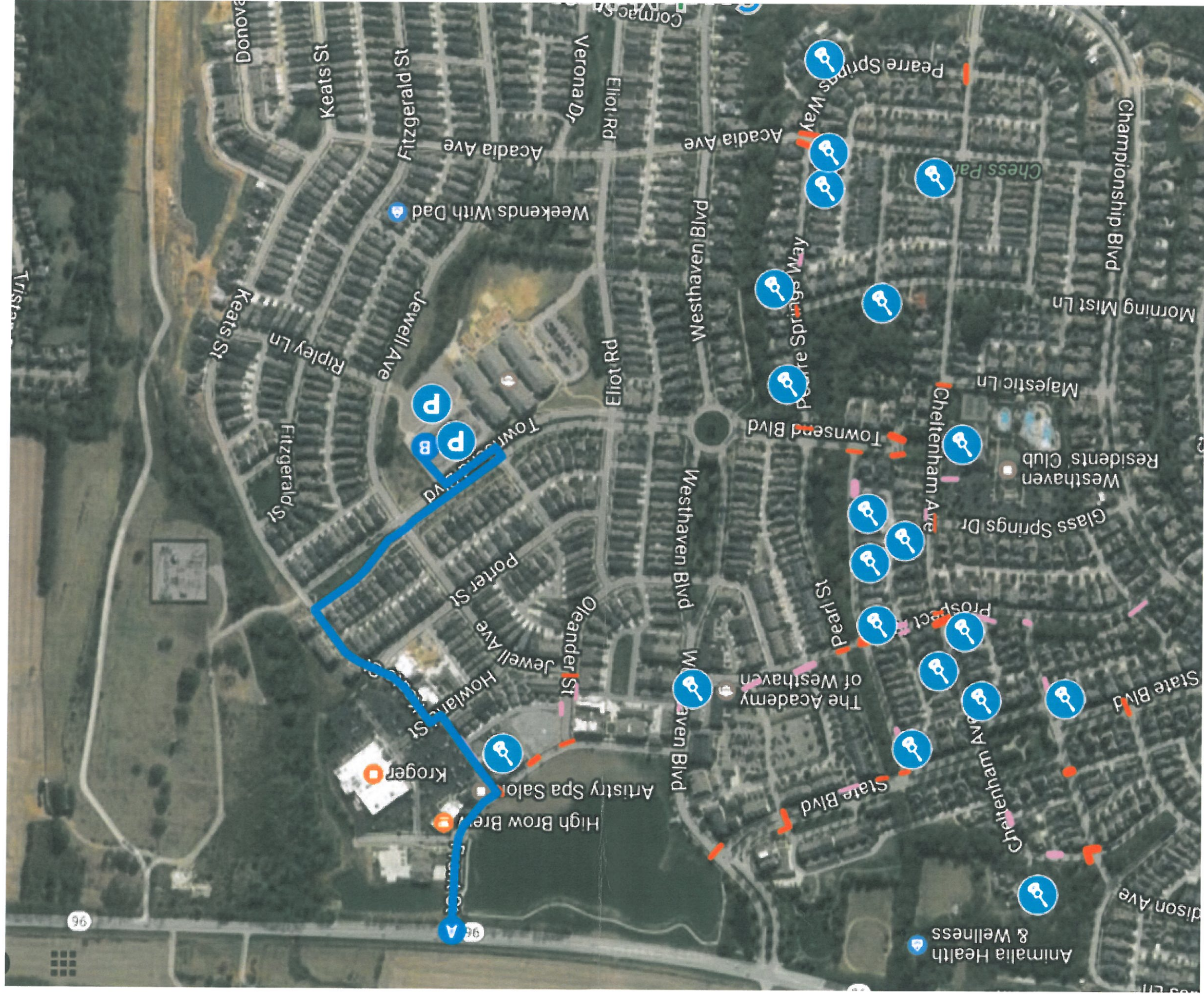
VIP Parking

Food Trucks &
Main Stage

Music Locations	
1 94 CHELTENHAM AVE	12 424 PEARRE SPRINGS WAY
2 206 CHELTENHAM AVE	13 447 PEARRE SPRINGS WAY
3 211 CHELTENHAM AVE	14 459 PEARRE SPRINGS WAY
4 310 CHELTENHAM AVE	15 504 PEARRE SPRINGS WAY
5 401 CHELTENHAM AVE	16 508 PEARRE SPRINGS WAY
6 158 FRONT ST	17 512 PEARRE SPRINGS WAY
7 210 MORNING MIST LN	18 1101 STATE BLVD
8 201 PEARL ST	19 1201 STATE BLVD
9 211 PEARL ST	20 1301 STATE BLVD
10 219 PEARL ST	21 1039 WESTHAVEN BLVD
11 404 PEARRE SPRINGS WAY	

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 © 2017.







City of Franklin

Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

- Name/purpose of event:** The Great Americana BBQ Festival
- Location Requested:** (if Temporary Street Closure, list major roads to be closed):
Harlinsdale Farm
- Date or dates of event:** 08/26/2017
- Start/End Times of Event:** 10:00 a.m. to 8:00 p.m.
What date/time will set-up begin? 08/23/2017 12:00:00 AM
What date/time will tear-down be complete? 08/27/2017 11:55:00 PM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
- Time of Street Closure** (if applicable): None required
- An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 3,500 Event Staff/Volunteers: 100 Total: 3,600
- Name of applicant and Organization Requesting Permit:**
Scott Hubbard - The Franklin Noon Rotary Charitable Foundation, Inc.
a) Address: 707 Dorris Court
Franklin, TN 37069
b) Phone: 615-377-3319 **c) Cell:** 615-294-2977 **d) Fax:** 615-377-0644
e) E-mail address: scott@mhclosings.com
- DETAILED description of event** (use additional sheets):
This is a Kansas City BBQ Society sanctioned BBQ Competition. It will be an event open to the public. Over 60 BBQ teams from several states will compete for prize money and bragging rights. Also featured will be live music throughout the day, a BBQ demonstration stage, BBQ sampling tent, craft vendors, a beer garden and a spirits tasting tent featuring local small batch brewers and distillers.
- ENCLOSE A DETAILED MAP** of event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division**

Please detail any restricted parking areas on the event map.

Event Map: [event map-BBQ Festival.pdf](#)

10. **Person in charge on day of event:** Devin Gilliam
Cell: 615-708-8590 **E-mail address:** devin.gilliam@e-farmcredit.com
11. **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@mhcclosings.com
Name: Nathan Perry **Cell:** 615-476-7390 **E-mail address:** nathan.perry@e-farmcredit.com

12.

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

Administrative Contact List:

13. **Where is your organization based?** Williamson County
14. **Is your organization authorized to do business in Tennessee?** Yes
15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
 IRS tax exemption letter: [Foundation 501C3 Letter.pdf](#)
16. **Will you charge an admission fee?** Yes
 Average admission fee: 10.00
17. **Will you charge a vendor participation fee?** Yes
 Average vendor participation fee? 100.00
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
20. **Is this event a fundraiser?** Yes
 What organization will be the benefactor of event? The Franklin Noon Rotary Charitable Foundation, Inc.
 What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** Yes
22. **Will any sound amplification equipment be used during the event?** Yes

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

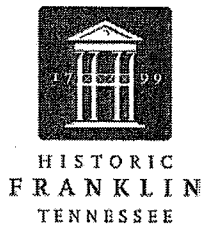
***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.** Vendors at the event will include both craft and food vendors.
25. **Will food, beverages, or merchandise be sold or given away?** Yes
 Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [CLEAN UP PLAN -2017.docx](#)

26. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations: We will need a temporary water tap at the hydrant in front of the main horse barn and next to the main entrance driveway from Franklin Road. The tap will be needed on the same hydrant as last year.
28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*
30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter:
Good Neighbor Letter Mailing List: [Good neighbor letter mailing list.xlsx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

BY: A. G. [Signature] Authorized Agent Date: 3-23-17
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

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



Signature: _____

Buildings, Structures, & Power Sources

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

- Any electrical work utilizing site-constructed equipment or wiring
- Any electrical equipment or work utilizing in excess of 120 volts

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

All Permit applications are subject to permit fees.

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

Event: The Great Americana
Name: BBQ Festival



FORM 1

Signature: _____

Sound Amplification

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

Applicant/Organization: Scott Hubbard - The Franklin Noon Rotary Charitable Foundation, Inc.

Event Name: The Great Americana BBQ Festival

Event Date(s): 08/26/2017

1. **Time amplification equipment will be used:** From: 10:00:00 AM To: 08:00:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary:*
Harlinsdale Farm
Sound Amplification Map: [event map-BBQ Festival.pdf](#)
3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - PA System
- 5.

Number of Amplifiers: 1

Number of Speakers: 4

Number of Performers: 4

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

Name: Devin Gilliam

Cell: 615-708-8590

E-Mail: devin.gilliam@e-farmcredit.com

Name: Scott Hubbard

Cell: 615-294-2977

E-Mail: scott@mhclosings.com

Authorized Signature: Scott Hubbard

Date: 03/23/2017

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

CLEAN UP PLAN FOR THE GREAT AMERICANA BBQ FESTIVAL
AUGUST 26, 2017

Cleanup of the park will be by members of the Franklin Noon Rotary Club. Cleanup will take place throughout the day of the event and final cleanup should be completed by 7:00 p.m. on August 27.

Cleanup and waste removal to be coordinated with the City of Franklin solid waste department as was done for the 2016 event. More dumpsters will be needed for the 2017 event.

Dumpsters rented from the City of Franklin will be located in multiple areas of the park for use throughout the event. BBQ teams will have two dumpsters located in their area.

BBQ teams will have special containers dedicated for grease disposal.

Dumpsters will need to be delivered to the park by Friday morning August 25.

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

DEPARTMENT OF THE TREASURY

Date: **MAY 14 2013**

FRANKLIN NOON ROTARY CHARITABLE
FOUNDATION INC
130 4TH AVE S
FRANKLIN, TN 37064-4626

Employer Identification Number:
46-2064920
DLN:
17053052381023
Contact Person:
EDWARD J POMERANTZ ID# 31326
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
February 13, 2013
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.

-2-

FRANKLIN NOON ROTARY CHARITABLE

Sincerely,



Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Americana BBQ Festival Harlinsdale Farm



Ice Machines

Demo Stage
& Music

Food Vendors

BBQ Competition Area

Beer Garden

Craft Vendors

Judges

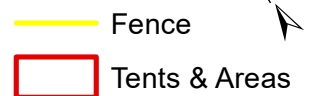
Burbon & Wine

Access

Gate

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 © 2017. All Rights Reserved.



DEVELOPMENT ACTIVITY SUMMARY - by Quarter**PERMITS ISSUED & FEES RECEIVED**

Including Construction Valuation

From: 1/1/2016-3/31/2017



HISTORIC
FRANKLIN
TENNESSEE

	PERMIT FEES RECEIVED - Includes Building, Electrical, Mechanical, Plumbing, Demolition, Swimming Pool Permit Fees, & Technology Fees	# of PERMITS ISSUED* *Permits without associated fees are not included.	FEES RECEIVED
2016			
January - March 2016		2,033	\$594,070
	<u>Residential (inc Townhomes/ Duplexes)</u>	1,576	\$432,491
	<u>Non-Residential (inc Multi-Family)</u>	457	\$161,579
April - June 2016		2,969	\$691,394
	<u>Residential (inc Townhomes/ Duplexes)</u>	1,917	\$512,848
	<u>Non-Residential (inc Multi-Family)</u>	1,052	\$178,546
July - September 2016		2,247	\$529,350
	<u>Residential (inc Townhomes/ Duplexes)</u>	1,735	\$466,965
	<u>Non-Residential (inc Multi-Family)</u>	512	\$62,385
October - December 2016		1,759	\$668,892
	<u>Residential (inc Townhomes/ Duplexes)</u>	1,368	\$407,929
	<u>Non-Residential (inc Multi-Family)</u>	391	\$260,963
2017			
January - March 2017		1,957	\$670,198
	<u>Residential (inc Townhomes/ Duplexes)</u>	1,581	\$553,084
	<u>Non-Residential (inc Multi-Family)</u>	376	\$117,114

ADDITIONAL FEES RECEIVED - Includes Plan Review Fees, Reinspection Fees, Road Impact Fees, Facilities Taxes, & Garbage Container Fees

2016		
January - March 2016		\$4,186,670
	<u>Residential (inc Townhomes/ Duplexes)</u>	\$1,708,510
	<u>Non-Residential (inc Multi-Family)</u>	\$2,478,160
April - June 2016		\$4,084,507
	<u>Residential (inc Townhomes/ Duplexes)</u>	\$2,046,015
	<u>Non-Residential (inc Multi-Family)</u>	\$2,038,492
July - September 2016		\$1,761,734
	<u>Residential (inc Townhomes/ Duplexes)</u>	\$1,565,388
	<u>Non-Residential (inc Multi-Family)</u>	\$196,346
October - December 2016		\$4,671,105
	<u>Residential (inc Townhomes/ Duplexes)</u>	\$1,359,641
	<u>Non-Residential (inc Multi-Family)</u>	\$3,311,464
2017		
January - March 2017		\$3,195,920
	<u>Residential (inc Townhomes/ Duplexes)</u>	\$1,896,566
	<u>Non-Residential (inc Multi-Family)</u>	\$1,299,354

NEW DWELLING UNITS**# of UNITS**

Building Permits Issued - Number of Units by Type

2016

<u>January - March 2016</u>	<u>347</u>
<u>Single Family (Detached) Dwellings</u>	196
<u>Multi-Family (Attached) Dwellings</u>	102
<u>Townhomes</u>	49
<u>April - June 2016</u>	<u>314</u>
<u>Single Family (Detached) Dwellings</u>	202
<u>Multi-Family (Attached) Dwellings</u>	42
<u>Townhomes</u>	70
<u>July - September 2016</u>	<u>199</u>
<u>Single Family (Detached) Dwellings</u>	172
<u>Townhomes</u>	27
<u>October - December 2016</u>	<u>435</u>
<u>Single Family (Detached) Dwellings</u>	152
<u>Multi-Family (Attached) Dwellings</u>	267
<u>Townhomes</u>	16

2017

<u>January - March 2017</u>	<u>248</u>
<u>Single Family (Detached) Dwellings</u>	191
<u>Townhomes</u>	57

**STORMWATER, GRADING, & UTILITY
PERMITS ISSUED****# of PERMITS
ISSUED****FEES
RECEIVED****STORMWATER & GRADING PERMITS:****2016**

<u>January - March 2016</u>	<u>8</u>	<u>\$8,069</u>
<u>April - June 2016</u>	<u>16</u>	<u>\$3,100</u>
<u>July - September 2016</u>	<u>13</u>	<u>\$2,200</u>
<u>October - December 2016</u>	<u>7</u>	<u>\$700</u>

2017

<u>January - March 2017</u>	<u>13</u>	<u>\$1,700</u>
-----------------------------	-----------	----------------

GRADING ONLY PERMITS:**2016**

<u>January - March 2016</u>	<u>3</u>	<u>\$1,300</u>
<u>April - June 2016</u>	<u>2</u>	<u>\$200</u>
<u>July - September 2016</u>	<u>1</u>	<u>\$100</u>

UTILITY CONSTRUCTION/ INFRASTRUCTURE PERMITS

2016

<u>January - March 2016</u>	<u>3</u>	<u>\$1,500</u>
<u>April - June 2016</u>	<u>7</u>	<u>\$2,500</u>
<u>July - September 2016</u>	<u>5</u>	<u>\$1,900</u>
<u>October - December 2016</u>	<u>5</u>	<u>\$1,800</u>

2017

<u>January - March 2017</u>	<u>11</u>	<u>\$4,300</u>
-----------------------------	-----------	----------------

ESTIMATED VALUATION OF BUILDING PERMITS*

of BUILDING PERMITS ISSUED

VALUATION

2016

<u>January - March 2016</u>		<u>\$275,907,783</u>
<u>Residential Valuation of Construction</u>	328	\$71,960,425
<u>Non-Residential Valuation of Construction</u>	96	\$203,947,358
<u>April - June 2016</u>		<u>\$171,566,737</u>
<u>Residential Valuation of Construction</u>	367	\$82,646,567
<u>Non-Residential Valuation of Construction</u>	97	\$88,920,170
<u>July - September 2016</u>		<u>\$99,295,550</u>
<u>Residential Valuation of Construction</u>	278	\$69,347,108
<u>Non-Residential Valuation of Construction</u>	76	\$29,948,442
<u>October - December 2016</u>		<u>\$227,648,987</u>
<u>Residential Valuation of Construction</u>	250	\$56,278,945
<u>Non-Residential Valuation of Construction</u>	111	\$171,370,042

2017

<u>January - March 2017</u>		<u>\$172,995,532</u>
<u>Residential Valuation of Construction</u>	342	\$90,644,578
<u>Non-Residential Valuation of Construction</u>	82	\$82,350,954

*Includes all new residential construction (single family detached dwellings and townhomes), new non-residential construction (including multi-family dwellings), accessory buildings, additions, tenant build-out, renovations, and miscellaneous construction. Estimated Valuations (Construction Costs) are provided by Applicants on Building Permit Applications only.

Permit values transacted during the month do not necessarily equal dollars collected because of the timing of the payment and actual issuance of the permits. Permit values are rounded up to the nearest dollar; therefore, totals may not match.

Inspection Services Analysis

Data Reflects Pass Rates of Companies with 100 or more Inspections Completed per Year

April 1, 2016 - April 1, 2017

	<u>PLUMBING</u>	<u>ELECTRICAL</u>	<u>MECHANICAL</u>	<u>BUILDING</u>	<u>ALL INSPECTIONS</u>	<u>REINSPECTIONS REQUIRED</u>
# Inspections						
Residential	5053	4598	4277	5162	19,090	5752
Non-residential	256	2456	n/a	513	3225	1039
Average % Inspections Passed						
Residential	73.03%	76.88%	65.37%	64.26%	69.87%	30.13%
Non-residential	61.72%	73.21%	n/a	44.83%	67.78%	32.22%
Range - Pass Rate						
Residential	57.40% - 91.83%	58.95% - 94.78%	46.62% - 76.99%	48.00% - 81.31%	46.62% - 94.78%	
Non-residential	51.02% - 76.15%	45.69% - 86.54%	n/a	38.02% - 54.62%	38.02% - 86.54%	
# Companies with Inspection Pass Rate over 80%						
	2 of 12	6 of 15	none	1 of 16	9 of 52	

RESOLUTION NO. 2017-31

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO CONTRACTS FOR EMERGENCY INVESTIGATION AND REPAIR ACTIVITIES RELATED TO THE HARPETH RIVER INTERCEPTORS

WHEREAS, the Harpeth River Interceptor in the area from Pinkerton Park to the Water Reclamation Facility was installed approximately 16 years ago with an expected service life to exceed 50 years; and

WHEREAS, in 2014 the City experienced a line failure of the 54" Harpeth River interceptor in the area of Pinkerton Park which at the time was attributed to an underground spring; and

WHEREAS, in February 2017 the City experienced a line failure of the 54" Harpeth River interceptor behind Chestnut Bend, the failure of which is still being repaired and investigated; and

WHEREAS, on April 24, 2017 the City experienced a second line failure of the 54" Harpeth River interceptor behind Chestnut Bend; and

WHEREAS, the nature of these two failures and observations during the execution of the most recent repair, causes staff to question the longevity of the installation performed just 16 years ago.

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

1. This resolution authorizes the City Administrator to enter into contracts for investigative, repair and inspection services related to the Harpeth River Interceptors.

2. This resolution shall take effect from and after its adoption, the welfare of the Municipality requiring it.

IT IS SO RESOLVED AND DONE on this 9th day of May, 2017

ATTEST:

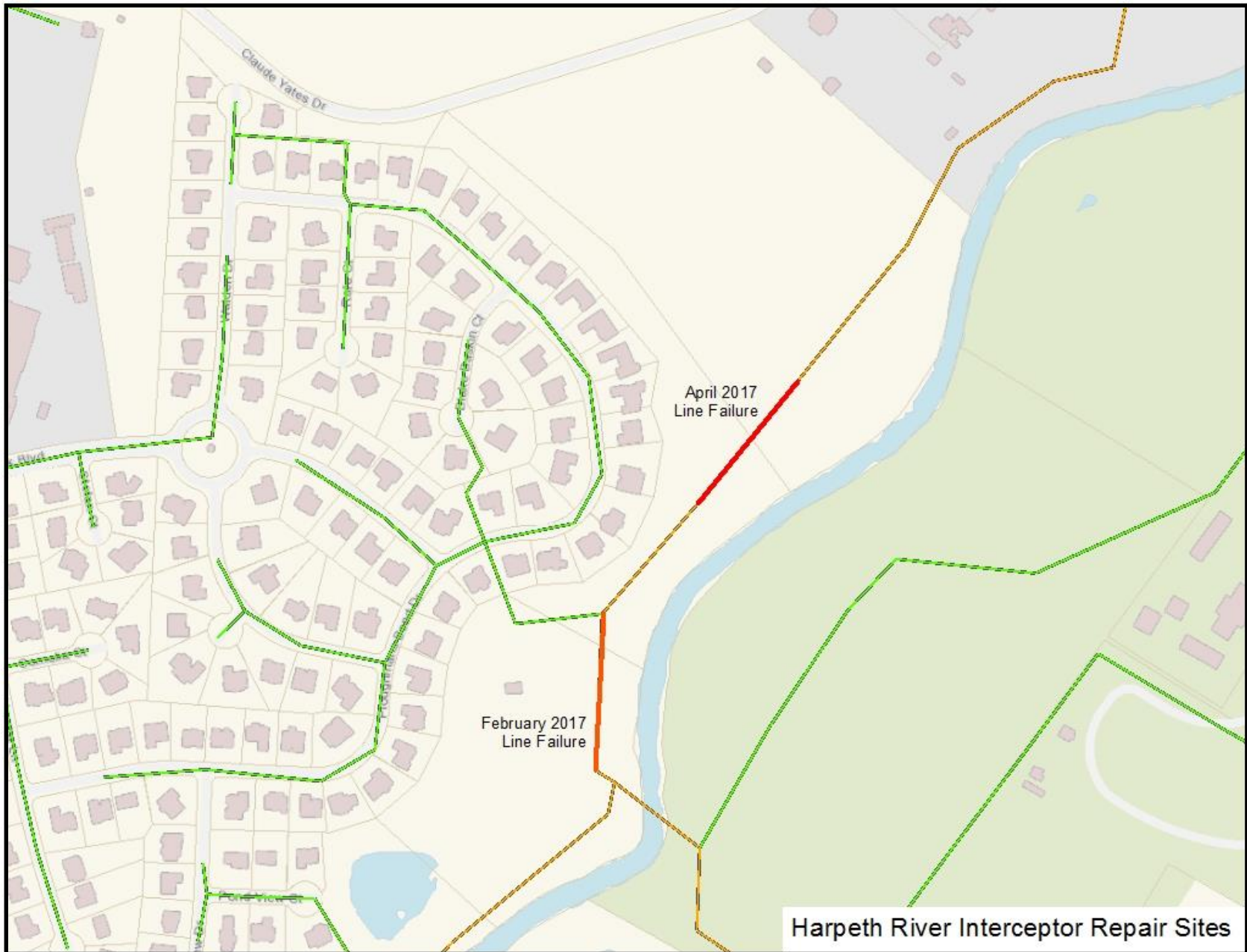
CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley, City Attorney



**AMENDMENT NO. 1 TO
PROFESSIONAL SERVICES AGREEMENT
FOR HARPETH RIVER INTERCEPTOR ASSESSMENT PROJECT
COF Contract No. 2016-0316**

THIS AMENDMENT is made and entered into on this the Ninth day of May, 2017, by and between the **City of Franklin, Tennessee** ("City") and **Hazen and Sawyer** ("Consultant").

WITNESSETH:

WHEREAS, City and Consultant entered into a Professional Services Agreement ("Agreement") entitled 54-inch Harpeth River Interceptor Sewer Assessment Project; and

WHEREAS, said Agreement stipulated that the Consultant would be paid a not-to-exceed fee of TWENTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$24,750.00); and

WHEREAS, the Harpeth River Interceptor in the area from Pinkerton Park to the Water Reclamation Facility was installed approximately 16 years ago with an expected service life to exceed 50 years; and

WHEREAS, in 2014 the City experienced a line failure of the 54" Harpeth River interceptor in the area of Pinkerton Park which at the time was attributed to an underground spring; and

WHEREAS, in February 2017 the City experienced a line failure of the 54" Harpeth River interceptor behind Chestnut Bend, the failure of which is still being repaired and investigated; and

WHEREAS, on April 24, 2017, the City experienced a second line failure of the 54" Harpeth River interceptor behind Chestnut Bend; and

WHEREAS, the nature of the two 2017 failures and observations during the execution of the most recent repair causes staff to question the longevity of the installation performed just 16 years ago; and

WHEREAS, the Consultant has provided a Proposal for an increase in engineering services for Core Tasks, as described in Exhibit A dated May 7, 2017, in the amount of **FIVE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$555,000.00)**; and

WHEREAS, the Consultant has provided a Proposal for an increase in engineering services for Additional Work that may be required based on findings of Core Tasks, as described in Exhibit A dated May 7, 2017, in the amount of **THREE HUNDRED FORTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$342,500.00) for a total of EIGHT HUNDRED NINETY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$897,500);** and

WHEREAS, the City has reviewed the Proposal and desires to enter into an agreement for the Project as proposed.

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

1. The foregoing recitals are incorporated by reference as if fully stated herein.
2. Consultant's Responsibilities and Duties. Consultant agrees to perform the work as proposed in their May 8, 2017, letter of proposal (**Exhibit A**) which includes the Scope of Services for this Amendment, all of which shall be considered as an integral part hereof.
3. City's Responsibilities and Duties. City shall pay Consultant for the cost of the work as described in Exhibit A an amount not to exceed **EIGHT HUNDRED NINETY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$897,500).**

The City reserves the right to issue any payments jointly to the Consultant and Sub-Consultant when the City receives information that the Consultant has not paid its Sub-Consultant.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment 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.
5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.
6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict

(or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

7. Entire Agreement. The Amendment between the parties supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

8. Additions/Modifications. If seeking any addition or modification to the Amendment, 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 Amendment; 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 Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. Breach. Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

All other provisions of the original Agreement, are unchanged and remain in full force and effect.

(See page 4 for signatures)

IN WITNESS WHEREOF, the parties have executed this Amendment.

The CITY OF FRANKLIN, TENNESSEE

HAZEN AND SAWYER

By: _____
 Dr. Ken Moore
 Mayor
 Date: _____

By: _____
Print: _____
Title: _____
Date: _____

Attest:

Eric S. Stuckey
City Administrator
Date: _____

Approved as to form:

Shauna R. Billingsley, City Attorney

May 7, 2017

Mr. Mark Hilty
Assistant City Administrator
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Re: Proposal
54-Inch Harpeth River Interceptor Sewer Assessment – Amendment 1
Polymer Mortar Pipe Evaluation and Rehabilitation Program

Dear Mr. Hilty:

We appreciate the opportunity to submit this proposal to expand the project to incorporate the balance of all fiberglass reinforced polymer mortar pipe (FRPM) installed in the City of Franklin sewer collection system. It is estimated that approximately 25,000 linear feet of FRPM pipe were installed in the collection system. This pipe ranges from 18" to 54" in diameter.

Until recent years the pipe has operated as anticipated by the City. During the past three years, several major deficiencies were discovered, such as cracks in the crown, separation from manholes, separation at pipe joints, and deflection, and three structural failures occurred. The most recent failure occurred on April 25 and resulted in the full collapse of the pipe, which again will require emergency contractor procurement to repair the pipe failure. The amendment will expand services to include tasks to manage and oversee the inspection and subsequent repair, where necessary, of all remaining FRPM pipe. The goal of the project is to restore the reliability of the FRPM installed in the City's collection system and mitigate the risk of future pipe failures and the resulting costly emergency repairs.

The project will include the following Tasks.

- **Task 1 - Program Management and Coordination:** Hazen will provide the City with a single point of contact for the management and oversight of all aspects of the FRPM assessment and repair Program. Hazen will provide management and coordination services for all tasks. Mike Orr will be the Program Manager and single point of contact. Mike will coordinate all Hazen efforts as well as all subconsultant services and will provide regular updates to the City's assigned Project Manager. Hazen will develop a SharePoint project site to house all Program-related information. This site will provide the City with a single site to access all Program-related data and progress reports. Mike will also provide a monthly Program summary report detailing the progress made during the previous month related to inspections, condition reports, design services and any required construction activities.
 - **Estimated Cost: \$87,000**
- **Task 2 - On-Call Contractor Selection:** Hazen will prepare bid documents for the purpose of procuring a group of On-Call Contractors to perform emergency services for the City. This package

will contain a scope detailing the services the contractor is expected to provide, along with necessary technical specification and a time and materials breakdown form for personnel, equipment, small tools, insurance, profit, and overhead that could be utilized for any given situation. Hazen will assist the City with the evaluation, selection and procurement process.

The selected Contractor will be responsible for all emergency repair activities including the acquisition, setup, and maintenance of any bypass pumping system required for repairs. The Contractor will also be responsible for backfill compaction testing to ensure bedding and backfill is installed per the program specification and pipe manufacturer's recommendations.

o **Estimated Cost: \$22,000**

- **Task 3 - Pipeline Multisensor Inspection (MSI):** Hazen will hire a specialty sewer inspection subconsultant that specializes in MSI to investigate the internal condition of all FRPM pipe currently in service, ranging from 18-inches to 54-inches diameter using NASSCO PACP V7. The subconsultant will use a combination of CCTV, Sonar, Laser, and LIDAR to adequately determine the condition of the pipe. Hazen will have a PACP trained staff member on site while the investigation is performed. This is to ensure that the inspection is done properly and any emergency needs can be immediately identified and addressed.

If the flow in the pipe is too high to perform a proper inspection, Hazen will hire a specialty bypass pumping services provider to reduce the flow enough to allow proper internal inspection. Approximately \$60,000 of this task's fee has been allocated for MSI bypass pumping. Should a failed pipe condition be observed that is deemed an emergency, Hazen will initiate the design/repair/replace sequence with one of the selected contractors.

Hazen will review the twenty-four (24) previously-recorded CCTV videos by First Response in 2015 and will compare them to the new MSI.

o **Estimated Cost: \$417,000**

- **Task 4 - Data Management:** Hazen will collect all inspection data as well as the final construction data and format it in a manner to be entered into the City's GIS system.

o **Estimated Cost: \$16,000**

- **Task 5 - Program Report:** Hazen will prepare a draft and final report summarizing the assessment and all findings and actions taken and areas that should be re-investigated in the future. Hazen will also develop a database that can be utilized to update the City's GIS with inspection, condition and repair activities performed under the contract.

o **Estimated Cost: \$13,000**

Tasks 1 – 5 represent the Core Tasks of the Evaluation and Rehabilitation Program. These tasks are the minimum needed to investigate all 25,000 linear feet of FRPM pipe in Franklin's sewer system and provide the necessary condition assessment information to address other potential issues proactively.

Sub-total fee for Tasks 1 - 5: \$555,000

- **Task 6 - Design Services for Repair/Replacement:** Hazen will provide design services to address pipe deficiencies discovered during the project. These services will fall under two categories: emergency repair and non-emergency repair.

Emergency Repair: If a defect is discovered that is believed to be at high risk of imminent failure or a failure has already occurred, Hazen will initiate emergency repair services to identify the extent of the repair required and develop any drawings and/or specifications required to select one of the on-call contractors. In cooperation with the City, Hazen will select one of the approved Contractors who's proposal best fits the project's need. Depending on the location of the issue, Hazen will also prepare and submit permitting documents to the appropriate agency.

Non-Emergency Repair: Defects discovered that are deemed not at high risk of imminent failure and risk to public health and safety will be grouped together into up to three (3) design packages suitable for bidding. The bid documents will include necessary plan and profile drawings in accordance with City Standards. Hazen will prepare 50%, 90% and Final bid documents to the City. Hazen will provide permitting and Bid Phase services as required and supply temporary easement documents to the City.

○ **Estimated Cost: \$156,500**

- **Task 7 - Construction Administration/RPR Services:** Hazen will provide the following construction phase services for all construction work associated with the Program
 - Attend and lead Pre-Construction meetings,
 - Hazen will, for each project, conduct a Pre-Construction meeting, provide a Resident Project Representative (RPR) Perform periodic site inspections by an Engineer,
 - Review shop drawings,
 - Review requests for payment and record quantities,
 - Respond to RFI's,
 - Review/recommendation of the contractors time and materials,
 - Prepare a record of the work performed by the contractor to be entered into the City's GIS system,
 - Prepare record drawings,
 - Thoroughly document materials, condition of the pipe removed, laying condition, backfill, and look for other anomalies that are industry standard for this type of work, and
 - Document new pipe installation means and methods to insure they conform to the construction documents.

○ **Estimated Cost: \$160,000**

- **Task 8 - Salvaged Pipe Materials Testing:** Hazen will collect specimens of the failed pipe and will coordinate with the City to acquire the services of a Third Party testing facility to determine if material properties are outside manufacturer's standards. Test specimens will also be provided to the pipe manufacturer for their own testing.

○ **Estimated Cost: \$16,000**

- **Task 9 - Supplemental Services:** Supplemental services will be provided on an as-needed basis. These services could include corridor survey, geotechnical exploration, permanent easement document preparation, or other related services not specifically included in the previous tasks. A not-to-exceed ceiling budget has been included for these services. No work will be performed under Task 9 without written authorization from the City of Franklin.
 - **Estimated Cost: \$10,000**

Tasks 6 – 9 represent Additional Work that may be required based on the findings of Core Tasks. These tasks provide for development of solutions to defects discovered and management of the construction of repairs.

Sub-total fee for Tasks 6 – 9: \$342,500

The extent of the repairs required cannot be known until the pipeline inspections are completed. Therefore, the full scope of the work associated with the project is unknown at this time. Hazen proposes that a not-to-exceed fee ceiling be established for the services to be provided. The fee will be utilized on an as-needed basis within the established budget. Hazen proposes to establish a not-to-exceed fee of **\$897,500** based on the anticipated scope and our estimated level of effort. Hazen will utilize standard hourly rates identified in the attached rate table. Subconsultant services will include a 10% markup for related contract administrative services. Hazen will begin work immediately upon notice to proceed.

As always we appreciate the opportunity and look forward to working with the City to complete the project. Please contact Michael Orr or me if you have questions or require additional information.

Sincerely,



Scott Woodard, P.E.
Vice President

cc: Mike Orr, P.E. (Program Manager)



PARKLAND ACQUISITION AGREEMENT
COF CONTRACT NO 2016-0098

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

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

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

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

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

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

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

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

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

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

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

WITNESS our hands on the dates as indicated.

[SIGNATURES ON FOLLOWING PAGES]

DEVELOPER

CRESCENT LOCKWOOD, LLC, a Delaware limited liability company

By: _____
Rob Davenport, Vice-President

Date: _____

STATE OF _____)

)

COUNTY OF _____)

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

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

Notary Public
My Commission Expires: _____

CITY

CITY OF FRANKLIN, TENNESSEE, a
municipality

By: _____
DR. KEN MOORE
Mayor

Date: _____

By: _____
ERIC S. STUCKEY
City Administrator

Date: _____

STATE OF TENNESSEE)

)

COUNTY OF WILLIAMSON)

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

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

Notary Public
My Commission Expires: _____

Approved as to form by:

Shauna R. Billingsley, City Attorney

EXHIBIT A
DEPICTION OF FUTURE PARK TRACT



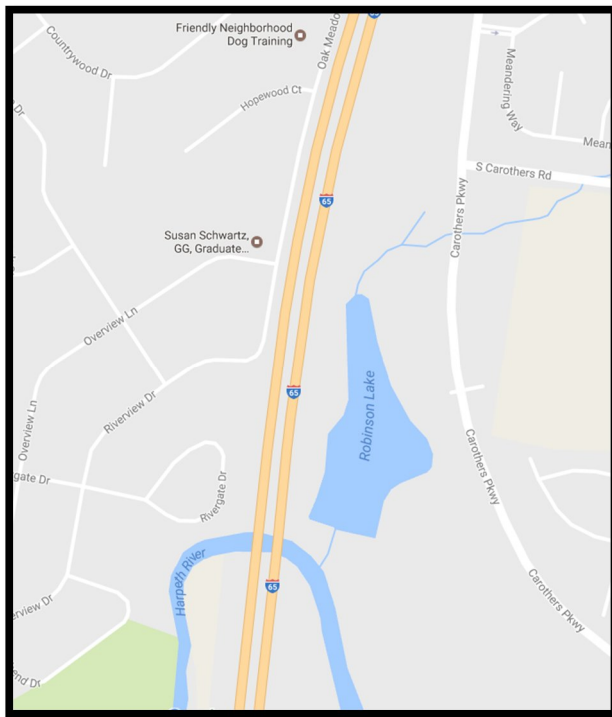
EXHIBIT B CONCEPTUAL PARK PLAN

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

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

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

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



UNIT 100-5-10



EXHIBIT C



ORDINANCE 2017-11

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.43 ACRES FROM DETACHED RESIDENTIAL 3 (R-3) DISTRICT TO SPECIFIC DEVELOPMENT - RESIDENTIAL (SD-R 4.7) DISTRICT FOR JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET."

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

WHEREAS, the Specific Development – Residential (SD-R4.7) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-120, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 3 (R-3) District to Specific Development – Residential (SD-R 4.7) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen's Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08' 08" W 195 feet to a point, thence S09° 10' 14" W 99 feet to a point, thence N85° 07' 35" E 195 feet to the point of beginning, containing 0.437 acres ±.

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

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.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

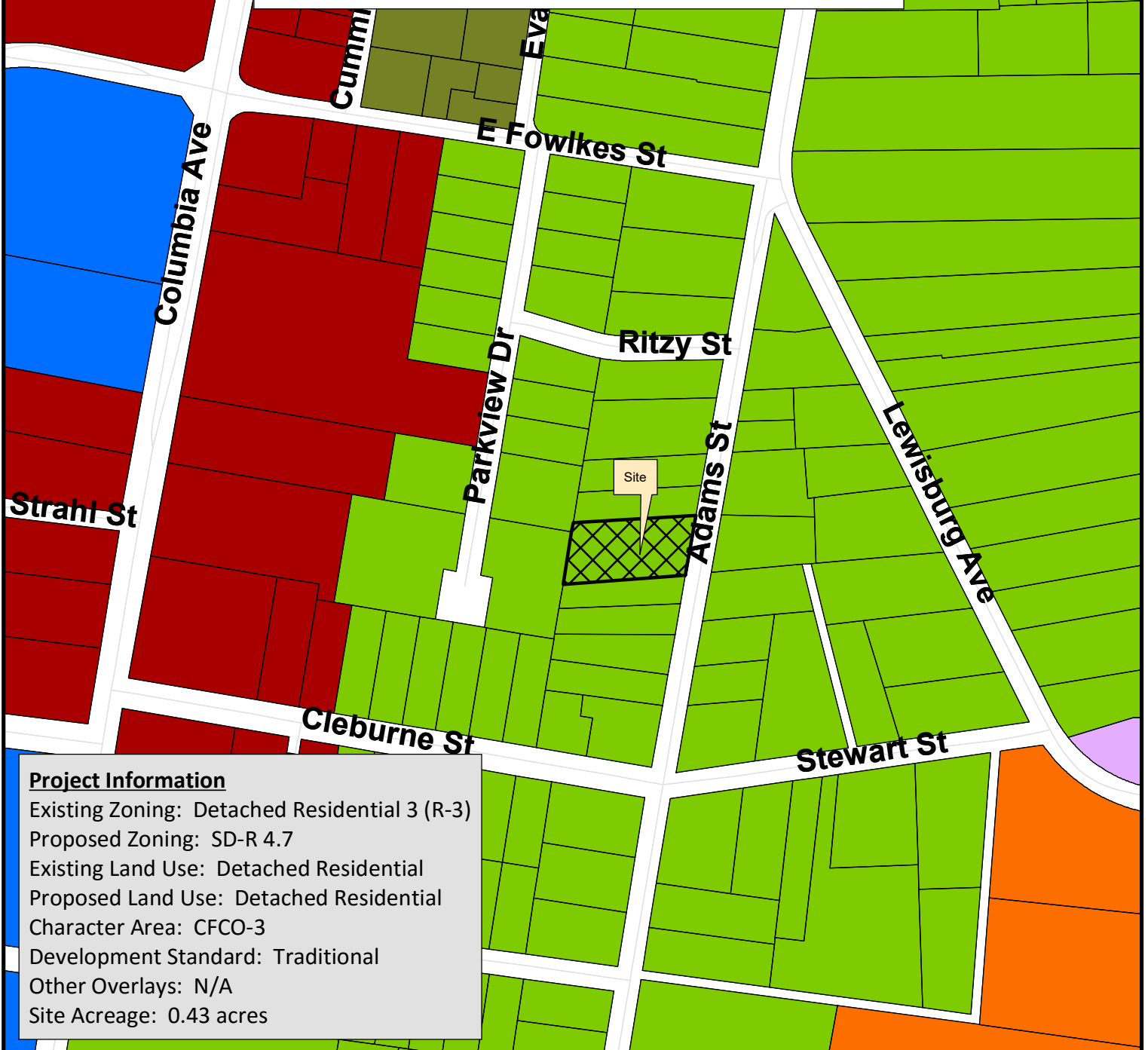
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2017-11, JOHN B MCEWEN ADDITION SUBDIVISION
REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



- | | |
|--|-------------------------------------|
| 1226 Development Plan | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



0 150 300 600
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.

ORDINANCE 2017-11

Consideration of Ordinance 2017-11, To Be Entitled: "An Ordinance To Rezone 0.43 Acres From Detached Residential 3 (R-3) District To Specific Development - Residential (SD-R 4.7) District For John B. McEwen Addition PUD Subdivision, For The Property Located At 1226 Adams Street."

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 Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-20 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 3 (R-3) District to Specific Development – Residential (SD-R 4.7) District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen's Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08' 08" W 195 feet to a point, thence S09° 10' 14" W 99 feet to a point, thence N85° 07' 35" E 195 feet to the point of beginning, containing 0.437 acres ±

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
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

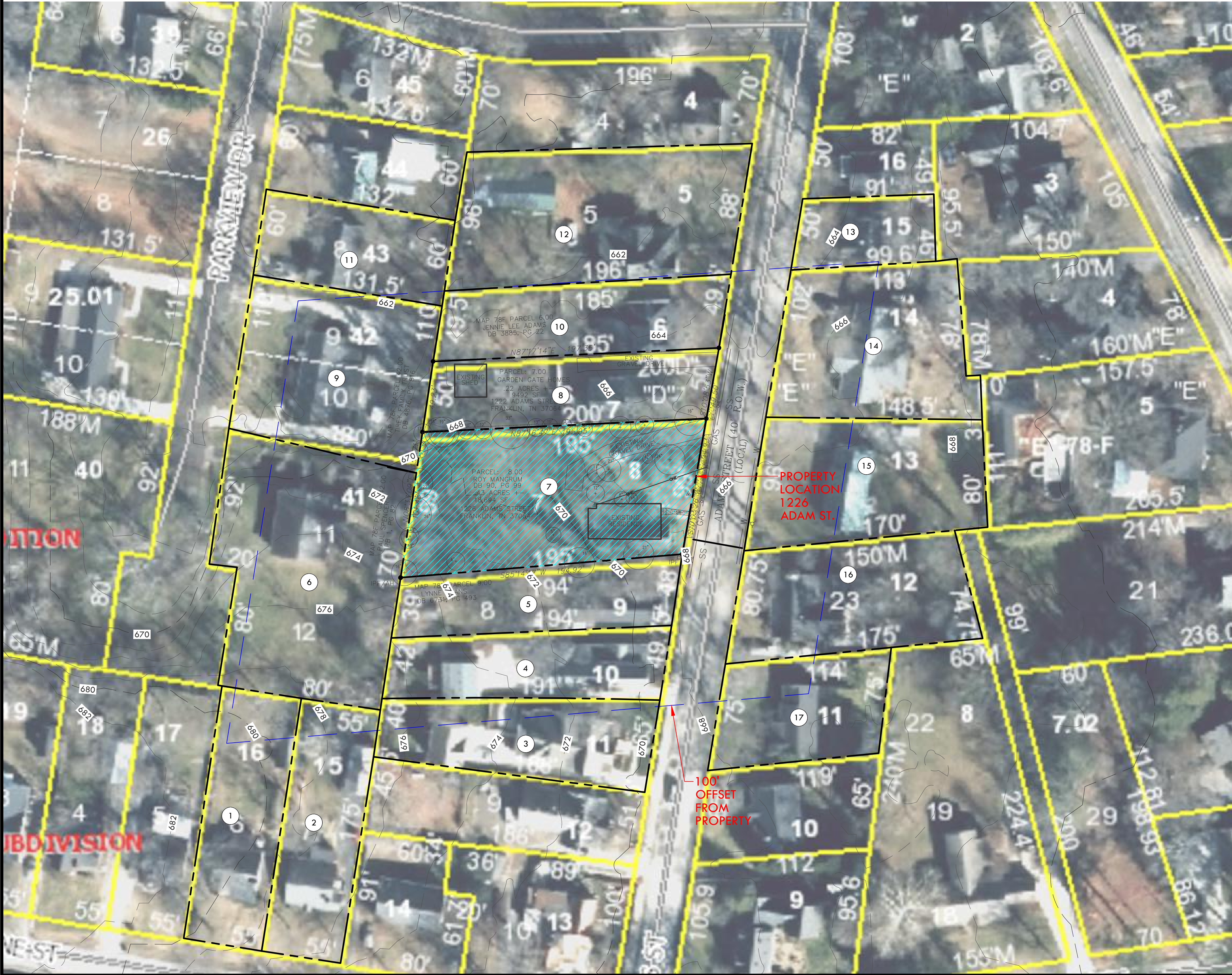
PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

APRIL 6, 2017

COVER SHEET



SITE DATA

ADDRESS: 1226 ADAMS ST., FRANKLIN, TN 37064
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: SDR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
CHARACTER AREA: CENTRAL FRANKLIN
ACREAGE OF SITE: 0.429 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

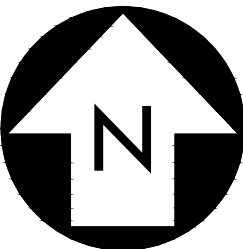
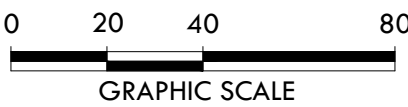
DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
DEVELOPER: GARDEN GATE HOMES
427 MURFREESBORO RD.
FRANKLIN, TN 37064
matt.christensen@comcast.net
(615) 456-5515
OWNER: ROY AND ROBERTA MANGRUM
6641 FANNIE DANIEL DR.
COLLEGE GROVE, TN 37046
(615) 794-4201

ID	PRCLID	DEED/PLAT	OWNER	ZONING
1	078F-D01600	DB-N/A DP-N/A , PB-71 PP-433	SPENCER PAUL E	R-3
2	078F-D01500	DB-2011 DP-123 , PB-71 PP-433	ABINGTON MELISSA C	R-3
3	078F-D01100	DB-5535 DP-666 , PB-N/A PP-N/A	SHAW JOHN & SHAW JANET D	R-3
4	078F-D01000	DB-6632 DP-146 , PB-16 PP-1	ORR DAVID G LIV TRUST	R-3
5	078F-D00900	DB-6731 DP-493 , PB-1 PP-126	EVANS LYNNE S	R-3
6	078F-D04100	DB-N/A DP-N/A , PB-1 PP-82	SPENCER PAUL	R-3
7	078F-D00800	DB-N/A DP-N/A , PB-N/A PP-N/A	MANGRUM ROY & MANGRUM ROBERTA	R-3
8	078F-D00700	DB-3885 DP-22 , PB-N/A PP-N/A	GARDEN GATE HOMES	R-3
9	078F-D04200	DB-4876 DP-816 , PB-1 PP-82	TIREY FAMILY TRUST	R-3
10	078F-D00600	DB-837 DP-868 , PB-N/A PP-N/A	ADAMS JENNIE L	R-3
11	078F-D04300	DB-6862 DP-639 , PB-1 PP-81	BINKLEY TIM & BINKLEY LAURA S	R-3
12	078F-D00500	DB-2276 DP-753 , PB-N/A PP-N/A	ADAMS JENNIE LEE	R-3
13	078F-E01500	DB-N/A DP-N/A , PB-N/A PP-N/A	JEFFERSON JAMES C & JEFFERSON ANN MCGHEE	R-3
14	078F-E01400	DB-2719 DP-219 , PB-N/A PP-N/A	LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER	R-3
15	078F-E01300	DB-5612 DP-569 , PB-N/A PP-N/A	PEACH CECIL W & PEACH PAT	R-3
16	078F-E01200	DB-2714 DP-799 , PB-N/A PP-N/A	RUSSELL BRENDA ANN	R-3
17	078F-E01100	DB-5007 DP-493 , PB-1 PP-126	COOK JEFFREY W & COOK JULIE A	R-3

NOTES

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.
TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



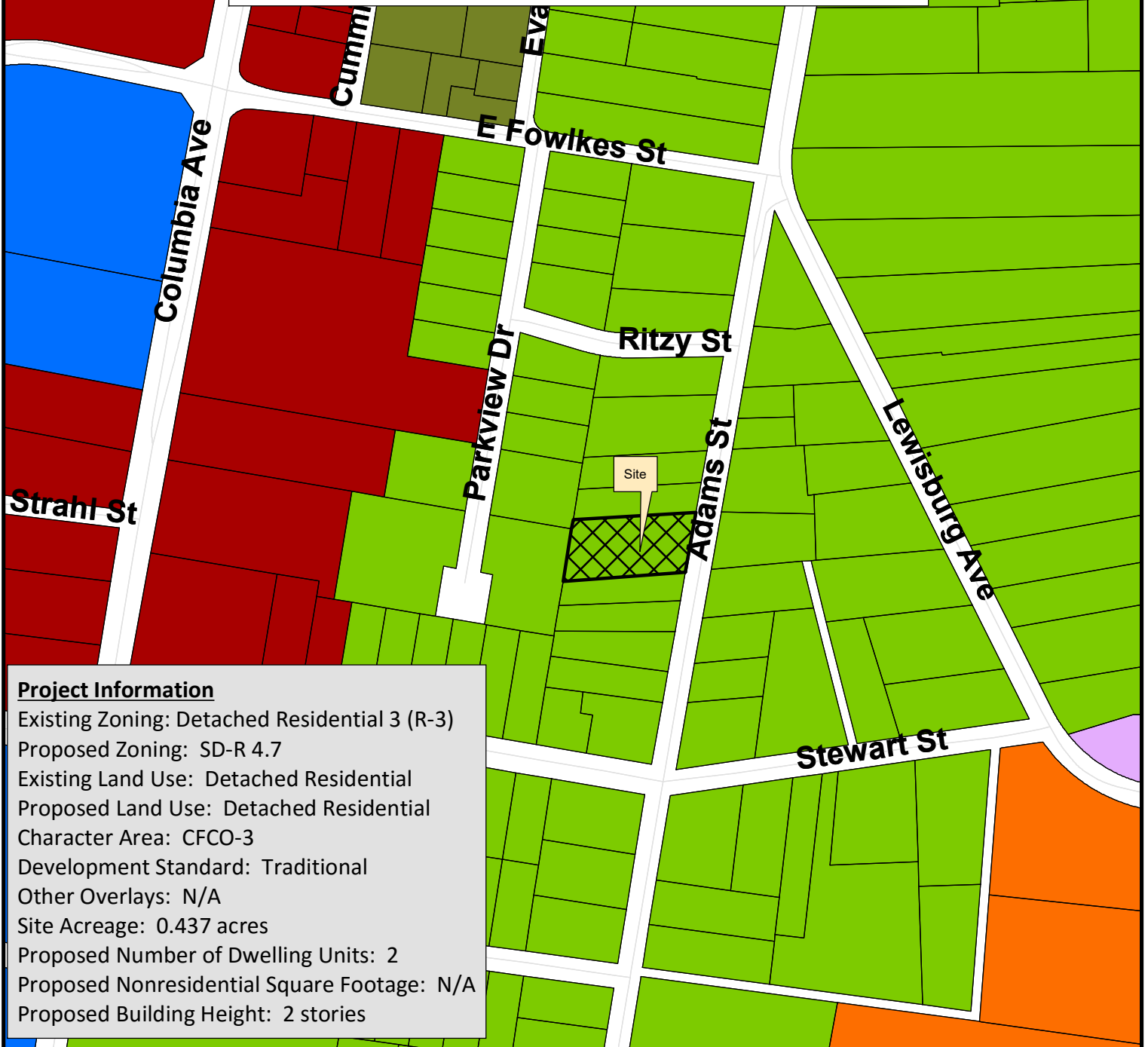
1226 ADAMS STREET
REZONING PLAN, COF #6395
FRANKLIN, TENNESSEE

REVISONS	DATE				
	No.				

04/06/17 16063

C1.0
EXISTING
CONDITIONS

RESOLUTION 2017-21,
JOHN B MCEWEN ADDITION SUBDIVISION PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
Proposed Zoning: SD-R 4.7
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.437 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| 1226 Development Plan | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



0 150 300 600
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.

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. H. Stormwater Management Plan

tomi@franklin.tn.gov

This is an advisory comment to be addressed at Site Plan and will remain open:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure - Runoff Reduction requirements as outlined in Municipal Code Title 23.

Per Sec. 23-106.(2)(f)(iii) of the Stormwater Ordinance, all new development and redevelopment shall be designed to provide a minimum twenty (20) foot drainage easement on all Stormwater infrastructure serving more than two (2) properties. Keep this in mind when laying out the development, particularly where structures are to be located adjacent to easements.

A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. **Test results shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan, at the latest.** Earlier testing is encouraged to aid in BMP design and to ensure that the Site Plan approval process is not delayed.

If all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results that indicate absence of groundwater or bedrock within 2' below the bottom elevation of the BMP may be substituted for infiltration testing (excluding GIP-04 Infiltration Trench and GIP-03 Level 2 Permeable Pavement, which require known infiltration rates for the design of the BMP). **These results likewise shall be submitted to the City's Engineering Dept. prior to approval of the Site Plan.**

Planning (Landscape)

General Issues

2. Tree Preservation

larry.mizell@franklin.tn.gov

Need a letter certificated from land owner to the south that he is okay with the trees being removed on the property line next to him.

Zoning

1226 Adams Street Development Plan - submittal 001.pdf

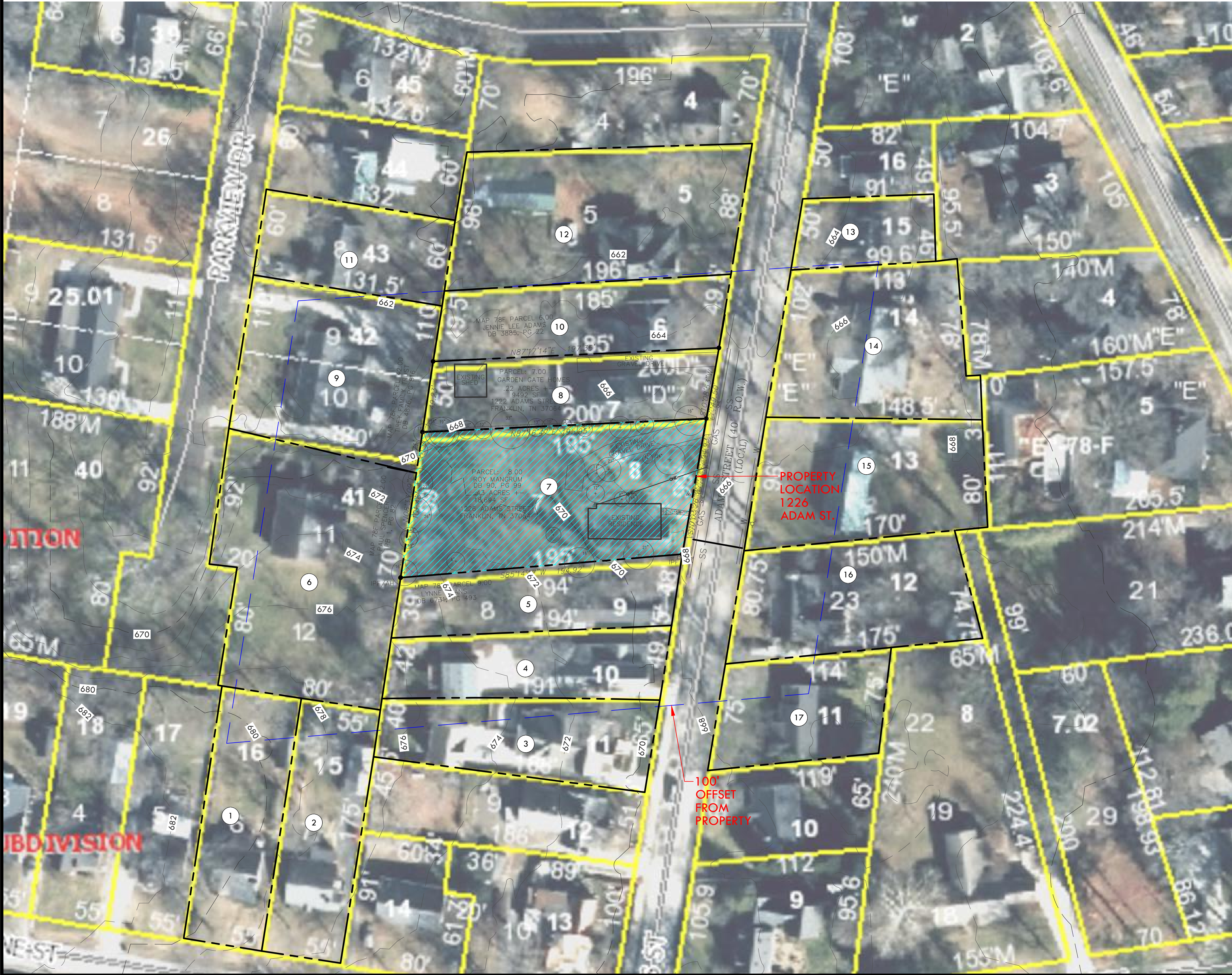
3. Driveway

tomm@franklin.tn.gov

Exceptions and discretion as used in section 12-502 (3) of the Municipal Code are available to the Building and Neighborhood Services Department in the case of existing lots that may not be wide enough to comply with all requirements of the Code. In the case of a new development proposal such as this application, the development should be designed from the beginning to comply with existing City Code requirements.

The shared driveway solution mentioned previously is provided in the Code as an example of an "alternative design" that may be approved by the Building and Neighborhood Services Director.

[Edited By Thomas Marsh]



SITE DATA

ADDRESS: 1226 ADAM ST., FRANKLIN, TN 37064
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING: R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: SDR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
CHARACTER AREA: CENTRAL FRANKLIN
ACREAGE OF SITE: 0.429 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

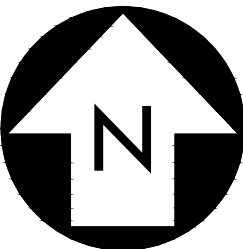
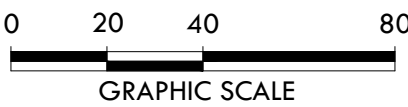
DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MARCH 13, 2017
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com
DEVELOPER: GARDEN GATE HOMES
427 MURFREESBORO RD.
FRANKLIN, TN 37064
matt.christensen@comcast.net
(615) 456-5515
OWNER: ROY AND ROBERTA MANGRUM
6641 FANNIE DANIEL DR.
COLLEGE GROVE, TN 37046
(615) 794-4201

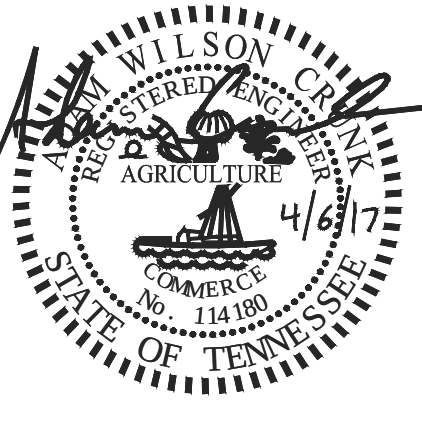
ID	PRCLID	DEED/PLAT	OWNER	ZONING
1	078F-D01600	DB-N/A DP-N/A, PB-71 PP-433	SPENCER PAUL E	R-3
2	078F-D01500	DB-2011 DP-123, PB-71 PP-433	ABINGTON MELISSA C	R-3
3	078F-D01100	DB-5535 DP-666, PB-N/A PP-N/A	SHAW JOHN & SHAW JANET D	R-3
4	078F-D01000	DB-6632 DP-146, PB-16 PP-1	ORR DAVID G LIV TRUST	R-3
5	078F-D00900	DB-6731 DP-493, PB-1 PP-126	EVANS LYNNE S	R-3
6	078F-D04100	DB-N/A DP-N/A, PB-1 PP-82	SPENCER PAUL	R-3
7	078F-D00800	DB-N/A DP-N/A, PB-N/A PP-N/A	MANGRUM ROY & MANGRUM ROBERTA	R-3
8	078F-D00700	DB-3885 DP-22, PB-N/A PP-N/A	GARDEN GATE HOMES	R-3
9	078F-D04200	DB-4876 DP-816, PB-1 PP-82	TIREY FAMILY TRUST	R-3
10	078F-D00600	DB-837 DP-868, PB-N/A PP-N/A	ADAMS JENNIE L	R-3
11	078F-D04300	DB-6862 DP-639, PB-1 PP-81	BINKLEY TIM & BINKLEY LAURA S	R-3
12	078F-D00500	DB-2276 DP-753, PB-N/A PP-N/A	ADAMS JENNIE LEE	R-3
13	078F-E01500	DB-N/A DP-N/A, PB-N/A PP-N/A	JEFFERSON JAMES C & JEFFERSON ANN MCGHEE	R-3
14	078F-E01400	DB-2719 DP-219, PB-N/A PP-N/A	LINDLEY MATTHEW WINSTON & LINDLEY MARGARET SHAFFER	R-3
15	078F-E01300	DB-5612 DP-569, PB-N/A PP-N/A	PEACH CECIL W & PEACH PAT	R-3
16	078F-E01200	DB-2714 DP-799, PB-N/A PP-N/A	RUSSELL BRENDA ANN	R-3
17	078F-E01100	DB-5007 DP-493, PB-1 PP-126	COOK JEFFREY W & COOK JULIE A	R-3

NOTES

- 1) BOUNDARY AND PLANIMETRIC INFORMATION PROVIDED BY ARROWHEAD SURVEYING.
TOPOGRAPHY INFORMATION TAKEN FROM FRANKLIN GIS INFORMATION.



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

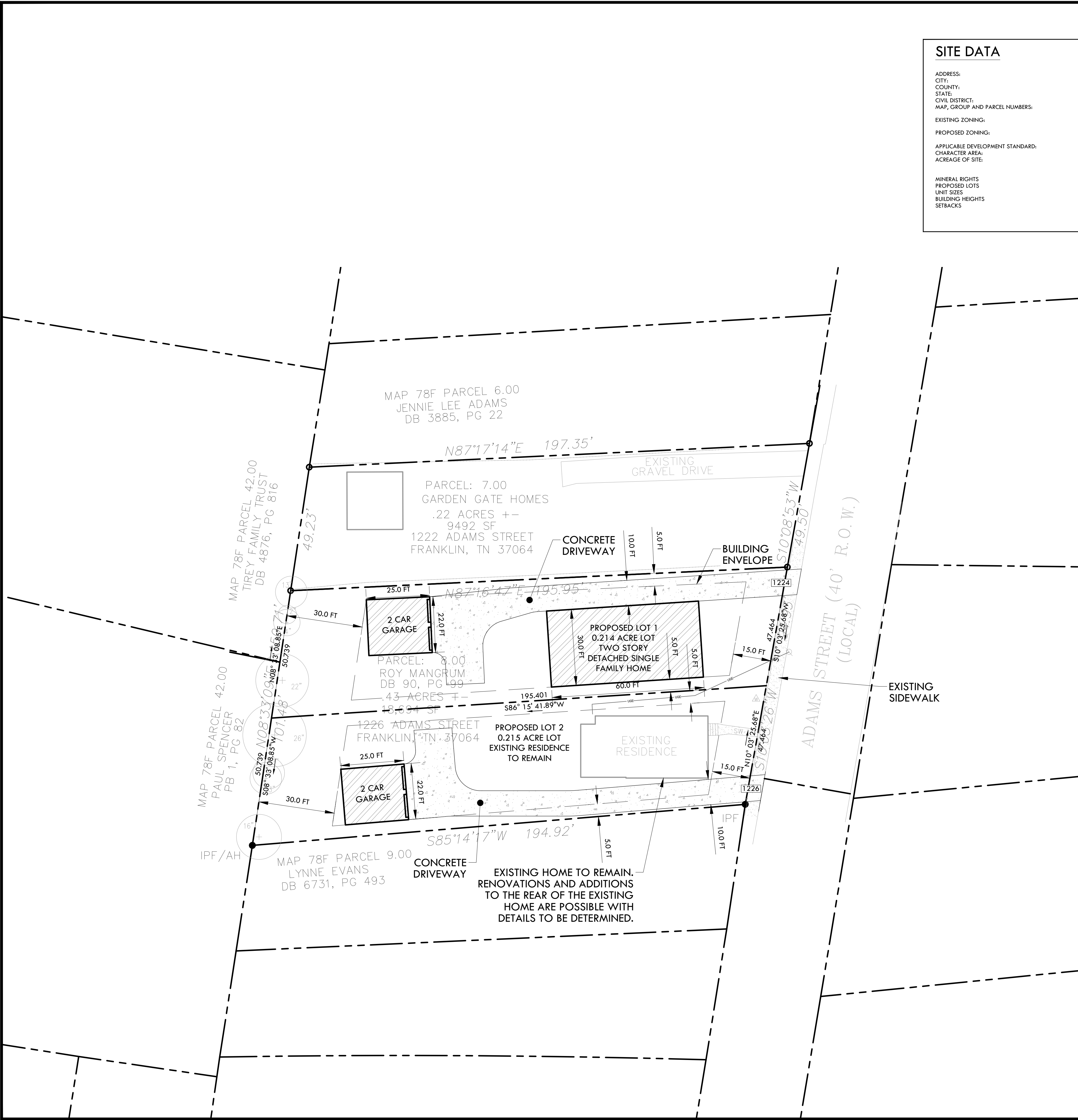


COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISONS	DATE	
	No.	

04/06/17 16063

C1.0
EXISTING
CONDITIONS

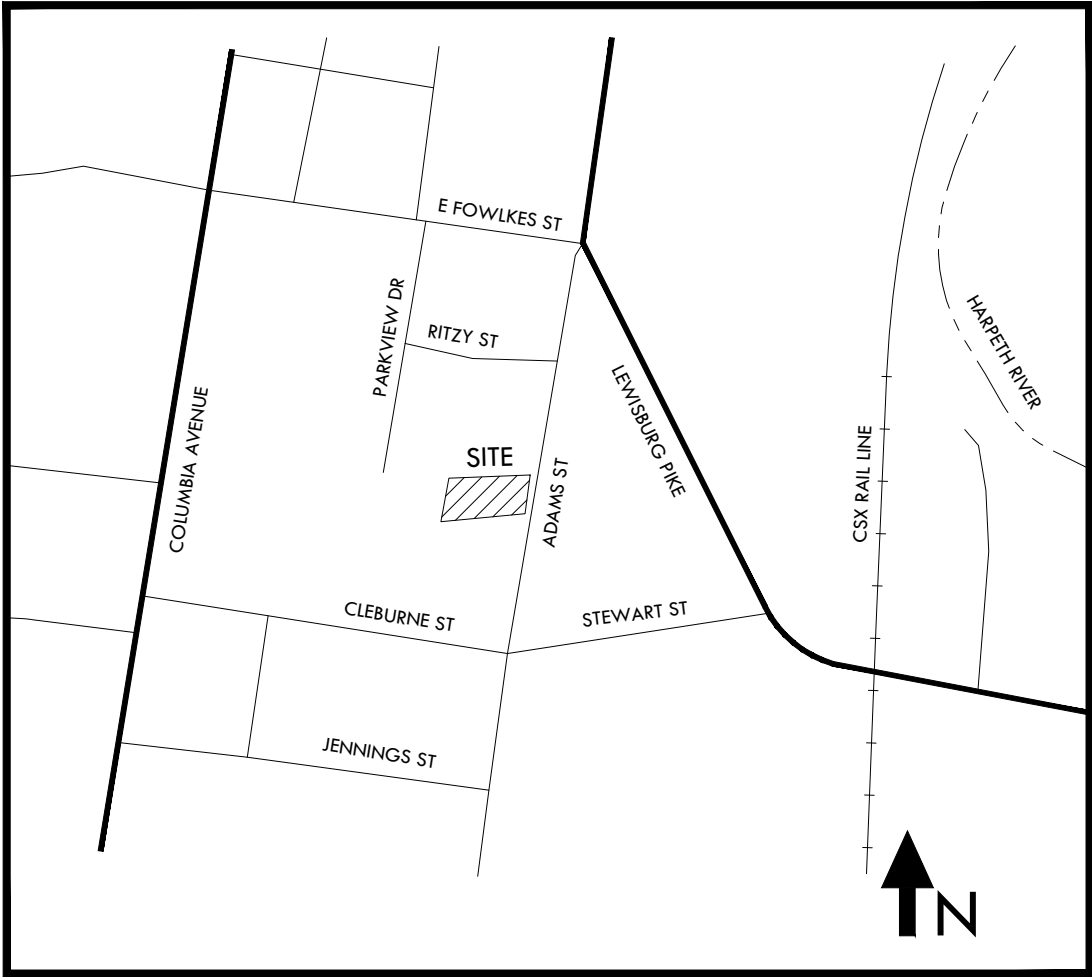


SITE DATA	
ADDRESS:	1226 ADAMS ST., FRANKLIN, TN 37064
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING:	R-3 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	SUR - 4.7 (SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
CHARACTER AREA:	CENTRAL FRANKLIN
ACREAGE OF SITE:	0.429 ACRES - TOTAL 0.215 ACRES (9,379 SF) - PROPOSED LOT 1 0.214 ACRES (9,315 SF) - PROPOSED LOT 2 RIGHTS RETAINED BY OWNER 2 DETACHED SINGLE FAMILY 2,500 SF TO 3,000 SF TWO STORY 15 FT FRONT 5 FT REAR 5 FT SIDE
MINERAL RIGHTS	
PROPOSED LOTS	
UNIT SIZES	
BUILDING HEIGHTS	
SETBACKS	

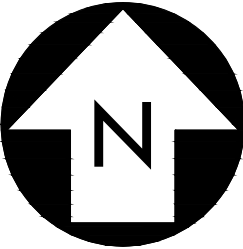
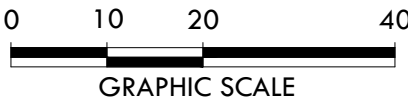
DEVELOPMENT SUMMARY	
PLAN PREPARATION DATE:	MARCH 13, 2017
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 37067 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
DEVELOPER:	GARDEN GATE HOMES 427 NURFREESBORO RD. FRANKLIN, TN 37064 matt.christensen@comcast.net (615) 456-5515
OWNER:	ROY AND ROBERTA MANGRUM 6641 FANNIE DANIEL DR. COLLEGE GROVE, TN 37046 (615) 794-4201

- NOTES:
- ALL SURROUNDING PARCELS ARE ZONED R3.
 - NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

PROPOSED ARCHITECTURAL CONCEPT



VICINITY MAP
NO SCALE



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

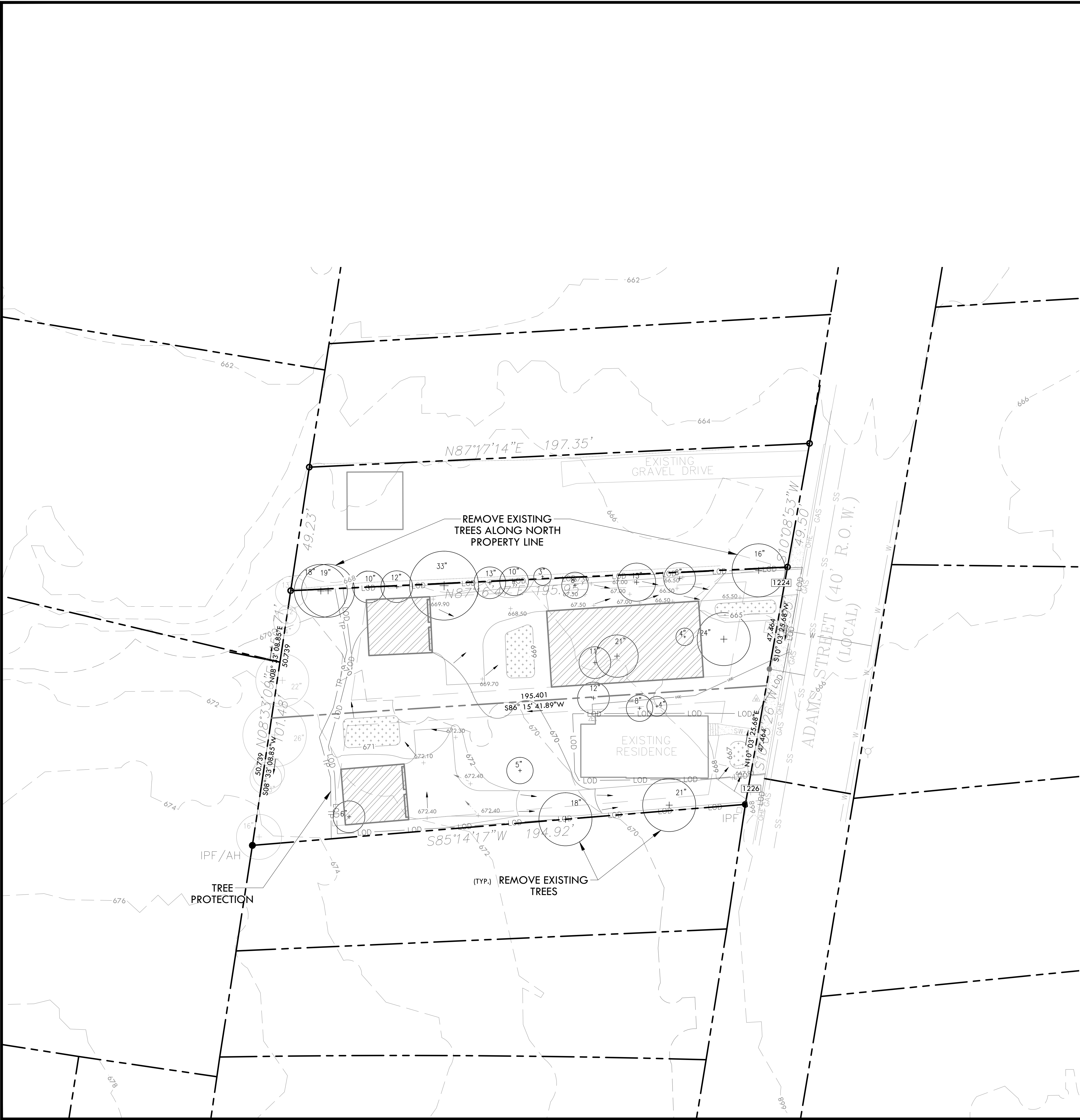
COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	
No.	DATE

04/06/1716063

C2.0

DEVELOPMENT PLAN



TREE CANOPY RETENTION

ACCORDING TO THE CITY OF FRANKLIN ZONING ORDINANCE, SITES LESS THAN ONE ACRE ARE NOT REQUIRED TO COMPLY WITH THE TREE CANOPY RETENTION REQUIREMENTS. THE EXISTING PROPERTY IS 0.429 ACRES.

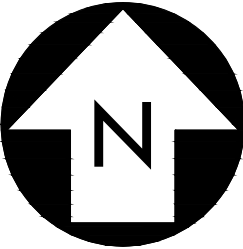
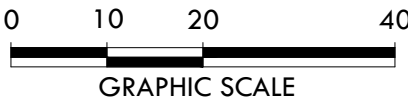
SPECIMEN TREES: 5.2.6 1 c. SINGLE-FAMILY RESIDENTIAL LOTS OF ONE ACRE OR LESS IN SIZE AND USED AS A SINGLE-FAMILY RESIDENCE, SHALL BE EXEMPT FROM THIS SECTION EXCEPT WHEN LOCATED IN SPECIAL AREAS 1 AND 2 OF THE CFCD DISTRICT. THIS PROPERTY IS USED AS A SINGLE-FAMILY RESIDENCE AND IS 0.429 ACRES, AND IS CFCD - 3.

*NOTE THAT THE PROPOSED DEVELOPER OWNS THE PROPERTY TO THE NORTH AND CAN RECEIVE A WAIVER FOR CONSTRUCTION BENEATH THOSE TREES.

EXISTING TREES REMOVED

MAPLE	= 24"
MAPLE	= 12"
MAPLE	= 8"
MAPLE	= 10"
SUGAR MAPLE	= 21"
OAK	= 18"
OAK	= 33"
OAK	= 16"
OAK	= 21"
OAK	= 11"
OAK	= 13"
OAK	= 8"
CEDAR	= 4"
HACKBERRY	= 13"
HACKBERRY	= 12"
HACKBERRY	= 10"
HACKBERRY	= 6"
HACKBERRY	= 3"
DOGWOOD	= 5"
REDBUD	= 8"
REDBUD	= 4"
WALNUT	= 19"
WALNUT	= 18"

TOTAL CALIPER INCHES REMOVED = 297"



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

No.	REVISIONS	
	DATE	

04/06/17 16063

C3.0
TREE REMOVAL
PLAN

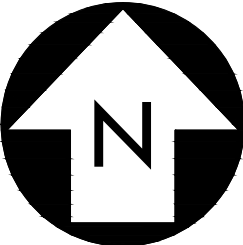
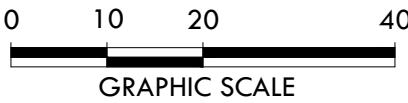


STATEMENT OF IMPACTS

Traffic - The proposed property is currently one single family home. This development would add one additional home.

NOTES:

- 1) ADAMS STREET IS A LOCAL STREET. THEREFORE NO NEW R.O.W. IS PROPOSED FOR DEDICATION.
- 2) CONNECTIVITY INDEX IS NOT REQUIRED SINCE NO NEW STREETS ARE PROPOSED.
- 3) ACCESS DRIVES ARE PROPOSED WITHIN 5 FEET OF THE PROPERTY LINE AND WILL REQUIRE APPROVAL FROM BUILDING AND NEIGHBORHOOD SERVICES AS STIPULATED IN THE MUNICIPAL CODE. NOTE THAT THIS DRIVEWAY CONFIGURATION IS CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD.
- 4) ACCESS FOR FIRE AND SOLID WASTE WILL BE LIMITED TO ADAMS STREET AS IT IS CURRENTLY PROVIDED FOR THE EXISTING HOME.



REVISIONS	
No.	DATE

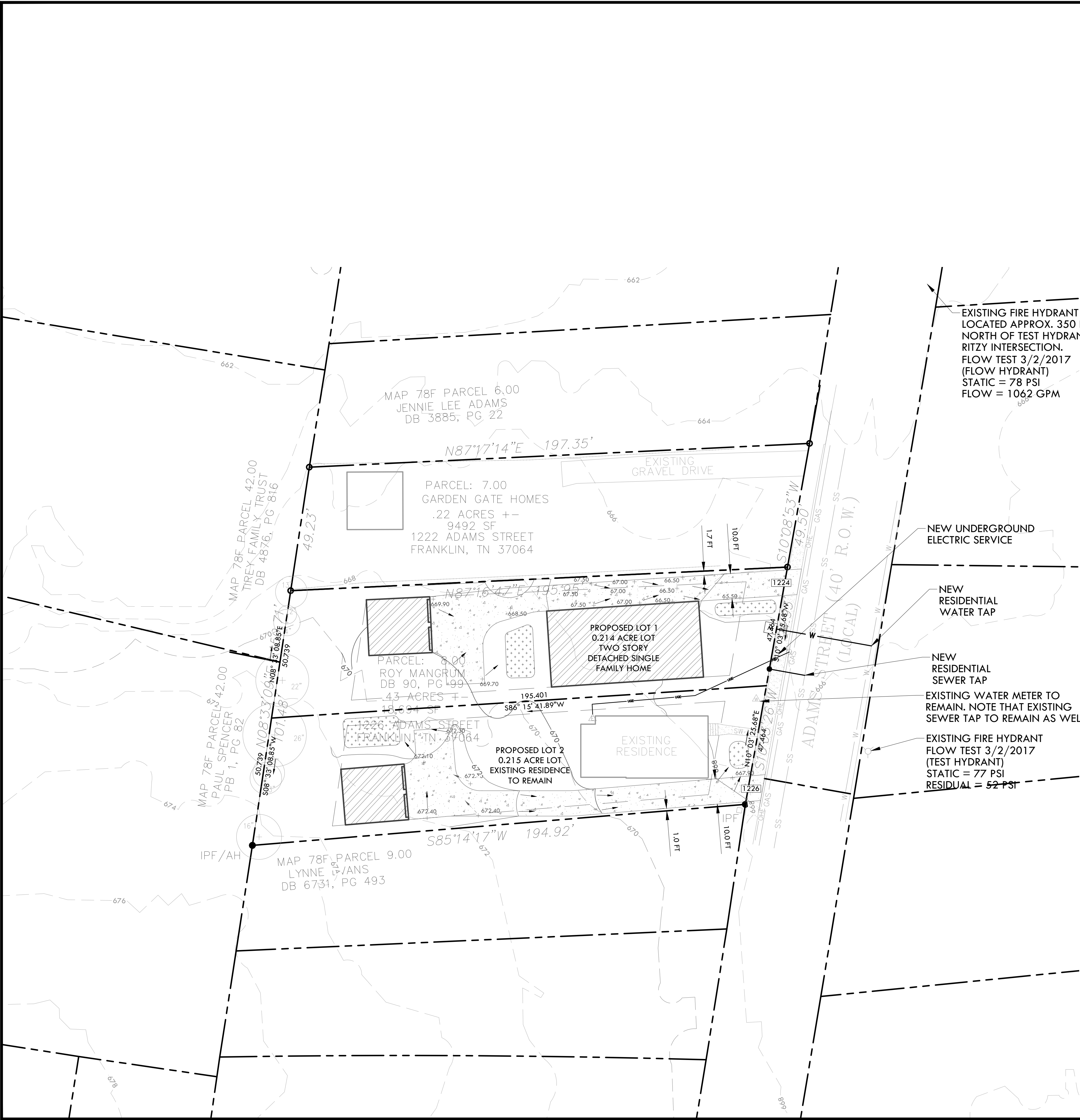
04/06/17 16063

C4.0
ACCESS
PLAN

COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



EXISTING FIRE HYDRANT
LOCATED APPROX. 350 FEET
NORTH OF TEST HYDRANT AT
RITZY INTERSECTION.
FLOW TEST 3/2/2017
(FLOW HYDRANT)
STATIC = 78 PSI
FLOW = 1062 GPM

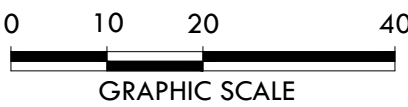
STATEMENT OF IMPACTS

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. One additional home will add 350 gpd of demand to the water and sewer system.

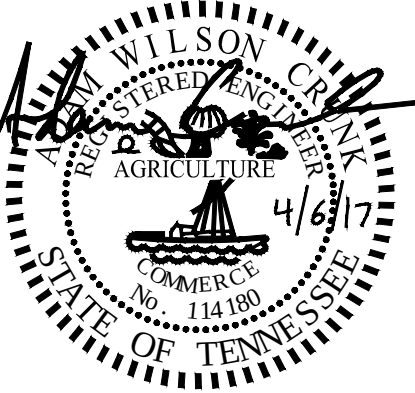
NOTES:

- 1) NEITHER OF THE HOMES ARE PROPOSED TO HAVE FIRE SPRINKLER SYSTEMS AS THE NEAREST HYDRANT CAN PROVIDE MORE THAN 1500 GPM AT 20 PSI, AS INDICATED BY THE FLOW TEST CONDUCTED ON 3/2/2017
- 2) SERVICE TAPS TO EXISTING HOME TO REMAIN IN PLACE
- 3) NO PUBLIC MAIN EXTENSIONS ARE PROPOSED AS PART OF THIS PROJECT.

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 Lumber Dr.
Franklin, TN 37064
615-794-4554
Attn: Utility Inspector



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



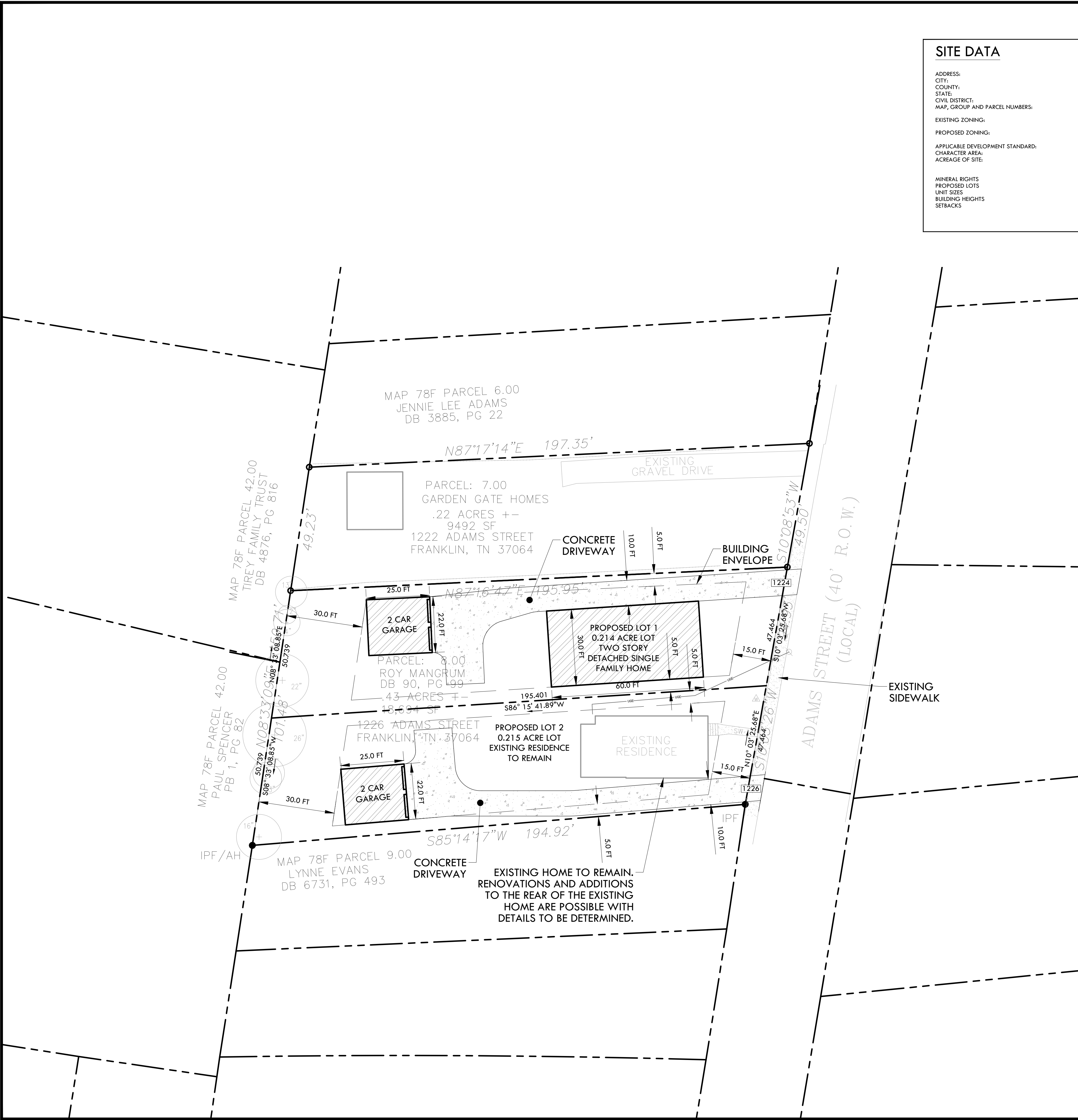
COF JOHN B McEWEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	DATE					
	No.					

04/06/17 16063

C5.0

UTILITY
PLAN

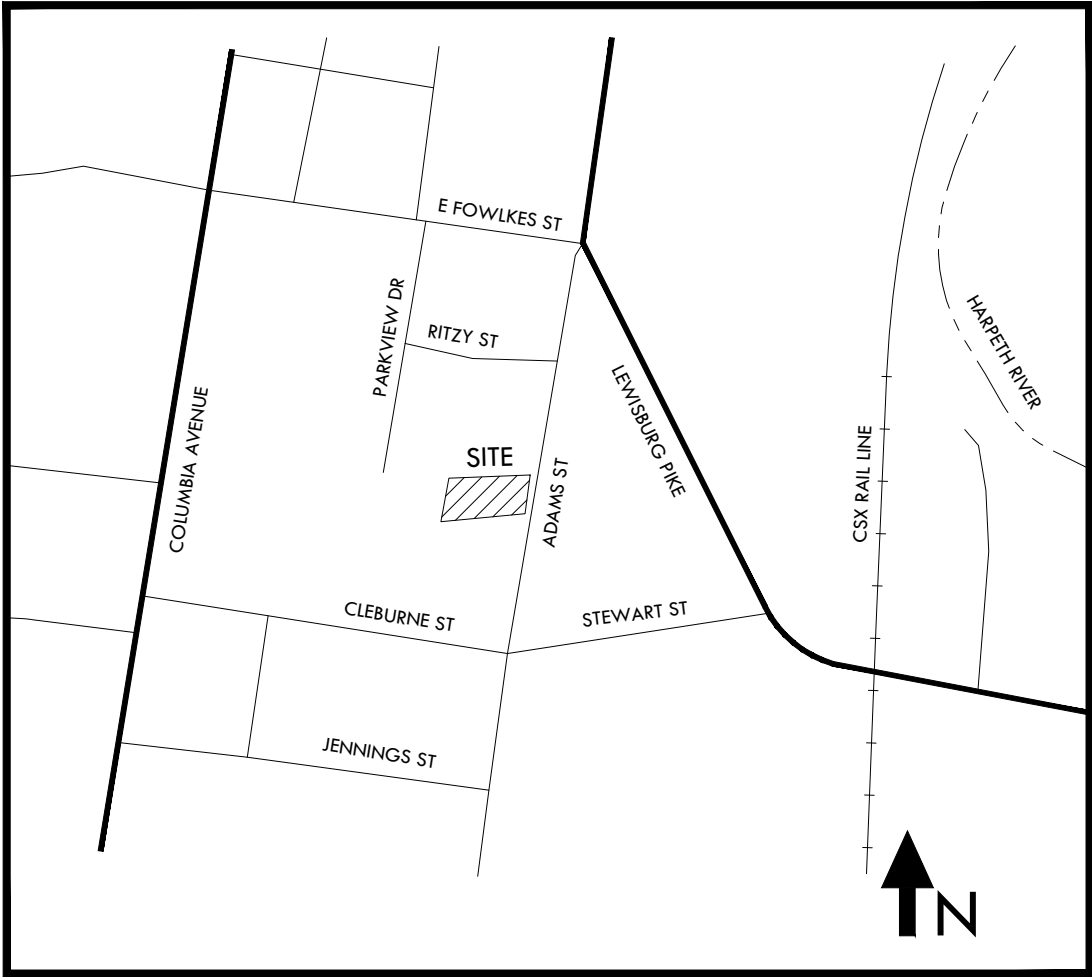


SITE DATA	
ADDRESS:	1226 ADAMS ST., FRANKLIN, TN 37064
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 78F GROUP D PARCEL 8.00
EXISTING ZONING:	R-3
PROPOSED ZONING:	(RESIDENTIAL DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	SUR - 4.7
CHARACTER AREA:	(SPECIFIC RESIDENTIAL - 4.7 UNITS PER ACRE)
ACREAGE OF SITE:	TRADITIONAL CENTRAL FRANKLIN 0.429 ACRES - TOTAL 0.215 ACRES (9,379 SF) - PROPOSED LOT 1 0.214 ACRES (9,315 SF) - PROPOSED LOT 2 RIGHTS RETAINED BY OWNER 2 DETACHED SINGLE FAMILY 2,500 SF TO 3,000 SF TWO STORY 15 FT FRONT 5 FT REAR 5 FT SIDE
MINERAL RIGHTS	
PROPOSED LOTS	
UNIT SIZES	
BUILDING HEIGHTS	
SETBACKS	

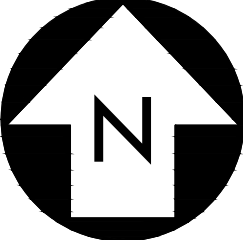
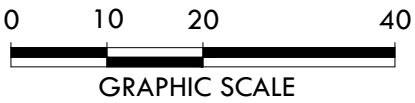
DEVELOPMENT SUMMARY	
PLAN PREPARATION DATE:	MARCH 13, 2017
CIVIL ENGINEER:	CRUNK ENGINEERING LLC 1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE adam@crunkeng.com
DEVELOPER:	GARDEN GATE HOMES 427 NURFREESBORO RD. FRANKLIN, TN 37064 matt.christensen@comcast.net (615) 456-5515
OWNER:	ROY AND ROBERTA MANGRUM 6641 FANNIE DANIEL DR. COLLEGE GROVE, TN 37046 (615) 794-4201

- NOTES:
- ALL SURROUNDING PARCELS ARE ZONED R3.
 - NO NEW LIGHT POLES ARE PROPOSED ALONG THE ADAMS STREET R.O.W. EXTERIOR LIGHTING WILL BE LIMITED TO RESIDENTIAL FLOOD LIGHTS.

PROPOSED ARCHITECTURAL CONCEPT



VICINITY MAP
NO SCALE



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

COF JOHN B McEWEEN ADDITION SUBDIVISION
DEVELOPMENT PLAN
(1226 ADAMS ST. DEVELOPMENT) COF #6386
FRANKLIN, TENNESSEE

REVISIONS	
No.	DATE

04/06/1716063

C2.0

DEVELOPMENT PLAN

RESOLUTION 2017-21

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE JOHN B. MCEWEN ADDITION PUD SUBDIVISION, FOR THE PROPERTY LOCATED AT 1226 ADAMS STREET.”

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.

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
078 F D 00800	0.43
Total	0.43

Being Lot No. 7 in McEwen’s Addition to the Town of Franklin, as shown by plat of record in Deed Book 15, Page 1, R.O.W.C, Tennessee. Said Lot beginning at a point on the western ROW of Adams Street, thence running 99 feet in the northerly direction along said ROW to a point, thence S86° 08’ 08”W 195 feet to a point, thence S09° 10’ 14”W 99 feet to a point, thence N85° 07’ 35”E 195 feet to the point of beginning, containing 0.437 acres ±.

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

SECTION III: That the overall entitlements for John B McEwen Addition PUD Subdivision are as follows:

Entitlements	John B McEwen Addition
Base Zone District	Specific Development Residential- 4.7
Character Area Overlay	CFCO-3
Other Zoning Overlays	N/A
Development Standard	Traditional
Number of Dwelling Units	2
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: _____2/14/2017_____

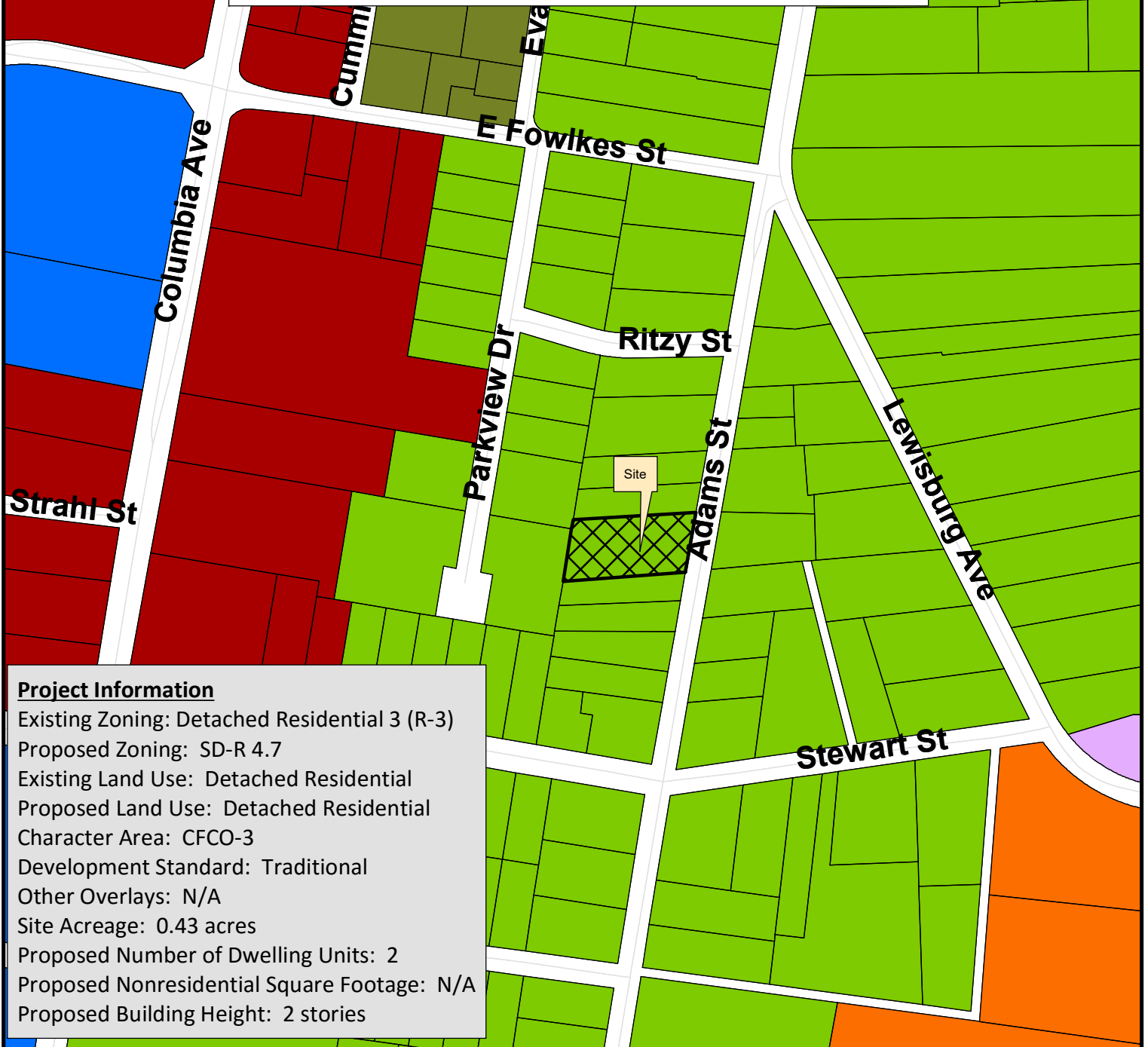
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/23/2017_____

NEIGHBORHOOD MEETING: _____2/21/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

RESOLUTION 2017-21,
JOHN B MCEWEN ADDITION SUBDIVISION PUD DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/27/17



Project Information

Existing Zoning: Detached Residential 3 (R-3)
Proposed Zoning: SD-R 4.7
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.43 acres
Proposed Number of Dwelling Units: 2
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| 1226 Development Plan | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



0 150 300 600
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.

ORDINANCE 2017-08

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, IN ORDER TO AMEND THE BUILDING DESIGN STANDARDS TO REMOVE THE REQUIREMENT PERTAINING TO THE MAXIMUM LENGTH OF ATTACHED RESIDENTIAL BUILDINGS."

WHEREAS, Chapter 5 of the City of Franklin Zoning Ordinance establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance contains specific requirements in Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii), that limits the maximum length of attached residential buildings to 200 feet; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA) have received and granted numerous requests for modifications from the 200-foot maximum length limit since it was originally enacted in 2008; and

WHEREAS, the FMPC and the BOMA have reevaluated the development standards and have determined that the limit has not been as effective as originally intended, and that it is in the best interest of the City of Franklin to amend the Franklin Zoning Ordinance to remove the 200-foot maximum length limit; 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 FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~, and the subsequent Subsections shall be renumbered accordingly.

5.3 Building and Site Design Standards

(3) Attached Residential Structures

(b) Building Design

(ii) ~~The maximum length of any attached residential building, regardless of the quantity of dwellings, shall be 200 feet.~~

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 S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

RESOLUTION 2017-18

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIVERBLUFF PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF LEWISBURG PIKE AND NORTH OF HOLLY HILL DRIVE."

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

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

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

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

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

Map-Parcel	Acres
089-19.05	
p/o 089-19.02	
p/o 089-19.03	
p/o 089-029	
p/0 089 01906	
Total	44.07

A tract of land in the 10th Civil District of Williamson County, Tennessee, lying along the easterly margin of Lewisburg Pike and being more particularly described as follows:

Beginning at an iron rod on the easterly right-of-way line of said Lewisburg Pike, as widened, right-of-way width varies; said iron rod being situated North 87 degrees 03 minutes 19 seconds East, 25.00 feet from the most southerly property corner of a tract of land conveyed to Jerry & Frances Bozeman as of record in Book 1859, Page 8, Register's Office for Williamson County, Tennessee; thence,

1. Leaving the easterly right-of-way line of said Lewisburg Pike and with the southerly property line of said Bozeman, North 87 degrees 03 minutes 19 seconds East, 234.17 feet to an iron rod; thence,
2. With the easterly property line of said Bozeman, North 37 degrees 04 minutes 56 seconds East, 379.50 feet to an iron rod; thence,
3. South 46 degrees 14 minutes 31 seconds East, 423.25 feet to an iron rod at the most northeasterly property corner of a tract of land conveyed to Edward & Linda Newton as of record in Book 1859, Page 6, Register's Office for Williamson County, Tennessee; said iron rod also being situated in the southwesterly property line of Lot 15 as shown on the final plat of Riverbluff PUD Subdivision, Section 2 as of record in Plat Book 62, Page 145, Register's Office for Williamson County, Tennessee; thence,
4. With a new severance line through said Lot 15, North 46 degrees 14 minutes 25 seconds East, 181.12 feet to an iron rod in the northeasterly property line of said Lot 15; thence,
5. With said northeasterly property line, in part, North 43 degrees 45 minutes 35 seconds West, 6.80 feet to an iron rod; thence,
6. North 01 degrees 14 minutes 18 seconds East, 191.23 feet to an iron rod in the southerly property line of a tract of land conveyed to Robert N. & Catherine Moore as of record in Book 155, Page 52, Register's Office for Williamson County, Tennessee; thence,
7. With the southerly property line of said Moore, South 88 degrees 45 minutes 42 seconds East, 792.21 feet to a point in the centerline of the Harpeth River; thence,
8. With the centerline of the Harpeth River the following calls, South 05 degrees 17 minutes 10 seconds West, 203.28 feet to a point; thence,
9. South 11 degrees 42 minutes 09 seconds East, 112.80 feet to a point; thence,
10. South 34 degrees 45 minutes 23 seconds East, 85.96 feet to a point at the most northwesterly property corner of a tract of land conveyed to James C.D. & Rhonda G. Franks as of record in Book 1029, Page 538, Register's Office for Williamson County, Tennessee; thence,
11. Leaving the centerline of said Harpeth River and with the northwesterly property line of said Franks, South 10 degrees 13 minutes 58 seconds East, 280.89 feet to an iron rod; thence,
12. South 01 degrees 51 minutes 54 seconds East, 345.62 feet to an iron rod; thence,
13. South 03 degrees 50 minutes 03 seconds East, 359.68 feet to an iron rod; thence,
14. South 86 degrees 07 minutes 13 seconds West, 997.95 feet to an iron rod at a northeasterly property corner of a tract of land conveyed to Elizabeth Jane Franks as of record in Book 1035, Page 797, Register's Office for Williamson County, Tennessee; thence,
15. With the northeasterly property line of said Franks, North 03 degrees 15 minutes 22 seconds West, 83.44 feet to an iron rod; thence,
16. With the northerly property line of said Franks and the northerly property line of a tract of land conveyed to Brett D. & Raquel Warren as of record in Book 5301, Page 529, Register's Office for Williamson County, Tennessee, South 87 degrees 09 minutes 20 seconds West, 671.71 feet to an iron rod situated at the most easterly property corner of a tract of land conveyed to Atmos Energy Group as of record in Book 753, Page 194, Register's Office for Williamson County, Tennessee; thence,
17. With the northeasterly property line of said Atmos Energy Group property, North 02 degrees 22 minutes 17 seconds West, 164.17 feet to an iron rod; thence,
18. With the northerly property line of said Atmos Energy Group property, South 76 degrees 57 minutes 37 seconds West, 174.91 feet to an iron rod situated in the easterly right-of-way line of said Lewisburg Pike, as widened; thence,

With the easterly right-of-way line of said Lewisburg Pike, North 02 degrees 58 minutes 52 seconds West, 345.93 feet to the Point Of Beginning and containing 1,919,671 square feet or 44.07 acres, more or less as calculated by the above courses and distances.

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

SECTION III: That the overall entitlements, as amended, for the Riverbluff PUD Subdivision are as follows:

Entitlements	Riverbluff PUD Subdivision
Base Zone District	R-2
Character Area Overlay	CNCO-2
Other Zoning Overlays	FFO
Development Standard	Conventional
Number of Dwelling Units	79
Connectivity Index	1.80
Open Space Requirements	901,205 square feet
Number of Phases in Development	3
Original Development Plan Approval	Resolution No. <u>2012-69</u> Date of approval: <u>2/12/2013</u>
Revision Number	2

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:

1/19/2017

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

2/23/2017

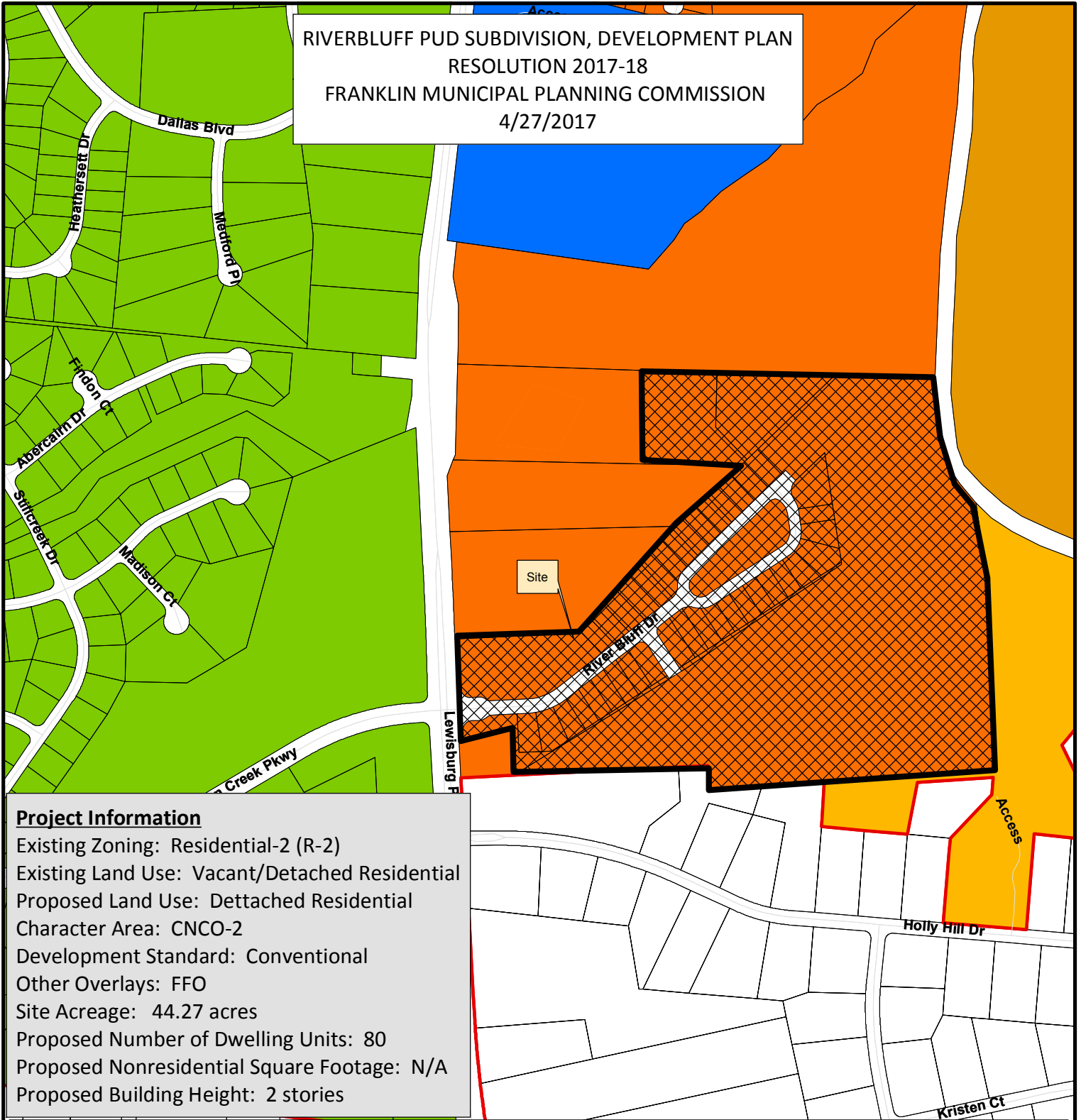
NEIGHBORHOOD MEETING:

2/16/2017

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-18
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

Existing Zoning: Residential-2 (R-2)
 Existing Land Use: Vacant/Detached Residential
 Proposed Land Use: Dettached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 44.27 acres
 Proposed Number of Dwelling Units: 80
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

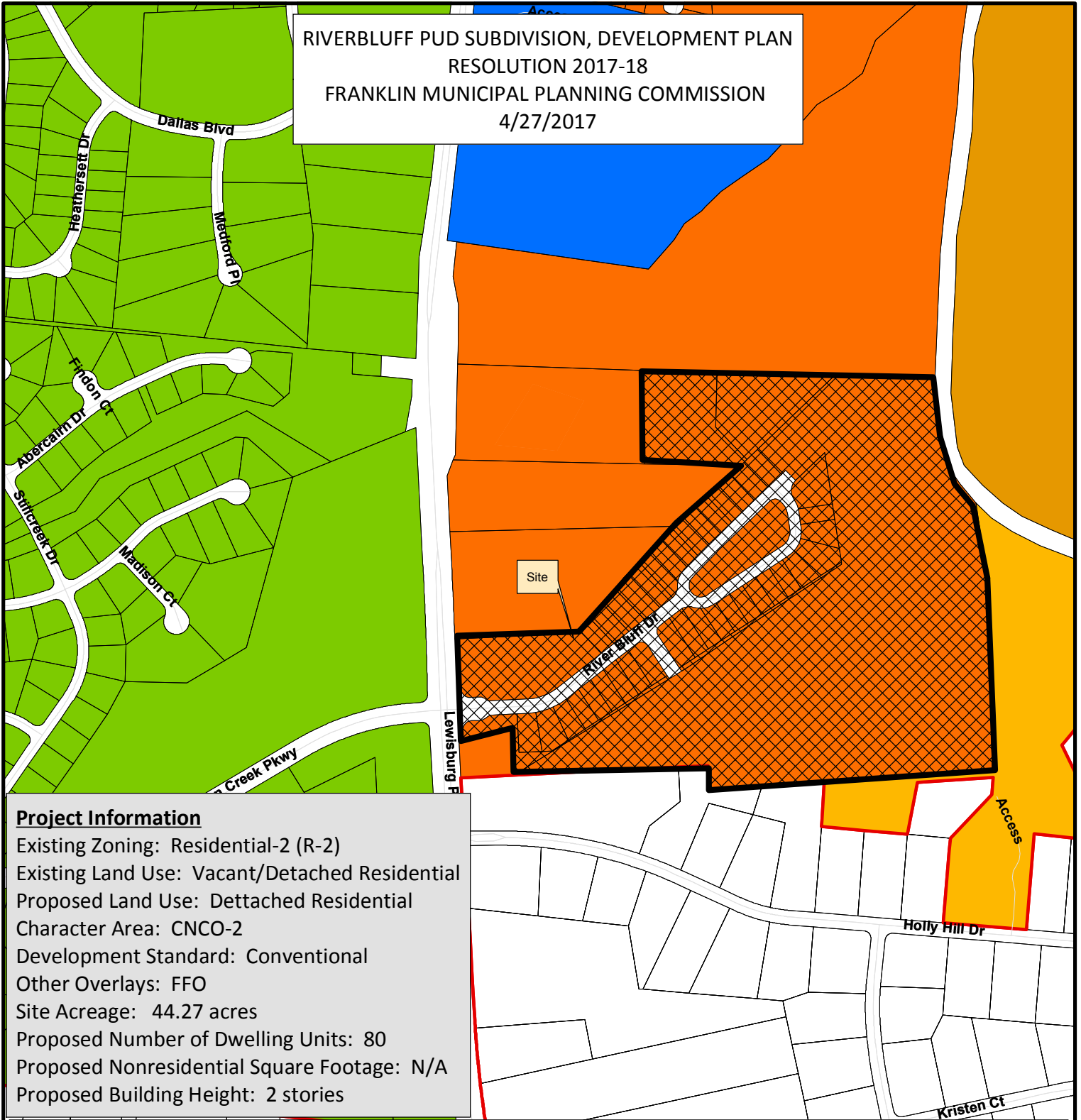
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3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



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 2017. All rights reserved.

RIVERBLUFF PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2017-18
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 4/27/2017



Project Information

Existing Zoning: Residential-2 (R-2)
 Existing Land Use: Vacant/Detached Residential
 Proposed Land Use: Dettached Residential
 Character Area: CNCO-2
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 44.27 acres
 Proposed Number of Dwelling Units: 80
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

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



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 2017. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Sanitation and Environmental Services

COF 6382_12012_RiverBluff_PUD Dev Plan_REV 2_04_05_17.pdf

1. Solid Waste Service

bryan.brown@franklintn.gov Please provide a side-loader auto-turn to service the refuse collection points in the plan.
Below are the standard specifications for this type collection truck.

Stormwater

2. Stream Buffer

jeff.willoughby@franklin.tn.gov Provide Stream Buffer note:

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

RiverBluff PUD Subdivision Development Plan - Revision 2

OWNER/
DEVELOPER

Riverbulff Investments,
LLC
103 Forest Crossing Blvd.
Suite 204
Franklin, TN 37064
Jim Cross
615.377.6111
jimc@centuryconst.com

PLANNER/
LANDSCAPE
ARCHITECT

DesignStudio
908 High Point Ridge Road
Franklin, TN 37069
Jason Goddard
615.218.8118
jgoddard@designstudioplan.com

ENGINEER

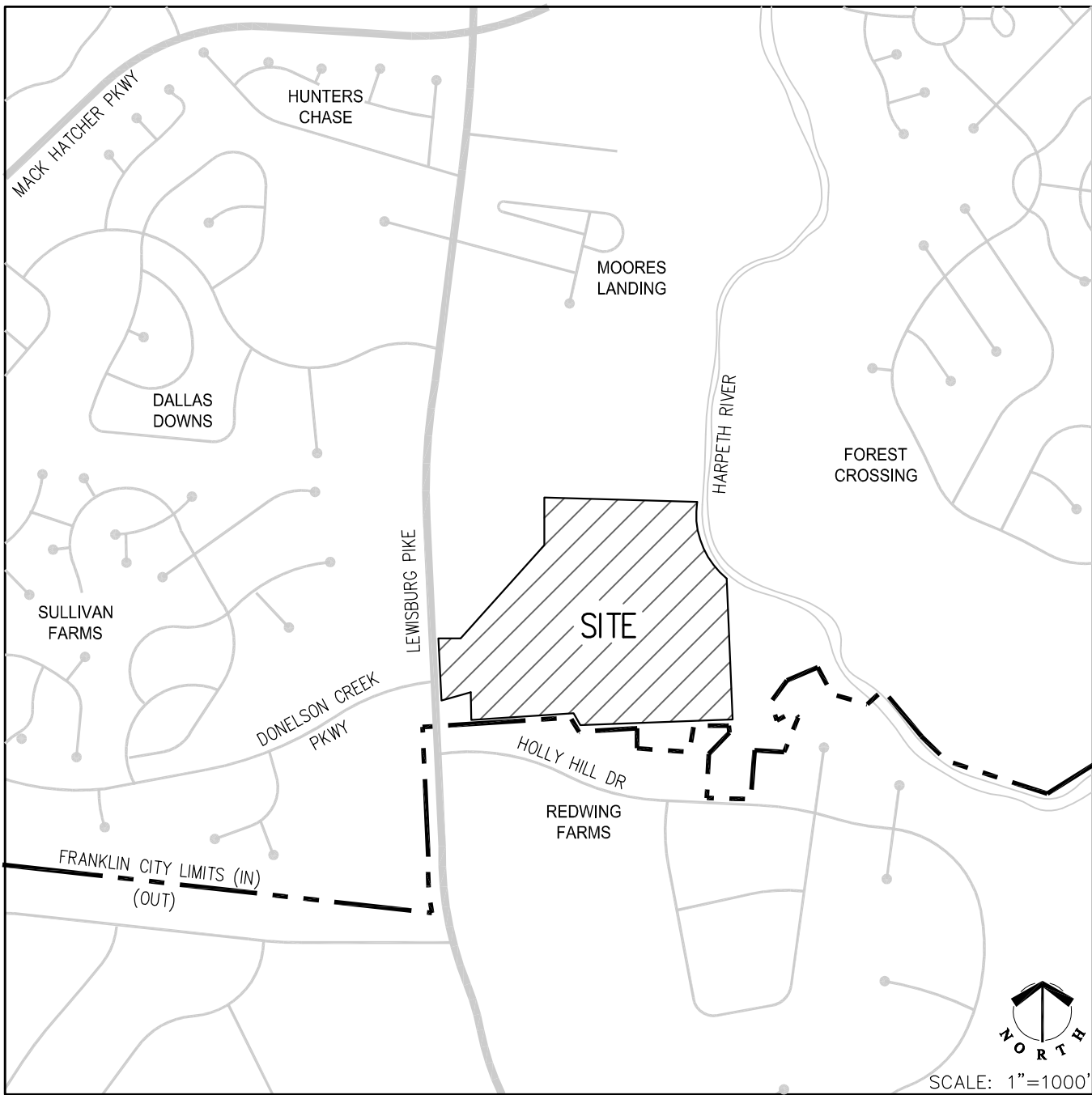
CivilSite Design Group
630 Southgate Avenue
Suite A
Nashville, TN 37203
Sean DeCoster
615.248.9999
seand@civil-site.com

SURVEYOR

Donlon Land Surveying,
LLC
8120 Sawyer Brown Road
Suite 110 A
Nashville, TN 37221
Mark Donlon
615.673.9116
mdonlonrls@bellsouth.net

SHEET INDEX:

	Date	Revision 2
CVR Cover Sheet	6/9/14	4/4/17
L-1.0 Existing Conditions and Surrounding Uses Plan	03/01/13	4/4/17
L-2.0 PUD Development Plan	6/9/14	4/4/17
C-1.0 Conceptual Stormwater Management Grading, and Utility Plan	6/9/14	
Autoturn Exhibits		



PROPERTY DESCRIPTION:

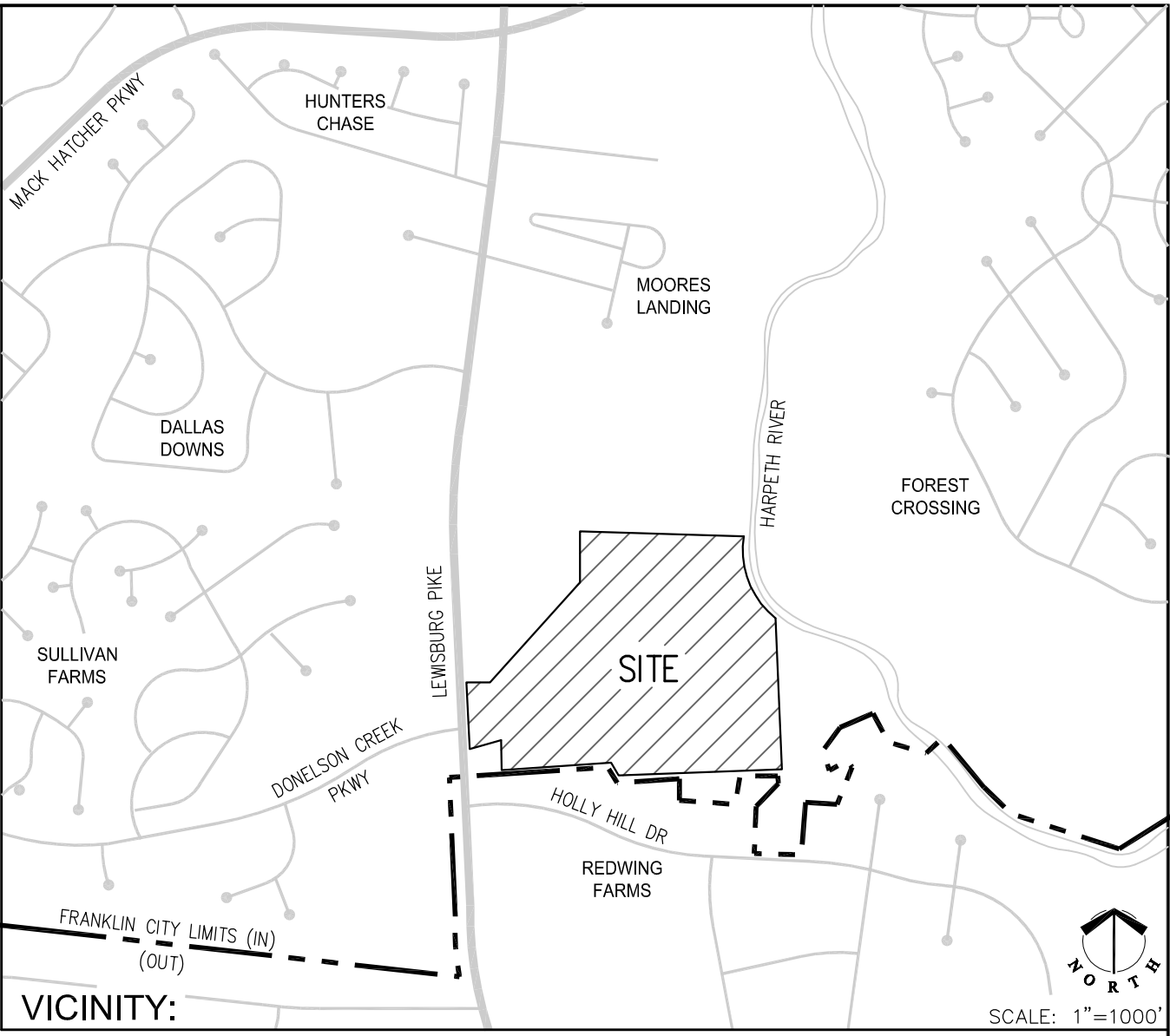
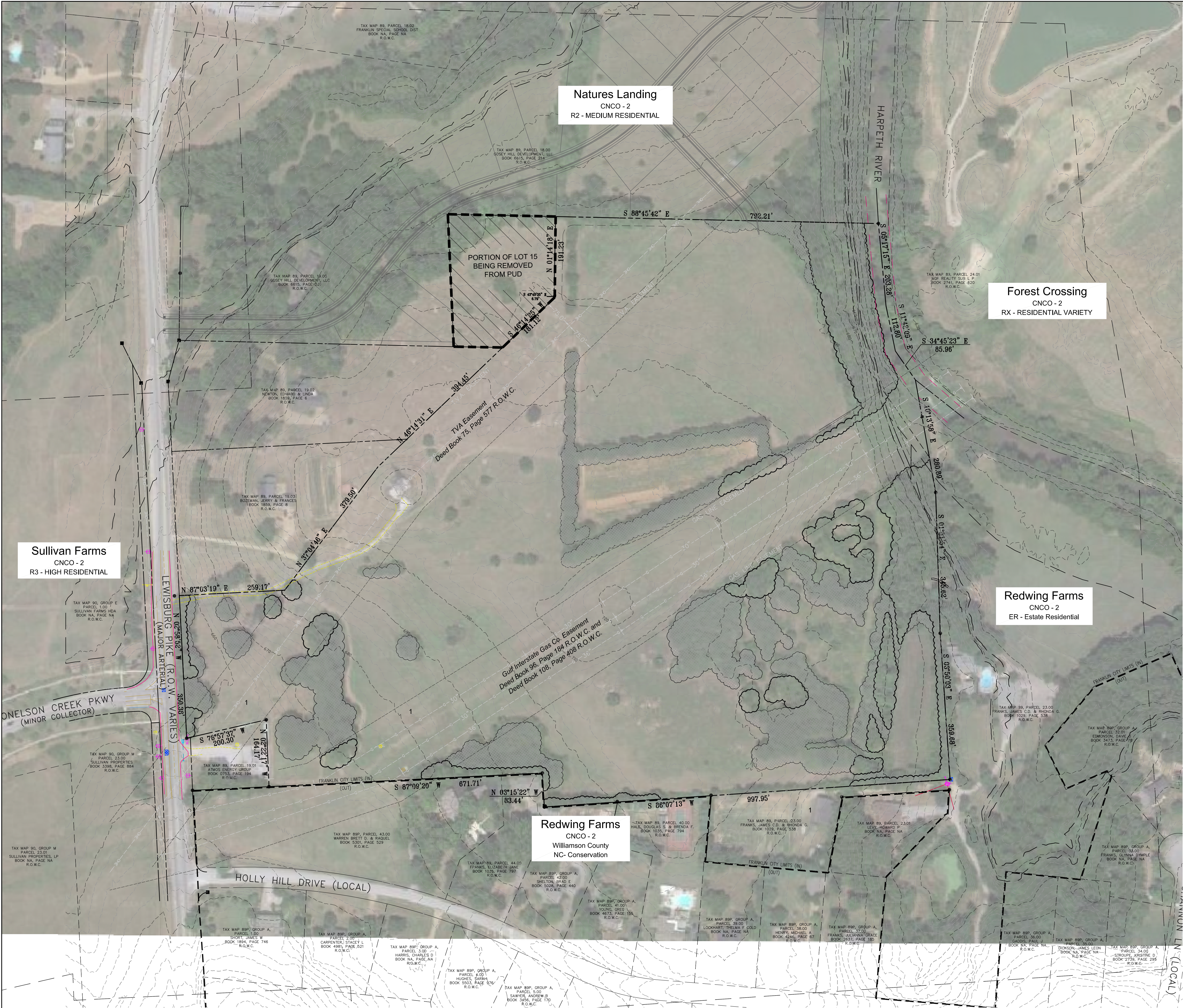
44.27 Acre Subject Property - Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.

City of Franklin # 6382
Job No. 12012

Sheet No.

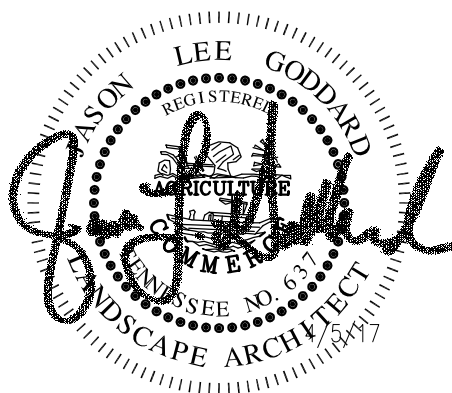
CVR

Date: 06/09/14
Revised: 4/4/17



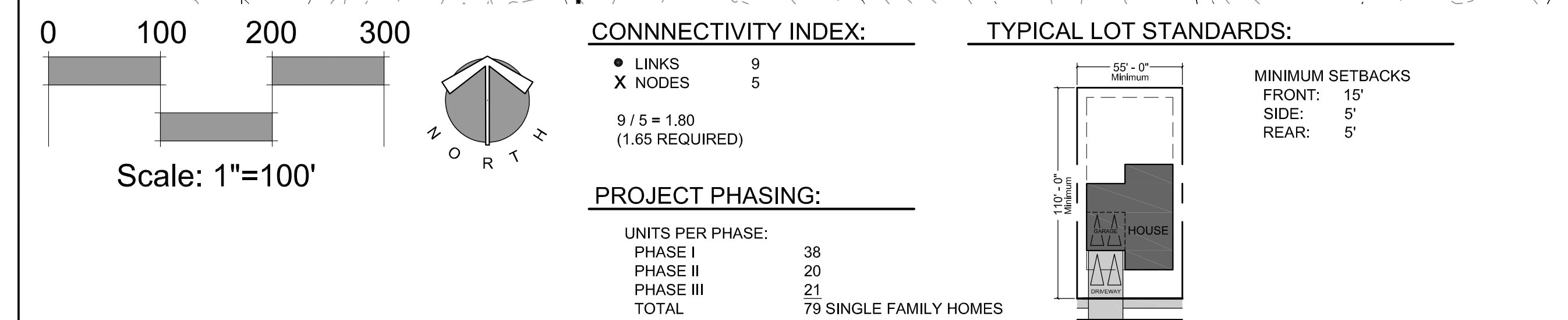
SITE DATA:	
PROJECT NAME:	RIVERBLUFF
PROJECT#:	6382
ADDRESS:	RIVERBLUFF DRIVE, FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
LEGAL DESCRIPTION:	Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.
ACREAGE OF SITE:	44.27 ACRES
SQUARE FOOTAGE OF SITE:	1,928,373.98 SF
TREE CANOPY COVERAGE:	478,508 SF (24.99% OF SITE)
EXISTING ZONING:	MEDIUM RESIDENTIAL (R-2)
PROPOSED ZONING:	MEDIUM RESIDENTIAL (R-2)
CHARACTER AREA OVERLAY:	CNCO - 2
DEVELOPMENT STANDARD:	CONVENTIONAL
DRAINAGE BASIN:	HARPETH RIVER
RAILROAD INFRASTRUCTURE/ ROW:	NONE
MINERAL RIGHTS:	PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY; DEED BOOK 94 R.O.W.C., AND PAGE 486
GAS EASEMENT:	PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.
TVA EASEMENT:	PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.
EXISTING STRUCTURES:	NONE

LEGEND:	
	APPROXIMATE AREA OF TREE CANOPY TO BE PRESERVED
	APPROXIMATE AREA OF TREE CANOPY TO BE REMOVED
TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 EXISTING COVER) X .48 (REQ. RETENTION COVER)
MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	238,740 SF



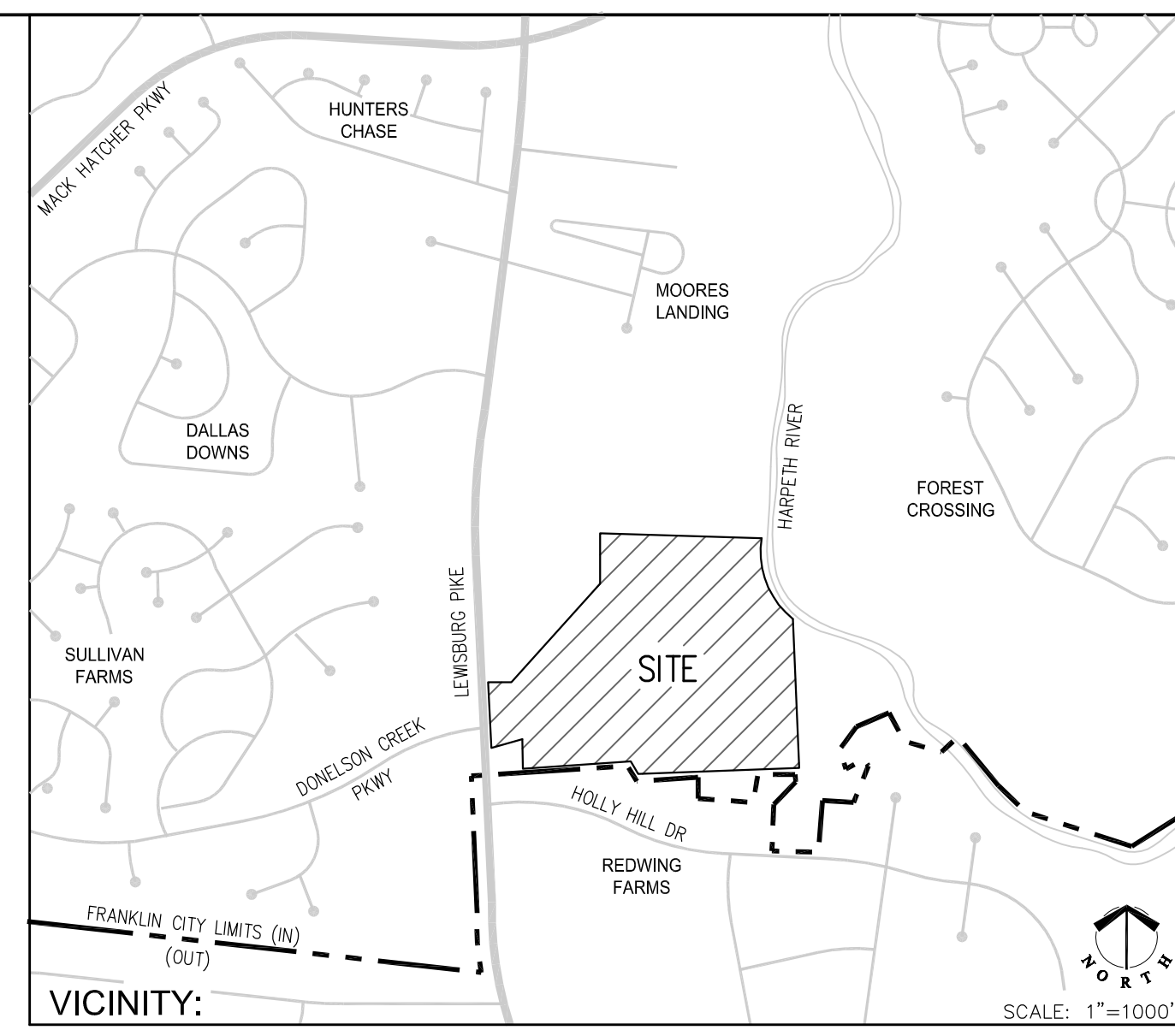
date: March 13, 2017
revisions: April 5, 2017

COF no. 6382
project no. 12012
scale. 1"=100'



A photograph of a two-story brick house with a white front porch and columns. The house is set back from a street with a stop sign and a mailbox.

BUILDING HEIGHT:	3 STORY MAXIMUM
SQUARE FOOTAGE RANGE:	1,700 SF - 4,200 SF



SITE DATA:	
PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
PROJECT#: 6362	
SUBDIVISION: N/A	
LOT NUMBER: N/A	
ADDRESS: RIVERBLUFF DRIVE, FRANKLIN	
COUNTY: WILLIAMSON	
STATE: TENNESSEE	
CIVIL DISTRICT: 10TH	
EXISTING ZONING: MEDIUM RESIDENTIAL (R-2)	
CHARACTER AREA OVERLAY: CNCO - 2	
OTHER APPLICABLE OVERLAYS: FFO/ FVO (SMALL PORTION)	
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL	
ACREAGE OF SITE: 44.27 ACRES	
SQUARE FOOTAGE OF SITE: 1,928,373.98 SF	
MINIMUM REQUIRED SETBACK LINES: REFER TO TYPICAL LOT CHART ON THIS SHEET	
OWNER: RiverBluff Investments, LLC - Jim Cross	
ADDRESS: 103 Forest Crossing Blvd., Suite 204, Franklin, TN 37064	
PHONE NO: 615.377.6111	
EMAIL ADDRESS: jimc@centuryconst.com	
APPLICANT: DESIGNSTUDIO, LLC	
PHONE NO: 615.218.8118	
EMAIL ADDRESS: jgoddard@designstudioplan.com	
CONTACT NAME: JASON GODDARD	
BUILDING SQUARE FOOTAGE: N/A	
BUILDING HEIGHT: N/A	
LANDSCAPE SURFACE RATIO: 40	
MINIMUM LANDSCAPE SURFACE RATIO: 40	
MINIMUM PARKING REQUIREMENT: 2 SPACES PER DETACHED SINGLE FAMILY HOME	
MAXIMUM PARKING LIMIT: N/A	
EXISTING PARKING: N/A	
PARKING PROVIDED: 2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN	
RESIDENTIAL DENSITY: 1.78 DU/A	
TREE CANOPY: REFER TO TREE CANOPY NOTES	
PARKLAND DEDICATION: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID	
	PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.
OPEN SPACE SET-ASIDE: 289,256.1 SF (15%)	
REQUIRED: FORMAL: 96,409.1 SF (33%) INFORMAL: 192,847.0 SF (66%)	
PROVIDED: 901,205.1 SF (49.7%)	
	FORMAL: 109,375.1 SF (37.8%) INFORMAL: 791,830.1 SF (27.4%)
SITE AMENITIES - FORMAL OPENSOURCE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.	
DRAINAGE BASIN: HARPETH RIVER	
RAILROAD INFRASTRUCTURE/ ROW: NONE	
MINERAL RIGHTS: PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY. DEED BOOK 94 R.O.W.C. AND Page 486.	
GAS EASEMENT: PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 164 R.O.W.C., AND DEED BOOK 108, PAGE 408 R.O.W.C.	
TVA EASEMENT: PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.	
LEGAL DESCRIPTION: Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.	
TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE:	24.99% OF SITE (478,508 SF)
TREE CANOPY RETENTION (MIN):	12.0% (.25 [EXISTING COVER] X .48 [REQ. RETENTION COVER])
MINIMUM TREE PROTECTION ZONE:	229,758.72 SF
TREE PROTECTION PROVIDED:	238,740 SF
CRITICAL TREE LOTS	
★ LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"	

PLANNING NARRATIVE:

RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE CARNTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN PARK SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDWYING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

COMMUNITY INFRASTRUCTURE IMPACTS:

1. WATER
WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.

AVERAGE WATER USE FOR FINAL DEVELOPMENT IS ESTIMATED AT:
(79 UNITS) X 3.5 CAPITA PER LOT X 100 GPD/ CAPITA) =27,650 GPD

MAXIMUM WATER USE AT PEAK HOUR FACTOR OF 4:
27,650 GPD X 4 = 110,600/24 = 4,608 GAL/HOUR = 76.8 GPM
2. SEWER
SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE
3. REPURIFIED WATER
RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.

4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.
THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
5. DRAINAGE FACILITIES
STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.

6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.
POLICE DEPARTMENT: 2.98 MILES
FIRE STATION: 2.37 MILES
PINKERTON PARK 3.05 MILES
7. PROJECTED STUDENT POPULATION.
THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 79 HOUSEHOLD UNITS. BASED ON AN AVERAGE OF 64 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN +/- 51 STUDENTS WITHIN THE FOLLOWING SCHOOLS:

OAK VIEW ELEMENTARY (1.91 MILES)
PAGE MIDDLE SCHOOL (3.42 MILES)
CENTENNIAL HIGH SCHOOL (9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION

REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.

9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES
RIVERBLUFF HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

LIGHTING:

⊕ APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

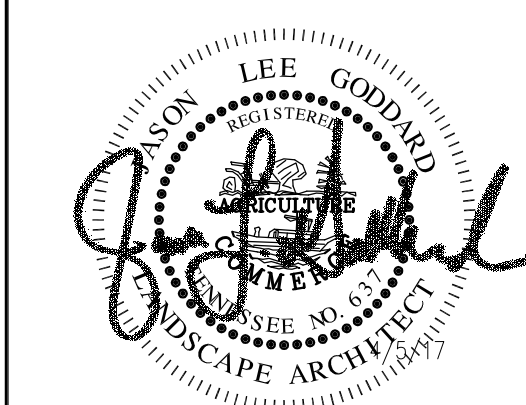
RiverBluff PUD Subdivision - Revision 2

Development Plan
Lewisburg Pike, Franklin, Tennessee

Development Plan

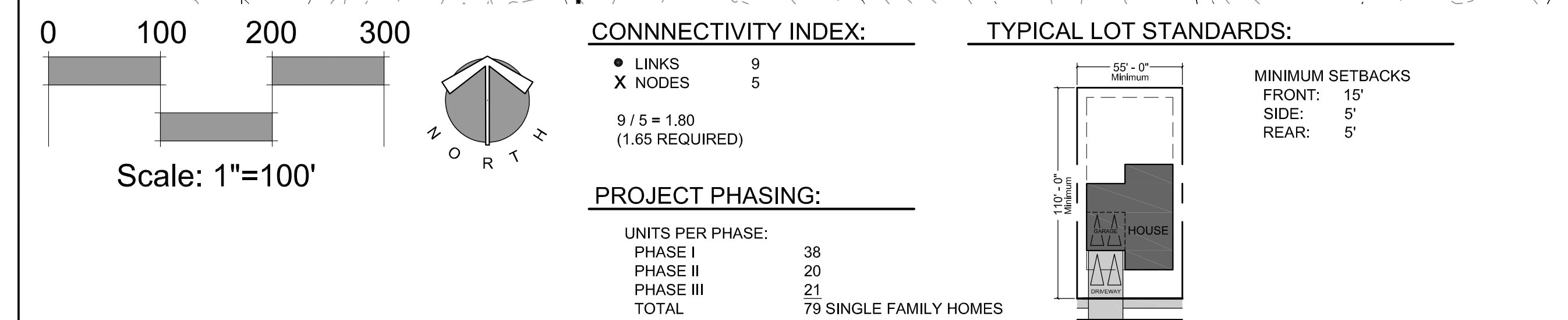
 DesignStudio

908 High Point Ridge Road, Franklin, TN 37069
(615) 218-6118

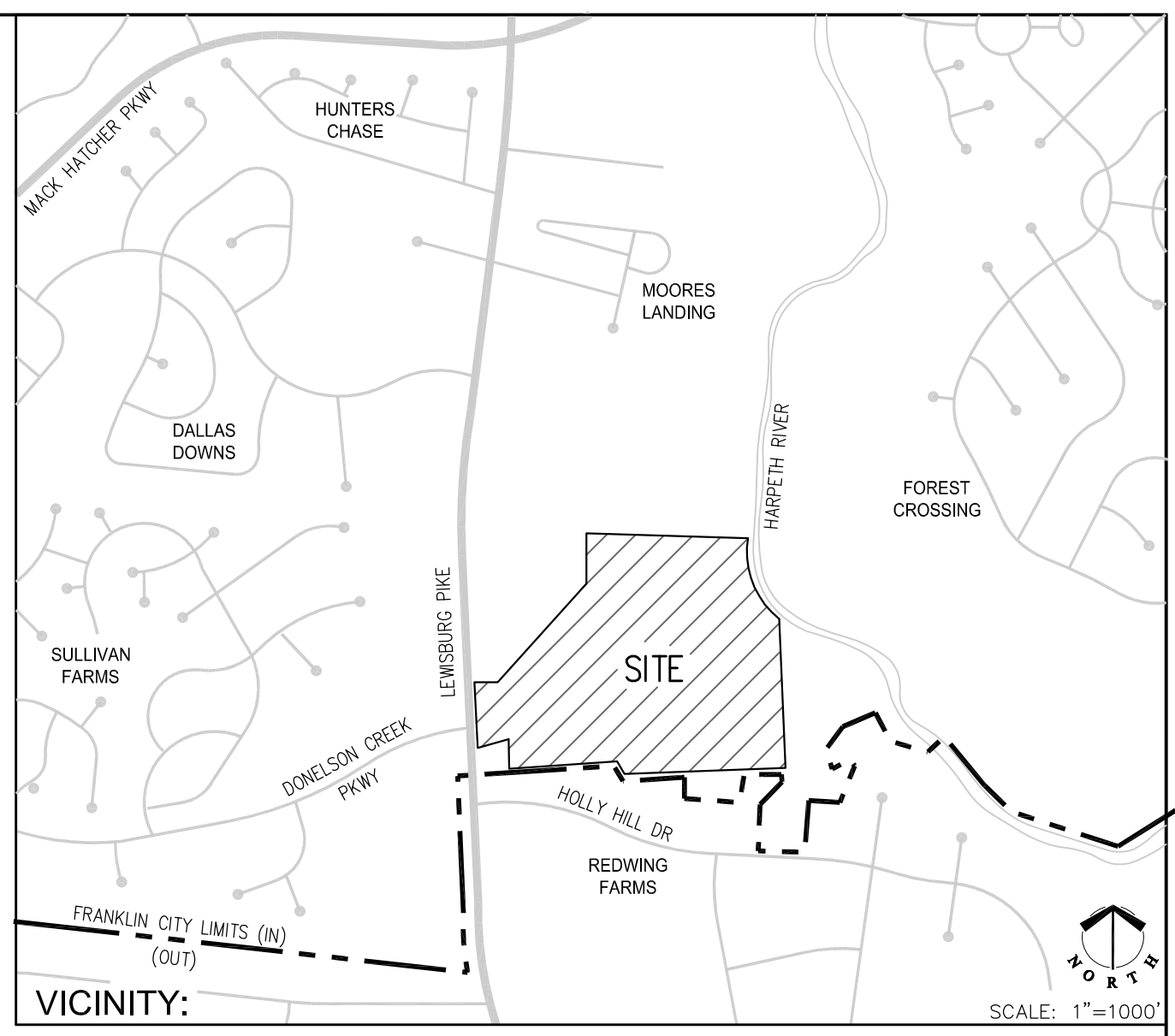


date. March 13, 2017
revisions. April 5, 2017

COF no. 6382
project no. 12012
scale. 1"=100'



BUILDING HEIGHT:	3 STORY MAXIMUM
SQUARE FOOTAGE RANGE:	1,700 SF - 4,200 SF



SITE DATA:	
PROJECT NAME:	RIVERBLUFF (Approved by City of Franklin and Williamson County)
PROJECT#: 6362	
SUBDIVISION: N/A	
LOT NUMBER: N/A	
ADDRESS: RIVERBLUFF DRIVE, FRANKLIN	
COUNTY: WILLIAMSON	
STATE: TENNESSEE	
CIVIL DISTRICT: 10TH	
EXISTING ZONING: MEDIUM RESIDENTIAL (R-2)	
CHARACTER AREA OVERLAY: CNCO - 2	
OTHER APPLICABLE OVERLAYS: FFO/ FWO (SMALL PORTION)	
APPLICABLE DEVELOPMENT STANDARD: 44.27 ACRES	
ACREAGE OF SITE: 1,928.373.98 SF	
SQUARE FOOTAGE OF SITE: REFER TO TYPICAL LOT CHART ON THIS SHEET	
MINIMUM REQUIRED SETBACK LINES:	
OWNER: RiverBluff Investments, LLC - Jim Cross	
ADDRESS: 100 Forest Crossing Blvd., Suite 204, Franklin, TN 37064	
PHONE NO: 615.377.6111	
EMAIL ADDRESS: jimc@centuryconst.com	
APPLICANT: DESIGNSTUDIO, LLC	
PHONE NO: 615.218.8118	
EMAIL ADDRESS: jgoddard@designstudioplan.com	
CONTACT NAME: JASON GODDARD	
BUILDING SQUARE FOOTAGE: N/A	
BUILDING HEIGHT: N/A	
LANDSCAPE SURFACE RATIO: 40	
MINIMUM LANDSCAPE SURFACE RATIO: 2	
MINIMUM PARKING REQUIREMENT: 40 SPACES PER DETACHED SINGLE FAMILY HOME	
MAXIMUM PARKING LIMIT: N/A	
EXISTING PARKING: N/A	
PARKING PROVIDED: 2 SPACES PER DETACHED SINGLE FAMILY HOME - MIN	
RESIDENTIAL DENSITY: 1.78 DU/AC	
TREE CANOPY: REFER TO TREE CANOPY NOTES	
PARKLAND DEDICATION: FEES IN LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT FOR THIS SUBDIVISION.	
OPEN SPACE SET-ASIDE: 289,256.1 SF (15%)	
REQUIRED: FORMAL: 96,409.1 SF (33%) INFORMAL: 192,847.0 SF (66%)	
PROVIDED: 901,205.1 SF (49.7%)	
	FORMAL: 109,375.1 SF (37.8%) INFORMAL: 791,830.1 SF (274%)
SITE AMENITIES - FORMAL OPENSOURCE AMENITIES SHALL INCLUDE: WALKS, SEATING AREAS, BENCHES, LANDSCAPING, AND DECORATIVE STREET LIGHTING. FINAL DESIGNS TO BE DEVELOPED WITH THE SITE PLAN.	
DRAINAGE BASIN: HARPETH RIVER	
RAILROAD INFRASTRUCTURE/ ROW: NONE	
MINERAL RIGHTS: PROPERTY IS SUBJECT TO MINERAL RIGHTS AGREEMENT TO THE MONSANTO CHEMICAL COMPANY, DEED BOOK 94 R.O.W.C., AND PAGE 486.	
GAS EASEMENT: PROPERTY IS SUBJECT TO RIGHT OF WAY AGREEMENT WITH GULF INTERSTATE GAS CO. DEED BOOK 96, PAGE 184 R.O.W.C., AND DEED BOOK 106, PAGE 408 R.O.W.C.	
TVA EASEMENT: PROPERTY IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT DEED BOOK 75, PAGE 577 R.O.W.C.	
LEGAL DESCRIPTION: Being all of parcel 19.05, Map 89 recorded in Deed Book 106, Page 414 and a portion of parcel 19.02, Map 89 recorded in Deed Book 1859, Page 6 and a portion of parcel 19.03, Map 89 recorded in Deed Book 1859, Page 8 R.O.W.C., TN.	
TREE CANOPY/ PRESERVATION PLAN:	
EXISTING TREE CANOPY COVERAGE: 24.99% OF SITE (478,508 SF)	
TREE CANOPY RETENTION (MIN): 12.0% (.25 [EXISTING COVER] X .48 [REQ. RETENTION COVER])	
MINIMUM TREE PROTECTION ZONE: 229,758.72 SF	
TREE PROTECTION PROVIDED: 238,740 SF	
CRITICAL TREE LOTS	
★ LOTS 11-13 AND 43-48 SHALL BE DESIGNATED "CRITICAL TREE LOTS"	

PLANNING NARRATIVE:

RIVERBLUFF IS LOCATED IN SPECIAL AREA 2 OF THE GARNTON CHARACTER AREA. THE 43.95 AC SITE IS LOCATED ON LEWISBURG PIKE, EAST OF DONELSON CREEK PARKWAY. SURROUNDING USES INCLUDE: SULLIVAN FARM SUBDIVISION (WEST), AN UNDEVELOPED TRACT (NORTH), REDDING FARMS (SOUTH) AND THE HARPETH RIVER TO THE EAST. THE PROPOSED PLAN UTILIZES CONVENTIONAL PLANNING STANDARDS WHICH IS CONGRUENT WITH THE LAND USE PLAN RECOMMENDATIONS.

COMMUNITY INFRASTRUCTURE IMPACTS:

1. WATER
WATER TO BE PROVIDED BY THE CITY OF FRANKLIN. A WATER MAIN IS LOCATED ALONG THE LEWISBURG PIKE ROW.
2. SEWER
SEWER SERVICE TO BE PROVIDED BY THE CITY OF FRANKLIN. SEWER IS LOCATED ON THE NORTH SIDE OF DONELSON CREEK AT LEWISBURG PIKE AND WILL BE EXTENDED TO THE SITE ALONG THE EAST SIDE OF LEWISBURG PIKE.
3. REPAIRABLE WATER FACILITIES
RECLAIMED OR REUSE WATER IS AVAILABLE TO THIS PROJECT.
4. STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.
THE PROJECT WILL BE ACCESSED VIA LEWISBURG PIKE.
5. DRAINAGE FACILITIES
STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE.
6. DRIVING DISTANCES TO POLICE, FIRE, AND RECREATIONAL FACILITIES.
POLICE DEPARTMENT: 2.98 MILES
FIRE STATION: 2.37 MILES
PINKERTON PARK 3.05 MILES
7. PROJECTED STUDENT POPULATION.
THE PROPOSED DEVELOPMENT WILL RESULT IN AN INCREASE OF UP TO 79 HOUSEHOLD UNITS, BASED ON AN AVERAGE OF 64 SCHOOL AGE CHILDREN PER HOUSEHOLD, THE PROPOSED DEVELOPMENT WILL RESULT IN +/-51 STUDENTS WITHIN THE FOLLOWING SCHOOLS:

OAK VUE ELEMENTARY	(1.91 MILES)
PAGE MIDDLE SCHOOL	(3.42 MILES)
CENTENNIAL HIGH SCHOOL	(9.17 MILES)
8. REFUSE STORAGE AND SANITATION COLLECTION
REFUSE AND SANITATION COLLECTION WILL BE BY CITY OF FRANKLIN.
9. RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES
RESTRICTIVE COVENANTS AND ARCHITECTURAL GUIDELINES WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

LIGHTING:

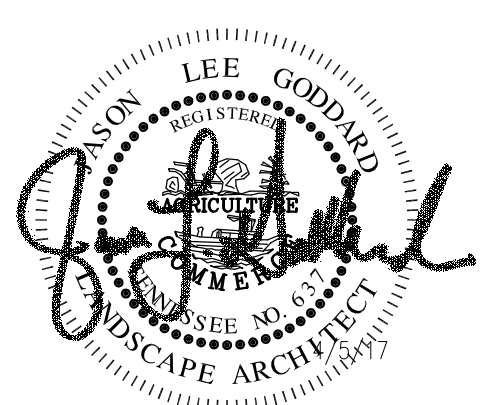
⊕ APPROXIMATE LOCATION OF PROPOSED STREET LIGHT. PROPOSED LIGHTING WILL CONSIST OF DECORATIVE STREET POLE LIGHTS AND SHALL BE DESIGNED IN COMPLIANCE WITH CITY OF FRANKLIN AND MIDDLE TENNESSEE ELECTRIC STANDARDS.

 **DesignStudio**
908 High Point Ridge Road, Franklin, TN 37069
(p):615.218.8118

RiverBluff PUD Subdivision - Revision 2

Development Plan
Lewisburg Pike, Franklin, Tennessee

Development Plan



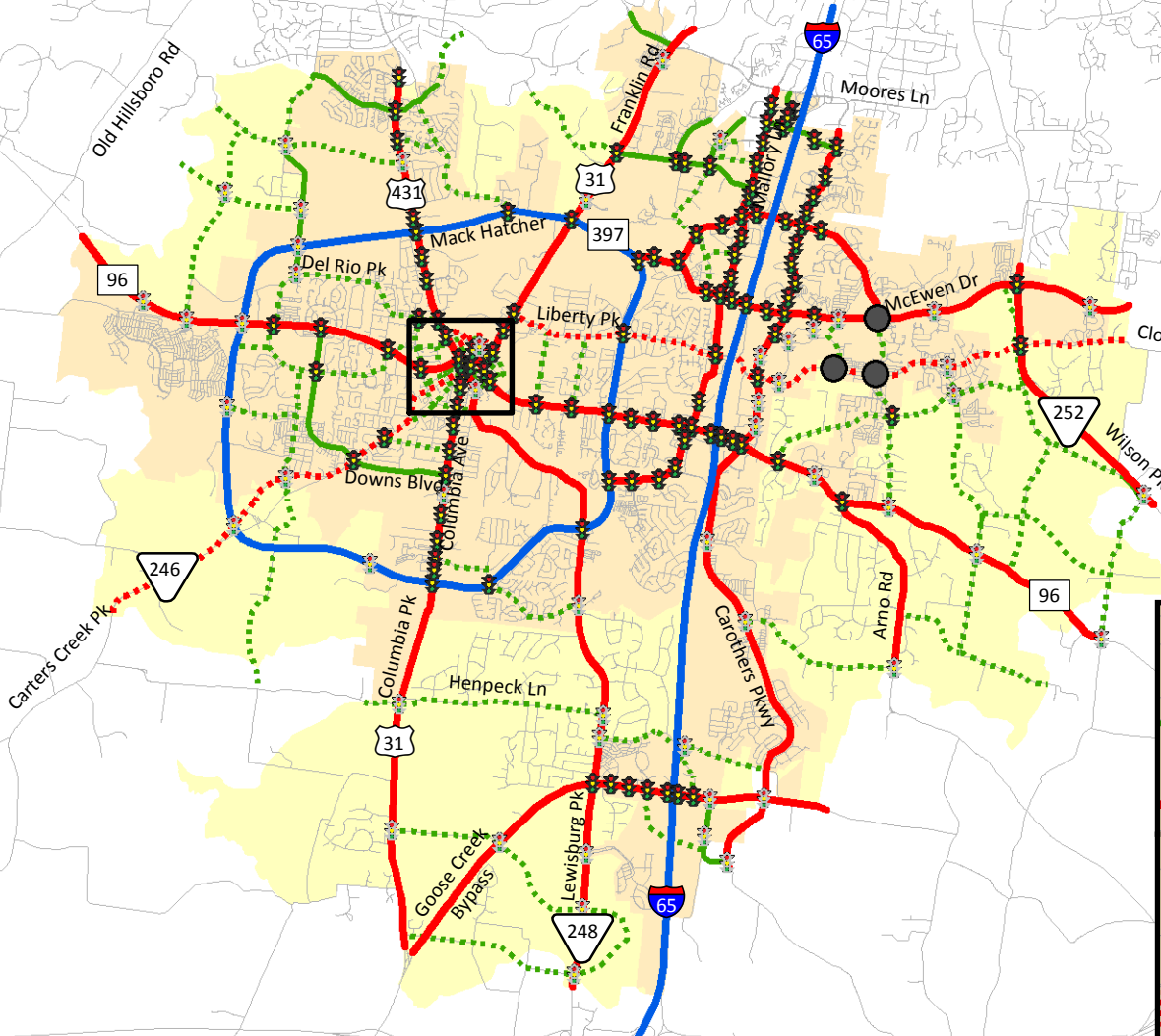
date. March 13, 2017
revisions. April 5, 2017

COF no. 6382
project no. 12012
scale. 1"=100'

TRAFFIC SIGNAL MASTER PLAN

LEGEND

- Freeway/Expressway
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- City Limits
- Franklin UGB
- Existing Signal
- Existing Roundabout
- Future Signal or Roundabout



1708 Berrys Chapel Road
Map 038 Parcel 0304

