



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, February 12, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [18-1250](#) Tree Commission Report

Legislative History

12/11/18	Work Session	referred to the Work Session
1/8/19	Work Session	referred to the Work Session
1/22/19	Work Session	referred to the Work Session

2. [19-0047](#) Presentation of '2018 Vital Signs' by Nashville Area Chamber

Attachments: [02 Vital Signs Franklin Presentation 02-12-19.pdf](#)

3. [19-0035](#) Consideration of Resolution 2019-05, A Resolution Approving the "Midnight Sun" Public Art Installation. (02/12/19 WS).

Sponsors: Monique McCullough

Attachments: [RESOLUTION 2019-05 Public Art Midnight Sun Scavenger Hunt Law Approver](#)
[Midnight Sun COMPLETE Application_Redacted.pdf](#)
[Midnight Sun FPAC Presentation.pdf](#)
[11.06.2018 FPAC.pdf](#)
[December 2018 HZC Meeting.pdf](#)

4. [19-0040](#) Consideration of Resolution 2019-15, A Resolution To Approve The Placement Of Markers And A Statue Relative To The Fuller Story Initiative (02/12/19 WS)

Sponsors: Eric Stuckey

Attachments: [Fuller Story Resolution 2019-15 - Placement of Markers and Statue.pdf](#)
[Fuller Story Presentation 2-12-19 BOMA work session .pdf](#)
[Fuller Story - Historic Marker Language - February 2019.pdf](#)
[Fuller Story - Square Markers Aerial Option with 2 Markers.jpg](#)
[Fuller Story - Square Marker Street Level.jpg](#)
[Fuller Story - USCT Marker Option with marker back and front.jpg](#)
[Fuller Story - USCT Marker Option with marker back marker mounted on pedes](#)

Legislative History

1/22/19 Work Session acknowledged

5. [19-0095](#) Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Store #3340 located at 1100 Hillsboro Road, Franklin, TN, 37064 (Managing Agents Jimmy Jean Philippe and Michelle Plemons; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers). (02/12/19 WS)

Sponsors: Lanaii Benne

Attachments: [Mapco 3340 1100 Hillsboro Road Grocery Store Retail Wine Certificate.pdf](#)

6. [19-0096](#) Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Store #3378 located at 1501 Murfreesboro Road, Franklin, TN, 37064 (Managing Agents Claudia Pearson and Jennifer Dishman; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers). (02/12/19 WS)

Sponsors: Lanaii Benne

Attachments: [Mapco 3378 1501 Murfreesboro Road - Grocery Store Retail Wine Certificate.p](#)

7. [19-0097](#) Consideration of Certificate of Compliance for Wine in Grocery Store for Mapco Mart Store #3428 located at 1501 New Highway 96 West, Franklin, TN, 37064 (Managing Agents Stephen Stem and Ashley Williams; Charles H. Adams [CEO], Jimmy Victory [VP of Accounting and Finance/Treasurer], Keith Slater [VP of Procurement] and Catherine West [Secretary, General Counsel] Executive Officers). (02/12/19 WS)

Sponsors: Lanaii Benne

Attachments: [Mapco 3428 1501 New Highway 96 West - Grocery Store Retail Wine Certifica](#)

8. [18-1239](#) Consideration of Resolution 2018-102, "A Resolution Providing Design Direction for the SR96 West Multipurpose Trail Project (Vera Valley Drive to 5th Ave North) (Deferred from 12/11/18 WS; 1/08/19 and 2/12/19 WS; 03/26/19 WS)
- Sponsors:** Vernon Gerth and Paul Holzen
- Attachments:** [Res 2018-102 - SR96 WEST TRAIL.Law Approved 3.pdf](#)
[FLOWER SHOP EXHIBIT 2-27-2019.pdf](#)
[Res 2018-102 - SR96 WEST TRAIL.Law Approved 3](#)
- Legislative History**
- | | | |
|----------|--------------|---|
| 12/11/18 | Work Session | referred to the Work Session |
| 1/8/19 | Work Session | referred to the Board of Mayor & Aldermen |
9. [18-1286](#) Consideration of Contract 2018-0277, Contract with Franklin Housing Authority (FHA) for the Receipt Of Community Development Block Grant Funds from the City of Franklin as Reimbursement for Costs Associated with Construction of Public Facilities for the Chickasaw Senior Development (02/12/19 WS)
- Sponsors:** Tom Marsh and Lynn Osland
- Attachments:** [2018-0277 Public Facilities with FHA . Law Approved.pdf](#)
10. [18-0790](#) Consideration of Contract 2018-0170 with Community Housing Partnership (CHP) for Home Rehabilitation Assistance for Low to Moderate Income Residents of the City of Franklin. (02/12/19 WS)
- Sponsors:** Kathleen Sauseda and Tom Marsh
- Attachments:** [2018-0170 Home Rehab Program . Law Approved - signed.pdf](#)
11. [18-1276](#) Consideration of Ordinance 2018-62 - An Ordinance To Rezone 5.35 Acres From Specific Development Residential (SD-R 5.03) District To Neighborhood Commercial (NC) District For The Property Located West Of Carothers Parkway And South Of South Carothers Road, 4309 South Carothers Road (Discovery Center) (1/24/19 FMPC 7-0, 02/12/19 BOMA 1st Reading 8-0, 3/12/19 BOMA 2nd Reading7-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - 6882 - Discovery Center - Rezoning](#)
[ORD 2018-62 - Discovery Center - Rezoning_with Exhibit.Law Approved](#)
[Discovery Center Rezoning Request Resubmittal 01.02.2019](#)
- Legislative History**
- | | | |
|---------|--|--|
| 1/24/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
|---------|--|--|

12. [18-1278](#) PUBLIC HEARING: Consideration of Resolution 2018-107 - A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road. (1/24/19 FMPC 7-0, 02-12-19 WS)

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)

[RES 2018-107 Lockwood Glen Rev 4 with Map and Survey.Law Approved](#)

[COA - 6884 - Conditions of Approval 01](#)

[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01](#)

Legislative History

1/24/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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13. [18-1277](#) Consideration of Ordinance 2018-63 - An Ordinance To Rezone 121.54 Acres From Specific Development-Residential (SD-R 5.03) District To Specific Development-Residential (SD-R 5.25) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision). (1/24/19 FMPC 7-0; 2/12/19 1st Reading BOMA 8-0, 2ND Reading BOMA 7-0) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments:

[MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)

[ORD 2018-63 Lockwood Glen Rezoning with DP revision with Map and Survey](#)

[Lockwood Glen PUD Subdivision Rezoning Request Resubmittal 01.03.2019](#)

Legislative History

1/24/19	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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14. [18-0891](#) Consideration of Ordinance 2018-46 As Amended, "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process." (1/24/19 FMPC 7-0; 02/12/19 BOMA 1st Reading 8-0; 3/12/19 2ND BOMA Reading 7-0) THIRD AND FINAL READING
- Sponsors:** Planning and Sustainability Dept and Emily Hunter
- Attachments:** [ORD 2018-46 AMENDED Review Fees.Law Approved 4](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)
[ORD 2018-46 Review Fees.Law Approved 3](#)
- Legislative History**
- | | | |
|---------|--|--|
| 9/27/18 | Franklin Municipal Planning Commission | referred to the Franklin Municipal Planning Commission |
| 1/24/19 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
15. [19-0023](#) Consideration of Road Impact Fee Offset Agreement for Avalon Square PUD Subdivision (COF Contract 2019-0003) with Parkes Development Group, LLC. (02/12/19 and 02/26/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [COF 2019-0003 Road Impact Fee Agreement with Avalon Squared, LLC_with E Exhibit - Improvements Do Not Qualify For Offset](#)
[2019-0212 Response.pdf](#)
16. [19-0017](#) Consideration of Resolution 2019-01, "A Resolution Directing Staff to Proceed with the Flood Insurance Rate Mapping Associated with Ralston Branch". (Referred to 2/12/19 WS from 1/24/19 CIC 4-0; 2/12/19 WS, 05/19/19 WS)
- Sponsors:** Paul Holzen
- Attachments:** [Res 2019-01 - Ralston Branch_with Exhibit A.Law Approved.pdf](#)
[BOMA Exhibits.pdf](#)
[153-050 Liberty Hills Feasibility Study Summary Revised 20190424_combine..](#)
- Legislative History**
- | | | |
|---------|------------------------------|------------------------------|
| 1/24/19 | Capital Investment Committee | referred to the Work Session |
|---------|------------------------------|------------------------------|

17. [19-0050](#) Discussion of Sanitation and Environmental Services (SES) Cost of Service Study and Operations Refinements (Continued from 1/22/19 WS)

Sponsors: Jack Tucker

Attachments: [20181215 PPT SES COS V3](#)
[20190212 PPT SES COS V4](#)

Legislative History

1/22/19 Work Session referred to the Work Session

18. [19-0038](#) Proposed Revisions & Updates to Franklin Forward: The City of Franklin's Strategic Plan (03/12/19 WS)

Sponsors: Michael Walters Young

Attachments: [FranklinForward Strategic Plan Review - January 2019](#)
[Franklin Forward - Goal Modifications 2019](#)

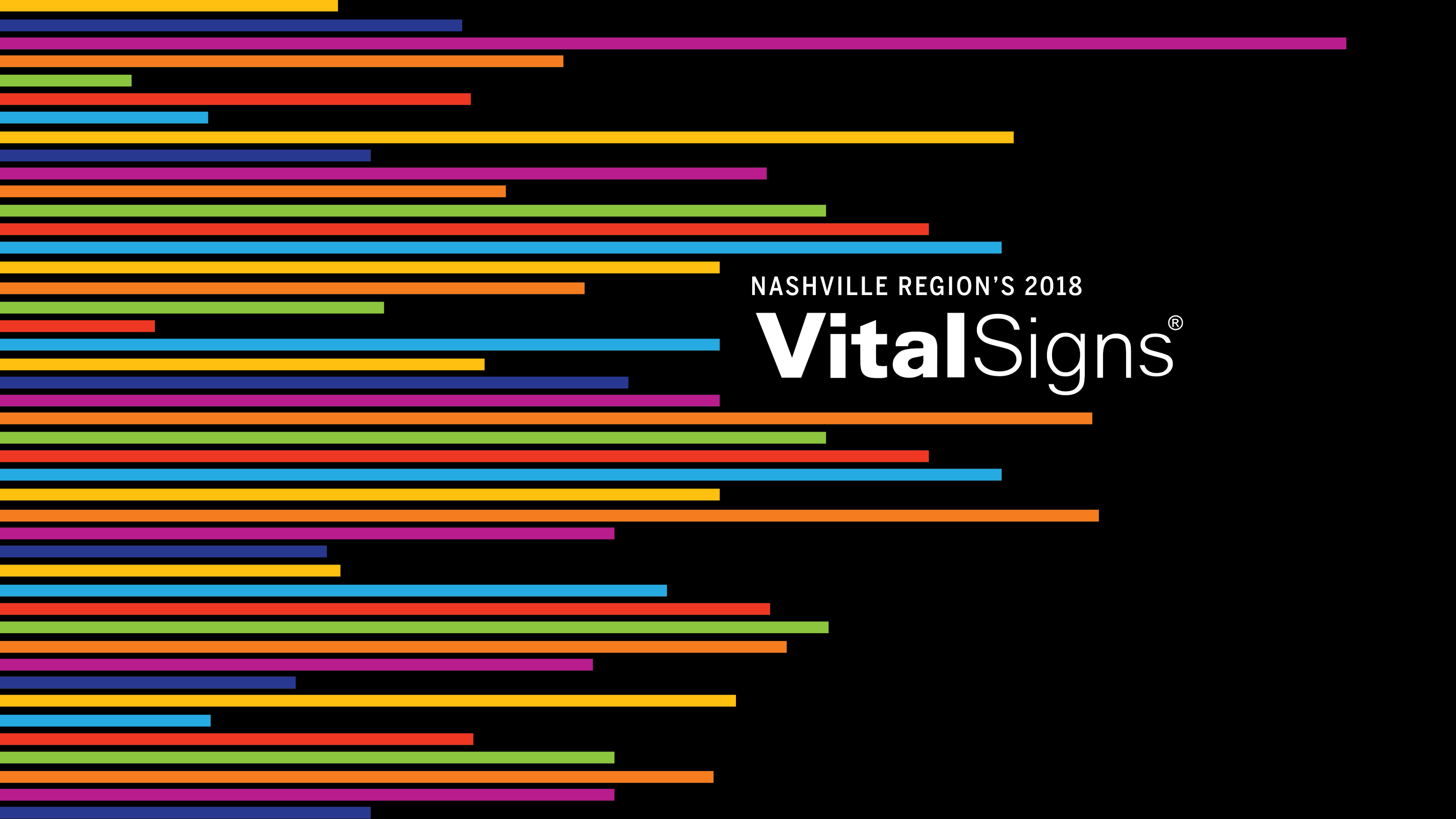
Legislative History

1/22/19 Work Session referred to the Work Session

Other Business

Adjournment

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



NASHVILLE REGION'S 2018

VitalSigns[®]

SUPPORTING SPONSORS:



MEDIA PARTNER:



PRESENTED BY:



A photograph of a city skyline at dusk or dawn, with a river in the foreground and a bridge. The sky is a mix of dark blue and orange. The city features several tall buildings, including a prominent one with a spire. The river reflects the city lights and the sky. A bridge with a white railing is visible in the foreground.

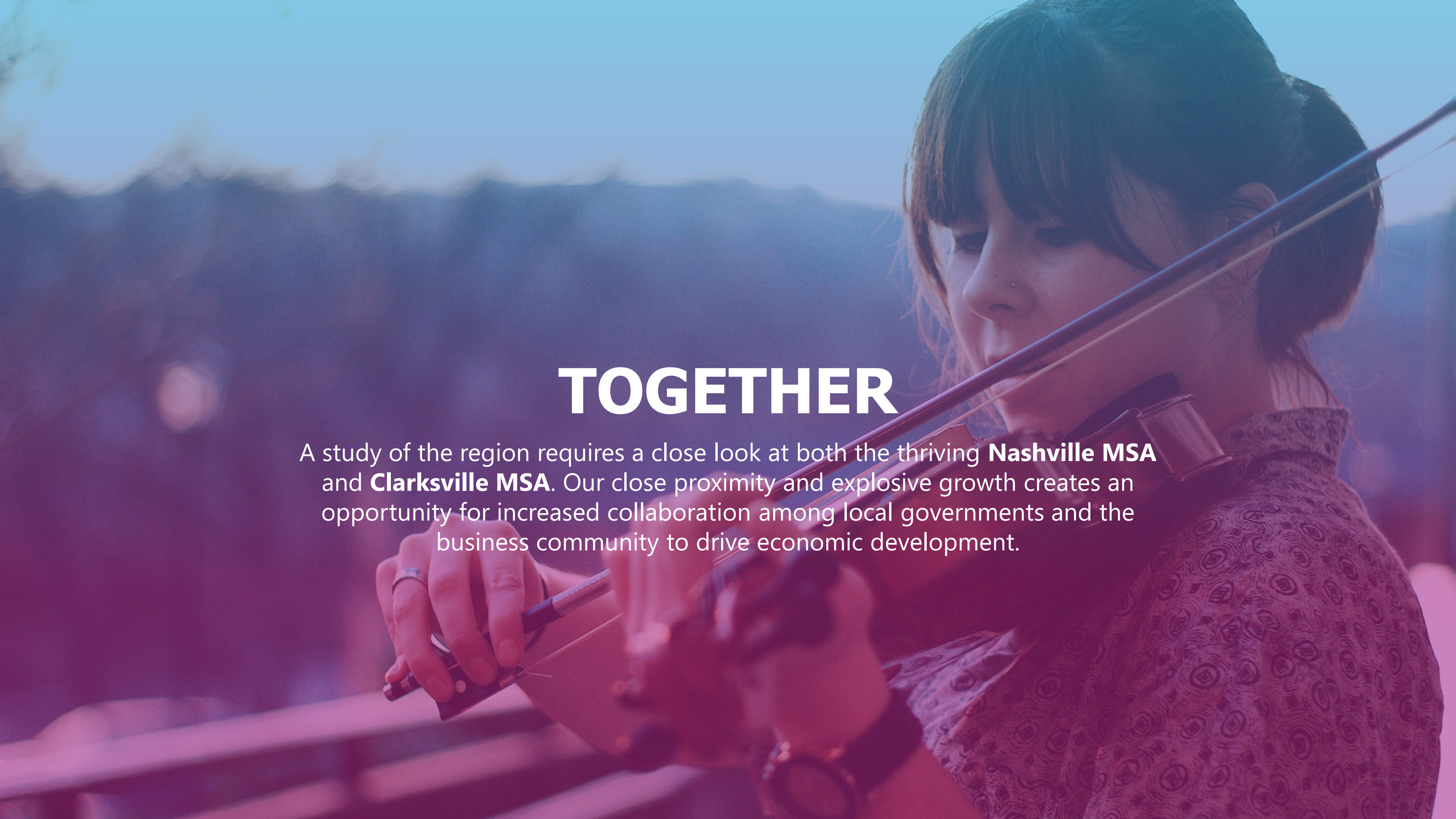
EVERY CITY. EVERY REGION.
HAS A **LIFE CYCLE.**



SOME ARE **MATURE.**
SOME ARE **GROWING.**
SOME ARE **STRUGGLING.**
SOME ARE **REBUILDING.**

A photograph of a crowded street festival, likely the Kentucky Derby in Louisville, with a teal color overlay. In the foreground, the backs of several people's heads and shoulders are visible as they look towards the street. The middle ground shows a busy street with cars and a large crowd of people. In the background, there are brick buildings, including one with a sign for 'RIBS BAR & GRILL'. A large, modern building with a curved roof is visible on the right. The text 'OURS IS THRIVING.' is centered in white, bold, sans-serif font.

OURS IS THRIVING.

A woman with dark hair and bangs is shown in profile, playing a violin. She is wearing a patterned top and a watch. The background is a blurred sunset or sunrise scene with mountains. The entire image has a semi-transparent blue overlay.

TOGETHER

A study of the region requires a close look at both the thriving **Nashville MSA** and **Clarksville MSA**. Our close proximity and explosive growth creates an opportunity for increased collaboration among local governments and the business community to drive economic development.

2018 VITAL SIGNS REPORT

DECADE PERSPECTIVE





FUTURE

It is important that we reflect on how the region has changed and how current conditions will impact its future.



THE NASHVILLE REGION'S GROWTH



WORKFORCE AND EDUCATION



TRANSPORTATION AND OTHER INFRASTRUCTURE



AFFORDABILITY



HEALTH

A photograph of three women from behind, standing in front of a white brick wall with three vertical stripes of bright blue paint. The woman on the left has blonde hair and is wearing a black long-sleeved shirt. The woman in the middle has long brown hair in a ponytail and is wearing a black short-sleeved shirt. The woman on the right has dark curly hair and is wearing a blue denim jacket. All three women have their right arms raised, reaching towards the top of the frame. The image is framed by white diagonal lines on the left and right sides.

THE NASHVILLE REGION'S GROWTH

**MORE PEOPLE.
MORE OPPORTUNITY.**

A photograph of three women sitting at a wooden table in a cafe or library setting, laughing and talking. The woman on the left has curly hair and is wearing a light-colored blazer. The woman in the middle has blonde hair and glasses, also wearing a light-colored blazer. The woman on the right has dark curly hair and is wearing a dark blazer. They are all smiling and looking towards each other. On the table are two smartphones, a notebook, and a cup of coffee. In the background, there are bookshelves filled with books and a bar area with bottles.

ARE WE READY?

Over the next 10 years, the fastest growing occupations for Franklin will include jobs in social services, healthcare, legal occupations, and community occupations.

WORKFORCE AND EDUCATION



LEFT BEHIND.

WORKFORCE AND EDUCATION

RED LIGHT. GREEN LIGHT.

The 2018 Vital Signs Poll was conducted after the transit referendum failed. **Seventy-seven percent** of respondents stated it was important or very important for community leaders to try again to seek voter approval of a transit plan and funding.



TRANSPORTATION AND OTHER INFRASTRUCTURE

AFFORDABILITY GAP WIDENING

The future success of the region depends on whether Middle Tennessee can figure out a way to embrace the new growth while ensuring residents who work within the region can also afford to live within the region.



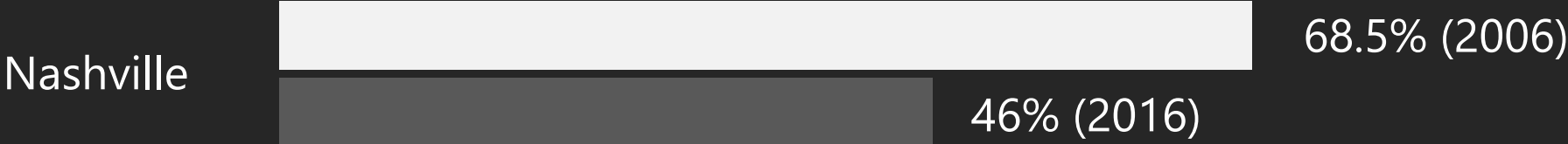
AFFORDABILITY

HEALTH

HEALTH MATTERS

Health care is a critical issue for employers who need a healthy, productive workforce.

PERCENT OF ESTABLISHMENTS THAT OFFER HEALTH INSURANCE

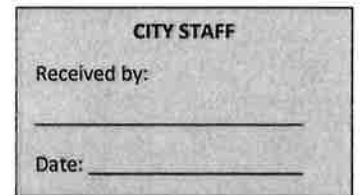


NASHVILLE REGION'S
VitalSigns®

 *Nashville*
AREA CHAMBER of COMMERCE
THE RESEARCH CENTER

 **GN[★]
RC** GREATER NASHVILLE
REGIONAL COUNCIL





PROPOSED ARTWORK

Title of proposed artwork or exhibition

Midnight Sun Scavenger Hunt

Labeling - include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable

Artist: Janel Maher (sculptor)

Date of Creation: 2018

Materials: Bronze and Granite

(Optional) Proposed City-owned site for placement: Harlinsdale Farm

Participants (list anyone that will be involved in the project): We have partnered with the following sites/businesses that will be showcasing a bronze horse on their private property: St. Paul's Episcopal Church, Landmark Booksellers, Village Realty, Shuff's Music, McPhail-Cliffe Office (Heritage Foundation), The Factory, Hope Church, Visitor Center and Carter House.

ARTWORK DETAILS

Please attach a proposal that includes the following:

1. Narrative description of the artwork or project including:
 - a. Concept
 - b. Aesthetic vision
 - c. Artist involvement
 - d. Materials
 - e. Processes
 - f. Durability
 - g. Other relevant information
2. Timeline and detailed installation plan (including specific required components for installation)
3. Budget and funding (explain project budget and how it will be funded)
4. Maintenance plan while the piece is on display (whether temporary or permanent)
5. Qualifications including:
 - a. Artist(s) resume/bio
 - b. Examples of past exhibits or similar projects
6. Visuals including:
 - a. Sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art including an accurate description of colors
 - b. (If applicable) Digital, color images of artworks in exhibition
 - c. A site plan clearly showing the dimensions and the location of the art and its relation to pedestrian path of travel on the site and in the vicinity, including adjacent rights-of-way.
 - d. An elevation or perspective rendering showing the streetscape view of the art including the street elevations of adjacent properties
 - e. Digital images of past exhibits or similar projects
 - f. Maquette or rendering of artwork(s)

Submit application and supporting materials to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature: 	Signature of Legal Guardian if Artist is a minor:
Print name: Megan Weisinger	Date: 10/2/18

Midnight Sun Scavenger Hunt

Public Art Proposal



The Program

The Midnight Sun Scavenger Hunt was created by the Williamson County Convention & Visitors Bureau (WCCVB) to:

- Encourage visitors and residents to explore the city of Franklin.
- Expand downtown Franklin's public art offering.
- Enhance the visitor experience by offering a fun family-friendly activity that is both visually pleasing and educational.



The Artwork



In honor of Midnight Sun and the rich walking horse history in Franklin the WCCVB proposes the installation of 10 miniature bronze horse statues at different historical locations throughout historic downtown Franklin.

Statue Details and Dimensions

Bronze with granite base

Dimensions (L x W x H)

6" x 2.75" x 9.5"



The Sites

The WCCVB will oversee the installation of 10 permanent bronze horse statues at the following historical locations throughout historic downtown Franklin. These locations have been approved by the property owners.

- Harpeth National Bank (currently Visitor Center)
- McPhail Cliffe Office
- The Green House (currently Village Realty)
- The Factory
- St. Paul's Episcopal Church
- Carter House
- Dan German Hospital (currently Hope Church)
- Old Factory Store (currently Landmark Booksellers)
- Home of Sallie Ewing Sims Carter Gaut (currently Shuff's Music)
- Harlinsdale Farm (approved by City of Franklin Parks Dept.)



Supplemental Materials



Congratulations on completing the Midnight Sun Scavenger Hunt!
Share a photo with your button and be sure to tag #FranklinTN!



VisitFranklin.com

In addition to the horse statues, the WCCVB will create brochures containing clues to lead the participant to each bronze horse statue.

Once the participant completes the scavenger hunt successfully they can bring the brochure with the completed clues to the Visitor Center to earn a prize: a four-pack of Midnight Sun buttons.



The Artist

The WCCVB has partnered with local sculptor and artist Janel Maher who will be making all of the horse statues. The decision was made to cast these horse statues in bronze with granite bases because of the durability of these materials as they have proven to withstand all types of weather.



Janel Maher

Janel Maher's sculptures are known for capturing the heart, soul and very essence of one of our greatest treasures - the horse. Janel's bronzes can be found among collectors throughout the United States, Europe and South America with two perpetual trophies in England and South Africa.

Janel's passion for capturing an individual horse's character and conformation is evident in her commissioned pieces that range from sculptures of National Champions to the monument at Thoroughbred Motor Cars. Martin Bennett, President of Thoroughbred Motor Cars, says "Janel managed to absorb the philosophy which drives our company and express it through her marvelous interpretation of the horse on our logo."

Growing up in Colorado, Janel Maher dreamed of horses in her youth. "My early drawing and painting set the stage for my wish to become an artist. I was always fascinated with animals, horses in particular. Many of my paintings or sculptures are inspired by my own horses, poetry, a song, or sometimes just a comment I've heard. It is always my goal for the viewer to see a subject that breathes life."

Janel was the winner of the prestigious Marilyn Newmark Memorial Award for realism at the 2013 American Women Artists 25th Annual Juried Art Show for the bronze "Cheval" She also was awarded the Presidents Award at the Women Artists of the West 45th Annual Juried Art Show for the bronze "Galileo" This was the first time that this award was presented to a sculptor.

In describing the bronze "Ponies Before the Storm," one collector says, Horses run through Janel Maher's hands...and she stops them in bronze so we can touch them."



Past Project/Awards



Janel's Bronze Galileo won the President's Award at the 45th Annual National Exhibition of the Women Artists of the West, the first time it was awarded to a sculptor.



Installation and Maintenance

Installation at each privately-owned location will be the responsibility of the WCCVB.

The City of Franklin Parks Department will oversee installation at Harlinsdale Farm.

The bronze statues will be drilled into cement or wood at each site with bolts readily attached to the granite bases.

The WCCVB will take full responsibility of maintaining each bronze horse statue.



The Funds

This project has a projected budget of \$10,000 which includes the cost of each horse, installation, brochure creation and printing and buttons. The WCCVB is seeking strategic partnerships within the community to help sponsor the creation and installation of each of the 10 horse statues. At this time we have raised the needed funds through local sponsors.



The Timeline

Target Launch Date:

December 2018



Harlinsdale Farm



The statue will be placed at the wishing well located at Harlinsdale Farm.

This location is out of the way of pedestrian and vehicle traffic yet accessible to the public.



Harpeth National Bank (Visitor Center)



The statue will be installed on a shelf bolted into the outer wall of the Visitor Center.

The statue will be out of the way of pedestrian traffic yet visible.



McPhail Cliffe Office



The statue will be installed on the windowsill.

The statue will be out of the way of pedestrian traffic yet visible.



The Green House



The statue will be installed on the porch.

The statue will be out of the way of pedestrian traffic yet visible.



The Factory



The statue will be installed on the ledge that is located outside of Honest Coffee Roasters at the Factory.

The statue will be out of the way of pedestrian traffic yet visible.



St. Paul's Episcopal Church



The statue will be installed on the wall located in St. Paul's Episcopal Church courtyard.

The statue will be out of the way of pedestrian traffic yet visible.



Carter House

Location on site TBD



Dan German Hospital (Hope Church)



The statue will be installed on a step located at the entrance of Dan German Hospital (Hope Church).

The statue will be out of the way of pedestrian traffic yet visible.



Old Factory Store (Landmark Booksellers)



The statue will be installed inside Landmark Booksellers front window.

The statue will be out of the way of pedestrian traffic yet visible.



Home of Sallie Ewing Sims Carter Gaut (Shuff's Music)



The statue will be installed at the front entrance of Shuff's Music.

The statue will be out of the way of pedestrian traffic yet visible.





A Family-Friendly Scavenger Hunt

THE PROJECT

- Expand downtown Franklin's public art offering.
- Encourage visitors and residents to explore the city of Franklin.
- Enhance the visitor experience.





THE ARTWORK





THE ARTIST

Janel Maher



THE SITES





ARPETH NATIONAL BAN

(VISITOR CENTER)





MCPHAIL-CLIFFE OFFICE





THE GREEN HOUSE





THE FACTORY





ST. PAUL'S EPISCOPAL CHURCH





THE CARTER HOUSE





DAN GERMAN HOSPITAL

(Hope Church)





OLD FACTORY STORE

(Landmark Booksellers)





HOME OF SALLIE EWING CARTER

(Shuff's Music)





HARLINSDALE FARM



INSTALLATION & MAINTENANCE





Congratulations on completing the Midnight Sun Scavenger Hunt!
Share a photo with your button and be sure to tag #FranklinTN!



VisitFranklin.com • #FindMidnightSun

SUPPLEMENTAL MATERIALS

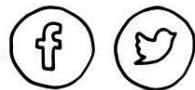


Home > See & Do > Midnight Sun Scavenger Hunt

FEATURED ★ ★ ★



Share This



MIDNIGHT SUN SCAVENGER HUNT

Looking for a unique way to explore Franklin with the family? Discover history throughout downtown Franklin with a fun, family-friendly horse scavenger hunt! As you solve a set of clues to find each horse statue, you will find yourself standing in a spot of historical significance in shaping the history of both Franklin and the United States.

Stop by the Visitor Center in downtown Franklin to pick up your Midnight Sun brochure and follow the clues to complete the hunt.

Once you've found each of the horse statues, write down their location on your brochure and return it to the Visitor Center to collect a special prize!

Want to review the clues ahead of time? Download the brochure [here](#) and see if you can find all 10!.

FUNDING





Target Launch Date:
March 2019

MEETING MINUTES
FRANKLIN PUBLIC ARTS COMMISSION
CITY OF FRANKLIN, TENNESSEE
CITY HALL BOARD ROOM
TUESDAY, November 6, 2018 @ 2:00 P.M.

Committee Members

Ellie Westman Chin, Chair	P
Julie Garland	P
Ashley Roberts	A
Gary Vogrin	P
Nan Zierden	P
Shari Fox	P
Alderman Brandy Blanton	P
Kelly Harwood	P

Employees Present

Eric Stuckey, City Administrator
Vernon Gerth, ACA/Community & Economic Dev
Monique McCullough, Public Outreach Specialist
Angela Jackson, Administrative Secretary

1. CALL TO ORDER

Ms. Ellie Westman Chin, Chair, called the meeting to order at 2:03 p.m.

2. APPROVAL OF MINUTES: October 2, 2018

Ms. Shari Fox made a motion to approve the October 2, 2018 minutes. Mr. Gary Vogrin seconded the motion. Passed Unanimously.

Ms. Chin asked if two items could be moved up on the agenda to accommodate the schedule of City Administrator Eric Stuckey who had a previous engagement but wanted to be present for the Make-A-Wish and Fuller Story presentations. There were no objections.

3. MAKE-A-WISH PROGRAM

Presentation given by Maggie Schwartz with Make-A-Wish of Middle Tennessee.

The Make-A-Wish program grants wishes to children diagnosed with a critical illness. The Middle Tennessee chapter has set a goal to grant at least 175 wishes in 2019 throughout the middle Tennessee area. The new "Summer of Wishes" program was developed by the Make a Wish Foundation to raise funds by getting local businesses and organizations to sponsor benches. These unfinished benches will be painted and placed at various locations throughout the City of Franklin. The Foundation is asking the sponsors to pick their artist and complete the paperwork with sketches by the end of January, so a formal proposal could be made by the Foundation to the FPAC in the February 2019 meeting. The exhibit of the benches will be June 2019 thru

August 2019. At the end of the summer, the benches will be auctioned off. Twenty benches will be sold in the Williamson County area.

4. DISCUSSION OF A “FULLER STORY” PROJECT

Presentation given by Pastor Keven Riggs.

- A group of local pastors are working together to develop four markers that will be placed in Downtown Franklin, each highlighting a key event in the history of Franklin.
- The intent is to tell a more complete history of African Americans during the Civil War and Reconstruction Era in Franklin.
- Project has received support from many organizations and entities, including BOMA, Williamson County, Heritage Foundation, Battlefield Preservation Commission, Historic Zoning Commission, Save the Franklin Battlefield, and Franklin’s Charge.
- The project also includes a bronze statue of a U.S. Colored Troop Soldier.
- The bronze statue will be on a low pedestal and no more than 8-ft tall.
- Group is currently raising money for the statue and working on where it will be placed.

The markers, which may be placed in June 2019, will not need input or approval from FPAC. The statue will come before the Commission seeking their recommendation of approval to the Board of Mayor and Aldermen.

5. Proposal by Edward Belbusti

Mr. Belbusti presented information on his sculpture.

- 10½ ft X 9 ft steel sculpture is currently located on the O’More campus in Downtown Franklin
- Since the campus has been sold, the sculpture will need to be moved.
- Artist has no site in mind for the location
- The sculpture will be on loan until it sells
- Artist does not want the piece on private property unless the private property owner purchases the piece
- The weight of the sculpture is 2000 pounds
- The sale price of the sculpture is \$40,000.00

Ms. Zierden stated that they should work on an “On Loan Agreement” for art pieces that are loaned to the City and/or are still for sale.

The Commission deferred voting on the installation until more research is done on possible locations. Staff would meet with Parks Department to see if there is any interest in placing in one of the City’s parks. Mr. Gerth suggested the artist should also have input on where the sculpture should be placed.

6. WILLIAMSON COUNTY CONVENTION & VISITORS BUREAU PROPOSAL

Megan Weisinger with the Williamson County Convention and Visitors Bureau, and Janel Maher, Artist, presented the “Midnight Sun Scavenger Hunt”

Ms. Weisinger gave a general overview of the Midnight Sun Scavenger Hunt.

- Target launch is March 2019
- Install permanent miniature bronze horses in January & February
- Statues will be placed where they are visible but out of pedestrian traffic
- All the sites chosen (historical sites, public and private sites) have a historical significant
 - Harpeth National Bank – The Visitors Center (propped on wedge of a wall)
 - The McPhail Cliffe Office (Window)
 - The Green House on Second Ave S
 - The Factory
 - St. Paul's Episcopal Church
 - The Carter House
 - Dan German Hospital
 - The Landmark Booksellers
 - Shuff's Music
 - The Park of Harlinsdale Farm
- The ongoing maintenance of the statues will be responsibility of the Convention and Visitors Bureau
- Brochures of the Midnight Sun Scavenger Hunt will be available at the Visitors Center and other locations

Ms. Julie Garland made a motion to recommend approval to the Board of Mayor and Aldermen, pending approval from the Historic Zoning Commission. Alderman Blanton seconded the motion. Passed Unanimously.

7. ANNOUNCEMENTS & OTHER BUSINESS

Next meeting date: Tuesday, January 15, 2019 at 2:00 p.m.

Members Shari Fox and Julie Garland are up for reappointment. Mayor Ken Moore will meet with a potential replacement for Kelly Selfe. Reappointment and possible new appointment will occur at December 8th Board of Mayor and Aldermen meeting.

8. ADJOURN

Alderman Brandy Blanton made a motion to adjourn MEETING. Julie Garland seconded the motion. Motion passed unanimously.

Meeting adjourned at 3:34 p.m.

Ellie Westman Chin, Chair

Minutes prepared by Angela Jackson, City Administrator's Office.

**FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
DECEMBER 10, 2018**

The Franklin Historic Zoning Commission its regular scheduled meeting on Monday, December 10, 2018, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Jim Roberts
Mike Hathaway
Kelly Baker-Hefley
Jeff Carson (arrived at 5:17 during Item 7)
Mary Pearce
Ken Scalf

Staff Present: Amanda Rose, Planning & Sustainability Department
James Svoboda, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Tiffani Pope, Law Department
Randall Tosh, BNS Department
Matthew Munson, Assistant City Attorney

**Item 1:
Call to Order**

Chairwoman Besser called the December 10, 2018 meeting to order at 5:03 pm.

**Item 2:
Minutes: November 12, 2018**

Mr. Roberts moved to approve the November 12, 2018 meeting minutes. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

**Items 3:
Staff Announcements.**

Mr. Rusty Womack was celebrated for all the time and knowledge he has provided to this commission, and Ms. Rose stated that she would present him with a gift from the City. Everyone gave him a round of applause.

Ms. Rose introduced Mr. Bryan Laster as the new commissioner that would be considered for approval by BOMA tomorrow night.

Ms. Rose stated there will be a special DRC site visit at 3:00 pm at 312 3rd Avenue South next Monday. Ms. Rose stated after the site visit, the committee would convene back at City Hall Training Room for the regular DRC meeting.

Ms. Rose introduced Mr. Matthew Muenzen as the new Assistant City Attorney.

Item 4:

Consideration of Requests to place non-agenda emergency items on the agenda.

No one requested to add any non-agenda items.

Item 5:

Citizens Comments on Items Not on the Agenda

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Historic Zoning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Historic Zoning Commission consideration at a later date.

No one requested to speak.

Item 6:

Consideration of Recommendation Request for Proposed Public Art Installation Request at Various Locations in Downtown Franklin; Williamson County Convention & Visitors Bureau, Applicant.

Ms. Rose stated the applicant has requested consideration of a recommendation from the Historic Zoning Commission (HZC) to the Franklin Public Art Commission (FPAC) and the Board of Mayor and Aldermen (BOMA) for the proposed public art installation at various locations in Downtown Franklin. Ms. Rose stated the application proposes the creation of a scavenger hunt through the placement of ten (10) miniature bronze statues of Midnight Sun, of the leading sires of the Walking Horse breed who spent nearly his entire life at Harlinsdale Farm. Ms. Rose stated the purpose of the proposal is to expand downtown Franklin's public art offering, encourage visitors and residents to explore the city, and to enhance the visitor experience. Ms. Rose stated the proposed locations for the art installations are as follows:

1. Williamson County Visitors Center, located at 400 Main St., Ste. 200;
2. McPhail Cliffe Office, located at 209 E. Main St.;
3. Green House, located at 202 Church St.;
4. Factory at Franklin, located at 230 Franklin Rd.;
5. St. Paul's Episcopal Church, located at 510 W. Main St.;
6. Carter House, located at 1140 Columbia Ave.;
7. Dan German Hospital (currently Hope Church), located at 157 4th Ave. S.;
8. Old Factory Store (currently Landmark Booksellers), located at 114 E. Main St.;
9. Sallie Ewing Carter House (currently Shuff's Music), located at 118 3rd Ave. N.; and
10. Park at Harlinsdale Farm, located at 239 Franklin Rd.

Ms. Rose stated the installations are proposed to be placed inside window sills, onto porches or fences, or inside the selected locations. Ms. Rose stated the statue for the Visitors Center office is proposed to be placed onto a freestanding pedestal outside of the entrance, as recommended by staff and the Design Review Committee at its November 19, 2018 meeting. Ms. Rose stated that it is recommended that the HZC make a motion to recommend approval to the FPAC and the BOMA for the proposed Public Art installation. Ms. Rose stated the FPAC considered and recommended approval of the proposed installation to the BOMA at its November meeting. Staff will forward both the HZC and FPAC recommendations to the BOMA for its consideration at a later date.

Ms. Weisinger stated that she is really excited about this and stated the idea came about from a visit to Huntsville, Alabama, where she saw some bronze statues and went to their visitor's center and inquired about them. Ms. Weisinger stated there was a scavenger hunt based around their famous ducks that come

out once a year. Ms. Weisinger stated she thought this was such a great idea and brought the suggestion to Franklin.

Ms. Pearce moved to approve a recommendation for the Public Art/Scavenger Hunt as presented to the Art Commission and BOMA. Ms. Baker-Hefley seconded the motion, and the motion carried 6-0.

Item 7:

Consideration of Alterations to Previously-Approved New Construction (Height) at 331 Fair Park Ct. (Lot 4); Bristol Fair Park Holdings LLC, Applicant.

Ms. Rose stated applicant is requesting a Certificate of Appropriateness (COA) for alterations to the previously-approved new construction of a two-story single-family residence at 331 Fair Park Ct. (formerly Lot 3; now Lot 4). Ms. Rose stated that the residence is proposed to be situated to front Fair Park Ct. and back against floodplain areas visible from Highway 96W. Ms. Rose stated that the project was originally approved for issuance of a COA from the Historic Zoning Commission at its April 11, 2016 meeting. Ms. Rose stated that the project was then approved for an administrative six-month extension per COA Extension Policy effective until October 11, 2017. Ms. Rose stated the Historic Zoning Commission approved a requested lot size increase on December 11, 2017. Ms. Rose stated on June 11, 2018, the Historic Zoning Commission considered and approved a series of requested alterations relating to garage size, roof planes, and siding type. Ms. Rose stated that the newly-proposed alterations are limited to height. Ms. Rose stated Historic Zoning Commission deferred consideration of the proposal at its November 12, 2018, for further discussion. Ms. Rose stated that the applicant is requesting approval to change from a slab-on-grade construction method to an elevated foundation, as required by the Zoning Ordinance. Ms. Rose stated it also appears that additional height is proposed beyond that necessitated for the adjusted foundation height, through the elevation of previously-approved ceiling heights. Ms. Rose stated it is recommended that the Historic Zoning Commission **approve with conditions** the proposed alterations to the previously-approved new construction with the following:

1. Any deviation from the front elevation height (32'-8") and/or the overall height (36'-5"), foundation height, finished floor elevation, lot coverage, or siting of the structure as presented within this application, due to grading or otherwise, must be submitted to the Preservation Planner or Historic Zoning Commission for review and approval prior to construction.
2. As a previous condition of approval, window and garage door material specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Mr. Hathaway recused himself from this item.

Chairwoman Besser requested to know if the applicant had anything to add.

Mr. Black stated everything should have been covered in the Design Review Committee meeting.

Chairwoman Besser requested to know if any citizens wished to comment, and no one did.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project #6854 for the alterations to the previously-approved new construction, in

RESOLUTION 2019-15

A RESOLUTION TO APPROVE THE PLACEMENT AND LANGUAGE OF MARKERS AND THE PLACEMENT OF A STATUE RELATIVE TO THE FULLER STORY INITIATIVE

WHEREAS, in August 2018, the Board of Mayor and Aldermen ("Board") was asked to support the Fuller Story initiative, and

WHEREAS, on September 25, 2018, the Board approved Resolution 2018-69 to support the City of Franklin's history to a fuller extent through the addition of historic markers and memorials that commemorate the African American experience in Franklin; and

WHEREAS, the community leaders of the Fuller Story initiative have approached the City with specific language for the markers and the placement of the markers and the United States Colored Troop statue within the Public Square; and

WHEREAS, the community leaders have raised money for the markers, which will be bought directly by the Battle of Franklin Trust; and

WHEREAS, the community leaders will begin raising money for the United States Colored Troop marker; and

WHEREAS, the Board supports this request believing that the markers and statue tell the story of Franklin to a fuller extent.

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

Markers and Statue

1. The placement of the United States Colored Troop statue shall be as shown in Exhibit A, attached hereto.
2. The placement of the United States Colored Troop marker shall be located adjacent to the United States Colored Troops statue. The language inscribed on the marker shall be as shown in Exhibit B, attached hereto.
3. The placement of the Williamson County Courthouse and Market House marker shall be as shown in Exhibit C, attached hereto. The language inscribed on the marker shall be as shown in Exhibit D, attached hereto.
4. The placement of the Battle of Franklin marker shall be in Exhibit C attached hereto. The language inscribed on this marker shall be drafted and brought to the Board of Mayor and Aldermen for approval at a later date.
5. The placement of the Reconstruction – From Slavery to Freedom marker shall be located in the quadrant of the Public Square near the Historic Courthouse. The language inscribed on the marker shall be as shown in Exhibit E, attached hereto.
6. The placement of the Franklin Riot of 1867 marker shall also be located in the quadrant of the Public Square near the Historic Courthouse. The language inscribed on the marker shall be as shown in Exhibit F, attached hereto.
7. The cost of the markers and the statue shall be borne solely by the community leaders and the Battle of Franklin Trust.
8. No other markers shall be placed within the Public Square.

Installation and Maintenance

1. Once purchased by the Battle of Franklin Trust, the City shall install the markers.
2. The City shall maintain the markers for the lifetime of the markers.
3. Once the United States Colored Troop statue is purchased and installed by the Battle of Franklin Trust, the City shall deed the land upon which the statue sits to the Battle of Franklin Trust.
4. The City shall maintain the statue for the lifetime of the statue.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2019.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric S. Stuckey
City Administrator

By: _____

Dr. Ken Moore
Mayor

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

Resolution 2019-15 - Exhibit A



Resolution 2019-15 – Exhibit B

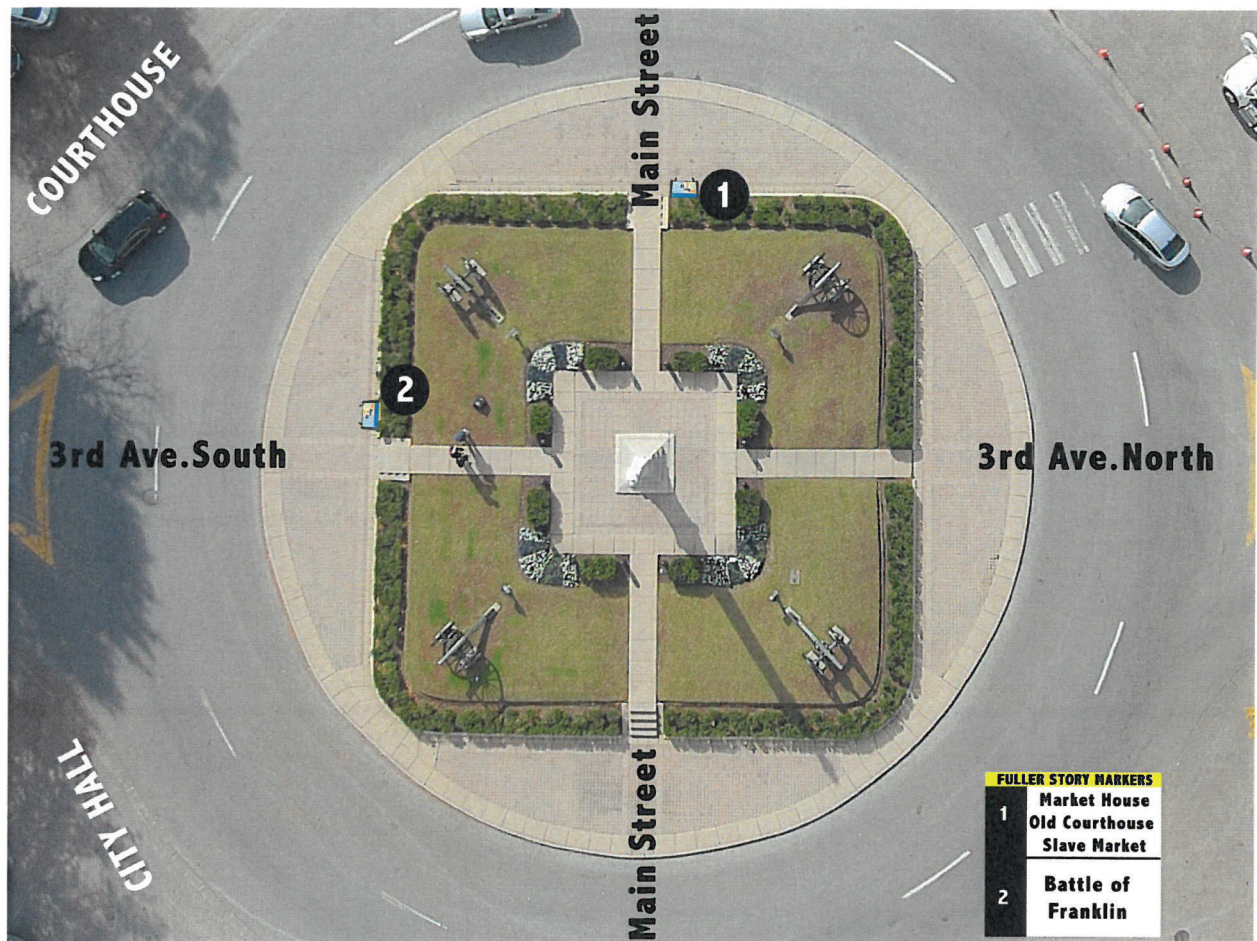
United States Colored Troops (USCT)

During the Civil War, on May 22, 1863, the U.S. War Department created the Bureau of Colored Troops. Over the next two years, nearly 180,000 African American men enlisted and served in segregated U.S. Army regiments under white officers. USCT units served in all Army branches, including infantry, artillery, cavalry, and engineers. More than 2,700 died in combat.

USCTs fought at Fort Pillow and Johnsonville in Tennessee, the Battle of the Crater in Virginia, and at Brice's Crossroads in Mississippi, among other battles. At least 300 Williamson County men enlisted, as did many from neighboring Maury County. Perhaps as many as half of Williamson County's USCTs participated in the Battle of Nashville on December 15–16, 1864, when eight USCT regiments were engaged. On December 16, 1864, the 12th, 13th, and 100th USCT together lost 80 killed and 388 wounded.

Several of the casualties were from Williamson County. Pvt. Asbury DeGraffenried, Co. K, 12th USCT, was mortally wounded and died on December 20, 1864. Pvt. Horace Winston, Co. F, 13th USCT, was also mortally wounded and died on January 6, 1865. Pvt. William Redman, Co. I, 13th USCT, was killed in action. Pvt. Freeman Carothers, Co. K, 12th USCT, was among those who survived the fight. After his discharge, he took a new last name and lived as Freeman Thomas until his death in 1936. He is buried nearby at Toussaint L'Overture Cemetery.

Col. Thomas Jefferson Morgan, who commanded a USCT brigade at Nashville, later wrote, "I cannot close this paper without expressing the conviction that history has not yet done justice to the share borne by colored soldiers in the war for the Union."



Resolution 2019-15 – Exhibit D

Williamson County Courthouse and Market House

A two-story brick courthouse was constructed where you are standing in about 1809. A building called the “market house,” where farmers and vendors sold their produce and wares, stood “in close proximity” to the courthouse. For nearly half a century human beings were also sold and traded within the market house’s walls, as well as on the courthouse steps and elsewhere in the square. The local newspaper often carried advertisements for the “Sale of Slaves,” and men, women and children were sometimes sold to pay the debts of a deceased owner. Families were often ripped apart. In 1854, for example, a 25-year old woman named Mary and her children Daniel, Pryor, Ann, and an infant child were sold here.

James F. Carter purchased slaves at the market house. Carter, the son of Fountain Branch Carter, bought John and Patsy Bostic in 1854 and took them to Mississippi where he lived for several years. He moved back to Franklin and died in 1859. The Bostics probably were sent to Carter’s father’s farm just outside town that the Battle of Franklin enveloped on November 30, 1864. John and Patsy Bostic and their children were residing in Franklin as free people in 1870.

The courthouse that stood here was torn down early in December 1855 to make way for the new courthouse, which stands today on the south side of the square. Soon after the old courthouse was demolished, the market house was likewise torn down. However, the buying and selling of people continued on the new courthouse steps and in the square through the outbreak of the Civil War.

Resolution 2019-15 – Exhibit E

Reconstruction - From Slavery to Freedom

When the Civil War ended in 1865, Reconstruction began. The war saved the Union and the 13th Amendment to the U.S. Constitution ended slavery. During Reconstruction, the 14th and 15th Amendments were ratified, guaranteeing citizenship and voting rights to black men. Former slaves seized their freedoms, rebuilt their lives, and reunited with their families. In Franklin, A. N. C. Williams, Mariah Reddick, and Harvey McLemore became respected residents. McLemore built a home in the Hard Bargain community, Reddick lived downtown and worked as a midwife, and Williams owned a general store on Main Street and founded Cummins Street Church of Christ in 1877.

Reconstruction also marked the beginning of black participation in Southern political life at the state and national levels. Sampson W. Keeble, born into slavery in Rutherford County, in November 1872 became the first black Tennessean elected to the Tennessee House of Representatives. In Mississippi, Hiram Revels, a minister, filled a vacant seat in the U.S. Senate in 1870–71, while Blanche K. Bruce, a successful plantation owner, served from 1875 to 1881. There were no other black members of the U.S. Senate until 1967.

Other Reconstruction achievements included the South's first state-funded public school system for blacks and whites, black colleges and universities such as Fisk University in Nashville were founded, and the comprehensive Civil Rights Act in 1875 was passed to protect all citizens. In 1877, however, President Rutherford B. Hayes's election ended Reconstruction. The Democratic Party that had dominated the South before the war reasserted itself. In 1883, the U.S. Supreme Court ruled the Civil Rights Act unconstitutional, and the era known as Jim Crow began.

Resolution 2019-15 – Exhibit F

The Franklin Riot of 1867

Numerous armed clashes occurred among various political groups and the white and black populations after the American Civil War. In May 1866, a riot in Memphis killed about fifty. At the end of July 1866, a widespread riot engulfed New Orleans. When it ended almost 240 were dead, including more than 200 African American U.S. Army veterans. Fortunately, Franklin did not experience such levels of violence, but on July 6, 1867, an incident unfolded that reflected the boiling tensions in the post-war South.

On that day, several Republican candidates, often called Radicals, made speeches in the courthouse here without incident. Later, Joe Williams, an African American aligned with the Democrats, or Conservatives, gave a speech there after making one earlier at Spring Hill. Some Radicals became upset and attempted to leave the gathering, but Conservatives accosted them. John L. House, a former Confederate officer, struck J. C. Bliss, a white merchant aligned with the Radicals. Members of the Colored League (African American Republicans) also were present, and tempers flared.

The Colored Leaguer members were persuaded to leave the square, but not without firing a few shots into the air. During the late afternoon the tension increased, as did the number of weapons in the hands of the Colored League. Meanwhile, Conservatives gathered in and around the public square and near John House's store.

Just after 8 P.M., the Colored League marched to the square. According to A. N. C. Williams, the Leaguers intended to lay down their arms and House had been informed. As the procession passed the Conservative crowd, however, a white Conservative fired two pistol shots into the Leaguers and both groups started shooting at each other. Michael Cody, one of the white Conservatives, was killed, while six white and several black members were wounded. Twenty-seven members of the Colored League were wounded. Most of them had been shot in the back or in the backs of their limbs.

United States soldiers were sent from Nashville the following day to maintain order and prevent further confrontations.

338 words











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338 words





ERECTED BY THE
DAVIDSON COUNTY
COMMISSIONERS
IN 1911
TO COMMEMORATE
THE
CONFEDERATE SOLDIERS
WHO FIGHTED
THE BATTLE OF FRANKLIN
SEP. 30 & OCT. 1, 1864

OUR CONFEDERATE SOLDIERS





FRANKLIN'S CIVIL WAR SITES
The Battle of Franklin

On September 8, 1864, General John H. Morgan led a Confederate cavalry raid through the state of Tennessee. The raid culminated in the Battle of Franklin, where Morgan's forces were defeated by the Union Army. The battle site is located in Franklin, Tennessee, just south of Nashville.

The map shows the route of Morgan's raid, starting from the Tennessee River and heading north towards Nashville. Key locations marked include the Tennessee River, the Battle of Franklin, and the Nashville area.

FRANKLIN
on foot

FRANKLIN TOURS

GHOSTS • CITY • CRIME
CIVIL WAR • CEMETERY

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franklinonfoot@gmail.com

305



Major General
John M. Brainerd
Union Army
Franklin, Tennessee
November 1862

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305



HISTORIC
FRANKLIN
TENNESSEE

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE
(Mapco 3340) – (1100 Hillsboro Road)

The City of Franklin hereby certifies the following facts concerning application in the name of Jimmy Jean Philippe and Michelle Plemons (Managing Agents) with Mapco Express Inc., 800 Crescent Centre Dr Suite 300, Franklin, TN 37067, and Executive Officers Charles H. Adams (CEO), Jimmy Victory (VP of Accounting and Finance, Treasurer), Keith Slater (VP of Procurement) and Catherine West (Secretary, General Counsel) who has made application for a Certificate of Compliance to sell retail food store wine at 1100 Hillsboro Road, Franklin, TN, which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 26th day of February, 2019

Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator/Recorder



HISTORIC
FRANKLIN
TENNESSEE

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE
(Mapco 3378) – (1501 Murfreesboro Road)

The City of Franklin hereby certifies the following facts concerning application in the name of Claudia Pearson and Jennifer Dishman (Managing Agents) with Mapco Express Inc., 800 Crescent Centre Dr Suite 300, Franklin, TN 37067, and Executive Officers Charles H. Adams (CEO), Jimmy Victory (VP of Accounting and Finance, Treasurer), Keith Slater (VP of Procurement) and Catherine West (Secretary, General Counsel), who has made application for a Certificate of Compliance to sell retail food store wine at 1501 Murfreesboro Road, Franklin, TN 37064 which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 26th day of February, 2019

Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator/Recorder



HISTORIC
FRANKLIN
TENNESSEE

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE
(Mapco 3428) – (1501 New Highway 96 West)

The City of Franklin hereby certifies the following facts concerning application in the name of Stephen Stem and Ashley Williams (Managing Agents) with Mapco Express Inc., 800 Crescent Centre Dr Suite 300, Franklin, TN 37067, and Executive Officers Charles H. Adams (CEO), Jimmy Victory (VP of Accounting and Finance, Treasurer), Keith Slater (VP of Procurement) and Catherine West (Secretary, General Counsel), who has made application for a Certificate of Compliance to sell retail food store wine at 1501 New Highway 96 West, Franklin, TN, which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 26th day of February, 2019

Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator/Recorder

**CONTRACT FOR HOME REHABILITATION ASSISTANCE FOR LOW TO
MODERATE INCOME RESIDENTS OF THE CITY OF FRANKLIN
Contract Number 2018-0170**

This Contract is by and between the City of Franklin, Tennessee (hereinafter "CITY") and Community Housing Partnership of Williamson County, Tennessee (hereinafter "ORGANIZATION").

WITNESSETH:

WHEREAS, CITY has identified a need to conduct a Home Rehabilitation Program utilizing Community Development Block Grant funding; and

WHEREAS, The Board of Mayor and Aldermen approved Contract No. 2013-0087 on March 23, 2015, totaling \$115,000.00; and

WHEREAS, The Board of Mayor and Aldermen approved Contract No. 2016-0077 on November 18, 2016, totaling \$86,687.00; and

WHEREAS, an Amendment No. 1 to Contract No. 2016-0077 was approved by the Board of Mayor and Aldermen on June 8, 2018, in the amount of \$14,705.56; and

WHEREAS, the Amendment No. 1 to Contract No. 2016-0077 is rescinded; and

WHEREAS, ORGANIZATION was previously awarded COF Contract No. 2013-0087 and COF Contract No. 2016-0077; and

WHEREAS, this Contract reflects the balance of COF Contract No. 2013-0087 and COF Contract No. 2016-0077; and

WHEREAS, ORGANIZATION is experienced in Home Rehabilitation projects and has met the certification requirements of providing Home Rehabilitation Assistance as a contractor in the City's Community Development Block Grant Program.

NOW, THEREFORE, in consideration of the mutual promises as contained herein, the parties hereto have agreed and hereby enter into this Contract according to the provisions as set forth herein.

SECTION 1 - SCOPE OF SERVICES

ORGANIZATION will carry out activities necessary to assist low to moderate income owner occupants of the City of Franklin who are elderly and/or disabled with emergency-type home rehabilitation services. Items to be corrected must represent a health and safety hazard, with an emphasis on exterior repairs and major structural and mechanical deficiencies.

When applicable, the work will also include testing, remediating, and clearing structures for lead-based paint hazards. All structures constructed pre-1978 must be tested and cleared for lead-based paint hazards. In the presence of lead-based paint hazards, contractors/workers are required to be certified in and use safe-work practices. A HUD required Environmental Review Report will be required.

Incorporated into this contract is Exhibit A, the proposal by ORGANIZATION, which is attached hereto and made a part hereof.

SECTION 2 - RESPONSIBILITIES OF PARTIES

- A. ORGANIZATION will perform the duties described above and in Exhibit A and take other actions necessary to accomplish the spirit of this agreement.
- B. ORGANIZATION will submit regular reports (not less often than quarterly) as directed by THE CITY detailing the progress of their project.
- C. At the request of CITY, ORGANIZATION will periodically send a representative to neighborhood or other public meetings to discuss and promote their project.
- D. CITY will provide funding for the program from the Community Development Block Grant program as set forth in Section 3 of this contract.

SECTION 3 - COMPENSATION

For the services outlined above and contained in Exhibit A, ORGANIZATION will be paid an administrative fee equal to fifteen-percent (15%) of the actual home rehabilitation costs (inclusive of lead-based paint testing, clearance, and/or mitigation expenses) for each home. The combined total of construction, repairs, and services shall not exceed an amount up to **One Hundred Twenty-Six Thousand Thirteen and 50/100 Dollars (\$126,013.50)** outlined in Exhibit A.

SECTION 4 - TIME OF PERFORMANCE

- A. The Contract shall commence upon execution, and shall expire three (3) years from this effective date. At any time after commencement but before or as soon as practicable after the expiration of this Contract, CITY and ORGANIZATION may, by mutual consent, exercise not more than two (2) options to extend the Contract, each time for up to one (1) additional year, for a maximum possible term of five (5) years total, provided: (a) that both parties consent to such an extension at that time; (b) that the decision to exercise such an extension is memorialized in writing and is executed by authorized representatives of each party; (c) that the same terms and conditions that apply to the original Contract shall also apply to such an extension.
- B. This Contract and all options are based on the availability of Community Development Block Grant funds.

- C. Services shall be deemed complete upon verification that repairs to property are in accordance with standards as outlined in Exhibit A.
- D. This Agreement may be terminated upon thirty (30) days written notice by either party.

SECTION 5 - PAYMENT TERMS AND CONDITIONS

- A. CITY shall reimburse ORGANIZATION for services rendered based on submittal of valid invoices for project costs with a description and documentation of work performed. The CITY has the option of inspecting the completed work prior to making any payments.
- B. Based on the work write-up prepared by ORGANIZATION and CITY per Exhibit A, CITY may accept and reimburse for completed work product that is a phase or portion of an overall project.
- C. Final payment will be subject to receipt of a final report that is satisfactory to CITY.
- D. Any repairs completed under the provisions of this Contract will be made with the understanding the work "Is in compliance with Federal Code 2 CFR 200.318, 2CFR 200.236 and 2 CFR 200.318 (c) (1)."

SECTIONS 6 - NOTICES

All notices under this Agreement shall be in writing and sent by mail to the address listed below for each party.

**Vernon J. Gerth
City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064**

**Stephen Murray
Community Housing Partnership
of Williamson County
129 W. Fowlkes Street, Suite 124
Franklin, TN 37064**

SECTION 7 - STANDARD TERMS AND CONDITIONS

1. COMPLIANCE WITH FEDERAL LAWS/REGULATIONS

ORGANIZATION shall comply with all applicable Federal and State laws and regulations in the performance of this Contract.

2. ANTIDISCRIMINATION/AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY

No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law shall be excluded from participation

in, or be denied benefits, or be otherwise subjected to discrimination in the performance of this Contract.

3. AUDIT REQUIREMENTS

- A. This Contract, as well as any sub-agreement made with other participating agencies, is subject to all of the administrative requirements in OMB Circulars A-110 and A-122.
- B. CITY hereby notifies ORGANIZATION that a single audit is required for non-profit agencies receiving \$300,000.00 or more in federal funds in any single fiscal year. This requirement is in accordance with OMB Circulars A-110 and A-133. If required, a copy of the single audit report will be kept on file and made available to THE CITY staff during sub-recipient monitoring visits and appropriate officials as requested.

4. CONFLICT OF INTEREST

ORGANIZATION agrees to abide by the following requirements with respect to conflicts of interest, and covenants that it presently has no interest, direct or indirect, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. ORGANIZATION further covenants that in the performance of this Agreement no person having such an interest, direct or indirect, shall be employed or retained by ORGANIZATION hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of ORGANIZATION or of any designated public agencies or sub-recipients that are receiving funds under this program.

5. PROCUREMENT STANDARDS AND METHODS

ORGANIZATION shall comply with CITY's current policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds herein.

ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of Attachment O of OMB Circular A-110, Procurement Standards.

6. VENUE

In the event of a dispute or litigation arising out of said Contract, it is understood and agreed and that this Contract was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

7. ASSIGNMENT

Neither CITY nor ORGANIZATION may assign its rights or delegate its responsibilities under this contract.

8. ENTIRE CONTRACT AND MODIFICATION

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

If seeking any addition or modification to the Contract, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Contract; however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

9. SEVERABILITY

If any provision of this Contract is held invalid, the remainder of the Contract shall not be affected thereby and all other parts of this Contract shall nevertheless be in full force and effect.

10. TIME OF THE ESSENCE

The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Agreement.

11. NO TAXES, NO INTEREST PAYMENTS

As a tax-exempt entity, CITY shall not be responsible for sales or use taxes incurred for products or services. CITY shall supply ORGANIZATION with its Sales and Use Tax Exemption Certificate upon ORGANIZATION's request. ORGANIZATION shall bear the burden of providing its suppliers with a copy of CITY's tax exemption certificate and shall assume all liability for such taxes, if any, that should be incurred. CITY does not agree to pay any interest for late payments, having agreed to pay in a timely manner.



12. WAIVER

Neither party's failure or delay to exercise any of its rights or powers under the Contract 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.

13. BREACH

Upon deliberate breach of the Contract by either party, the non-breaching party shall be entitled to terminate the Contract 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.

SECTION 8 - SIGNATURES

THE CITY OF FRANKLIN

By: _____
Dr. Ken Moore, Mayor

Date: _____

Attest:

Eric S. Stuckey, City Administrator

Date: _____

Approved as to Form:

Tiffani M. Pope, Staff Attorney

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY (CHP)


Authorized Signature

Date: 1/18/2019

COF Contract No. 2018-0170
Exhibit A

Community Housing Partnership of Williamson County (CHP)
Proposed Scope of Services

CHP has split the scope of services into two categories as the actual contracts are to be split. First is the actual construction for each project that, as per the Request for Proposals as outlined by the City of Franklin, is to be paid under a direct contract between CHP and the City of Franklin. Second is the supervision of the program and construction directly by CHP with some assistance by City of Franklin staff. This follows the format that was used successfully in the first year contract that CHP had with the City of Franklin.

Section 1 - Construction:

Construction services will be performed by licensed, bonded, and insured State of Tennessee contractors performing emergency-type health and safety hazard home rehabilitation services per a work write-up specifying the necessary services (defined under 2nd section). No contract shall exceed \$15,000.00 in repair work or be less than \$2,000.00 in repair work. All construction activity shall require all necessary permits and insurance by the contractor. The contractor shall provide progress schedules to CHP on a monthly basis.

CHP is proposing to rehabilitate a minimum of 5 homes in the City limits of Franklin under this program.

Section 2 - Program implementation and supervision:

CHP proposes to serve as the program administrator for the program, providing the following services:

1. **Marketing** the program through outreach to the neighborhood associations, direct press releases, and advertising through all local media outlets, direct outreach to all social service agencies who might have clients within these neighborhoods, direct contact with the residents of these neighborhoods through flyers or other means, and direct contact with the two other not-for-profits operating in Franklin neighborhoods (Hard Bargain Mount Hope Redevelopment, Inc., and United Community Resource Foundation).
2. **Performing Intake** functions and recordkeeping of all applicants for the funding. This includes the initial application documents certifying (but not limited to) income verification (insuring income compliance per the CDBG guidelines), ownership status (verification of warranty deed showing owner-occupied), and property status (verification that owner is living in house).
3. **Inspecting** the property jointly with the homeowner and City of Franklin staff. Composing with the City of Franklin staff and the homeowner a comprehensive Work Write-Up. This includes all necessary inspections and certifications including (but not limited to):



- A. Lead Based Paint inspections by certified inspector
- B. Flood Plain certification with appropriate map and panel
- C. National Park Service Standards of Rehabilitation (Historic) submittals to the appropriate agent whether it be a State Historic Preservation Officer (SHPO) at the City of Franklin or directly to the Tennessee Historic Commission.
- D. Thermal/ Explosive/Toxic/Radioactive verifications with the Fire Marshall of the City of Franklin
- E. Noise verifications through the City of Franklin Building and Neighborhood Services Department

4. **Facilitating** the contract to the City of Franklin. CHP will conduct the following:

- A. Provide the homeowner the necessary guidance in preparing for the construction
- B. Provide the contractor the necessary communications to begin the work
- C. Do initial inspections that all permits have been obtained
- D. Provide scheduled inspections to insure that the work is being conducted correctly and within time constraints
- E. Provide final inspections and certify completion of the project with City of Franklin staff

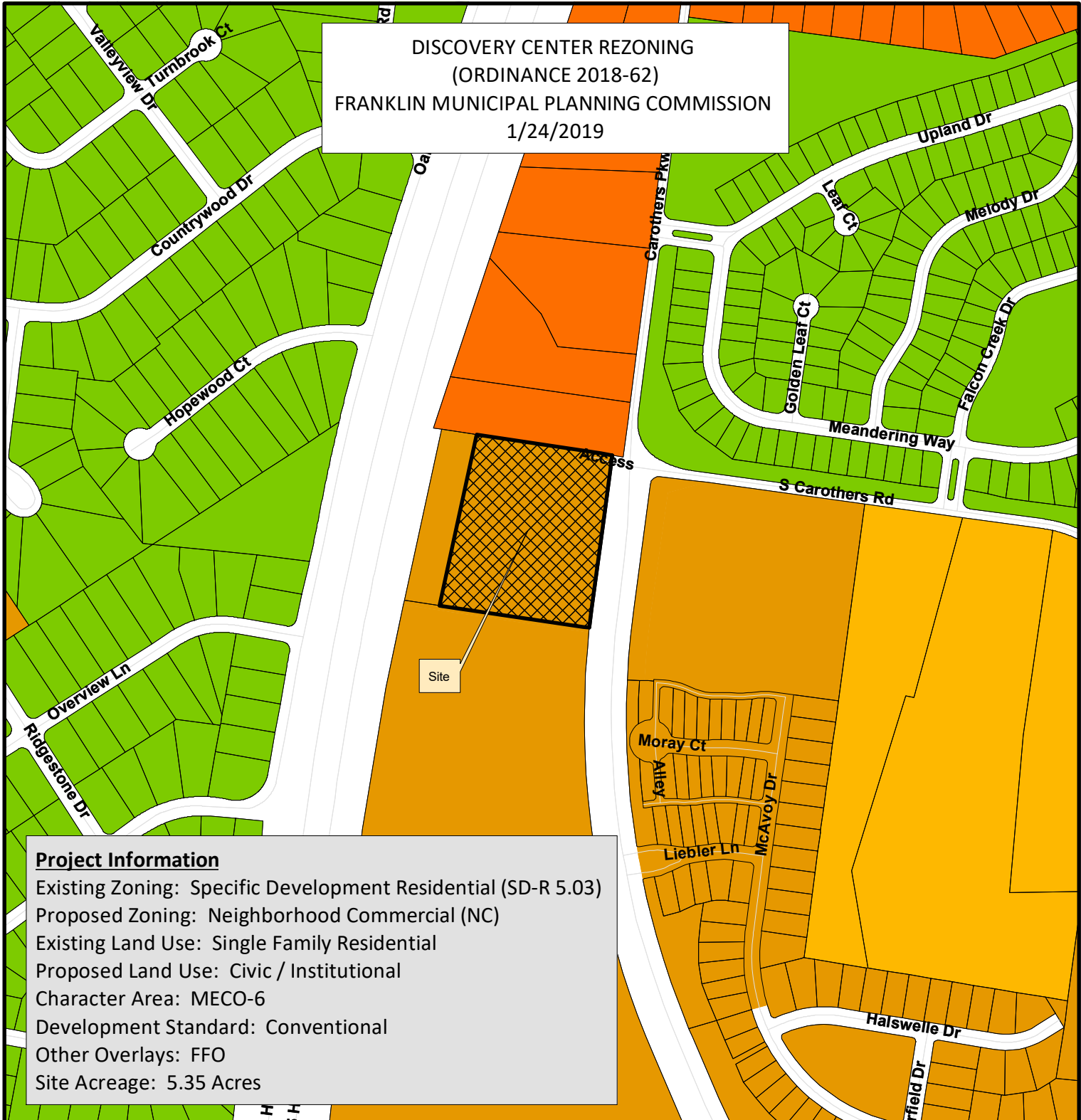
5. **Recordkeeping** will be maintained by CHP with a complete project book for each individual project and all records regarding the intake, facilitation, inspections, contracts, and draw requests that will be provided to the City of Franklin as requested. All recordkeeping will be maintained to insure that CDBG compliance is maintained by both CHP and the City of Franklin.

6. **Complaints and Grievances** will be addressed by CHP with representation of the City of Franklin where applicable. CHP will maintain an individual file regarding any complaint and grievance by either the homeowner, contractor, or interested party. CHP will act as the negotiator to address any issues arising, and if CHP can resolve the problem, we will do so. However, if the problem cannot be resolved, we would suggest that the City of Franklin have other resources, such as arbitration possibilities.

CHP has all the internal systems available to begin this program immediately as we will follow the successful format from the first three years. Inspection systems exist within programs to do all initial inspections, and staff is available and certified in all compliance and inspection areas. Indeed, this program is very similar to programs performed by CHP staff for United Way, Williamson County, and Tennessee Housing Development Agencies emergency grant program. Additionally, CHP has conducted the first three years of the CDBG programs for the City of Franklin and an individual grant in the past.

CHP will close out each project after final reporting and recordkeeping to the City of Franklin and will keep all records available for ten (10) years after the completion of each project. Additionally, CHP will be available and help the City of Franklin on all compliance reporting regarding this CDBG program to the US Department of Housing and Urban Development.

DISCOVERY CENTER REZONING
(ORDINANCE 2018-62)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019



Project Information

Existing Zoning: Specific Development Residential (SD-R 5.03)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Single Family Residential
Proposed Land Use: Civic / Institutional
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 5.35 Acres

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



0 250 500 1,000
Feet

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

REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

EXISTING SUBDIVISION/DEVELOPMENT:
PROPOSED SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
DISCOVERY CENTER
6882
MAP 89 - PARCELS 47.00 & Part of 48.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

EXISTING SITE ACREAGE:
PROPOSED SITE ACREAGE:
EXISTING ZONING - CHARACTER OVERLAY
PROPOSED ZONING -
OTHER APPLICABLE OVERLAYS:

126.89 AC
5.35 AC
SD-R (5.03) - McEWEN CHARACTER AREA 6
NC - NEIGHBORHOOD COMMERCIAL
FLOODWAY FRINGE OVERLAY (FFO)

APPLICABLE DEVELOPMENT STANDARDS:

CIVIL DISTRICT:

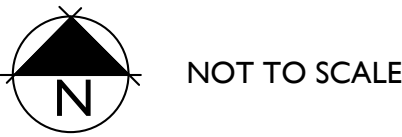
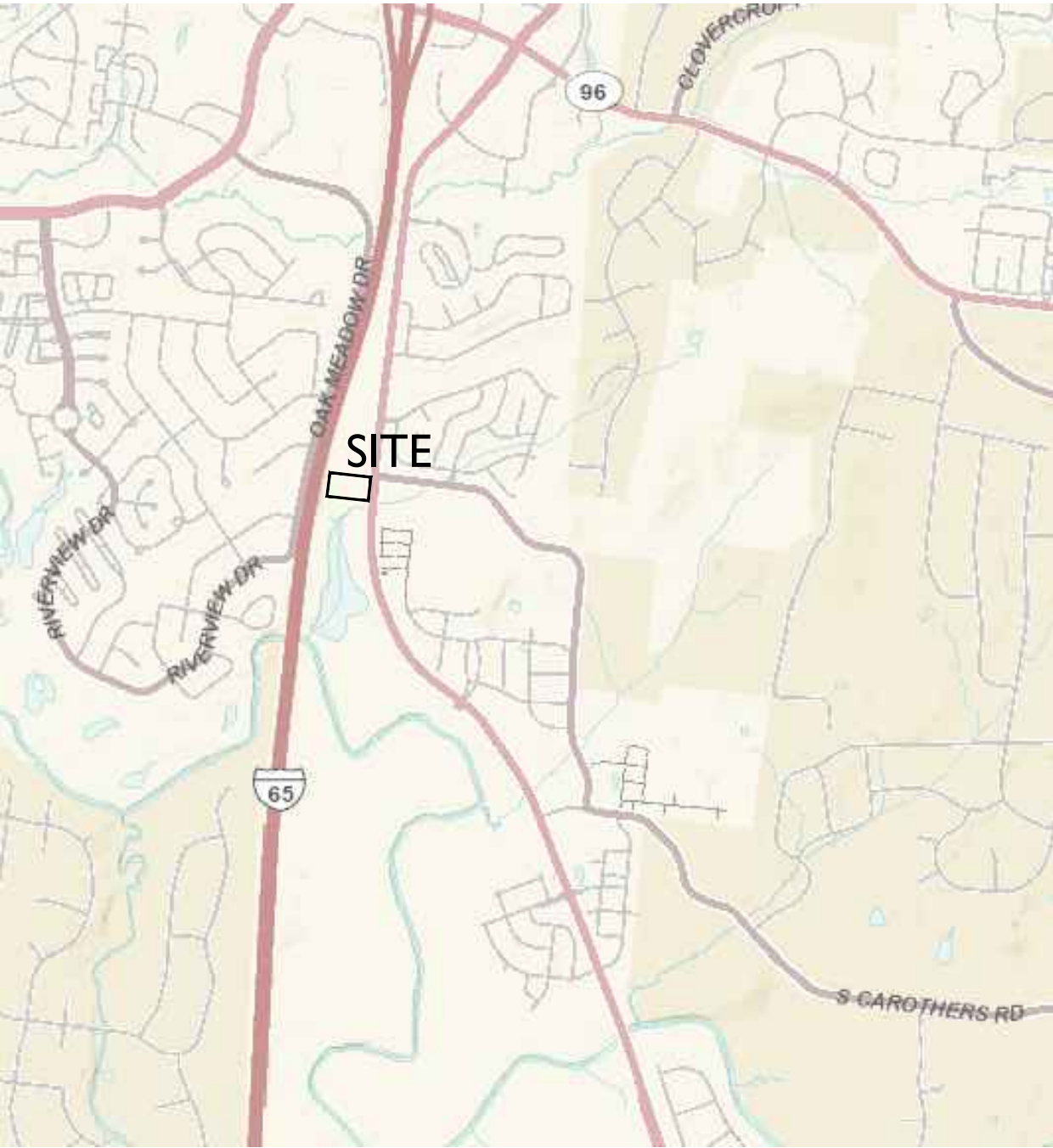
CONVENTIONAL

14

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:
IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2018
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6882



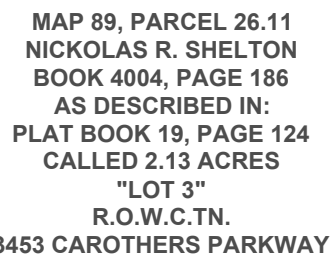
MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 6882
FRANKLIN, TENNESSEE

Sheet Title:

Sheet No.

GRAPHIC SCALE (IN FEET)

1 inch = 40 ft.



TOTAL AREA:
5.35 ACRES.

MAP 089, PARCEL 47.02
WITHAWD, LLC
BOOK 7399, PAGE 423
"TRACT 1"
R.O.W.C.TN.
0 CAROTHERS PARKWAY

MAP 089, PARCEL 48.06
CRESCENT LOCKWOOD, LLC
BOOK 5791, PAGE 574
BOOK 5791, PAGE 585
R.O.W.C.TN.

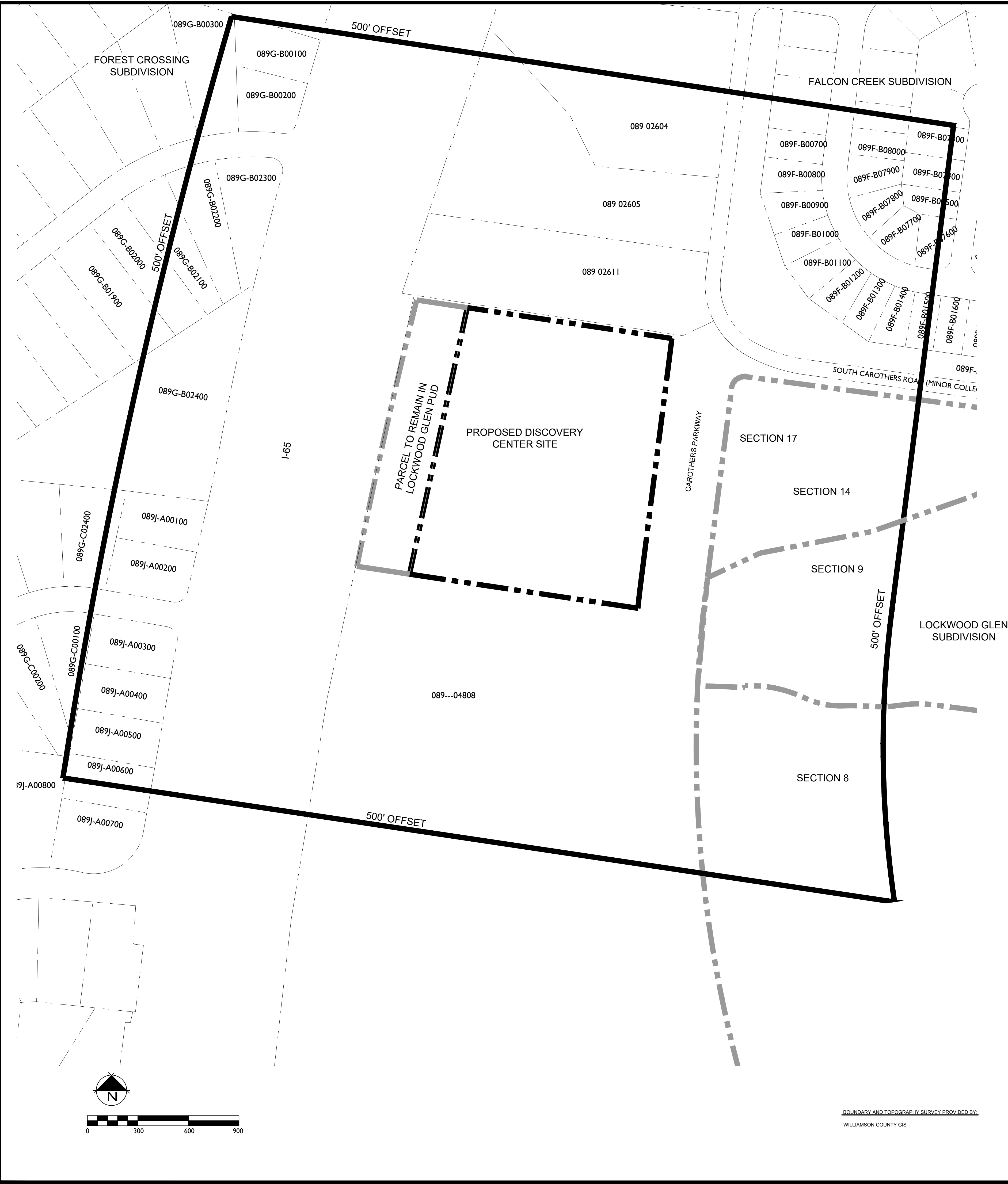
CITY OF FRANKLIN, TENNESSEE
BOOK 6025, PAGE 305
"130 RIGHT-OF-WAY"
R.O.W.C.TN.

CAROTHERS PARKWAY
(130' RIGHT-OF-WAY)

CITY OF FRANKLIN, TENNESSEE
BOOK 6025, PAGE 309
"PERMANENT DRAINAGE EASEMENT"
R.O.W.C.TN.

Thence, continuing with the Southerly boundary of said Shelton property the following calls South 81°25'10" East, a distance of 395.54 feet to an iron rod set on the Northerly line of the described property, on the Southerly line of said Shelton tract, Thence South 81°26'41" East, a distance of 13.87 feet to an existing concrete monument at the Northeast corner of the described property, on the westerly Right-of-Way of Carothers Parkway, Thence along said Right-of-Way South 07°15'10" West, a distance of 480.46 feet to an iron rod set on the Easterly line of the Carothers Parkway, Thence continuing along the East line of Carothers Parkway with a curve to the left, having a radius of 2,611.48 feet, an arc length of 57.63 feet, and a chord bearing and distance of South 06°38'54" West, a distance of 57.63 feet to an iron rod set at the Northeast corner of City of Franklin property as of record in Book 7268, Page 403; Thence leaving said right-of-way of Carothers Parkway and along the North line of said City of Franklin property North 81°30'44" West, a distance of 456.72 feet to an iron rod set on the North line of said City of Franklin property, said iron rod being the Southeast corner of the aforementioned Crescent Lockwood, LLC property; Thence along said Crescent Lockwood, LLC East line North 12°13'01" East, a distance of 539.74 feet to the Point of Beginning containing 232,956.78 square feet or 5.35 acres.

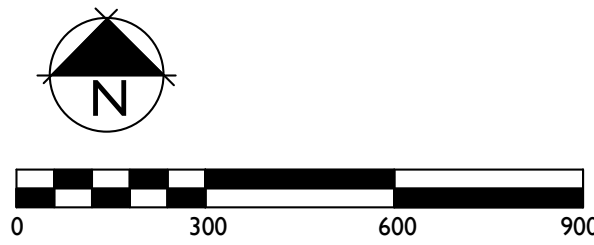
Line Table		
Line #	Direction	Length
L1	S81°26'41"E	13.87



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFFITE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089--02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089--02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089--02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CAR	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

to a point, thence, N 39°31'01" W, for a distance of 126.68' to a point, thence, N 27°12'14" W, for a distance of 364.80' to a point, thence, N 49°47'46" W, for a distance of 81.11' to a point, thence, N 22°53'19" W, for a distance of 76.92' to a point, thence, N 78°50'52" W, for a distance of 178.82' to a point, thence, S 86°16'14" W, for a distance of 55.76' to a point, thence, S 58°53'53" W, for a distance of 301.01' to a point, thence, S 11°56'40" W, for a distance of 222.92' to a point, thence, S 44°27'33" W, for a distance of 152.82' to a point, thence, S 68°36'50" W, for a distance of 150.64' to a point, thence, N 57°18'02" W, for a distance of 145.06' to a point, thence, N 21°52'43" W, for a distance of 222.19' to a point, thence, N 18°53'24" W, for a distance of 134.89' to a point, thence, N 20°29'42" W, for a distance of 215.41' to a point, thence, N 14°52'16'55" W, for a distance of 168.55' to a point, thence, N 07°58'50" W, for a distance of 81.92' to a point, thence, N 13°40'44" W, for a distance of 188.71' to a point, thence, N 10°24'08" W, for a distance of 101.14' to a point, thence, N 22°26'56" W, for a distance of 150.61' to a point, thence, N 57°04'03" W, for a distance of 133.54' to a point, thence, along above mentioned sub margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 208.40' to witness rod (old), thence, with a curve to the right, with an arc length of 1418.60', a radius of 11269.16', with a chord bearing of N 10°29'13" E, and chord length of 1417.67' to the Point of Beginning, containing 5,664,864.9 Sq. Ft. or 217.27 Acres. According to a survey made by Foster Arnold, dated June, 2009.



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS

DISCOVERY CENTER
REZONING REQUEST

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

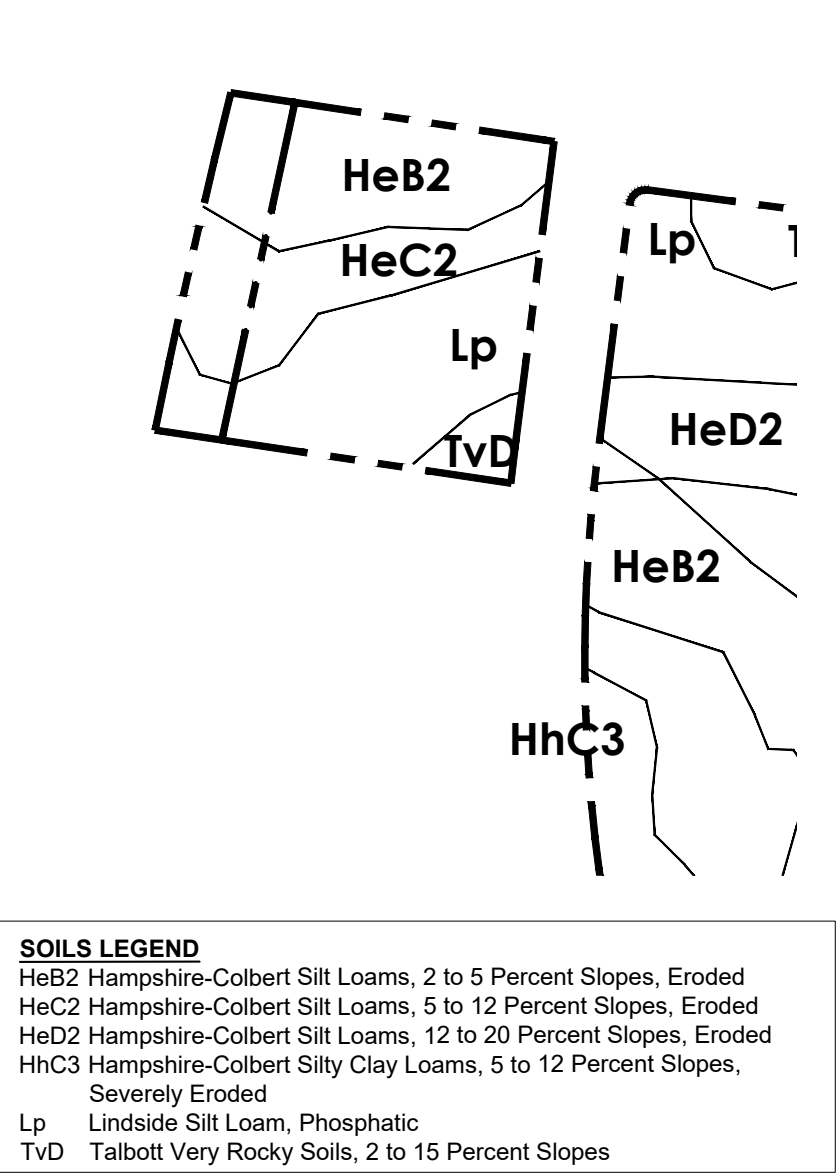
OVERALL
EXISTING
CONDITIONS

C1.0

COF#XXXX



SOILS MAP



LEGEND

EXISTING TREE CANOPY

- NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

TREE CANOPY DATA

EXISTING TREE CANOPY: 69,140 SF - 1.59 AC
TOTAL SITE: 5.35 AC
1.59 AC/5.35 AC = 29%

EXISTING SLOPES

14% - 19.99%
20% AND GREATER

SITE DATA

EXISTING SUBDIVISION/DEVELOPMENT PROPOSED SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION DISCOVERY CENTER
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R (5.03) - McEWEN AREA 6 NC - NEIGHBORHOOD COMMERCIAL
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD (MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	CONVENTIONAL
ACREAGE OF SITE	5.35 ACRES

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPAIRS TO WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

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



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF#6882

LOCKWOOD GLEN PUD SUBDIVISION REVISION 4
 RESOLUTION 2018-107
 ORDINANCE 2018-63
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/24/2019

Project Information

Existing Zoning: SD-R 5.03
 Proposed Zoning: SD-R 5.25
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 121.54 acres
 Proposed Number of Dwelling Units: 638 (no change)

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



0 500 1,000 2,000 3,000
 Feet

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

Open Issues: 1

Planning

[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01.03.2018.pdf](#)

4. Changes to approved plans

christopher.andrews@franklinton.gov As a result of this revision staff recognizes the entitlements for the 16 dwelling units originally proposed as townhouses. Should the developer desire to redistribute those 16 units to other locations within the Lockwood Glen PUD Subdivision, a development plan revision would need to be approved by either the FMPC or BOMA, dependent upon revision criteria found in Section 2.4.2 (11) in the Zoning Ordinance. As these 16 units were intended to be attached townhouses, moving them to another location within the Lockwood Glen PUD Subdivision would serve as "major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development", and would trigger a review from the FMPC.

Please provide a note on Page C 2.0 of the development plan revision acknowledging that "Any future revisions made with respect to the location of the remaining entitled dwelling units may require review and approval by the Franklin Municipal Planning Commission or the Board of Mayor and Aldermen."

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 4
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	6884
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING ZONING - CHARACTER OVERLAY AREA 6	SD-R (5.03) - McEWEN CHARACTER
PROPOSED ZONING - OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:

IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619 APPROVED 9/10/2008 AS NICHOLS BEND
(REVISION 1) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6120 APPROVED APRIL 2017 - ADDED KING PARCEL TO SECTION 12 - REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL
(REVISION 2) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6676 APPROVED JULY 2018: SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS) SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS) SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS) SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION) SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION) SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION) TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)
(REVISION 3) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6822 PROPOSED CHANGES: REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS
(REVISION 4) LOCKWOOD GLEN DEVELOPMENT PLAN COF# XXXX PROPOSED CHANGES: REMOVAL OF PARCEL 089---04700 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6884

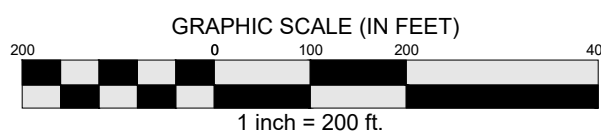
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

Line Table		
Line #	Direction	Length
L1	S7° 57' 01"W	1007.65
L2	S7° 26' 55"W	387.69
L3	S80° 41' 16"E	824.24
L4	N8° 26' 26"E	343.04
L5	N8° 01' 21"E	462.57
L6	S82° 24' 09"E	586.85
L7	S80° 56' 29"E	304.54
L8	S28° 37' 07"E	33.26
L9	S5° 13' 31"W	132.33
L10	S5° 53' 01"W	586.17

Line Table		
Line #	Direction	Length
L11	S83° 46' 25"E	25.00
L12	S6° 04' 28"W	110.27
L13	S2° 27' 07"W	542.39
L14	S1° 41' 23"W	295.29
L15	S47° 37' 03"W	418.85
L16	S49° 03' 53"W	196.32
L17	S48° 22' 44"W	166.16
L18	N34° 11' 58"W	605.91
L19	N51° 51' 54"W	556.69
L20	N23° 42' 09"W	205.98

Line Table		
Line #	Direction	Length
L21	N7° 15' 10"E	398.89
L22	S82° 43' 15"E	118.21
L23	N83° 35' 45"E	1.59
L24	S82° 20' 54"E	538.31
L25	S12° 13' 01"W	539.74
L26	N81° 30' 44"W	105.18
L27	S81° 25' 13"E	101.09

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY PROPERTY DESCRIPTION

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwestern corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845, R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood 507°-57°-01"W for a distance of 1007.65 feet to an iron rod (old); Thence 507°-26°-55"W for a distance of 387.69 feet to an iron rod (old) at the southwest corner of said Alligood; Thence along the south line of Alligood 580°-41°-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26°-26"E for a distance of 343.04 feet to an iron rod (old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01°-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 682, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24°-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30°-31"E, 66.78 feet; Thence S80°-56°-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46°-48"E, 179.95 feet; Thence S28°-37°-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41°-48"E, 189.19 feet; Thence S05°-13°-31"W for a distance of 132.33 feet; Thence S05°-53°-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46°-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04°-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15°-48"W, 249.88 feet; Thence S02°-27°-07"W for a distance of 542.39 feet; Thence S01°-41°-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43°-29"E, 277.06 feet; Thence leaving said centerline S47°-37°-03"W for a distance of 418.85 feet; Thence S49°-03°-53"W for a distance of 196.32 feet; Thence S48°-22°-44"W for a distance of 166.16 feet to the northerly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27°-34"W, 382.21 feet; Thence N34°-11°-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01°-56"W, 371.87 feet; Thence N51°-51°-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47°-01"W, 764.93 feet; Thence N23°-42°-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13°-30"W, 1324.42 feet; Thence N07°-15°-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15°-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43°-15"E for a distance of 118.21 feet; Thence N83°-35°-45"E for a distance of 1.59 feet; Thence S 82°-20°-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

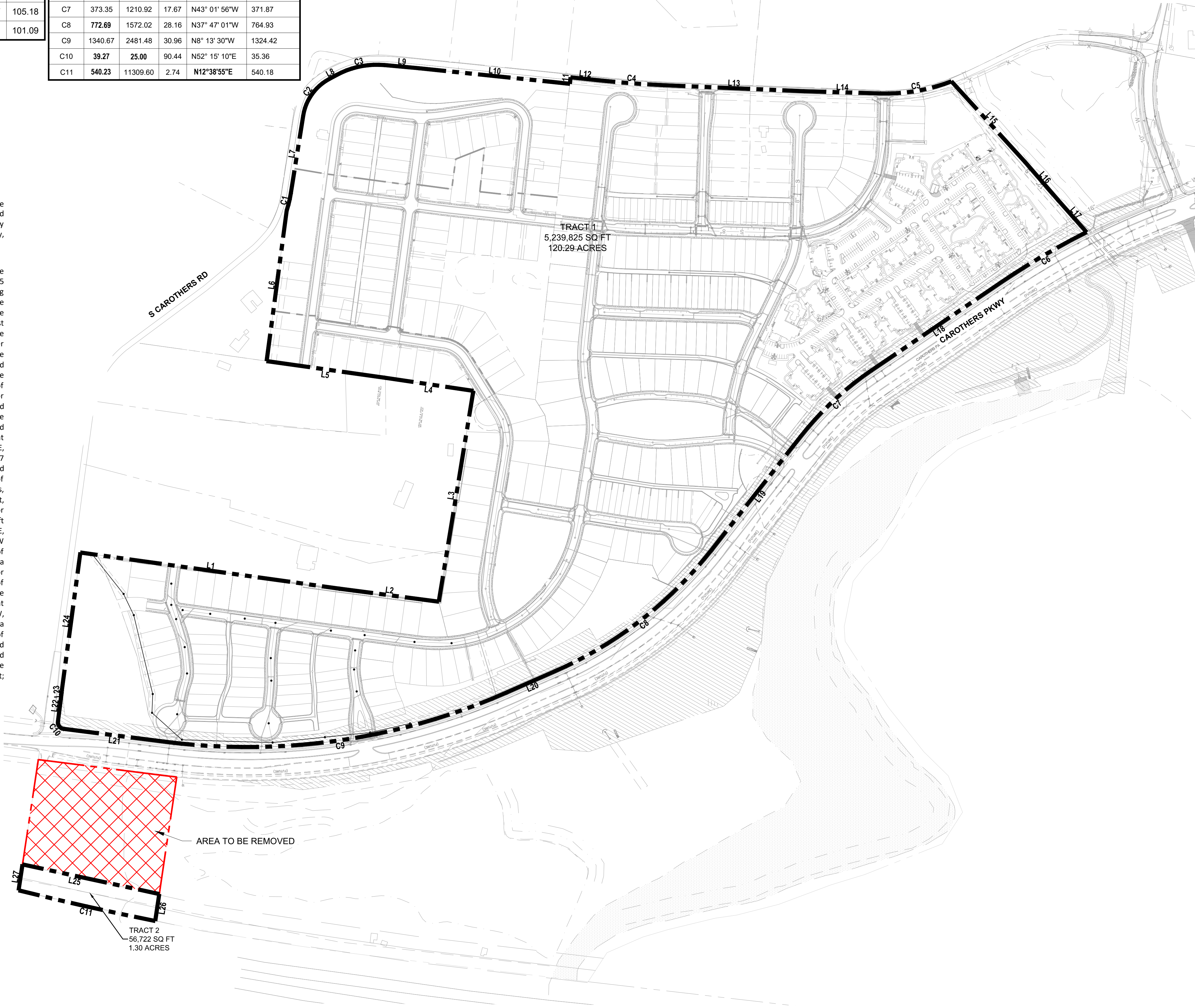
PROPERTY DESCRIPTION
LOCKWOOD DEVELOPMENT
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nickolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument (old) on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87'; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod N75°05'08.38, E:1723461.18] being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line S12°-13'-01" W, a distance of 539.74' to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property N81°-30'-44" W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of 540.23', a central angle of 02°-44'-13", a chord bearing and distance of N12°-38'-55"E, 540.18' to a concrete monument (old) at the southwest corner of the Nickolas R. Shelton property as of record in Deed Book 4004, Page 188, R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line S81°-25'-13"E, a distance of 101.09' to the Point of Beginning.

Containing 1.30 acres



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

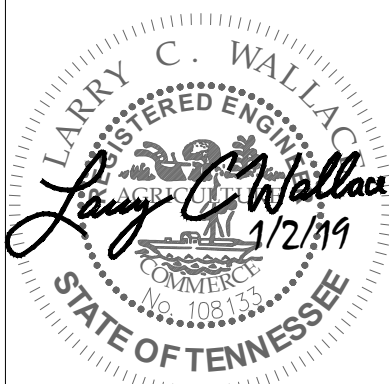
ENERGY LAND & INFRASTRUCTURE
 14420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
 OFFICE 615-383-6300 • WWW.ELI-LLC.COM
 ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



UNIVERSITY ADDRESS 177 211 BRILL BUILDING 2 UNIV ILLINOIS SPRG

**LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 4**
MAP 89, PARCELS 43.01, 46.00, & 47.02

CITY OF FRANKLIN PROJECT NO. 6884

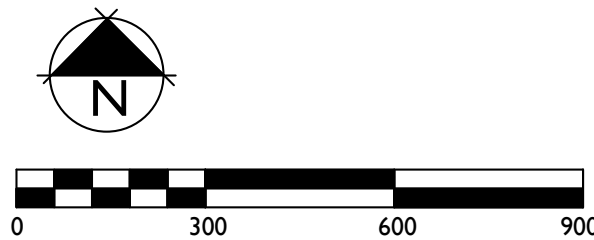
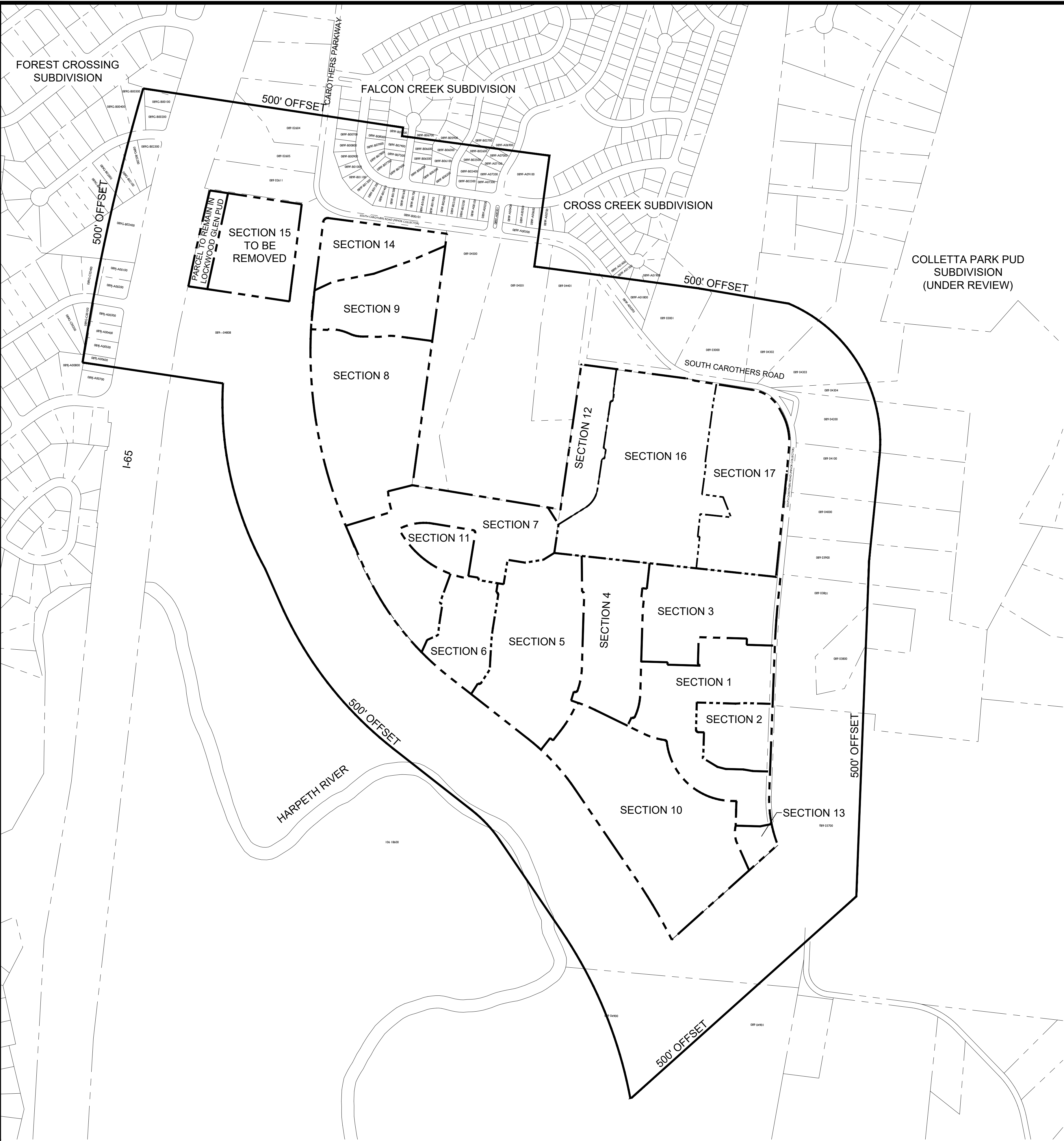
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Issue Date:	Dec. 7, 2018
ELI Project No:	18-11-1108.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

REVISED BOUNDARY DESCRIPTION

Sheet No.

C 0.4



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089---04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089---04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089---04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089---04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTRNSHP	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIATION	50 VANTAGE WAY #100	NASHVILLE	TN	37228

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

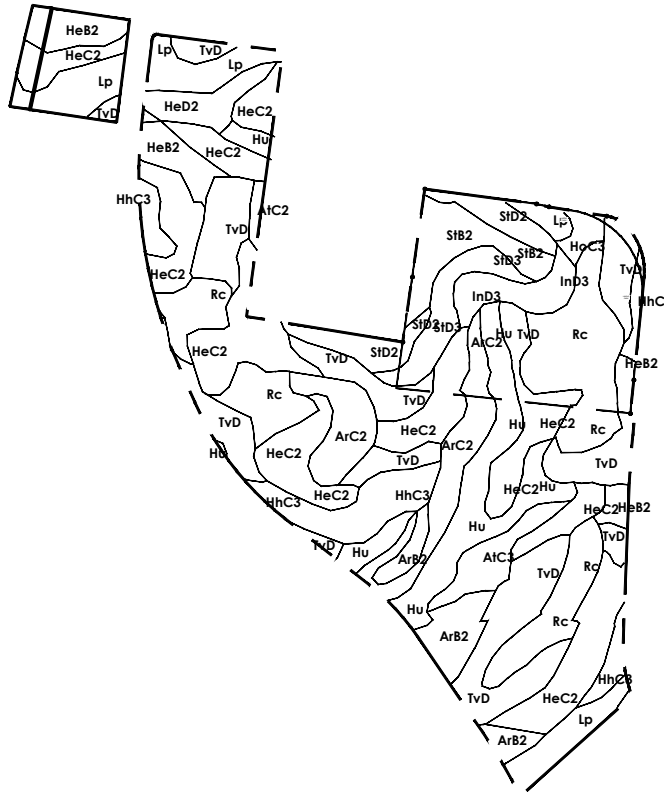
OVERALL
EXISTING
CONDITIONS

C1.0

CDF#6884



SOILS MAP



SOILS LEGEND
ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
ArC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
ArC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
HeC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
Hu Huntington Silt Loam, Phosphatic
InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
Lp Lindsie Silt Loam, Phosphatic
Rc Rockland
Se Sequatchie Loam, Phosphatic
SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

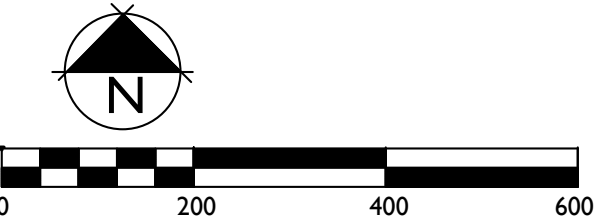
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

14% - 19.99%
 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R (5.03) - McEWEN AREA 6 SD-R (5.25)
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	126.89 ACRES
PROPOSED ACREAGE OF SITE	121.54 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF #6884



DEVELOPMENT
PLAN REVISION 4:
-- REMOVE SECTION 15
PARCEL 089---04700
FROM OVERALL
DEVELOPMENT PLAN

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPAIRS TO WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

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

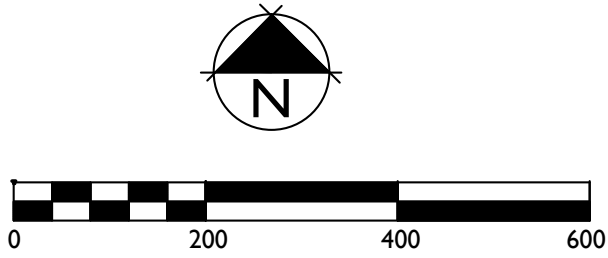
SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #4
PROPOSED ZONING:	SD-R (5.03) / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING TREE CANOPY:	10.32 AC (8% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA:	121.54 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.17 DUA
CURRENT REMAINING PERMITTED UNITS:	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED
16	50
17	28

LOTS TO BE REDISTRIBUTED:	16
TOTAL PROPOSED SITE AREA:	121.54 AC
TOTAL OPEN SPACE REQUIRED (15%):	18.23 AC
TOTAL OPEN SPACE PROVIDED:	20.76 AC (17.1%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS. DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).



NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



Revision	Date
△	_____
△	_____
△	_____
△	_____

LOCKWOOD GLEN PUD SUBDIVISION REVISION 4
RESOLUTION 2018-107
ORDINANCE 2018-63
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019

Project Information

Existing Zoning: SD-R 5.03
Proposed Zoning: SD-R 5.25
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 121.54 acres
Proposed Number of Dwelling Units: 638 (no change)

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



0 500 1,000 2,000 3,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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LOCKWOOD GLEN
PUD SUBDIVISION
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	6883
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING ZONING - CHARACTER OVERLAY	SD-R (5.03 - McEWEN CHARACTER AREA 6)
PROPOSED ZONING -	SD-R (5.25)
OTHER APPLICABLE OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

APPLICANT & LANDSCAPE ARCHITECT:

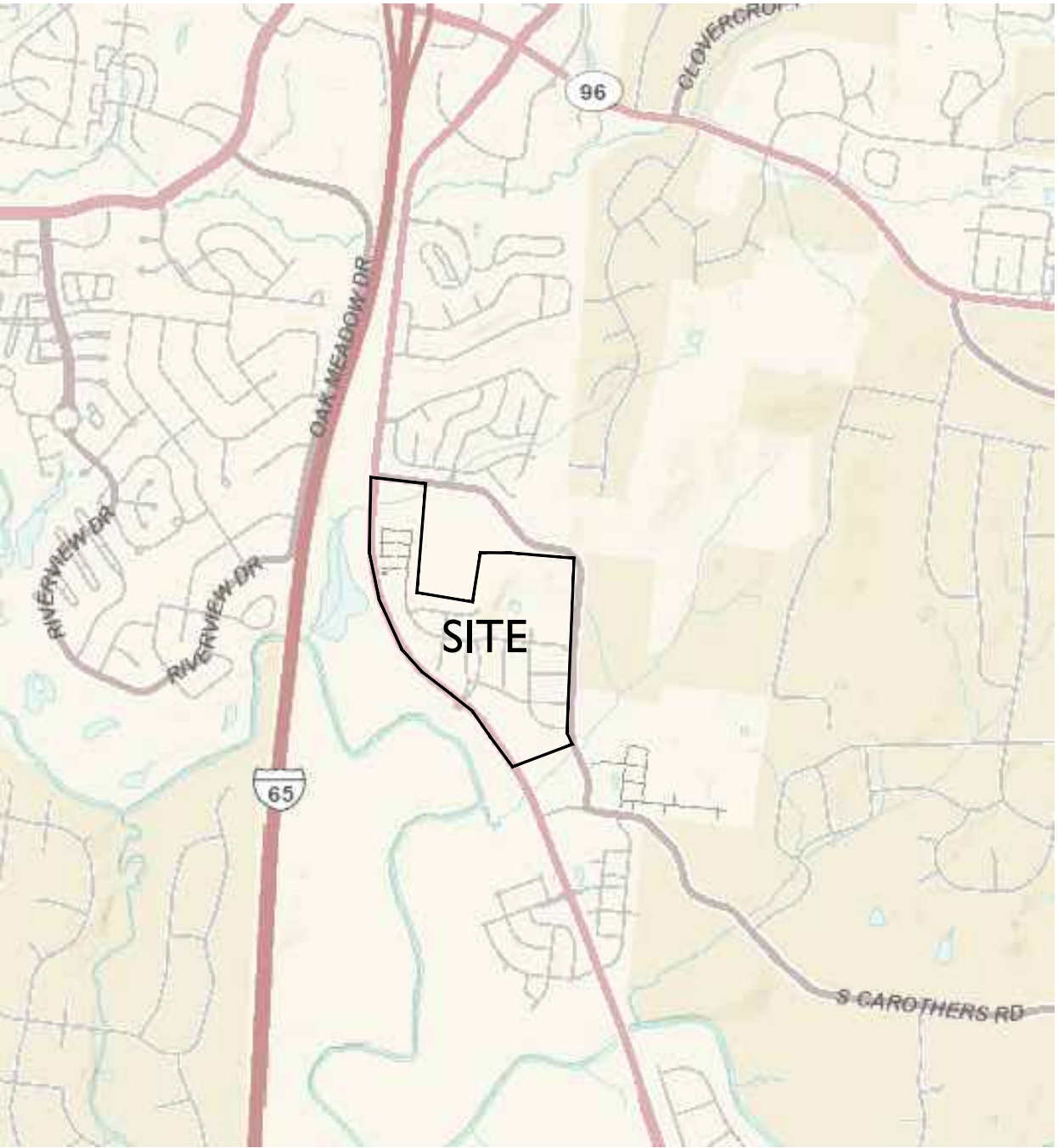
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:

IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6883

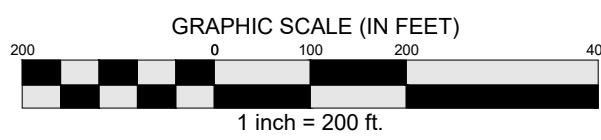


Line Table		
Line #	Direction	Length
L1	S7° 57' 01"W	1007.65
L2	S7° 26' 55"W	387.69
L3	S80° 41' 16"E	824.24
L4	N8° 26' 26"E	343.04
L5	N8° 01' 21"E	462.57
L6	S82° 24' 09"E	586.85
L7	S80° 56' 29"E	304.54
L8	S28° 37' 07"E	33.26
L9	S5° 13' 31"W	132.33
L10	S5° 53' 01"W	586.17

Line Table		
Line #	Direction	Length
L11	S83° 46' 25"E	25.00
L12	S6° 04' 28"W	110.27
L13	S2° 27' 07"W	542.39
L14	S1° 41' 23"W	295.29
L15	S47° 37' 03"W	418.85
L16	S49° 03' 53"W	196.32
L17	S48° 22' 44"W	166.16
L18	N34° 11' 58"W	605.91
L19	N51° 51' 54"W	556.69
L20	N23° 42' 09"W	205.98

Line Table		
Line #	Direction	Length
L21	N7° 15' 10"E	398.89
L22	S82° 43' 15"E	118.21
L23	N83° 35' 45"E	1.59
L24	S82° 20' 54"E	538.31
L25	S12° 13' 01"W	539.74
L26	N81° 30' 44"W	105.18
L27	S81° 25' 13"E	101.09

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY

TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northernmost corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood 507'-57'-01" W for a distance of 1007.65 feet to an iron rod (old); Thence S07'-26'-55" W for a distance of 387.69 feet to an iron rod (old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80'-41'-16" E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08'-26'-26" E for a distance of 343.04 feet to an iron rod (old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N01'-01'-21" E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 682, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82'-24'-09" E for a distance of 576.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 37.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 17.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31" W for a distance of 132.33 feet; Thence S05°-53'-01" W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25" E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28" W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48" W, 249.88 feet; Thence S02°-07'-07" W for a distance of 542.39 feet; Thence S01°-41'-23" W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03" W for a distance of 418.85 feet; Thence S49°-03'-53" W for a distance of 196.32 feet; Thence S48°-22'-44" W for a distance of 166.16 feet to the northerly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34" W, 382.21 feet; Thence N34°-11'-58" W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56" W, 371.87 feet; Thence N51°-51'-54" W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01" W, 764.93 feet; Thence N23°-42'-09" W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13°-30" W, 1324.42 feet; Thence N07°-15°-10" E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15°-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15" E for a distance of 118.21 feet; Thence N83°-35'-45" E for a distance of 1.59 feet; Thence S82°-20°-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

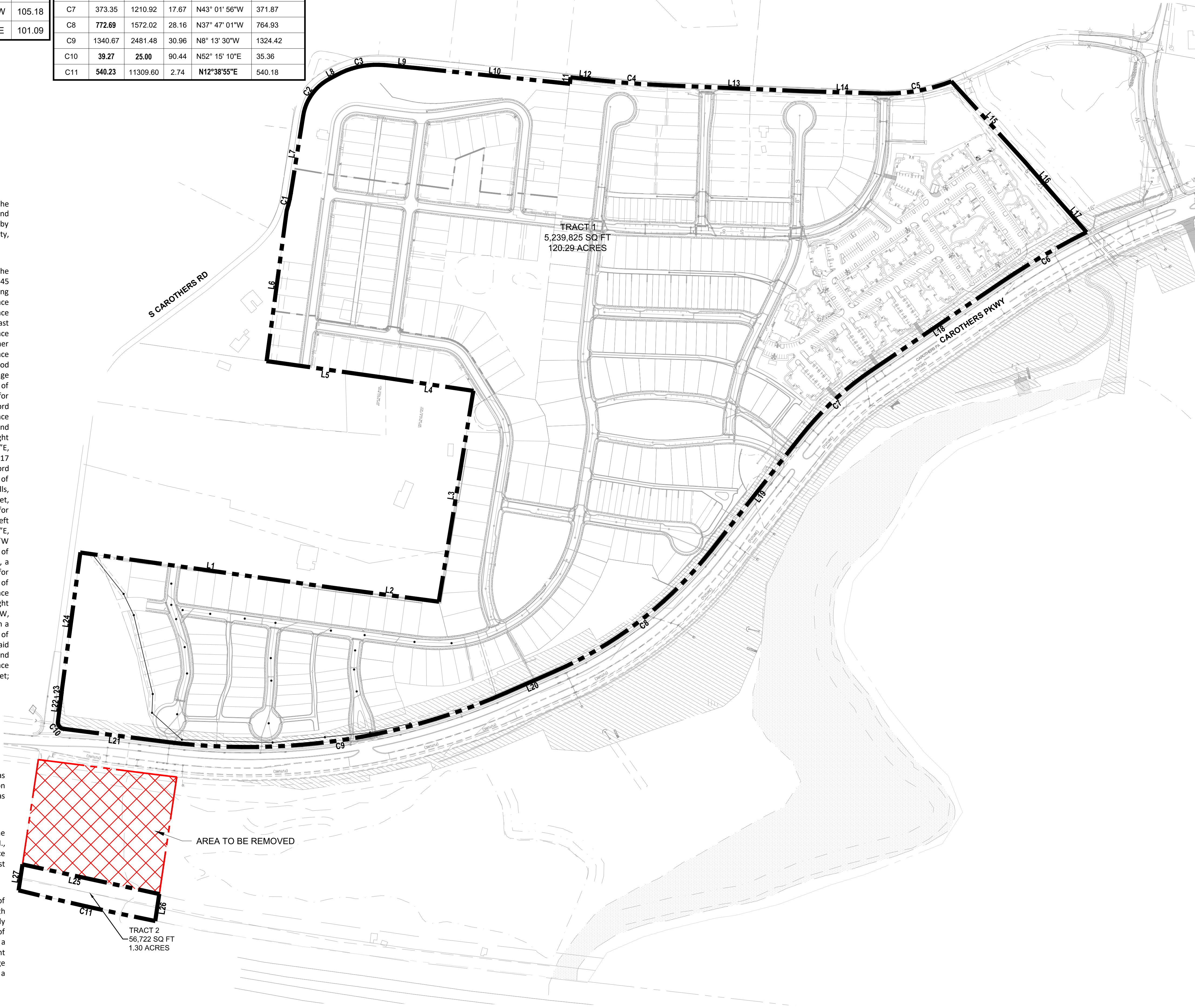
PROPERTY DESCRIPTION
LOCKWOOD DEVELOPMENT
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nickolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument [old] on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87'; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod (N:570580.38, E:1723461.18) being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line $512^{\circ}13'-01''$ W, a distance of 539.74', to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property $N81^{\circ}30'-44''$ W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of $540.23'$, a central angle of $02^{\circ}44'-13''$, a chord bearing and distance of $N12^{\circ}38'-55''$ E, $540.18'$ to a concrete monument (old) at the southwest corner of the Nicholas R. Shelton property as of record in Deed Book 4004, Page 188, R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line $S81^{\circ}25'-13''$ E, a distance of $101.09'$ to the Point of Beginning.

Containing 1.30 acres



GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

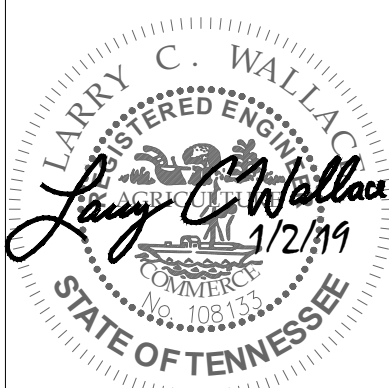
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



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**LOCKWOOD GLEN
PUD SUBDIVISION
REZONING REQUEST**
MAP 89, PARCELS 43.01, 46.00, & 47.01
CITY OF FRANKLIN PROJECT NO. 68
FRANKLIN, TENNESSEE

MAP 89, PARCELS 43.01, 46.00, & 47.02
CITY OF FRANKLIN PROJECT NO. 6883

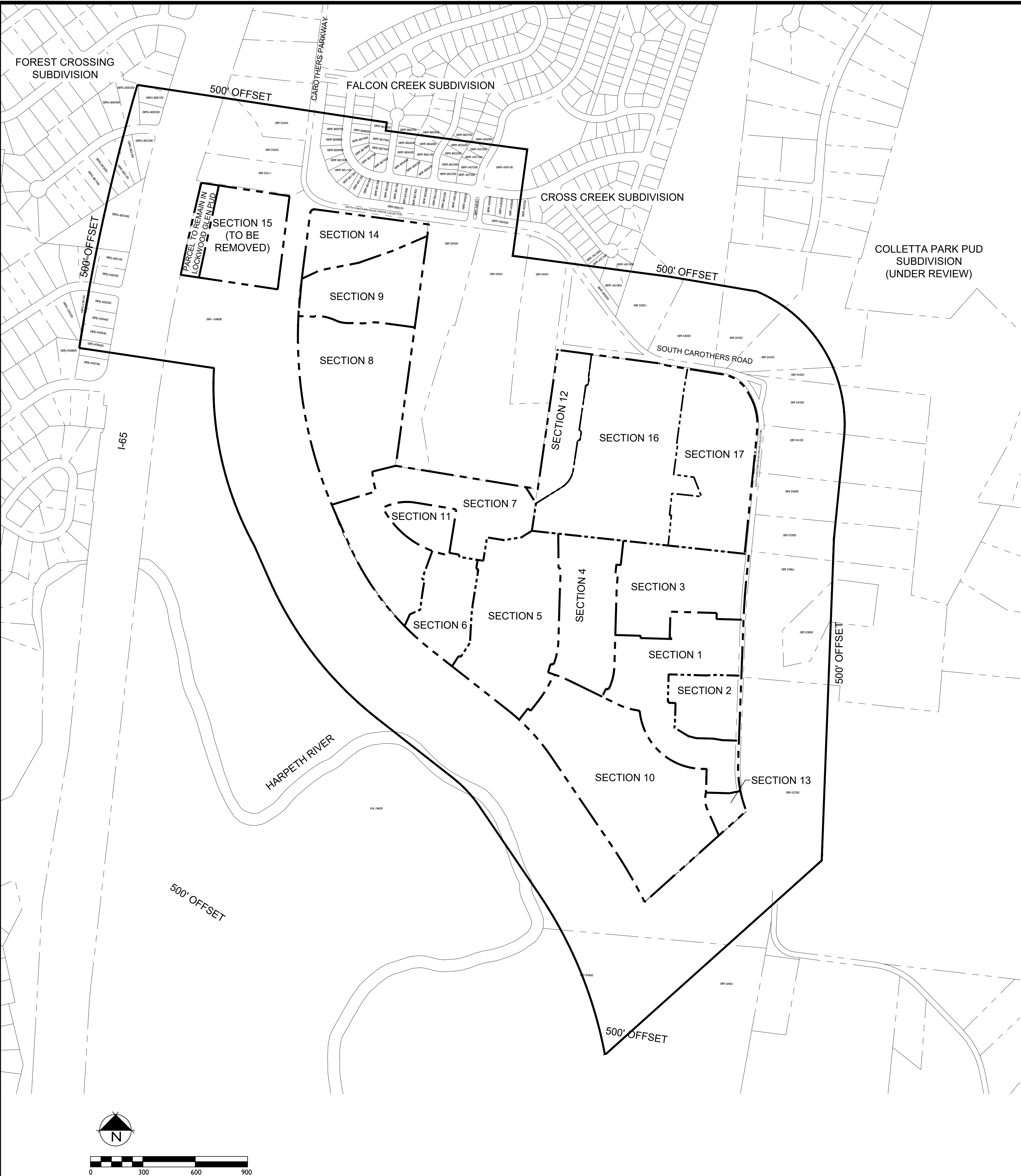
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Issue Date:	Dec. 7, 2018
ELI Project No:	18-11-1108.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

REVISED BOUNDARY DESCRIPTION

Sheet No.

C 0.4



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089--02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089--02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089--04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089--04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089--04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089--04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089--02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTNRSHIP	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIATION	50 VANTAGE WAY #100	NASHVILLE	TN	37228

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS

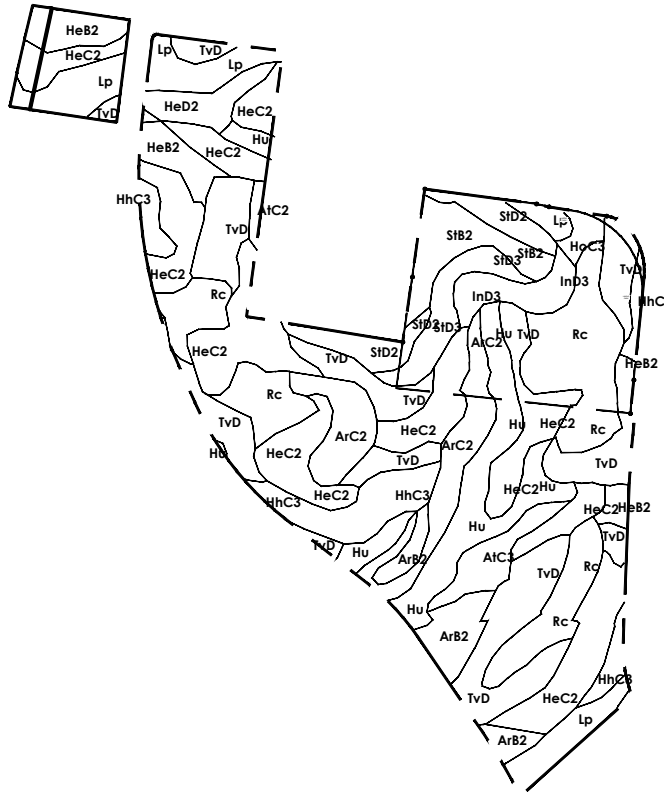
LOCKWOOD GLEN PUD SUBDIVISION
REZONING REQUEST
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____



SOILS MAP



- SOILS LEGEND**
- ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
 - AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
 - AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
 - CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
 - CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
 - HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
 - HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
 - HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
 - HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - Hu Huntington Silt Loam, Phosphatic
 - Ind3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
 - Lp Lindsie Silt Loam, Phosphatic
 - Rc Rockland
 - Se Sequatchie Loam, Phosphatic
 - SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
 - SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
 - SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
 - SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
 - TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

- NOTES:**
- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 - STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 - THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

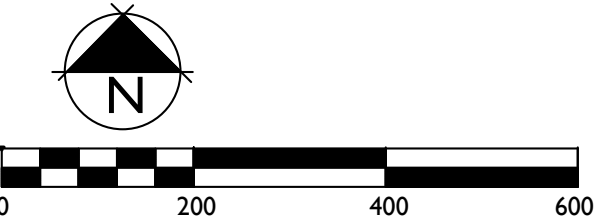
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R(5.03) - McEWEN AREA 6 SD-R (5.25)
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	126.89 ACRES
PROPOSED ACREAGE OF SITE	121.54
EXISTING TREE CANOPY	+/- 10.32 ACRES

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LOCKWOOD GLEN PUD SUBDIVISION
REZONING REQUEST
FRANKLIN, Williamson County, Tennessee

Revision Date
△
△
△
△

EXISTING
CONDITIONS

C1.1

COF #6883

EXHIBIT 1

Development Review Fees Comparison

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

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

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

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

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

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

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

EXHIBIT 2

Proposed Fee Analysis:

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

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

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

EXHIBIT 3

Staff Time for Plan Review Items

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

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

Individual staff time, per item: 10.5 hours

Total staff time, per item: 220.5 hours

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

EXHIBIT 3

Staff Time for Plan Review Items

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

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

Individual staff time, per item: 9.5 hours

Total staff time, per item: 190 hours

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

ORDINANCE 2018-46

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

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

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

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

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

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

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

Appendix A
* * *

CHAPTER 14.—ZONING AND LAND USE CONTROL

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING:

PASSED SECOND READING:

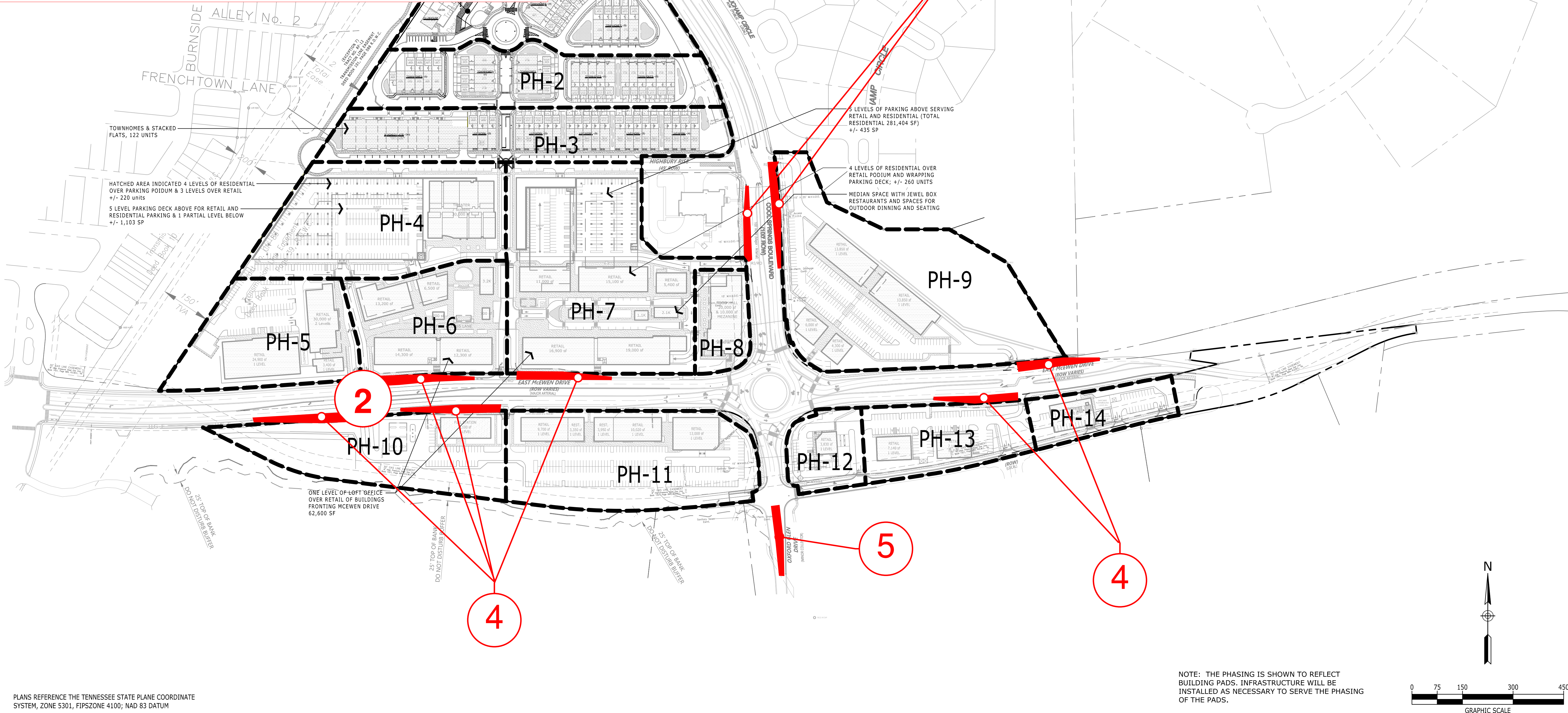
PASSED THIRD READING:

EXHIBIT FOR IMPROVEMENTS REQUESTED FOR OFFSET THAT **DO NOT QUALIFY**

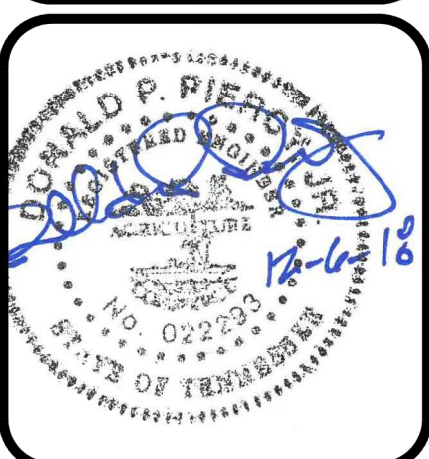
- 1. The traffic signal at Cool Springs Boulevard and Road of the Roundtable.
- 2. The traffic signal on East McEwen Drive and the main entrance to the development.
- 3. Three deceleration lanes are to be constructed on Cool Springs Blvd. The turn lanes are required in the traffic impact analysis and only serve the development.
- 4. Six deceleration lanes are to be constructed on East McEwen Drive.
- 5. The median modifications on Oxford Glen at the project access.

PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.



PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400



FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
1	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
2	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
3	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
4	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.01



**Parkes
Development
Group, LLC**
A PARKES COMPANY

105 Reynolds Drive / Franklin, TN 37064-2926 / 615-595-2400 / 615-595-2475 Fax / www.parkescompanies.com



February 12 2019

Board of Mayor and Aldermen
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Sent Via Email

Re: Consideration of Draft Road Impact Fee Offset for Avalon Square PUD Subdivision (COF Contract 2019-003)

Parkes Development Group representing Avalon Squared, LLC respectfully requests the Board of Mayor and Aldermen consider granting road impact fee offsets that Staff has recommended as “would not qualify” to Avalon Franklin for work required on Cool Springs Boulevard, East McEwen Drive and Oxford Glen Drive.

Background

In 2005 the originally approved Avalon Square Development Plan would have generated Road Impact Fees in the amount of \$1,395,436.85. In 2018, based on the updated fee schedule and including Collectors, the originally approved Avalon Square Development Plan would have generated \$5,061,615.41. The 2018 FMPC approved Avalon Franklin Development Plan is anticipated to generate **\$7,764,370.31** in Road Impact Fees.

On April 30, 2007 Avalon Squared, LLC entered into “Agreement for Completion of Roadway Improvements” related to the dedication of right-of-way and construction of Cool Springs Boulevard extension, East McEwen Drive, and Oxford Glen Drive. The planned improvements were completed and the City of Franklin agreed to “Road Impact Fee Offset Agreement COF Contract No. 2017-0283 Amendment 1” allowing the Developer **\$2,969,432.32** for Arterial and Collector offsets.

As part of the Avalon Franklin Development Plan submittal to the FMPC, Parkes Development Group submitted a traffic impact analysis which recommended median closures, deceleration lanes and traffic signals be constructed. City Staff determined that median closures on East McEwen Drive and Cool Springs Boulevard benefit vehicular traffic and qualify for a road impact fee offset in the amount of **\$196,660.76**.



Building Solutions. From the Ground Up!

Reasoning

Parkes Development Group believes that the arterial roadway improvements recommended by the approved traffic impact study benefit both Cool Springs Boulevard, East McEwen Drive, and Oxford Glen Drive vehicular traffic, and not the development project solely. The nine required deceleration lanes will remove traffic from, and relieve congestion on both arterial roadways, and warranted traffic signals will provide metering for the round-a-bout allowing better flow through the intersection, while the median improvements at Oxford Glen Drive will allow Garden Cub residents safer access to and from their neighborhood.

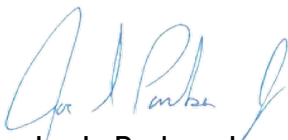
Request

The total December 2018 estimated cost for both warranted traffic signals, the nine deceleration lanes, and the Oxford Glen median improvement is **\$1,437,454.45**. Parkes Development Group respectfully requests that the Board of Mayor and Aldermen apply this additional amount to the Staff recommended amount of **\$196,660.76** to the Road Impact Fee Offset Agreement 2019-003 for a total of **\$1,634,115.21**. This would leave a remaining non-offset Road Impact Fee of \$3,160,822.78 available to the City of Franklin.

Thank you for your consideration.

Best regards,

Parkes Development Group, LLC



Joe L. Parkes, Jr.



Building Solutions. From the Ground Up!

105 Reynolds Drive / Franklin, TN 37064-2926 / 615-595-2400 / 615-595-2475 Fax / www.parkescompanies.com



**Parkes
Development
Group, LLC**
A PARKES COMPANY

NOTES TO USERS

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

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

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

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

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

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

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

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

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

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

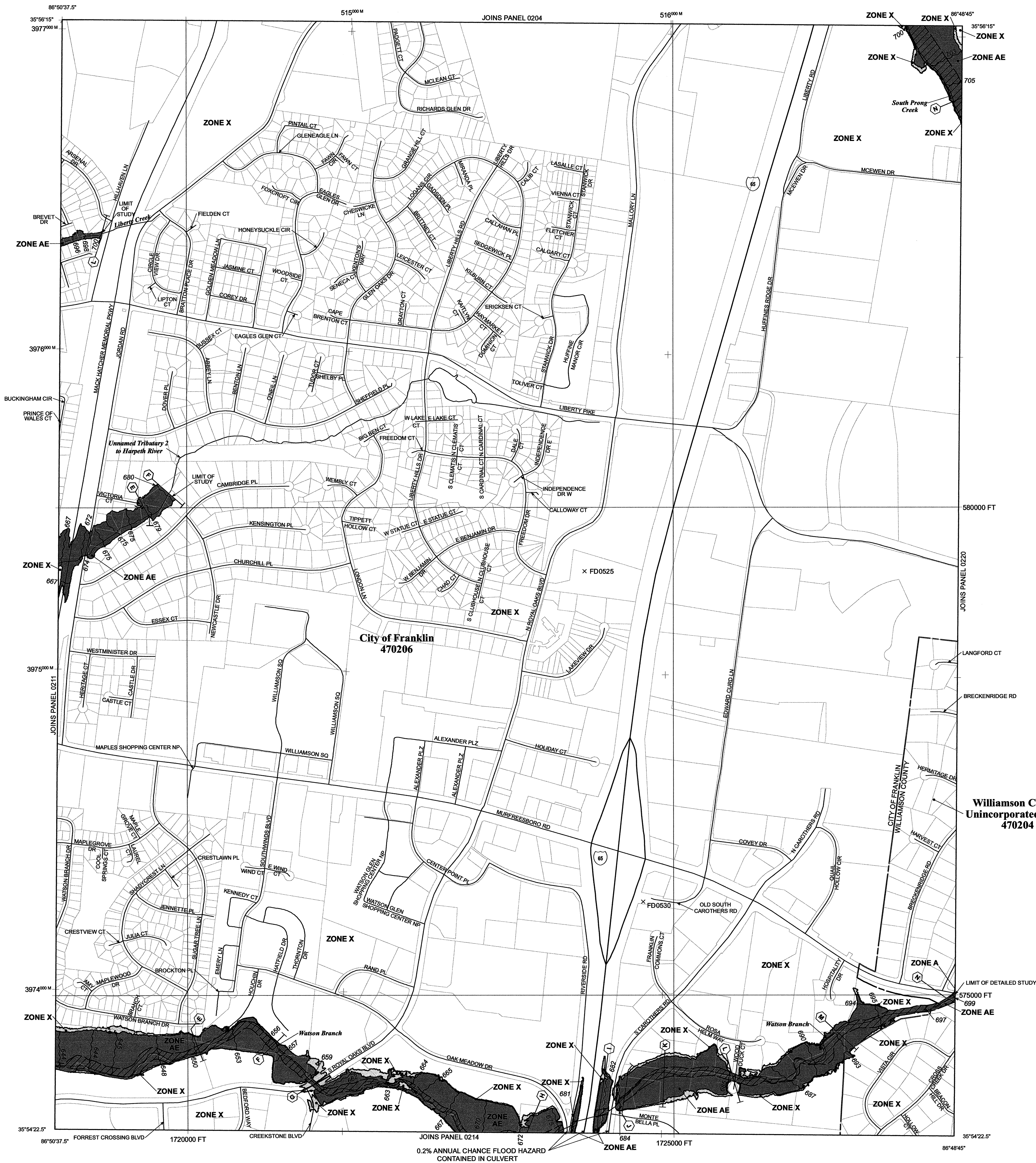
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report* (which contains *authoritative hydraulic data*) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

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

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



LEGEND

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

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

ZONE A No Base Flood Elevation determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood event.

ZONE A99 Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

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

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

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

OTHER FLOOD AREAS

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

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

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

Legend:
Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
(EL 987)
Cross section line
Transect line
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4275'900 M
6000000 FT
DX5510
M1.5
River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JANUARY 16, 2003

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
SEPTEMBER 29, 2006 - to update corporate limits, to change Base Flood Elevations, to add Base Flood Elevations and Special Flood Hazard Areas, to change Special Flood Hazard Areas, to add roads and road names, to reflect the incorporation of the Town of Nolensville, and the Town of Thompson's Station, to incorporate previously issued Letters of Map Revision, to reflect updated topographic information, to add floodway, and to change floodway.

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

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

MAP SCALE 1" = 500'
250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0212F

FIRM
FLOOD INSURANCE RATE MAP
WILLIAMSON COUNTY, TENNESSEE
AND INCORPORATED AREAS

PANEL 212 OF 485
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FRANKLIN, CITY OF	470206	0212	F
WILLIAMSON COUNTY	470204	0212	F

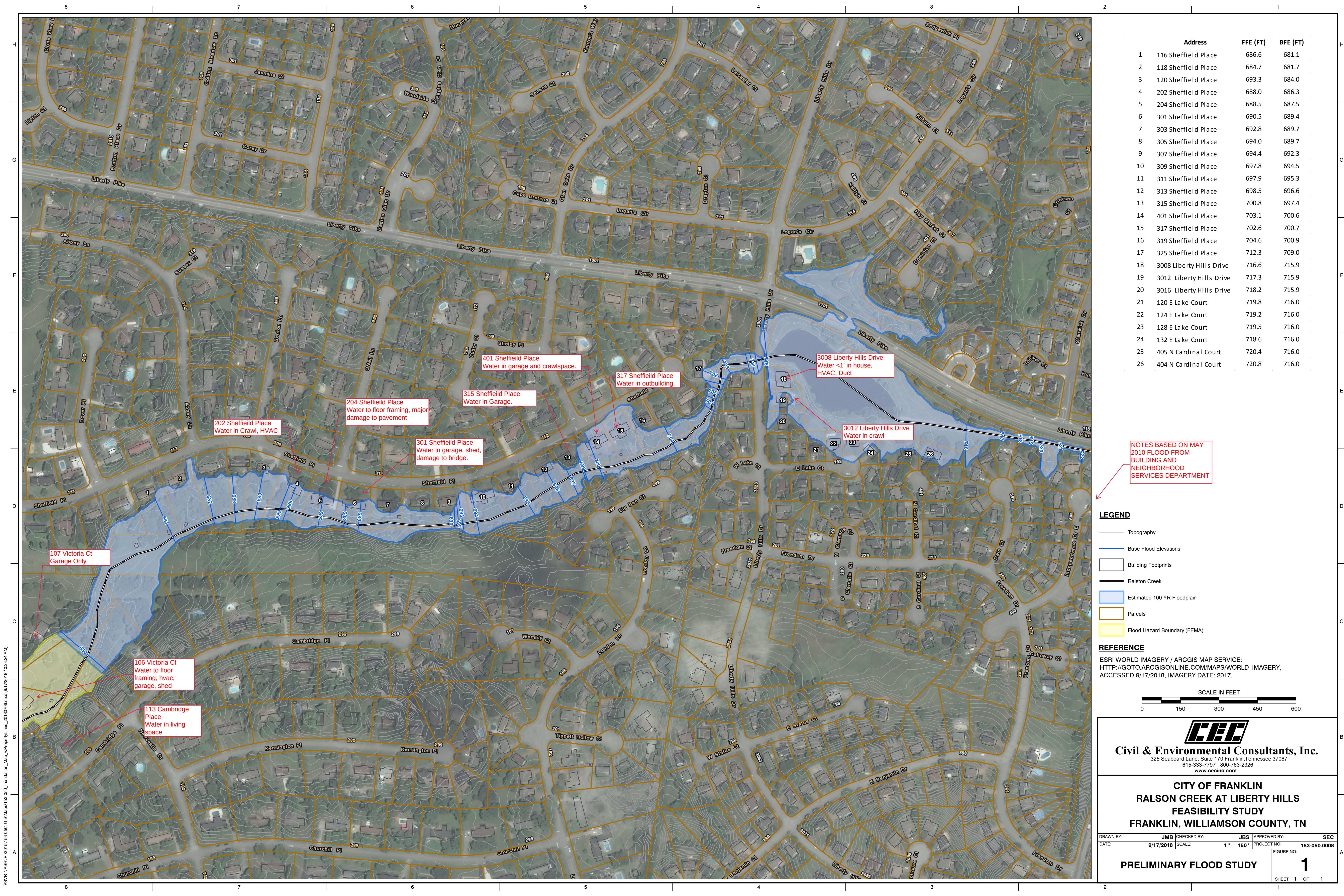
BEST AVAILABLE COPY AT THIS TIME

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

MAP NUMBER
47187C0212F

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency



	Address	FFE (FT)	BFE (FT)
1	116 Sheffield Place	686.6	681.1
2	118 Sheffield Place	684.7	681.7
3	120 Sheffield Place	693.3	684.0
4	202 Sheffield Place	688.0	686.3
5	204 Sheffield Place	688.5	687.5
6	301 Sheffield Place	690.5	689.4
7	303 Sheffield Place	692.8	689.7
8	305 Sheffield Place	694.0	689.7
9	307 Sheffield Place	694.4	692.3
10	309 Sheffield Place	697.8	694.5
11	311 Sheffield Place	697.9	695.3
12	313 Sheffield Place	698.5	696.6
13	315 Sheffield Place	700.8	697.4
14	401 Sheffield Place	703.1	700.6
15	317 Sheffield Place	702.6	700.7
16	319 Sheffield Place	704.6	700.9
17	325 Sheffield Place	712.3	709.0
18	3008 Liberty Hills Drive	716.6	715.9
19	3012 Liberty Hills Drive	717.3	715.9
20	3016 Liberty Hills Drive	718.2	715.9
21	120 E Lake Court	719.8	716.0
22	124 E Lake Court	719.2	716.0
23	128 E Lake Court	719.5	716.0
24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

NOTES BASED ON MAY 2010 FLOOD FROM BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT

LEGEND

- Topography
- Base Flood Elevations
- Building Footprints
- Ralston Creek
- Estimated 100 YR Floodplain
- Parcels
- Flood Hazard Boundary (FEMA)

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.





Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
www.ccecinc.com

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

DRAWN BY:	JMB	CHECKED BY:	JBS	APPROVED BY:	SEC
DATE:	9/17/2018	SCALE:	1" = 150'	PROJECT NO:	153-050.0008

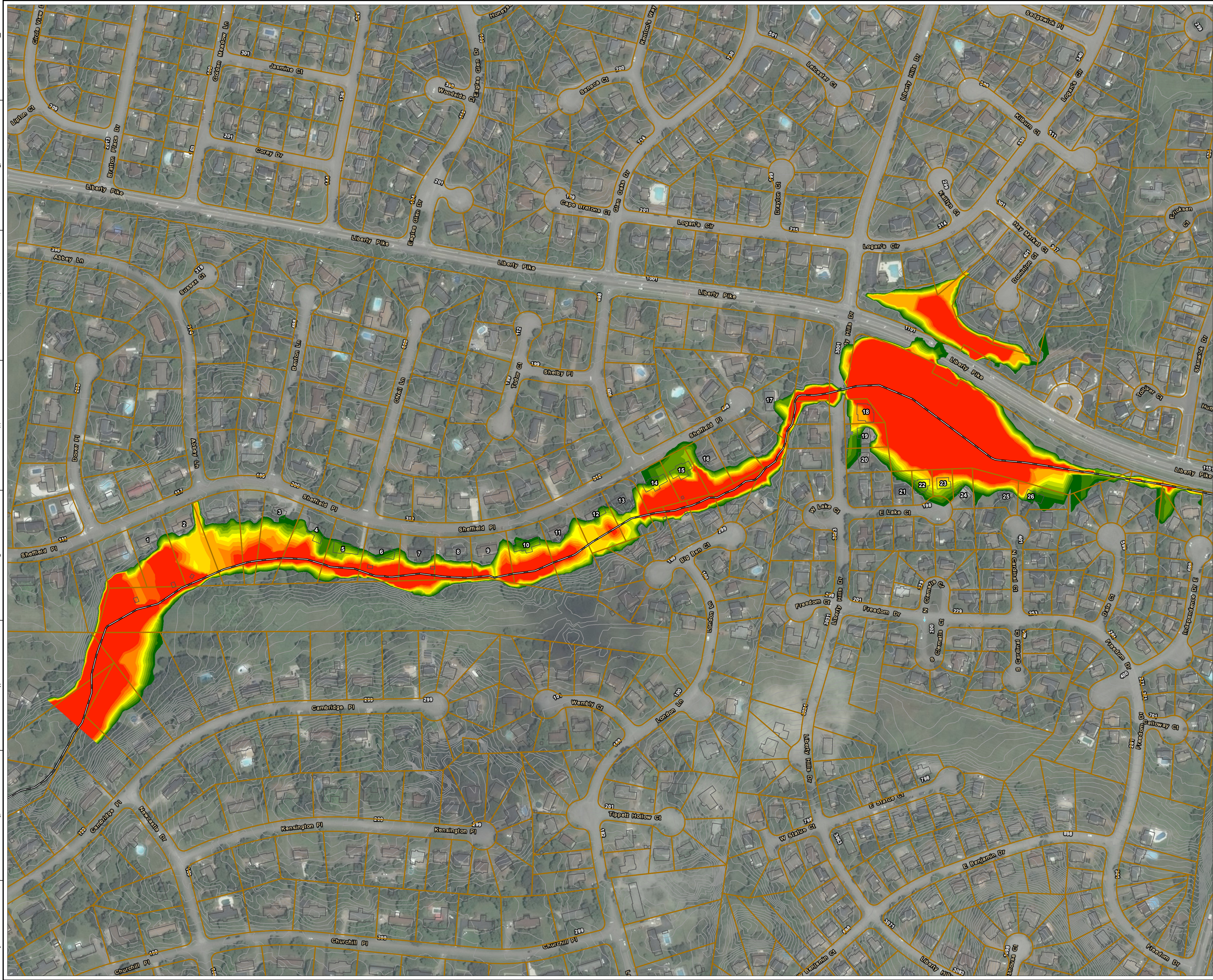
PRELIMINARY FLOOD STUDY

FIGURE NO: **1**

SHEET 1 OF 1

\\SVRNASHP\p\2018\153-050-GIS\Map153-050_Inundation_Map_vfPropertyLines_20180706.mxd (9/17/2018 10:29:24 AM)

\\SVRNASHP1\2018\153-050-GIS\Map153-050_Inundation_Map_MDepthGrid.mxd (9/17/2018 10:19:35 AM)



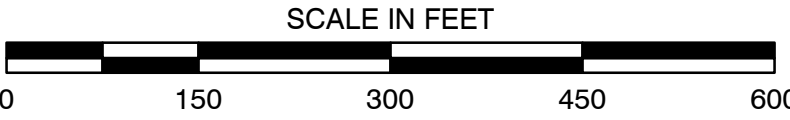
	Address	FFE (FT)	BFE (FT)
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8	305 Sheffield Place	694.0	689.7
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24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

LEGEND

- Topography
- Building Footprints
- Ralson Creek
- Parcels
- Depth (ft)
 - <0.25
 - 0.25 - 0.5
 - 0.5 - 0.75
 - 0.75 - 1
 - 1 - 1.25
 - 1.25 - 1.5
 - 1.5 - 1.75
 - 1.75 - 2
 - 2 - 2.25
 - 2.25 - 2.5
 - >2.5

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.



CEC
Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
www.cecinc.com

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

DRAWN BY: JMB CHECKED BY: JBS APPROVED BY: SEC
DATE: 9/17/2018 SCALE: 1" = 150' PROJECT NO: 153-050.0008

PRELIMINARY FLOOD STUDY

FIGURE NO: **1**
SHEET 1 OF 1



Civil & Environmental Consultants, Inc.

325 Seaboard Lane | Suite 170 | Franklin, Tennessee 37067

Phone: (615) 333-7797 | Fax: (615) 333-7751

MEMORANDUM

Date: May 1, 2019

To: Mr. Paul Holzen, P.E., LEED AP, City of Franklin

From: Eric J. Gardner, P.E., CPESC, Jeffrey B. Shaver, P.E., CFM, CPESC

Subject: Ralston Creek at Liberty Hills – Feasibility Study Summary

CEC Project No. 153-050

1.0 INTRODUCTION

CEC has completed a hydrologic and hydraulic analysis of Ralston Creek to determine potential solutions to address flooding and streambank erosion in the Royal Oaks Subdivision. The study area also included the Liberty Hills Subdivision retention pond, located east of the subdivision entrance from Liberty Pike. This analysis has been performed according to the Professional Services Agreement (COF Contract No. 2015-0356) approved on November 19, 2015 and amended on September 12, 2017.

The second phase of the hydrologic and hydraulic analysis was to delineate the 100-yr floodplain for Ralston Creek in the Royal Oaks Subdivision and around the Liberty Hills Pond. In addition, once the 100-yr floodplain was delineated potential solutions would be evaluated to reduce flooding during the 100-yr event upstream of Liberty Hills Drive. The goal for the potential solutions was to decrease the flooding upstream of Liberty Hills Drive while not increasing the outflow from the Liberty Hills Pond when compared to the existing conditions. The results of the extended flood study were displayed at the Project Public Meeting, held on November 8, 2018 and are depicted on the attached Figure 1 “Preliminary Flood Study”.

Since this analysis had multiple phases with varying objectives, the approach and results for each analysis phase are presented separately.

2.0 EXECUTIVE SUMMARY

CEC analyzed fifteen potential solutions to reduce flooding along Ralston Creek and around the Liberty Hills Pond. The first phase analyzed eleven potential solutions that showed flooding along Ralston Creek due to the lower more frequent rainfall events could be reduced through modifications to the Liberty Hills Pond. However, in most instances a reduction in outflow from the pond resulted in an increase in the pond water elevation. Five of the potential solutions showed a reduction in both the pond outflow and pond water elevation, however they were either trending toward potential increases during larger rainfall events, provided minimal reductions in the pond outflow such that it would not provide a noticeable reduction in flooding along Ralston Creek, or were “extreme”

solutions that may not be acceptable. The “extreme” solutions would require the Liberty Hills Pond to be changed from a neighborhood amenity to an unsightly flood control facility (e.g. drain pond and construct walls around pond to increase storage volume). It was also determined that the cost-benefit ratio of the “extreme” solutions would provide little relief for a relatively large cost.

In simple terms, the analysis shows releasing stormwater from the pond at a slower rate requires additional storage volume for the pond, which has the potential of increased flooding for the properties adjacent to the Liberty Hills Pond. Subsequently, modifying the outlet structure to release stormwater quicker resulted in the potential for increased flooding downstream of the pond along Ralston Creek.

The second phase analyzed four additional potential solutions which showed there is not a solution that will lower the pond water elevation a measurable amount for the 100-yr event while not increasing the outflow from the pond. The extended flood study also indicated that the majority of the houses adjacent to the right descending bank of Ralston Creek downstream of Liberty Hills Drive are located in the base flood (100-year) floodplain in the existing condition.

CEC recommends that the City not make modifications to the Liberty Hills Pond outlet structure and storage capacity. The following information provide a detailed description of the existing conditions and each of the potential solutions that were evaluated. The following details describes the modifications that would be required with each option, a table with the results from the analysis, and CEC’s reason for not recommending the option.

3.0 FLOODING AND STREAMBANK EROSION ANALYSIS

The initial phase of the analysis was to evaluate potential solutions for flooding due to the lower more frequent rainfall events downstream of the Liberty Hills Pond. The goal for the potential solutions is to decrease the outflow from the Liberty Hills Pond while not increasing the water elevation in the pond when compared to the existing conditions.

The analysis included measuring the Liberty Hills Pond’s response to rainfall events by collecting rainfall depth, water level in the pond, and flow leaving the pond over a 21 month time period. The field data that was collected was used to calibrate a hydrologic computer model to simulate existing field conditions so potential solutions to address flooding and streambank erosion along Ralston Creek could be evaluated. The calibration of the hydrologic computer model also included use of a hydraulic computer model to evaluate flow depth measurements and photographs provided by a resident along Ralston Creek downstream of the Liberty Hills Pond. The resulting flows from this model were lower than the regression equations produced but are extrapolated from field measurements.

Since there was not a rainfall event during the field data collection period that equaled or exceeded the 1-yr, 24-hr rainfall depth, as defined by NOAA Atlas 14, this phase of the analysis was limited to the 1-yr through 10-yr rainfall events when evaluating potential solutions. Table 1 shows the rainfall depths used in the analysis; other than the observed maximum, the other design storm depths are from NOAA Atlas 14. The potential solutions which were evaluated included modifications to

the existing Liberty Hills Pond's outlet structure, modification to the Liberty Hills Pond's storage volume, and combinations of the outlet structure and storage volume modifications.

Table 1 - Rainfall Depths

Event	Rainfall Depth (in)
Observed (Max)	2.16
1-YR, 24-HR	3.09
2-YR, 24-HR	3.69
5-YR, 24-HR	4.49
10-YR, 24-HR	5.14

During the Project Public Meeting, held on November 8, 2018, attendees asked if the pond could be excavated deeper to create additional volume. It was explained that volume created below the outlet control structure would not create additional detention, as the pond would fill to the elevation of the outlet structure and remain at that level. This alternative was not analyzed in the hydrologic computer model since only additional storage excavated above the existing pond water elevation would be effective in reducing the pond water elevation during rainfall events.

3.1 Existing Outlet Structure

The existing outlet structure for the Liberty Hills Pond consists of two concrete elliptical culverts under Liberty Hills Drive with a weir box located on their upstream end. The weir box is a rectangular box with four smaller triangular weirs as shown on Figure EX-1, "Existing Outlet Structure". The invert of the triangular weirs are approximately 5 inches above the invert of the elliptical culverts. The normal pond depth for the existing condition is approximately 3'-2". Table 2 shows how flow is attenuated for the existing condition.

Table 2 - Existing Outlet Structure Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)
Observed (Max)	709.40	64.88	45.53	29.8
1-YR, 24-HR	709.52	74.29	49.09	33.9
2-YR, 24-HR	710.44	121.71	69.86	42.6
5-YR, 24-HR	712.48	235.25	101.41	56.9
10-YR, 24-HR	713.83	327.12	117.67	64.0

3.2 Modified Outlet Structure 1 (MOS-1)

Modified Outlet Structure 1 consists of replacing one of the existing triangular weirs with a 4-inch rectangular weir as shown on Figure MOS-1, "Modified Outlet Structure 1". The invert of the proposed 4-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 3 shows how the flow is attenuated for this alternative.

Table 3 - Modified Outlet Structure 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.05	64.88	46.62	28.1	2.4	-0.35
1-YR, 24-HR	709.23	74.29	51.39	30.8	4.7	-0.29
2-YR, 24-HR	710.16	121.71	71.09	41.6	1.8	-0.28
5-YR, 24-HR	712.26	235.25	102.43	56.5	1.0	-0.22
10-YR, 24-HR	713.66	327.12	118.78	63.7	0.9	-0.17

 Increase  Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 0.9% - 4.7% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.3 Modified Outlet Structure 2 (MOS-2)

Modified Outlet Structure 2 consists of replacing one of the existing triangular weirs with a 6-inch rectangular weir as shown on Figure MOS-2, “Modified Outlet Structure 2”. The invert of the proposed 6-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 4 shows how the flow is attenuated for this alternative.

Table 4 - Modified Outlet Structure 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.03	64.88	47.09	27.4	3.4	-0.37
1-YR, 24-HR	709.20	74.29	51.83	30.2	5.6	-0.32
2-YR, 24-HR	710.12	121.71	71.96	40.9	3.0	-0.32
5-YR, 24-HR	712.21	235.25	104	55.8	2.6	-0.27
10-YR, 24-HR	713.61	327.12	120.73	63.1	2.6	-0.22

 Increase  Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 2.6% - 5.6% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.4 Modified Outlet Structure 3 (MOS-3)

Modified Outlet Structure 3 consists of replacing one of the existing triangular weirs with a 6-inch rectangular weir as shown on Figure MOS-3, “Modified Outlet Structure 3”. The invert of the proposed 6-inch rectangular weir would be constructed at the same elevations as the invert of existing elliptical culverts. The remaining three existing triangular weirs would be filled (removed) from the weir box. The remaining portions of the existing outlet structure would remain unchanged. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 5 shows how the flow is attenuated for this alternative.

Table 5 - Modified Outlet Structure 3 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.18	64.88	43.48	33.0	-4.5	-0.22
1-YR, 24-HR	709.39	74.29	48.06	35.3	-2.1	-0.13
2-YR, 24-HR	710.37	121.71	65.55	46.1	-6.2	-0.07
5-YR, 24-HR	712.51	235.25	92.85	60.5	-8.4	0.03
10-YR, 24-HR	713.9	327.12	106.93	67.3	-9.1	0.07

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 2.1% - 9.1%. The pond water elevations would decrease for the 1-yr and 2-yr rainfall events and would increase for the 5-yr and 10-yr rainfall events. This alternative was not selected to move forward with additional analysis since has the potential to increase the pond water surface elevation for the higher rainfall events.

3.5 Modified Outlet Structure 4 (MOS-4)

Modified Outlet Structure 4 consists of removing the existing weir box that is located in front of the elliptical culverts under Liberty Hills Drive and removing one of the elliptical culverts under Liberty Hills Drive as shown on Figure MOS-4, “Modified Outlet Structure 4”. The invert of the remaining elliptical culvert would remain at its current elevation. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 6 shows how the flow is attenuated for this alternative.

Table 6 - Modified Outlet Structure 4 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.84	64.88	47.13	27.4	3.5	-0.56
1-YR, 24-HR	708.91	74.29	50.2	32.4	2.3	-0.61
2-YR, 24-HR	709.66	121.71	83.13	31.7	19.0	-0.78
5-YR, 24-HR	711.21	235.25	151.67	35.5	49.6	-1.27
10-YR, 24-HR	712.43	327.12	188.02	42.5	59.8	-1.40

Increase
 Decrease

This alternative when compared to the existing outlet structure would increase the outflow from the Liberty Hills Pond between 2.3% - 59.8% while lowering the pond water elevation. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.6 Modified Outlet Structure 5 (MOS-5)

Modified Outlet Structure 5 consists of removing the existing outlet structure completely and replacing it with one 48" reinforce concrete pipe as shown on Figure MOS-5, "Modified Outlet Structure 5". The invert of the proposed 48" RCP would set at the same invert elevation as the existing elliptical culverts. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 7 shows how the flow is attenuated for this alternative.

Table 7 - Modified Outlet Structure 5 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.12	64.88	40.73	37.2	-10.5	-0.28
1-YR, 24-HR	709.23	74.29	43.51	41.4	-11.4	-0.29
2-YR, 24-HR	710.13	121.71	69.30	43.1	-0.8	-0.31
5-YR, 24-HR	712.07	235.25	110.54	53.0	9.0	-0.41
10-YR, 24-HR	713.43	327.12	131.23	59.9	11.5	-0.40

Increase
 Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 0.8% - 11.4% for the 1-yr and 2-yr rainfall events and would increase the outflow from the Liberty Hills Pond between 9% - 11.5% for the 5-yr and 10-yr rainfall events. The pond water elevation would decrease with this alternative. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.7 Modified Outlet Structure 6 (MOS-6)

Modified Outlet Structure 6 consists of removing the existing outlet structure completely and replacing it with a new weir box with a combination triangular and rectangular weir. The invert elevation is set at the existing pond bottom elevation. One of the existing elliptical culverts would be reinstalled under Liberty Hills Drive with an invert elevation set at the existing pond bottom elevation. Figure MOS-6, “Modified Outlet Structure 6” shows the proposed outlet structure configuration. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 8 shows how the flow is attenuated for this alternative.

Table 8 - Modified Outlet Structure 6 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.44	64.88	28.58	55.9	-37.2	-0.96
1-YR, 24-HR	708.73	74.29	32.86	55.8	-33.1	-0.79
2-YR, 24-HR	709.93	121.71	51.37	57.8	-26.5	-0.51
5-YR, 24-HR	712.24	235.25	83.22	64.6	-17.9	-0.24
10-YR, 24-HR	713.72	327.12	99.25	69.7	-15.7	-0.11

Increase
 Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 15.7% - 37.2% while also decreasing the pond water elevation. However, the decrease in outflow and water elevation is getting smaller as the rainfall depth increases for the larger events. This trend supports the assumption that by removing one of the elliptical culverts under Liberty Hills Drive the pond water elevation would increase for the larger rainfall events which were not included in this analysis. This alternative was not selected to move forward with additional analysis since it had the potential to increase the pond water surface elevation for the higher rainfall events.

3.8 Modified Pond Storage 1 (MPND-1)

Modified Pond Storage 1 consists of increasing the storage volume by excavating the area shown on Figure MPND-1, “Modified Pond Storage 1”. The existing outlet structure would not be modified for this alternative. The normal pond depth for this alternative would remain the same as the existing conditions. Table 9 shows how the flow is attenuated for this alternative.

Table 9 - Modified Pond Storage 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.32	64.88	43.32	33.2	-4.9	-0.08
1-YR, 24-HR	709.44	74.29	46.81	37.0	-4.6	-0.08
2-YR, 24-HR	710.32	121.71	67.58	44.5	-3.3	-0.12
5-YR, 24-HR	712.35	235.25	99.78	57.6	-1.6	-0.13
10-YR, 24-HR	713.74	327.12	116.64	64.3	-0.9	-0.09

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 0.9% - 4.9% while also decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since the decrease in the outflow from the pond is not large enough to notice a reduction in flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.9 Modified Pond Storage 2 (MPND-2)

Modified Pond Storage 2 consists of increasing the storage volume by constructing a retaining wall around the pond and excavating the area shown on Figure MPND-2, “Modified Pond Storage 2”. The existing outlet structure would not be modified for this alternative. The normal pond depth for this alternative would remain the same as the existing conditions. Table 10 shows how the flow is attenuated for this alternative.

Table 10 - Modified Pond Storage 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.12	64.88	36.16	44.3	-20.6	-0.28
1-YR, 24-HR	709.19	74.29	38.93	47.6	-20.7	-0.33
2-YR, 24-HR	709.79	121.71	56.16	53.9	-19.6	-0.65
5-YR, 24-HR	711.33	235.25	85.24	63.8	-15.9	-1.15
10-YR, 24-HR	712.63	327.12	103.35	68.4	-12.2	-1.20

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 12.2% - 20.7% while also decreasing the pond water elevation. This alternative was analyzed as an “extreme” alternative to see the impacts of maximizing storage in the Liberty Hills Pond. This alternative was not selected to move forward with additional analysis due to the aesthetics of having a retaining wall surrounding the pond. The retaining wall would have the potential to limit access to the pond and affect adjacent property owners by having a drop off located

at their property line in lieu of a slope down to the pond. This alternative also had diminishing attenuation as the storm depths increased.

3.10 Combination Modifications 1 (COMB-1)

Combination Modifications 1 included modifying the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 5 and modifying the pond storage as described above in Modified Pond Storage 1. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 11 shows how the flow is attenuated for this alternative.

Table 11 - Combination Modifications 1 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.03	64.88	38.35	40.9	-15.8	-0.37
1-YR, 24-HR	709.13	74.29	40.97	44.9	-16.5	-0.39
2-YR, 24-HR	710.01	121.71	65.77	46.0	-5.9	-0.43
5-YR, 24-HR	711.92	235.25	108.06	54.1	6.6	-0.56
10-YR, 24-HR	713.31	327.12	129.53	60.4	10.1	-0.52

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 5.9% - 16.5% for the 1-yr and 2-yr rainfall events and would increase the outflow from the Liberty Hills Pond between 6.6% - 10.1% for the 5-yr and 10-yr rainfall events. The pond water elevation would decrease with this alternative. This alternative was analyzed to evaluate if adding additional storage to the pond would work with Modified Outlet Structure 5 to decrease the outflow from the pond for the rainfall events used for this analysis while not increasing the water elevation in the pond. This alternative was not selected to move forward with additional analysis since it would increase flows with the potential to increase flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.11 Combination Modifications 2 (COMB-2)

Combination Modifications 2 included modify the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 3 and modifying the pond storage as described above in Modified Pond Storage 1. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. Table 12 shows how the flow is attenuated for this alternative.

Table 12 - Combination Modifications 2 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	709.10	64.88	41.57	35.9	-8.7	-0.30
1-YR, 24-HR	709.32	74.29	46.5	37.4	-5.3	-0.20
2-YR, 24-HR	710.25	121.71	63.76	47.6	-8.7	-0.19
5-YR, 24-HR	712.38	235.25	91.42	61.1	-9.9	-0.10
10-YR, 24-HR	713.8	327.12	105.97	67.6	-9.9	-0.03

Increase

Decrease

This alternative when compared to the existing outlet structure would decrease the outflow from the Liberty Hills Pond between 5.3% - 9.9%. The pond water elevation would decrease with this alternative. This alternative was analyzed to evaluate if adding additional storage to the pond would work with Modified Outlet Structure 3 to decrease the outflow from the pond for the rainfall events used for this analysis while not increasing the water elevation in the pond. This alternative was not selected to move forward with additional analysis since the decrease in the outflow from the pond is not considered large enough to notice a reduction in flooding and streambank erosion in Ralston Creek downstream of Liberty Hills Drive.

3.12 Combination Modifications 3 (COMB-3)

Combination Modifications 3 included modifying the existing outlet structure of Liberty Hills Pond as described above for Modified Outlet Structure 6 and modifying the pond storage as described above in Modified Pond Storage 2. This alternative would lower the permanent water surface of the Liberty Hills Pond approximately 5 inches. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 13 shows how the flow is attenuated for this alternative.

Table 13 - Combination Modifications 3 Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
Observed (Max)	708.37	64.88	27.62	57.4	-39.3	-1.03
1-YR, 24-HR	708.58	74.29	30.63	58.8	-37.6	-0.94
2-YR, 24-HR	709.33	121.71	42.15	65.4	-39.7	-1.11
5-YR, 24-HR	711.01	235.25	67.79	71.2	-33.2	-1.47
10-YR, 24-HR	712.37	327.12	84.75	74.1	-28.0	-1.46

Increase

Decrease

This alternative when compared to the existing conditions would decrease the outflow from the Liberty Hills Pond between 28% - 39.7% while also decreasing the pond water elevation. This alternative was analyzed as an “extreme” alternative to see the impacts of maximizing storage in the Liberty Hills Pond by draining the pond and constructing a retaining wall to allow additional excavation. This alternative was not selected to move forward with additional analysis due to the aesthetics of having a retaining wall surrounding the pond area and the existing pond being drained. The retaining wall would have the potential to limit access to the pond area and affect adjacent property owners by having a drop off located at their property line in lieu of a slope down to the pond area. This alternative also had diminishing attenuation as the storm depths increased.

4.0 EXTENDED FLOOD STUDY ANALYSIS

Since this analysis was to extend the existing hydraulic model which supports the Effective FEMA Flood Insurance Study (FIS) for Ralston Creek, the hydrologic method for calculating peak flow was not changed from that used in the FIS. The flows were calculated using the same regression equations used for the Effective FIS model. In addition, to evaluate the outflow from the Liberty Hills Pond for the potential solutions, a separate hydrologic computer model was developed and calibrated to the regression equation peak flows. Table 14 shows the peak flows used for the extended flood study.

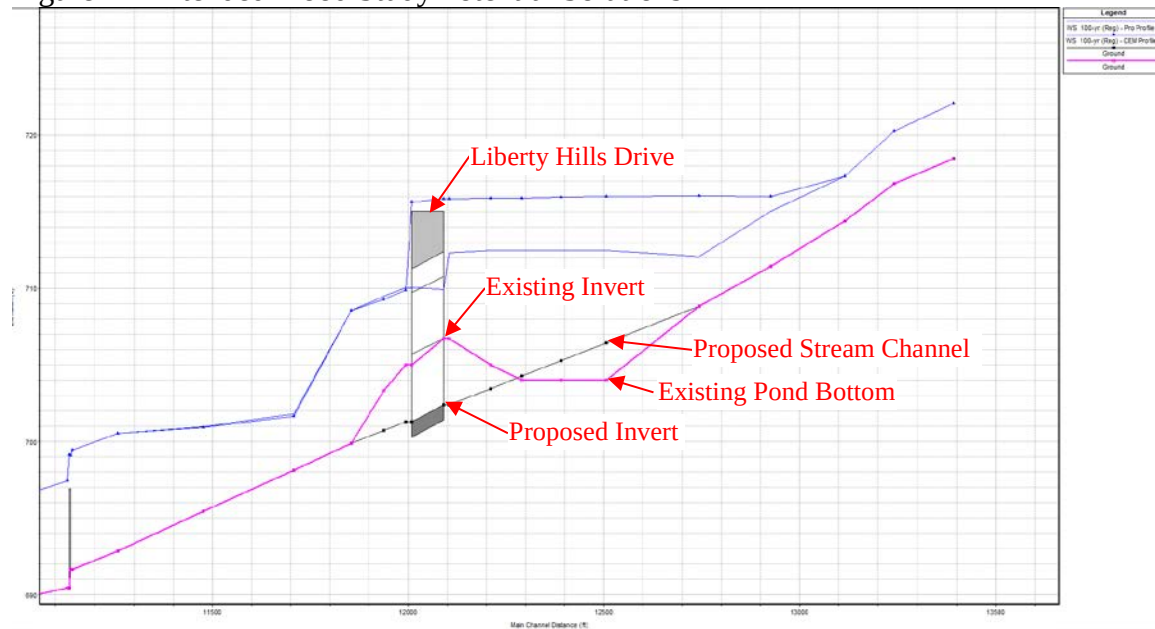
Table 14 - Extended Flood Study Regression Equation Peak Flows at Liberty Hills Drive

Event	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR	500-YR
Peak Flow (cfs)	262	418	533	689	810	936	1239

The regression equations calculated larger hydrologic flows for the 2-yr, 5-yr, and 10-yr events than were calculated with the hydrologic computer model that was calibrated with the field data that was collected for the initial phase of the analysis. The difference in the flows is because the hydrologic computer model used in the initial analysis is specific to the study area, and the regression equations were developed to apply to a much larger region of Tennessee. However, when extending the existing flood study for Ralston Creek the flows calculated with the regression equations should be used.

The potential solutions evaluated for this phase of the analysis do not correspond to the initial phase of the hydrologic and hydraulic analysis since the purpose of the analyses are different, the hydrologic methods are different, and it was decided not to pursue any of the potential solutions evaluated in the initial analysis. The potential solutions evaluated for this phase included draining the Liberty Hills Pond by replacing the existing outlet structure and elliptical culverts under Liberty Hills Drive with a box culvert and a box culvert weir box combination with lower inverts. Figure 2 shows how the inverts of the culvert under Liberty Hills Drive were lowered for the potential solutions.

Figure 2 - Extended Flood Study Potential Solutions



4.1 Existing Conditions

The existing conditions hydraulic computer model for the extended flood study was developed based on field surveyed cross-sections of Ralston Creek between Victoria Court and Royal Oaks Blvd. The bridges between Victoria Court and Liberty Hills Drive were also included in the model. The existing elliptical culverts under Liberty Hills Drive were included in the model, but the weir box as part of the Liberty Hills Pond outlet structure was not included in the model. Based on the geometry of the existing outlet structure and observing flow over the weir box during the smaller storm events, it was determined the flow through the existing outlet pipes would not be impeded during the 100-yr event used for the flood study. Table 15 shows the results for the water elevation in the pond for the existing conditions.

Table 14 - Flood Study Existing Conditions Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)
2-YR	711.93	425.99	348.55	-18.2
5-YR	713.22	550.06	415.47	-24.5
10-YR	714.19	649.58	459.3	-29.3
25-YR	715.35	789.44	565.64	-28.3
50-YR	715.65	902.62	771.09	-14.6
100-YR	715.82	1,018.60	940.76	-7.6
500-YR	716.09	1,304.84	1,288.10	-1.3

The extended flood study indicated that the majority of the parcels adjacent to the right descending bank of Ralston Creek downstream of Liberty Hills Drive are located in the base flood (100-year)

flood plain in the existing condition. The results of the extended flood study were displayed at the Project Public Meeting, held on November 8, 2018 and are depicted on the attached Figure 1 “Preliminary Flood Study”.

4.2 6’x5’ Box Culvert

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 6’x5’ reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 15 shows how the flow is attenuated for this alternative.

Table 15 - 6’x5’ Box Culvert Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	710.22	425.99	330.66	-22.4	-5.1%	-1.71
5-YR	712.15	550.06	387.57	-29.5	-6.7%	-1.07
10-YR	713.5	649.58	422.54	-35	-8.0%	-0.69
25-YR	715.1	789.44	461.94	-41.5	-18.3%	-0.25
50-YR	715.61	902.62	691.61	-23.4	-10.3%	-0.04
100-YR	715.82	1,018.60	889.74	-12.7	-5.4%	0
500-YR	716.12	1,304.84	1272.24	-2.5	-1.2%	0.03

Increase

Decrease

This alternative when compared to the existing conditions would not increase the outflow from the Liberty Hills Pond while also decreasing the pond water elevation for the 2-yr through 50-yr events. This alternative was not selected to move forward with additional analysis since there was no reduction in the 100-yr pond water elevation.

4.3 6’x5’ Box Culvert with Weir

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 6’x5’ reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. A weir box would also be placed in front of the culvert. The weir box would be 7.5’ tall with a 4.5’ rectangular weir. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 16 shows how the flow is attenuated for this alternative.

Table 16 - 6'x5' Box Culvert with Weir Box Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	710.52	425.99	340.25	-20.1	-2.4%	-1.41
5-YR	712.34	550.06	392.59	-28.6	-5.5%	-0.88
10-YR	713.64	649.58	426.03	-34.4	-7.2%	-0.55
25-YR	715.19	789.44	477.31	-39.5	-15.6%	-0.16
50-YR	715.63	902.62	708.84	-21.5	-8.1%	-0.02
100-YR	715.83	1,018.60	900.9	-11.6	-4.2%	0.01
500-YR	716.12	1,304.84	1276.87	-2.1	-0.9%	0.03
		Increase	Decrease			

This alternative when compared to the existing conditions would not increase the outflow from the Liberty Hills Pond while also decreasing the pond water elevation for the 2-yr through 50-yr events. This alternative was not selected to move forward with additional analysis since there was only minor reduction in the 100-yr pond water elevation.

4.4 12'x10' Box Culvert

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 12'x10' reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 17 shows how the flow is attenuated for this alternative.

Table 17 - 12'x10' Box Culvert Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	707.22	425.99	410.39	-3.7	17.7%	-4.71
5-YR	708.14	550.06	523.57	-4.8	26.0%	-5.08
10-YR	708.88	649.58	613.77	-5.5	33.6%	-5.31
25-YR	709.87	789.44	740.36	-6.2	30.9%	-5.48
50-YR	710.62	902.62	841.85	-6.7	9.2%	-5.03
100-YR	711.36	1,018.60	944.16	-7.3	0.4%	-4.46
500-YR	712.98	1,304.84	1183.79	-9.3	-8.1%	-3.11
		Increase	Decrease			

This alternative when compared to the existing conditions would increase the outflow from the Liberty Hills Pond while decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since there was an increase in the outflow from the pond.

4.5 12'x10' Box Culvert with Weir

This potential solution included removing the existing outlet structure of the Liberty Hills Pond and replacing it with a 12'x10' reinforced concrete box culvert under Liberty Hills Drive with invert elevations as shown in Figure 2. A weir box would also be placed in front of the culvert. The weir box would be 12' tall with a 3.5' rectangular weir. This alternative would effectively remove the permanent pool from the Liberty Hills Pond. A natural stream channel would be constructed to convey the stormwater runoff from the pond inflow locations to the proposed outlet structure. Table 18 shows how the flow is attenuated for this alternative.

Table 18 - 12'x10' Box Culvert with Weir Box Hydrologic Model Results

Event	Pond Water Elevation (ft)	Pond Inflow (cfs)	Pond Outflow (cfs)	Flow Attenuation IN vs OUT (%)	Outflow Change vs Existing (%)	Water Elevation Change vs Existing (ft)
2-YR	711.52	425.99	316.74	-25.6	-9.1%	-0.41
5-YR	712.96	550.06	394.58	-28.3	-5.0%	-0.26
10-YR	713.95	649.58	450.99	-30.6	-1.8%	-0.24
25-YR	715.01	789.44	567.32	-28.1	0.3%	-0.34
50-YR	715.42	902.62	748.55	-17.1	-2.9%	-0.23
100-YR	715.62	1,018.60	926.99	-9	-1.5%	-0.2
500-YR	715.91	1,304.84	1282.9	-1.7	-0.4%	-0.18

Increase

Decrease

This alternative when compared to the existing conditions would increase the outflow from the Liberty Hills Pond for the 25-yr event while also decreasing the pond water elevation. This alternative was not selected to move forward with additional analysis since there was an increase in the pond outflow for the 25-yr event and only a minor reduction in the 100-yr pond water elevation.

Enclosures

Figure 1 – “Preliminary Flood Study”

Figure EX-1 – “Existing Outlet Structure”

Figure MOS-1 – “Modified Outlet Structure 1”

Figure MOS-2 – “Modified Outlet Structure 2”

Figure MOS-3 – “Modified Outlet Structure 3”

Figure MOS-4 – “Modified Outlet Structure 4”

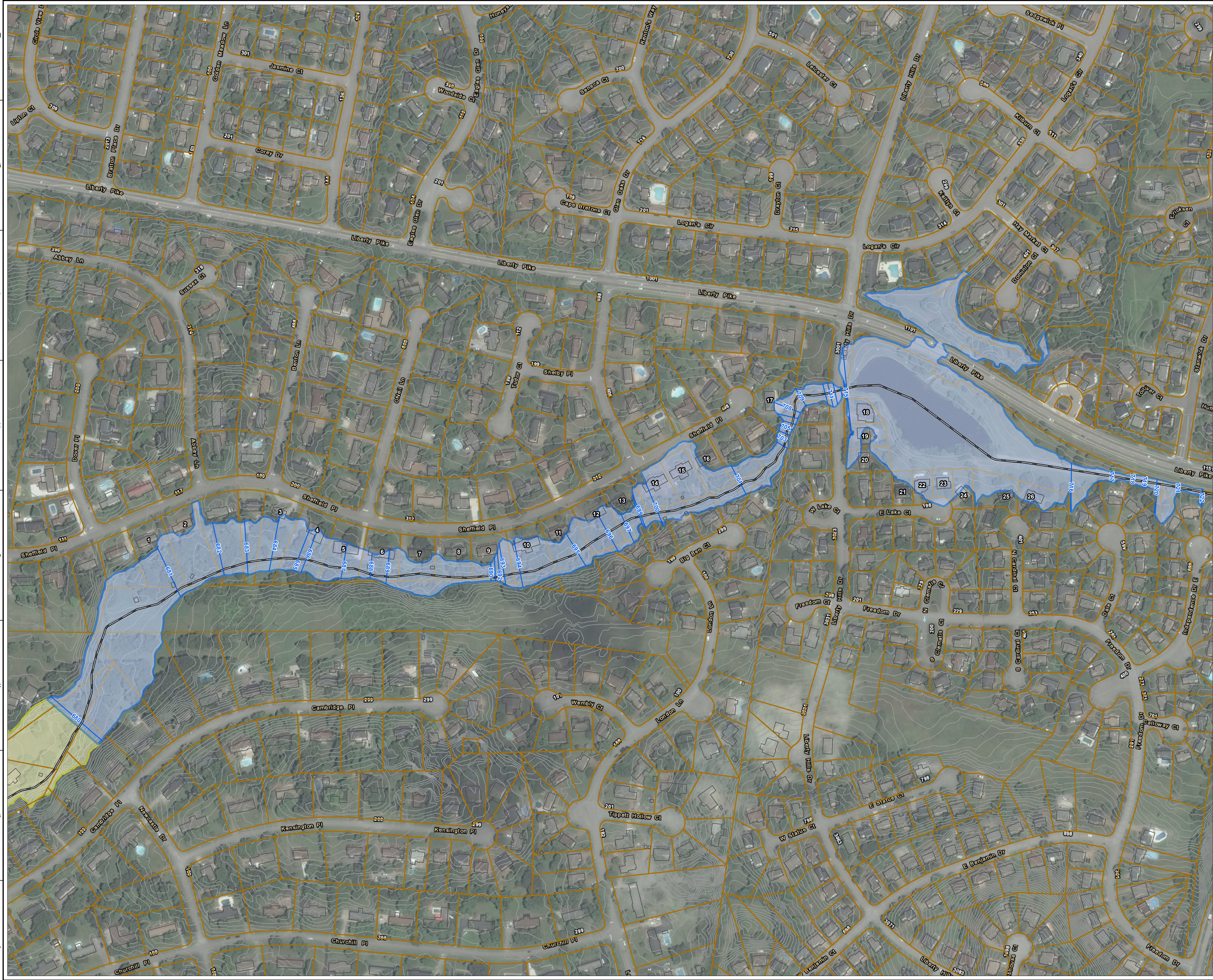
Figure MOS-5 – “Modified Outlet Structure 5”

Figure MOS-6 – “Modified Outlet Structure 6”

Figure MPND-1 – “Modified Pond Storage 1”

Figure MPND-2 – “Modified Pond Storage 2”

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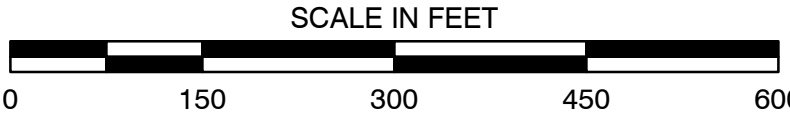
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2	118 Sheffield Place	684.7	681.7
3	120 Sheffield Place	693.3	684.0
4	202 Sheffield Place	688.0	686.3
5	204 Sheffield Place	688.5	687.5
6	301 Sheffield Place	690.5	689.4
7	303 Sheffield Place	692.8	689.7
8	305 Sheffield Place	694.0	689.7
9	307 Sheffield Place	694.4	692.3
10	309 Sheffield Place	697.8	694.5
11	311 Sheffield Place	697.9	695.3
12	313 Sheffield Place	698.5	696.6
13	315 Sheffield Place	700.8	697.4
14	401 Sheffield Place	703.1	700.6
15	317 Sheffield Place	702.6	700.7
16	319 Sheffield Place	704.6	700.9
17	325 Sheffield Place	712.3	709.0
18	3008 Liberty Hills Drive	716.6	715.9
19	3012 Liberty Hills Drive	717.3	715.9
20	3016 Liberty Hills Drive	718.2	715.9
21	120 E Lake Court	719.8	716.0
22	124 E Lake Court	719.2	716.0
23	128 E Lake Court	719.5	716.0
24	132 E Lake Court	718.6	716.0
25	405 N Cardinal Court	720.4	716.0
26	404 N Cardinal Court	720.8	716.0

LEGEND

- Topography
- Base Flood Elevations
- Building Footprints
- Ralston Creek
- Estimated 100 YR Floodplain
- Parcels
- Flood Hazard Boundary (FEMA)

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 9/17/2018, IMAGERY DATE: 2017.



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Civil & Environmental Consultants, Inc.
325 Seaboard Lane, Suite 170 Franklin, Tennessee 37067
615-333-7797 800-763-2326
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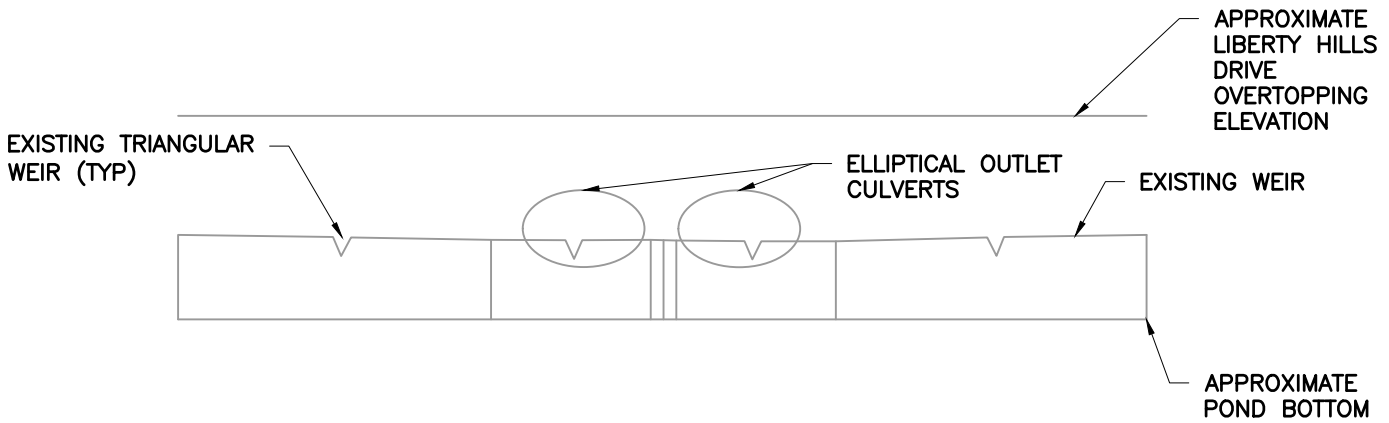
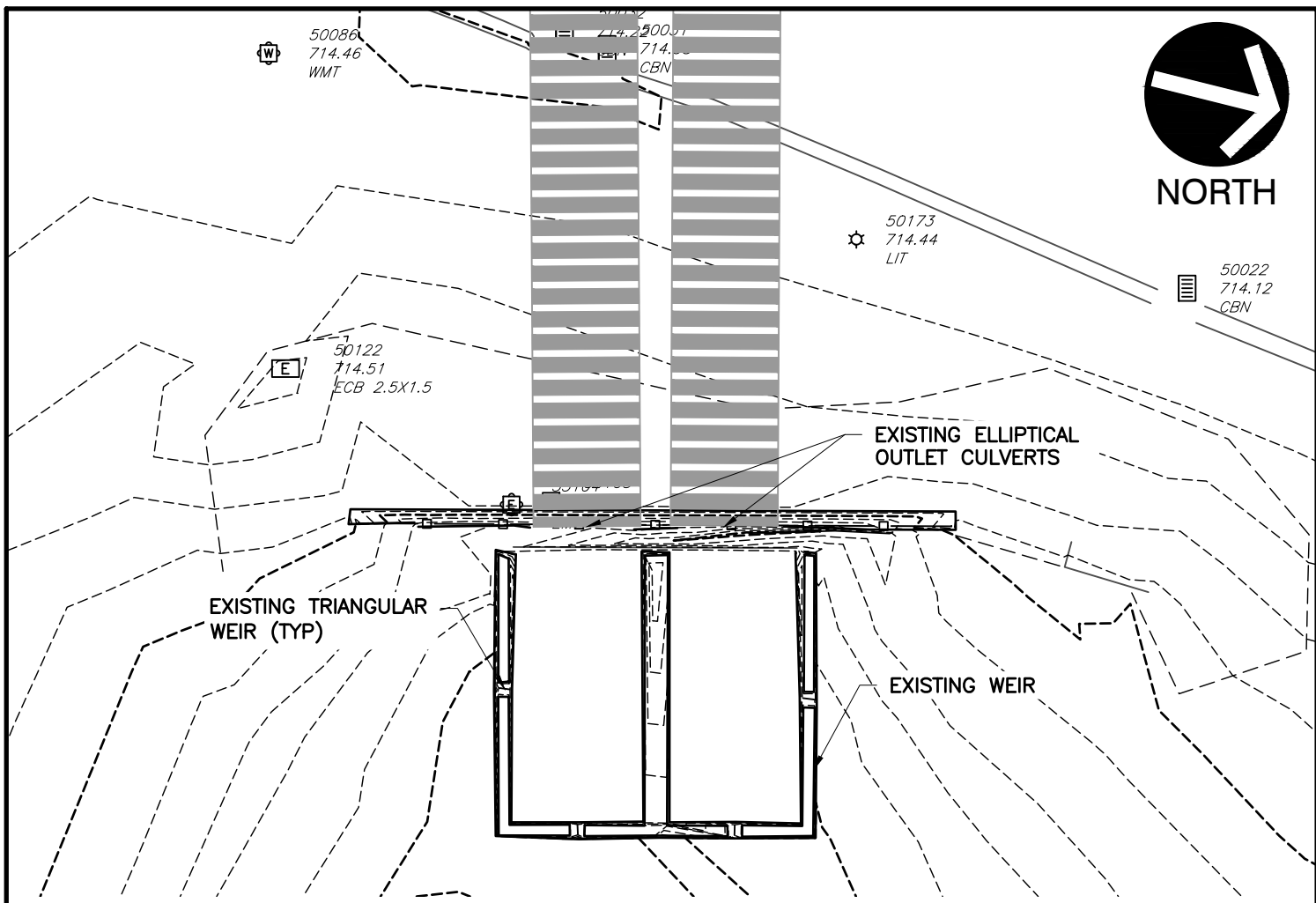
CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

DRAWN BY: JMB CHECKED BY: JBS APPROVED BY: SEC
DATE: 9/17/2018 SCALE: 1" = 150' PROJECT NO: 153-050.0008

PRELIMINARY FLOOD STUDY

FIGURE NO: **1**
SHEET 1 OF 1

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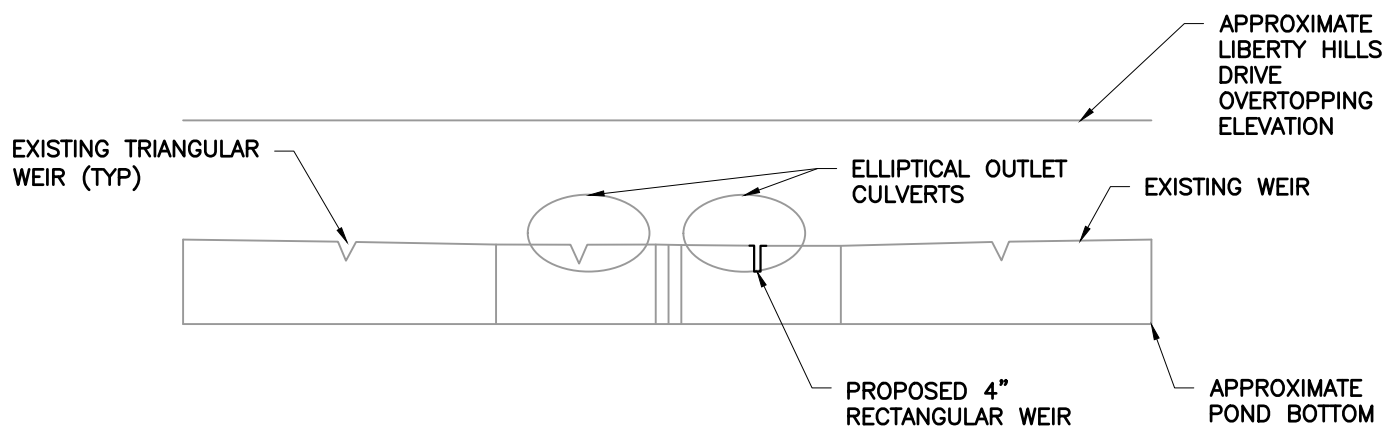
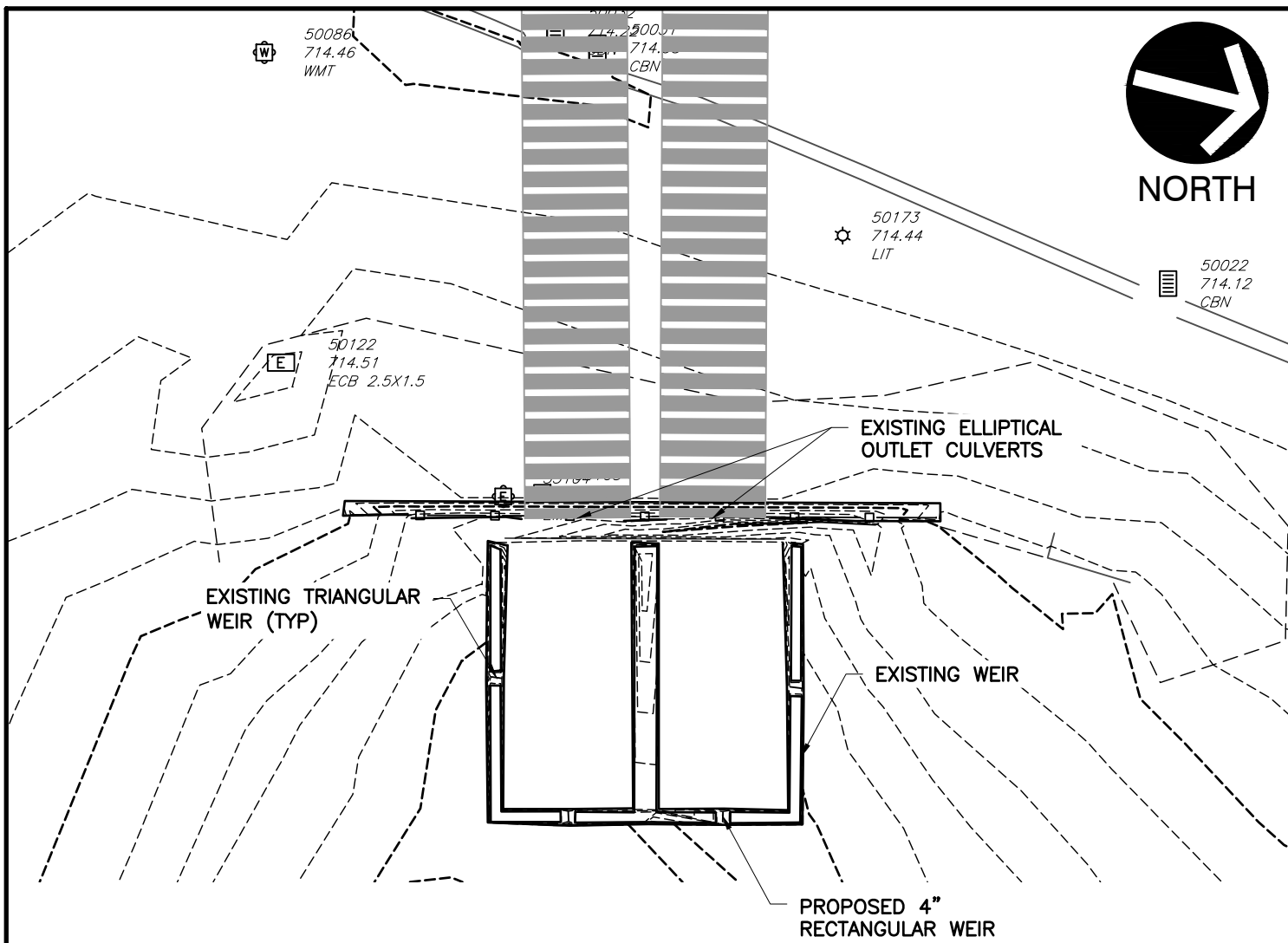
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EXISTING OUTLET STRUCTURE

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DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	EX-1

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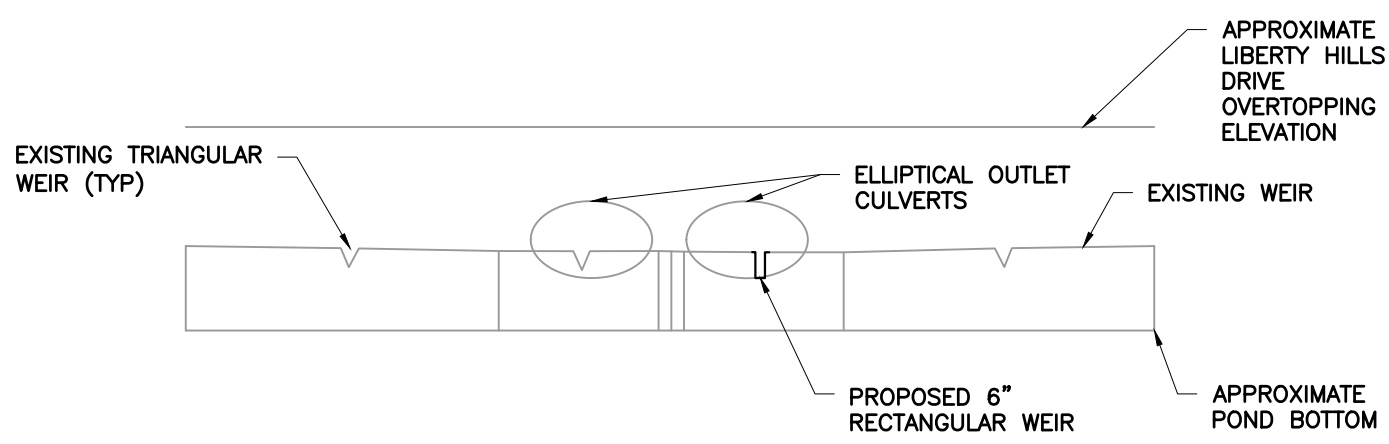
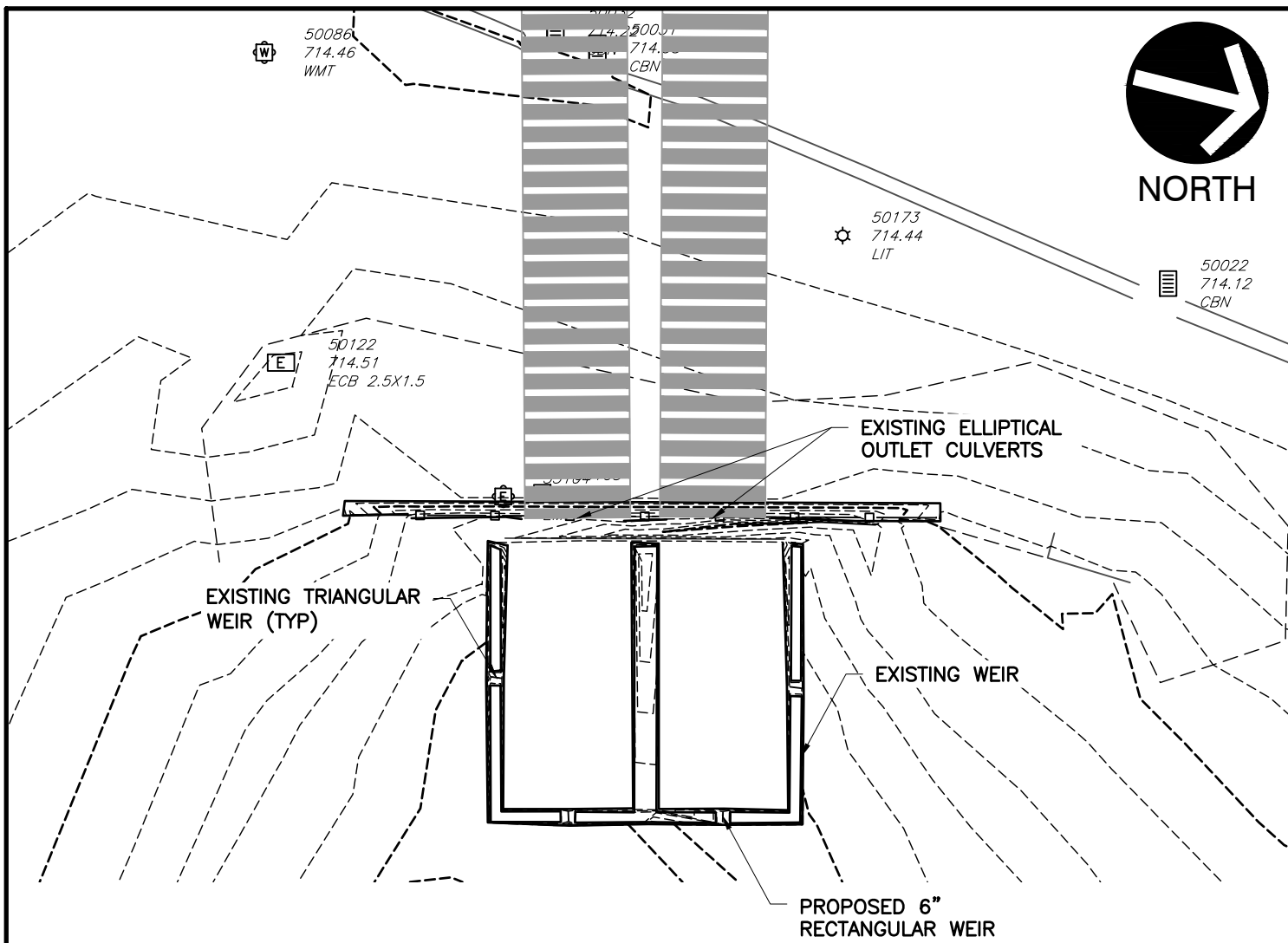
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MODIFIED OUTLET STRUCTURE 1

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DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-1

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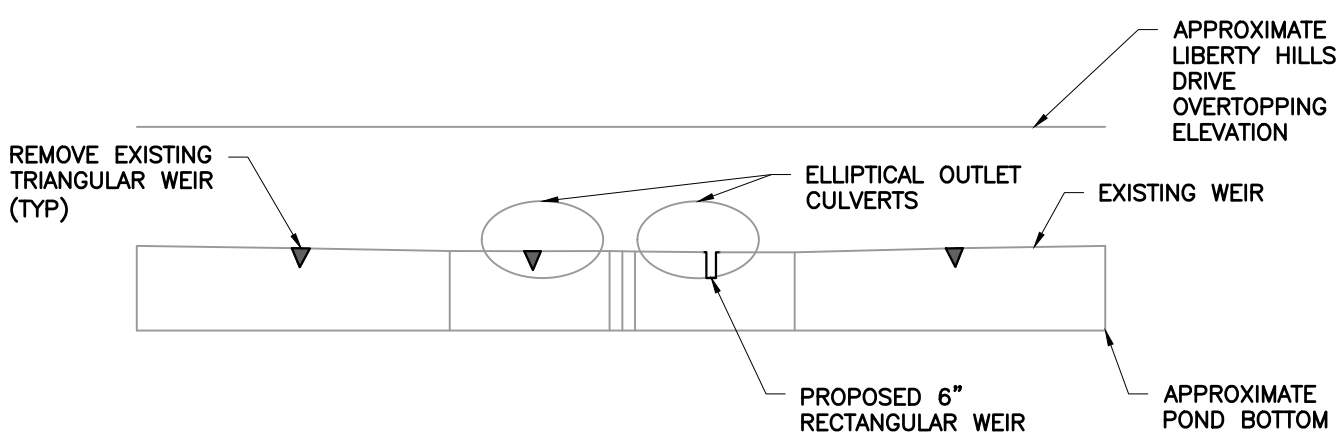
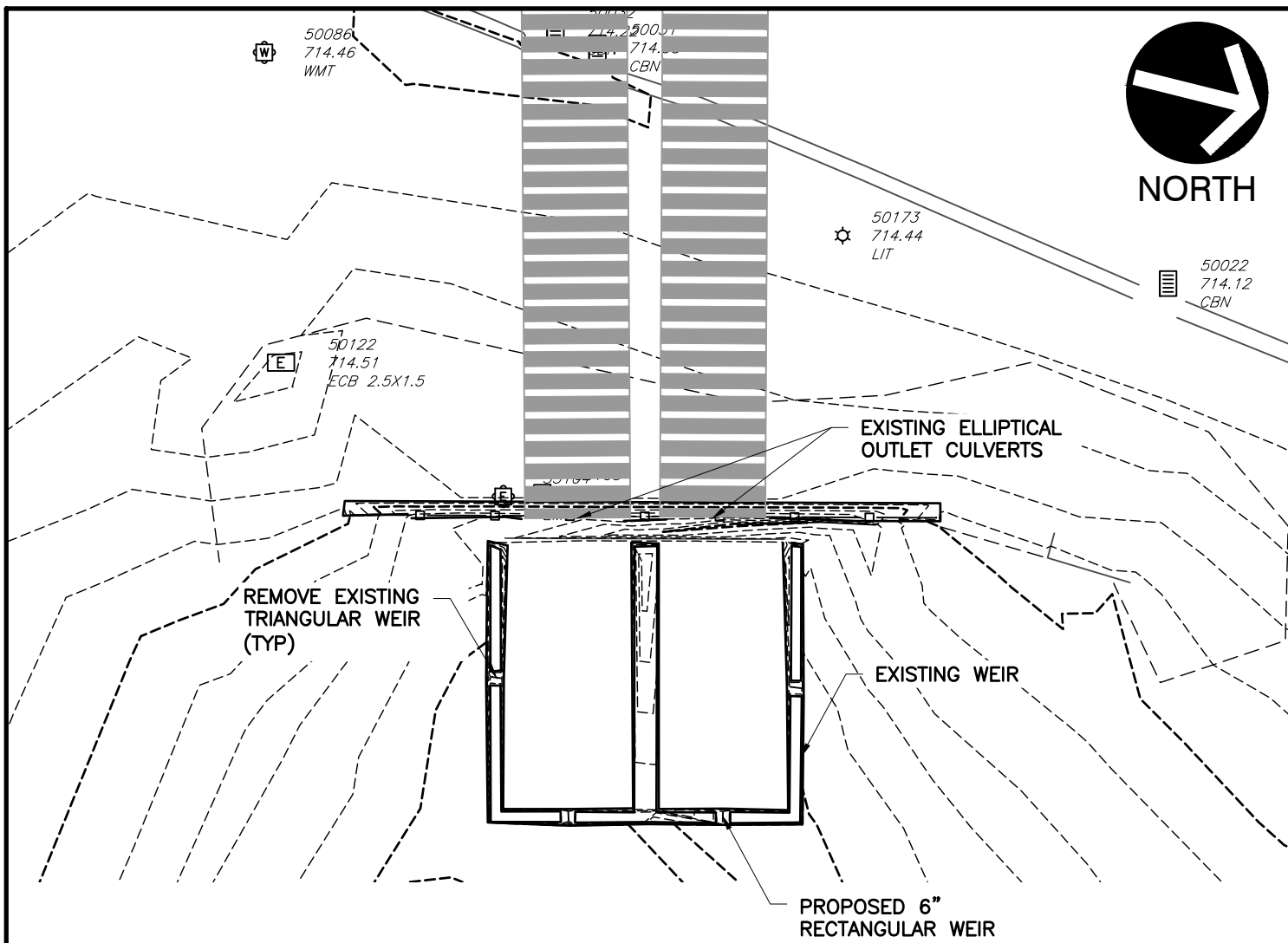
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RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 2

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-2

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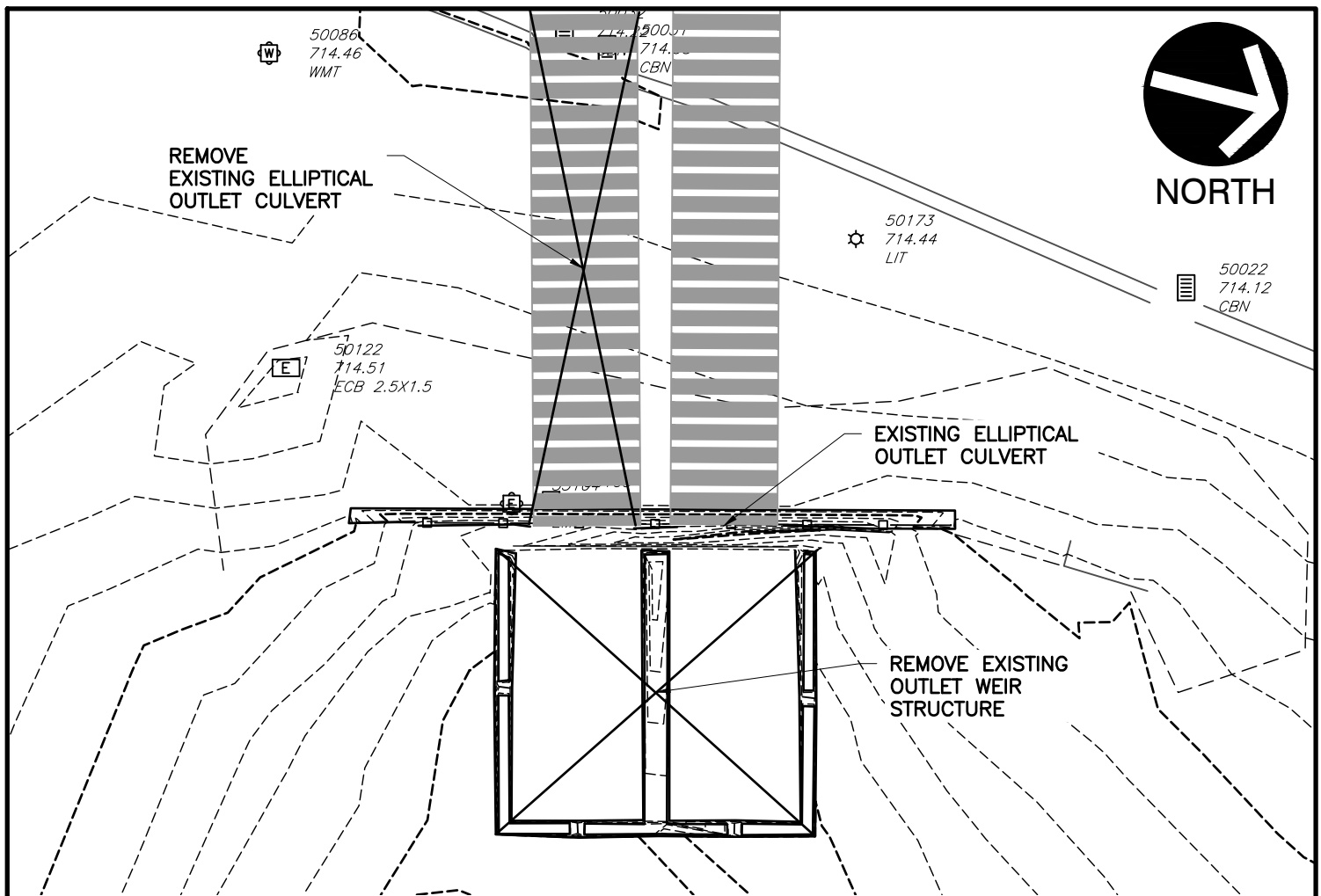
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FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 3

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-3



REMOVE
EXISTING ELLIPTICAL
OUTLET CULVERT

50022
714.12
~~CBN~~

50122
714.51
ECB 2.5X1.5

EXISTING ELLIPTICAL
OUTLET CULVERT

REMOVE EXISTING
OUTLET WEIR
STRUCTURE

APPROXIMATE
LIBERTY HILLS
DRIVE
OVERTOPPING
ELEVATION

REMOVE EXISTING
OUTLET WEIR
STRUCTURE

EXISTING ELLIPTICAL
OUTLET CULVERT

APPROXIMATE
POND BOTTOM



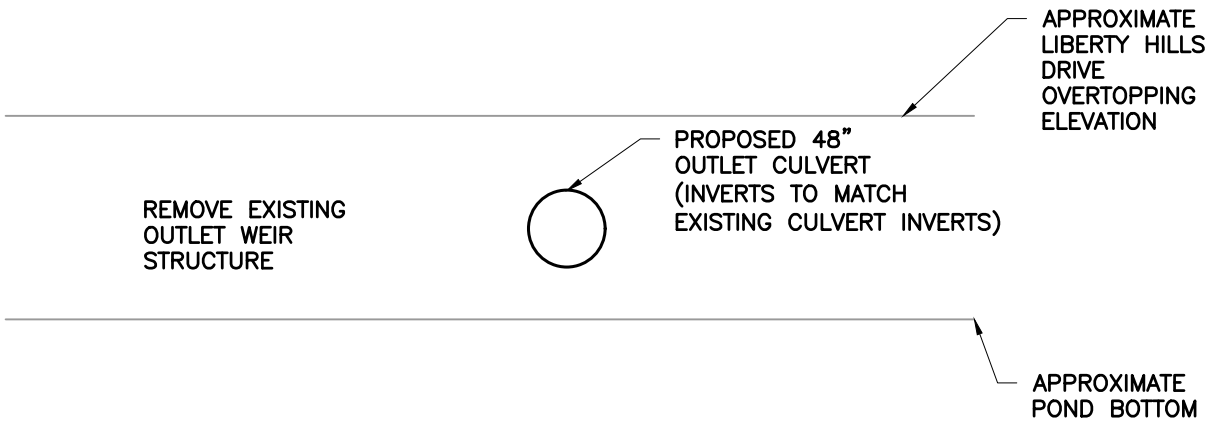
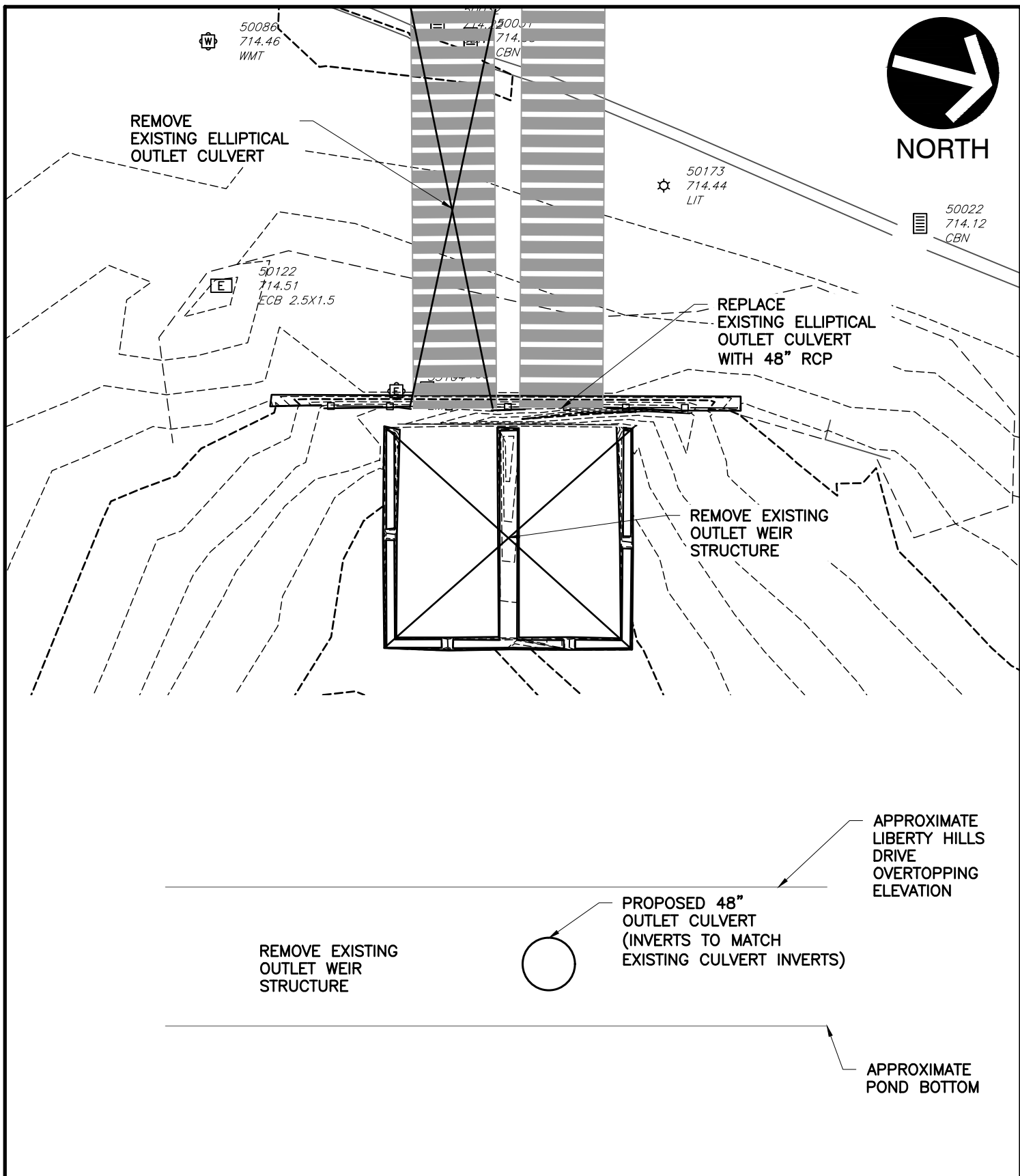
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MODIFIED OUTLET STRUCTURE 4

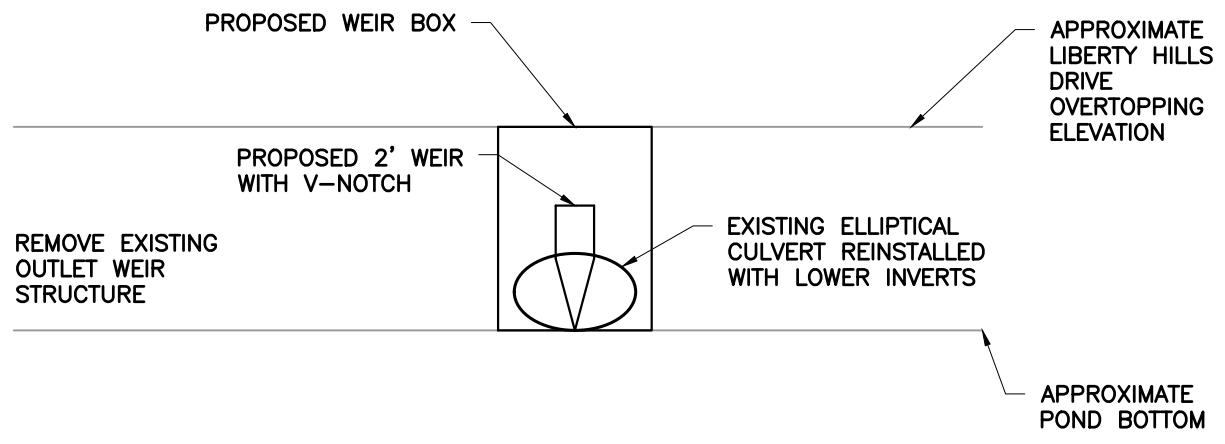
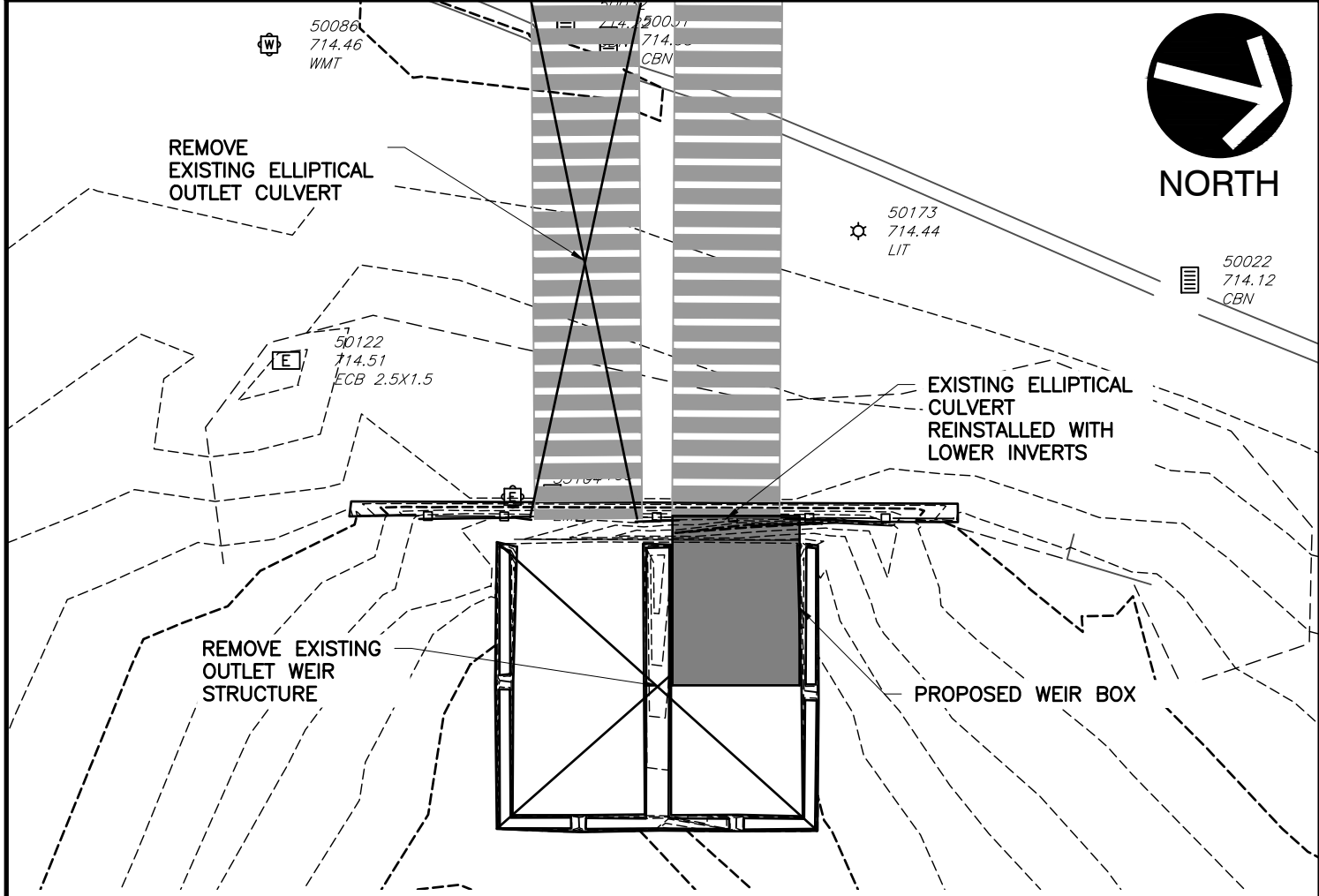
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P:\2015\153-050\153-050\153050XR-CV01-Outlet_Detail.dwg{FIGURE NO. MOS-5} LS:(4/23/2019 - jshaver) - LP: 4/30/2019 2:56 PM



 Civil & Environmental Consultants, Inc. 333 Baldwin Road · Pittsburgh, PA 15205 412-429-2324 · 800-365-2324 www.cecinc.com			CITY OF FRANKLIN RALSTON CREEK AT LIBERTY HILLS FEASIBILITY STUDY FRANKLIN, WILLIAMSON COUNTY, TN		
			MODIFIED OUTLET STRUCTURE 5		
DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050
					FIGURE NO.: MOS-5

P:\2015\153-050\153050XR-CV01-Outlet_Detail.dwg FIGURE NO. MOS-6 LS(4/23/2019 - jshaver) - LP: 4/30/2019 2:56 PM



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RALSTON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED OUTLET STRUCTURE 6

DRAWN BY:	JBS	CHECKED BY:	JBS	APPROVED BY:	EJG	FIGURE NO.:
DATE:	JUNE 2017	DWG SCALE:	NTS	PROJECT NO:	153-050	MOS-6



REFERENCE
ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
[HTTP://GTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY](http://gto.arcgis.com/maps/world_imagery),
ACCESSED 4/30/2019, IMAGERY DATE: 2014.

LEGEND
 Property Boundary
 Area to be Excavated for Additional Storage



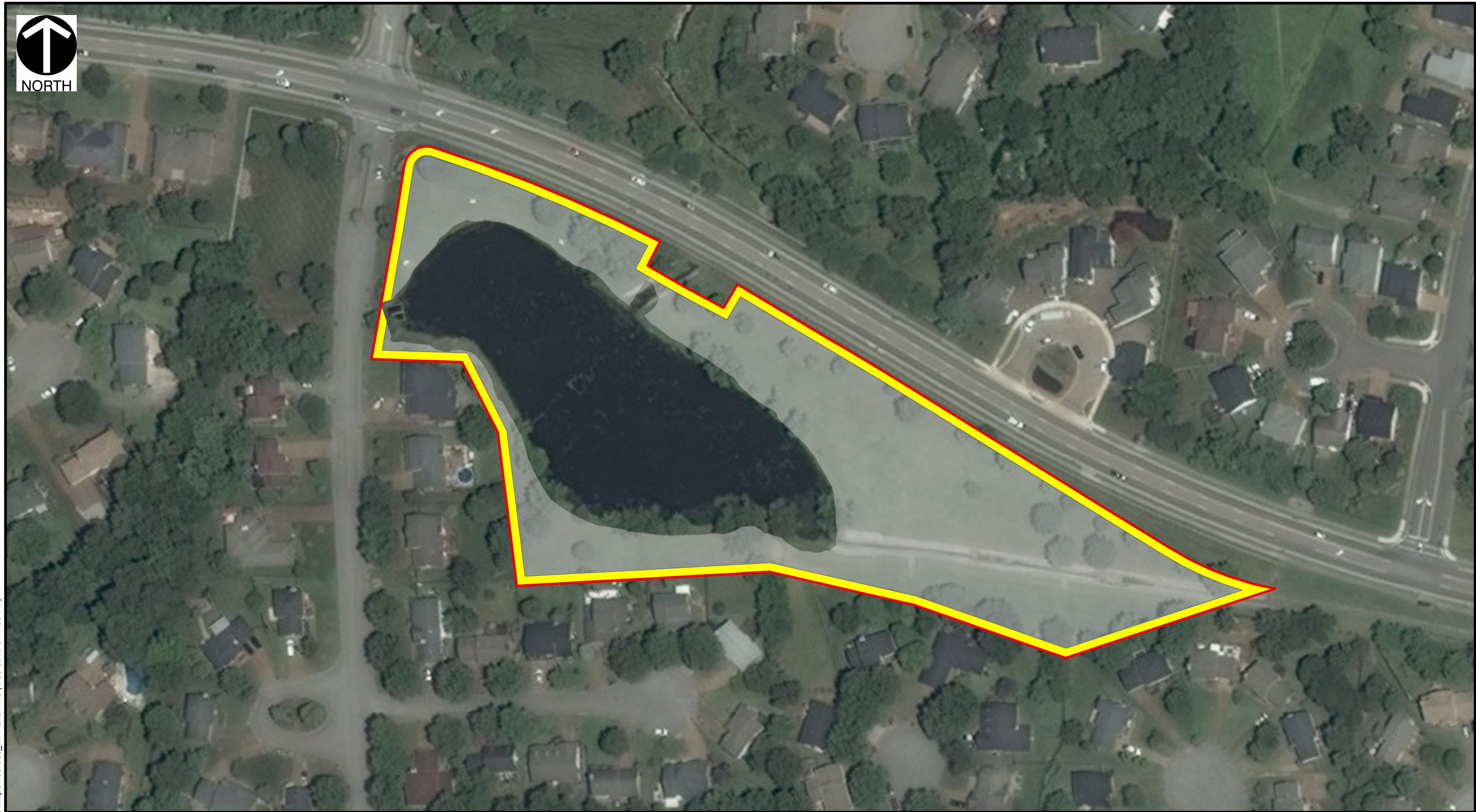
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DRAWN BY:	DR	CHECKED BY:	JBS
DATE:	4/30/2019	SCALE:	1" = 100'

CITY OF FRANKLIN RALSON CREEK AT LIBERTY HILLS FEASIBILITY STUDY FRANKLIN, WILLIAMSON COUNTY, TN	
MODIFIED POND STORAGE 1	
APPROVED BY:	EJG
PROJECT NO:	153-050
FIGURE NO:	MPND-1



LEGEND

- Property Boundary
- Retaining Wall
- Area to be Excavated for Additional Storage

REFERENCE

ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_IMAGERY,
ACCESSED 4/30/2019, IMAGERY DATE: 2014.



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DATE:	4/30/2019	SCALE:	1" = 100'	PROJECT NO:	153-050		

CITY OF FRANKLIN
RALSON CREEK AT LIBERTY HILLS
FEASIBILITY STUDY
FRANKLIN, WILLIAMSON COUNTY, TN

MODIFIED POND STORAGE 2

SANITATION AND ENVIRONMENTAL SERVICES

COST OF SERVICE STUDY (COS) AND
OPERATIONS DISCUSSION

January 22, 2019



Cost of Service (COS) and Operations Evaluation

- COS scenarios for Residential, Commercial and Transfer Station
 - FY 2018 Baseline
 - FY 2018 Baseline plus Sustainable Fleet
 - FY 2018 Baseline with Modified Operations plus Sustainable Fleet
- Curbside Recycling
- Commercial Collection

SES Organization

- Administration Division
- Collection Division
 - Defined Services:
 - Residential Service
 - MSW
 - Bulky items/white goods
 - Yard waste
 - Curbside recycling
 - Commercial Service
 - Rollout Containers
 - Dumpsters
- Transfer Station (Disposal) Division

COS - Allocation of Operations Expenses

- Allocation of Administration based on ratio of employees per division
- Within Collection Division, allocation of expenses per defined service (i.e. MSW or yard waste) is based on the ratio of employees that provide that service within Collection Division; estimate of bulky items and white goods (10%)
- Allocation of Transfer Station Division and landfill expenses per service based on ratio of tonnage per service
- Fleet expenses based on actual purchase price of assigned vehicles for FY 2018

FY 2018 – Allocation of Personnel

DIVISION	FY 2018 EXPENDITURES	EXPENSE ALLOCATION	DISTRIBUTED ADMINISTRATION EXPENSES	DIVISION EXPENSES - LOADED
ADMINISTRATION	\$883,013	0.0%	\$0	\$0
COLLECTION	\$3,227,291	84.2%	\$743,590	\$3,970,881
TRANSFER STATION	\$4,120,768	15.8%	\$139,423	\$4,260,191
TOTAL	\$8,231,072	100.0%	\$883,013	\$8,231,072

Allocation of Fleet and Equipment Expenses

FY 2018 FLEET EXP	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
FY 2018 ACTUAL	\$156,305						\$156,305

SES Production (tonnage)

- Transfer Station operational expenses based on ratio of tonnage
- Landfill expenses based on ratio of tonnage
- Tons per year data are based on COF scale house data.

PRODUCTION	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
TONS PER YEAR	21,902	284	3,385	3,321	8,306	56,774	93,972
PERCENT DISTRIBUTION	23.3%	0.3%	3.6%	3.5%	8.8%	60.4%	100%

FY 2018 – Allocation of Personnel and Operations Expenses

SES OPERATIONS	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
LANDFILL DISPOSAL COST	\$768,858	\$9,973			\$291,589	\$1,993,028	\$3,063,448
TRANSFER STATION OPERATIONS	\$278,923	\$3,618	\$43,109	\$42,292	\$105,781	\$723,021	\$1,196,743
COLLECTIONS OPERATIONS	\$1,191,264	\$145,599	\$1,310,391	\$529,451	\$794,176		\$3,970,881
TOTAL	\$2,239,045	\$159,190	\$1,353,499	\$571,743	\$1,191,547	\$2,716,049	\$8,231,072

SES Production Summary

- Monthly Customer Equivalents Definition (Commercial Service): equivalent of customers based on 1/week service. Example – 5 times per week commercial customer equals 5 Monthly Customer Equivalents.
- Customer data are derived from Revenue Management records.

PRODUCTION	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW
MONTHLY CUSTOMERS	20,920	65	1,591	11,481	
MONTHLY CUSTOMER EQUIVALENTS (WEEKLY SERVICE)					873

Operations Scenarios

- Baseline Operations Scenario FY 2018
- Baseline Operations with Sustainable Fleet Scenario
- Modified Operations with Sustainable Fleet Scenario
 - Eliminate use of split rear loaders
 - Majority of ground trash picked up during MSW collection
 - Majority of yard waste collected with knucklebooms
 - Enforce ground trash (buck-a-bag) program
 - Automated collection of curbside recycling
 - Use of air curtain burner for wood waste management and disposal

FY 2018 Actual – Baseline Scenario Results

OPERATIONS SCENARIO	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
FY 2018 ACTUAL OPERATIONS	\$2,395,350	\$159,190	\$1,353,499	\$571,743	\$1,191,547	\$2,716,049	\$8,387,377
RESIDENTIAL COSTS	\$ 10.13	\$0.67	\$5.73	\$2.42			\$ 18.95
COMMERCIAL COSTS					\$ 85.35		\$ 85.35
TRANSFER STATION COSTS						\$ 47.84	\$ 47.84

Sustainable Fleet Scenario – Allocation of Fleet and Equipment Expenses

- Annual expenses for sustainable fleet based on straight line replacement value over anticipated lifecycle.
- Allocation of Admin and Transfer Station fleet and equipment based on tonnage
- Allocation of Collection Division fleet based on assigned equipment and vehicles, and tonnage

SUSTAINABLE FLEET	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
ASSIGNED FLEET - COLLECTIONS	\$563,143	\$ 29,167	\$180,357	\$120,190	\$204,619		\$1,097,476
ADMIN FLEET	\$ 2,061	\$27	\$ 318	\$ 312	\$ 782		\$ 3,500
FLEXIBLE FLEET	\$ 7,065	\$92	\$ 1,092	\$ 1,071	\$ 2,680		\$ 12,000
DISPOSAL FLEET	\$ 60,093	\$ 779	\$ 9,288	\$ 9,112	\$ 22,790	\$155,772	\$257,833
TOTAL	\$632,362	\$ 30,065	\$191,055	\$130,686	\$230,870	\$155,772	\$1,370,810

Sustainable Fleet Scenario – Results

OPERATIONS SCENARIO	BULKY ITEMS			RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
	RESIDENTIAL MSW	/ WHITE GOODS	YARD WASTE				
FY 2018 OPERATIONS - SUSTAINABLE FLEET	\$2,871,407	\$189,254	\$1,544,555	\$702,428	\$1,422,417	\$2,871,821	\$9,601,882
RESIDENTIAL COSTS	\$ 12.15	\$0.80	\$6.53	\$2.97			\$ 22.45
COMMERCIAL COSTS					\$ 101.88		\$ 101.88
TRANSFER STATION COSTS						\$ 50.58	\$ 50.58

Modified Operations, Sustainable Fleet Scenario – Proposed Fleet and Equipment Changes

CURRENT	PROPOSED
REAR END LOADER	SIDE LOADER
REAR END LOADER	SIDE LOADER
REAR END LOADER	SIDE LOADER
REAR END LOADER	NA
SPLIT REAR END LOADER	KNUCKLEBOOM
SPLIT REAR END LOADER	KNUCKLEBOOM
SPLIT REAR END LOADER	NA
SPLIT REAR END LOADER	NA
RECYCLING MINI PAC	NA
ROAD TRACTOR	NA
GRINDER	AIR CURTAIN BURNER
WALKING FLOOR TRAILER	NA

Modified Operations, Sustainable Fleet Scenario – Allocation of Fleet and Equipment Expenses

- Annual expenses for sustainable fleet based on straight line depreciation over anticipated lifecycle.
- Allocation of Admin and Transfer Station Division fleet and equipment based on tonnage
- Allocation of Collection Division fleet based on assigned equipment and vehicles, and tonnage
- Reduction of approximately \$130,000 annually for fleet expenditures

MODIFIED, SUSTAINABLE FLEET EXP	RESIDENTIAL MSW	BULKY ITEMS / WHITE GOODS	YARD WASTE	RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
ASSIGNED FLEET	\$470,286	\$29,167	\$145,833	\$173,333	\$204,619	\$0	\$1,023,238
ADMIN FLEET	\$2,061	\$27	\$318	\$312	\$782	\$0	\$3,500
FLEXIBLE FLEET	\$7,065	\$92	\$1,092	\$1,071	\$2,680	\$0	\$12,000
TRANSFER STATION FLEET	\$46,808	\$607	\$7,234	\$7,097	\$17,752	\$121,335	\$200,833
TOTAL	\$526,220	\$29,892	\$154,478	\$181,814	\$225,832	\$121,335	\$1,239,571

Modified Operations – Staffing Modifications

MODIFIED STAFFING REQUIREMENT	BULKY ITEMS			RESIDENTIAL RECYCLING	COMMERCIAL MSW	TRANSFER STATION	TOTAL
	RESIDENTIAL MSW	/ WHITE GOODS	YARD WASTE				
STAFFING ("ELIMINATE" FOUR POSITIONS)	-\$76,958	\$0	-\$73,761	\$0	\$0	\$0	-\$150,718
ELIMINATE 8 RECYCLING TEMPS	\$0	\$0	\$0	-\$120,951	\$0	\$0	-\$120,951
ELIMINATE 4 YARD WASTE TEMPS	\$0	\$0	-\$60,385	\$0	\$0	\$0	-\$60,385
BUDGET ALLOWANCE FOR TEMPS	\$0	\$0	\$10,074	\$10,074	\$0	\$0	\$20,148
TOTAL	-\$76,958	\$0	-\$124,071	-\$110,877	\$0	\$0	-\$311,906

Summary of Scenarios

OPERATIONS SCENARIO	BASELINE OPERATIONS (FY 2018 ACTUAL)	SUSTAINABLE FLEET	MODIFIED OPERATIONS, SUSTAINABLE FLEET
ANNUAL EXPENDITURES	\$8,387,377	\$9,601,882	\$9,158,738
RESIDENTIAL COSTS	\$18.95	\$22.45	\$20.75
COMMERCIAL COSTS	\$85.35	\$101.88	\$101.52
TRANSFER STATION COSTS	\$47.84	\$50.58	\$49.98

Modified Operations Scenario

- Eliminate use of split rear loaders
 - Majority of ground trash picked up during MSW collection
 - Majority of yard waste collected with knucklebooms
- Enforce ground trash (buck-a-bag) program
- Use of air curtain burner for wood waste management and disposal
 - Refer to January 8, 2019 Work Session
- Automated collection of curbside recycling

Automated Curbside Recycling

- Status of recycling
 - Locally – processing facility has ongoing issues with processing of blue bags
 - Globally
 - Chinese market – 0.5% contamination standard
 - Shipping costs to other markets reduces profitability
 - US does not have adequate end markets or facilities to achieve contamination standard
- Employee safety
 - Five year period 2013-2017 had a total of 38 claims totaling \$265,944
- Consolidation of equipment types
 - Collection trucks and carts
- Efficiencies
 - Ability to route recycling collection
 - Reduced time at customer service location

Commercial Collection

- Annual expenditures of over \$1.4M, assuming funding of sustainable fleet
- 873 monthly customers equivalents (~624 actual customers)
 - 486 dumpster customers eq; 387 rollout customers eq
 - Rates: Dumpster - \$95/mo (1/week service); Rollout - \$30/mo (1/week service)
 - COS - ~\$101/month

Discussion

SANITATION AND ENVIRONMENTAL SERVICES

COST OF SERVICE STUDY (COS) AND OPERATIONS DISCUSSION

February 12, 2019



Cost of Service (COS) and Operations Evaluation

- COS scenarios for Residential, Commercial and Transfer Station
 - FY 2018 Baseline
 - FY 2018 Baseline plus Sustainable Fleet
 - FY 2018 Baseline with Modified Operations plus Sustainable Fleet
- Curbside Recycling
- Commercial Collection

Summary of Scenarios

OPERATIONS SCENARIO	BASELINE OPERATIONS (FY 2018 ACTUAL)	SUSTAINABLE FLEET	MODIFIED OPERATIONS, SUSTAINABLE FLEET
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Modified Operations Scenario

- Eliminate use of split rear loaders
 - Majority of ground trash picked up during MSW collection
 - Majority of yard waste collected with knucklebooms
- Enforce ground trash (buck-a-bag) program
- Use of air curtain burner for wood waste management and disposal
 - Refer to January 8, 2019 Work Session
- Automated collection of curbside recycling
- Refocus efforts on core residential operations and limited commercial collections

Automated Curbside Recycling

- Status of recycling
 - Locally – processing facility has ongoing issues with processing of blue bags
 - Globally
 - Chinese market – 0.5% contamination standard
 - Shipping costs to other markets reduces profitability
 - US does not have adequate end markets or facilities to achieve contamination standard
- Employee safety
 - Five year period 2013-2017 had a total of 38 claims totaling \$265,944
- Consolidation of equipment types
 - Collection trucks and carts
- Efficiencies
 - Ability to route recycling collection
 - Reduced time at customer service location

Automated Curbside Recycling

- Program Elements
 - Voluntary
 - Those that wish to participate will register and pay an administrative setup fee at the time of cart delivery – estimated to be <\$45
 - Service included in residential fee like blue bag service
 - Weekly service using a 64 gallon cart
 - Information will be affixed to cart identifying appropriate recyclables
- Anticipated Schedule
 - Calendar year 2019
 - Communications and education with customers
 - Establish registration capability, cart tracking and accountability
 - January 2020 – start delivery of recycling carts; rolled out in a 3-6 month period
 - Allow grace period to accept blue bags but have a hard cutoff date based on delivery dates of cart; provide educational materials if there is continued use

Commercial Collection

- Annual expenditures of over \$1.4M, assuming funding of sustainable fleet
- 873 monthly customers equivalents (~624 actual customers)
 - 486 dumpster customers eq; 387 rollout customers eq
 - Rates: Dumpster - \$95/mo (1/week service); Rollout - \$30/mo (1/week service)
 - COS - ~\$101/month
- Anticipate eliminating commercial dumpster service starting July 1, 2019 – will require early notification
 - Considerations include disposal of City owned dumpsters; COF accounts

Discussion



Franklin*Forward*: The City's Strategic Plan



Franklin*Forward*

Proposed Revisions & Updates



FranklinForward: *Proposed Revisions & Updates*



Overview:

- Creation of **FranklinForward**
- Progress to Date
- Process for Review
- Focus of Review
- Results of Review
- Next Steps



Creation of FranklinForward:

- City staff in conjunction with BOMA developed FranklinForward as the Vision for 2033 for the community in 2012-2013.
- BOMA formally adopted the Strategic Plan in 2013.
- Staff began integration into the budget document in FY 2015 (CY 2014).
- <http://performance.franklintn.gov> – the City's online home for FranklinForward and the City's first Open Performance/Data website was launched in 2016.

Progress to Date:

Baseline Establishment:

Progress Ranking

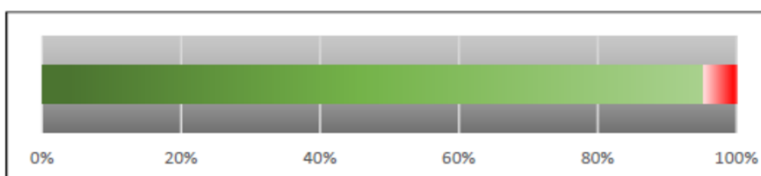
Good

Function: Establishing baselines which can measure goals to determine progress of strategic plan

Goal: 100%

Achieved: 96%

Goals which have baselines	61
Goals which do not have baselines	3
Total Goals	64



Measurement Determination:

Progress Ranking

Good

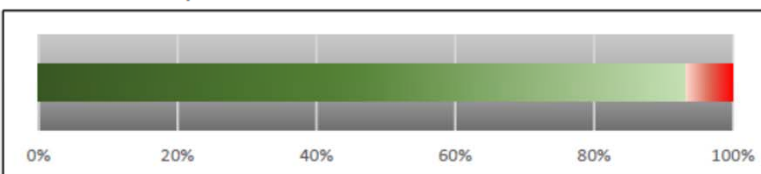
Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Achieved: 93%

Baselines with determined measures	69
Baselines which have no measure	5
Total Baselines*	74

*Please note: Some goals have more than one baseline.



Data Determination

Progress Ranking

Good

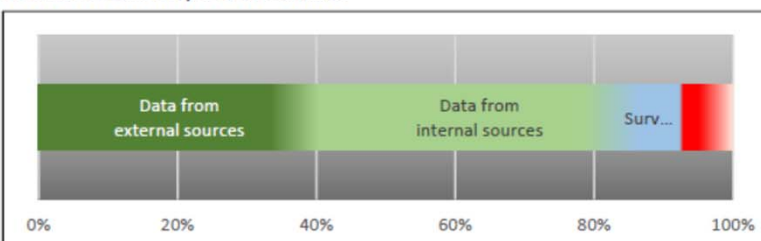
Function: To determine how many baselines are established and to what extent they are established

Goal: 100%

Achieved: 93%

Data from external sources	30
Data from internal sources	34
Data from citizen survey	5
Data source not established	5
Total Baselines*	74

*Please note: Some goals have more than one baseline.



Goal Met

Safe Neighborhoods

61.9

% below the National
Violent Crime Rate

Achieved Goal
December 2017

Detail >

Goal Not Met

Diversified Revenue
Sources

49.3

% Gen. Fund reliance on
Local Sales Tax

needs
improvement

Detail >

Process for Review of FranklinForward:

As per your direction, “Theme Teams” – consisting of 4 to 5 Department Heads and the Asst. City Administrators, City Administrator and Budget & Strategic Innovation Manager - were recreated and reviewed, goal by goal, each aspect of the strategic plan.

Recommendations made (see attached) fall into one of four possibilities:

- 1) To Leave as is
- 2) To Modify
- 3) To Delete
- 4) To Create New

Focus of Review FranklinForward:

Teams when choosing how to evaluate measured each goal or baseline as follows:

- 1) Gauge the effectiveness and performance of each goal
- 2) Adjust any component to reflect current needs and demands of the community
- 3) Modify or change any component which has proven not to be measurable
- 4) Determine with BOMA guidance any goals to add or delete

Results of Review FranklinForward:

- **NO** Themes or Sub-Themes recommended to be changed
- Changes recommended are “technical” in nature; that is they primarily ensure that each goal is measurable annually and/or the measurement is of a more effective and meaningful nature than originally proposed
- Outcomes are summarized:

	Keep as is	Modify	Eliminate	Add	Net Change
A Safe Clean and Livable City	8	11	3	2	-1
An Effective and Fiscally Sound City Government Providing High Quality Service	2	8	0	0	0
Quality Life Experiences	5	9	7	4	-3
Sustainable Growth & Economic Prosperity	4	9	3	2	-1
Totals	19	37	13	8	-5



FranklinForward: *Proposed Revisions & Updates*



Next Steps:

- BOMA receives presentation (*tonight*) and proposed review plan for FranklinForward update.
- Should the BOMA agree with the proposed changes, staff will work to revise the FY 2020 budget to account for the changed measures, and present the new strategic plan by May 2019 as part of the formal Recommended Budget submission.
- Staff will work over the winter & spring to update the Open Performance website
- Finally, staff will for the first time produce a formal document showing progress annually in meeting Strategic Plan goals to accompany the website and budget demonstrations.

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
------------	---------------	---------------------------

A Safe Clean and Livable City



Having a safe, clean, and livable city is a primary requisite for our citizens and they are supportive of the means necessary to assure the idyllic yet progressive character of Franklin. Residents want to live healthier, sustainable lives and will support services that deliver high standards. Franklin takes pride in the professionalism and quality of our police, fire, and emergency response teams. We understand the importance of code enforcement as a means of precluding declining and unsafe neighborhoods and business districts. The City recognizes its role as a steward of the environment as we deliver essential services while preserving the natural beauty of the community.

Franklin will have safe neighborhoods supported by high-quality police, fire, and emergency services as well as effective code enforcement.

Police	Goal: The violent crime rate in Franklin will remain at least half of the national average and decrease by 3% annually.	<i>Verdict: Keep as is, but Refine. Delete "decrease by 3% annually" and simply tie goal to staying "below" 50% of the national violent crime rate instead of "at least half". Revise Benchmark annually for latest information.</i>
	Goal: The property crime rate in Franklin will be 50% of the national rate and decrease by 3% annually.	<i>Verdict: Keep as is, but Refine. Delete "decrease by 3% annually" and simply tie goal to staying "below" 50% of the national violent crime rate instead of "at least half". Revise Benchmark annually for latest information.</i>
	Goal: Franklin Police will establish a clearance rate that is 1.5 times the national average for both property crimes and violent crimes and decrease by 3% annually.	<i>Verdict: Keep as is, but Refine. Delete "decrease by 3% annually". Revise Benchmarks annually for latest information.</i>
Fire	Goal: The Franklin Fire Department will provide a response time among the top quartile of Tennessee Benchmark cities (TMBP).	<i>Verdict: Keep as is.</i>
	Goal: The Franklin Fire Department will reduce property fire loss per \$1 million of appraised value.	<i>Verdict: Keep as is.</i>
Planning	Goal: Franklin will increase the percentage of residents who rate their neighborhoods as either good or excellent in an annual, biannual, or other specified periodic citizen survey	<i>Verdict: Keep as is.</i>
BNS	Goal: Franklin will reduce the number of cases and days it takes to resolve identified property maintenance violations.	<i>Verdict: Keep as is, but Refine. See below:</i>
	Baseline: The number of cases reported for property maintenance violations in 2012 was 179 (Neighborhood Resources & Property Maintenance)	<i>Verdict: Delete. Number of cases do not show effectiveness.</i>
	Baseline: The current number of days to respond and resolve citizen requests regarding property maintenance for service in 2012 was 21 (Neighborhood Resources & Property Maintenance)	<i>Verdict: Keep as is.</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
	Baseline: 70.4% percent of property maintenance cases were cleared within 10 days in 2012 (126 cases cleared out of 179 total)	<i>Verdict: Modify. Eliminate 10-day clearance Rule; BNS will come up with another primary measure of effectiveness.</i>

Franklin will provide high-quality water and wastewater treatment services that will meet the needs of our growing community.

Water & Sewer	Franklin will establish standards for the quality of its infrastructure (i.e., water lines, sewer services)	
Water & Sewer	Goal: To have a reliable, efficient, and scalable infrastructure	<i>Verdict: Keep as is, but Refine. See below:</i>
	Baseline: Baseline energy costs for water and sewage delivery is \$1,595,352 (FY2012 sum actual expenditures from water fund and	<i>Verdict: Keep, but perhaps look at refining to kwh or cost per capita.</i>
	Baseline: Baseline of unaccounted water within the system is 20.8% (FY2012)	<i>Verdict: Keep as is. Do define what accounted for water means online and in narrative.</i>
	Baseline: Baseline of sanitary score is 97 (2012)	<i>Verdict: Keep as is. Do define what sanitary score is online and in narrative. Staff will research what other meaningful measures that show efforts of conservation. Such as: Average Residential Customers Consumption (monthly or annual) and compare it to other state or national averages. Also, perhaps look at level of capital investment in Franklin vs. National investment or standards.</i>
Water & Sewer	Franklin will continue to meet or exceed regulatory requirements for water quality.	
	Goal: To have no violations of regulatory requirements for water	<i>Verdict: Keep as is.</i>

	Franklin will pursue completion of the recently approved Integrated Water Resource Plan (IWRP) by 2042.	
Water	Goal: To fully complete the Franklin Integrated Water Resource Plan by 2042 in five year increments as set in the plan.	<i>Verdict: Eliminate. See Below</i>
	Baseline: 5% completed (2012). (Franklin Integrated Water Resource Plan.)	<i>Verdict: Eliminate. Impossible to measure. Retain narrative language online about IWRP, but do not tie a measure to it.</i>
	Baseline: Adopted Strategic Schedule for each of the 5-year increments. (2013).	<i>Verdict: Eliminate. Not a useful measure to say you adopted a schedule.</i>

Franklin will be a model for environmental quality and a sustainable city.

Water & Sewer	Goal: Franklin will achieve platinum status within the TVA sustainable Communities Program.	<i>Verdict: Keep as is.</i>
Planning	Goal: Franklin will be named as a "Smarter City" by the Natural Resources Defense Council for sustainability (the first in Tennessee).	<i>Verdict: Eliminate. Not measurable once City decides to join. No ongoing strategic planning value.</i>
Fleet	Goal: To reduce the number of gallons of fossil fuel consumed by city vehicles by 10% by 2015.	<i>Verdict: Keep as is.</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
Facilities	Goal: Franklin will reduce government agency use of electricity by 20% by 2020.	<i>Verdict: Modify. Perhaps consider removing W&S costs within this amount. And tie it to net electrical usage – sans the generation facilities the city has. And consider tying to a per capita measure as well.</i>
Planning	Goal: Increase the number of LEED certified buildings to attract energy friendly businesses and increase tax revenues.	<i>Verdict: Keep as is.</i>

Franklin will be a leader in residential recycling efforts.

Sanitation	Goal: To increase the percent of diversion through the "blue bag" recyclable program by 3% per year.	<i>Verdict: Keep as is, but eliminate the words "blue bag" and work on redefining the language used about the region goal of 25% if waste diverted from a Class I landfill.</i>
Sanitation	Goal: To reach 60% participation by 2020 in the residential curbside recycling program by increasing 3% annually the household refuse stops made by the City of Franklin.	<i>Verdict: Keep, but modify to: "To reach 75% participation by 2030 in the residential curbside recycling program." Eliminate the 3% annually language.</i>
Sanitation	Goal: To reduce dangerous and polluting chemicals in our city by increasing the collections of BOPAE (batteries, oil, paint, anti-freeze, electronics) at the drop-off location by 5% annually (as measured in pounds)	<i>Verdict: Modify to only say: "Reduce dangerous and polluting chemicals in our city by collecting BOPAE (batteries, oil, paint, antifreeze, electronics).</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
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An Effective and Fiscally Sound City Government Providing High Quality Service



Franklin citizens have high expectations for their government. As the city continues to grow, it must remain vigilant in the prudent management of taxpayer funds by continuously working to improve the quality, efficiency, and cost effectiveness of services demanded by its citizens. The pace of technological change and innovation in our world is accelerating, and the City depends on the expertise and creativity of its employees to integrate new ideas and tools that will improve service delivery and operational efficiency while maintaining the sense of personal touch our citizens have come to expect.

The City of Franklin understands that in this era of rapid change, the need for knowledgeable, active, and engaged employees is greater than ever. Building and retaining a skilled, adaptable, and diverse workforce requires the City to recruit qualified employees and provide competitive salaries and benefits along with opportunities for ongoing training and professional development in order to meet future needs. Employees will be encouraged to become adaptable, take initiative and keep their skills current through organization-wide initiatives and individual development. They will also need to continue to build their ability to serve our increasingly diverse community.

The citizens of Franklin will be benefactors of City services that reflect efficiency while preserving the personal touch and engagement they have come to expect

	Franklin will develop a quality level of service expectation for its citizens.	
Administration	Goal: To have 90% citizen satisfaction rated excellent/good for	<i>Verdict: Keep as is.</i>
	Franklin will have a dynamic social media presence to increase effective communication with the public.	
Communication	Goal: To continue to increase the public's use of social media forms of communication with the City of Franklin.	<i>Verdict. Keep but modify...first, change word "dynamic" to "maintain". Second, begin to measure engagement by using "reach" as a statistic. Need to explain what reach is, but more effective measure of social media reach. Third, change phrase "to increase" to "to foster". Correct YouTube 'upload views' to 'video views'. Milissa will do a survey of her cohorts to see what primary measures they use.</i>
	Citizens will have online access to city services.	
IT	Goal: To enhance online services for citizens.	<i>Verdict: Unresolved. The measure is calculated by adding up the number of options citizens can ask about/reference using the online customer portal. Consider defining and keeping, and/or adding total online interactions (Jordon stated there have been over 14,000 interactions on the online portal since January 1).</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
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Franklin government will seek diversification and efficiencies of revenue sources to fund its aspirations.

Finance	Goal: Franklin will create a climate for necessary taxes and fees by assuring an equitable and balanced commercial, industrial, and residential tax base without a over-dependence on a single dominant revenue source.	<i>Verdict: Modify; eliminate "Optimal Proportion of revenue sources" and replace with property valuation. Diversified tax base is another good measure of a communities stability.</i>
Finance	Goal: Franklin will achieve the lowest cost of debt financing possible by retaining bond ratings of AAA from 2 out of 3 services (Moody's, Fitch, and S&P).	<i>Verdict: Keep, but add W/S Credit as well. Show total months at each rating.</i>

The City of Franklin will have a talented, diverse, and engaged workforce.

	Franklin will seek to attract and retain high quality employees whose	
Human Resources	Goal: To attract talented workers, the City of Franklin's salaries will target to the 70th percentile of the equivalent job expectations as reflected in the marketplace.	<i>Verdict: Keep as is.</i>
Human Resources	Goal: To actively recruit and retain a workforce representative of the community.	<i>Verdict: Keep as is.</i>
	Franklin will develop a Continuous Improvement Program using quantitative and qualitative methods to improve the effectiveness, efficiency and safety of service delivery processes and systems.	
Human Resources	Goal: To have a safe and healthy workplace.	<i>Verdict: Keep as is. Perhaps look at dollar rebate earned from Workers Comp. for low # of accidents.</i>
Human Resources	Goal: To have effective training and development objectives within every employee's work plan	<i>Verdict: Modify. Perhaps look at number of employees with certificates, or major work objectives in their work plan.</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
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Quality Life Experiences



Franklin citizens are proud of their community. They it to remain among the best places to live in the United States-a place envied for its engaging quality of life. People are invested in their neighborhoods as well as in the city. They willingly volunteer, participate, and support the many activities, recreational pursuits, and special events that bring them together as a community.

Franklin's rapidly growing and increasingly diverse population, both in age and ethnicity, is both a strength as well as a challenge to the vision of our city. Our citizens understand the importance of ensuring that everyone who works within our community is able to live within our community.

A critical part of sustaining our unique sense of inclusiveness is ensuring that a range of housing options is available for varying income and demographic groups. As our boundaries expand, the efficient and effective varieties of land uses-residential, commercial, open space, and institutional-are critical components for sustaining our vibrant community. Our citizens are concerned that traffic congestion is increasing everywhere-on major streets and in neighborhoods. They would like a functional transportation system, more bicycle and pedestrian connections between residential neighborhoods and shopping districts or employment centers, and better transit options, not only within the city but connecting the greater metropolitan region.

Preserving dynamic, diverse, engaged neighborhoods: Franklin will be a place that offers a high quality of life for all citizens who choose to live and work here.

	Citizens will recognize and celebrate the unique sense of community and cultural diversity that is Franklin.	
Planning	Goal: To have 90% or better of citizens who consider Franklin's quality	<i>Verdict: Keep as is, but modify baseline to update for NCS.</i>
	Franklin will promote a strong arts, cultural, and historical community to serve the citizens of Franklin as well as visitors to our community.	
Administration	Goal: To increase participation by 10% annually at permitted arts and cultural events in Franklin.	<i>Verdict: Eliminate. Goal is not trackable and not realistic. (or really useful) .</i>
Administration	Goal: Increase annually the number of events that satisfy all the criteria identified on the application for permit.	<i>Verdict: Eliminate. Goal is not trackable and not realistic. (or really useful) . NEW: Use National Citizens Survey to track something like: "The City of Franklin seeks to maintain the vibrancy and breath of cultural opportunities. At least 70% of respondents of a citizens survey participate in a city-sponsored event. Or at least 70% have opportunities to attend cultural events, participate in religious evens and participate in social events and activities. "</i>
	Franklin citizens will perceive they have excellent/good parks, recreation, and amenities.	
Parks	Goal: To increase the percent of Franklin citizens who perceive they have excellent/good parks, recreation, and amenities.	<i>Verdict: Keep as is, but modify baseline to update for NCS.</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
Franklin will facilitate the development and maintenance of housing options that meet the needs of people desiring to live and work in our community.		
	Franklin will decrease the percentage of households who are cost burdened by their housing costs in Franklin	
Planning	Goal: Franklin will seek to improve housing diversity as identified through the 2013 Housing Analysis.	<i>Verdict: Modify and expand.</i> <i>a. Track Diversity of Housing Options (tracked within Envision Franklin)</i> <i>b. Complete a tracking measure for affordability of housing options. (hmmm...)</i>
Meeting transportation needs: Franklin will have a diverse transportation network that promotes, provides, and supports safe and efficient mobility choices for		
	To reduce citizen perception of traffic congestion in Franklin	
TOC	Goal: To reduce percent of citizens reporting improvement in transportation/ reduction of traffic and lane improvements as the most important needs for Franklin.	<i>Verdict: Keep as is.</i>
	To be a community that promotes walking, jogging, and cycling.	
Planning	Goal: To increase the Walkability Index Score for Franklin.	<i>Verdict: Eliminate.</i>
Planning	Goal: To become a more bicycle friendly community.	<i>Verdict: Eliminate. Substitute: Some measure of connectivity: # of bicycle lanes, trails, sidewalks, filled in sidewalk gaps.</i>
To reduce energy costs, road congestion and improve air quality by better use of alternative transportation services		
Planning	Goal: To increase inventory of transit hubs, park-and-ride sites, and alternative services in Franklin.	<i>Verdict: Modify to eliminate the words "and alternative services" and add "bus stops".</i>
Franklin Transit	Goal: To increase the number of riders using the Franklin Transit	<i>Verdict: Modify; add RTA Riders and wait time information.</i>
Planning	Goal: To reduce the number of days of air quality nonattainment in the City of Franklin.	<i>Verdict: Eliminate. Impossible to impact as the City of Franklin.</i> <i>Possibility: Do we want to add a congestion measure? Is there such a measure? Would it be useful?</i>
Creating desirable life experiences: Franklin will continue to be a destination to live and work that ranks among the best in the nation.		
Administration	Goal: To improve ranking as one of the 100 Best Places to live in the United States.	<i>Verdict: Keep...but broaden. Use current measures (we are 4th !)</i>
Planning	Goal: To improve ranking as one of the top 10 communities providing for historic preservation in the U.S.	<i>Verdict: Modify; eliminate this particular measure – Emily will work with Amanda to decide if there is another more appropriate (and recurring) measure we can use to show our progress and commitment to Historic Preservation.</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
Planning	Goal: To improve ranking as one of the top business-friendly cities in Tennessee.	<i>Verdict: Modify; eliminate this particular measure – but substitute NCS measure on economic perception in Franklin. Also check Nerdwallet or other groups categories.</i>
Parks	Goal: To remain one of the top rated healthy cities in Tennessee.	<i>Verdict: Keep; but modify “cities” to “counties”</i>
Parks	Goal: To exceed the National Recreation and Park Association standard for park space within a community (current standard is 6 acres per 1,000 citizens of park space).	<i>Verdict: Keep as is.</i>
Eco. Devo.	Goal: To remain below the national Cost of Living Index of 100.	<i>Verdict: Keep as is.</i>
Parks	Goal: Maintain status as a Tree City U.S.A.	<i>Verdict: Keep as is.</i>
Eco. Devo.	Goal: To improve ranking as one of the best cities for start-up businesses in the United States.	<i>Verdict: Eliminate; impossible to measure and keep measuring.</i>
Administration	Goal: To achieve the American Association of Retirement Communities Seal of approval as one of the top places for retirees in	<i>Verdict: Eliminate; unnecessary and not measurable once receiving.</i>
Administration	Goal: To reduce the poverty for citizens of Franklin to a rate at least 50% below the state average (State average is 16.9%) (2010 Census).	<i>Verdict: Keep as is.</i>
<i>Adds: Use Citizens Survey to add measure on economic reflection – Economic health, image & reputation, recommend living in Franklin to someone who asks, etc...use the 90% threshold of good/excellent</i>		

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
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Sustainable Growth & Economic Prosperity



Franklin has a heritage of economic stability, defying many of the struggles faced in other communities and the nation. This heritage is a result of a dedication to sustainable growth through thoughtful public policy decisions and well-managed developments. The community values the diversity of high-quality and high-worth places-the mix of suburban and downtown shopping districts that serve the community's needs and are magnets for out-of-town visitors; a vibrant corporate and office environment that is the home to industry-leading businesses of all sizes; well-designed and maintained parks and recreational gathering places that also focus on historical, cultural, or natural attributes; and opportunities to pursue a wide range of activities without leaving the community.

City leaders also understand the importance of having a self-sustaining economic engine that through collaboration and partnership with both private and public entities supports efforts that attract, retain, and create quality jobs to ensure a diverse economic base, a resilient and growing tax base, and thriving neighborhoods.

Franklin will strategically manage its growth and the value of its assets.

Administration	Goal: To have 80% or better of citizens reporting satisfaction with the	<i>Verdict: Keep as is.</i>
Planning	Goal: Update a minimum of one Land Use Plan character area with infrastructure capabilities every year.	<i>Verdict: Eliminate, but replace. Planning staff will work to determine a measure including Envision Franklin, or perhaps some measure of the periodic review of all plans.</i>
Planning	Goal: To increase the assessed valuation per square mile for land in City of Franklin	<i>Verdict: Modify; Perhaps substitute building activity or investment in community instead of assessed value.</i>

Franklin will pursue growth and development that embraces its historic context and encourages revenue generation.

	Opportunities for increasing tourism experiences.	
Eco. Devo.	Goal: To increase tourist visits to Franklin.	<i>Verdict: Modify; substitute overall tourist visits in Williamson County from CVB. Explain where the numbers come from</i>
Planning	Goal: To increase private investment in Franklin's Historic Area.	<i>Verdict: Keep COA as is. Eliminate value of investment dollars. Consider substituting the preservation of neighborhoods or diversity of City neighborhoods – like owner occupied dwellings within the historic districts instead.</i>
Eco. Devo.	Goal: To increase the number of participants in conventions, conferences, and meetings in the Conference Center	<i>Verdict: Eliminate; look at modifying the measure to examine Hotel Occupancy / Vacancy / RevPAR rates.</i>
	Opportunities for revenue enhancements through tourism and sales revenues.	
Eco. Devo.	Goal: To increase the revenue generated from Hotel/Motel taxes.	<i>Verdict: Keep as is.</i>
Eco. Devo.	Goal: To increase sales tax revenue money greater than the annual state-wide sales tax growth.	<i>Verdict: Keep, but modify to say "Increase local sales tax revenue growth rate compared to the state sales tax growth rate."</i>

Franklin Forward - Review of Themes, Sub-Themes and Goals

Department	Existing Goal	Theme Team Recommendation
Eco. Devo.	Goal: Franklin will increase revenue over expenditures from conventions, meetings, and trade shows at the Conference Center	<i>Verdict: Eliminate; look at modifying the measure to examine Hotel Occupancy / Vacancy / RevPAR rates.</i>

Franklin will expand and retain business and job opportunities within the community as well as the county.

	Encourage job growth and retention within the city.	
Eco. Devo.	Goal: To increase the number of jobs in the city over the previous	<i>Verdict: Keep as is.</i>
Eco. Devo.	Goal: To decrease the unemployment rate within the city over the previous year below the county and state levels.	<i>Verdict: Keep, but modify the Williamson County Unemployment Rate with the Nashville MSA Unemployment Rate and change the word decrease to maintain.</i>
	Encourage expansion and retention of business opportunities in the City of Franklin.	
Eco. Devo.	Goal: To increase the net number of business licenses within the city over the previous year.	<i>Verdict: Keep as is.</i>
Eco. Devo.	Goal: To increase the number of small businesses over the previous year.	<i>Verdict: Eliminate.</i>
Eco. Devo.	Goal: To increase the number of businesses with more than 100 employees over the previous year.	<i>Verdict: Eliminate.</i>
Eco. Devo.	Goal: To increase the success of Fortune 1000 companies located in Franklin over the previous year.	<i>Verdict: Eliminate. Adds: Contact Williamson Inc. and see if they have a business metric that is more fundamental to measure.</i>
Eco. Devo.	Goal: To reduce retail and commercial vacancy rates within Franklin to 30% or less than Nashville MSA rate.	<i>Verdict: Modify...Start by changing our 'reduce' for 'maintain'. Talk to chamber about what the recommended sweet spot is. This data is the best we can get, but has its limitations. Is there better market data besides what we have?</i>

Overall Adds: Perhaps looking at adding a population growth vs. job growth, or existing business job growth.

	Keep as is	Modify	Eliminate	Add	Net Change
A Safe Clean and Livable City	8	11	3	2	-1
An Effective and Fiscally Sound City Government Providing High Quality Service	2	8	0	0	0
Quality Life Experiences	5	9	7	4	-3
Sustainable Growth & Economic Prosperity	4	9	3	2	-1
Totals	19	37	13	8	-5