



City of Franklin

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

Meeting Agenda Board of Mayor & Aldermen

Tuesday, February 10, 2015

7:00 PM

Board Room

Invocation

Pledge of Allegiance

Citizen Comments (Open For Franklin Citizens To Be Heard On Items Not Included On This Agenda. As Provided By Law, The Board Of Mayor And Aldermen Shall Make No Decisions Or Consideration Of Action Of Citizen Comments, Except To Refer The Matter To The City Administrator For Administrative Consideration, Or To Schedule The Matter For Board Consideration At A Later Date. Those Citizens Addressing The Board Of Mayor And Aldermen Are Requested To Come To The Microphone And Identify Themselves By Name And Address For The Official Record.)

Communications

Approval Of Minutes.

1. [15-0187](#) Consideration of Approval of Minutes from January 27, 2015: 5:00 Worksession and 7:00 Board of Mayor and Aldermen

Attachments: [01-27-2015 BOMA SPECIAL MEETING MINUTES](#)
[01-27-2015 BOMA WORK SESSION MINUTES](#)

Recognitions

2. [15-0128](#) Proclamation of March, 2015 as Procurement Month for the City of Franklin

Sponsors: Brian Wilcox

Attachments: [Mayoral Proclamation - Procurement Month 2015](#)

3. [15-0139](#) Proclamation for Congenital Heart Defect Awareness Week

4. [15-0192](#) Proclamation Adopting the 4th Battalion, 5th Special Forces Group (Airborne)

Miscellaneous Reports

Consent Agenda

All Items Under The Consent Agenda Are Deemed To Be Non -Controversial And Routine In Nature By The Governing Body. They Will Be Approved As Recommended By Committee Or Staff By One Motion Of The Governing Body. The Items On The Consent Agenda Will Not Be Discussed. Any Member Of The Governing Body Desiring To Discuss An Item On The Consent Agenda May Request That It Be Removed From The Consent Agenda And Be Placed On The Regular Agenda . It Will Then Be Considered At That Time. Staff Recommends That Item Numbers 23-30 Be Placed On The Consent Agenda.

5. [15-0193](#) Consideration of Items 23 through 30 on the consent agenda.

OLD BUSINESS**Second Reading**

6. [14-640](#) Consideration of Ordinance 2014-46, To Be Entitled “An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen

Attachments:

[4680 Branch Creek Crossing Rezoning MAP.pdf](#)

[Ordinance 2014-46 Branch Creek Rezoning.pdf](#)

[Branch Creek Crossing Rezoning plans 12-4-14.pdf](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

7. [14-641](#) PUBLIC HEARING: Consideration of Resolution 2014-97, To Be Entitled “A Resolution Approving a Development Plan for Branch Creek Crossing PUD Subdivision with 2 Modification of Standards (MOS 1 - Location of Loading Areas; MOS 2 - Parking Facing Primary Street in Traditional Area) Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors:

Ald. Ann Petersen

Attachments:

[4692 Branch Creek Dev Plan Map.pdf](#)

[Res 2014-97 RESOLUTION Branch Creek Crossing Dev Plan.pdf](#)

[Conditions of Approval_01.pdf](#)

[Branch Creek Crossing Development plans 12-4-14.pdf](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen

8. [15-0001](#) Consideration of Ordinance 2014-49, To Be Entitled “An Ordinance to Annex the Adams Property, Consisting of 11.88 Acres, Located on the Properties on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive.” (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2014-49 Annex Adams Property](#)
[Adams property annexation Map](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

9. [15-0002](#) PUBLIC HEARING: Consideration of Resolution 2014-47, To Be Entitled “A Resolution Adopting a Plan of Services for the Annexation of Certain Areas by the City of Franklin, Tennessee, Specifically the Adams Property, Located on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive.” (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: [Resolution 1014-47 Adams Property POS](#)
[Request for POS-Adams Property](#)
[October Park Financial Impact](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen

10. [14-727](#) Consideration of Ordinance 2014-45, To Be Entitled “An Ordinance to Zone 11.88 Acres Specific Development - Residential District (SD-R 1.6) for Three Properties Located South of Murfreesboro Road and West of Ridgeway Drive, Located at 1100 Ridgeway Drive (October Park PUD Subdivision).” (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [4685 October Park Zoning Map](#)
[Ord 2014-45 ORDINANCE October Park](#)
[October Park Rezoning Request](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

11. [14-732](#) PUBLIC HEARING: Consideration of Resolution 2014-96, To Be Entitled “A Resolution Approving a Development Plan for October Park PUD Subdivision, Located at 1100 Ridgeway Drive, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: [4686 October Park Development Plan Map](#)
[October Park Development Plan 12.4.2014](#)
[4686 October Park DP Conditions of Approval](#)
[Res 2014-96 October Park Development Plan](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen

12. [14-728](#) PUBLIC HEARING: Consideration of Resolution 2014-95, To Be Entitled "A Resolution Approving a Development Plan for the Franklin Housing Authority - Reddick Street Development Phase 2 PUD Subdivision with One Modification of Standards (MOS 1 - Minimum Parking Requirements), Located at 145 Strahl Street, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: [4711 FHA Dev Plan MAP](#)
[Res 2014-95 Franklin Housing Authority DP Resolution](#)
[Conditions of Approval 4711](#)
[Revised Development Plan](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen

13. [14-737](#) Consideration of Ordinance 2014-47, To Be Entitled "An Ordinance to Rezone +/- 195.5 Acres from Specific Development - Residential District (SD-R 1.72) to Specific Development - Residential District (SD-R 1.91) for the Property Located at 4133 South Carothers Road (Waters Edge PUD Subdivision) by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [4726 Waters Edge Rezoning Map](#)
[WATERS EDGE REZONING 12.4.2014](#)
[Ord 2014-47 ORDINANCE Waters Edge Rezoning New](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

14. [14-741](#) PUBLIC HEARING: Consideration of Resolution 2014-98, To Be Entitled "A Resolution Approving a Development Plan for Waters Edge PUD Subdivision, Located at 4413 South Carothers Road, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 01/13/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: [4725 Waters Edge DP and Rezoning Map](#)
[WATERS EDGE DEV PLAN REV3_12.4.2014](#)
[4725 Waters Edge DP Conditions of Approval](#)
[Res 2014-94 Waters Edge Development Plan Rev 3 BOMA](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen

15. [14-717](#) Consideration of Ordinance 2014-40, To Be Entitled "An Ordinance to Rezone 4.89 Acres from Specific Development - Variety District (SD-X 0/0) to General Commercial District (GC) for the Property Located at 1214 Liberty Pike, by the City of Franklin, Tennessee." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [4710 Duke Prop rezoning MAP](#)
[Ord 2014-40 ORDINANCE Duke Properties Rezoning](#)
[4710 Duke Properties Rezoning Plan 1 page](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

First Reading

16. [14-712](#) Consideration of Ordinance 2014-37, Amending the Zoning Ordinance by Removing Section 2.4.2 (11) Entitled Amendments or Revisions Approving Development Plan or (PUD) Concept Plan or PUD Regulating Plan and Section 2.4.2 (12) Entitled PUD's Approved between July 1, 2008 and January 10, 2012, and to Replace with a New Section 2.4.2 (11) to be Entitled Amendment or Revisions to an Approved PUD Development Plan, Concept Plan or Regulating Plan and to Renumber Successive Sections Accordingly. (12/18/14 FMPC 7-0) THIRD AND FINAL READING (03/10/15 BOMA 8-0)

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2014-37 FINAL.docx](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	referred to the Work Session
1/13/15	Board of Mayor & Aldermen	referred to the Work Session

NEW BUSINESS

17. [15-0173](#) *Consideration of Resolution 2015-11, authorizing Contract 2015-0038, Amending a Revolving Loan Agreement with the Franklin Industrial Development Board (02/10/15 WS)

Sponsors: Eric Stuckey and Russ Truell

Attachments: [Resolution 2015-11 Revolving Loan Agreement with IDB 02-10-15 10 30 am.do](#)
[09 WS Franklin TIF 2015 Amended and Restated Revolving Loan Agreement 2](#)
[IDB bond original payment schedule.pdf](#)
[Comparison of interest & financing costs.pdf](#)
[TIF restructuring update.pdf](#)

18. [15-0145](#) *Consideration of Resolution 2015-10 "A Resolution Directing the Appropriation of Funds to the Franklin Housing Authority (FHA) for the Purpose of Reducing the Development Fees Associated With Phase II of the Reddick Property Redevelopment Project."

Sponsors: Eric Stuckey and Vernon Gerth

Attachments: [Resolution 2015-10 FHA Reddick Project Appropriation.docx](#)

19. [15-0119](#) Consideration of Resolution 2015-12, a Resolution to Adopt Budget Goals for FY2015-2016

Sponsors: Russ Truell

Attachments: [Budget Goals DRAFT - FY16](#)
[2015-12 RESOLUTION to Adopt Budget Goals](#)

Legislative History

1/27/15 Work Session referred as a Consent Item to the Board of Mayor & Aldermen

20. [15-0161](#) Acknowledge the State of Tennessee Comptroller's Receipt of the City of Franklin's Fiscal Year 2015 Approved Financial Budget.

Sponsors: Eric Stuckey and Russ Truell

Attachments: [Comptroller letter.pdf](#)

21. [15-0166](#) Consideration of Mayor's Reappointment of Current Members to the Industrial Development Board (Ronald Ligon, Bob Barnwell, Bill Depriest, Dan Parsons, Ed Cagle).

22. [15-0182](#) Consideration of Mayor's Reappointment of Ron Crutcher and Greg Judy to the Building and Street Standards Board of Appeals.

Sponsors: Dr. Ken Moore

All Other Consent Items

23. [15-0080](#) Consideration of Ordinance 2015-01 To Be Entitled "An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District to Specific Development- Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD) (03/10/15 BOMA 8-0) THIRD AND FINAL READING.

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2015-01 ORDINANCE Cottages at 509 Hill Dr Rezoning.pdf](#)

[Cottagesat509HillDriveREZONING_Map.pdf](#)

[Conditions of Approval_509_HillDr.pdf](#)

[DevPlan_CottagesatHillDrive.pdf](#)

[FullSet_Cottages at 509 Hill Dr Rezoning Resubmittal 15-1-5.pdf](#)

Legislative History

1/22/15 Franklin Municipal Planning recommended favorably to the Board of
Commission Alderman and

24. [14-700](#) Consideration Of Ordinance No. 2014-38, And Ordinance Establishing Policy For Suspension And Debarment Of Vendors And Contractors As Needed (01/08/15 Finance 4-0) SECOND AND FINAL READING.

Sponsors: Brian Wilcox

Attachments: [Ord. No. 2014-38 Debarment and Suspension 2014.12.01.1448](#)

Legislative History

1/8/15 Budget & Finance referred as a Consent Item to the Board of
Committee Mayor & Aldermen

1/27/15 Board of Mayor & Aldermen referred as a Consent Item to the Board of Mayor & Aldermen

25. [14-701](#) Consideration Of Resolution No. 2014-89, A Resolution Establishing Procedure For Suspension And Debarment Of Vendors And Contractors As Needed (01/08/15 Finance 4-0).
- Sponsors:** Brian Wilcox
- Attachments:** [Res. No. 2014-89 for for Debarment and Suspension Procedure 2014.12.01.15](#)
 [Exhibit A to Res. No. 2014-89 for Debarment and Suspension Procedure 2014.](#)
- Legislative History**
- | | | |
|--------|----------------------------|---|
| 1/8/15 | Budget & Finance Committee | referred as a Consent Item to the Board of Mayor & Aldermen |
|--------|----------------------------|---|
26. [14-640](#) Consideration of Ordinance 2014-46, To Be Entitled “An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee.” (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [4680 Branch Creek Crossing Rezoning MAP.pdf](#)
 [Ordinance 2014-46 Branch Creek Rezoning.pdf](#)
 [Branch Creek Crossing Rezoning plans 12-4-14.pdf](#)
- Legislative History**
- | | | |
|----------|--|--|
| 12/18/14 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
| 1/13/15 | Work Session | acknowledged |
| 1/13/15 | Board of Mayor & Aldermen | referred as a Public Hearing Item to the Board of Mayor & Aldermen |
27. [14-718](#) Consideration of Ordinance 2014-41, To Be Entitled “An Ordinance to Rezone 4.48 Acres from Central Commercial District (CC) to Specific Development - Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee. THIRD AND FINAL READING (12/18/14 FMPC 7-0; 03/10/15 BOMA 8-0)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Harpeth Square Rezoning Plan](#)
 [4712 Harpeth Square rezoning MAP](#)
 [Ord 2014-41 ORDINANCE Harpeth Square Rezoning](#)
- Legislative History**
- | | | |
|----------|--|--|
| 12/18/14 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
| 1/27/15 | Work Session | referred to the Board of Mayor & Aldermen |

28. [15-0001](#) Consideration of Ordinance 2014-49, To Be Entitled "An Ordinance to Annex the Adams Property, Consisting of 11.88 Acres, Located on the Properties on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive." (12/18/14 FMPC 7-0; 02/10/15 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2014-49 Annex Adams Property](#)
[Adams property annexation Map](#)

Legislative History

12/18/14	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
1/13/15	Work Session	acknowledged
1/13/15	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen

29. [15-0115](#) Consideration of Resolution 2015-06, A Resolution To Affirm Compliance With Federal Title VI Regulations

Sponsors: Eric Stuckey

Attachments: [2015-06 Affirm Compliance with Title VI.doc](#)

Legislative History

1/27/15	Work Session	referred as a Consent Item to the Board of Mayor & Aldermen
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30. [15-0123](#) Consideration of Event Permit for Americana Cross County Lines Festival at Harlinsdale Farm on May 30, 2015

Sponsors: Lisa Clayton

Attachments: [Americana 2015 app.pdf](#)

Legislative History

1/27/15	Work Session	referred to the Board of Mayor & Aldermen
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EXECUTIVE SESSION

31. [15-0188](#) Consideration of Motion to Move to Executive Session.

RETURN FROM EXECUTIVE SESSION

32. [15-0189](#) Consideration of Items from Executive Session

Scheduled Meetings and Events

Other Business

Adjourn

**MINUTES OF THE SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 27, 2015 – 7:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	A
Alderman Brandy Blanton	P	Alderman Margaret Martin	A
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	
Vernon Gerth, ACA Community & Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning/Sustainability Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Deb Faulkner, Police Chief		Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director		Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director		Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director	P		

Call to Order

Mayor Ken Moore called the January 27, 2015, meeting to order at 7:00 p.m.

Invocation

Vice Mayor Clyde Barnhill introduced Steve Blackman, pastor of the Heritage Church of Christ, who gave the invocation.

Pledge of Allegiance

All present stood and pledged allegiance to the Flag of the United States of America.

Citizen Comments (Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Board of Mayor and Aldermen shall make no decisions or consideration of action of citizen comments, except to refer the matter to the City Administrator for administrative consideration, or to schedule the matter for Board consideration at a later date. Those citizens addressing the Board of Mayor and Aldermen are requested to come to the microphone and identify themselves by name and address for the official record)

None

Communications from Williamson County Mayor and Williamson County Commission

Not in attendance

1. Approval of Minutes

Alderman Ann Petersen moved to approve the following minutes as presented, December 9, 2014 Work Session, December 9, 2014 Board of Mayor and Aldermen, January 13, 2015 Work Session and January 13, 2015 Board of Mayor and Aldermen. Seconded by Alderman Burger. Motion carried unanimously (6-0).

Recognitions

- Proclamation

Mayor Moore proclaimed Friday, February 6, 2015, National Wear Red Day for the Fight Against Heart Disease

Miscellaneous Reports

- Civil War Roundtable

Alderman Skinner announced the next Civil War Roundtable would be Sunday, February 8, 2015, 3:00 p.m. at Police Headquarters. Author Sam Hood will talk about his newly released book based on the papers of General John Bell Hood.

2. CONSENT AGENDA

All items under the Consent Agenda are deemed non-controversial and routine in nature by the governing body. They will be approved as recommended by Committee or staff by one motion of the governing body. The items on the Consent Agenda will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request that it be removed from the Consent Agenda and be placed on the Regular Agenda. It will then be considered at that time. Staff recommends that Item Numbers 12-24 be placed on the Consent Agenda.

Alderman Blanton moved to approve the Consent Agenda Items 12-24. Seconded by Alderman Bransford. Motion carried unanimously (6-0).

OLD BUSINESS

3. PUBLIC HEARING: Consideration of ORDINANCE 2014-39, An Ordinance to Amend the FY 2014-2015 Budget

[Second and Final Reading]

Russ Truell, ACA Finance & Administration

Public Hearing

With no one coming forward to speak, Mayor Moore declared the Public Hearing closed

Alderman Bransford moved to approve Ordinance 2014-39. Seconded by Alderman Petersen. Ordinance 2014-39 approved unanimously (6-0) on Second and Final Reading.

NEW BUSINESS

4. Consideration of ORDINANCE 2014-42, To Be Entitled, "An Ordinance to Rezone 17.29 Acres from General Commercial District (GC) and General Office District (GO) to Specific Development – Variety (SD-X 3.39/68,961) for Property Located at 1127 Murfreesboro Road, by the City of Franklin, Tennessee."; Establishing a Public Hearing for February 24, 2015.

[First of Three Readings]

Alderman Ann Petersen, FMPC Representative

Alderman Burger moved to approve Ordinance 2014-42. Seconded by Alderman Blanton. Motion carried unanimously (6-0) on First of Three Readings.

5. Consideration of RESOLUTION 2014-87 – A Resolution to Adopt the Southwest Basins No. 2 & No. 3 Sanitary Sewer System Study of August 2014.

David Parker, City Engineer/CIP Executive

Paul Holzen, Engineering Director

Alderman Blanton moved to approve Resolution 2014-87. Seconded by Vice Mayor Barnhill.

Discussion:

- Alderman Petersen said she had no objection to adopting this resolution; however, the Board had not been able to see where the basins are located within the entire Urban Growth Boundary (UGB). She is concerned about the five miles of sewer and force main to the basin.
- The areas were then pointed out on the UGB maps.
- Alderman Skinner asked for discussion with Thompsons Station about the possibility of hooking on to their lines because they are much closer.
- Mr. Stuckey related the basins are in the City of Franklin service area and to do that would require changes to the service area.

- Vice Mayor Barnhill commented this is a planning tool and doesn't commit the City to anything. Thompsons Station isn't a viable option.
- Mr. Stuckey advised the intent is to provide sewer service in the most effective way per the Land Use Plan. The area will be largely development-driven over time.

Motion to approve Resolution 2014-87 carried unanimously (6-0).

- 6. Consideration of Contract Award to Lifesigns/The Prevention Group of Brentwood, Tennessee in the Total Estimated Annual Amount of \$72,685 for Firefighter Annual Physical Medical Exam Services for Uniformed Personnel of the Franklin Fire Department for a Term of Award of Three (3) Years, with Two (2) Options to Extend the Term of Award, Each Time for Up to One (1) Additional Year, for a Maximum Possible Term of Award of Five (5) Years Total (Purchasing Office Procurement Solicitation No. 2015-011; \$105,850 Budgeted in 110-82250-42200 for Fiscal Year 2015 for Physicals and Preventive Medical Care; Contract No. 2014-0347).**

Rocky Garzarek, Fire Chief

Mayor Moore asked that this item be withdrawn.

Alderman Burger moved to withdraw Item 6. Seconded by Vice Mayor Barnhill. Motion carried unanimously (6-0).

- 7. Consideration of Recommendation to Reject All Proposals for Firefighter Annual Physical Medical Exam Services for Uniformed Personnel of the Franklin Fire Department (Purchasing Office Procurement Solicitation No. 2015-011).**

Rocky Garzarek, Fire Chief

Alderman Petersen moved to approve staff recommendation to reject all bids for Firefighter Annual Physical Medical Exam Services. Seconded by Alderman Burger. Motion to reject bids carried unanimously (6-0).

- 8. Consideration of Lease Agreement Between Williamson County, Tennessee, and the City of Franklin (COF 2015-0003) Concerning the Lease of Property for the Construction and Operation of a Temporary Fire Station.**

Eric Stuckey, City Administrator

Alderman Skinner moved to approve Lease Agreement with Williamson County with the stipulation the City Administrator has the final authority for changes in the document. Seconded by Alderman Bransford. Motion carried unanimously (6-0).

- 9. Consideration of Contract 2014-0340 with Pictometry International for GIS Mapping Update.**

Fred Banner, IT Director

Alderman Petersen moved to approve Contract 2014-0340. Seconded by Vice Mayor Barnhill. Motion carried unanimously (6-0).

- 10. Consideration of Appointment of Ed Cagle to the Employee Pension & Trust Committee.**

Dr. Ken Moore, Mayor

Mayor Moore recommended Ed Cagle for reappointment to the Employee Pension & Trust Committee.

Alderman Burger moved to approve the reappointment of Ed Cagle to the Pension Committee. Seconded by Alderman Petersen. Motion carried unanimously (6-0).

- 11. Consideration of Appointment of Donnell Lane to the Franklin Housing Authority.**

Dr. Ken Moore, Mayor

Mayor Moore recommended Donnell Lane for appointment to the Franklin Housing Authority.

Alderman Blanton moved to approve appointment of Donnell Lane to the Franklin Housing Authority. Seconded by Alderman Bransford. Motion carried unanimously (6-0).

CONSENT AGENDA

12. **Consideration of ORDINANCE 2014-38, An Ordinance Establishing Policy for Suspension and Debarment of Vendors and Contractors As Needed.**
[First of Two Readings] **Brian Wilcox**
Ordinance 2014-38 approved unanimously (6-0) on First of Two Readings.
13. **Consideration of RESOLUTION 2014-91, A Resolution to Authorize Capital Improvements at Cool Springs Conference Center.**
Russ Truell, ACA Finance & Administration
Resolution 2014-91 approved unanimously (6-0).
14. **Consideration of RESOLUTION 2014-84, A Resolution Authorizing Condemnation for the Acquisition of Property for the Curd Branch and Watson Branch Sanitary Sewer Improvements Project.**
Paul Holzen, Engineering Director
Resolution 2014-84 approved unanimously (6-0).
15. **Consideration of RESOLUTION 2014-83, A Resolution Authorizing Condemnation for the Acquisition of Property for the Spencer Creek at Franklin Road Sanitary Sewer Rehabilitation Project.**
Paul Holzen, Engineering Director
David Parker, City Engineer/CIP Executive
Resolution 2014-83 approved unanimously (6-0).
16. **Consideration of RESOLUTION 2014-90, A Resolution to Revise Section E of the Purchasing Policy for City of Franklin Procurements Not Pertaining to New Construction.**
Brian Wilcox, Purchasing Manager
Resolution 2014-90 approved unanimously (6-0).
17. **Consideration of RESOLUTION 2014-94, A Resolution to Fund the Final Design of McEwen Drive Phase IV Improvements (Cool Springs Boulevard to Wilson Pike).**
Paul Holzen, Engineering Director
Resolution 2014-94 approved unanimously (6-0).
18. **Consideration of RESOLUTION 2015-08 to Reclassify Three (3) Part-Time Sanitation and Environmental Services Workers to One (1) Full-Time Sanitation and Environmental Services Worker and Modify the Organizational Chart for the Sanitation and Environmental Services Department.**
Becky Caldwell, SES Director
Resolution 2015-08 approved unanimously (6-0).
19. **Consideration of Bid Award to North American Fire Equipment Co., Inc. of Decatur, AL in the Total Amount of \$56,614.34 for Supply and Delivery of the Specified Quantities, Makes and Models of Firefighting Nozzles and Hydrant Wyes for the Fire Department (Purchasing Office Procurement Solicitation No. 2015-017; \$60,000 Budgeted in 110-83530-42200 for Fiscal Year 2015; Contract No. 2014-0346)**
Approved unanimously (6-0). **Rocky Garzarek, Fire Chief**
20. **Consideration of Recommendation to Reject Bid to Remove and Replace Existing Pedestrian-Type Hand Railing Mounted on Top of Loading Area Ingress and Egress Retaining Walls with New Railing and to Install New Pipe Bollards, all at the City's Solid Waste Transfer Station, for the Disposal Division of the Sanitation and Environmental Services Department (Purchasing Office Procurement Solicitation No. 2015-018)**
Approved unanimously (6-0). **Becky Caldwell, SES Director**
Brad Wilson, Facilities Project Manager

21. **Consideration of Road Impact Fee Offset Agreement – As Amended (COF Contract 2014-0116) with Embrey Partners, Ltd. For the Construction of a Traffic Signal at the Intersection of Cool Springs Boulevard and Windcross Court in the Amount of \$156,761.18.**
Approved unanimously (6-0).
David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director
22. **Consideration of Right-of-Way Use Agreement (COF Contract 2014-0297) with Windstream KDL, Inc.**
Approved unanimously (6-0).
David Parker, City Engineer/CIP Executive
Paul Holzen, Engineering Director
23. **Consideration of Contract 2014-0329, an Agreement for the Conveyance and Dedication of In-Kind Property or Cash Donation for the Future Goose Creek Area Fire Hall – Station 7.**
Approved unanimously (6-0).
Eric Stuckey, City Administrator
Vernon Gerth, ACA Community/Economic Dev.
24. **Consideration of Contract Award to Government Portfolio Advisors, LLC of Portland, Oregon in the Annual Amount of \$25,000 for Non-Discretionary Investment Advisory Services for Certain Non-Pension Assets of the City, for a Term of Service of Three (3) Years, with Two (2) Options to Extend the Term of Service, Each Time for Up to One (1) Additional Year, for a Maximum Possible Term of Service of Five (5) Years Total, for the Finance Department (Purchasing Office Procurement Solicitation No. 2015-014; \$25,000 Budgeted in 110-85520-41500 for Fiscal Year 2015; Contract No. 2014-0350)**
Approved unanimously (6-0).
Russ Truell, ACA Finance & Administration

NO EXECUTIVE SESSION HELD

EXECUTIVE SESSION

Consideration of Motion to Enter Executive Session for the Purpose of Reviewing Various Matters of Pending Litigation

Shauna Billingsley, City Attorney

RETURN FROM EXECUTIVE SESSION

Consideration of Matters from Executive Session

Dr. Ken Moore, Mayor

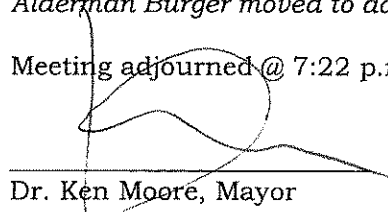
• **Announcements**

- The Capital Investment Committee will meet Thursday, February 5, 2015 @ 4:00 p.m. instead of Wednesday, January 28, 2015.
- A second session of the Housing Summit is scheduled on February 25, 2015 at the Marriott.

ADJOURN

Alderman Burger moved to adjourn, seconded by Alderman Blanton, carried unanimously.

Meeting adjourned @ 7:22 p.m.


Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office – Updated: 2/9/2015 12:37 PM

**MINUTES OF THE WORK SESSION
BOARD OF MAYOR AND ALDERMEN
FRANKLIN, TENNESSEE
CITY HALL BOARDROOM
TUESDAY, JANUARY 27, 2015 – 5:00 P.M.**

Board Members

Mayor Ken Moore	P		
Vice Mayor Clyde Barnhill	P	Alderman Dana McLendon	A
Alderman Brandy Blanton	P	Alderman Margaret Martin	A
Alderman Pearl Bransford	P	Alderman Ann Petersen	P
Alderman Beverly Burger	P	Alderman Michael Skinner	P

Department Directors/Staff

Eric Stuckey, City Administrator	P	Lisa Clayton, Parks Director	P
Vernon Gerth, ACA Community/Economic Dev.	P	Shirley Harmon-Gower, Human Resources Director	P
Russell Truell, ACA Finance & Administration	P	Mark Hilty, Water Management Director	P
David Parker, City Engineer/CIP Executive	P	Paul Holzen, Engineering Director	P
Shauna Billingsley, City Attorney	P	Catherine Powers, Planning & Sustainability Director	P
Rocky Garzarek, Fire Chief	P	Joe York, Streets Director	P
Deb Faulkner, Police Chief	P	Brad Wilson, Facilities Project Manager	
Fred Banner, IT Director	P	Lanaii Benne, Assistant City Recorder	P
Chris Bridgewater, BNS Director	P	Linda Fulwider, Board Recording Secretary	P
Becky Caldwell, SES Director	P		

Call to Order

Dr. Ken Moore, Mayor called the Work Session to order at 5:00 p.m.

Citizen Comments

None

WORK SESSION DISCUSSION ITEMS

1. Consideration of Event Permit for Americana Cross County Lines Festival at Harlinsdale Farm on May 30, 2015.

Lisa Clayton, Parks Director

Jed Hilly, Executive Director Americana, explained they've requested three days at Harlinsdale, setup on May 29, Festival on the 30th, and cleanup on 31st.
2. Consideration of ORDINANCE 2014-41, To Be Entitled "An Ordinance to Rezone 4.48 Acres from Central Commercial District (CC) to Specific Development – Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee."

Alderman Ann Petersen, FMPC Representative

Catherine Powers related that the rezoning has been confirmed and is appropriate.
3. Consideration of RESOLUTION 2014-92, To Be Entitled "A Resolution Approving a Development Plan for the Harpeth Square PUD Subdivision with Seven Modifications of Standards (MOS 1 – Setbacks; MOS 2 – Façade Occupancy within Front Setback; MOS 3 – Façade Occupancy with Side Setback of Corner Lots; MOS 4 – Façade Design Variation; MOS 5 – Parkland Dedication; MOS 6 – Tree Canopy Preservation; MOS

7 – Festival Lights), Located at Various Properties within the Block of Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee.”

Alderman Ann Petersen, FMPC Representative

Ms. Powers reviewed the seven Modifications of Standards that deviate from the Zoning Ordinance:

MOS 1: Setbacks	Request to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. <i>(Staff recommended approval)</i>
MOS 2: Façade Occupancy within Front Setback	Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the front property line. <i>(Staff recommended approval)</i>
MOS 3: Façade Occupancy within Side Setback of Corner Lots	Request for final plans to conform to the development plan PUD as approved by BOMA, for the percentage of primary building wall occupying the side street property line. <i>(Staff recommended approval)</i>
MOS 4: Façade Design Variation	Request a minimum façade variation every 50 feet. <i>(Staff recommended approval)</i>
MOS 5: Parkland Dedication	Request to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Avenue (16,900 SF) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. <i>(Staff recommended denial) ***Refer to discussion below***</i>
MOS 6: Tree Canopy Preservation	Request to save only the trees identified on the development plans <i>(Staff recommended approval)</i>
MOS 7: Festival Lights	Request to use festival lights as accents to courtyards. <i>(Staff recommended denial)</i>

***Discussion of MOS 5: Parkland Dedication

- The 1416 Columbia Avenue property (former location of a carwash) is now owned by a non-profit entity, and is too far from the Harpeth Square property to be considered parkland for the development. A proposal from Harpeth Square was discussed at length and will be submitted in writing for full understanding of parkland dedication for this development.

4. Discussion Concerning the Harpeth Square Development Draft Road Impact Fee Agreement and Recovery Agreement.

Paul Holzen, Engineering Director

Paul Holzen reviewed the Water and Sewer Recovery Agreement, noting a condition of approval is to upgrade to a 10 inch water main. The water and sanitary sewer improvements will benefit the downtown central business area. The developer is eligible for reimbursement.

Mr. Holzen also reviewed the Road Impact Fee Offset Agreement:

- First Avenue North and Bridge Street. The offset request includes Capacity Improvements Only such as street lights, curb and gutter, and design. Not included, demo, brick sidewalks, crosswalks, street signs limestone street markers, trash receptacles, bike bollards, grading, asphalt, pavement markings, concrete drive apron, landscaping and irrigation. Total estimated offset cost \$771,100.
- Franklin Road/East Main Street restriping and signal modification at East Main Street and First Avenue. Includes modification of pavement markings on Franklin Road and East Main Street to create a dedicated right turn lane for southbound traffic on intersection of East Main Street and First Avenue. Total Estimated Offset Cost \$54,380.
- Intersection improvements and signalization of Bridge Street and Second Avenue: installation of new traffic signal at Bridge Street and Second Avenue. Recommended offset includes design, right-of-way acquisition, decorative traffic signal, pavement, pavement markings, crosswalks, handicap ramps, curb and gutter, signage, drainage, fiber optic interconnect and limited construction management. Total Estimate offset cost \$457,875.

The traffic signal is a safety warrant because of the pedestrian traffic. The Road Impact Fee and Recovery agreements must be finalized before the design or plan is finalized. There are Streetscape features on the Harpeth Square side of the property on Second Avenue and First Avenue North and Bridge Street.

Qualifying fees total approximately \$1.28 million with around \$966,000 in fees to the City. Greg Gamble provided a handout listing the total improvements requested and costs:

	Cost	Qualifying Fees	Harpeth Square Total Fees to City
Water Line 10" Upgrade	\$ 203,750.00	\$ 208,674.00	\$ 518,526.00
		<i>System Dev Fee</i>	<i>Total Water Fee</i>
Sanitary Sewer Upgrade on Bridge	\$ 100,000.00	\$ 343,035.00	\$ 952,182.00
		<i>System Dev Fee</i>	<i>Total Sewer Fee</i>
Street Improvements			\$ 957,481.00
			<i>Traffic Impact Fee</i>
• <i>First & Bridge (Eligible)</i> Street Lights, Curb & Gutter, Drainage Pipe and Design	\$ 771,100.00	\$ 771,100.00	
• <i>First & Bridge (Cosmetic)</i> pavers, Sidewalk, Street Marker, Asphalt, Bike Bollards, Trash Cans, Grading Crosswalks, Street Signs, Landscaping Irrigation	\$ 534,431.00		
• <i>Traffic Light on Second Avenue</i>	\$ 457,875.00	\$ 457,875.00	
• <i>Main Street Restriping & Signal Modifications</i>	\$ 4,380.00	\$ 54,380.00	
• <i>Second Avenue (All Cost)</i>	\$ 496,436.00		
Street Improvement subtotal	\$ 2,314,222.00	\$ 1,283,355.00	\$ 957,481.00
Shortfall			\$ (325,874.00)
Total Improvements Requested	\$ 2,617,972.00	\$ 1,835,064.00	\$ 2,428,189.00

Requests to City

- *First and Bridge*
 1. To make asphalt, striping improvements for First and Bridge eligible for offsets
 2. If cost savings are achieved by the Developer, savings may apply toward items identified as cosmetic
 3. To permit flexibility in product selection for streetscape, i.e. Brownstones
 4. Request City to Pay for Bike Bollards and Trash Receptacles
- *Second Avenue*
 1. To make all improvements outside Streetscape (Cosmetic) be eligible (street lights, curb and gutter, asphalt, and striping)
 2. Flexibility in Products for Streetscape
 3. City to Pay for Bike Bollards and Trash Receptacles
- *Main Street Traffic Signal*
 1. Request the City to pay for the restriping and upgrade of signalization for Main Street

Lengthy discussion ensued regarding the above requests to the City:

- As was allowed for the Brownstones on Second Avenue, the developer would like to choose less costly items, comparable in appearance such as street lights, etc. with the savings going toward the Streetscape type amenities.
- Alderman Burger asked Mayor Moore if the Sustainability Commission would consider purchasing the bike bollards and trash receptacles. The Mayor indicated he would refer it to the commission for consideration. Grants and other means of funding mentioned.

Mr. Gerth referred to the Road Impact Agreement saying, either accept it as recommended or include other elements applicable. He emphasized the importance of moving forward with approval so the plan can be presented to the Historic Zoning Commission.

Mr. Stuckey stressed that only road improvements that increase capacity should be considered for road impact fees, all other improvements, such as street beautification should be earmarked from another source, such as Hotel/Motel Tax Fund. If the Board is comfortable with the zoning and infrastructure elements, move those forward at the next meeting. Incentives will take more discussion. More details are needed on parkland dedication. If the Board is interested in an allocation toward Streetscape/beautification from the Hotel/Motel Tax, a draft document can be presented at the next meeting.

The Board was reminded that the applicant can't submit the Site Plan or appear before the Historic Zoning Commission until the Development Plan has been approved.

5. *Consideration of Recommendation to Reject All Proposals for Firefighter Annual Physical Medical Exam Services for Uniformed Personnel of the Franklin Fire Department (Purchasing Office Procurement Solicitation No. 2015-011).

Rocky Garzarek, Fire Chief

This vendor is closing their Brentwood office. Need to withdraw this item from BOMA agenda.

6. Discussion of Stream Restoration Feasibility Study (COF Contract No. 2014-0119) Results for Jordan Branch in the Meadow at Cool Springs Subdivision (Sliders Knob).

Paul Holzen, Engineering Director

Mr. Holzen related this project is in the initial stage of preliminary design. No decision is needed at this time, just feedback. This is a wet weather conveyance that runs through the subdivision as detention and it is considered to be private. Due to the magnitude of the project, 123 acres, it is more than the HOA could take on. Pictures of the channel, vertical slope, and undercut trees were shown. There have been many complaints received regarding this problem.

Several solutions were reviewed with staff leaning toward Option 1 or Option 2:

- Option 1: Keep channel where it is, narrow channel bottom, construct floodplain bench on each side. Use excavated soil from sloping the banks back to construct floodplain benches. This would allow groundwater to continue to seep from the soil and flow down the channel. Stone toe protection would be installed at channel bends to help stabilize soil benches. Most trees would need to be removed, and replaced with smaller ones. Land would be more manageable and stable.
- Option 2: Raise entire bed of the channel using soil from sloping back the banks to fill the channel, make benches on each side. Most trees would need to be removed, and replaced with smaller ones. There may be a loss of a groundwater source for the newly-created stream channel bottom. More difficult than Option 1 because of risk of losing connectivity to groundwater and not maintaining any of the existing channel bottom.
- Option 3: Armor the banks to stabilize, less invasive but removes a fair amount of trees.
- Option 4 and 4a: provide detention storage to slowly release to wet weather conveyance. To pipe the project would be very expensive. (not recommended)
- Option 5: Do nothing and the HOA continues to maintain. (not recommended)

Need to engage environmental permitting agencies and to look further at the costs involved as well as involve an archeologist.

Discussion:

- Alderman Burger related that she had walked the property and the problem is significant with huge trees along the bank that could fall in. When it rains it fills up with debris and stops the water flow.
- Paul Litchy, 545 Hope Avenue, Franklin, said he has watched this degrade since 1998. It has consumed corners of properties and is very unstable.
- John Sutton, 537 Hope Avenue, related that his home is the most affected by the erosion going deep and wide and coming within two feet of his back fence (with a swimming pool inside the fence). At his own expense, he had some trees removed as a safety measure. The HOA isn't as aggressive about taking out trees. It is truly a safety hazard for children. Mosquitoes, skunks and possums abound. They want to know what the City plans to do about this problem.
- Because of the involvement of archeologists and permitting agencies it could be a year before this is resolved.
- This is in the area which is one of two sites in Tennessee where evidence of prehistoric humans and mastodon bones have been found together.

- It was suggested that for the short-term, the HOA take care of cleanup and make sure the trees are not a safety hazard.

7. ***Consideration of Lease Agreement Between Williamson County, Tennessee, and the City of Franklin (COF 2015-0003) Concerning the Lease of Property for the Construction and Operation of a Temporary Fire Station.**

Eric Stuckey, City Administrator

City Attorney Shauna Billingsley and her counterpart from the County have been working on the lease. A draft was presented. Mr. Stuckey asked that the Board approve the lease at the voting meeting with the stipulation the City Attorney and the City Administrator be granted authority to approve the final document.

There are some details to be worked out regarding access to the site, the pole barn being left at the site for County use, and the disposition of the mobile home when the temporary station closes. The goal is to have the temporary station operable by the end of February.

8. ***Consideration of Contract 2014-0340 with Pictometry International for GIS Mapping Update.**

Fred Banner, IT Director

Franklin and Brentwood joint project.

9. **Discussion of FY 2016 Budget Goals**

Russ Truell, ACA Finance & Administration

The FY 2016 Budget Goals were presented for review. Staff would like formal action taken at the February 10 BOMA meeting so the goals can be built into the budget.

Alderman Petersen asked for a small study of bonded indebtedness from 2000 until the present to see how much principal and interest is being paid. Mr. Stuckey suggested adding this with the other financial policies and benchmarks PFM is updating, and that will be done.

10. **Consideration of an Amendment to Contract 2012-0006, a Revolving Loan Agreement with the Franklin Industrial Development Board, Pertaining to the McEwen TIF District and Industrial Development Board Bonds.**

Eric Stuckey, City Administrator

Russ Truell, ACA Finance & Administration

Russ Truell reported on the McEwen Economic Development District aka the TIF District, saying it is doing well and is in the third year of producing more revenue. Staff has been working with Public Financial Management (PFM) to find a way to shave off the duration of the bonds. The letter of credit that backs up the bonds has gotten more expensive and PFM is working to remedy that. It was determined that a direct bank purchase would be more beneficial to the Industrial Board and therefore the City of Franklin.

A bank has been identified and PFM will send a formal proposal to the Industrial Development Board. PFM and the City have compared three approaches to refinancing the outstanding balance.

The fixed rate solution would raise the annual interest payments as follows:

5 year term	2.72%	\$335,920
7 year term	3.14%	\$387,790
10 year term	3.51%	\$433,485

The variable rate solution would decrease the annual interest payments for the first year as follows:

5 year term	0.86%	\$106,210
7 year term	0.88%	\$108,680
10 year term	0.91%	\$112,385

The Board will need to approve amendments to the revolving loan.

11. Consideration of RESOLUTION 2015-06, A Resolution to Affirm Compliance with Federal Title VI Regulations.

Eric Stuckey, City Administrator

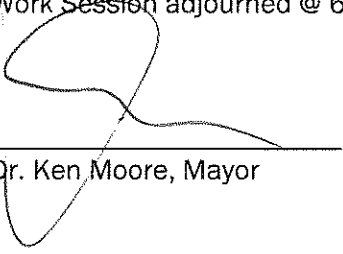
Annual resolution. No questions or comments.

Other Business

None

Adjournment

Work Session adjourned @ 6:51 p.m.



Dr. Ken Moore, Mayor

Minutes prepared by: Linda Fulwider, Board Recording Secretary, City Administrator's Office - updated 2/10/2015 9:03 AM



PROCLAMATION

WHEREAS, the public procurement function supports the multitude of services provided by governmental agencies including the City of Franklin, and contributes toward the efficiency and effectiveness of the City; and

WHEREAS, the public procurement function focuses on the three pillars of public trust, public service and justice which in turn serve as the basis for the six values of accountability, impartiality, ethics, professionalism, service and transparency; and

WHEREAS, the procurement function for the City of Franklin is a team effort whereby its success depends upon the efforts and cooperation of the City's elected and appointed officials, department heads, departmental purchasing agents, Engineering, Facilities and Purchasing staff, and the vendor community; and

WHEREAS, The Institute for Public Procurement and other professional purchasing associations throughout the world engage in special efforts during the month of March each year to inform the public about the importance of the role played by the public purchasing profession in business, industry and government.

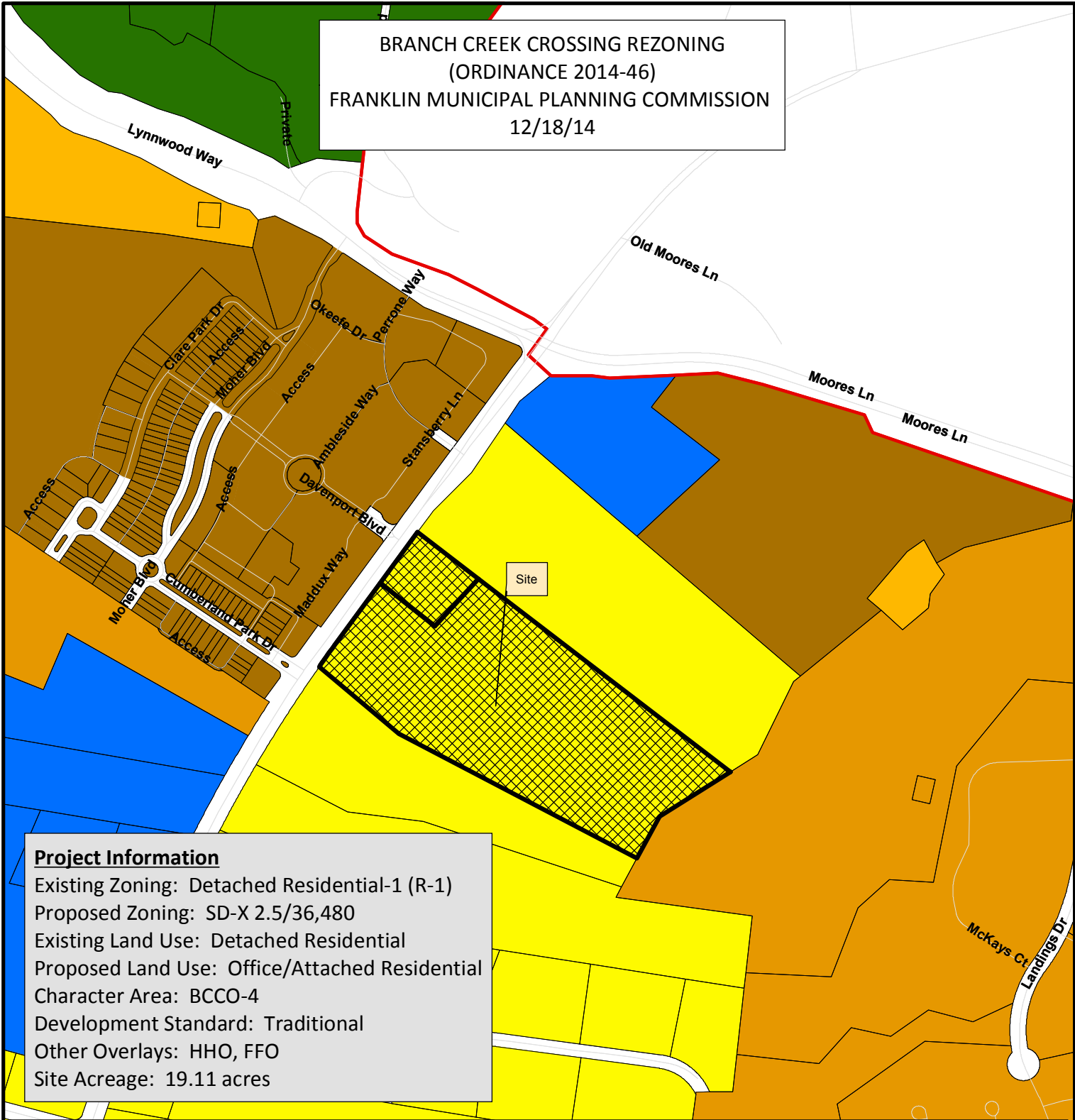
NOW, THEREFORE I, Dr. Ken Moore, Mayor, City of Franklin, Tennessee do hereby proclaim March, 2015 as

“Procurement Month”
for the City of Franklin, Tennessee

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of February, 2015.

Dr. Ken Moore, Mayor
City of Franklin, Tennessee

BRANCH CREEK CROSSING REZONING
(ORDINANCE 2014-46)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



Project Information

Existing Zoning: Detached Residential-1 (R-1)
 Proposed Zoning: SD-X 2.5/36,480
 Existing Land Use: Detached Residential
 Proposed Land Use: Office/Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: HHO, FFO
 Site Acreage: 19.11 acres

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2014-46

TO BE ENTITLED "AN ORDINANCE TO REZONE 19.11 ACRES FROM DETACHED RESIDENTIAL 1 (R-1) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 2.5/36,480) FOR THE PROPERTY LOCATED AT 574 & 580 FRANKLIN ROAD."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Detached Residential 1 (R-1) to Specific Development-Variety District (SD-X 2.5/36,480):

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;

Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;

Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;

Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;

Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

Zoning Reference Number: 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Branch Creek Crossing

Rezoning Request

Franklin, Williamson County, Tennessee

Tax Map 53 & Parcels 75.00 & 75.01



VICINITY MAP

N.T.S.

MODIFICATION OF STANDARDS REQUESTED:

- 1) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- 2) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
- 3) FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD, MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT

SHEET SCHEDULE

- C-0.0 COVER SHEET
- A-400 EXTERIOR ELEVATIONS
- A-400 EXTERIOR ELEVATIONS
- C-1.0 SITE DEVELOPMENT PLAN
- △ C-1.1 SITE PHASING PLAN
- C-2.0 EXISTING CONDITIONS PLAN
- C-3.0 SITE LAYOUT PLAN
- C-4.0 EMERGENCY VEHICLE TURNING PLAN
- C-5.0 GRADING AND DRAINAGE PLAN
- C-6.0 STORMWATER MANAGEMENT PLAN
- △ C-6.1 OFFSITE DRAINAGE AREA PLAN
- C-7.0 UTILITY PLAN
- C-8.0 TREE PROTECTION PLAN

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF DRY BRANCH CREEK.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE 30' RIPARIAN ZONE 1 OR 30' RIPARIAN ZONE 2 STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

NOTE:
FEES IN LIEU ARE REQUESTED FOR PARKLAND DEDICATION REQUIREMENTS:

35 UNITS X 1,200 SF = 42,000 SF
13 UNITS X 600 SF = 7,800 SF
42,000 SF + 7,800 SF = 49,800 SF OR 1.14 ACRES
FEES SHALL BE PAID AT FINAL PLAT STAGE

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 28, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 28, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

Owner: Kevin Belew
Great Tennessee Land Company, LLC
642 Hampstead Lane
Ann Arbor, MI 48103
kbelew@batterseapartners.com

Architect Paul Bass
B-3 Studios
1587 Mallory Ln. Suite 175
Brentwood, TN 37027
615-469-7856
paulb@b3studio.com

Engineer/ Tim Turner
Applicant: Blake Turner
7010 Sharondale Ct.
Brentwood, TN 37027
615-678-8212
blake@t2-eng.com

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. TSQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.

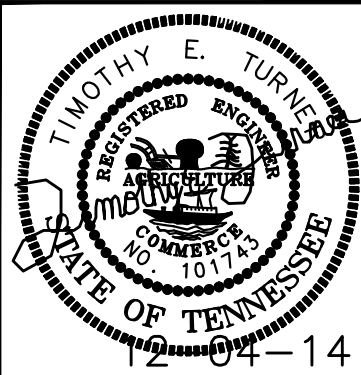
DETENTION AGREEMENT # _____

TDEC NOTICE OF COVERAGE - TNR#

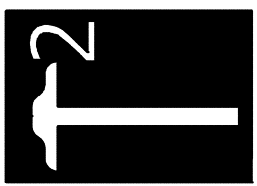
EROSION CONTROL SPECIALIST - _____

MOBILE (24HR) PHONE # (---) - -----

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



REVISIONS	NO.	DATE	REVISED PER	
			PLANNING	COMMISSION COMMENTS
	△	11-10-2013		
	△	12-04-14		

DATE	NO.	DATE	SCALE	DRAWN BY	CHECKED BY
05-20-2014	△	11-10-2013	1" = 40'	TSQUARE ENGINEERING	TET
	△	12-04-14			

BRANCH CREEK CROSSING COVER SHEET HIGHWAY 31 AND DAVENPORT MAP 53 AND PARCELS 75.00 & 75.01 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	JOB NUMBER 145061
	SHEET NUMBER C-0.0



1 front elevation
1/8" = 1'-0"



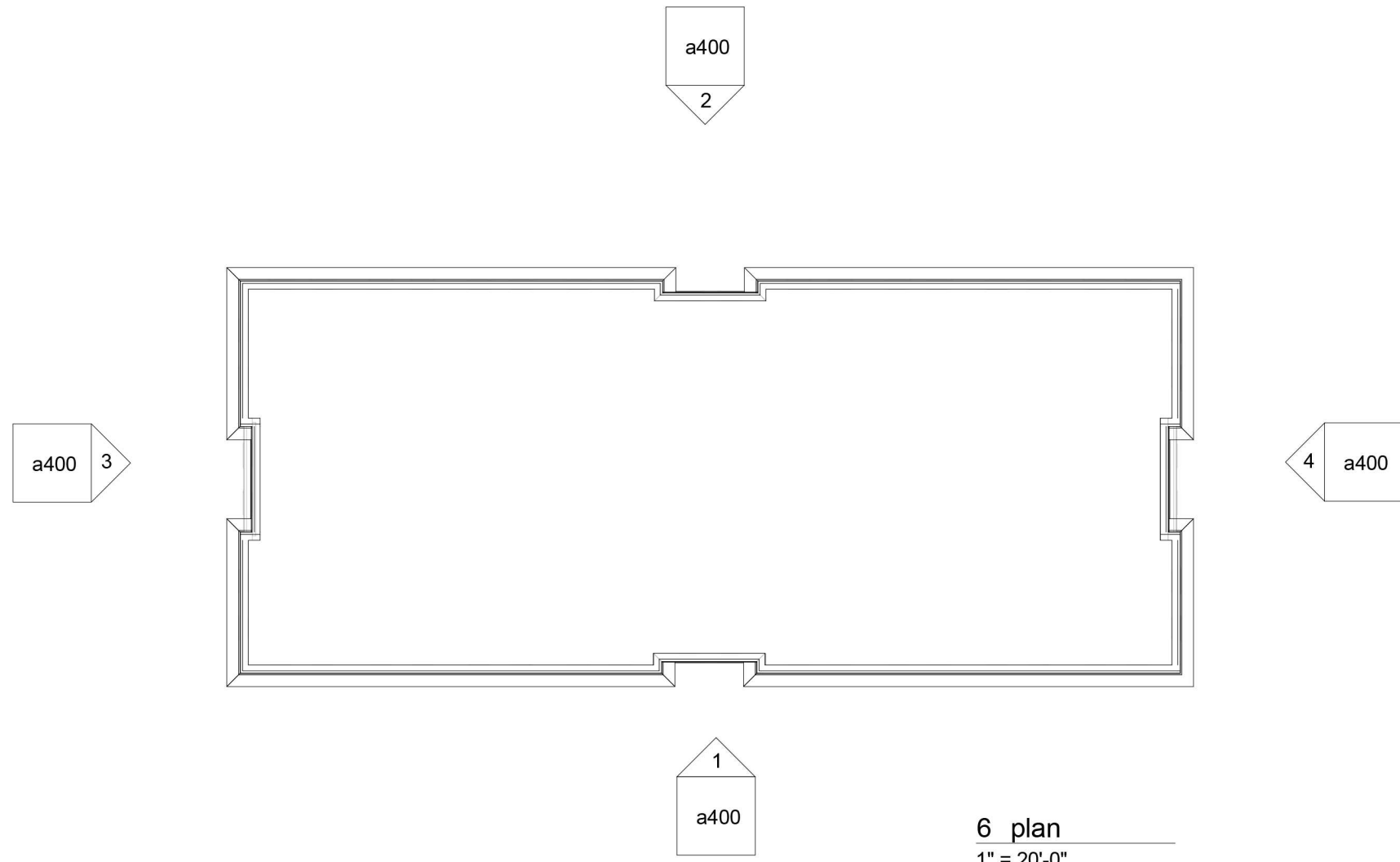
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

material legend

	BRICK - TEXAS (ACME)
	BRICK - OLDE WORLD (ACME)
	BRICK - PALOMA GRAY (ACME)
	CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

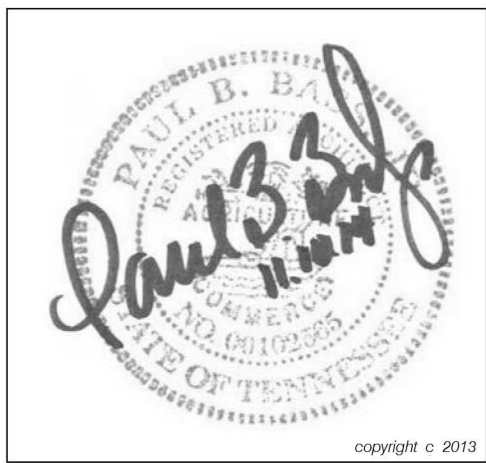
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: 4692

hvac screening

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



5 3D View front of building



listen • think • create

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b3studio
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

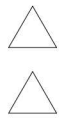
consultants:

project:

branch creek crossing

mixed-use development || 36,00 sq ft office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:



date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400



1 front elevation
1/16" = 1'-0"



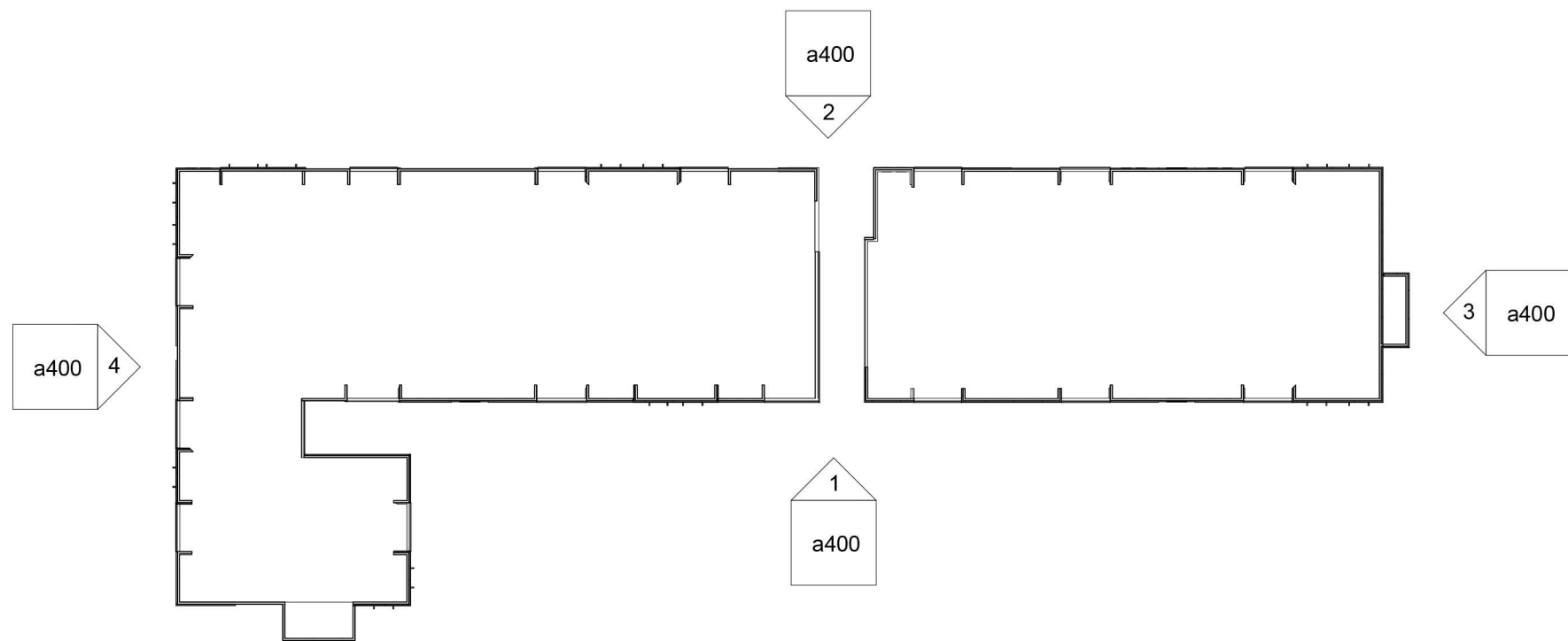
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building

zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

planning commission note

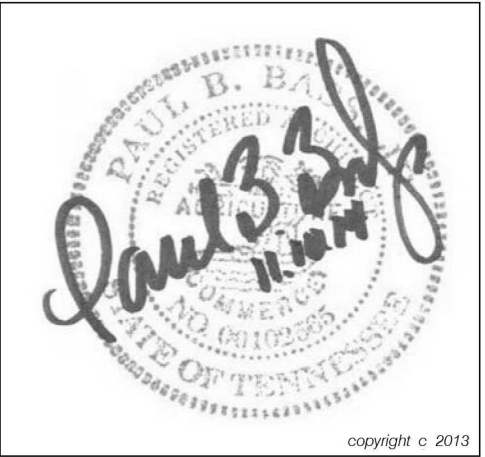
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hvac screening

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

material legend

	BRICK - TEXAS (ACME BRICK)
	BRICK - OLDE WORLD (ACME BRICK)
	BRICK - PALOMA GRAY (ACME BRICK)
	CUSTOM CAST STONE LIGHT BUFF SMOOTH
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)



listen • think • create

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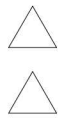
consultants:

project:

branch creek crossing

mixed-use development || 36,000 sf office & 48 unit condo
tax map 63 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:



date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400

PARKING RATIO (BASED ON SQFT OF OFFICE)				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE	PARKING (OFFICE)	
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

[illegible]

PHASE 1-18,340 NORTH OF OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
PHASE 2-30' TOWN CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, TRASH CURB, BRIDGE ACROSS DRY CREEK AND LANDSCAPING.
PHASE 3-18,340 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
PHASE 4-18' TOWN CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
ELECTRIC, ROAD UTILITIES AND LANDSCAPING.

11. FRANKLIN ROAD (STATE ROUTE 1, U.S.) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BENTWOOD. MOORES ROAD (STATE ROUTE 44) AND FRANKLIN ROAD (STATE ROUTE 1) ARE THE MAJOR EAST-WEST CORRIDORS FOR THE COMMUNITY. TRANSPORTATION (DRT) AS AN URBAN MAJOR ARTERIAL, DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GARDEN DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD FROM THE SITE OF THE GARDEN DEVELOPMENT OFF OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GARDEN DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT

RESTRIKE THE EXISTING SOUTHBORN FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN LANE INTO THE PROPOSED BRANCH CREEK CROSSING WITH A MINIMUM 30' FOOT OF GRASS STRIP.

ALIGN THE BRANCH CREEK CROSSING ACROSS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LANE AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE A 10' WIDE GRASS STRIP.

CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBORN FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 10 FEET OF STORAGE AND 10 FEET OF TAPER. THE PROPOSED TURN LANE SHALL BE SMALLER THAN THE EXISTING TURN LANE.

CONSTRUCT A 10' WIDE GRASS STRIP BETWEEN THE BRANCH CREEK CROSSING AND THE EXISTING TURN LANE ON NORTHBORN FRANKLIN ROAD WIDENING PROJECT.

RESTRIKE DAVENPORT BOULEVARD TO INCLUDE ONE (1) LEFT TURN LANE AND ONE (1) SHARED THROUGH/RIGHT TURN LANE.

INSTALL AN ADJACENT HANDICAP RAMPS AND A 10' WIDE GRASS STRIP WHERE THE MULTI-USE PATH CROSSES THE PROPOSED BRANCH CREEK CROSSING ACCESS.

PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD-BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE. AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

MODIFICATION OF STANDARDS REQUIRED:

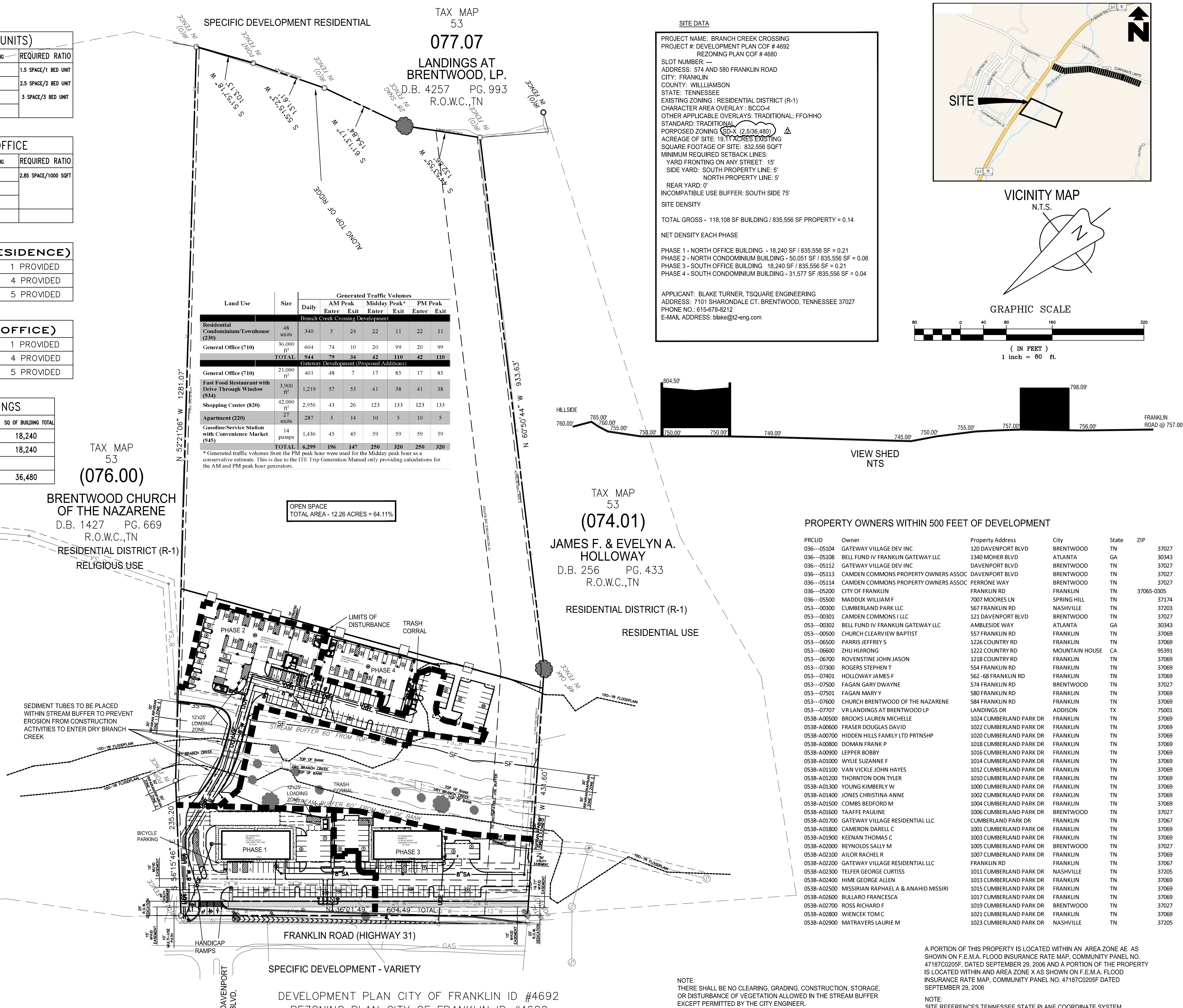
1. YARD SETBACKS FROM THE BACK EDGE OF SIDEWALK: TO THE BUILDING FACE TO BE 0.5:1 RATIO AND TABLE 3.4.4 FOR A MIXED-USE DEVELOPMENT IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUIRED IS A 75' FOOT SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE.

2. CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)1 REQUIRES NO OFF-STREET PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET. THE BUILDING FRONTS FOR A BUILDING WITH AN EXISTING SIDEWALK AND A NEW SIDEWALK TO BE CONSTRUCTED SHALL BE 75' FEET FROM THE BUILDING FACE TO THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET. THE BUILDING FRONTS FOR A BUILDING WITH AN EXISTING SIDEWALK AND A NEW SIDEWALK TO BE CONSTRUCTED SHALL BE 75' FEET FROM THE BUILDING FACE TO THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET.

3. CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)2 REQUIRES OFF-STREET PARKING AREAS TO NOT OCCUPY MORE THAN 25 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT. THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL BE 75' FEET FROM THE BUILDING FACE TO THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET. THE LOT FRONTAGE ADJACENT TO THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NON-RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL BE 75' FEET FROM THE BUILDING FACE TO THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET.

4. REQUIRE UNDERGROUND UTILITIES AND UTILITY CASES/EMTS TO THE AREA AS WELL AS THE STREET BUFFER.

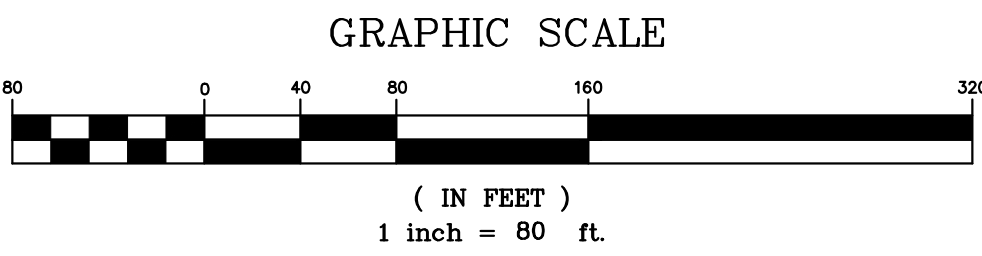
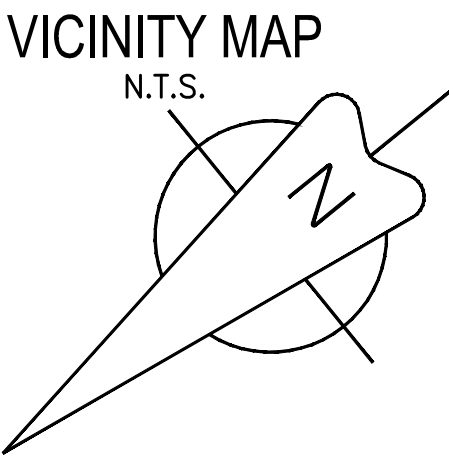
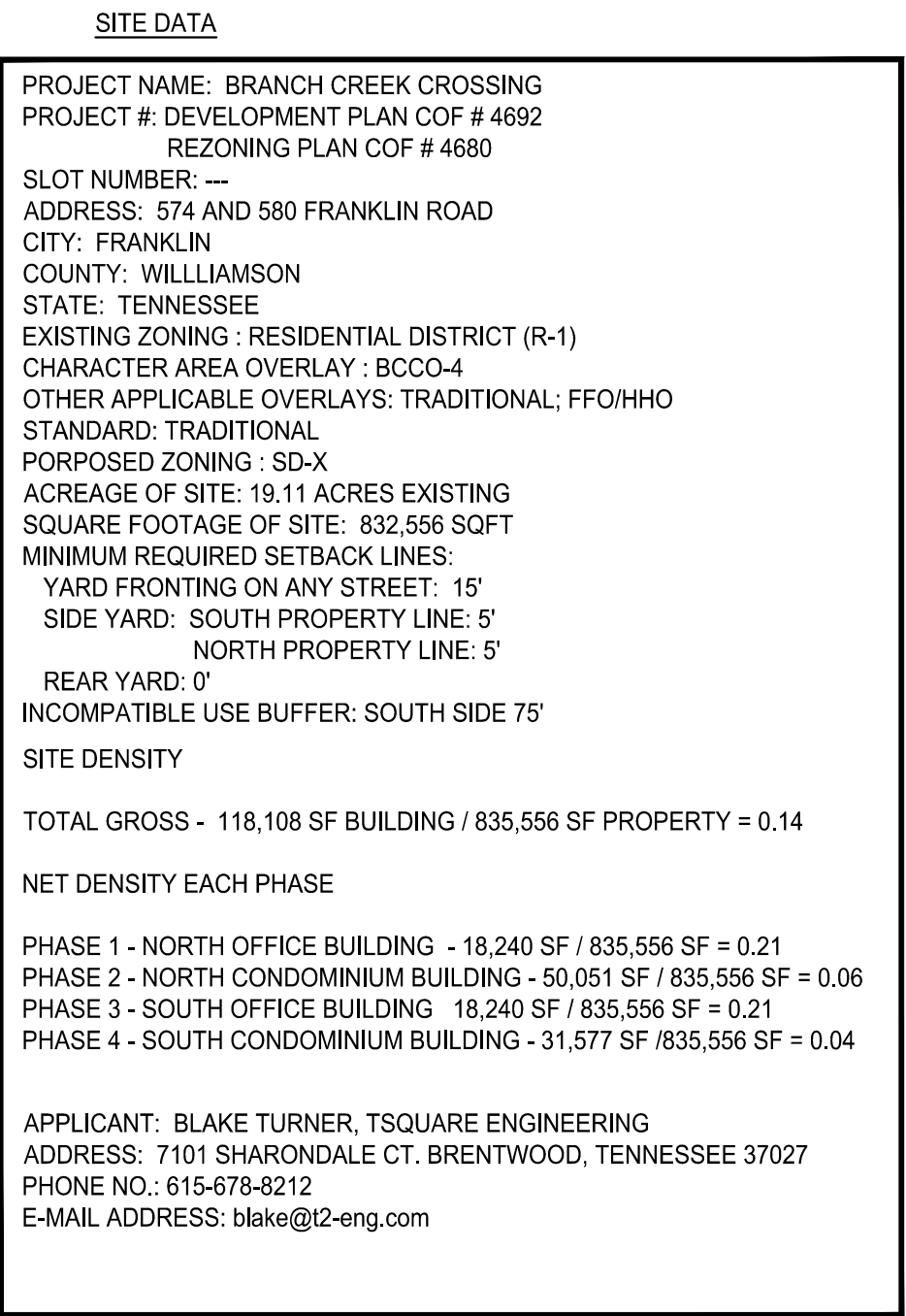
5. REQUIRE THE EXISTING SIDEWALK TO BE 75' FEET FROM THE BUILDING FACE TO THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET.



NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
EXCEPT PERMITTED BY THE CITY ENGINEER.

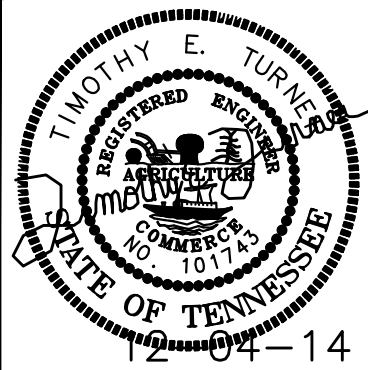
A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AN AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM
ZONE 5301, FIPZONE 4100: NAD83 DATUM

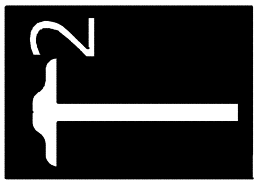


A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100: NAD83 DATUM



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Consulting Civil Engineering
 7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
 ttm@t2-eng.com



DATE: 05-20-2014	NO.	DATE	REVISIONS
SCALE: 1" = 80'	<u>A</u>	11-10-14	REVISED PER PLANNING COMMISSION COMMENTS
	<u>A</u>	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:			
TSQUARE ENGINEERING			
CHECKED BY:			
TET			

BRANCH CREEK CROSSING

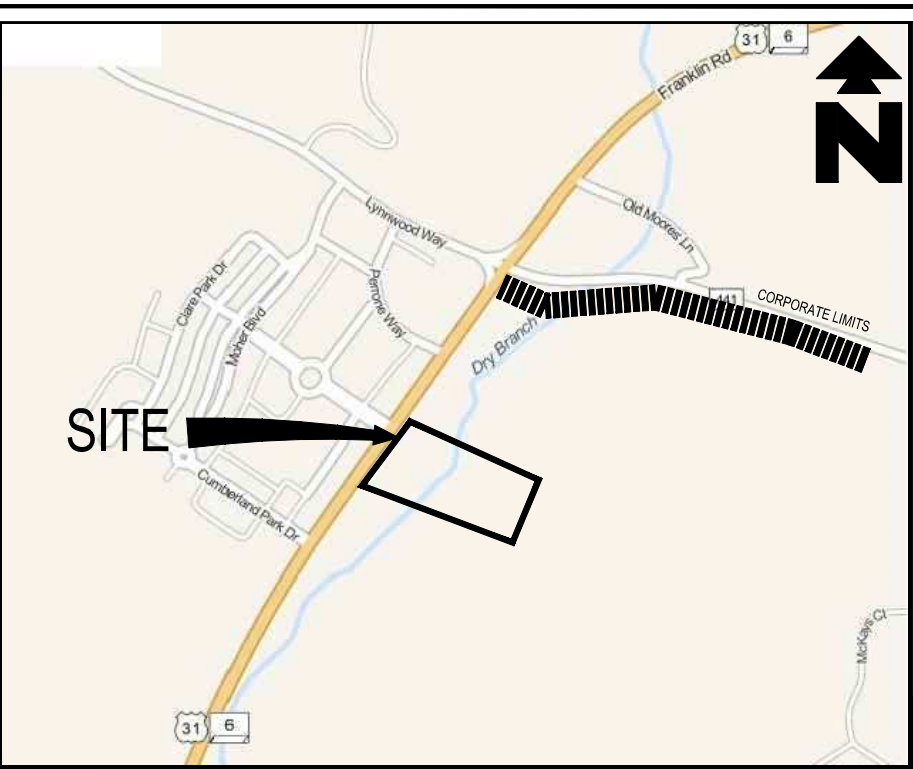
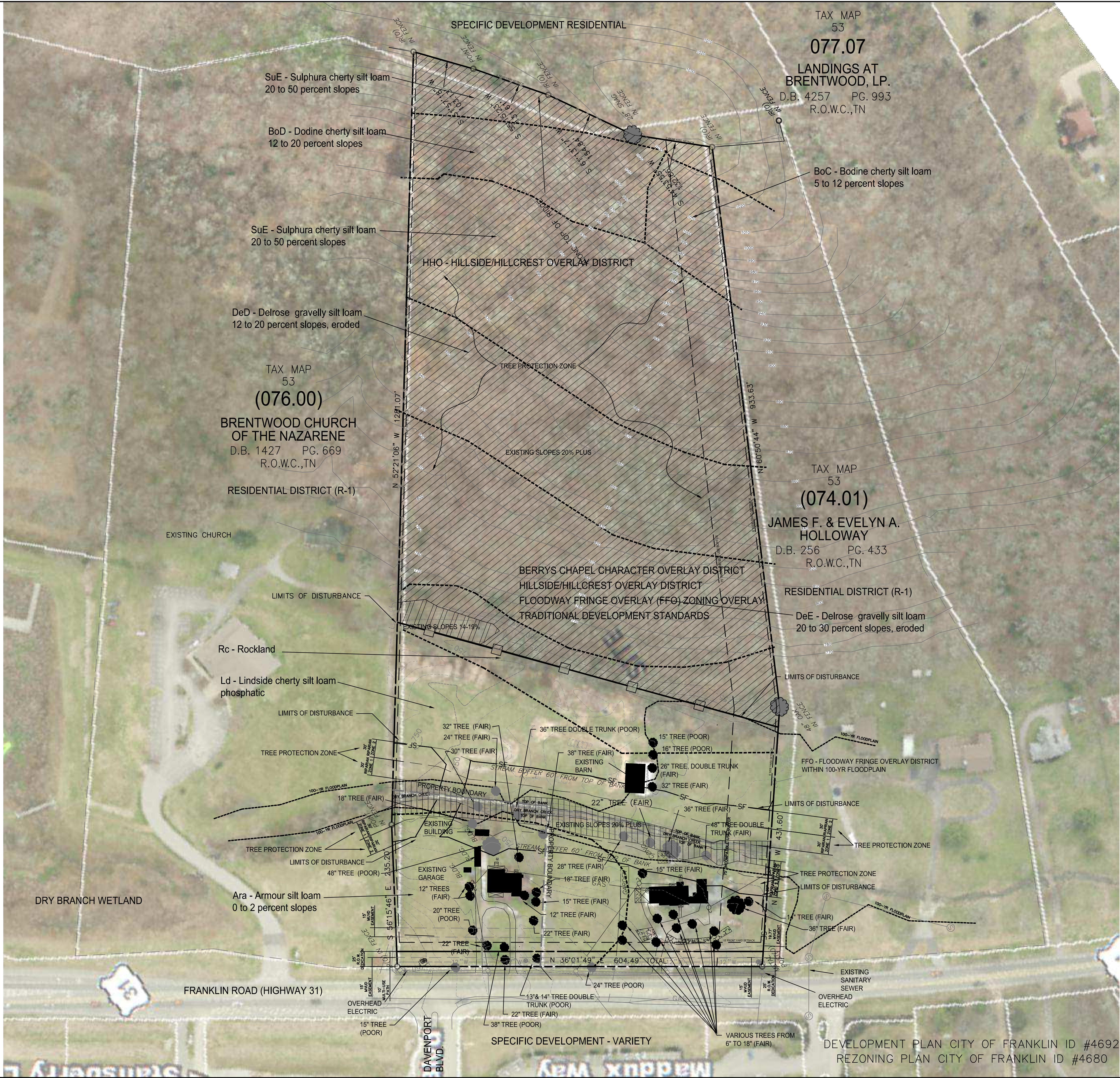
SITE PHASING PLAN

HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01

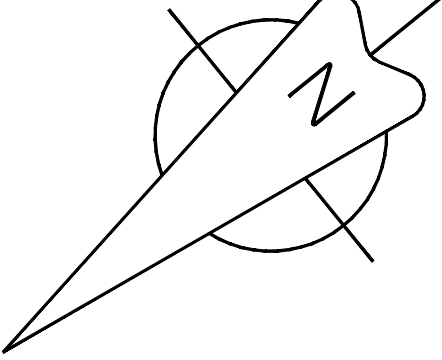
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-1.1



VICINITY MAP
N.T.S.



GRAPHIC SCALE

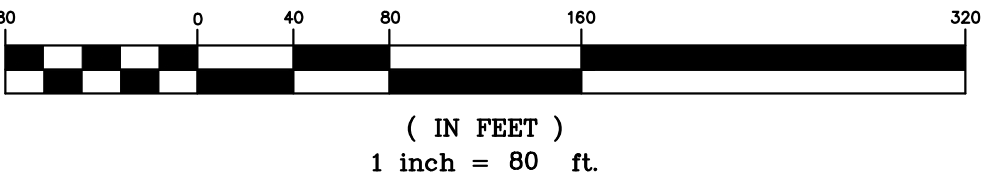
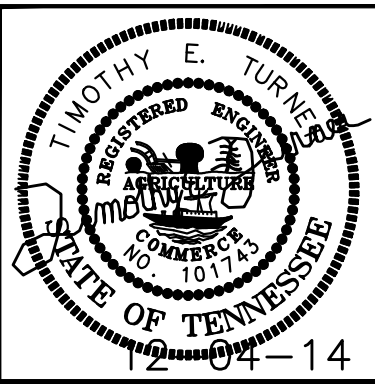


TABLE 5-2: TREE CANOPY RETENTION STANDARDS	
EXISTING TREE CANOPY - 60% - 79%	
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%	
EXISTING TREE CANOPY COVER - 63.32%	
PROPOSED TREE CANOPY COVER - 63.32%	
TREE REPLACEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED	

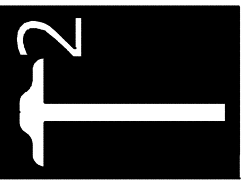
MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY	
TOTAL SITE AREA - 19.17 ACRES	
SITE USE - RESIDENTIAL	
TOTAL RESIDENTIAL USE - 19.17 ACRES	

NOTE:
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REVISIONS	
NO.	DATE
1	11-10-2014
2	12-04-14

DATE	
05-20-2014	11-10-2014
05-20-2014	12-04-14

SCALE	
1" = 80'	1" = 80'

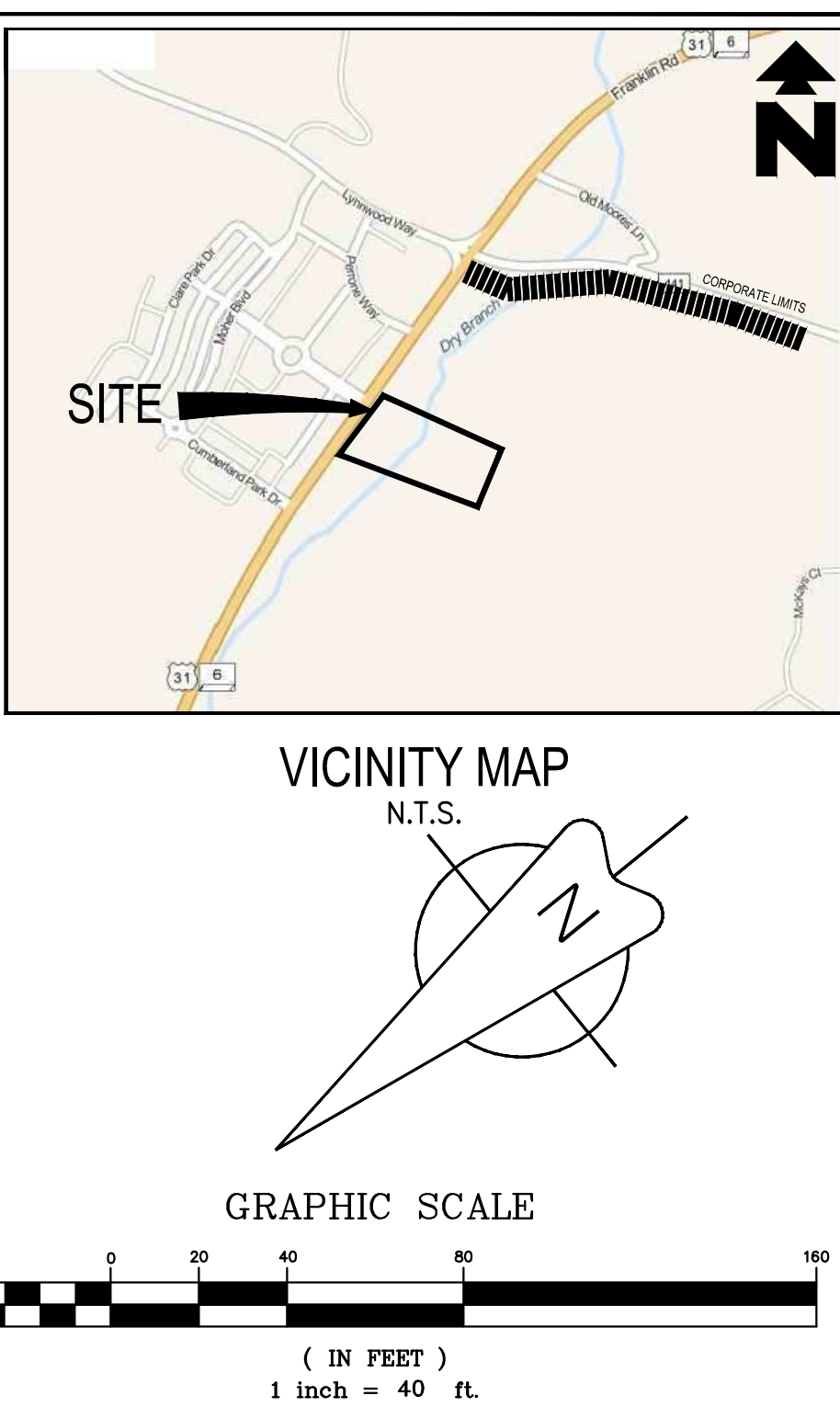
DRAWN BY	
TSQUARE ENGINEERING	TSQUARE ENGINEERING

CHECKED BY	
TET	TET

BRANCH CREEK CROSSING

EXISTING CONDITIONS PLAN
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER	
145061	145061
SHEET NUMBER	
C-2.0	C-2.0



RESIDENTIAL UNITS		OFFICE BUILDINGS	
RESIDENCE	UNITS OF BUILDING	OFFICE	SQ OF BUILDING TOTAL
ONE BEDROOM UNITS	9	BUILDING NORTH	18,240
TWO BEDROOM UNITS	18	BUILDING SOUTH	18,240
THREE BEDROOM UNITS	21		
TOTAL	48	TOTAL	36,480

PARKING RATIO (BASED ON RESIDENCE UNITS)				
RESIDENCE	UNITS OF BUILDING	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
ONE BEDROOM UNITS	9	14	14	1.5 SPACE/1 BED UNIT
TWO BEDROOM UNITS	18	45	45	2.5 SPACE/2 BED UNIT
THREE BEDROOM UNITS	21	63	63	3 SPACE/3 BED UNIT
TOTAL	48	122	122	

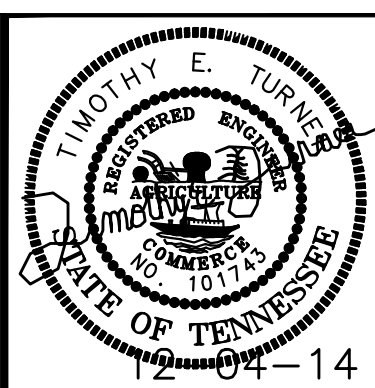
PARKING RATIO (BASED ON SQFT OF OFFICE)				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE PARKING (RESIDENCE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

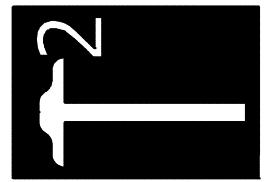
ACCESSIBLE PARKING (OFFICE)		
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100: NAD83 DATUM



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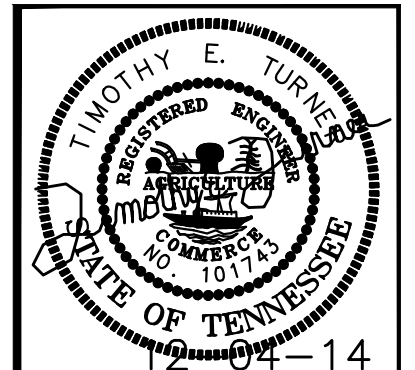
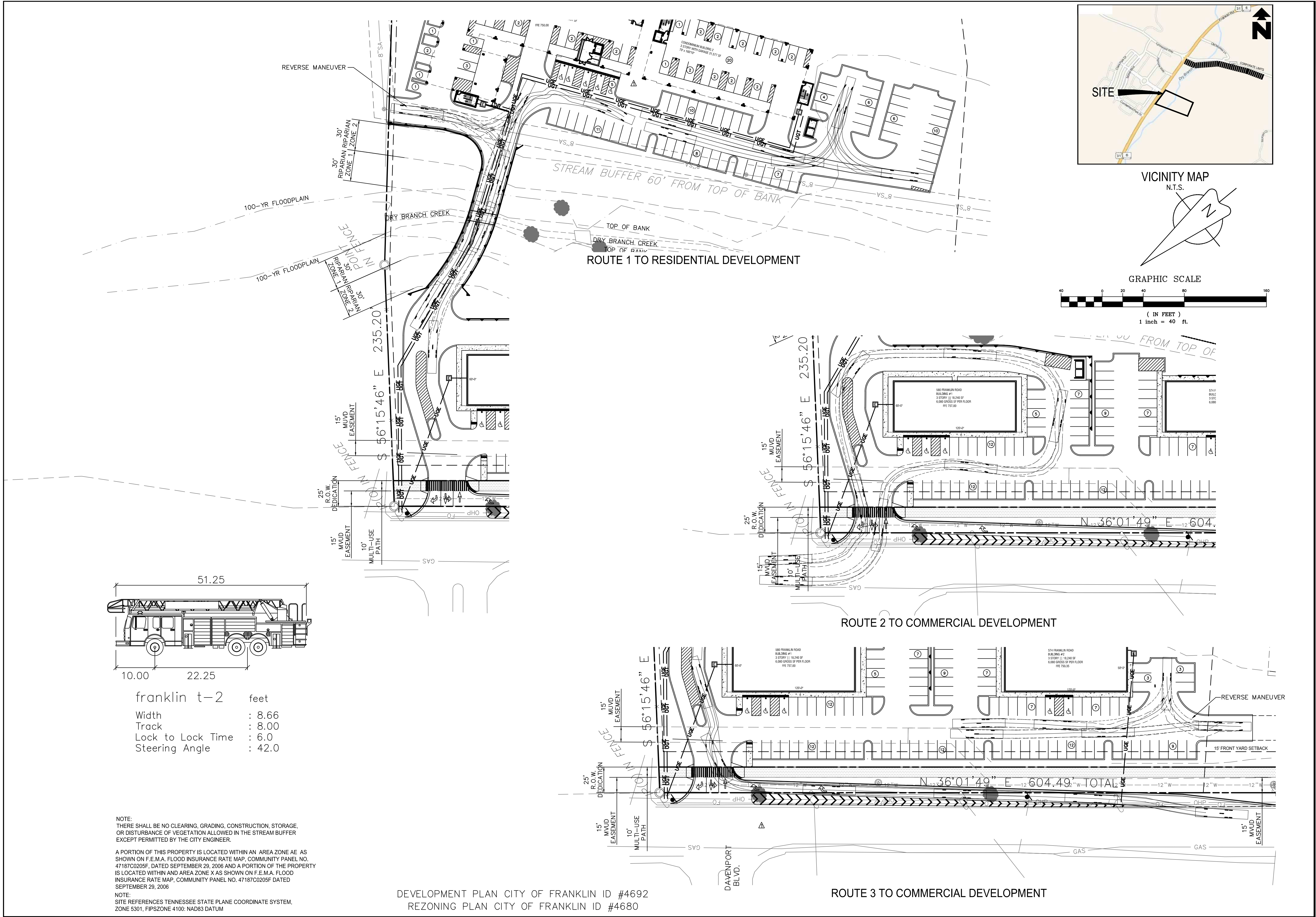
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SCALE:	1" = 40'		11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
			12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:				
TSQUARE ENGINEERING				
CHECKED BY:				
TET				

BRANCH CREEK CROSSING

SITE PLAN

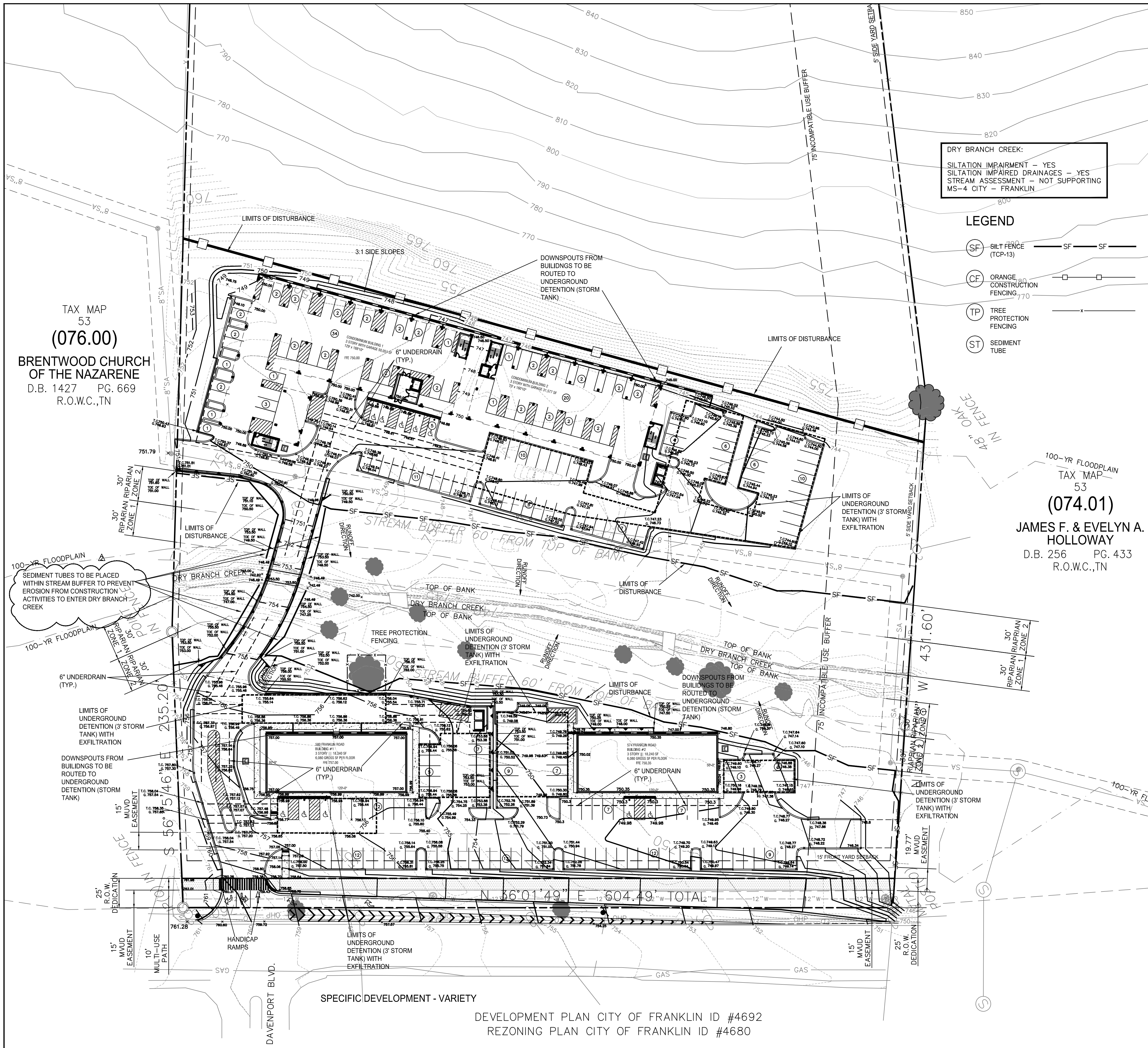
HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER 145061
SHEET NUMBER C-3.0



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BRANCH CREEK CROSSING		REVISIONS	
EMERGENCY VEHICLE PLAN		NO.	DATE
HIGHWAY 31 AND DAVENPORT		1	11-10-2013
MAP 53 AND PARCELS 75.00 & 75.01		2	12-04-14
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
JOB NUMBER		DATE: 05-20-2014	
145061		SCALE: 1" = 40'	
SHEET NUMBER		DRAWN BY: TSQARE ENGINEERING	
C-4.0		CHECKED BY: TET	

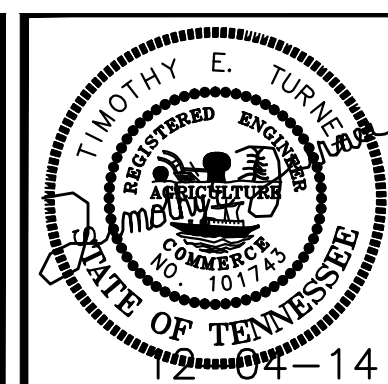


PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

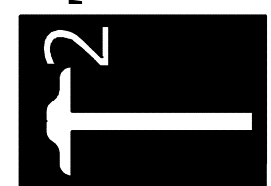
NOTE:
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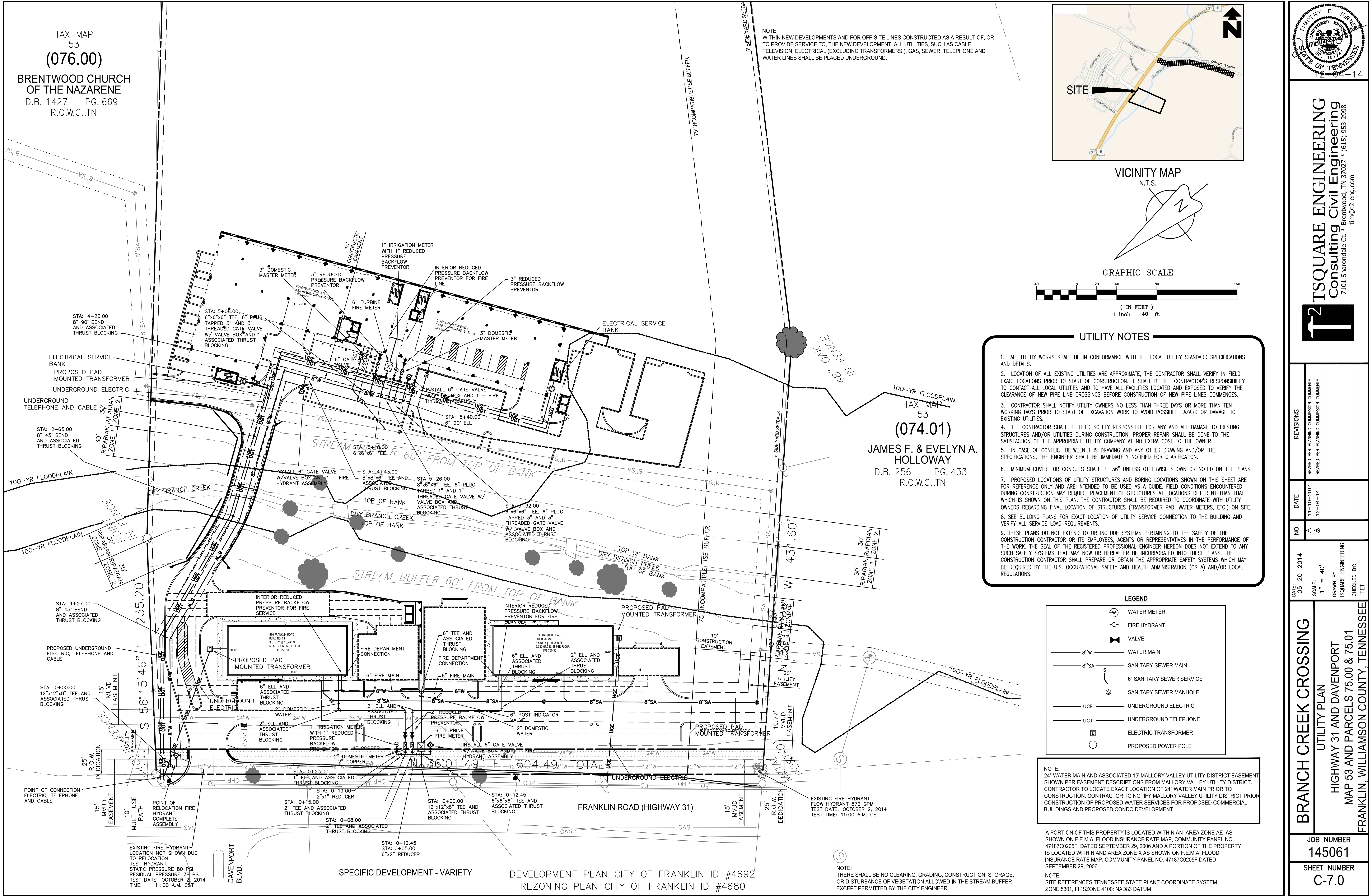
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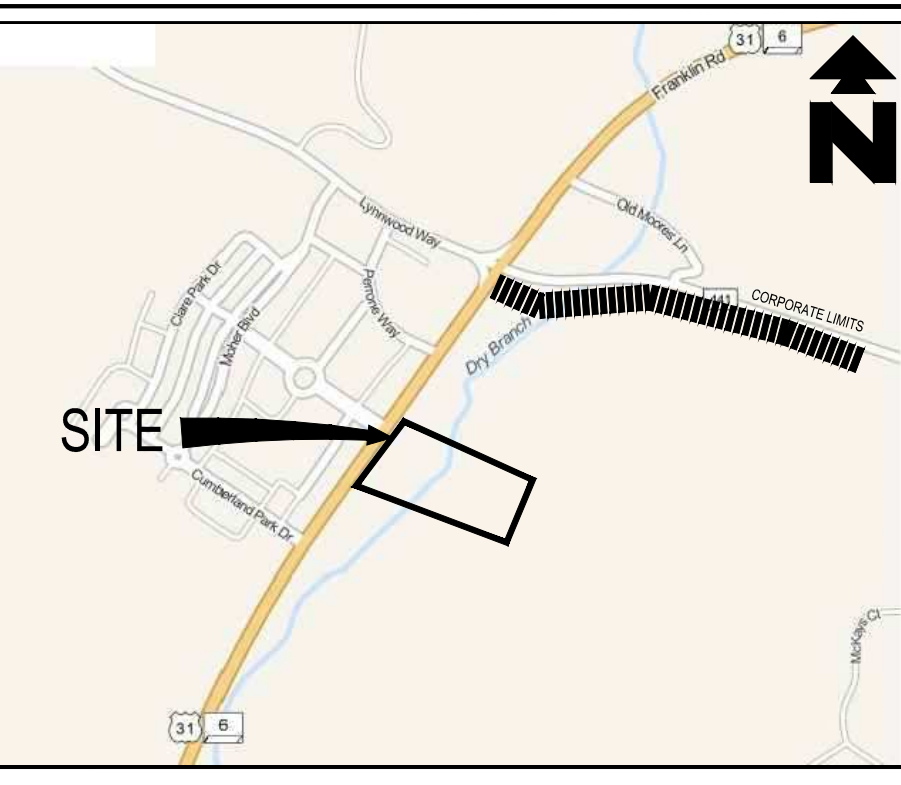


BRANCH CREEK CROSSING		DATE: 05-20-2014	NO.	DATE	REVISIONS
GRADING PLAN		SCALE: 1" = 40'	A	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
HIGHWAY 31 AND DAVEINPORT		DRAWN BY:	A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
MAP 53 AND PARCELS 75.00 & 75.01		SQUARE ENGINEERING			
FRANKLIN, WILKINSON COUNTY, TENNESSEE		CHECKED BY:			
		TET			
JOB NUMBER					
145061					
SHEET NUMBER					
C-5.0					

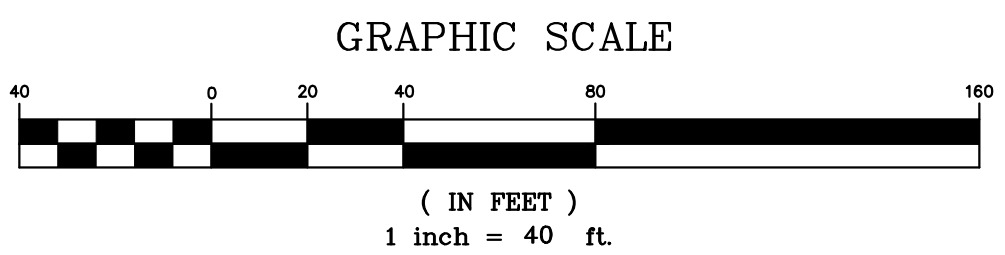


TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR
TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE
TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS.), GAS, SEWER, TELEPHONE AND
WATER LINES SHALL BE PLACED UNDERGROUND.



VICINITY MAP
N.T.S.



UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION. PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND	
	WATER METER
	FIRE HYDRANT
	VALVE
	8"W WATER MAIN
	8"SA SANITARY SEWER MAIN
	6" SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	ELECTRIC TRANSFORMER
	PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

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NOTE:
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NO.	DATE	REVISIONS
1	11-10-2014	RESED PER PLANNING COMMISSION COMMENTS
2	12-04-14	RESED PER PLANNING COMMISSION COMMENTS

BRANCH CREEK CROSSING

UTILITY PLAN

HIGHWAY 31 AND DAVENPORT

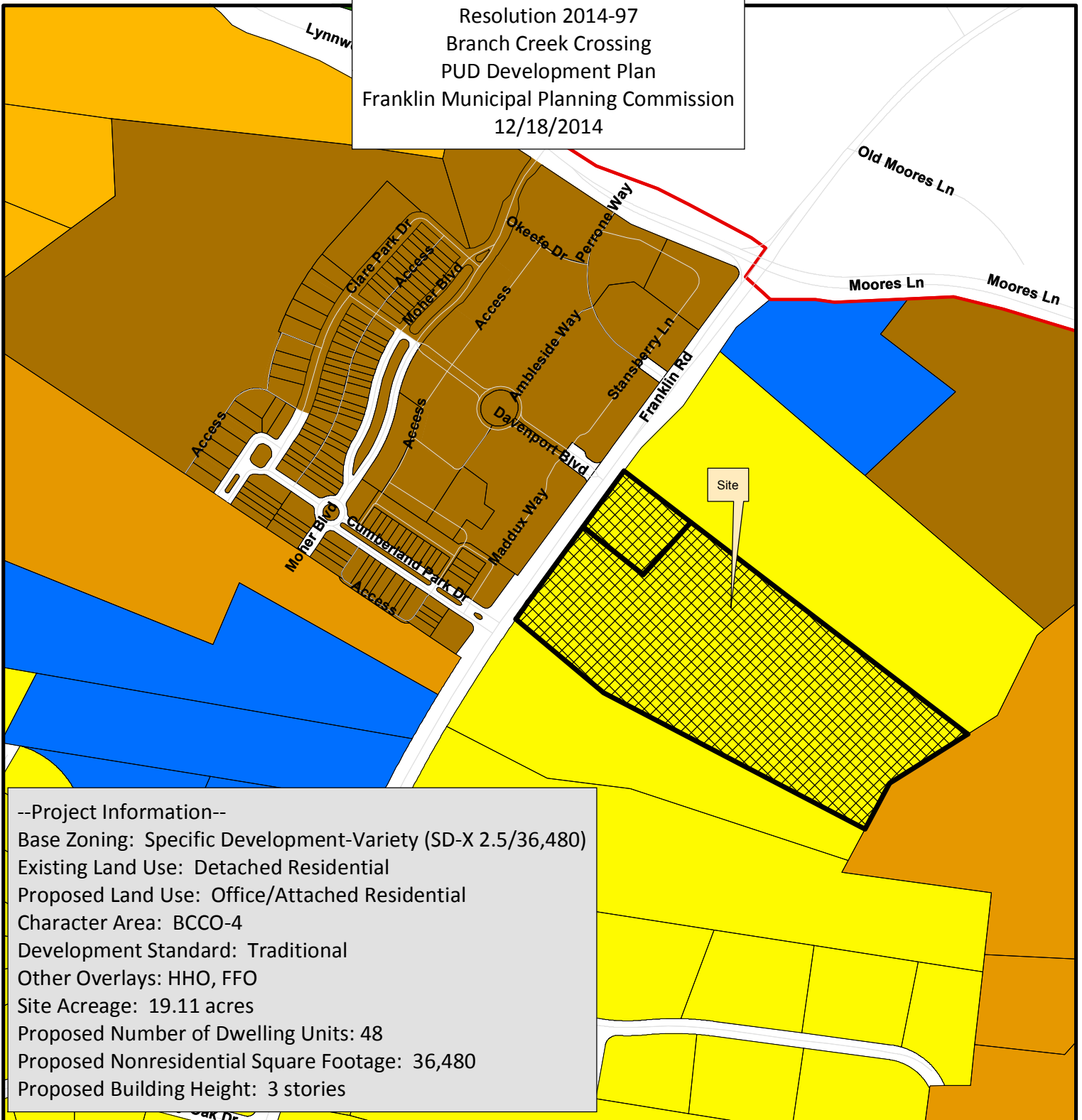
MAP 53 AND PARCELS 75.00 & 75.01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-7.0

Resolution 2014-97
Branch Creek Crossing
PUD Development Plan
Franklin Municipal Planning Commission
12/18/2014



--Project Information--

Base Zoning: Specific Development-Variety (SD-X 2.5/36,480)
Existing Land Use: Detached Residential
Proposed Land Use: Office/Attached Residential
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: HHO, FFO
Site Acreage: 19.11 acres
Proposed Number of Dwelling Units: 48
Proposed Nonresidential Square Footage: 36,480
Proposed Building Height: 3 stories

Branch Creek Crossing PUD Development Plan

- Branch Creek Crossing
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Historic Core Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District

- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District



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RESOLUTION 2014-97

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION, LOCATED AT 574 & 580 FRANKLIN ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Zoning Reference Number 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;
 Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;
 Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;
 Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;
 Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;
 Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;
 Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;
 Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

2. That the overall entitlements for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Nichol Mill Lofts PUD Subdivision
Base Zone	Specific Development-Residential (SD-X 2.5/36,480)
Character Area Overlay	Berrys Chapel Character Area Overlay #4
Other Zoning Overlays	HHO, FFO
Number of Dwelling Units	48
Number of Nonresidential Square Footage	36,480
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.70 acres Informal: 12.26 acres Total: 12.96 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan

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

4. That the following Modifications of Design Standards (MOS) were requested and acted upon by FMPC:

MOS 1: Loading Area Location	Request to allow the loading areas to the side of the structure as opposed to behind the structure. <i>Staff recommended approval.</i>
Approved: _____	
Denied: _____	

MOS 2: Parking Lot Location	Request to allow parking between the primary elevation and the primary street in a Traditional area. <i>Staff recommended approval.</i>
Approved: _____	
Denied: _____	

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

BOMA APPROVAL: _____

CONDITIONS OF APPROVAL:**Engineering - PUD Plan Checklist****General Comments****1. H. Stormwater Management Plan**

The previous comment "Applicant shall delineate any applicable offsite drainage areas and include in design" was not addressed. The proposed development of this property must not adversely affect any adjacent property. The offsite drainage design is incomplete.

2. D. Statement of Impacts

- This portion of the previous comment "Applicant shall add to the statement of impacts the recommended improvements as described in the traffic study" has raised an additional problem. The description of what is to be constructed with phase 1 includes the right turn lane on northbound Franklin Road. The existing utility poles must be removed and relocated prior to the construction of the right turn lane. The utility plan must indicate the removal of these utility poles.

Parks**General Comments****3. Parkland information**

- Parks- Please address Parkland requirements. They are not shown on plans. List unit breakdown also.

Example:

Fees in Lieu are requested for Parkland Dedication requirements.

48 dwelling units total

35 units x 1200sf = 42,000sf

13 units x 600sf = 7,800sf

42,000sf + 7,800sf = 49,800sf or 1.14 acres

Planning**General Comments****4. Consolidation of Lots**

- Applicant shall submit a final plat prior to approval of site plan.

5. Modification of Standards Location

- Applicant shall remove Modification of Standards on Sheet 1.0 under Phase 3: Future TDOT Franklin Road Widening and Developments Section.

6. Connectivity Index

- Applicant shall include a Connectivity Index.

7. Draft elevations (development plan)

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

Planning (Landscape)**General Comments****8. LSR Open Space**

- Applicant shall provide a chart showing the total acreage, acreage to be preserved, total LSR and acreage of formal open space.

All of these areas shall be delineated on the landscape plans.

Water/Sewer**General Comments****9. Sewer line**

- Applicant shall have agreements signed and in place to ensure the sewer trunk line crossing the property prior to site plan approval. This comment is to remain open.

Zoning

[development plans 10-13-14.pdf](#)

10. Loading Dock

- With the site plan submittal the plans shall be revised to show the loading areas next to the office buildings.

11. Codes

- Revise all applicable sheets; the Codes Department is called the Building and Neighborhood Services (BNS) Department.

Branch Creek Crossing

Development Plan

Franklin, Williamson County, Tennessee

Tax Map 53 & Parcels 75.00 & 75.01



VICINITY MAP

N.T.S.

MODIFICATION OF STANDARDS REQUESTED:

- 1) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- 2) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
- 3) FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD, MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT

SHEET SCHEDULE

- C-0.0 COVER SHEET
- A-400 EXTERIOR ELEVATIONS
- A-400 EXTERIOR ELEVATIONS
- C-1.0 SITE DEVELOPMENT PLAN
- △ C-1.1 SITE PHASING PLAN
- C-2.0 EXISTING CONDITIONS PLAN
- C-3.0 SITE LAYOUT PLAN
- C-4.0 EMERGENCY VEHICLE TURNING PLAN
- C-5.0 GRADING AND DRAINAGE PLAN
- C-6.0 STORMWATER MANAGEMENT PLAN
- △ C-6.1 OFFSITE DRAINAGE AREA PLAN
- C-7.0 UTILITY PLAN
- C-8.0 TREE PROTECTION PLAN
- E02 PHOTOMERTRICS PLAN

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF DRY BRANCH CREEK.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE 30' RIPARIAN ZONE 1 OR 30' RIPARIAN ZONE 2 STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

NOTE:
FEES IN LIEU ARE REQUESTED FOR PARKLAND DEDICATION REQUIREMENTS:

35 UNITS X 1,200 SF = 42,000 SF
13 UNITS X 600 SF = 7,800 SF
42,000 SF + 7,800 SF = 49,800 SF OR 1.14 ACRES
FEES SHALL BE PAID AT FINAL PLAT STAGE

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 28, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 28, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

Owner: Kevin Belew
Great Tennessee Land Company, LLC
642 Hampstead Lane
Ann Arbor, MI 48103
kbelew@batterseapartners.com

Architect Paul Bass
B-3 Studios
1587 Mallory Ln. Suite 175
Brentwood, TN 37027
615-469-7856
paulb@b3studio.com

Engineer/ Tim Turner
Applicant: Blake Turner
7010 Sharondale Ct.
Brentwood, TN 37027
615-678-8212
blake@t2-eng.com

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. TSQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.

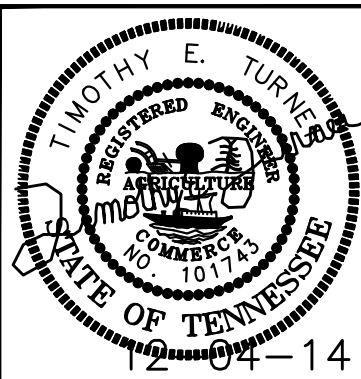
DETENTION AGREEMENT # _____

TDEC NOTICE OF COVERAGE - TNR#

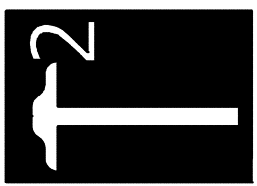
EROSION CONTROL SPECIALIST - _____

MOBILE (24HR) PHONE # (---) - -----

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



REVISIONS	NO.	DATE	REVISED PER	
			PLANNING	COMMISSION COMMENTS
	△	11-10-2013		
	△	12-04-14		

DATE	NO.	DATE	SCALE	DRAWN BY	CHECKED BY
05-20-2014	△	11-10-2013	1" = 40'	TSQUARE ENGINEERING	TET
	△	12-04-14			

BRANCH CREEK CROSSING	COVER SHEET
HIGHWAY 31 AND DAVENPORT	
MAP 53 AND PARCELS 75.00 & 75.01	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
JOB NUMBER	145061
SHEET NUMBER	C-0.0



1 front elevation
1/8" = 1'-0"



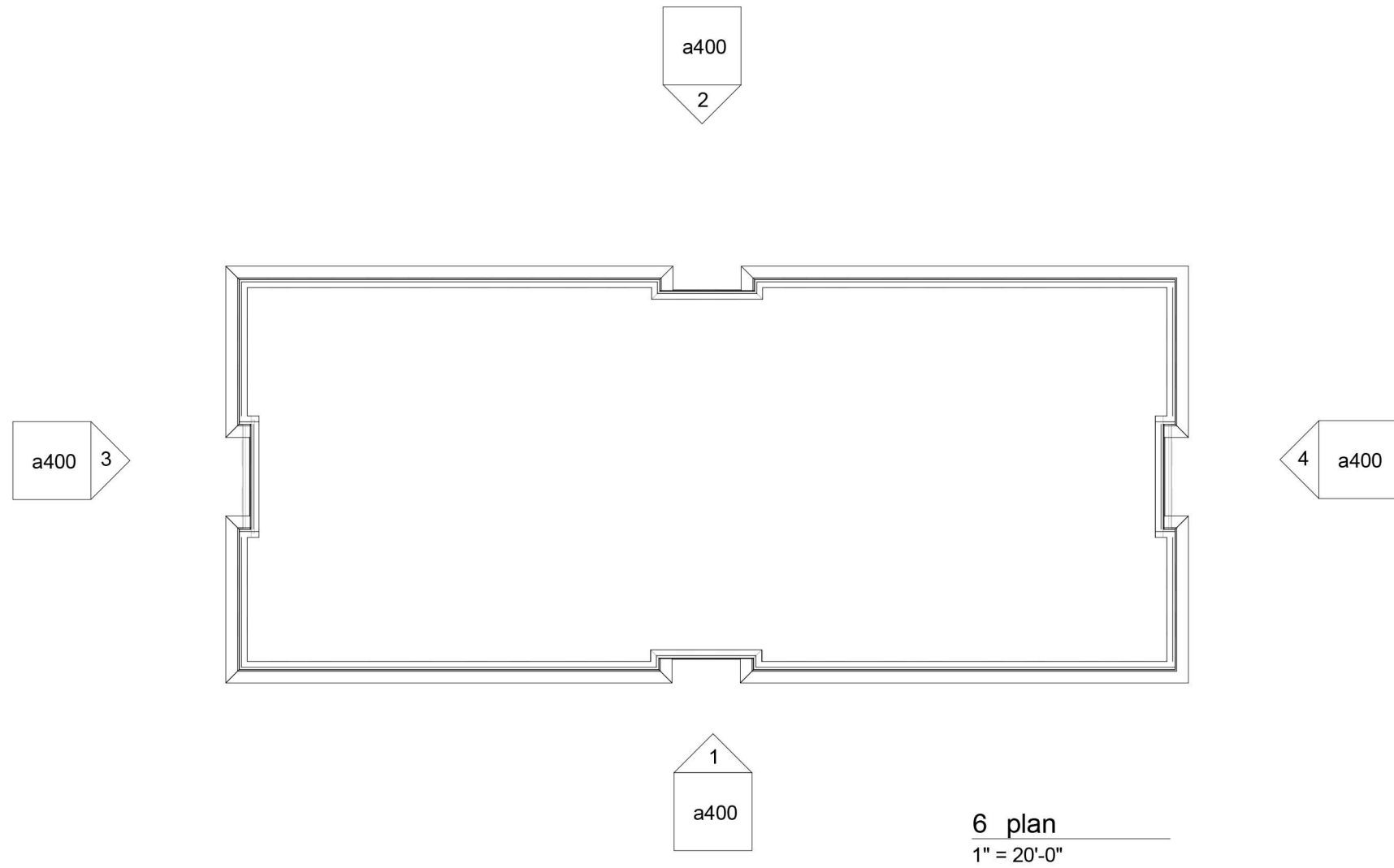
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

material legend

	BRICK - TEXAS (ACME)
	BRICK - OLDE WORLD (ACME)
	BRICK - PALOMA GRAY (ACME)
	CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

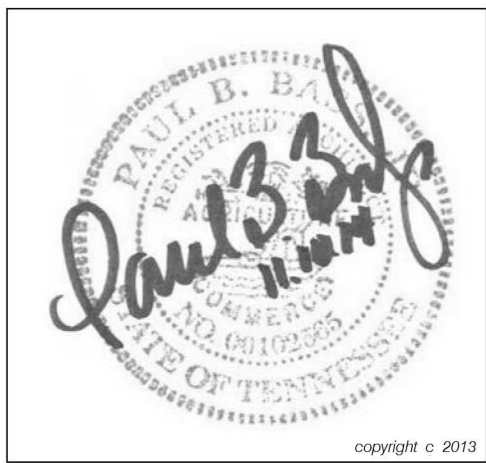
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: 4692

hvac screening

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



5 3D View front of building



listen • think • create

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inc.
b3studio
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing

mixed-use development || 36,00 sq ft office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:
△
△
date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400



1 front elevation
1/16" = 1'-0"



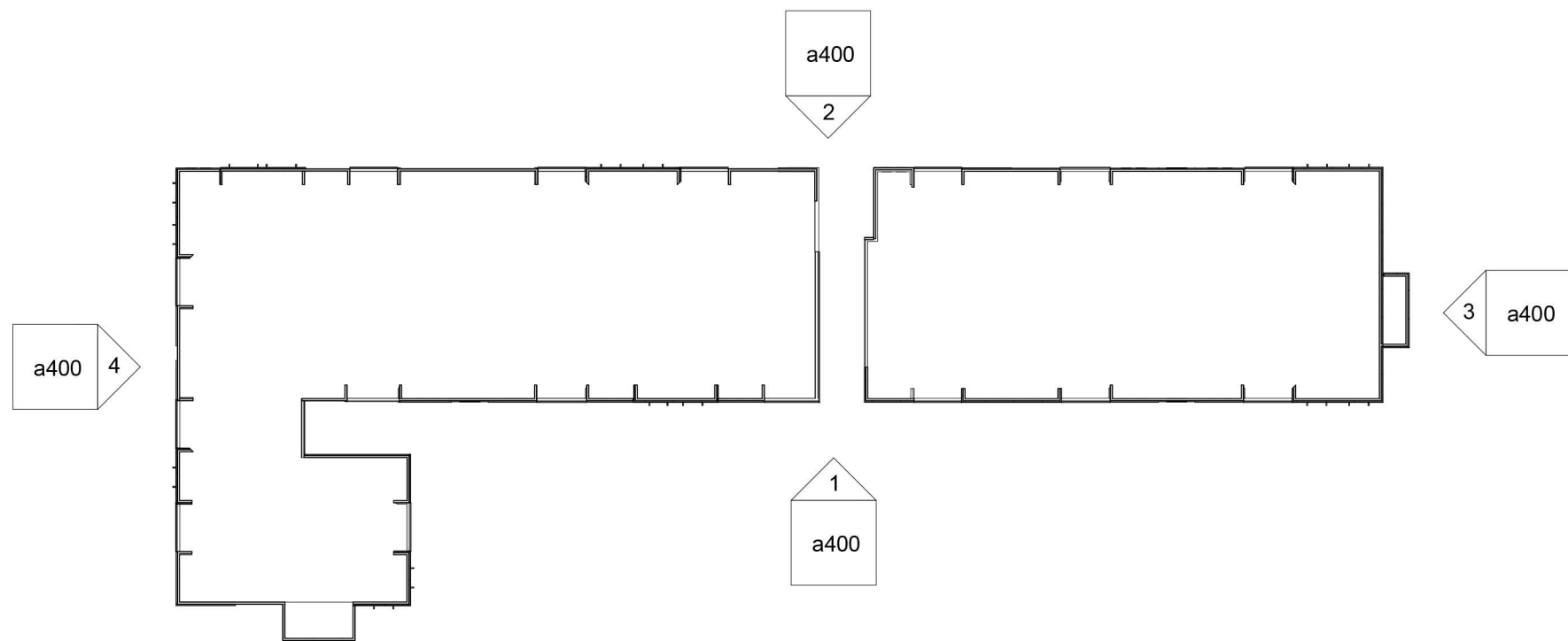
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building

zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

planning commission note

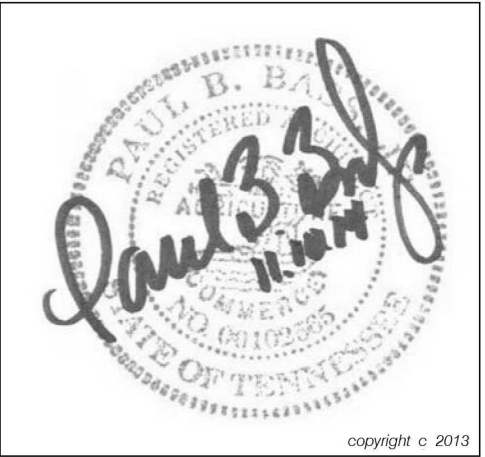
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hvac screening

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

material legend

	BRICK - TEXAS (ACME BRICK)
	BRICK - OLDE WORLD (ACME BRICK)
	BRICK - PALOMA GRAY (ACME BRICK)
	CUSTOM CAST STONE LIGHT BUFF SMOOTH
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)



listen • think • create

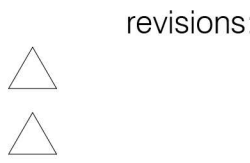
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inc.
b3studio
1587 malloy lane, suite 175 || brenwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing
mixed-use development || 36,000 sf office & 48 unit condo
tax map 63 & parcels 75.00 & 75.01 || franklin, tn 37069



revisions:

date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400

PARKING RATIO (BASED ON SQFT OF OFFICE)				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE	PARKING (OFFICE)	
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

[illegible]

PHASE 1-18,340 NORTH OF OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
PHASE 2-30' TOWN CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, TRASH CURB, BRIDGE ACROSS DRAINAGE CREEK AND LANDSCAPING.
PHASE 3-18,340 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES, UTILITIES, SIDEWALKS AND LANDSCAPING.
PHASE 4-18' TOWN CONDOMINIUM BUILDING AND ASSOCIATED PARKING, UTILITIES, AND LANDSCAPING.
ELECTRIC, ROAD UTILITIES AND LANDSCAPING.

11. FRANKLIN ROAD (STATE ROUTE 1, U.S.) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BENTWOOD. MOORES ROAD (STATE ROUTE 44) AND FRANKLIN ROAD (STATE ROUTE 1) ARE THE MAJOR EAST-WEST CORRIDORS FOR THE COMMUNITY. TRANSPORTATION (DRT) AS AN URBAN MAJOR ARTERIAL, DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE DAVENPORT DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD FROM THE SITE OF THE PROPOSED DEVELOPMENT OFF OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE I: BRANCH CREEK CROSSING DEVELOPMENT

RESTRIKE THE EXISTING SOUTHBORN FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN INTO THE PROPOSED RIGHT TURN LANE OF BRANCH CREEK CROSSING. THE PROPOSED 70' FEET OF GRASS STRIP ALONG THE BRANCH CREEK CROSSING ACROSS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LANE AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACCESS SHOULD INCLUDE A 60' WIDE DRIVEWAY.

CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBOWN FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 90 FEET OF STORAGE AND 80 FEET OF TAPER. THE PROPOSED 100' WIDE DRIVEWAY SHALL BE CONSTRUCTED IN ORDER TO IMPROVE THE R/W OF BRANCH CREEK CROSSING AND FRANKLIN ROAD WIDENING PROJECT.

RESTRIKE DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH-LEFT TURN LANE.

INSTALL AN ADJACENT HANDCAP RAMPS AND A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.

INSTALL AN ADJACENT HANDCAP RAMPS AND A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.

INSTALL AN ADJACENT HANDCAP RAMPS AND A MINIMUM SIX (6) FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.

BRANCH CREEK CROSSING ACCESS.

PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD-BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE. AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

[illegible]

TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C., TN
RESIDENTIAL DISTRICT (R-1)
VS
RELIGIOUS USE

OPEN SPACE
TOTAL AREA - 12.26 ACRES = 64.11%

TAX MAP
53
(074.01)

JAMES F. & EVELYN A.
HOLLOWAY
D.B. 256 PG. 433
R.O.W.C.,TN

RESIDENTIAL DISTRICT (R-1)

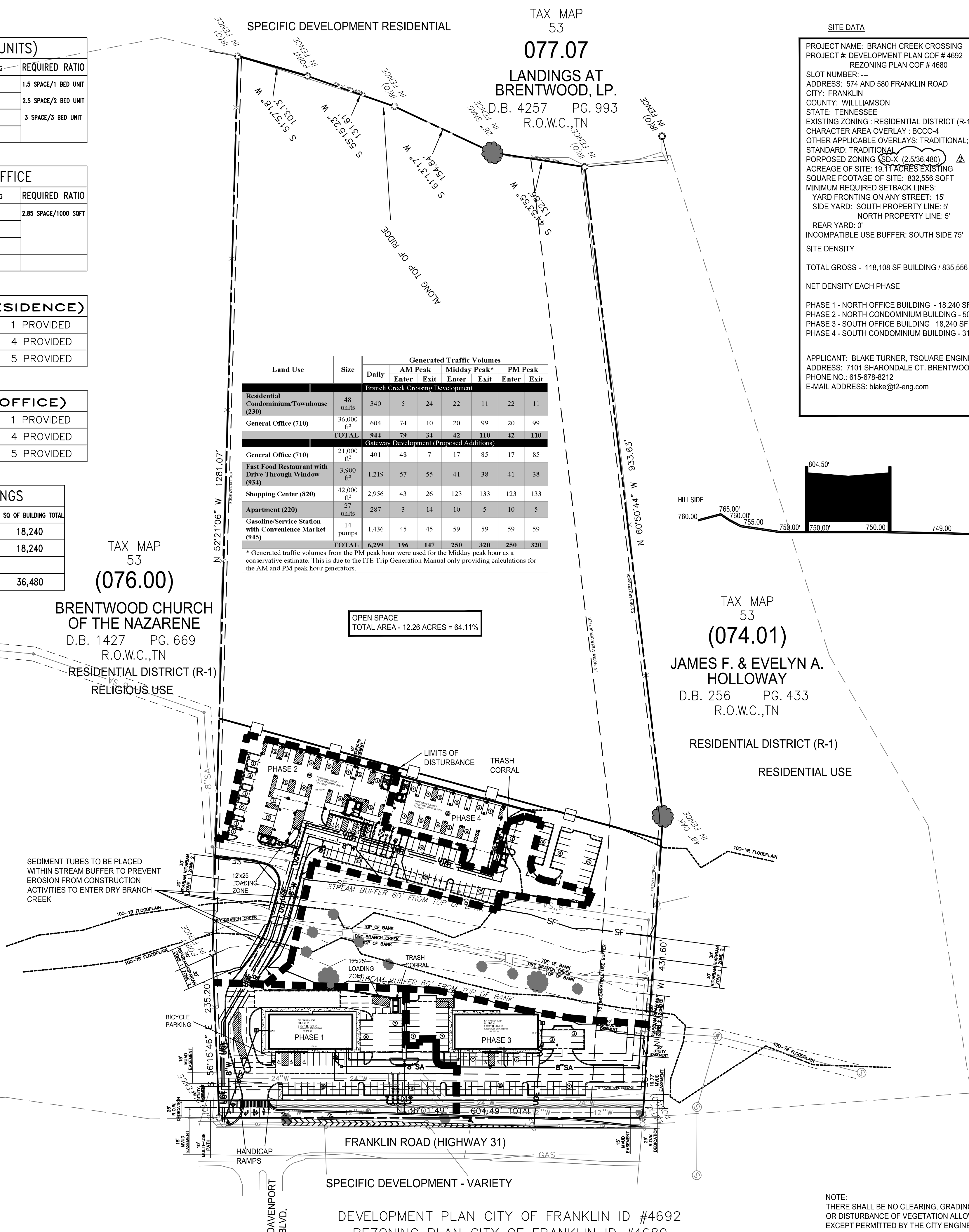
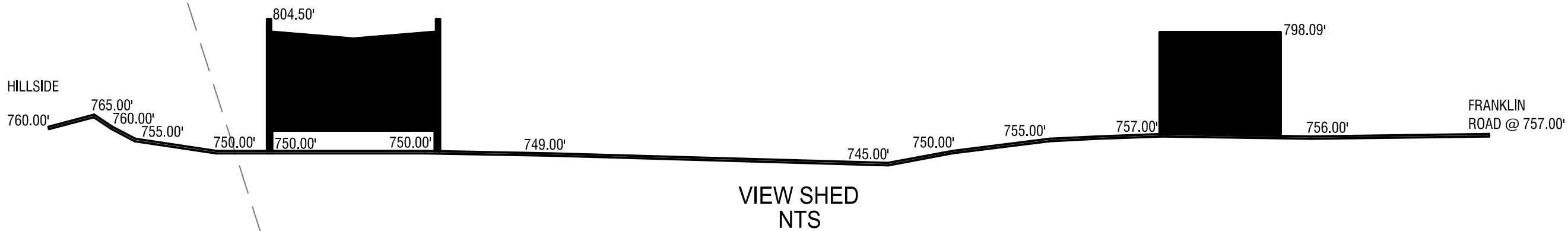
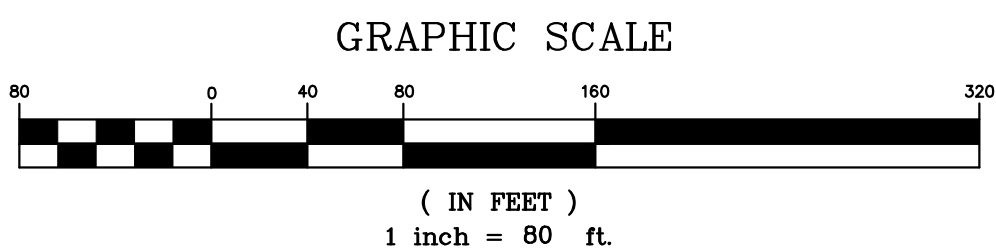
RESIDENTIAL USE

PROPERTY OWNERS WITHIN 500 FEET OF DEVELOPMENT

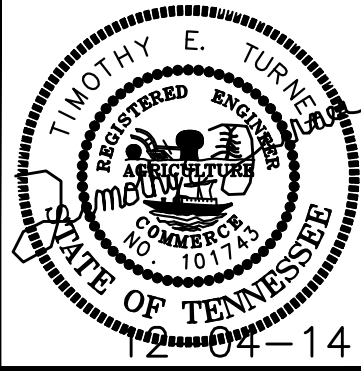
ORCLID	Owner	Property Address	City	State	ZIP
036--05104	GATEWAY VILLAGE DEV INC	120 DAVENPORT BLVD	BRENTWOOD	TN	37022
036--05108	BELL FUND IV FRANKLIN GATEWAY LLC	1340 MOHR BLVD	ATLANTA	GA	30343
036--05112	GATEWAY VILLAGE DEV INC	DAVENPORT BLVD	BRENTWOOD	TN	37022
036--05113	CAMDEN COMMONS PROPERTY OWNERS ASSOC	DAVENPORT BLVD	BRENTWOOD	TN	37022
036--05114	CAMDEN COMMONS PROPERTY OWNERS ASSOC	PERNONE WAY	BRENTWOOD	TN	37022
036--05200	CITY OF FRANKLIN	FRANKLIN RD	FRANKLIN	TN	37065-0305
036--05550	MADDUX WILLIAM F	7007 MOORES LN	SPRING HILL	TN	37174
053--00300	CUMBERLAND PARK LLC	567 FRANKLIN RD	NASHVILLE	TN	37203
053--00301	CAMDEN COMMONS 1 LLC	121 DAVENPORT BLVD	BRENTWOOD	TN	37022
053--00302	BELL FUND IV FRANKLIN GATEWAY LLC	AMBLESIDE WAY	ATLANTA	GA	30343
053--00500	CHURCH CLEARVIEW BAPTIST	557 FRANKLIN RD	FRANKLIN	TN	37069
053--06500	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069
053--06600	ZHU HUIRONG	1222 COUNTRY RD	MOUNTAIN HOUSE	CA	95393
053--06700	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069
053--07300	ROGERS STEPHEN T	554 FRANKLIN RD	FRANKLIN	TN	37069
053--07401	HOLLOWAY JAMES F	562 -68 FRANKLIN RD	FRANKLIN	TN	37069
053--07500	FAGAN GARY DWAYNE	574 FRANKLIN RD	BRENTWOOD	TN	37022
053--07501	FAGAN MARY Y	580 FRANKLIN RD	FRANKLIN	TN	37069
053--07600	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069
053--07707	VR LANDINGS AT BRENTWOOD LP	LANDINGS DR	ADDISON TX		75001
053B-A0050	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0060	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0070	HIDDEN HILLS FAMILY LTD PRTNShP	1020 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0080	DOMAN FRANK P	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0090	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0100	WYLIE SUZANNE F	1014 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0110	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0120	THORNTON DON TYLER	1010 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0130	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0140	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0150	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0160	TAARFF PAULINE	1006 CUMBERLAND PARK DR	BRENTWOOD	TN	37022
053B-A0170	GATEWAY VILLAGE RESIDENTIAL LLC	CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0180	CAMERON DOREL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0190	KEENAN THOMAS C	1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0200	REYNOLDS SALLY M	1005 CUMBERLAND PARK DR	BRENTWOOD	TN	37022
053B-A0210	AILOR RACHEL R	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0220	GATEWAY VILLAGE RESIDENTIAL LLC	FRANKLIN RD	FRANKLIN	TN	37069
053B-A0230	TELFER GEORGE CURTISS	1011 CUMBERLAND PARK DR	NASHVILLE	TN	37069
053B-A0240	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0250	MISSIRIAN RAPHAEL A & ANAHID MISSIRI	1015 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0260	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0270	ROSS RICHARD F	1019 CUMBERLAND PARK DR	BRENTWOOD	TN	37022
053B-A0280	WIENCKE TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A0290	MATRAVERS LAURIE M	1023 CUMBERLAND PARK DR	NASHVILLE	TN	37029

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100: NAD83 DATUM



NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
EXCEPT PERMITTED BY THE CITY ENGINEER.



TSQUARE ENGINEERING
Consulting Civil Engineering
 7101. Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
 tim@t2-eng.com

2

DATE: 05-20-2014	NO.	DATE	REVISIONS
SCALE: 1" = 80'	<u>A</u>	11-10-14	REVISED PER PLANNING COMMISSION COMMENTS
	<u>A</u>	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:			
TSQUARE ENGINEERING			
CHECKED BY:			
TEST			

BRANCH CREEK CROSSING

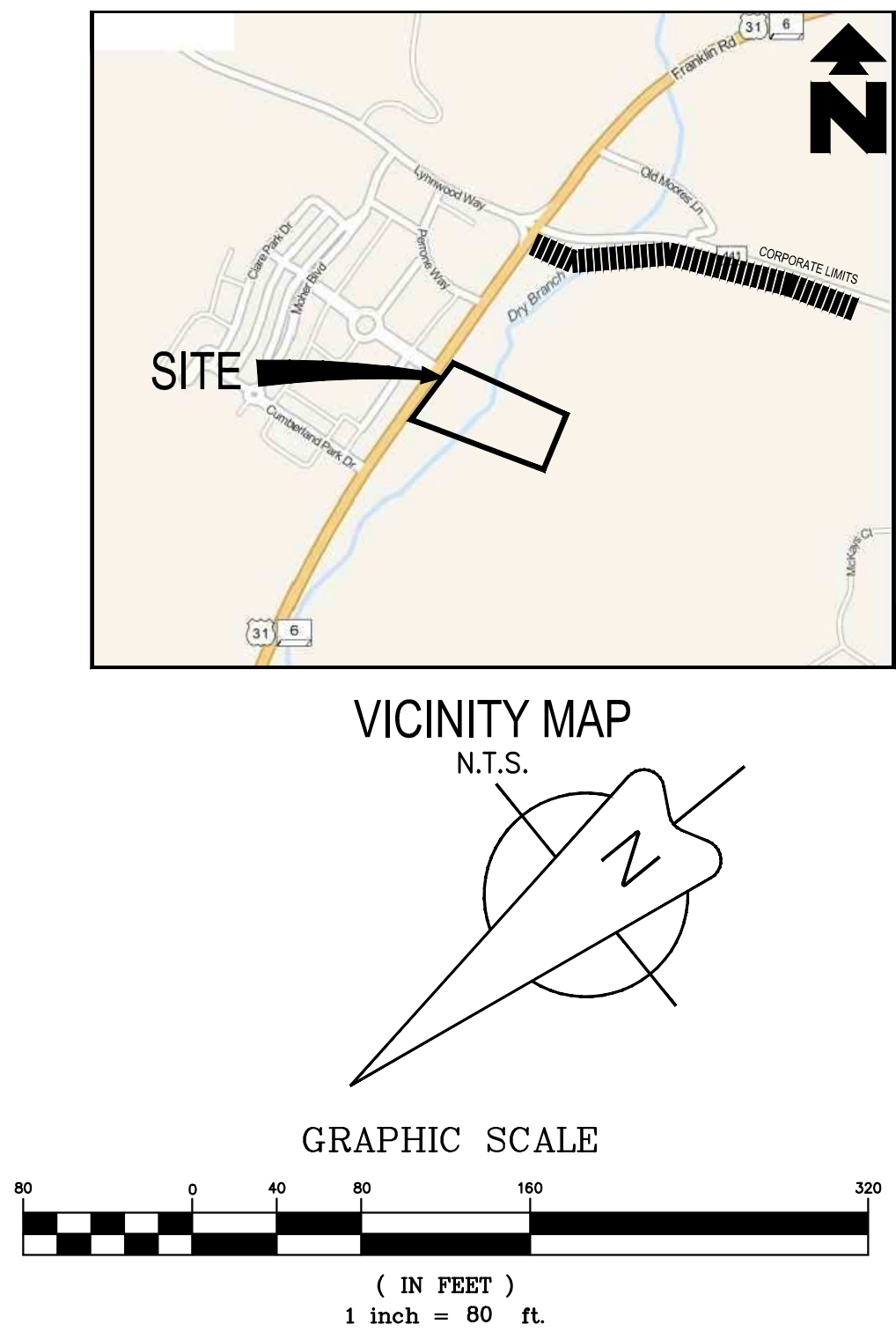
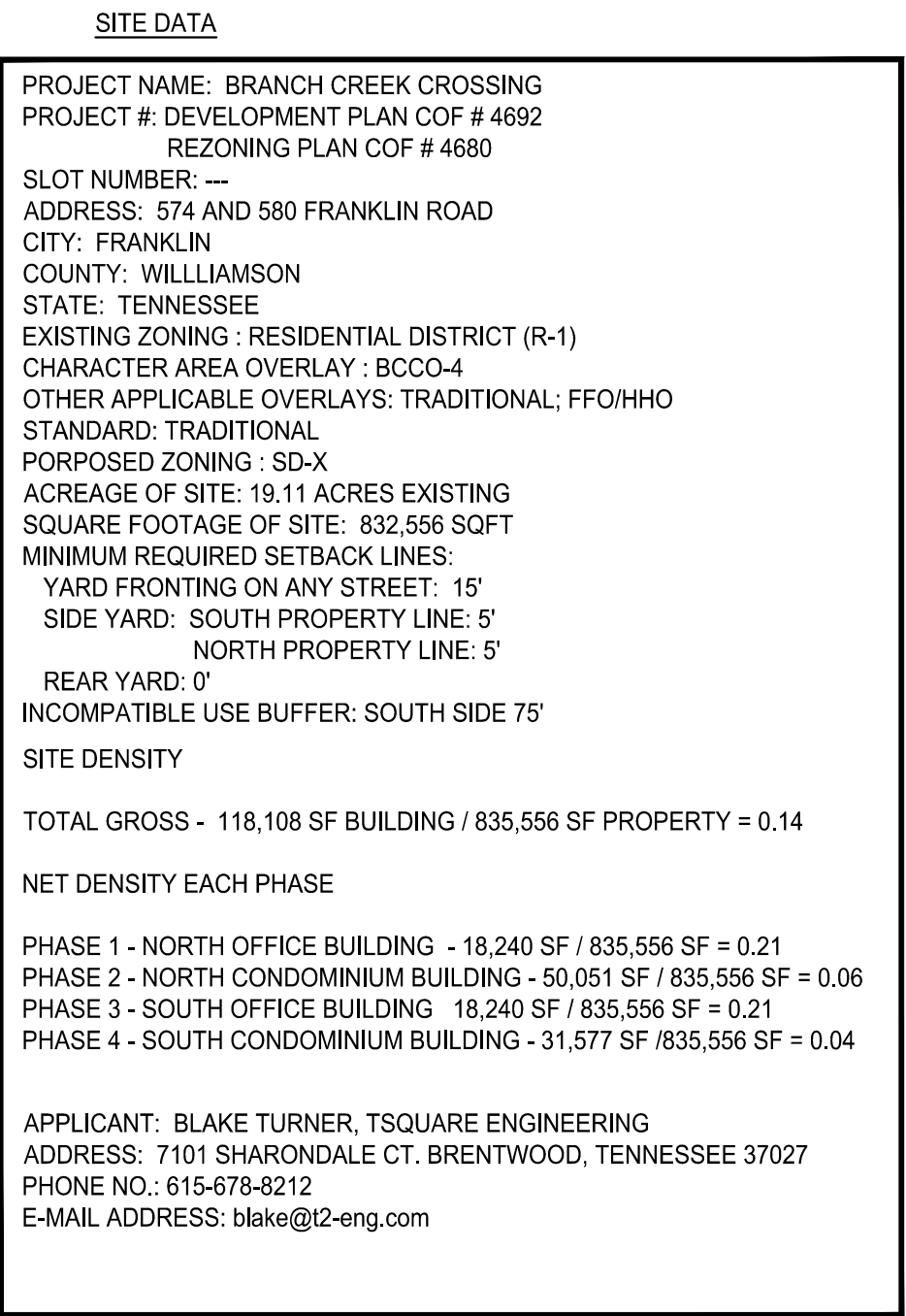
**STATE DEVELOPMENTAL CENTER
HIGHWAY 31 AND DAVENPORT**

MAP 53 AND PARCELS 75.00 & 75.01

FRANKLIN WILLIAMSON COUNTY TENNESSEE

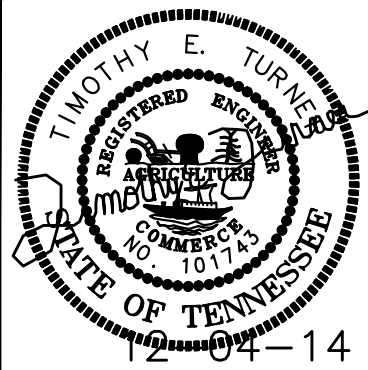
JOB NUMBER
145061

SHEET NUMBER
C-1.0

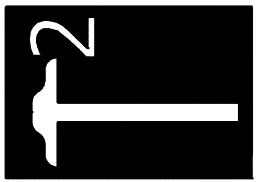


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NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100: NAD83 DATUM



TSQUARE ENGINEERING
Consulting Civil Engineering
 7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



DATE: 05-20-2014	NO.	DATE	REVISIONS
SCALE: 1" = 80'	<u>A</u>	11-10-14	REVISED PER PLANNING COMMISSION COMMENTS
	<u>A</u>	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:			
TSQUARE ENGINEERING			
CHECKED BY:			
TET			

BRANCH CREEK CROSSING

SITE PHASING PLAN

HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-1.1

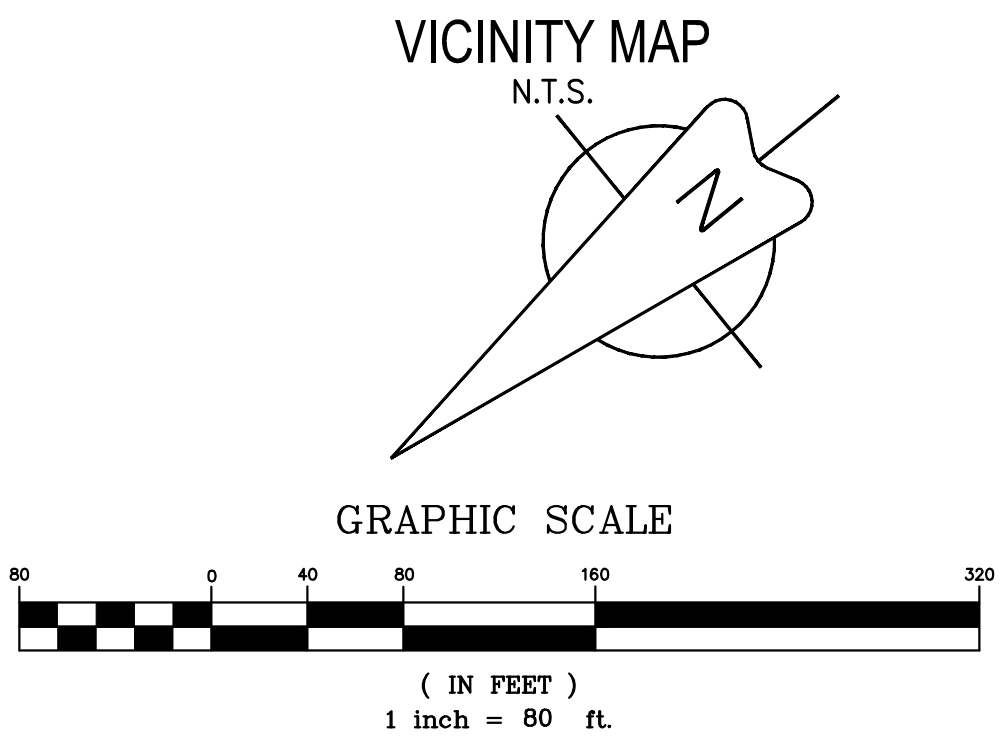
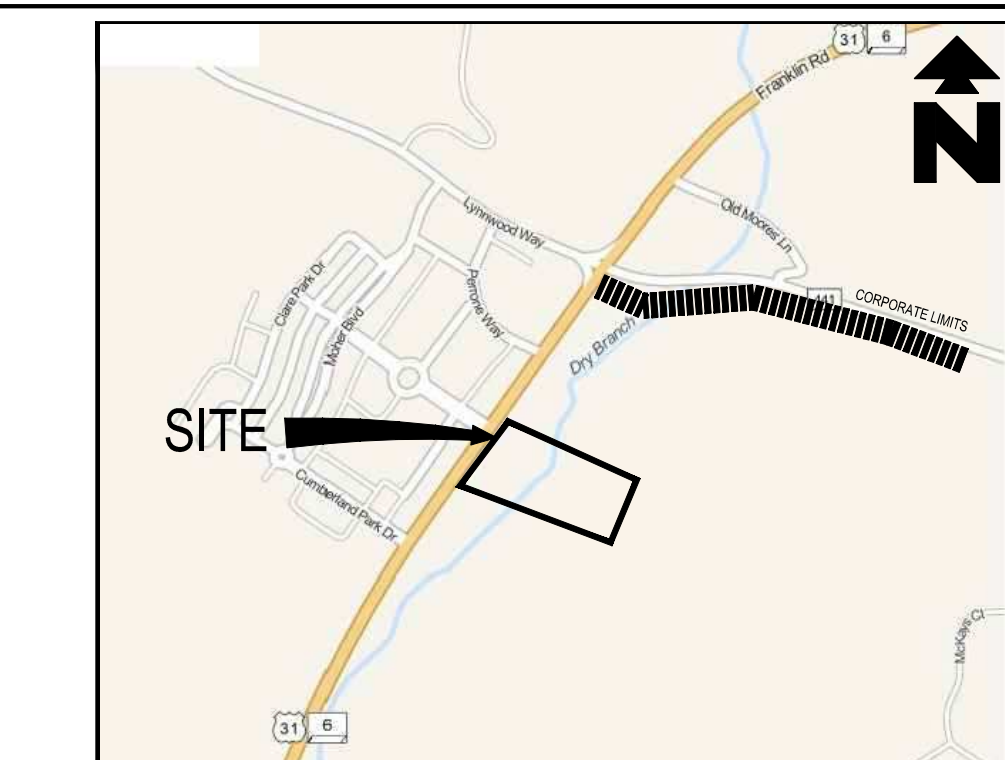
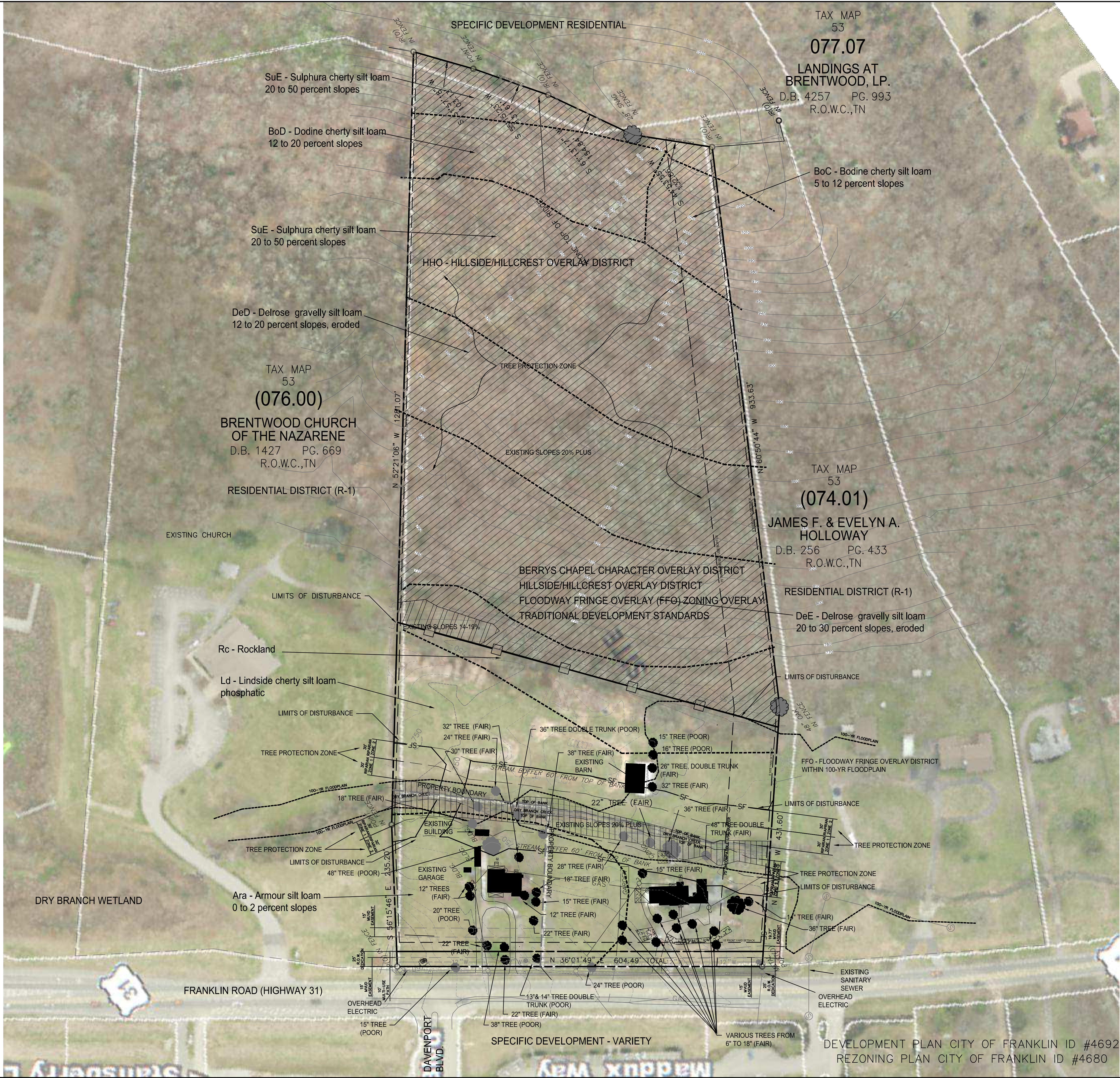
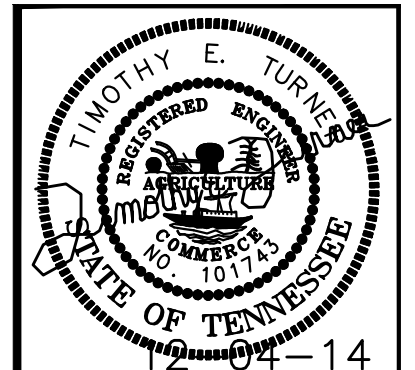


TABLE 5-2: TREE CANOPY RETENTION STANDARDS	
EXISTING TREE CANOPY - 60% - 79%	
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%	
EXISTING TREE CANOPY COVER - 63.32%	
PROPOSED TREE CANOPY COVER - 63.32%	
TREE REPLACEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED	

MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER

EXISTING SITE SUMMARY	
TOTAL SITE AREA - 19.17 ACRES	
SITE USE - RESIDENTIAL	
TOTAL RESIDENTIAL USE - 19.17 ACRES	

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.
A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM



TSQUARE ENGINEERING

Consulting Civil Engineering

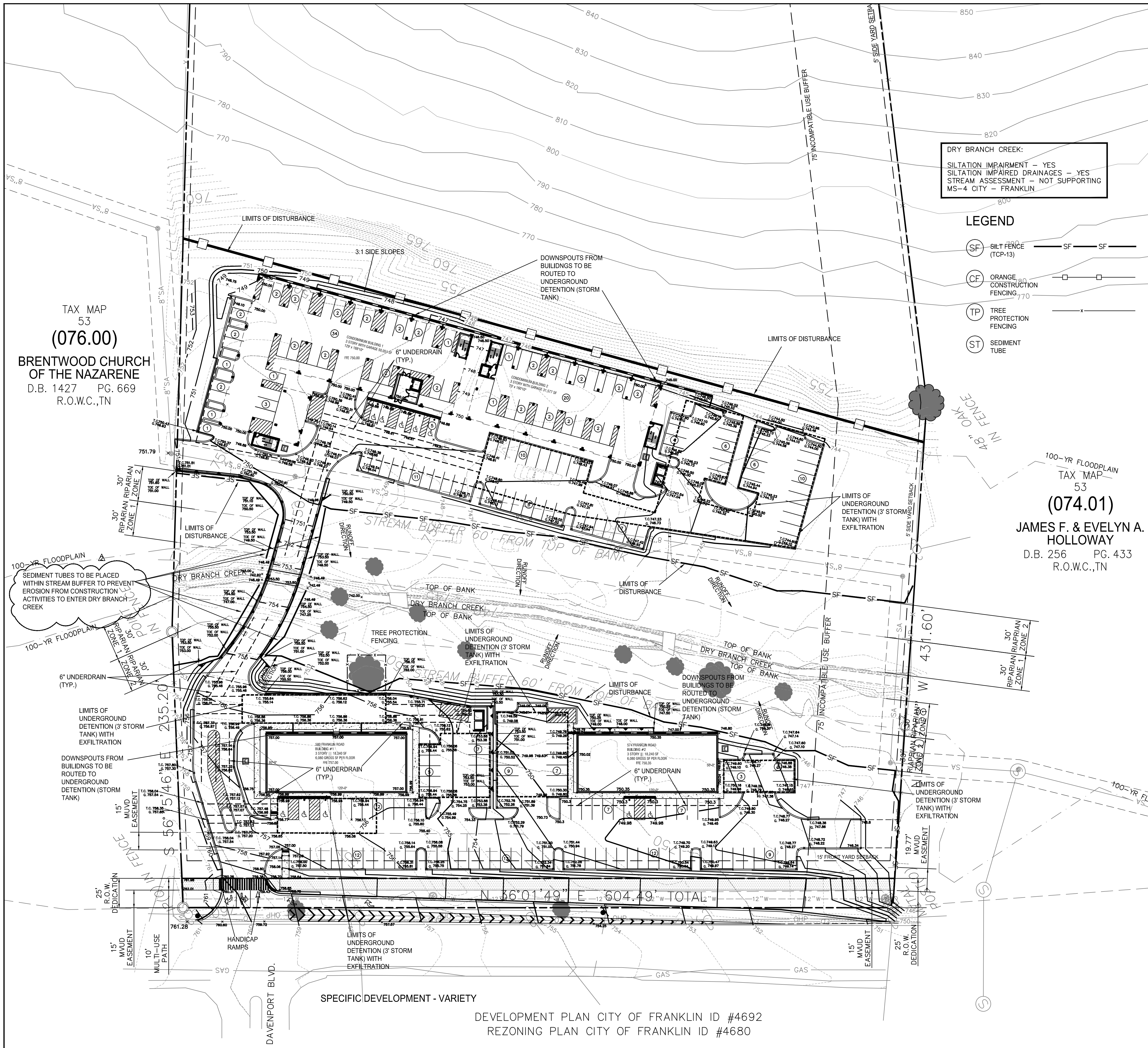
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998

tim@t2-eng.com

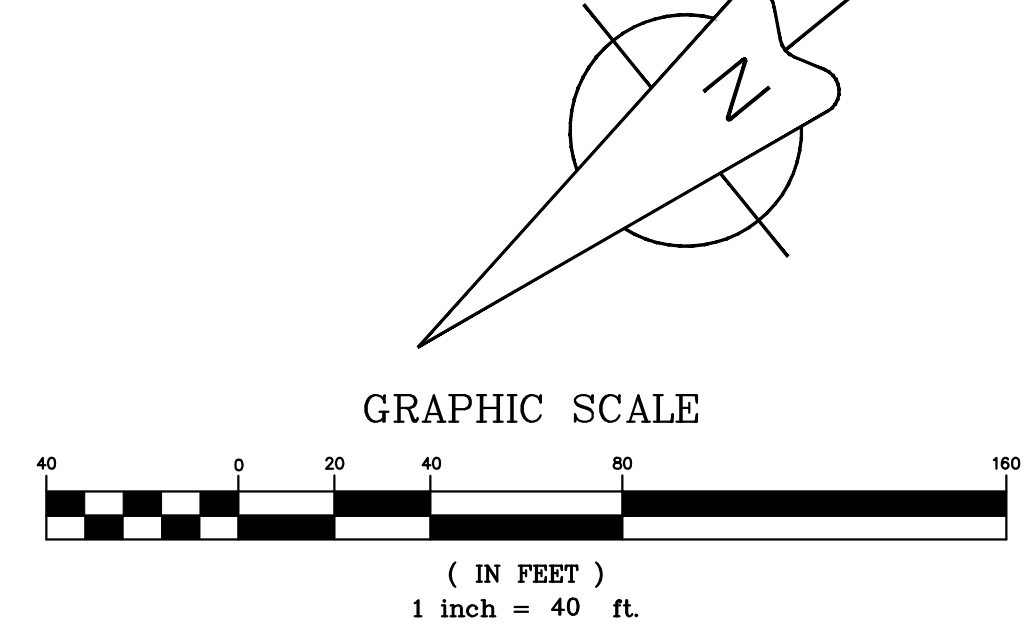
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JOB NUMBER		145061	
SHEET NUMBER		C-2.0	
BRANCH CREEK CROSSING			
EXISTING CONDITIONS PLAN			
HIGHWAY 31 AND DAVENPORT			
MAP 53 AND PARCELS 75.00 & 75.01			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
DATE:	05-20-2014	NO.	
SCALE:	1" = 80'	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
		12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:	TSQUARE ENGINEERING		
CHECKED BY:	TET		

BRANCH CREEK CROSSING	SITE PLAN
	HIGHWAY 31 AND DAVENPORT MAP 53 AND PARCELS 75.00 & 75.01 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
JOB NUMBER	145061
SHEET NUMBER	C-3.0



VICINITY MAP
N.T.S.

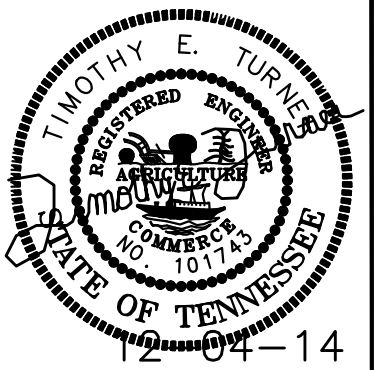


PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 28, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 28, 2006

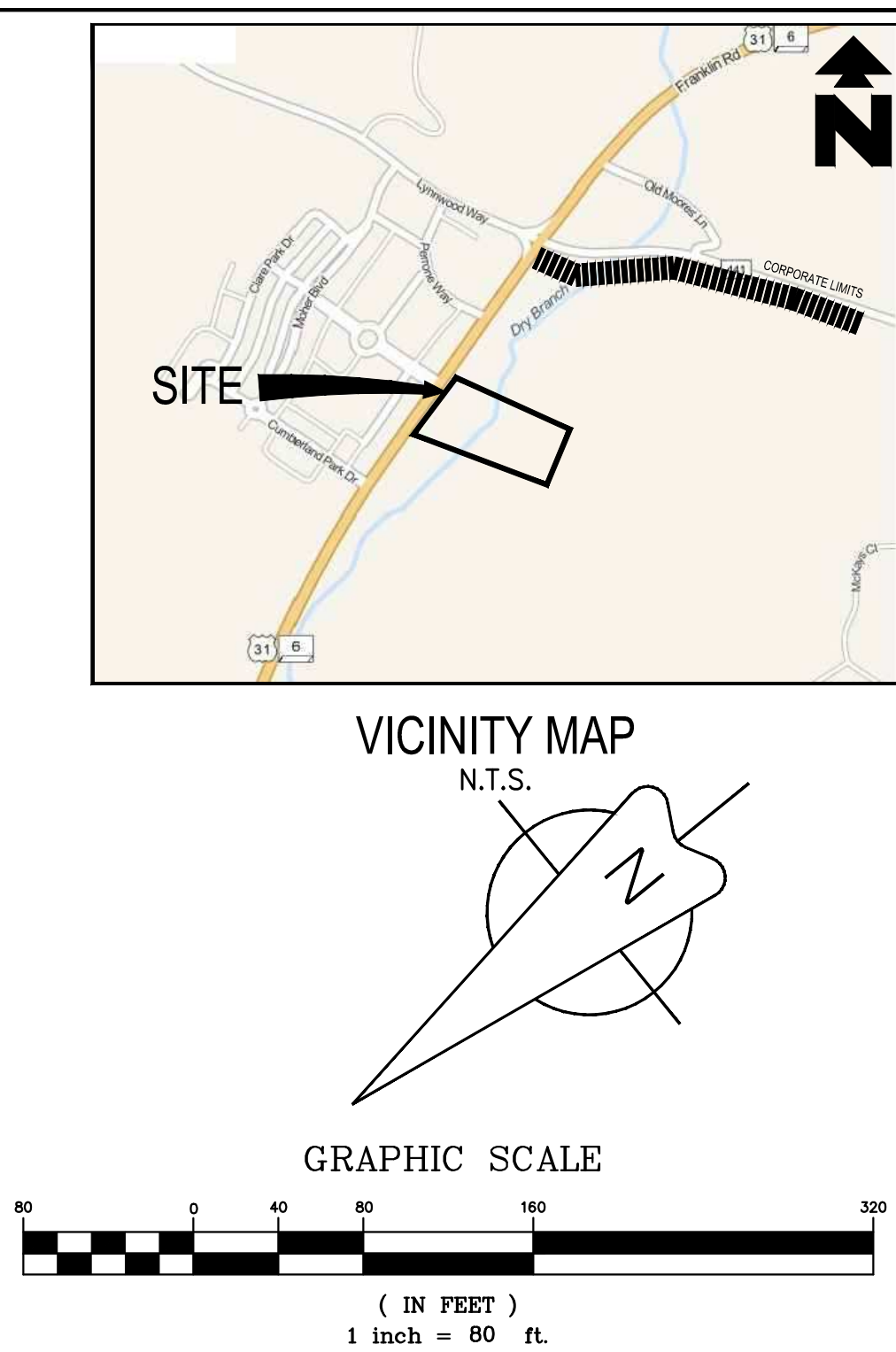
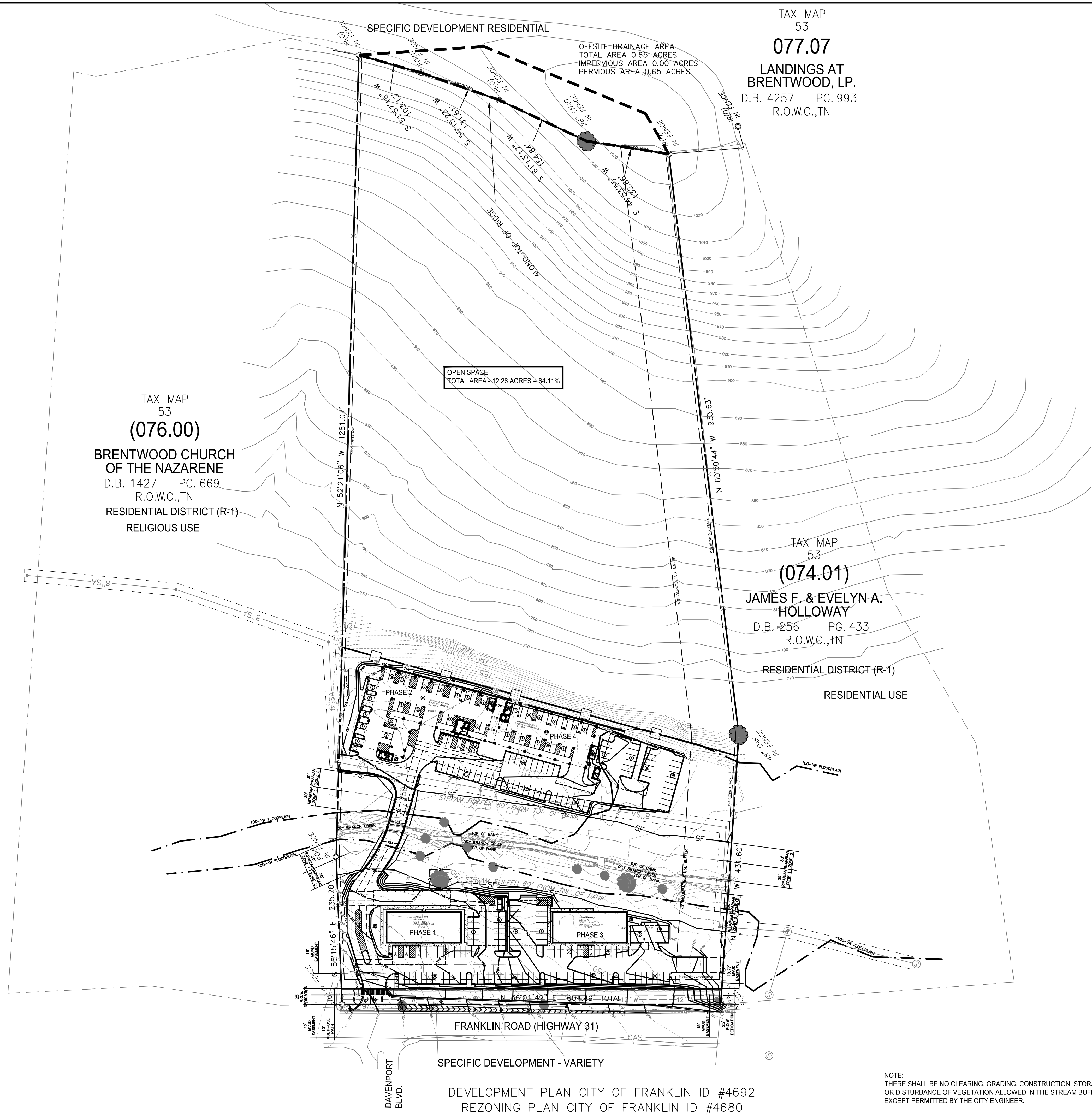
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM



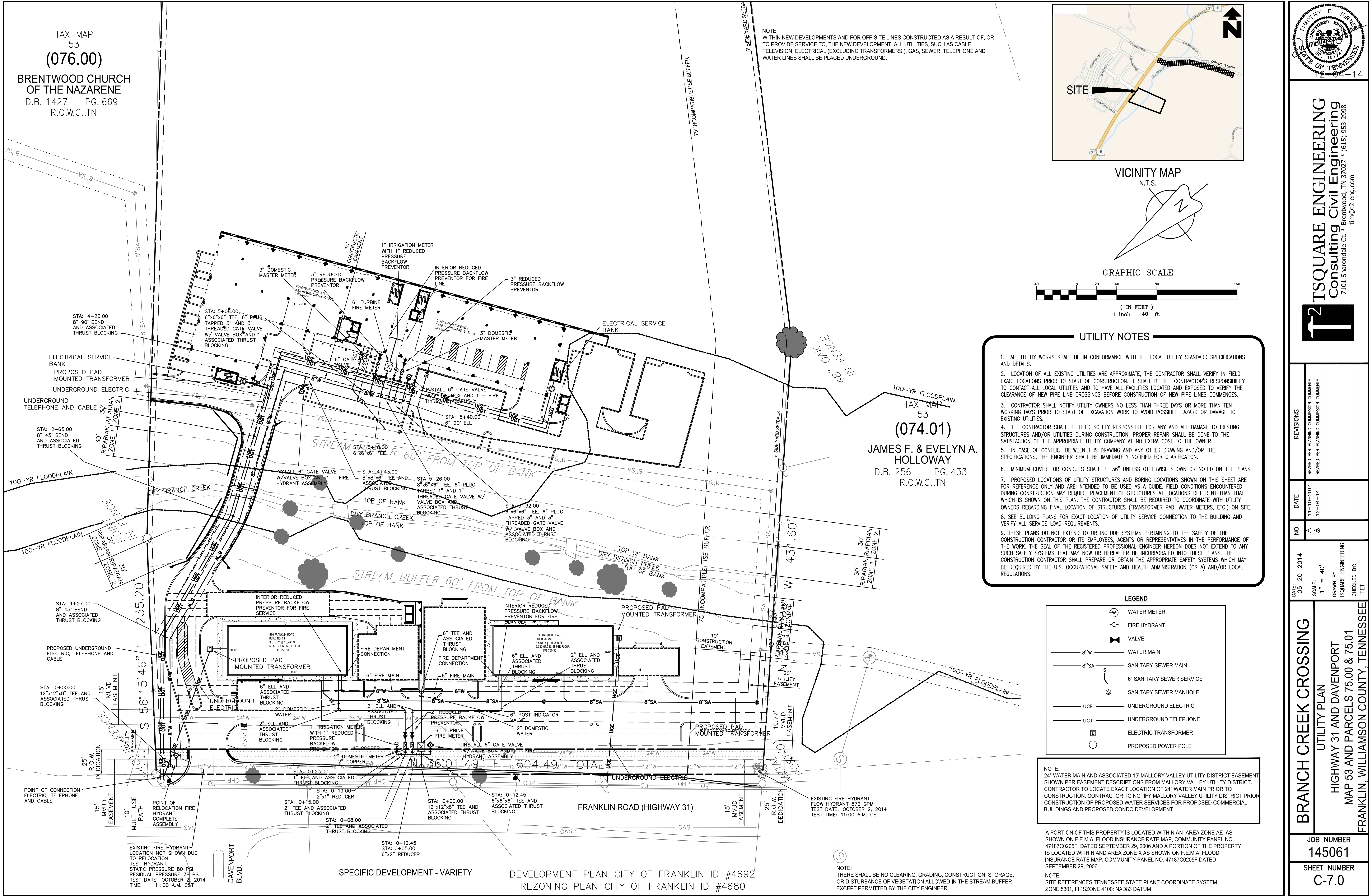
TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



BRANCH CREEK CROSSING		DATE: 05-20-2014		NO.	DATE	REVISIONS
GRADING PLAN		SCALE: 1" = 40'		A	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
HIGHWAY 31 AND DAVENPORT		DRAWN BY: TSQUARE ENGINEERING		A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
MAP 53 AND PARCELS 75.00 & 75.01		CHECKED BY: TET				
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE						
JOB NUMBER 145061						
SHEET NUMBER C-5.0						

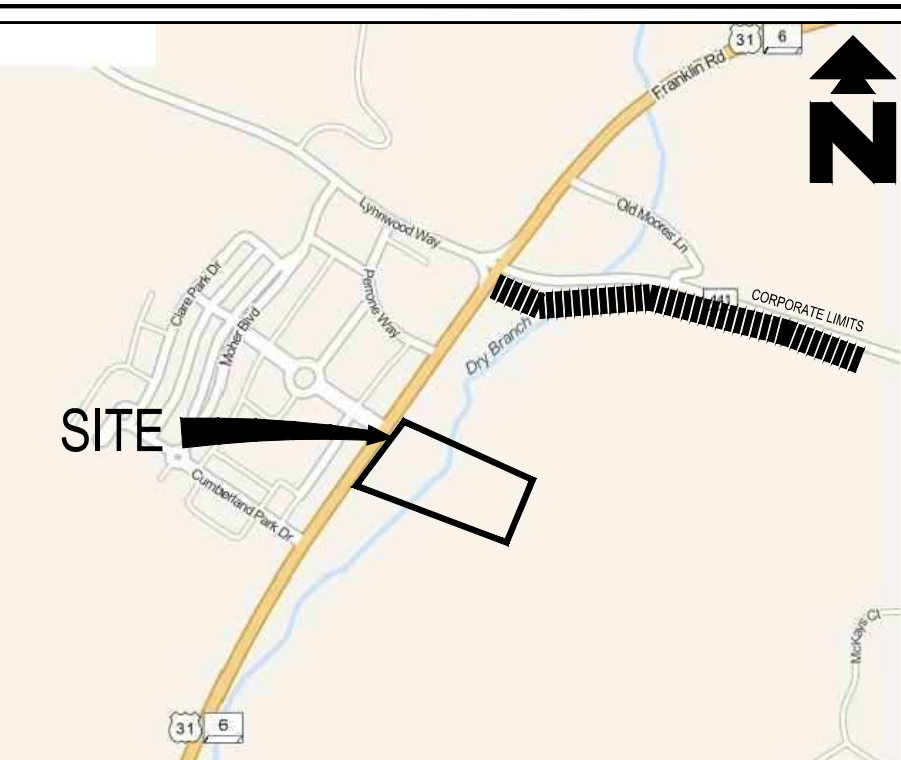


TSQARE ENGINEERING Consulting Civil Engineering 7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998 tim@t2-eng.com			
BRANCH CREEK CROSSING		DATE: 05-20-2014	NO.
OFFSITE DRAINAGE AREA PLAN		SCALE: 1" = 80'	NO.
HIGHWAY 31 AND DAVENPORT		DRAWN BY: TSQARE ENGINEERING	NO.
MAP 53 AND PARCELS 75.00 & 75.01		CHECKED BY: TET	NO.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			NO.
JOB NUMBER		REVISIONS	
145061		REVISED PER PLANNING COMMISSION COMMENTS	
SHEET NUMBER		REVISED PER PLANNING COMMISSION COMMENTS	
C-6.1			

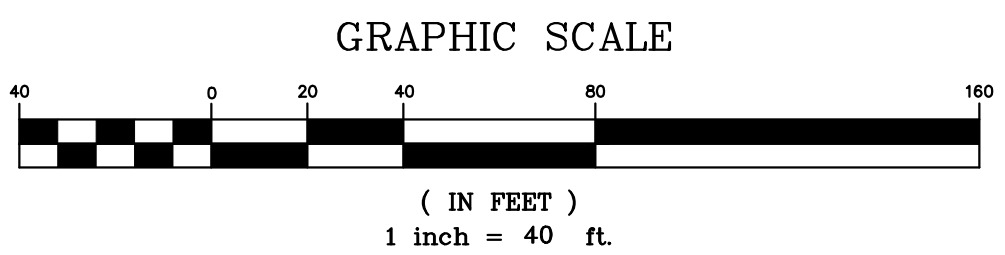


TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C.,TN

NOTE:
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR
TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE
TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS.), GAS, SEWER, TELEPHONE AND
WATER LINES SHALL BE PLACED UNDERGROUND.



VICINITY MAP
N.T.S.



UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION, PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND	
	WATER METER
	FIRE HYDRANT
	VALVE
	8"W WATER MAIN
	8"SA SANITARY SEWER MAIN
	6" SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	ELECTRIC TRANSFORMER
	PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2008 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2008
NOTE:
SEE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TSQUARE ENGINEERING

Consulting Civil Engineering

7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998

tim@t2-eng.com

REVISIONS	DATE	NO.	BY	CHKD	DATE	NO.	BY	CHKD
REVISED PER PLANNING COMMISSION COMMENTS	11-10-2014	1			05-20-2014	1		
REVISED PER PLANNING COMMISSION COMMENTS	12-04-14	2						

BRANCH CREEK CROSSING

UTILITY PLAN

HIGHWAY 31 AND DAVENPORT

MAP 53 AND PARCELS 75.00 & 75.01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER

145061

SHEET NUMBER

C-7.0

LAREDO SERIES
LNC-3000

PRODUCT RANGE

DETAILS

FEATURES

ORDERING INFORMATION

ARCEOS ARS SERIES
ARCEOS-ARS

PRODUCT RANGE

DETAILS

FEATURES

ORDERING INFORMATION

ACTIVE BEARING

DETAILS

FEATURES

ORDERING INFORMATION

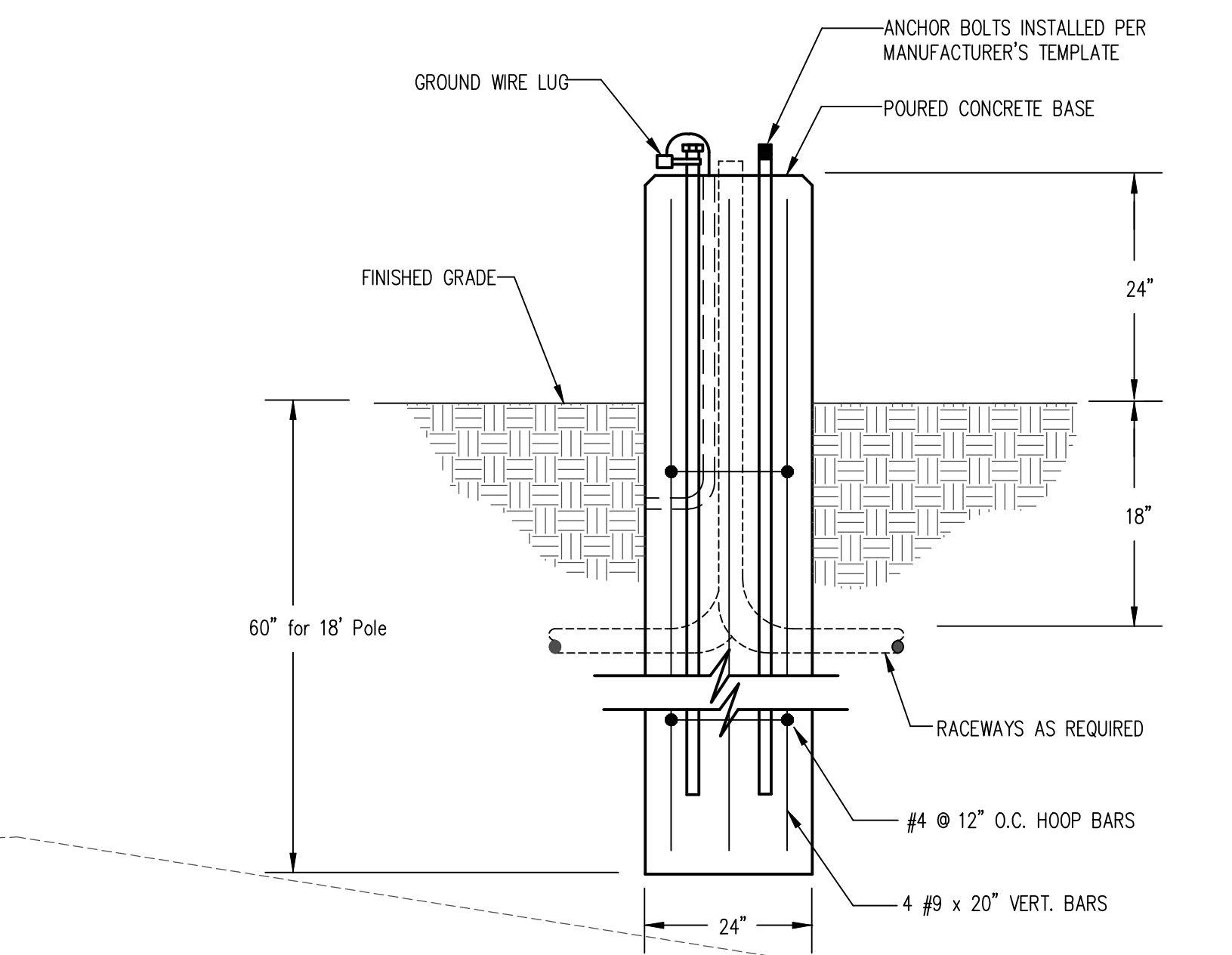
CIMARRON LED CL15

PRODUCT RANGE

DETAILS

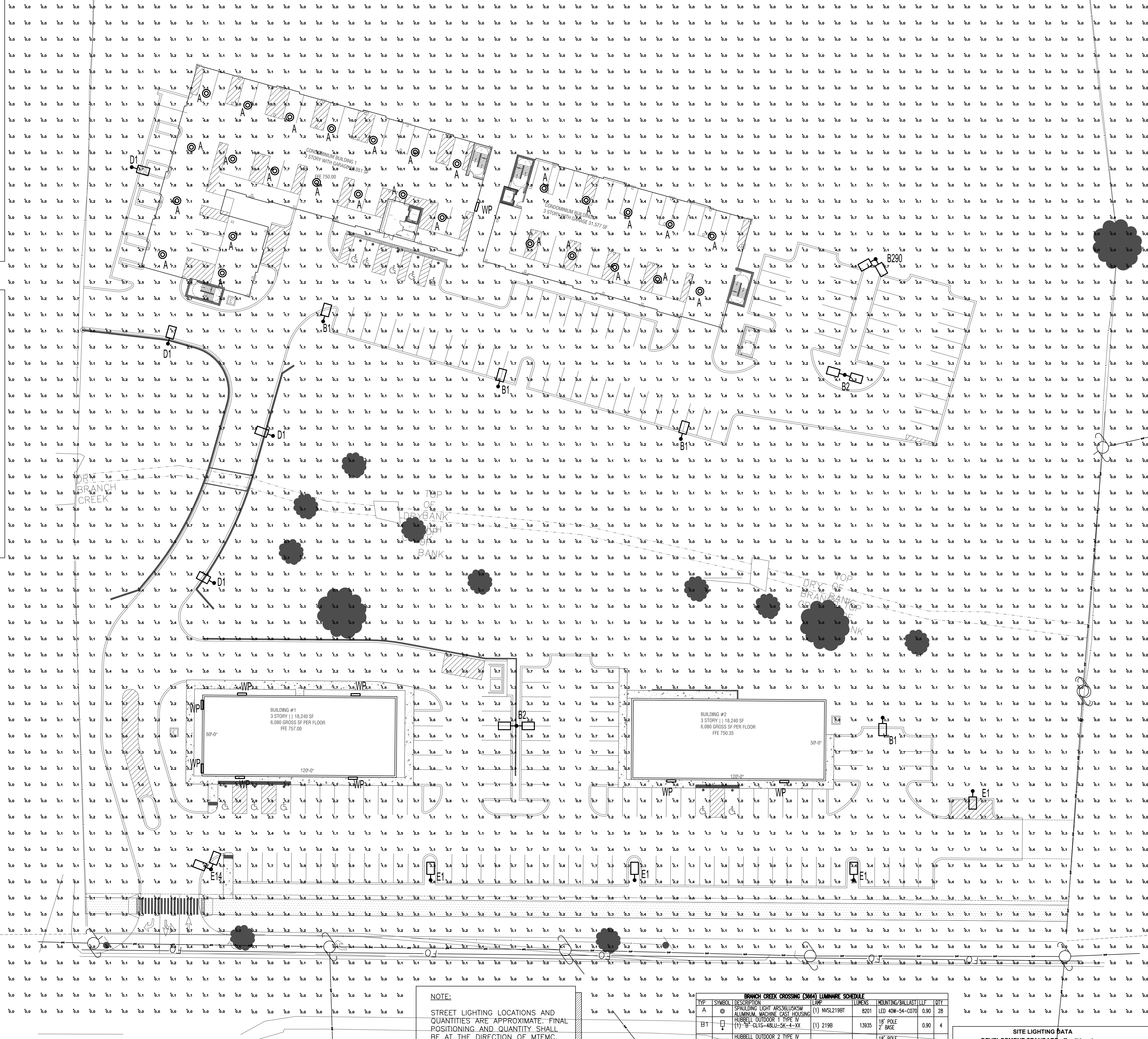
FEATURES

ORDERING INFORMATION



POLE BASE DETAIL

N.T.S.



NOTE:
STREET LIGHTING LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

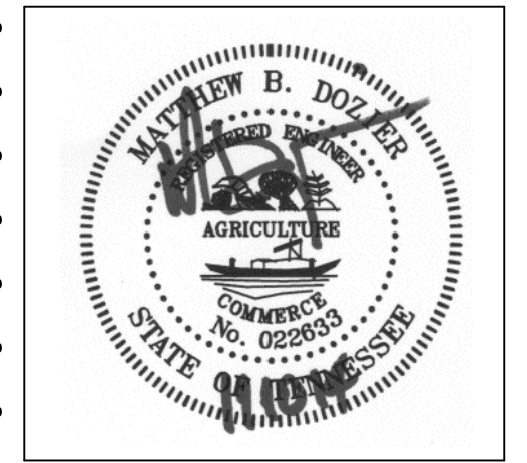
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts	illuminance	Fc	0.69	14.6	0.0	N.A.

PHOTOMETRICS PLAN

SCALE: 1" = 30'

BRANCH CREEK CROSSING (2004) LUMINAIRE SCHEDULE									
TYP	SYMBOL	DESCRIPTION	AMP	ILLUMINANCE	MOUNTING/BALLAST	LLF	LDY		
A	⊙	SPAWLING LIGHT ARCSULUSISM	(1) MSL2198T	8201	LED 40W-54-C070	0.90	28		
B1	□	HUBBELL OUTDOOR 1 TYPE IV (1) 9" CL15-48LU-SK-4-XX	(1) 2198	13935	18" POLE 2' BASE		0.90	4	
B2	□	HUBBELL OUTDOOR 2 TYPE IV (2) 9" CL15-48LU-SK-4-XX	(2) 2198	13935	18" POLE 2' BASE		0.90	2	
B290	□	HUBBELL OUTDOOR 2 TYPE IV (2) 9" CL15-48LU-SK-4-XX	(2) 2198	13935	18" POLE 2' BASE		0.90	1	
D1	□	SPAWLING LIGHT 1 TYPE III W/H (1) 9" CL15-48LU-SK-3-BC	(1) MSL2198T	9055	18" POLE 2' BASE		0.90	4	
E1	□	SPAWLING LIGHT 1 TYPE III W/H (1) 9" CL15-48LU-SK-3-BC	(1) MSL2198T	8735	18" POLE 2' BASE		0.90	4	
E14	□	SPAWLING LIGHT 1 TYPE III W/H (1) 9" CL15-48LU-SK-4-XX	(1) 2198	13935	18" POLE 2' BASE		0.90	1	
WP	□	HUBBELL OUTDOOR 1 TYPE IV (1) 9" CL15-48LU-SK-4-XX	(1) MSL2198T	7508	LED40W-54-C070	0.90	9		

SITE LIGHTING DATA
DEVELOPMENT STANDARD: Traditional
Land Use: Mixed Use
Zoning District: SD-X
Height of Proposed/Existing Building: See Architectural Elevations
Pole Height: Ground Mounted Flood
Pole/Fixture Color: Black
Color of Light: White (LED)
THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.



listen • think • create
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b3studio inc.
1307 mallory lane, suite 175 | brentwood, tn 37027 | www.b3studio.com
i Design Services, Inc. Engineering
703 Berry Road
Nashville, TN 37204
Ph: 615-298-5557 Fax: 615-298-3844
info@designservicesinc.com

project:
branch creek crossing
mixed-use development || 36,000 sf office & 48 unit condo
tax map 53 & parcels 75.00 & 75.01 || franklin, tn

document release:
description: Development Plan – City of Franklin # 4692
date:
Rezoning Plan – City of Franklin # 4680
date: 10 november 2014
project no.: a14025.00

E0.2

ORDINANCE 2014-49

TO BE ENTITLED, “AN ORDINANCE TO ANNEX THE ADAMS PROPERTY, CONSISTING OF 11.88 ACRES, LOCATED ON THE PROPERTIES ON THE SOUTH SIDE OF MURFREESBORO ROAD, IMMEDIATELY WEST OF RIDGEWAY DRIVE.”

WHEREAS, the City of Franklin, Tennessee, has determined that it would be in the best interests of the City to annex 11.88 acres located south of Murfreesboro Road, on the three properties south of Murfreesboro Road, immediately west of Ridgeway Drive, and;

WHEREAS, this annexation will result in a residential development the site, and;

WHEREAS, there is a Plan of Services, an agreement regarding services and responsible parties to be considered with this annexation request, therefore:

PREMISES CONSIDERED

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Thence the following lands shall be annexed:

Map-Parcel	Acres
079---06007	5.789
079---06001	5.112
079M-B-01000	0.978
Total	11.88

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the annexed property shall become part of Aldermanic Ward One.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

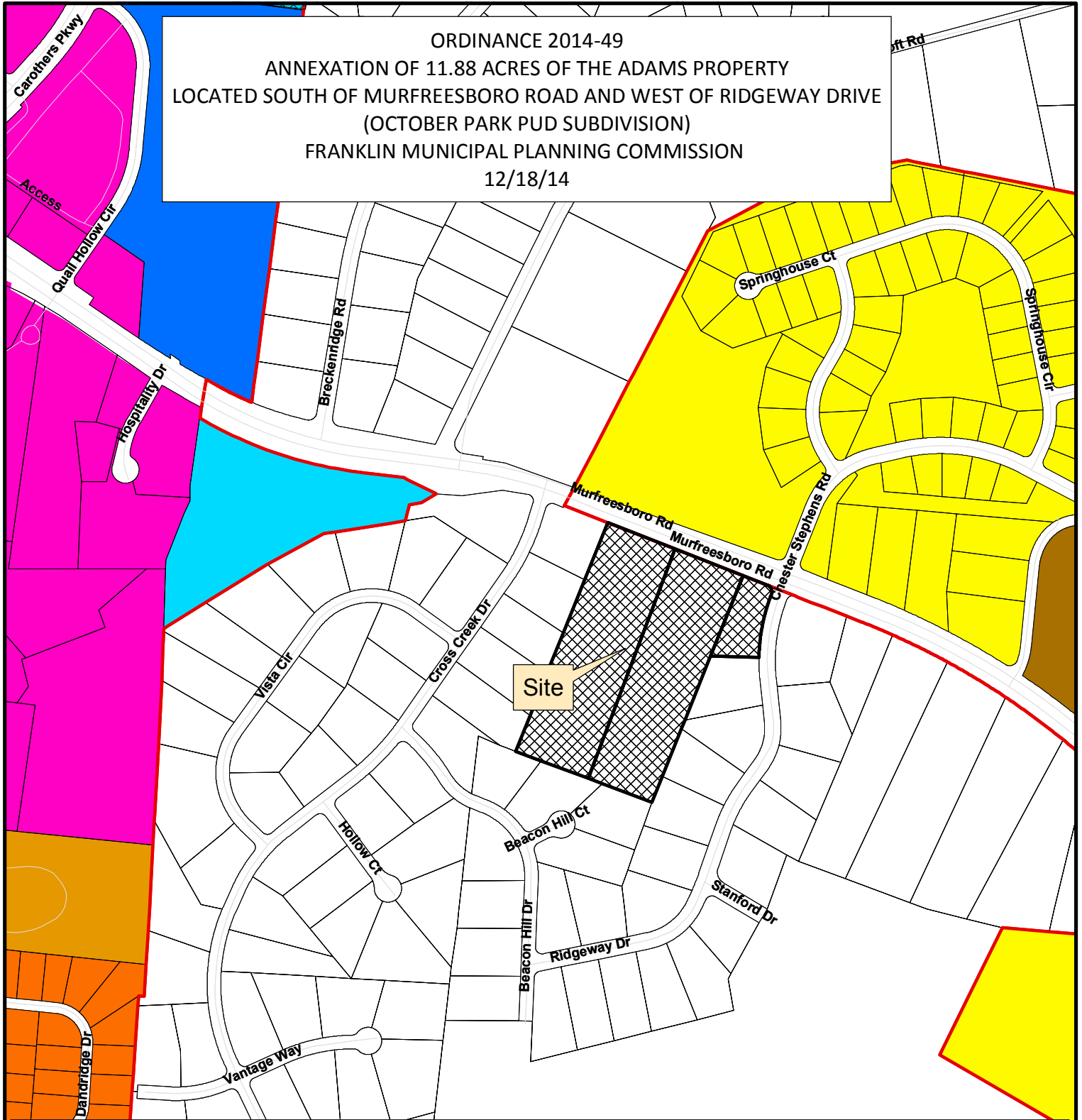
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD AND FINAL READING:

ORDINANCE 2014-49
ANNEXATION OF 11.88 ACRES OF THE ADAMS PROPERTY
LOCATED SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE
(OCTOBER PARK PUD SUBDIVISION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2014-47

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF CERTAIN AREAS BY THE CITY OF FRANKLIN, TENNESSEE, SPECIFICALLY THE ADAMS PROPERTY.

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

WHEREAS, annexation has been requested by the property owner of the Adams Property ("Property"), which is defined as the area located immediately south of Murfreesboro Road and west of Ridgeway Drive. The site is a portion of map 079 Parcel 66.07, 60.01 and 4.00. A map is attached as Exhibit A. The area comprises a total of approximately 11 acres in one parcel with one owner. The Owner has requested annexation by the City of Franklin. The area is currently vacant; and

WHEREAS, it is now believed in the best interest of the City of Franklin to adopt a plan of services for the requested annexation of such area to provide for future development in accordance with City standards. This resolution shall not bind the City to later annex the Property.

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

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

A. Water

The Property is located in Milcrofton Utility District's water district. Water availability shall be approved and provided through Milcrofton. The Owner shall be required to provide adequate fire flow and pressure to the proposed development.

B. Reclaimed Water

According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water main. In the case of this Property, several miles of extension to the City's Reclaimed Water System would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

The Property lies within the Watson Branch Sanitary Sewer Drainage Basin as defined in the City of Franklin Sanitary Sewer Basin Study documents. A development of twenty-two (22) single family residential homes is proposed for this Property. The Property shall be served by an extension of the City's gravity sanitary sewer system from the existing manhole located on the Property. In addition, the Owner shall be required to extend the gravity sanitary sewer system to the adjacent properties that

will naturally drain through the Property. The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary sanitary sewer infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code.

D. Stormwater

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

E. Streets

The Owner shall be responsible for all costs associated with the engineering, design and construction of the necessary roadway (Streets) infrastructure for the development of this Property and shall comply with all requirements as outlined in the Franklin Municipal Code. The Owner shall be required to connect to Ridgeway Drive. No additional access to Murfreesboro Road (State Route 96) shall be allowed by the City of Franklin. The Owner shall prepare a traffic impact study to evaluate the intersection of Ridgeway Drive and Murfreesboro Road to determine if additional turn lanes are necessary for both Ridgeway Drive and Murfreesboro Road. Should additional turn lanes become necessary due to the proposed development of this Property, the Owner shall be responsible for all the costs for such turn lanes, including any necessary additional rights-of-way. The costs for such required turn lane improvements, including the cost of any necessary additional rights-of-way, shall not be eligible for Offsets of the City Road Impact Fees. Finally the Owner shall be required to construct five foot (5') wide sidewalks along the frontage of the Property to include both Ridgeway Drive and Murfreesboro Road, as well as providing five foot (5') sidewalks on along both sides of the Streets through any development on the Property.

F. Traffic Control

Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed by the Owner as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

G. Planning and Zoning

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

H. Street Lighting

No off-site street lighting is proposed at this time. Street lighting within new developments shall be funded and installed by the developer City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

I. Street Name Signs

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

J. Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. No additional manpower or equipment will be necessary to serve the annexation area at this time.

K. Police Protection

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

L. Building and Code Inspection Services

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

ADOPTED THIS _____.

ERIC S. STUCKEY

City Administrator

DR. KEN MOORE

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney



March 27, 2014
Catherine Powers, Director
Planning and Neighborhood Services

Request for Plan of Services

Dear Catherine,

I am working with Mr. Glenn Adams, the owner of Map 079 Parcels 60.07 and 60.01, and Lipscomb University Trust, owner of Map 079M B Parcel 1 in Williamson County, Tennessee. They are requesting annexation of their property into the City of Franklin. I have attached an Exhibit A showing the location of the approximate 11 acres located just south of Murfreesboro Road. We are requesting a plan of services for the property to be annexed. A legal description of the property will be provided with a boundary survey when the annexation request is filed.

This property is planned for the development of 22 single family detached homes. A Development Plan and a Rezoning Request will be filed concurrently with the Annexation Request. Exhibit B included herein shows the proposed plan. The property lays within the McEwen Character Area #4. The guiding principles for this area state that the development of this area is appropriate for Single Family Detached Homes.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is City of Franklin. A sewer availability request has been filed with the City of Franklin, and a sewer man hole exists on the property.

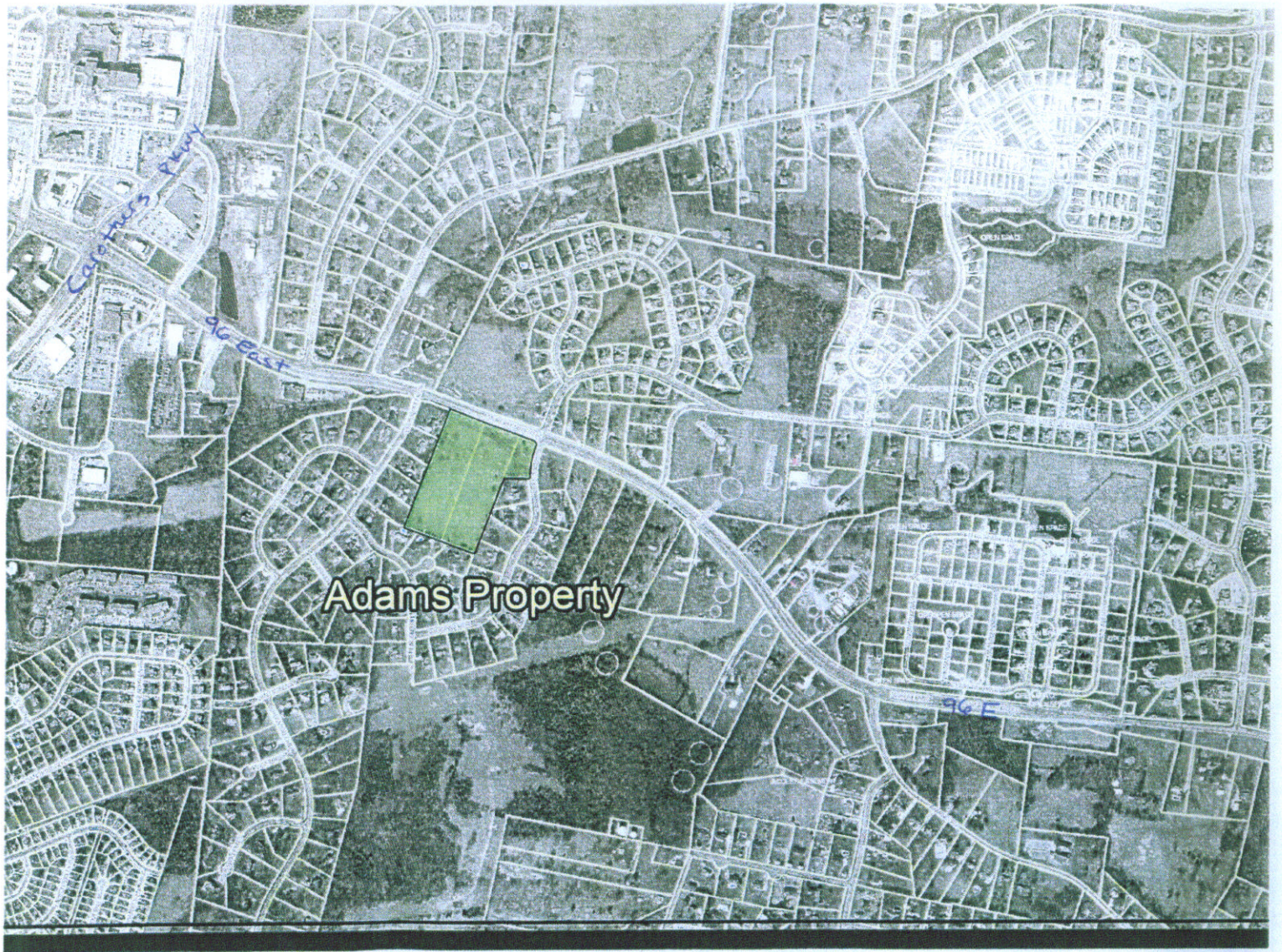
Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Steve Bethel

A handwritten signature in blue ink, appearing to read "Steve Bethel", is written over a light blue horizontal line.

1212 Hoss Road Powell, TN 37849



ADAMS PROPERTY

FRANKLIN, TN



Exhibit A

City of Franklin, TN - DEVELOPMENT FEE ESTIMATOR				
PROJECT - 22 Single Family Detached Residences				
Prepared by: Lynn Osland		Date: 8.15.2014		
City of Franklin Fee	Overall Planning/ Development Fees	Fees Per Dwelling	COF Department	
Project Description				22 Single Family Detached Residences - approximately 3500 sq ft each
Rezoning	\$400		Zoning	\$400 Fixed Review Fee
PUD - Conceptual Workshop	\$50		Planning	\$50 Fixed Review Fee
PUD Development Fee	\$820		Planning	\$600 +.02 per sf of nonres bldg & \$10 per dwelling unit
Final Plat	\$750		Planning	\$200 + \$25 per Lot
FMPC Site Plan Review	\$520		Planning	\$300 +.02 per sf of nonres bldg & \$10 per dwelling unit
Water and Sewer Plans Review	\$300		Utility Billing	\$300 + \$300 Fixed Review Fee
Water Line Inspection	TBD		Engineering	\$1.25/ LF
Sewer Inspections	TBD		Engineering	Gravity Main - \$2/ LF, Force Main - \$1.50/ LF
Stormwater Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Drainage Inspection	\$1,000		Engineering	TBD - \$1000 min
Reclaim Water Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Reclaim Water Line Inspection	TBD		Engineering	\$1.25/ LF
Grading Plan Review	\$300		Engineering	\$300 Fixed Review Fee
Grading Permit Fee	\$100		Engineering	\$100 Fixed Review Fee
Roadway Plans Review	\$300		Engineering	\$300 Fixed Review Fee
Roadway Inspection	\$1,000		Engineering	TBD - \$1000 min, \$2/ LF
Utility Permit Fee	\$100		Utility Billing	\$100 Fixed Review Fee
Water Tap Fee	Milcrofton Water District		Water	Determined by Milcrofton Water District
System Development Fee (SDF)				Varies by meter size
Access Fee				Varies by meter size
Installation of meter and box				Varies by meter size
Irrigation Meter (plus install)				Varies by meter size - Lawn Sprinklers
Application Fee				\$25 Fixed Application Fee
Water Tap Fee Subtotal		\$0	Water	
Fire Line Tap Fee	TBD	TBD	Water	\$500 per inch of diameter - 6" is typical, w/ 8" if tied to a hydrant
Sewer Tap Fee	COF	3/4" meter	Water	Determined by engineering - based on flow 3/4" to 8"
System Development Fee (SDF)		\$1,444		Varies by meter size
Access Fee		\$2,100		Varies by meter size
Installation of meter and box		\$1,240		Fee is fixed, but varies, for tap already made or tap not made
Effluent Disposal Fee (EDF)		\$450		Varies by meter size
Application Fee		\$25		\$25 Fixed Application Fee - waived if also applying for water tap fees
Sewer Tap Fee Subtotal		\$5,259	Water	
Building Permit Fee		\$1,295	Building	Res \$0.37/ sq ft
Road Impact Fee		\$4,911	Building	2014 RIF Schedule
Facilities Tax		\$3,115	Building	Res = \$0.89 per gross sf
Electrical Permit Fee		\$213	Building	\$0.0609/ sq ft
Mechanical Permit Fee		\$44	Building	\$0.0127/ sq ft
Plumbing Permit Fee		\$127	Building	\$0.0364/ sq ft
Additional Fees - Trash Container Fee		\$75	Building	\$75/ ea - Residential
TOTAL EST FEES for Permitting		\$15,040		
Williamson County Privilege Tax		\$7,000	Williamson County	Residential Only - \$2 x heated SF plus any future expansion sf
Payment in Lieu of Dedication of Parkland		TBD	COF Parks	Residential Only - Based on number of units and fair market value of land - Zoning Ordinance - Subsection 5.5.4.
Total est Planning & Development Fees	\$6,040			
Total est Fees per dwelling		\$22,040		
	Planning & Development Fees	Permit Fees for 22 Dwellings	Total Estimated Fees	
	\$6,040	\$484,880	\$490,920	

Non-res sprinkler requirement; Required for residential in remote locations

Addl \$25 appl fee not required if submitted with Water Tap Fee

Paid directly to Williamson County - all res - inc apts

OCTOBER PARK PUD SUBDIVISION ZONING REQUEST
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14

Project Information

Existing Zoning: Williamson County
Proposed Zoning: SD-R 1.6
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: SWCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 11.88 acres

Site

October Park

October Park

- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Historic Core Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District

- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

ORDINANCE 2014-45

TO BE ENTITLED "AN ORDINANCE TO ZONE 11.88 ACRES TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 1.6) FOR THE PROPERTY LOCATED AT SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE ENCOMPASSING 1100 RIDGEWAY DRIVE."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-R zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present Williamson County zoning classification to Specific Development-Residential District (SD-R 1.6):

R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Zoning Reference Number: 14-10:

Map-Group-Parcel	Acres
079M-B00100	5.79
079-06001	5.11
079-06007	0.98
TOTAL	±11.88

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

12-18-2014

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Rezoning Request for October Park

A Planned Residential Development
Map 079 Parcels 60.07, 60.01, and Parcel 1.00 Group B on Map 79M
FRANKLIN, TN

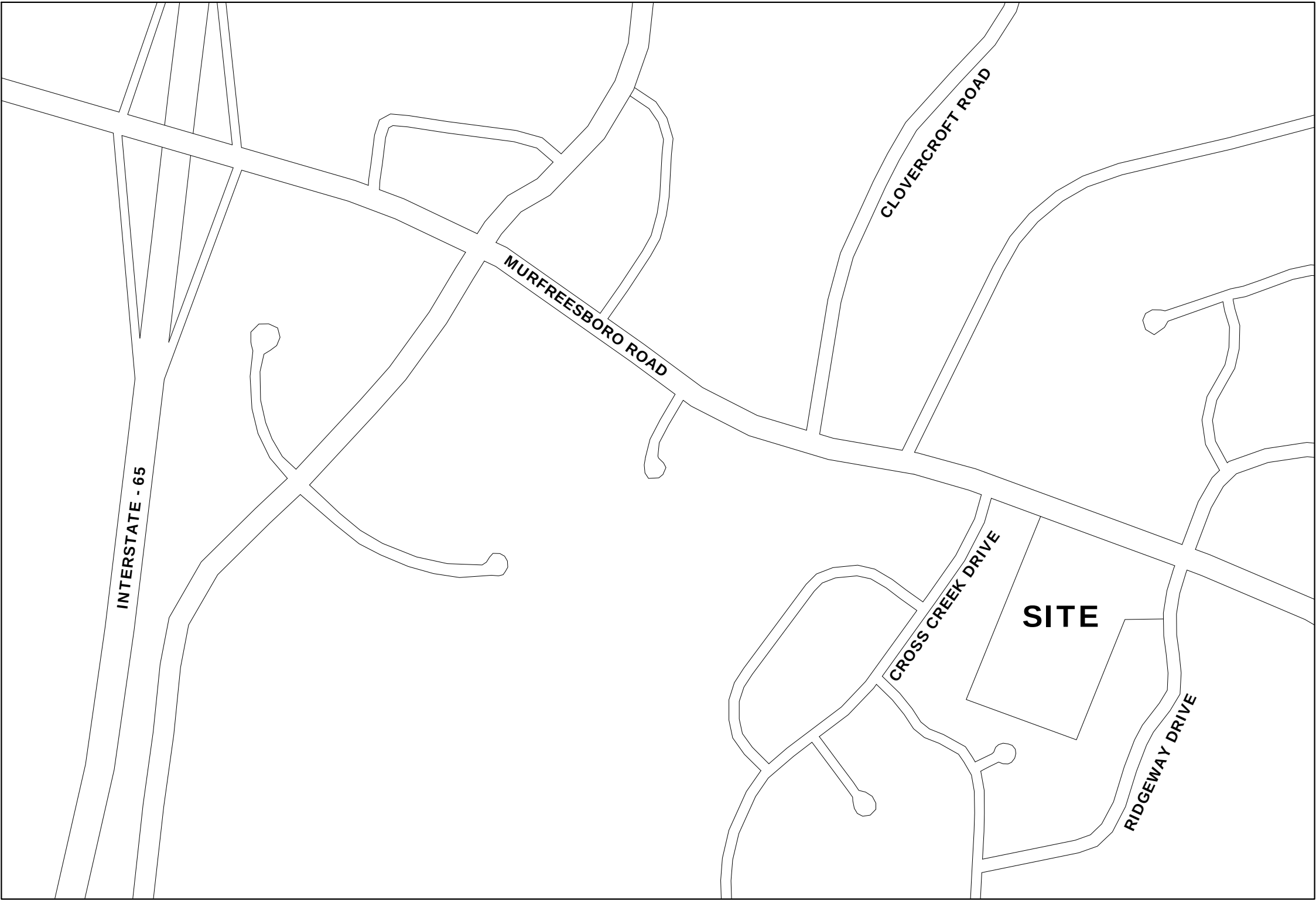
OWNER:
R. GLENN ADAMS
1100 RIDGEWAY DRIVE
FRANKLIN, TN 37067

APPLICANT:
VERTEX COMPANY
STEVE BETHEL
1212 HOSS ROAD
POWELL, TN 37849
865.384.8124
sbethel.bethel@gmail.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

CIVIL ENGINEER:
CANNON & CANNON
ERIC GARDENER, PE
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

SURVEY DATA PROVIDED BY:
CANNON & CANNON
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com



14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

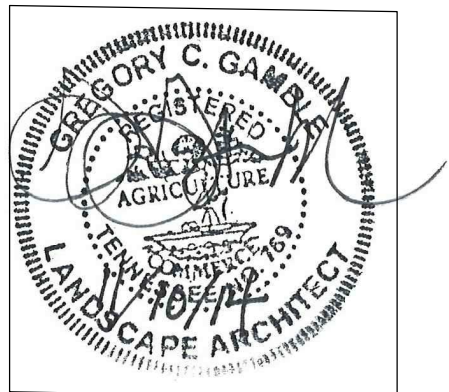


GRAPHIC SCALE: 1"=500 FT
0 500

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14
greggamble209@gmail.com
615-975-5765

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL



NOVEMBER 10, 2014
RESUBMITTAL DECEMBER 4, 2014

COF # 4685

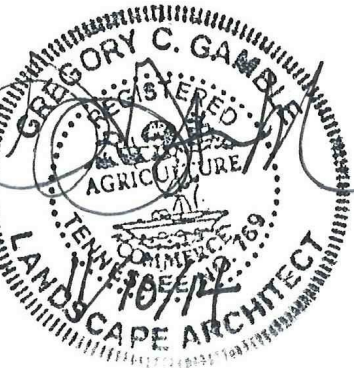


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: NOV 10, 2014

OCTOBER PARK PUD SUBDIVISION
REZONING PLAN

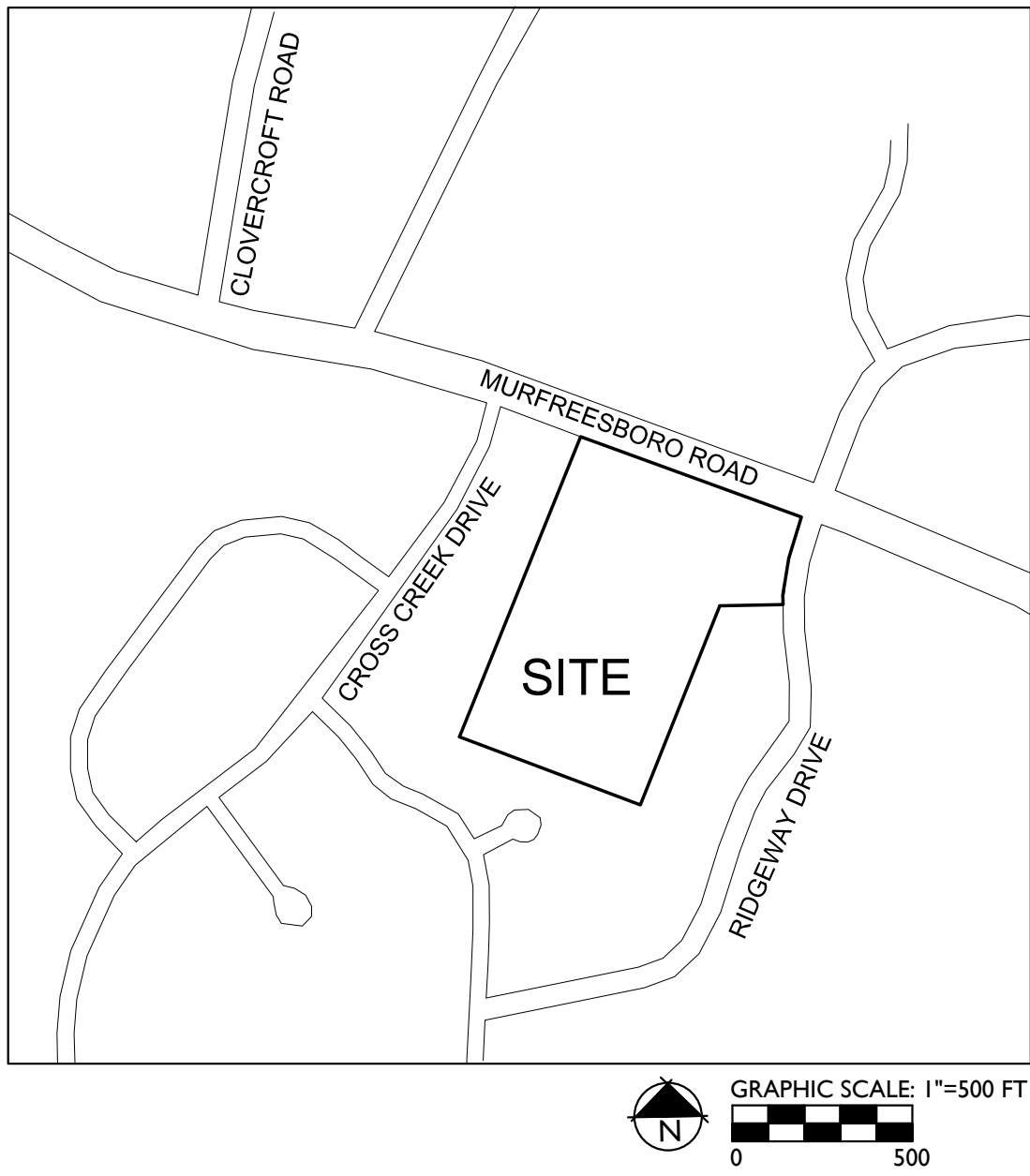
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
888G GAMBLE
greggambled209@gmail.com
615.975.5765

BOUNDARY
MAP

C 1.0



SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4685
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 DUA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 15'	
REAR YARD: VARIES WITH BUFFER TREATMENT	
SIDE YARD: 5'	
OWNER:	R. GLENN ADAMS 1100 RIDGEWAY DRIVE FRANKLIN, TN 37067 GLENN ADAMS
ADDRESS:	
CONTACT:	
APPLICANT:	VERTEX DEVELOPMENT, LLC 144 SOUTHEAST PARKWAY SUITE 200 POWELL, TN 37849 865-384-8124 stethel.bethel@gmail.com
ADDRESS:	
OFFICE PHONE:	
EMAIL ADDRESS:	
CONTACT:	
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggambled209@gmail.com
ADDRESS:	
OFFICE PHONE:	
EMAIL ADDRESS:	
CONTACT:	GREG GAMBLE

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being 5.789 acres tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCT) at the southeastern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 181), and red being located 302.31 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Lot 1, S 21° 27' 02" W, 399.73 feet to a set iron rod & cap (CCT) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northeastern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 50' 29" W, 103.20 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 48° 38' 49" W, 177.41 feet to an existing concrete monument, corner to Lot 5, Cross Creek Subdivision, N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 6 and with the northeastern line of Lot 5, Cross Creek Subdivision, N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 4 and with the northeastern line of Lot 3, Cross Creek Subdivision, N 21° 30' 30" E, 159.65 feet to an existing 3/8 inch iron rod, corner to Lot 2, Cross Creek Subdivision;

Thence leaving the northeastern line of Lot 2 and with the northeastern line of Lot 1, S 21° 27' 02" W, 399.73 feet to a set iron rod & cap (CCT) at the southeastern right-of-way line of Murfreesboro Road (S.R. 96);

Containing 252,155.34 square feet or 5.789 acres, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being 5.112 acres tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), and red being located 2.53 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 1 and with the northeastern line of Lot 2, S 21° 28' 22" W, 246.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 3 and with the northeastern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 159.91 feet to an existing 3/4 inch iron rod, corner to Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road;

Thence leaving the northeastern line of Lot 11 and with the northeastern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 50' 08" E, 104.33 feet to the Point of BEGINNING;

Containing 12,593.03 square feet or 0.29 acre, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

BEGINNING on a set iron rod & cap (CCT) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), and red being located 2.53 feet southwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northeastern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northeastern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" bar in the northeastern line of Adams, Tract II (Deed Book 495, Page 181);

Thence leaving the northeastern line of Lot 1 and with the northeastern line of Lot 2, S 21° 28' 22" W, 246.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 3 and with the northeastern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 159.91 feet to an existing 3/4 inch iron rod, corner to Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road;

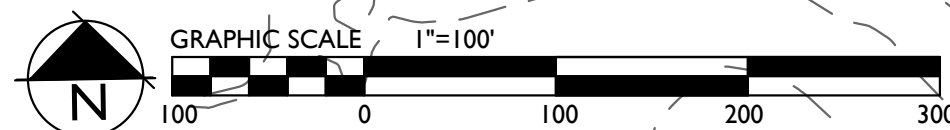
Thence leaving the northeastern line of Lot 11 and with the northeastern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 50' 08" E, 104.33 feet to the Point of BEGINNING;

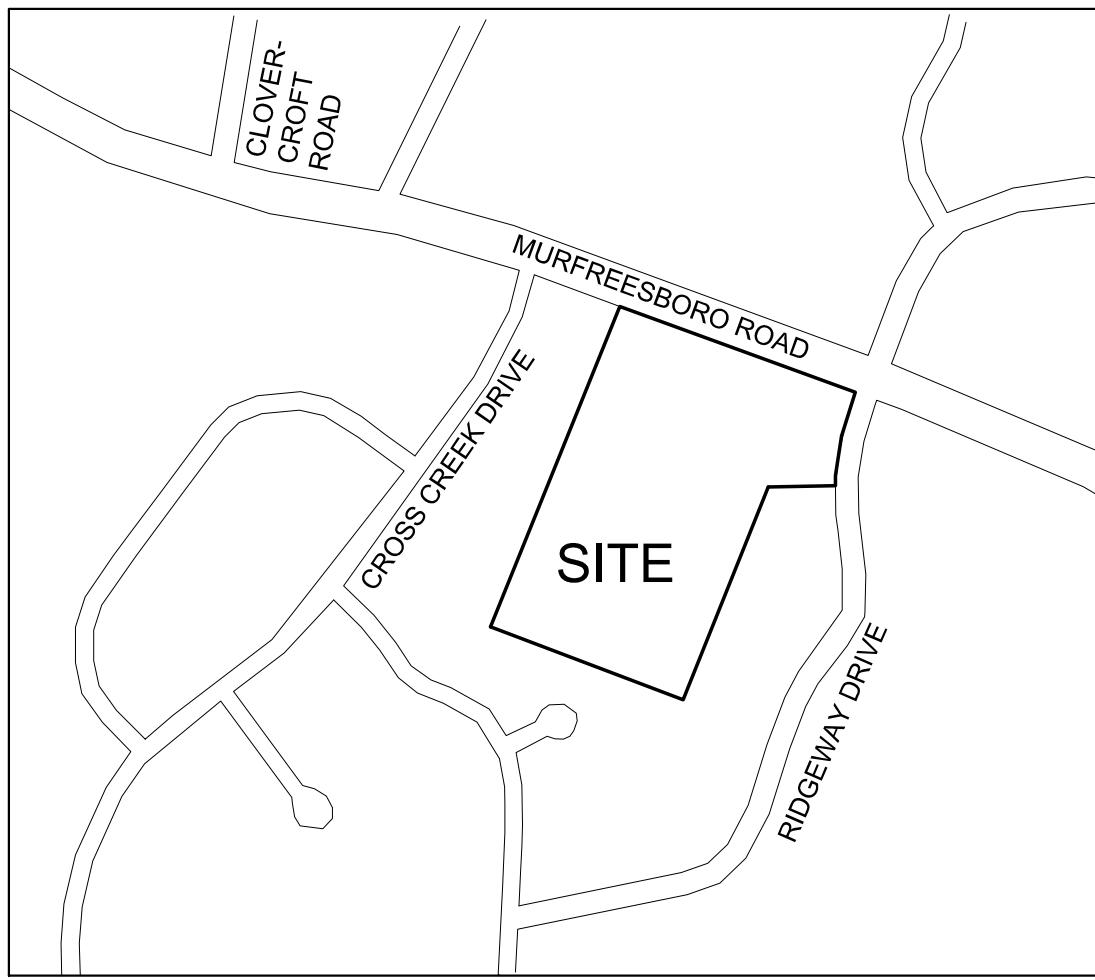
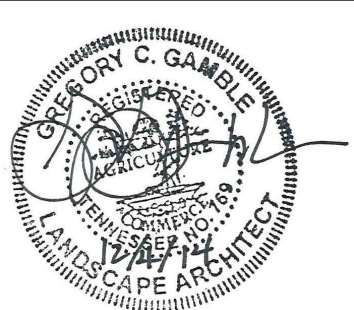
Containing 12,593.03 square feet or 0.29 acre, more or less.

This description was prepared November 4, 2014 by Cannon & Cannon, Inc., 8550 Kingston Pike, Knoxville, Tennessee 37919.

ADJACENT PROPERTY OWNERS

PARCEL ID	OWNER	OWNER ADDRESS	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND USE
079M A 00100	MCDONALD BOBBY D	1100 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M C 00100	WOODARD CRAIG B	1002 VISTA CIRCLE	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00200	PATTERSON WENDELL L	1104 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 02000	BRUMLEY DAVID E	1101 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01900	STUBSTEN DENNIS	1105 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01800	NORRIS PAUL E	1109 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01700	BRISTOL PATRICK M	1113 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01600	FLEMING KENNETH L	1117 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01500	LOFTIN TED W	1121 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	COLEMAN LEE A	1112 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00400	EDWARDS MAURICE V	1116 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00500	VAHRENKAMP CLYDA REV LIV TRUST	1120 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01400	ROTTER HENRY A III	1123 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01300	FLETCHER LISA ANN	1125 CROSS CREEK DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01200	FRANK R HORTON III	104 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 01100	LUNA JONES W	115 HOLLOW CT	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01400	DUNN UNWOOD B	2005 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01500	WILLIS WADE A	2001 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01300	MANLAY JOHN	2014 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01200	CHRIST-JOHNSON DONNA L	2010 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01100	MILLER RONALD A	2008 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 01000	HERRIN GREGORY A	2006 BEACON HILL DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00900	HANNIGAN PAUL D	1210 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00800	RHEA KATHRYN L	1206 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00700	WALKER MICHAEL SCOTT	1200 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00600	LAMBERT OLIVER J	1114 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00500	STUTTS REUBEN C	1112 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M A 00300	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00200	BRADSHAW ANTHONY	1108 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 00100	PFEIFFER LEONARD M	1104 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02100	PACKARD DONALD A	1205 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02200	OWENS MICHAEL A	1203 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02300	BURNS WILLIAM C JR	1101 STANFORD DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02400	MOEBLE MARK A	1115 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02500	RICH DALE	1111 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079 06002	KRANTZ ANNE J FREEMAN	4090 IRONWOOD DR	GREENBRIER	TN	37073	MGA-1	SWCO-3	VACANT
079 06003	FRENZEL G CHARLES	4091 MURFREESBORO RD	FRANKLIN	TN	37067	MGA-1	SWCO-3	VACANT
079M B 02600	BUSELMER NORMAN T III	1109 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02700	GOERZEN LAURIE	1105 RIDGEWAY DR	FRANKLIN	TN	37067	NC	SWCO-3	RESIDENTIAL
079M B 02800	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL
079M B 02900	ADAMS HAZEL C	PO BOX 680098	FRANKLIN	TN	37068	NC	SWCO-3	VACANT
079M B 03000	BOZEMAN H ANDREW	4076 MURFREESBORO RD	FRANKLIN	TN	37067	NC	SWCO-2	RESIDENTIAL
079M D 00200	SALAZAR MARY ELLEN	4072 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M D 00100	BETTS CHRISTOPHER E	4068 MURFREESBORO RD	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M F 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24520	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24521	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00100	CALDWELL EST HOMEOWNERS ASSOC INC	PO BOX 24522	NASHVILLE	TN	37202	R-1	SWCO-2	RESIDENTIAL
079M E 00101	AWAD GEORGE	209 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079M A 00200	WILLIAMS STEPHEN	213 SPRINGHOUSE CIR	FRANKLIN	TN	37067	R-1	SWCO-2	RESIDENTIAL
079 05003	CHURCH FRANKLIN CHRISTIAN	PO BOX 680015	FRANKLIN	TN	37067	MGA-1	SWCO-2	INSTITUTIONAL
079 06007	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079 06001	ADAMS R G	PO BOX 680098	FRANKLIN	TN	37068	MGA-1	SWCO-3	RESIDENTIAL
079M B 00100	ADAMS R G	PO BOX 680099	FRANKLIN	TN	37068	NC	SWCO-3	RESIDENTIAL





SITE DATA:

PROJECT NAME: OCTOBER PARK
PROJECT NUMBER: 4686
SUBDIVISION: NA
LOT NUMBER: NA
ADDRESS: 1110 RIDGEWAY DRIVE
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00

EXISTING ZONING: WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING: SD-R 1.6 DUA
CHARACTER AREA OVERLAY: SWCO-3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 11.88 AC
TOTAL SQUARE FOOTAGE: 517,412 SF

MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: VARIES WITH BUFFER TREATMENT
SIDE YARD: 5'

OWNER: R. GLENN ADAMS
ADDRESS: 1100 RIDGEWAY DRIVE
CONTACT: FRANKLIN, TN 37067
GLENN ADAMS

APPLICANT: VERTEX DEVELOPMENT, LLC
ADDRESS: 1212 HOSS ROAD
CONTACT: POWELL, TN 37049
865-384-9124
stethel.bethel@gmail.com
STEVE BETHEL

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggamble209@gmail.com
GREG GAMBLE

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	REMOVED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF

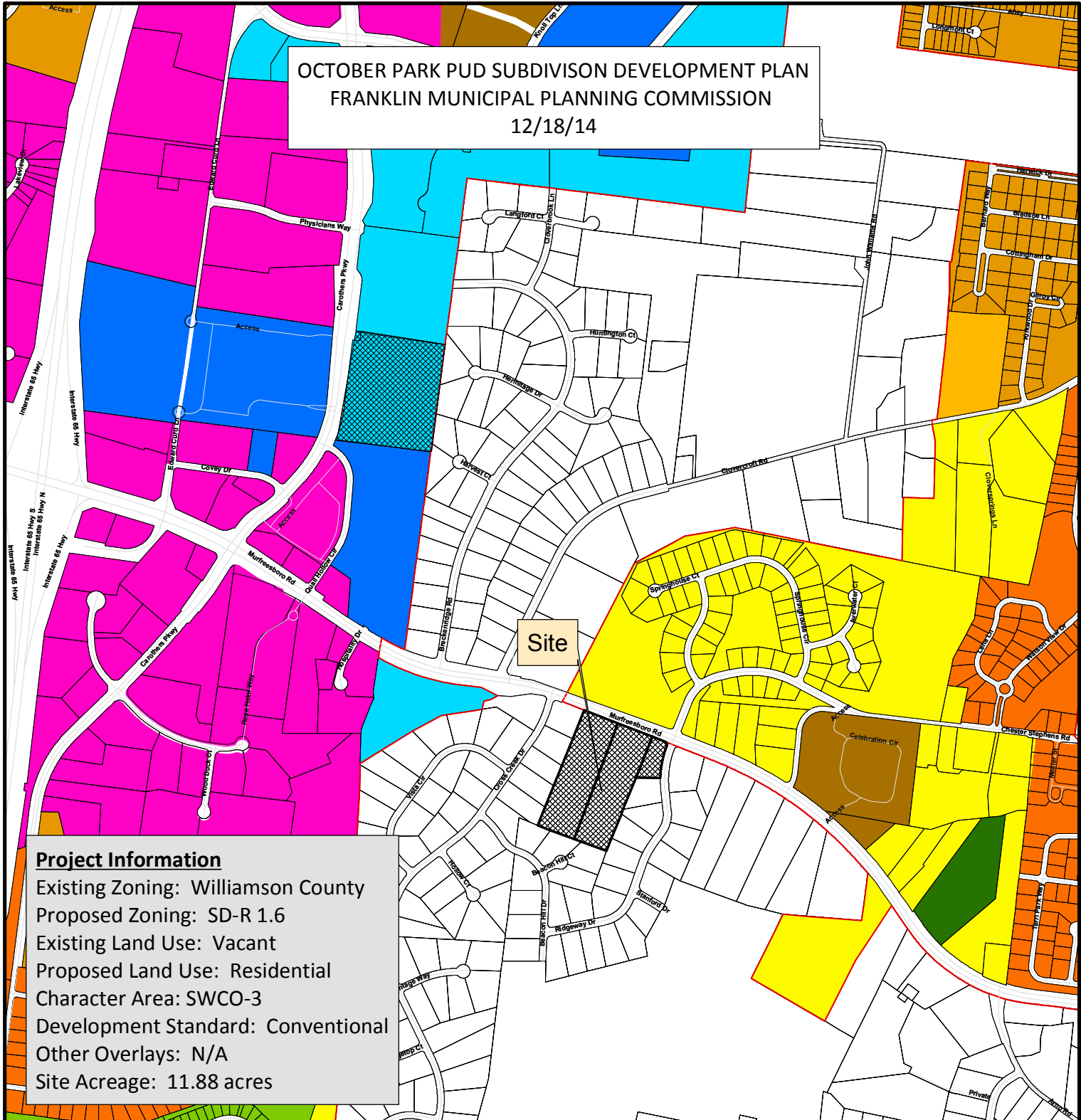
TRIP GENERATION

SINGLE FAMILY DETACHED HOUSING
ITE CODE 210
AM PEAK ENTER 6 EXIT 18 TOTAL 24
MIDDAY PEAK N/A
PM PEAK ENTER 16 EXIT 9 TOTAL 25

SOIL TYPES

Arc2 Armour Silt Loam, 5-12%, Eroded
CKD Culleoka Silt Loam, 12-20%
CKD3 Culleoka Silt Loam, 15-20%, Severely Eroded
CKE3 Culleoka Silt Loam, 20-35%, Severely Eroded
Hu Huntington Silt Loam, Phosphatic
Src3 Stiversville Clay Loam, 5-12% Severely Eroded
SIB2 Stiversville Silt Loam, 2-5% Severely Eroded

OCTOBER PARK PUD SUBDIVISION DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



Project Information
 Existing Zoning: Williamson County
 Proposed Zoning: SD-R 1.6
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: SWCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 11.88 acres

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

Development Plan

for

October Park

A Planned Residential Development
Map 079 Parcels 60.07, 60.01, and Parcel 1.00 Group B on Map 79M
FRANKLIN, TN

OWNER:
R. GLENN ADAMS
1100 RIDGEWAY DRIVE
FRANKLIN, TN 37067

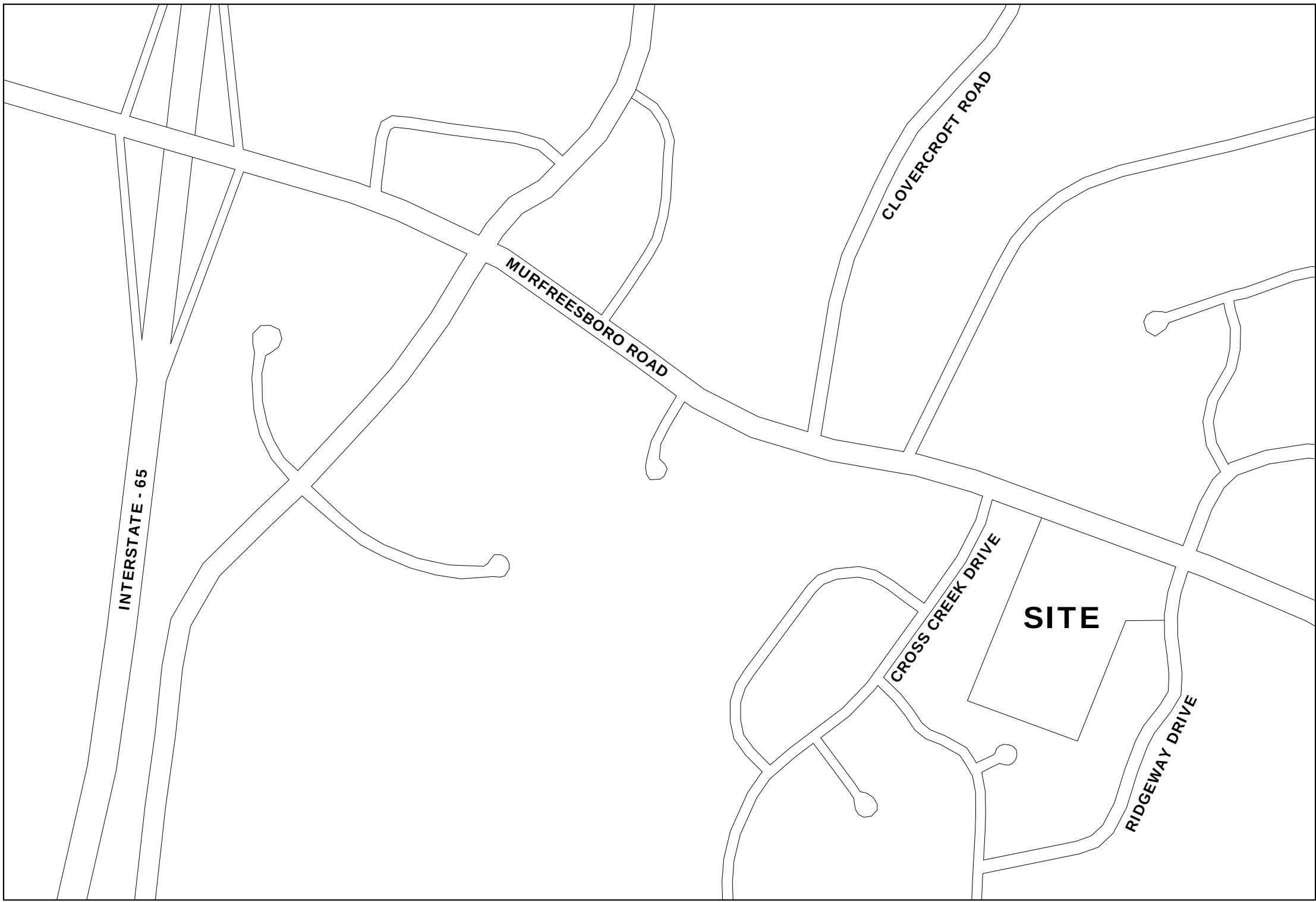
APPLICANT:
VERTEX COMPANY
STEVE BETHEL
1212 HOSS ROAD
POWELL, TN 37849
865.384.8124
sbethel.bethel@gmail.com

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064
615.975.5765
greggamble209@gmail.com

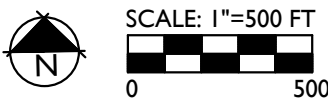
CIVIL ENGINEER:
CANNON & CANNON
ERIC GARDENER, PE
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

SURVEY DATA PROVIDED BY:
CANNON & CANNON
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
615.770.0010
egardeneer@cannon-cannon.com

STATE COORDINATES NOTE



14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE



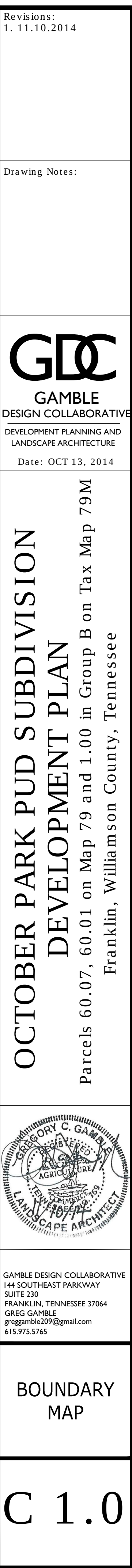
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14
greggamble209@gmail.com
615-975-5765

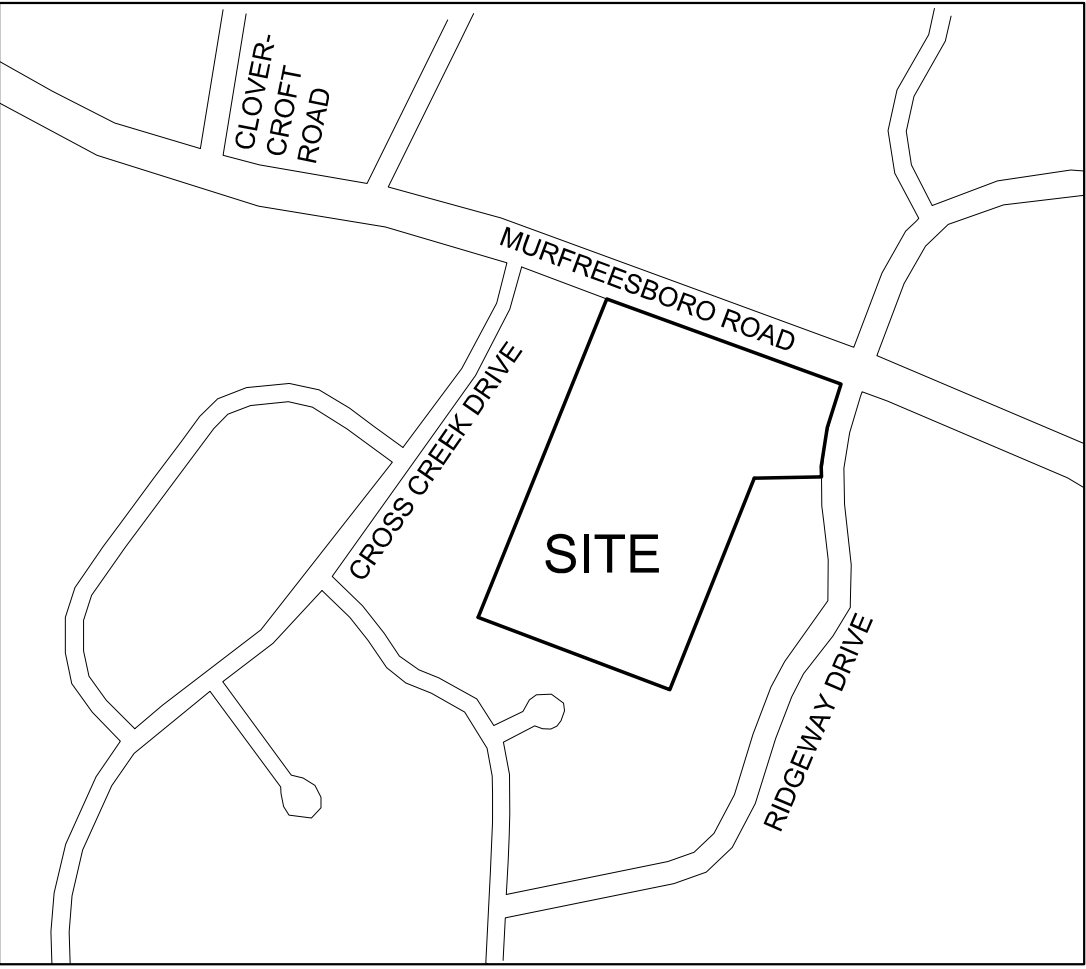
INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS / AERIAL
C 3.0	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 5.0	UTILITY PLAN
C 6.0	GRADING PLAN
A 1.0	ARCHITECTURAL ELEVATION



OCTOBER 13, 2014
REVISED NOVEMBER 10, 2014
REVISED DECEMBER 4, 2014





SITE DATA:	
PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD R 1.6 DUA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	15'
REAR YARD:	VARIES WITH BUFFER TREATMENT
SIDE YARD:	5'
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE
CONTACT:	FRANKLIN, TN 37067
	GLENN ADAMS
APPLICANT:	VERTEX DEVELOPMENTN, LLC
ADDRESS:	1212 HOSS ROAD
OFFICE PHONE:	POWELL, TN 37849
EMAIL ADDRESS:	865-384-9124
CONTACT:	sbethel.bethel@gmail.com
	STEVE BETHEL
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
	615.975.5765
OFFICE PHONE:	greggambie209@gmail.com
EMAIL ADDRESS:	GREG GAMBLE
CONTACT:	

SPECIMEN TREES				
NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	26	GOOD	RETAINED
2	CHERRY	32	GOOD	RETAINED
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TREE CANOPY PRESERVATION	
EXISTING TREE CANOPY:	72,559 SF
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REQUIRED CANOPY PRESERVATION =	54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF	

SOIL TYPES	
Arc2	Armour Silt Loam, 5-12%, Eroded
CkD	Culleoka Silt Loam, 12-20%
CkD3	Culleoka Silt Loam, 15-20%, Severely Eroded
CkE3	Culleoka Silt Loam, 20-35%, Severely Eroded
Hu	Huntington Silt Loam, Phosphatic
SrC3	Stiversville Clay Loam, 5-12% Severely Eroded
StB2	Stiversville Silt Loam, 2-5% Severely Eroded

Revisions:

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

DESIGN PLANNING AND LANDSCAPE ARCHITECTURE

Date: October 13, 2014

OCTOBER PARK PUD SUBDIVISION

DEVELOPMENT PLAN

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M

Franklin, Williamson County, Tennessee

GAMBLE DESIGN COLLABORATIVE

144 SOUTHEAST PARKWAY

SUITE 200

FRANKLIN, TENNESSEE 37064

GREG GAMBLE

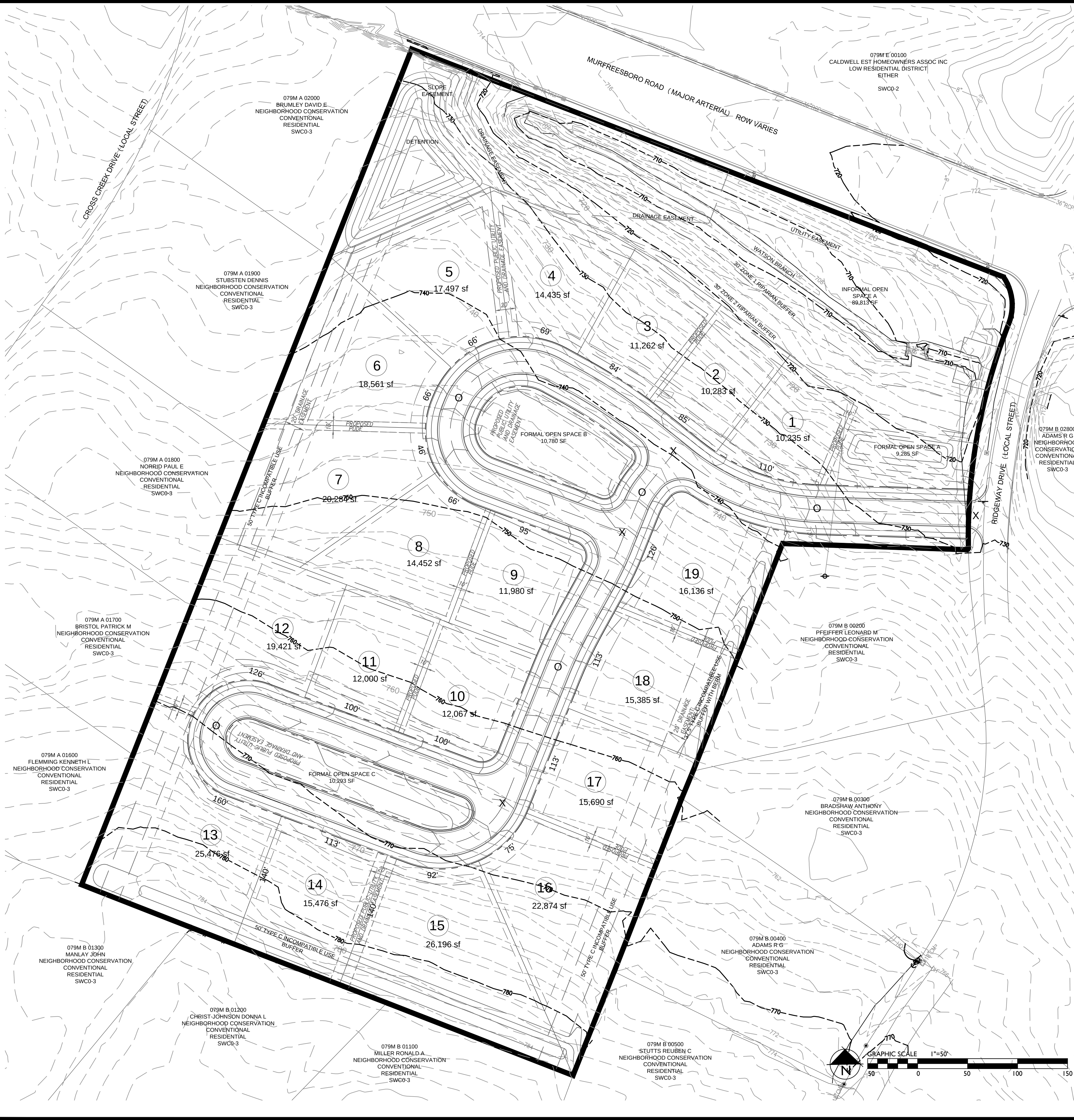
greggambie209@gmail.com

615.975.5765

EXISTING CONDITIONS PLAN

C 2.0

COF 4686



LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: SWCO-3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES WITHIN SEWARD HALL CHARACTER AREA 3 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.
2. THE PROPOSED DEVELOPMENT PLAN PRESERVES THE FRONT PORTION OF THE PROPERTY ALONG MURFREESBORO ROAD AS OPEN SPACE. THIS OPEN SPACE "FRONT YARD" IS CONSISTENT WITH THE CHARACTER OF THE CORRIDOR.
3. THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM RIDGEWAY DRIVE.

LOCAL COMPATIBILITY

THE PROPOSED SUBDIVISION IS PLANNED WITH TWO STORY SINGLE FAMILY HOMES RANGING IN SIZE BETWEEN 3500 SQUARE FEET AND 4600 SQUARE FEET. THESE HOMES ARE COMPATIBLE WITH THE HOMES WITHIN THE ADJACENT NEIGHBORHOODS, RIDGEWAY AND CROSS CREEK SUBDIVISIONS EVEN THOUGH THEY ARE PROPOSED ON LOTS LESS THAN ONE ACRE.

THE HOMES WITHIN THE RIDGEWAY AND CROSS CREEK SUBDIVISIONS ARE BETWEEN 1900 TO 5700 SQUARE FEET IN SIZE. THE AVERAGE HOME IS 3500 SQUARE FEET IN SIZE. THESE HOMES WERE BUILT ON ONE ACRE LOTS WITH SEPTIC TANKS ACCORDING TO WILLIAMSON COUNTY DEVELOPMENT REGULATIONS. SINCE THE DEVELOPMENT OF THESE HOMES, SEWER HAS BEEN MADE ACCESSIBLE BY THE CITY OF FRANKLIN WITH A SEWER MAIN ALONG MURFREESBORO ROAD.

THE PROPOSED PUD PLAN FOLLOWS THE ZONING ORDINANCE'S REQUIREMENTS FOR PROVIDING A TYPE 'C' INCOMPATIBLE USE BUFFERS WHERE ADJACENT LOTS ARE LESS THAN 75% OF THE ADJACENT LOTS. A TYPE 'C' BUFFER IS PLANNED ON 3 BOUNDARIES OF THE SITE ADJOINING ADJACENT LOTS ZONED NEIGHBORHOOD CONSERVATION (WILLIAMSON COUNTY). IN ADDITION TO SPACIAL REQUIREMENTS, THIS BUFFER WILL INCLUDE 16 TREES AND 40 SHRUBS EVERY ONE HUNDRED LINEAR FEET. THE NEIGHBORING HOMES AVERAGE A REAR SETBACK OF 88 FEET FROM OCTOBER PARK'S BOUNDARY. HOMES ARE AS CLOSE AS 25 FEET TO THE PROPERTY AND AS FAR AWAY AS 165 FEET. THE AVERAGE DISTANCE BETWEEN THE NEW HOMES AND THE EXISTING HOMES WILL BE 138 FEET.

COMPATIBILITY OF LOT SIZE SHOULD NOT BE THE ONLY FACTOR TO DETERMINE APPROPRIATENESS OF THE DEVELOPMENT PLAN. THE PROPOSED PLAN IS COMPATIBLE IN THE SIZE OF HOME AND COST OF HOME, AND ARE FULLY SCREENED FOR THE PRIVACY OF THE EXISTING NEIGHBORS AND THE NEW RESIDENTS.

THE DEVELOPMENT OF ONE ACRE LOTS WITHIN THE CITY OF FRANKLIN IS OFTEN BOTH COST PROHIBITIVE FOR DEVELOPMENT AND COST PROHIBITIVE FOR LONG TERM MAINTENANCE OF INFRASTRUCTURE. THE DENSITY AND LOT SIZES PROPOSED IN THE PUD ARE NECESSARY DUE TO THE COST OF INFRASTRUCTURE AND COST OF LAND. BOTH RIDGEWAY AND CROSS CREEK SUBDIVISIONS WERE DEVELOPED WITHOUT STORMWATER DETENTION BASINS, SEWER, CURB AND GUTTER, SIDEWALKS, FORMAL OPEN SPACE, NOR INFORMAL OPEN SPACE PRESERVATION AREAS. THE PER LOT COST OF DEVELOPMENT, INSTALLATION, AND MAINTENANCE IS DISPROPORTIONATELY HIGHER FOR NEW DEVELOPMENT THAN THE ADJACENT EXISTING SUBDIVISIONS DUE TO THE CITY'S DESIGN STANDARDS.

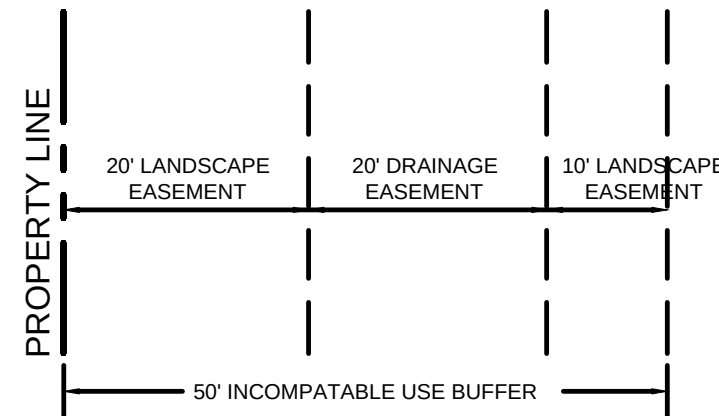
CONNECTIVITY INDEX

0 LINKS 1
X NODES 4
INDEX = 1.0

DUE TO EXISTING CONDITIONS OF THIS PROPERTY, AND ADJACENT EXISTING SUBDIVISION, OFF-SITE CONNECTIONS ARE NOT POSSIBLE AND ARE NOT PROVIDED WITH THIS PUD. A SPECIAL EXCEPTION IS REQUESTED FROM THE ENGINEERING DEPARTMENT FOR OFF SITE CONNECTIONS.

INCOMPATIBLE USE BUFFER

THE SOUTHERN, EASTERN, AND WESTERN BOUNDARIES SHALL HAVE A TYPE 'C' INCOMPATIBLE USE BUFFER AS SHOWN ON THE SITE PLAN. INCOMPATIBLE USE BUFFERS ARE TO BE PLACED IN A LANDSCAPE EASEMENT. (SEE DIAGRAM BELOW)



PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LIEU OF FOR THIS DEVELOPMENT PLAN.

19 x 1200SF = 22,800 SF (0.52 ACRES)

HYDRANT FIRE FLOW (HYDRANT LOCATED 500' EAST OF THE INTERSECTION OF RIDGEWAY DR AND HWY 96)

WATER MAIN 16" DUCTILE IRON
FLOW: 1455 GPM
STATIC PRESSURE: 99 PSI
RESIDUAL PRESSURE: 75 PSI

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

PHASING

THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

CRITICAL TREE LOTS

LOTS 3, 4, 5, 6, 14, 16 & 20 ARE CRITICAL TREE LOTS.



SITE DATA:

PROJECT NAME: OCTOBER PARK
PROJECT NUMBER: 4686
SUBDIVISION: NA
LOT NUMBER: 1110 RIDGEWAY DRIVE
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP: MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00

EXISTING ZONING: WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
CHARACTER AREA OVERLAY: SD-R 1.6 DUA
APPLICABLE DEVELOPMENT STANDARD: SWCO-3
TOTAL ACREAGE: CONVENTIONAL 11.88 AC
TOTAL SQUARE FOOTAGE: 517,412 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: VARIES WITH BUFFER TREATMENT
SIDE YARD: 5'

OWNER: R. GLENN ADAMS
ADDRESS: 1100 RIDGEWAY DRIVE
CONTACT: FRANKLIN, TN 37067
GLENN ADAMS

APPLICANT: VERTEX DEVELOPMENT, LLC
ADDRESS: 1212 HOSS ROAD
CONTACT: POWELL, TN 37849
OFFICE PHONE: 905-384-8124
EMAIL ADDRESS: sbethel.bethel@gmail.com
CONTACT: STEVE BETHEL

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
OFFICE PHONE: greggambledesign@gmail.com
EMAIL ADDRESS: GREG GAMBLE
CONTACT:

PROJECT CHARACTERISTICS
BUILDING SQUARE FOOTAGE: N/A
BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 0.84
MINIMUM LANDSCAPE RATIO: 0.40
INCOMPATIBLE-USE BUFFER REQUIRED: YES
TYPE A BUFFER TO NORTH
TYPE C BUFFER, SOUTH, EAST, AND WEST

MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: NA
EXISTING PARKING: NA
PARKING PROVIDED: SINGLE FAMILY DETACHED
2 PER UNIT
1.60 DUA (19 UNITS)
RESIDENTIAL DENSITY: 1.66 AC
EXISTING TREE CANOPY: 1.48 AC
PRESERVED TREE CANOPY: FEE IN LIEU
PARKLAND: 2.76 AC PROVIDED (23.22%)
OPEN SPACE: TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE)
TOTAL PROVIDED: 2.76 AC (23.22%)
FORMAL: .70 AC (6.1% OF REQUIRED)
REQUIRED: .59 AC (33%)
PROVIDED: .70 AC (39.1%)
INFORMAL PROVIDED: 2.06 AC

STATEMENT OF IMPACTS
WATER
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE SERVED FROM A MAIN IN RIDGEWAY DRIVE. 19 x 350 GPD = 6,650 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED AT THE INTERSECTION OF RIDGEWAY DRIVE AND HIGHWAY 96.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE NORTH TO DETENTION FACILITY. THE DETENTION POND WILL DRAIN TO WATSON'S BRANCH BETWEEN THE SITE AND HWY 96.

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #2 - 2.2 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 3.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF: 64 STUDENTS PER HOME: 19 x 64 = 12.2 STUDENTS
TRINITY ELEMENTARY SCHOOL 2.7 MILES
PAGE MIDDLE SCHOOL 6.0 MILES
PAGE HIGH SCHOOL 6.0 MILES

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

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

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

COF 4686

Revisions:
1. 11.10.2014
2. 12.03.2014

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: OCT 13, 2014

**OCTOBER PARK PUD SUBDIVISION
DEVELOPMENT PLAN**
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggambledesign@gmail.com
615.975.5765

**DEVELOPMENT
PLAN**

C 3.0



SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	WALNUT	28	GOOD	RETAINED
2	CHERRY	32	GOOD	RETAINED
3	SUGAR MAPLE	32	GOOD	RETAINED
4	ELM	24	GOOD	RETAINED
5	HACKBERRY	24	GOOD	RETAINED

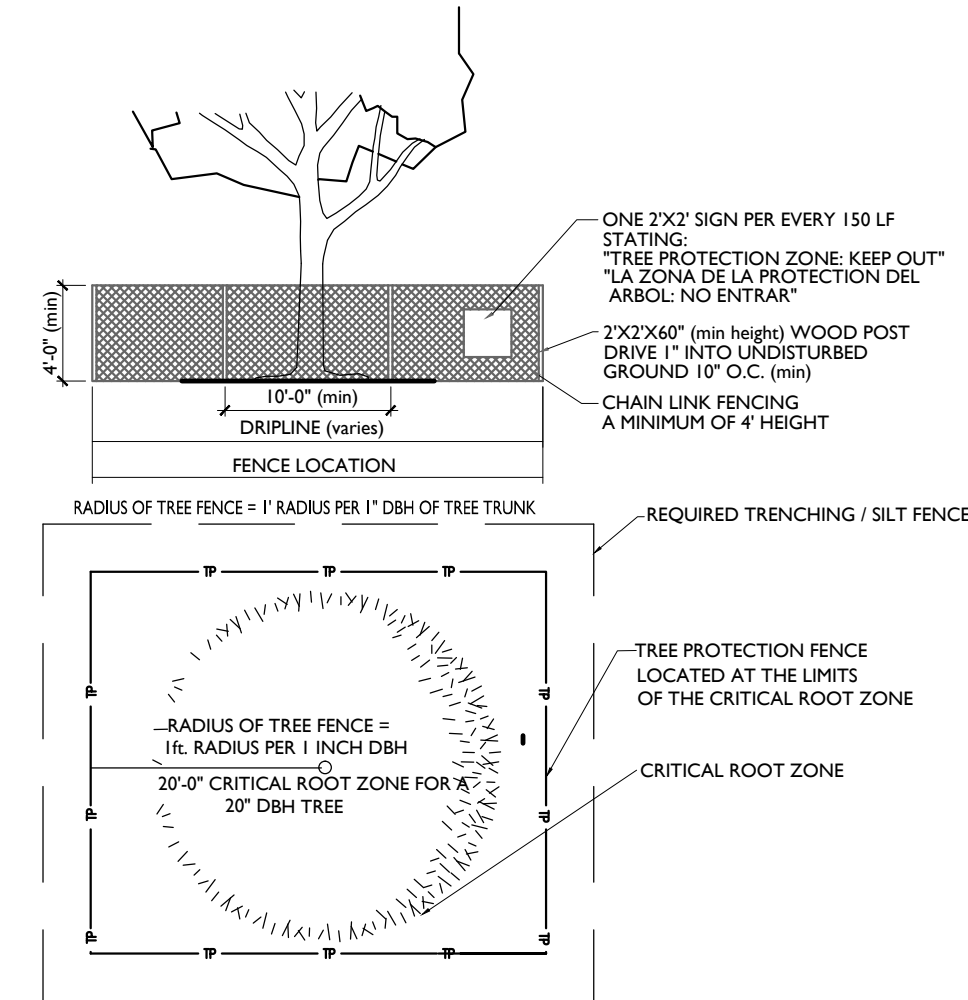
TOTAL SPECIMEN INCHES REMOVED: 0
TOTAL HEALTHY INCHES REMOVED: 0

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	42,866 SF	0 SF	42,866 SF
TREE B	13,432 SF	1,670 SF	11,762 SF
TREE C	8,829 SF	0 SF	8,829 SF
TREE D	5,694 SF	0 SF	5,694 SF
TREE E	1,738 SF	489 SF	1,249 SF
TOTAL SF	72,559 SF	2,159 SF	70,400 SF
TOTAL ACRES	1.66 AC	0.05 AC	1.61 AC

TREE CANOPY DATA
EXISTING TREE CANOPY: 72,559 SF
72,559 SF/517,412 SF = .14 (14%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY
72,559 SF * 54% = 39,182 SF
PROVIDED CANOPY PRESERVED = 70,400 SF (97%) OF TOTAL EXISTING CANOPY

KEY:



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

SITE DATA:

PROJECT NAME: OCTOBER PARK
PROJECT NUMBER: 4686
SUBDIVISION: NA
LOT NUMBER: 1110 RIDGWAY DRIVE
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
COUNTY: TENNESSEE
STATE: 14TH CIVIL DISTRICT
CIVIL DISTRICT: MAP 79, PARCELS 60.07, 60.01, AND MAP 79M GROUP B PARCEL 1.00
MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING: WILLIAMSON COUNTY
NEIGHBORHOOD CONSERVATION
PROPOSED ZONING: SD-R 1.6 DU/A
CHARACTER AREA OVERLAY: SWC0-3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 11.88 AC
TOTAL SQUARE FOOTAGE: 517,412 SF
MINIMUM REQUIRED SETBACKS:
FRONT YARD: 15'
REAR YARD: VARIES WITH BUFFER TREATMENT
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stehel.bethel@gmail.com
STEVE BETHEL

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SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

OFFICE PHONE
EMAIL ADDRESS
CONTACT

TREE PROTECTION NOTES:

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

Revisions:

Drawing Notes:



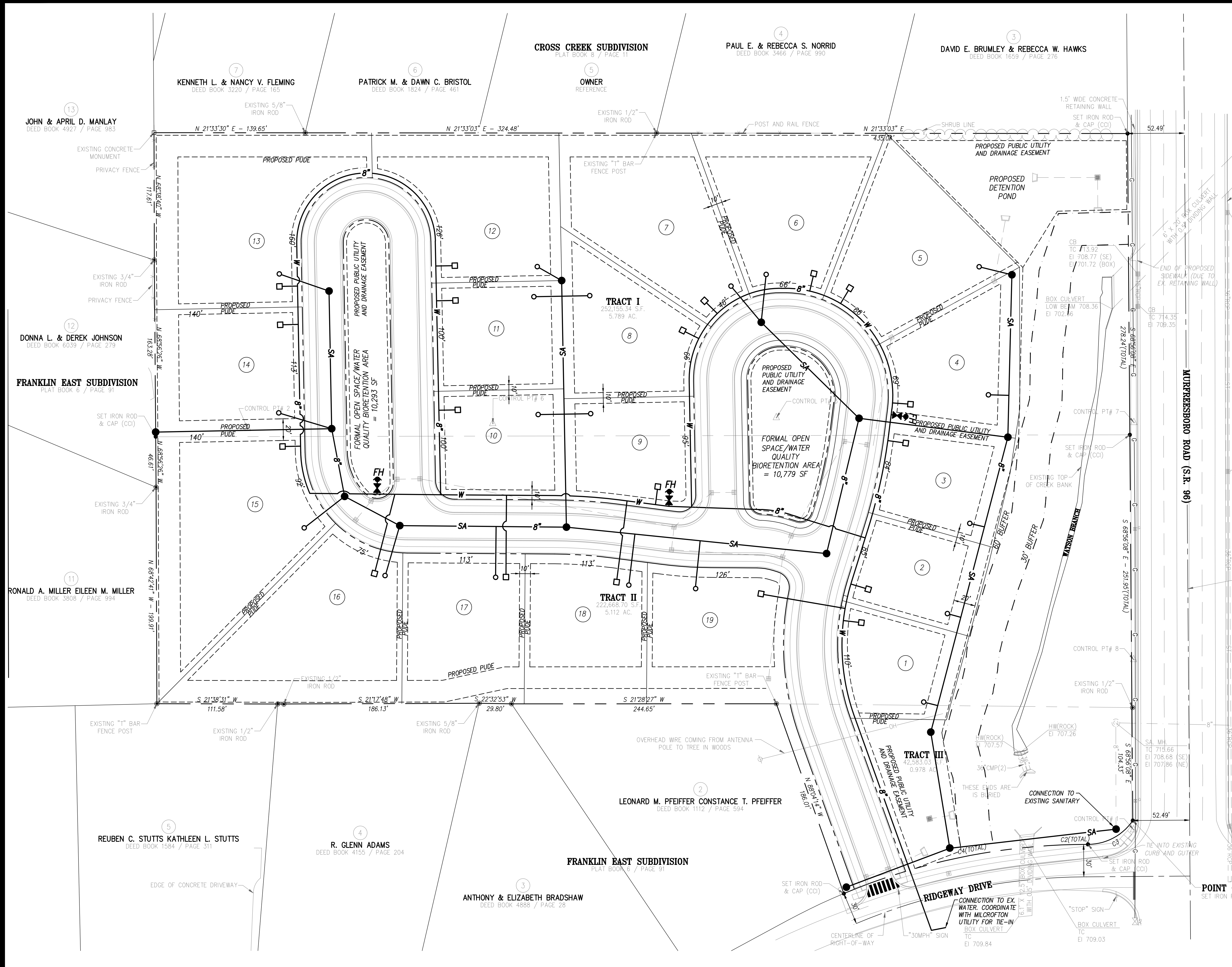
OCTOBER PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee



GAMBLES DESIGN COLLABORATIVE
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SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLES
greggambles209@gmail.com
615.975.5765

TREE
PRESERVATION
PLAN

C 4.0



GENERAL UTILITIES NOTES:

1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
2. UTILITY DESIGN WILL BE FINALIZED AT SITE PLAN STAGE.
3. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE.
STATIC PRESSURE = 99± PSI
RESIDUAL PRESSURE = 75± PSI
4. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
5. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
6. CONTRACTOR TO INSTALL ALL WATER LINES AND APPURTENANCES PER MANUFACTURER'S SPECIFICATIONS.
7. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
8. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
8. WATER LINE PIPE SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN BUILDING CODE SPECIFICATIONS; FROM THE METER TO THE MAIN SYSTEM SHALL MEET KNOXVILLE UTILITIES BOARD SPECIFICATIONS.
9. CONTRACTOR TO INSTALL WATER LINES AT A POSITIVE GRADE BETWEEN DESIGNATED HIGH AND LOW POINTS TO PREVENT TRAPPING OF AIR.
10. CONTRACTOR TO USE FITTINGS WITH REACTION BLOCKING AS REQUIRED FOR PROPER HORIZONTAL AND VERTICAL ALIGNMENT.
11. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN
84 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

COI PROJECT #01119-0000

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

TN STATE PLANE
(NAD 83)

0 40 80

SCALE: 1" = 40'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A FACTOR OF 1.00006

Revisions:

Drawing Notes:

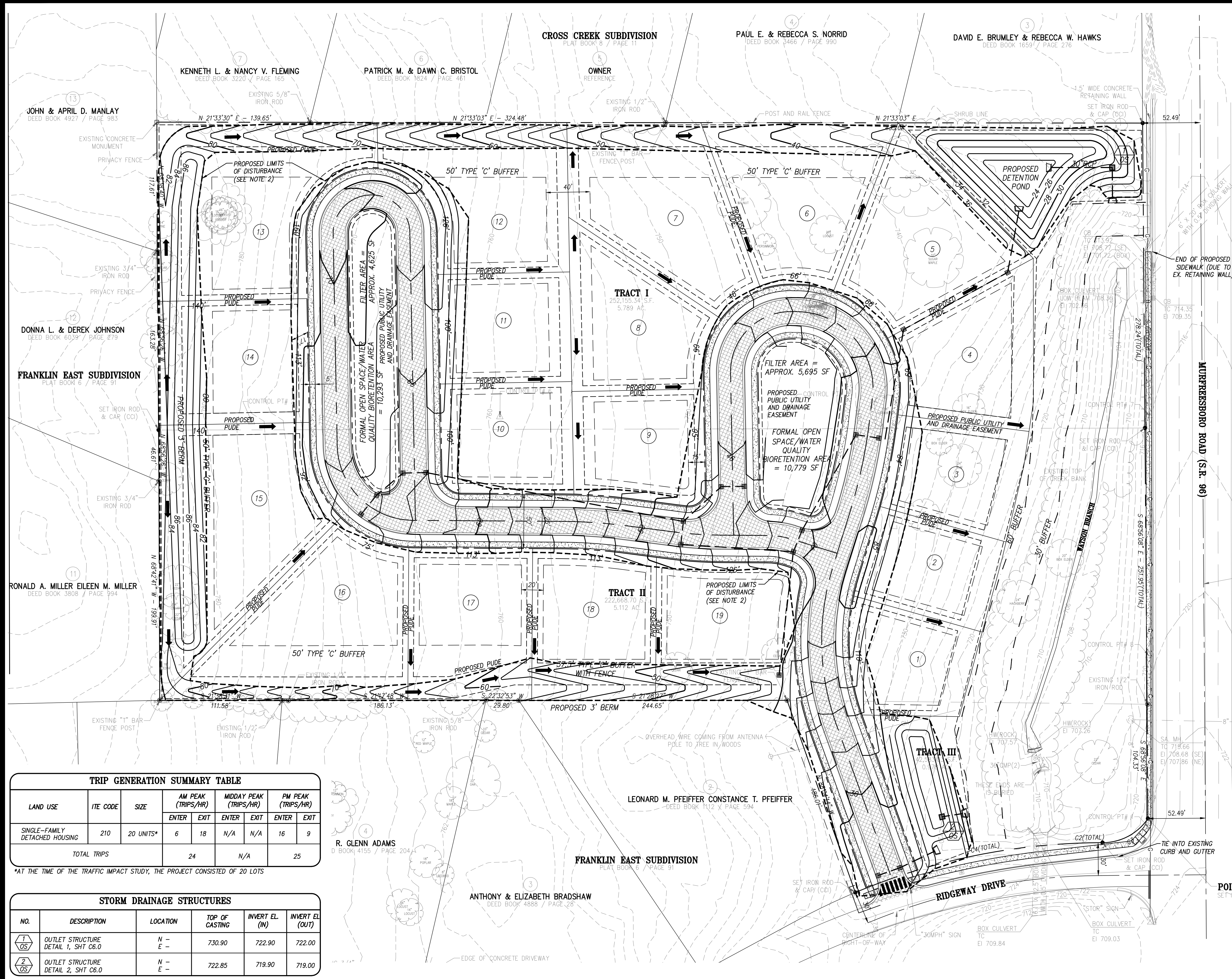
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: AUG 29, 2014

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and
1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

**FOR AGENCY
REVIEW
ONLY**

UTILITY PLAN

C 5.0

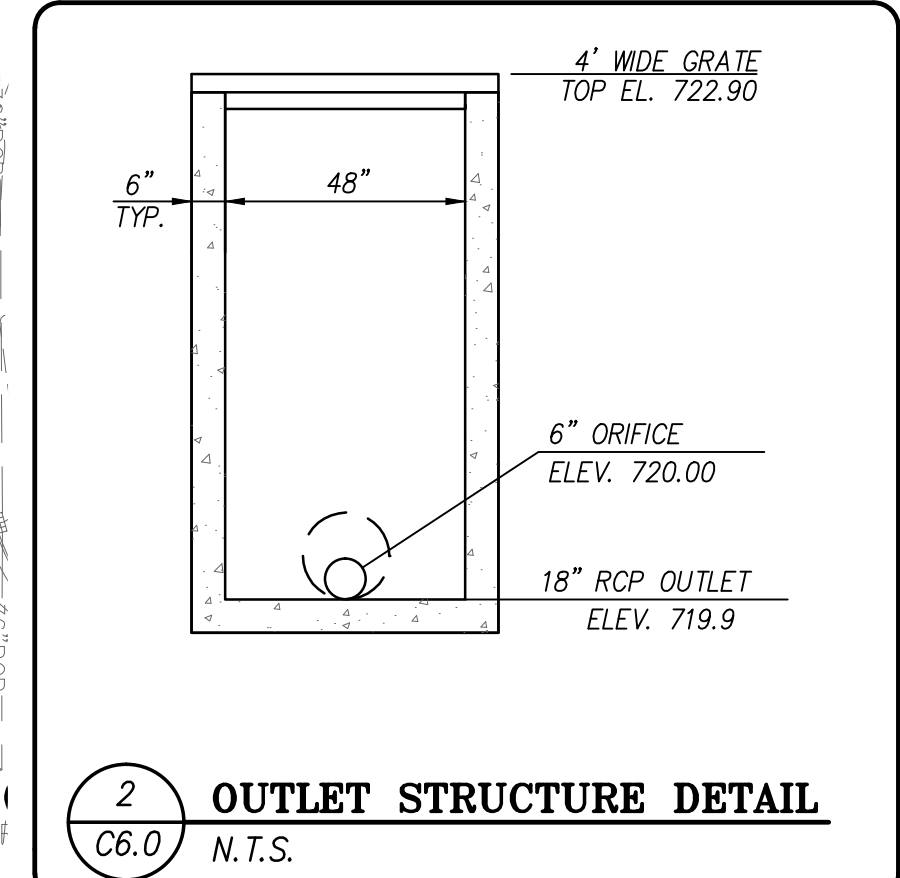
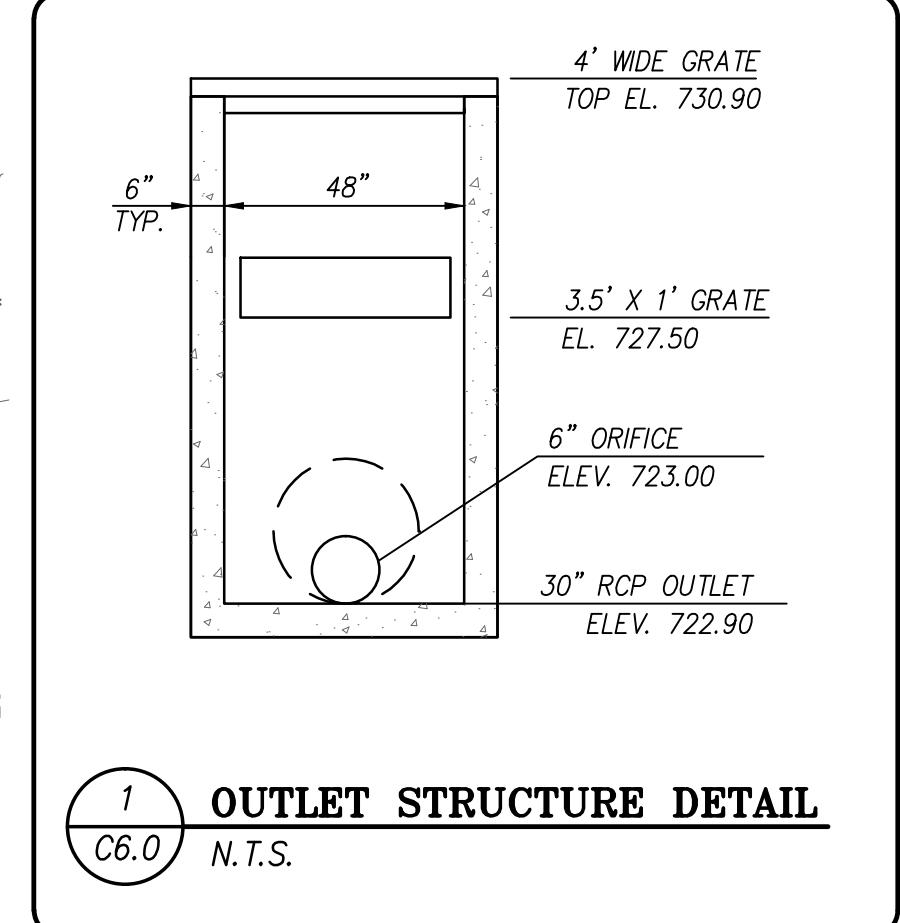


TRIP GENERATION SUMMARY TABLE								
LAND USE	ITE CODE	SIZE	AM PEAK (TRIPS/HR)		MIDDAY PEAK (TRIPS/HR)		PM PEAK (TRIPS/HR)	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
SINGLE-FAMILY DETACHED HOUSING	210	20 UNITS*	6	18	N/A	N/A	16	9
TOTAL TRIPS			24		N/A		25	

*AT THE TIME OF THE TRAFFIC IMPACT STUDY, THE PROJECT CONSISTED OF 20 LOTS

STORM DRAINAGE STRUCTURES					
NO.	DESCRIPTION	LOCATION	TOP OF CASTING	INVERT EL. (IN)	INVERT EL. (OUT)
1	OUTLET STRUCTURE DETAIL 1, SHT C6.0	N - E -	730.90	722.90	722.00
2	OUTLET STRUCTURE DETAIL 2, SHT C6.0	N - E -	722.85	719.90	719.00

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.
 - THE TOTAL PROPERTY AREA IS 11.88± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 4.71± ACRES. THE TOTAL IMPERVIOUS AREA IS APPROXIMATELY 1.34± ACRES.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 - UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISH GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT. INTERVALS.
 - THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE OR ON-SITE AT A LOCATION DETERMINED BY THE OWNER.
 - ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
 - STRIP TOPSOIL TO A MINIMUM DEPTH OF 8-IN. AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
 - PROOF ROLL AREAS TO RECEIVE FILL AND PLACE FILL IN ACCORDANCE WITH THE SITE SPECIFIC REPORT OF GEOTECHNICAL EXPLORATION.
 - A 4 IN. (MIN) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
 - ALL NEWLY GRADED EARTHEN AREAS THAT ARE NOT TO BE PAVED, STABILIZED, OR SODDED SHALL BE SEEDED, FERTILIZED, AND MULCHED WITHIN 30 DAYS OF ATTAINMENT OF FINAL GRADE.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - LOTS TO BE GRADED ON AN INDIVIDUAL LOT BASIS. FINAL DRAINAGE DETAIL OF LOTS TO BE PROVIDED AT SITE PLAN STAGE.



CCI PROJECT #01119-0000
CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8560 Kingston Pike
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Revisions:

Drawing Notes:

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144 SOUTHEAST PARKWAY
SUITE 230
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GREG GAMBLE
greggamble209@gmail.com
615.975.5765

**GRADING
PLAN**

C 6.0

SAMPLE FRONT ELEVATIONS



SITE DATA:

PROJECT NAME:	OCTOBER PARK
PROJECT NUMBER:	4686
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	1110 RIDGEWAY DRIVE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 79, PARCELS 60.07, 60.01, & MAP 79M GROUP B PARCEL 1.00
EXISTING ZONING:	WILLIAMSON COUNTY NEIGHBORHOOD CONSERVATION
PROPOSED ZONING:	SD-R 1.6 D/UA
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	11.88 AC
TOTAL SQUARE FOOTAGE:	517,412 SF

ARCHITECTURAL ELEVATION NOTES

1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
3. Single family detached homes are to be designed for lots with side access garages.
4. One to two stories in height.
5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
6. Garage doors shall be a maximum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 2 feet.
7. Homes for October Park shall be between 3,600 SF and 4,600 SF.
8. Homes located on Lots 9, 10 and 19 shall contain facade features on both streets that they front on.

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

Greg Gamble, Registered Landscape Architect.

COF 4686

Revisions:
1. 12.03.14 Note 9

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: OCT 13, 2014

OCTOBER PARK PUD SUBDIVISION
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ARCHITECTURE

A 1.0

CONDITIONS OF APPROVAL:**BNS****October Park Preapplication Submittal.pdf****1. Address**

- Applicant shall have street names approved and on plans before site plan submittal.

Engineering**General Comments****2. Adverse grading**

- The previous comment "The site must be graded in a manner that does not adversely affect the adjacent properties. The stormwater runoff from the adjacent properties must be allowed to continue to flow across the property" was not completely addressed. Provide adequate design information that indicates the landscape and incompatible use buffers can be approved for use as drainage swales and berms. Indicate the trees that will be removed on the tree preservation plan.

Engineering - PUD Plan Checklist**General Comments****3. F. Development Plan**

- The previous comment "Applicant shall indicate public road approach and drive locations, with drive-through lanes and queuing identified" was not completely addressed. Provide a sidewalk along Highway 96. Provide funds in lieu of a sidewalk where the sidewalk cannot be constructed because of the retaining wall.

4. H. Stormwater Management Plan

- The previous comment "Applicant shall indicate total property area, disturbed area, and impervious area for total project listed on plan" was not completely addressed. The impervious area must include streets, houses, driveways, patios, sidewalks, etc.

5. H. Stormwater Management Plan

- The previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Management Manual. Stormwater from all proposed impervious surfaces must be directed to areas of infiltration, water quality management and detention" was not completely addressed. No stormwater runoff from an impervious area is permitted to flow directly into the stream buffer prior to stormwater detention, water quality and infiltration.

6. H. Stormwater Management Plan

- The previous comment "Applicant shall locate all permanent stormwater BMPs and Green Infrastructure in open space lots. All water resource buffers shall also be placed in open space lots or conservation easements" was not completely addressed. A drainage easement must be provided for all drainage pipes including the pipe shown crossing lot 5.

7. I. Utility Plan

- The previous comment "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):
 - 0-12' depth: 20' exclusive easement on center
 - 12'-20' depth: 30' exclusive easement on center
 - Depths greater than 20' require prior approval from Engineering/Water Management Departments
 - Minimum 10' temporary construction easement on each side of permanent easement shall be provided.
 - All sewer easements must be located outside of the stream buffer

was not completely addressed.

The sewer line must be located at least 10 feet away from the end walls of the existing box culvert under Ridgeway Drive.

Fire-Planning**General Comments****8. Residential Fire Sprinkler System**

- A previous comment indicating residential fire sprinklers may be necessary was acknowledged by the applicant.

Upon additional review and consideration in context with the development plan, COF Street Standards, and lack of connectivity - the applicant shall provide residential fire sprinklers (NFPA 13D) in all homes to offset the issues related to access.

Parks

General Comments

9. Parkland information

- Please show on all future sets of plans:

Fees in Lieu are requested for Parkland Dedication requirements.

19 units x 1200sf = 22,800sf or .52acres

Fees shall be paid at Final Plat stage.

Please include counts. Information is not shown on sheet C2.0. Fees tag is shown on C3, but not the details.

Planning

General Comments

10. Post PC Development Plans

• PROCEDURAL REQUIREMENTS:

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

11. Post PC Development Plans

- The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

12. Architecture

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

Planning (Landscape)

General Comments

13. Critical Tree Lots

- The critical tree lots shall have an * on the lots with proper note.

14. Grading and Tree Protection

- Sheets C3.0 and C6.0 grading do not match.

This shall be corrected. The grading shall be removed from the area beside the property line where tree protection is required for the trees along the property.

Grading can occur in the incompatible use buffer but not in the drip line of the trees along the property lines.

Water/Sewer

October Park Dev Plan_10.13.2014.pdf

15. Sanitary sewer

- Water Management agrees on sewer line location. A manhole shall be added in front of lot 5 for sewer to maintain center of street and out of open space. This comment has been added due to the sewer line being moved to center of street.

RESOLUTION 2014-96

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR OCTOBER PARK PUD SUBDIVISION, LOCATED AT 1100 RIDGEWAY DRIVE BY THE CITY OF FRANKLIN, TENNESSEE.”

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. That the legal description of the property is as follows:

Map—Parcel	Acres
079M-B00100	5.79
079-06001	5.11
079-06007	0.98
TOTAL	±11.88

R. GLENN ADAMS, TRACT I

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

R. GLENN ADAMS, TRACT II

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

R. GLENN ADAMS, TRACT III

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

2. That the overall entitlements for October Park PUD Subdivision are as follows:

Entitlements	October Park PUD Subdivision
Base Zone	Specific Development Residential (SD-R 1.6)
Character Area Overlay	SWCO-3
Other Zoning Overlays	None
Number of Dwelling Units	19
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.0
Development Standard	Conventional
Open Space Requirements	Formal: 0.70 acres Informal: 2.06 acres Total: 2.76 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

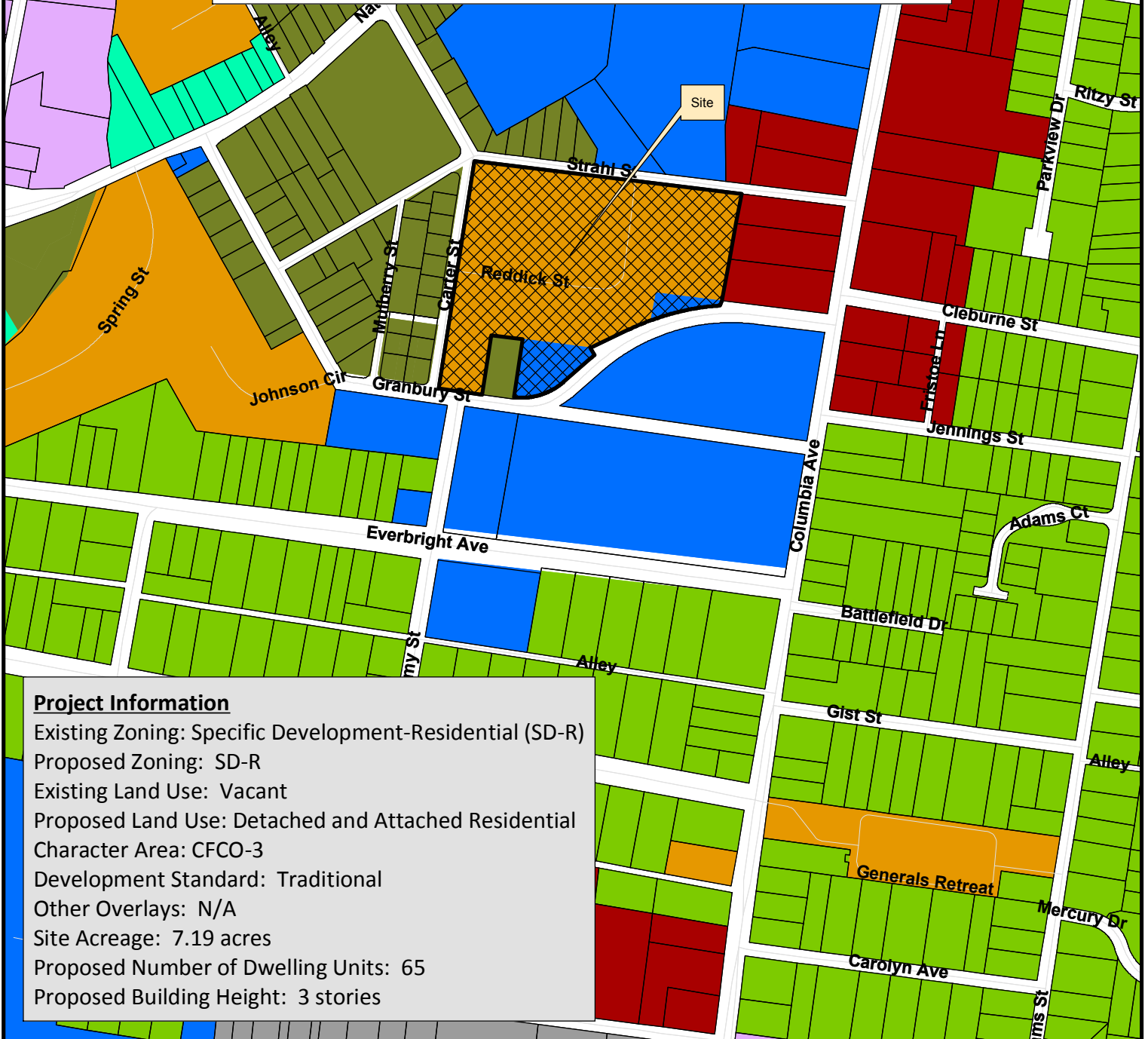
CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

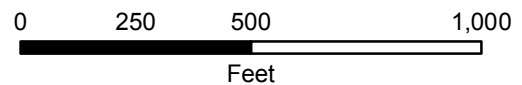
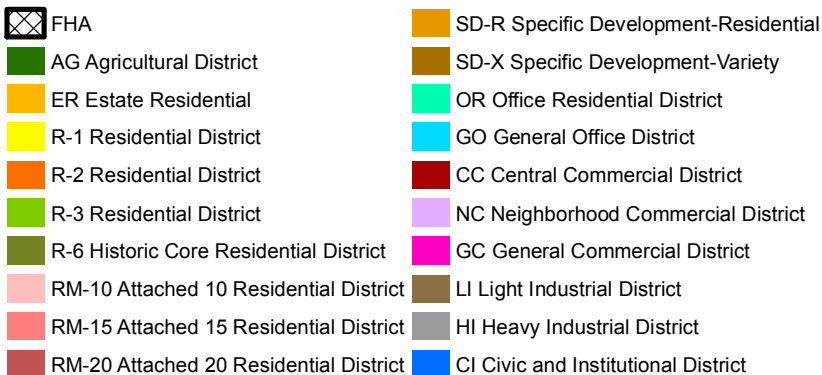
PREAPPLICATION CONFERENCE:	<u>9/9/14</u>
CONCEPTUAL PROJECT WORKSHOP:	<u>9/25/14</u>
REQUIRED NEIGHBORHOOD MEETING:	<u>9/16/14</u>
PLANNING COMMISSION RECOMMENDED APPROVAL:	
BOMA PASSED/PUBLIC HEARING HELD:	

FRANKLIN HOUSING AUTHORITY PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2014-95
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/18/14



Project Information

Existing Zoning: Specific Development-Residential (SD-R)
 Proposed Zoning: SD-R
 Existing Land Use: Vacant
 Proposed Land Use: Detached and Attached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 7.19 acres
 Proposed Number of Dwelling Units: 65
 Proposed Building Height: 3 stories



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

RESOLUTION 2014-95

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FRANKLIN HOUSING AUTHORITY-REDDICK STREET DEVELOPMENT PHASE 2 PUD SUBDIVISION WITH 1 MODIFICATIONS OF STANDARDS (MOS1-MINIMUM PARKING REQUIREMENTS), LOCATED AT 145 STRAHL STREET, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
Portion of 078J-D00100	±7.19
TOTAL	±7.19

1917-1918 ● 1919-1920 ● 1921-1922 ● 1923-1924 ● 1925-1926 ● 1927-1928 ● 1929-1930 ● 1931-1932 ● 1933-1934 ● 1935-1936 ● 1937-1938 ● 1939-1940 ● 1941-1942 ● 1943-1944 ● 1945-1946 ● 1947-1948 ● 1949-1950 ● 1951-1952 ● 1953-1954 ● 1955-1956 ● 1957-1958 ● 1959-1960 ● 1961-1962 ● 1963-1964 ● 1965-1966 ● 1967-1968 ● 1969-1970 ● 1971-1972 ● 1973-1974 ● 1975-1976 ● 1977-1978 ● 1979-1980 ● 1981-1982 ● 1983-1984 ● 1985-1986 ● 1987-1988 ● 1989-1990 ● 1991-1992 ● 1993-1994 ● 1995-1996 ● 1997-1998 ● 1999-2000 ● 2001-2002 ● 2003-2004 ● 2005-2006 ● 2007-2008 ● 2009-2010 ● 2011-2012 ● 2013-2014 ● 2015-2016 ● 2017-2018 ● 2019-2020 ● 2021-2022 ● 2023-2024 ● 2025-2026 ● 2027-2028 ● 2029-2030 ● 2031-2032 ● 2033-2034 ● 2035-2036 ● 2037-2038 ● 2039-2040 ● 2041-2042 ● 2043-2044 ● 2045-2046 ● 2047-2048 ● 2049-2050 ● 2051-2052 ● 2053-2054 ● 2055-2056 ● 2057-2058 ● 2059-2060 ● 2061-2062 ● 2063-2064 ● 2065-2066 ● 2067-2068 ● 2069-2070 ● 2071-2072 ● 2073-2074 ● 2075-2076 ● 2077-2078 ● 2079-2080 ● 2081-2082 ● 2083-2084 ● 2085-2086 ● 2087-2088 ● 2089-2090 ● 2091-2092 ● 2093-2094 ● 2095-2096 ● 2097-2098 ● 2099-2100

Bearings based on Tennessee State Plane Coordinate System.

- 14-95 FHA-Reddick St PUD Subdivision Development Plan

Entitlements	FHA Reddick Street Phase 2 PUD Subdivision
Base Zone	Specific Development-Residential (SD-R)
Character Area Overlay	Central Franklin Character Area Overlay #3
Other Zoning Overlays	N/A
Number of Dwelling Units	65
Connectivity Index	2.0
Development Standard	Traditional
Open Space Requirements	Formal: 0.22 acres Informal: N/A Total: 0.22 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That the following Modifications of Standards (MOS) were requested and acted upon by BOMA, after FMPC review:

MOS 1: Minimum Parking Requirements	Request to reduce the required parking provided to 2.2 spaces per unit. <i>Staff recommended approval.</i>
Approved: _____	
Denied: _____	

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 08/05/14

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: N/A

NEIGHBORHOOD MEETING: N/A

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:

CONDITIONS OF APPROVAL:**Engineering - PUD Plan Checklist****General Comments****1. D. Statement of Impacts**

- The previous comment has not been fully addressed: "Applicant shall provide a statement describing the anticipated impact on water, sewer, re-claimed water, and drainage facilities, including expected needs in total gallons per day (where appropriate). It is noted that a Sanitary Sewer Summary has been provided as a separate document showing these calculations. Please show the max. demands/flows for each of the above on the utility sheet as well."

Applicant shall show the expected max. demands for water and sewer on the Site Utility Plan.

2. F. Development Plan

- The previous comment has not been fully addressed: "Applicant shall provide a sidewalk ramp for each crosswalk at each street corner and at approved midblock crossings (see Standard Drawings). Sidewalk intersections shall be made in a perpendicular fashion."

Applicant shall revise sidewalk intersections so that the sidewalk along Strahl Street meets the sidewalks along Battlement and Reddick Streets in a perpendicular fashion. Similarly revise the orientation of the sidewalks at Battlement and Granbury so that they intersect in a perpendicular fashion.

Applicant shall show all sidewalk ramp locations on the plans.

3. I. Utility Plan

- The previous comment: "

Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):

- 0-12' depth: 20' exclusive easement on center
- 12'-20' depth: 30' exclusive easement on center
- Depths greater than 20' require prior approval from Engineering/Water Management Departments
- Minimum 10' temporary construction easement on each side of permanent easement shall be provided"

has not been addressed. Applicant has noted that discussion is ongoing with COF Water Department on the requirement for an easement beneath Battlement Street centered on the 8" sanitary sewer. This comment to remain open pending resolution of this discussion.

Fire-Planning**[20100011_2014-11-10_Development Plan.pdf](#)****4. Access**

- Several points along the apparatus path indicate collision with curbing.

The applicant shall provide mountable/rolled curbs in areas identified as impact spots along the autoturn path.

5. Fire Sprinkler System

- Per original concept and development plan approval, please include reference to the requirement for residential fire sprinkler systems in all dwelling units and buildings.

The Franklin Municipal Code was not referenced in the concept and development plans as the requirement. Furthermore, the ordinance applies to one- and two-family dwellings on individual lots. These dwellings are on a single lot and are not individual-owners.

Fire sprinklers have been and continue to be a requirement per original acceptance. Additionally, the removal of one point of connection during the revision process was predicated on the presence of residential fire sprinklers (connection to Granbury St).

The applicant shall indicate/acknowledge the requirement for residential fire sprinklers on the revised development plans.

Planning (Landscape)

General Comments

6. Bio-Detention Areas

- These areas are just concept on this plan. At site plan stage they shall be properly delineated.

7. Parking

- Applicant shall strongly consider parallel parking along Carter and Strahl Streets.

Water/Sewer

General Comments

8. Sewer design

- Municipal code title 18 does not allow for multiple buildings to share sewer services. Applicant shall revise sewer plan to meet required code. The added flow to the sewer line does require the affected sewer lines to be upgraded. This comment was not addressed.

9. Water design

- Municipal code Title 18 Reads No customer shall supply water service to more than one dwelling or premise from a single service line. Applicant shall revise the development plan to meet code. Each unit must be metered separate. This comment was not addressed.

REVISED DEVELOPMENT PLAN

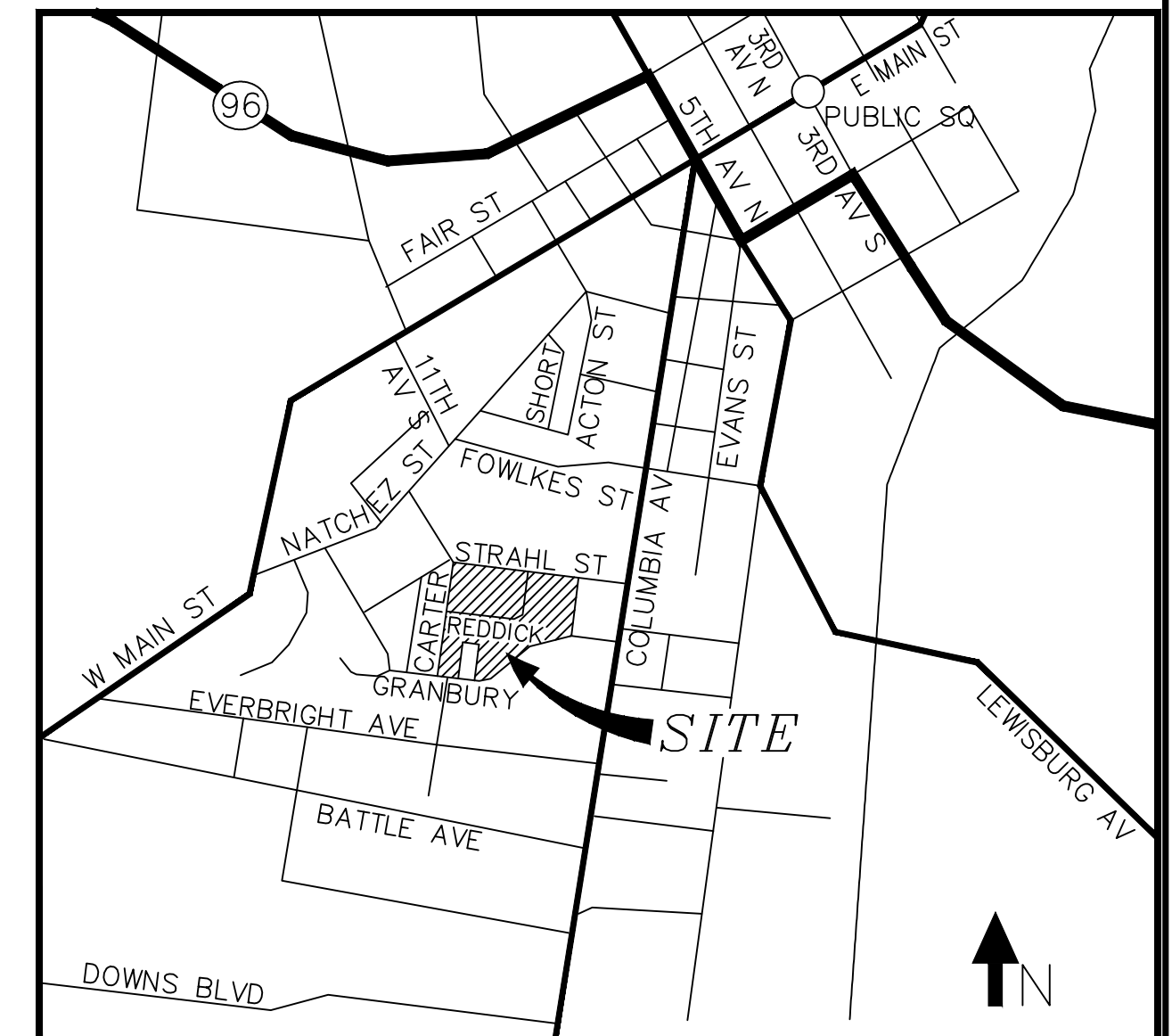
FRANKLIN HOUSING AUTHORITY

REDDICK STREET DEVELOPMENT PHASE 2

Franklin, Williamson County, Tennessee

CITY OF FRANKLIN PROJECT NO. 4711

NOVEMBER 10, 2014
DECEMBER 4, 2014 (RESUBMITTAL)



VICINITY MAP
SCALE: 1" = 1,000'

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	SITE SLOPE ANALYSIS
C2.0	EXISTING CONDITIONS
C3.0	SITE CONCEPT PLAN
C4.0	SITE CONCEPT GRADING PLAN
C5.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C6.0	SITE CONCEPT UTILITY PLAN
L1.0	TREE CANOPY RETENTION & SPECIMEN TREE PRESERVATION PLAN

SITE DATA

PROJECT NAME: FRANKLIN HOUSING AUTHORITY - REDDICK STREET DEVELOPMENT PHASE 2, DEVELOPMENT PLAN

PROJECT NUMBER: CITY OF FRANKLIN # 4711

LOTS: 1

ADDRESS: 145 STRAHL ST.

CITY: FRANKLIN

COUNTY: WILLIAMSON

STATE: TENNESSEE

CIVIL DISTRICT: 9TH

MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1, PLAT RECORDED 2011-02-22, DEED BOOK 5268, PAGE 838

EXISTING ZONING: SD-R (FORMERLY RX) SPECIAL DISTRICT-RESIDENTIAL

CHARACTER AREA OVERLAY: CFCD-3

OTHER APPLICABLE OVERLAYS: TRADITIONAL

APPLICABLE DEVELOPMENT STANDARD: 7.19 AC.

AREAGE OF SITE: 312,983 S.F.

SQUARE FOOTAGE OF SITE: 312,983 S.F.

MINIMUM REQUIRED SETBACK LINES: 0' OR 5' TO 25' OFFICE USE

YARD FRONTING ON ANY STREET: 0'-20'

SIDE YARD: 10' BETWEEN BLDGS.

REAR YARD: 0'

OWNERSHIP ENTITY: REDDICK STREET ASSOCIATES 1, LP

OWNER: FRANKLIN HOUSING AUTHORITY

DEVELOPER: THE MICHAELS ORGANIZATION

ADDRESS: 100 SPRING STREET, FRANKLIN, TN 37065

PHONE NO.: 615.794.1247

FAX NO.: 615.794.9254

E-MAIL ADDRESS: djackson@franklinhousingauthority.com

CONTACT NAME: MR. DERWIN JACKSON, EXEC. DIRECTOR

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES

ADDRESS: 1935 21st AVENUE SOUTH NASHVILLE, TN 37212

PHONE NO.: 615.385.4144

FAX NO.: 615.385.4020

E-MAIL ADDRESS: JBROUILLETTE@LEAINC.COM

CONTACT NAME: MR. JASON BROUILLETTE, ASLA

BUILDING SQUARE FOOTAGE: 65 UNITS, 66,273 S.F.

SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE): 65 UNITS, 77,449 S.F.

TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE)

BUILDING HEIGHT: 3 STORIES MAXIMUM

ALLOWABLE PROPOSED MULTI-FAMILY

FLOOR AREA RATIO OF SITE: 0.175

SINGLE AND MULTI-FAMILY UNITS

PROPOSED LANDSCAPE SURFACE RATIO: 0.48

MINIMUM LANDSCAPE SURFACE RATIO: 0.20

RESIDENTIAL DENSITY: 5.5 DU/AC. EXISTING (44 DU ON 8.03 AC.)

EXISTING GROSS DENSITY: Phase 2 : 9.04 DU/AC. PROPOSED (65 DU ON 7.19 AC.)

PROPOSED GROSS DENSITY: Phases 1-2 : 12.90 DU/AC. PROPOSED (114 DU ON 8.84 AC.)

TREE CANOPY: NOT APPLICABLE

PARKLAND DEDICATION: NOT APPLICABLE

OPEN SPACE: 0.36 AC.

PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.): 0.36 AC.

PHASE TWO OPEN SPACE PROPOSED: 0.55 AC.

NOTES:

PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2005.

PHASING

SINGLE PHASE DEVELOPMENT OF LOT 1 - SINGLE AND MULTI-FAMILY RESIDENCES

BEGIN 2014 - COMPLETION ESTIMATE 2016

PARKING

PARKING REQUIRED:

ATTACHED DWELLING

0-1BR: 1.50

2BR: 2.50

3+BR:3.00

DETACHED DWELLING:

2/UNIT

TOTAL PARKING REQUIRED:

PARKING PROVIDED:

9 SPACES

98 SPACES

54 SPACES

10 SPACES

171 SPACES

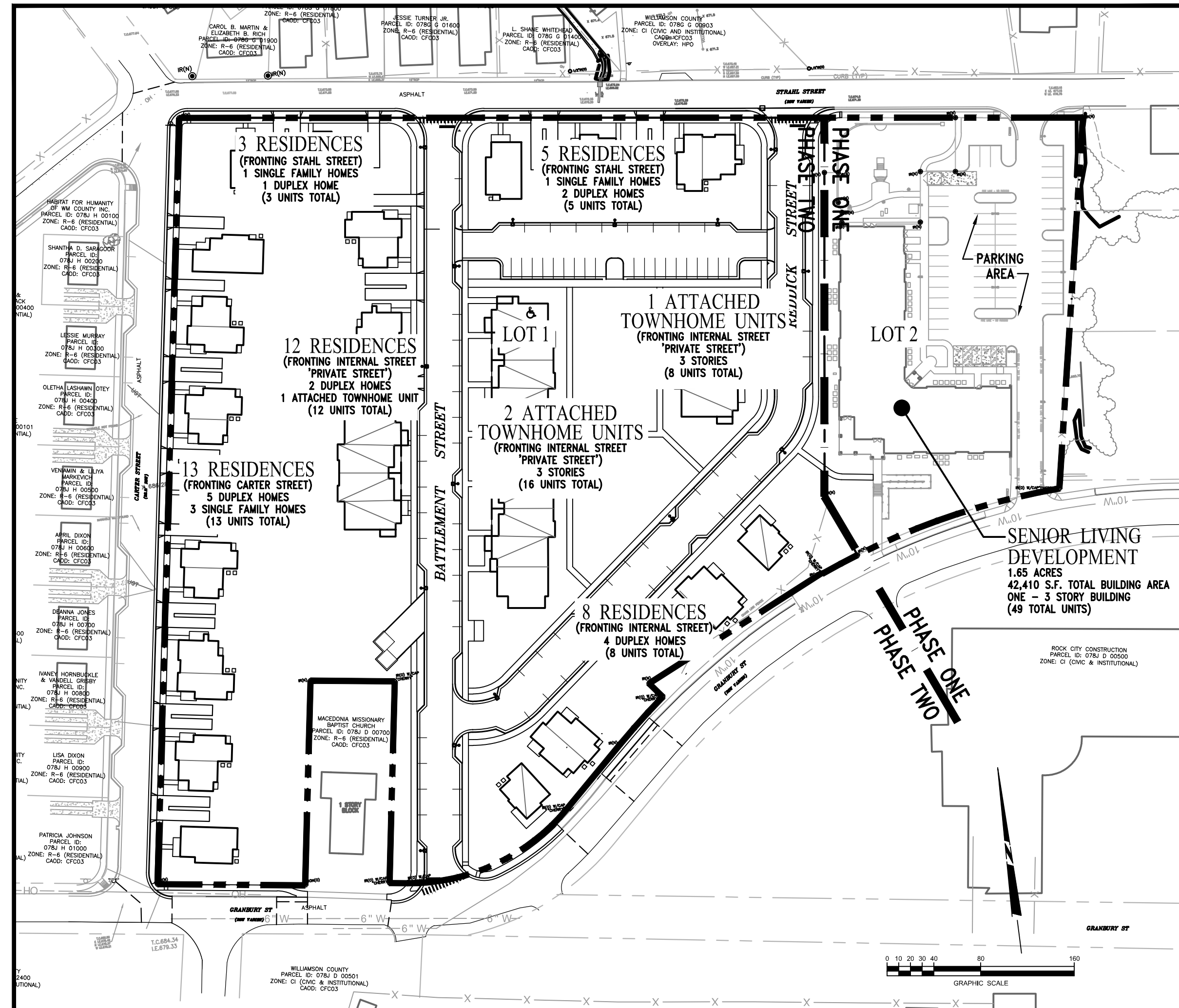
143 SPACES*

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

MODIFICATION OF STANDARDS (PARKING)

PER MODIFICATION REQUEST AND DOCUMENTATION PROVIDED ALONG WITH DEVELOPMENT PLAN

SUBMITTAL PARKING REQUIREMENT MODIFICATIONS AT AVERAGE OF 2.2 SPACES PER DWELLING UNIT IS REQUESTED FOR A TOTAL OF 143 SPACES.



LEGAL DESCRIPTION

Being a tract of land lying in the 9th District, City of Franklin, Williamson County, Tennessee, being Lot 1 of Franklin Housing Authority Granbury St. & Strahl St. Development as recorded in Plat Book 555, Page 98, Register's Office of Williamson County (ROWC). Tract being bounded on the north by Right of Way (ROW) of Strahl Street (ROW varies); bounded on the east by Lot 2 and Lot 3 of said plat; bounded on the south by ROW of Granbury Street (ROW varies), and by Macedonia Missionary Baptist Church as recorded in Book 132, Page 270, ROWC; and bounded on the west by ROW of Carter Street (38.11' ROW). Tract being described as follows:

POINT OF BEGINNING being an iron rod (new) lying on the intersection of the eastern ROW of said Carter Street and the northern ROW of said Granbury Street; thence with said eastern ROW of Carter Street North 08°55'42" East 655.48 feet to an iron rod (new) lying on the intersection of said eastern ROW of Carter Street and the southern ROW of said Strahl Street; thence along said southern ROW of Strahl Street South 82°41'19" East 551.52 feet to an iron rod (new); thence leaving said ROW of Strahl Street and with the common line of said Lots 2 and 3 with the following: South 77°18'41" West 323.89 feet to an iron rod (new); thence South 22°02'30" East 57.40 feet to an iron rod (new); thence along said northern ROW of Granbury Street with the following: on a curve to the left having a length of 33.99 feet, a radius of 425.00 feet, a central angle of 17°06'37", a tangent of 17.00 feet, and having a chord bearing and distance of South 69°10'16" West 33.98 feet to an iron rod (new); thence North 22°10'59" West 0.78 feet; thence South 64°45'24" West 175.37 feet to an iron rod (new); thence South 38°14'50" East 16.41 feet to an iron rod with "Cherry" cap (old); thence with a curve to the left having an arc length of 54.19 feet, a radius of 625.00 feet, a central angle of 08°58'04", a tangent of 27.11 feet, and having a chord bearing and distance of South 49°18'58" West 54.17 feet to an iron rod (new); thence South 46°47'56" West 71.65 feet to an iron rod with "Cherry" cap (old); thence with a curve to the right having an arc length of 155.56 feet, a radius of 175.00 feet, a central angle of 50°55'49", a tangent of 83.34 feet, and having a chord bearing and distance of South 72°15'51" West 150.49 feet to an iron rod with "Cherry" cap (old); thence North 82°16'15" West 15.52 feet to an iron rod with "Cherry" cap (old); thence along the common line of said Macedonia Missionary Baptist Church with the following: North 8°48'58" East 123.59 feet to an iron rod with "Cherry" cap (old); thence North 82°15'52" West 72.20 feet to an iron rod (new); thence South 08°49'56" West 175.10 feet to a concrete monument (old); thence along said northern ROW of Granbury Street North 82°11'24" West 126.13 feet to the point of beginning.

Tract contains 312,983 square feet or 7.19 acres.

Bearings based on Tennessee State Plane Coordinate System.

PREPARED FOR:

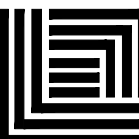
FRANKLIN HOUSING AUTHORITY

100 Spring Street

Franklin, Tennessee

615-794-1247

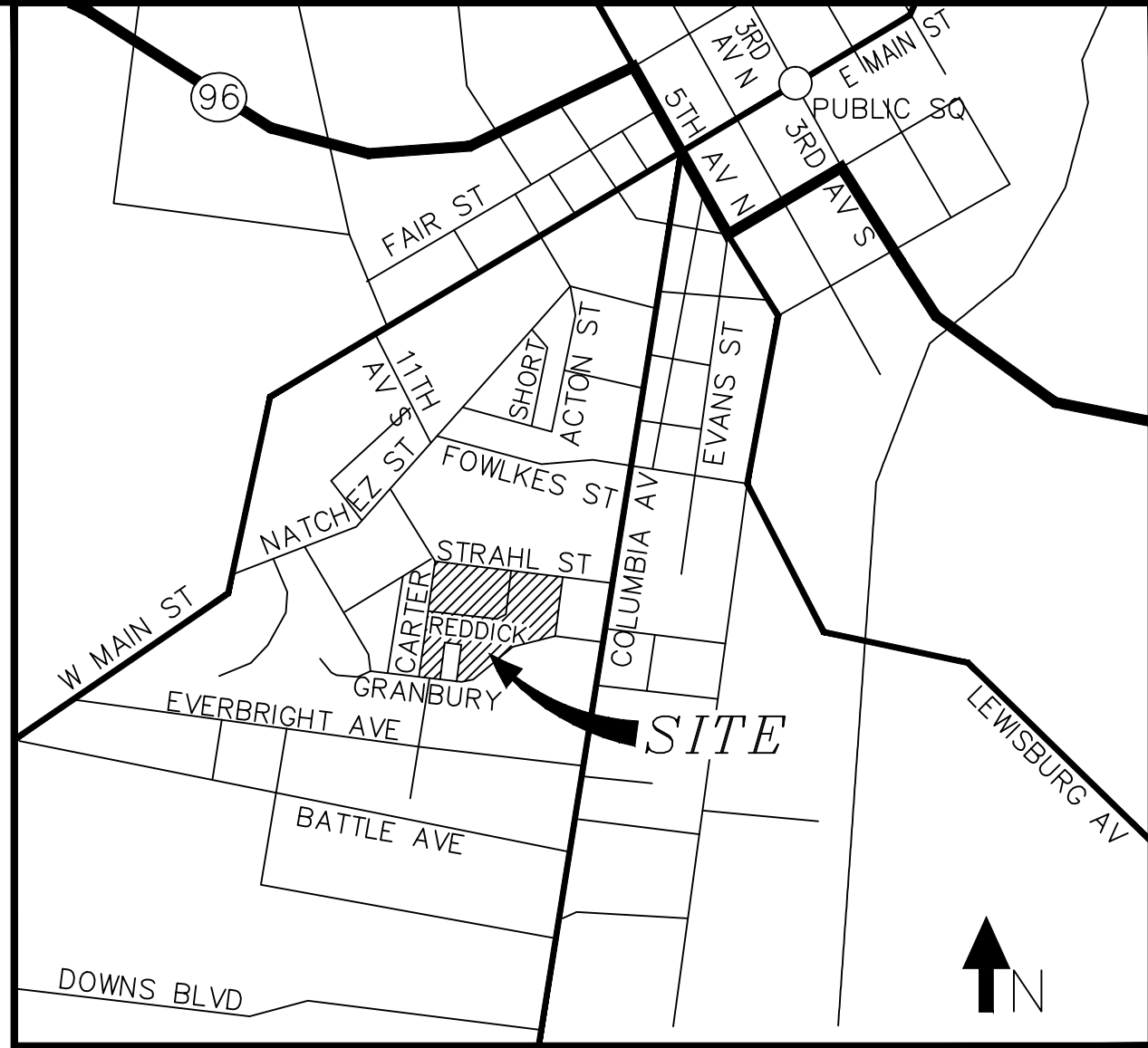
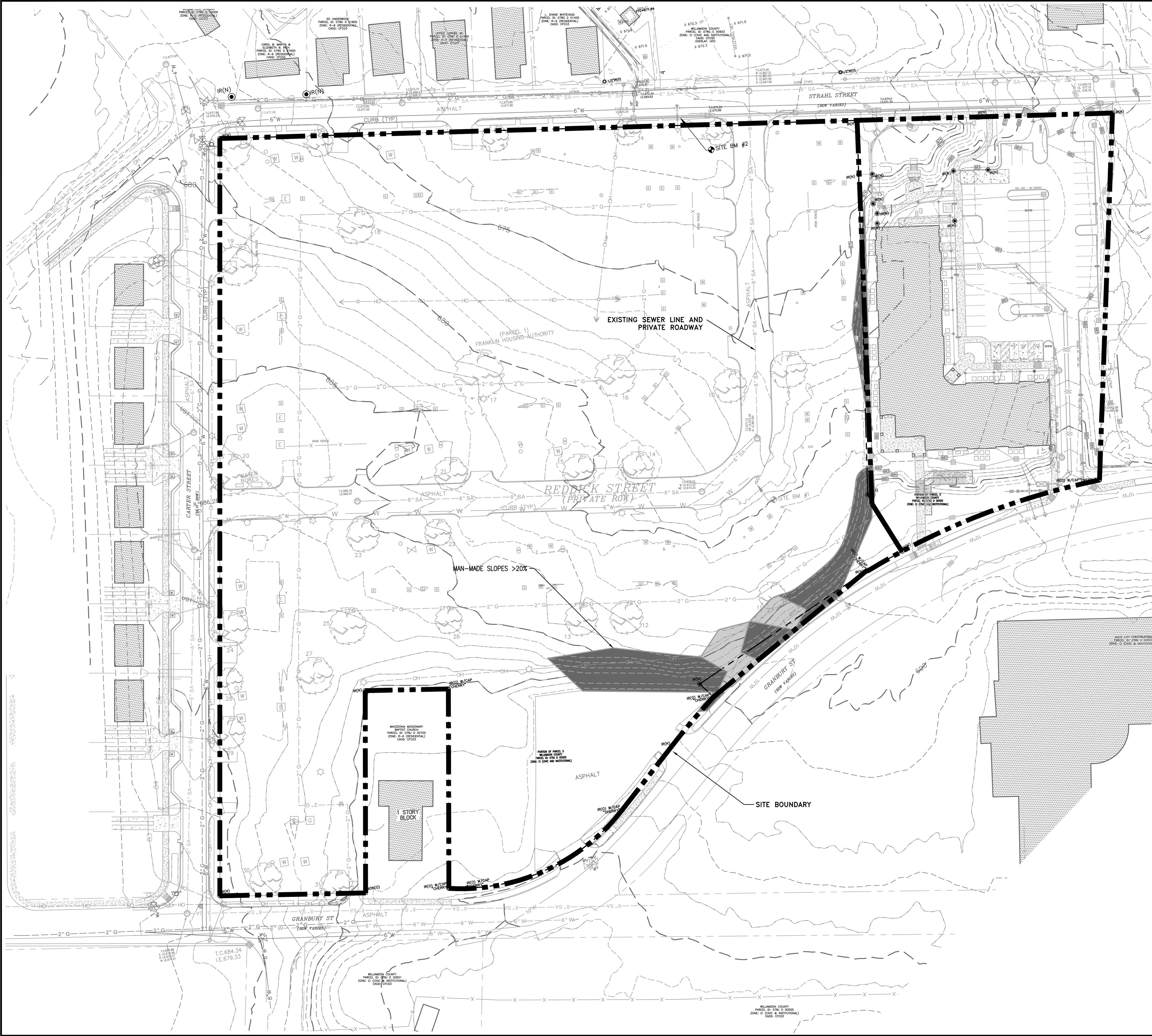
PREPARED BY:

 **Littlejohn**

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

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VICINITY MAP
SCALE: 1" = 1,000'

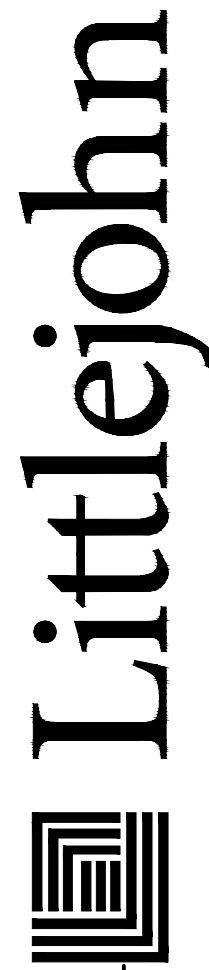
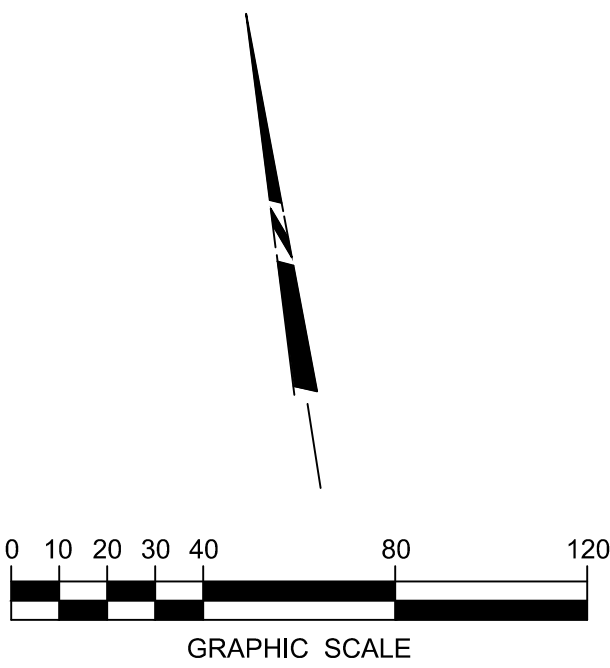
GENERAL NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
2. THIS SITE IS LOCATED IN THE DRAINAGE BASIN.

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	1000.00%	

LEGEND

- EXISTING TREE 
- EXISTING TREE COVER 
- EXISTING CONTOUR 



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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247



12/4/14	PER CITY COMMENTS
DATE	REVISIONS
2014-11-10	201000011

C1.0
SITE
SLOPE ANALYSIS/
PHYSICAL FEATURES

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500' DISTANCE FROM
PROPERTY BOUNDARY
(TYPICAL)

HISTORIC CORE RESIDENTIAL DISTRICT

CARTER HOUSE

CIVIC AND INSTITUTIONAL DISTRICT

ARTERIAL

CENTRAL COMMERCIAL DISTRICT

PHASE 1
(COMPLETED 2013)

WILLIAMSON COUNTY
LIBRARY

CIVIC AND INSTITUTIONAL DISTRICT

500' DISTANCE FROM
PROPERTY BOUNDARY
(TYPICAL)

SITE DATA

PROJECT NAME: FRANKLIN HOUSING AUTHORITY - REDDICK STREET DEVELOPMENT
PHASE 2, DEVELOPMENT PLAN
CITY OF FRANKLIN # 4711
LOT: 145 STRAHL ST.
ADDRESS: FRANKLIN
CITY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1
PLAT RECORDED 2011-02-22, DEED BOOK 5286, PAGE 338
EXISTING ZONING: SD-R (FORMERLY RX)
SPECIAL DISTRICT-RESIDENTIAL
CF30-3

CHARACTER AREA OVERLAY: TRADITIONAL
OTHER APPLICABLE OVERLAYS: 7.19 AC.
APPLICABLE DEVELOPMENT STANDARD: 312,983 S.F.
ACREAGE OF SITE: OFFICE USE
SQUARE FOOTAGE OF SITE: 0' OR 5' TO 25'
MINIMUM REQUIRED SETBACK LINES: 0'-20'
YARD FRONTING ON ANY STREET: 0'
SIDE YARD: 10' BETWEEN BLDGS.
REAR YARD: 5'

OWNER: REDDICK STREET ASSOCIATES 1, LP
DEVELOPER: FRANKLIN HOUSING AUTHORITY
ADDRESS: THE MICHAELS ORGANIZATION
100 SPRING STREET, FRANKLIN, TN 37065
PHONE NO.: 615.794.1247
FAX NO.: 615.794.9254
E-MAIL ADDRESS: djackson@franklinhousingauthority.com
CONTACT NAME: MR. DERWIN JACKSON, EXEC. DIRECTOR

APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS: 1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
PHONE NO.: 615.385.4144
FAX NO.: 615.385.4020
E-MAIL ADDRESS: jbroquette@leanc.com
CONTACT NAME: MR. JASON BROUILLETTE, ASLA

BUILDING SQUARE FOOTAGE: 65 UNITS, 66,273 S.F.
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE)
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE) 65 UNITS, 77,449 S.F.

BUILDING HEIGHT: 3 STORIES MAXIMUM
ALLOWABLE: 3 STORIES
PROPOSED MULTI-FAMILY

FLOOR AREA RATIO OF SITE: 0.175
SINGLE AND MULTI-FAMILY UNITS

PROPOSED LANDSCAPE SURFACE RATIO: 0.48
MINIMUM LANDSCAPE SURFACE RATIO: 0.20

RESIDENTIAL DENSITY: 5.5 DU/AC. EXISTING (44 DU ON 8.03 AC.)
EXISTING GROSS DENSITY: Phase 2 : 9.04 DU/AC. PROPOSED (65 DU ON 7.19 AC.)
PROPOSED GROSS DENSITY: PHASES 1-2 : 12.90 DU/AC. PROPOSED (114 DU ON 8.84 AC.)

TREE CANOPY: NOT APPLICABLE
PARKLAND DEDICATION: NOT APPLICABLE

OPEN SPACE: 0.36 AC.
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.)
PHASE TWO OPEN SPACE PROPOSED 0.55 AC.

NOTES:
PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.
THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2006.

PHASING
SINGLE PHASE DEVELOPMENT OF LOT 1 - SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 - COMPLETION ESTIMATE 2016

PARKING
PARKING REQUIRED:
ATTACHED DWELLING
0-1BR: 1.50
2BR: 2.50
3+BR:3.00
DETACHED DWELLING:
2/UNIT

TOTAL PARKING REQUIRED:
PARKING PROVIDED:

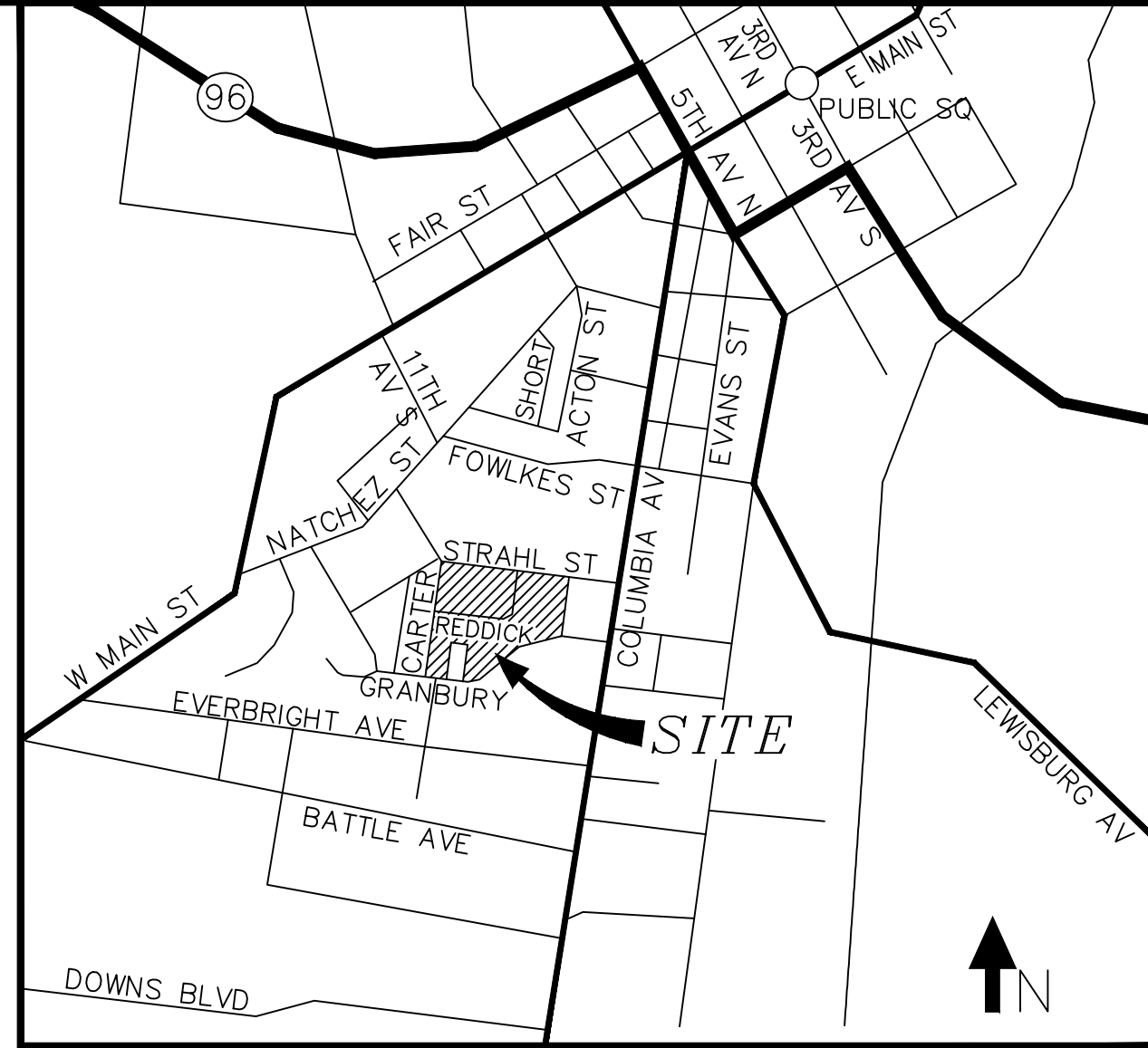
9 SPACES
98 SPACES
54 SPACES

10. SPACES

171 SPACES

143 SPACES*

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)



VICINITY MAP
SCALE: 1" = 1,000'

LINE DATA

LINE	LENGTH	BEARING
L1	7.01'	S10°55'32"W
L2	0.78'	N22°10'59"W
L3	16.41'	S38°14'50"E
L4	15.52'	N82°16'15"W
L5	3.94'	N08°48'58"E

AREA SUMMARY

TRACT	SQ. FT.	ACRES
1	349,645	8.03
2	27,808	0.64
3	7,417	0.17
TOTAL	384,870	8.84

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	19°50'18"	625.00	109.30	216.40	215.32	S77°31'57"W
C2	04°58'04"	625.00	27.11	54.19	54.17	S49°16'58"W
C3	50°55'49"	175.00	83.34	155.56	150.49	S72°15'51"W

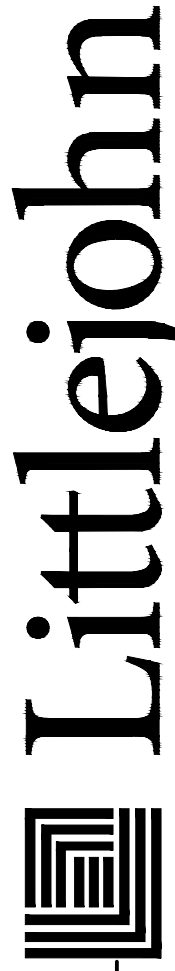
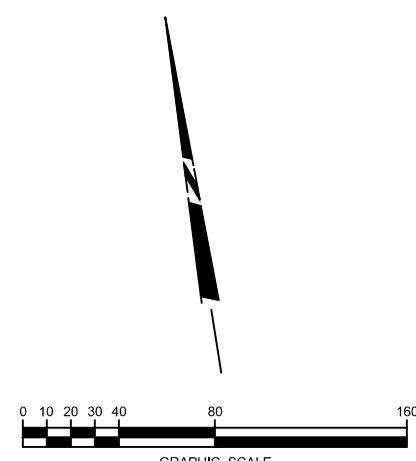
GENERAL NOTES

- BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
- PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
- THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
- FROM THIS SITE:
+/-1.2 MILES TO
CITY POLICE DEPARTMENT
109 2nd AVENUE SOUTH

+/-0.7 MILES TO
CITY OF FRANKLIN FIRE STATION NO. 1
CORNER HWY. 96 WEST AND 11th AVE. NORTH
- THE PROPERTY IS LOCATED WITHIN THE CF30-3 CHARACTER OVERLAY DISTRICT.
- NO KNOWN MINERAL RIGHTS ARE IN PLACE REGARDING THE PROPERTY.

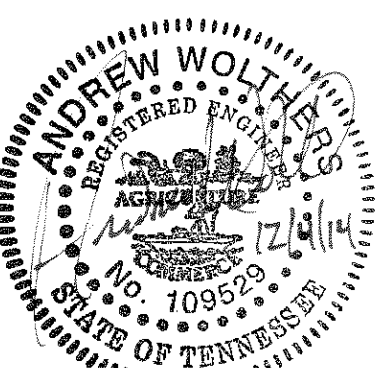
EXISTING TREES ON SITE

PT. NO.	SIZE/TYPE	HEALTH	PT. NO.	SIZE/TYPE	HEALTH
1	36" SYCAMORE	GOOD	17	36" SYCAMORE	GOOD
2	12" MAPLE	GOOD	18	24" SYCAMORE	GOOD
3	12" MAPLE	GOOD	19	32" ELM	GOOD
4	10" LOCUST	GOOD	20	30" MAPLE	GOOD
5	12" LOCUST	GOOD	21	16" OAK	GOOD
6	10" LOCUST	GOOD	22	14" MAPLE	GOOD
7	30" SYCAMORE	GOOD	23	18" SYCAMORE	GOOD
8	10" SYCAMORE	GOOD	24	24" MAPLE	GOOD
9	26" SUGAR MAPLE	GOOD	25	24" SYCAMORE	GOOD
10	16" OAK	GOOD	26	12" MAPLE	GOOD
11	14" MAPLE	GOOD	27	24" SYCAMORE	GOOD
12	16" OAK	GOOD	28	12" MAPLE	GOOD
13	18" OAK	GOOD	29	18" MAPLE	GOOD
14	16" OAK	GOOD	30	18" SYCAMORE	GOOD
15	18" OAK	GOOD	31	16" MAPLE	GOOD
16	8" QUAD SYCAMORE	GOOD	32	18" SYCAMORE	GOOD



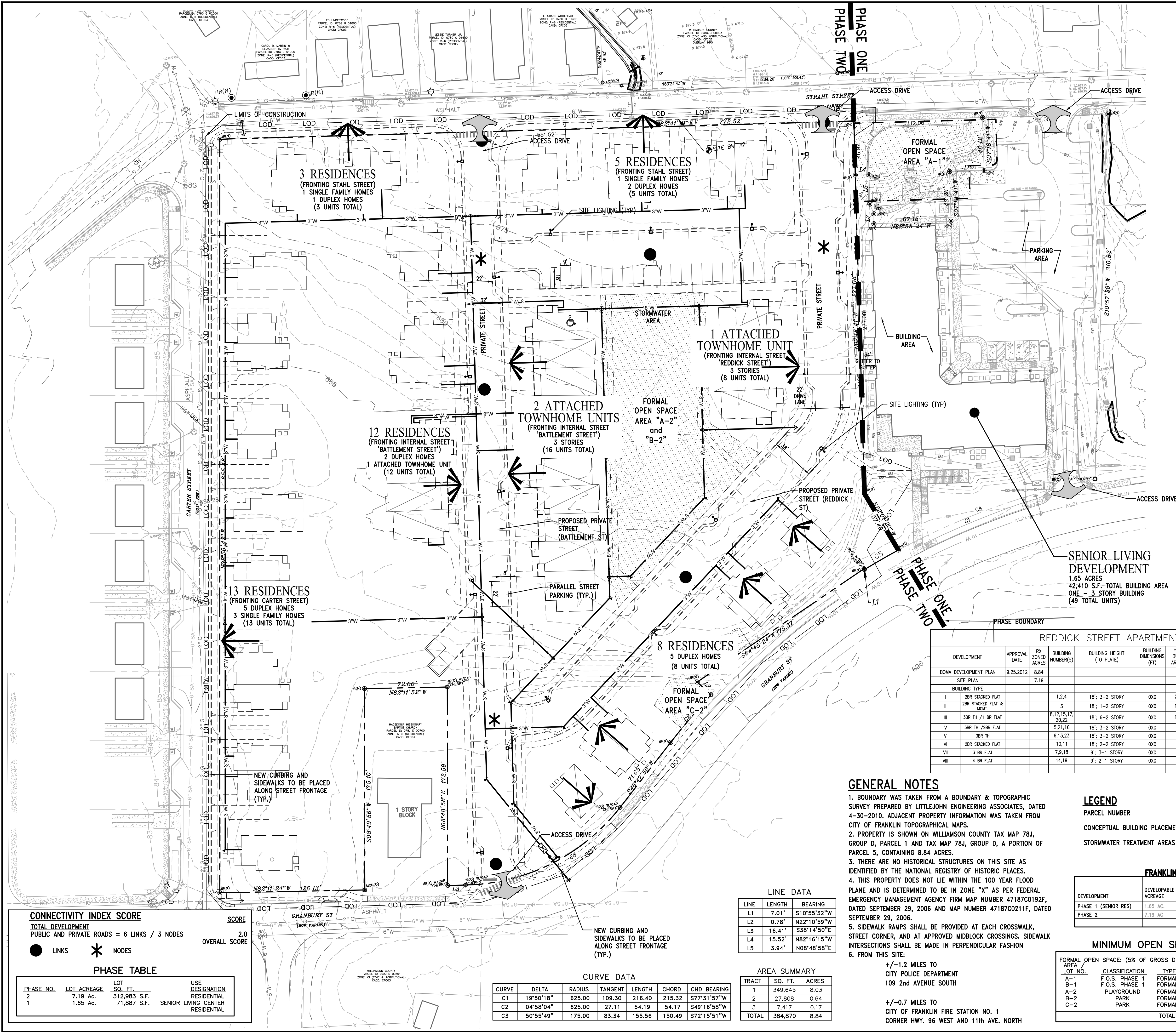
FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN
HOUSING
AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247



DATE	PER CITY COMMENTS	REVISIONS
2014-11-10		201000011

C2.0
EXISTING
CONDITIONS



SITE DATA

PROJECT NAME: FRANKLIN HOUSING AUTHORITY - REDDICK STREET DEVELOPMENT
PROJECT NUMBER: CITY OF FRANKLIN # 4711
LOTS: 145 STRAHL ST.
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 78J, GROUP D, PARCEL 1
PLAT RECORDED 2011-02-22, DEED BOOK 5268, PAGE 838
EXISTING ZONING: 30-R (FORMERLY RX)
SPECIAL DISTRICT-RESIDENTIAL
CFCD-3
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
ACREAGE OF SITE: 7.19 AC.
SQUARE FOOTAGE OF SITE: 312,983 S.F.
MINIMUM REQUIRED SETBACK LINES: OFFICE USE
YARD FRONTING ON ANY STREET: 0'-20'
SIDE YARD: 10' BETWEEN BLDGS.
REAR YARD: 5'
OWNERSHIP ENTITY: REDDICK STREET ASSOCIATES 1, LP
OWNER: FRANKLIN HOUSING AUTHORITY
DEVELOPER: THE MICHAELS ORGANIZATION
ADDRESS: 100 SPRING STREET, FRANKLIN, TN 37065
PHONE NO.: 615.794.1247
FAX NO.: 615.794.9254
E-MAIL ADDRESS: djackson@franklinhousingauthority.com
CONTACT NAME: MR. DERWIN JACKSON, EXEC. DIRECTOR
APPLICANT: LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS: 1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
PHONE NO.: 615.385.4144
FAX NO.: 615.385.4020
E-MAIL ADDRESS: JBROUILLETTE@LEANC.COM
CONTACT NAME: MR. JASON BROUILLETTE, ASLA
BUILDING SQUARE FOOTAGE: 65 UNITS, 66,273 S.F.
SINGLE AND MULTI-FAMILY UNITS (CONDITIONED SPACE): 65 UNITS, 77,449 S.F.
TOTAL (CONDITIONED SPACE + PORCHES AND STORAGE):
BUILDING HEIGHT ALLOWABLE: 3 STORIES MAXIMUM
PROPOSED MULTI-FAMILY: 3 STORIES
FLOOR AREA RATIO OF SITE: 0.175
SINGLE AND MULTI-FAMILY UNITS:
PROPOSED LANDSCAPE SURFACE RATIO: 0.48
MINIMUM LANDSCAPE SURFACE RATIO: 0.20
RESIDENTIAL DENSITY: 5.5 DU/AC. EXISTING (44 DU ON 8.03 AC.)
EXISTING GROSS DENSITY: Phase 2: 9.04 DU/AC. PROPOSED (65 DU ON 7.19 AC.)
PROPOSED GROSS DENSITY: Phase 1-2: 12.90 DU/AC. PROPOSED (114 DU ON 8.84 AC.)
TREE CANOPY: NOT APPLICABLE
PARKLAND DEDICATION: NOT APPLICABLE
OPEN SPACE: 0.36 AC.
PHASE TWO OPEN SPACE REQ'D (5% OF 7.19 AC.): 0.36 AC.
PHASE TWO OPEN SPACE PROPOSED: 0.55 AC.

NOTES:
PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C021F, DATED SEPTEMBER 29, 2006.

PHASING
SINGLE PHASE DEVELOPMENT OF LOT 1 - SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 - COMPLETION ESTIMATE 2016

PARKING
PARKING REQUIRED:
ATTACHED DWELLING
0-1BR: 1.50
2BR: 2.50
3+BR: 3.00
DETACHED DWELLING:
2/UNIT
TOTAL PARKING REQUIRED:
PARKING PROVIDED:

*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2 SP/UNIT)

REDDICK STREET APARTMENTS RESIDENTIAL LAND USE DATA													
DEVELOPMENT	APPROVAL DATE	RX ZONED ACRES	BUILDING NUMBER(S)	BUILDING HEIGHT (TO PLATE)	BUILDING DIMENSIONS (FT)	*GROSS BUILDING AREA (S.F.)	SINGLE-FAM DWELLING UNITS	MULTI-FAM DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBER OF OPEN SPACE LOTS	UNITS	BEDROOMS	REMAINING ACRES
BOMA DEVELOPMENT PLAN	9.25.2012	8.84					0	1	1	0	6	39	18
SITE PLAN		7.19					5	60	65	0	6	39	18
BUILDING TYPE													
I 2BR STACKED FLAT			1,2,4	18'; 3-2 STORY	OXO	27,729		24	8 /BLDG		0	48	0
II 2BR STACKED FLAT & MGMT.			3	18'; 1-2 STORY	OXO	10,823		8	1 /BLDG		0	8	0
III 3BR TH / 1 BR FLAT		8,12,15,17, 20,22		18'; 6-2 STORY	OXO	14,178		12	2 /BLDG		6	0	6
IV 3BR TH / 2BR FLAT		5,21,16		18'; 3-2 STORY	OXO	7,854		6	2 /BLDG		0	3	3
V 3BR TH		6,13,23		18'; 3-2 STORY	OXO	9,192		6	2 /BLDG		0	0	6
VI 2BR STACKED FLAT		10,11		18'; 2-2 STORY	OXO	4,312		4	2 /BLDG		0	4	0
VII 3 BR FLAT		7,9,18		9'; 3-1 STORY	OXO	4,269	3	0	1 /BLDG		0	0	3
VIII 4 BR FLAT		14,19		9'; 2-1 STORY	OXO	3,354	2	0	1 /BLDG		0	0	2

GENERAL NOTES

- BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
- PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
- THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C019F2, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C021F, DATED SEPTEMBER 29, 2006.
- SIDEWALK RAMP SHALL BE PROVIDED AT EACH CROSSWALK, STREET CORNER, AND AT APPROVED MIDBLOCK CROSSINGS. SIDEWALK INTERSECTIONS SHALL BE MADE IN PERPENDICULAR FASHION FROM THIS SITE:

+/-1.2 MILES TO
CITY POLICE DEPARTMENT
109 2nd AVENUE SOUTH

+/-0.7 MILES TO
CITY OF FRANKLIN FIRE STATION NO. 1
CORNER HWY. 96 WEST AND 11th AVE. NORTH

LEGEND

PARCEL NUMBER
CONCEPTUAL BUILDING PLACEMENT
STORMWATER TREATMENT AREAS
FORMAL OPEN SPACE
SPECIMEN TREES TO BE PRESERVED
S.W.T.

OPEN SPACE TAKE DOWN CHART (ALL PHASES) FRANKLIN HOUSING AUTHORITY - REDDICK STREET DEVELOPMENT

DEVELOPMENT	DEVELOPABLE ACREAGE	MIN. REQ. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQ. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQ. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
PHASE 1 (SENIOR RES)	1.65 AC.	N/A	N/A	.08 AC. (5%)	.38 AC.	.08 AC.	.38 AC.	0 AC.
PHASE 2	7.19 AC.	N/A	N/A	.36 AC. (5%)	.54 AC.	.36 AC.	.55 AC.	0 AC.

MINIMUM OPEN SPACE REQUIREMENTS

FORMAL OPEN SPACE: (5% OF GROSS DEVELOPMENT AREA): 19,244 S.F. (0.44 AC.)			
LOT NO.	CLASSIFICATION	TYPE	ACRES OF OPEN SPACE
A-1	F.O.S. PHASE 1	FORMAL	7715 S.F.
B-1	F.O.S. PHASE 1	FORMAL	8900 S.F.
A-2	PLAYGROUND	FORMAL	5500 S.F.
B-2	PARK	FORMAL	17250 S.F.
C-2	PARK	FORMAL	2500 S.F.
TOTAL PROVIDED			40,070 S.F. 0.96 AC.

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 6 LINKS / 3 NODES
OVERALL SCORE: 2.0

● LINKS * NODES

PHASE TABLE

PHASE NO.	LOT ACREAGE	LOT SQ. FT.	USE DESIGNATION
2	7.19 AC.	312,983 S.F.	RESIDENTIAL
1	1.65 AC.	71,887 S.F.	SENIOR LIVING CENTER

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	19°50'18"	625.00	109.30	216.40	215.32	S77°31'57"W
C2	04°58'04"	625.00	27.11	54.19	54.17	S49°16'58"W
C3	50°55'49"	175.00	83.34	155.56	150.49	S72°15'51"W

LINE DATA

LINE	LENGTH	BEARING
L1	7.01'	S10°55'32"W
L2	0.78'	N22°10'59"W
L3	16.41'	S38°14'50"E
L4	15.52'	N82°16'15"W
L5	3.94'	N08°48'58"E

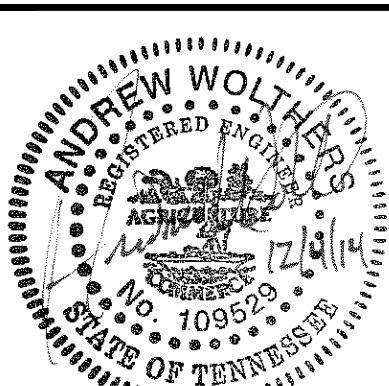
AREA SUMMARY

TRACT	SQ. FT.	ACRES
1	349,645	8.03
2	27,808	0.64
3	7,417	0.17
TOTAL	384,870	8.84

Littlejohn

FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
100 Spring Street
Franklin, TN 37064
615-794-1247



DATE	REVISIONS
12/4/14	PER CITY COMMENTS

2014-11-10 20100011

C3.0

SITE
CONCEPT PLAN

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.littlejohn.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

NOTES:
PROPERTY IS LOCATED ON MAP 78J AS PARCELS 1 AND A PORTION OF PARCEL 5 CONTAINING 8.84 ACRES.

THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS INDICATED BY FIRM MAP NOS. 47187C019F AND 47187C0211F, DATED SEPTEMBER 29, 2006.

PHASING
SINGLE PHASE DEVELOPMENT OF LOT 1 - SINGLE AND MULTI-FAMILY RESIDENCES
BEGIN 2014 - COMPLETION ESTIMATE 2016

PARKING
PARKING REQUIRED:
ATTACHED DWELLING
0-1BR: 1.50
2BR: 2.50
3+BR: 3.00
DETACHED DWELLING:
2/UNIT

TOTAL PARKING REQUIRED:

PARKING PROVIDED:

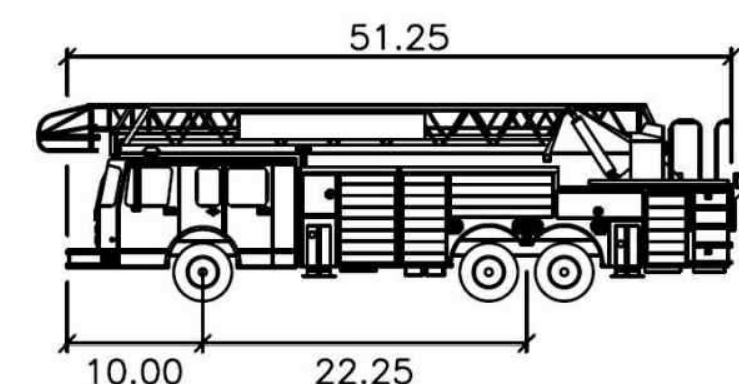
*MODIFICATION OF PARKING STANDARDS IS BEING REQUESTED AT (2.2)

1. BOUNDARY WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY LITTLEJOHN ENGINEERING ASSOCIATES, DATED 4-30-2010. ADJACENT PROPERTY INFORMATION WAS TAKEN FROM CITY OF FRANKLIN TOPOGRAPHICAL MAPS.
2. PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78J, GROUP D, PARCEL 1 AND TAX MAP 78J, GROUP D, A PORTION OF PARCEL 5, CONTAINING 8.84 ACRES.
3. THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTRY OF HISTORIC PLACES.
4. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0192F, DATED SEPTEMBER 29, 2006 AND MAP NUMBER 47187C0211F, DATED SEPTEMBER 29, 2006.
5. SIDEWALK RAMPS SHALL BE PROVIDED AT EACH CROSSWALK, STREET CORNER, AND AT APPROVED MIDBLOCK CROSSINGS. SIDEWALK INTERSECTIONS SHALL BE MADE IN PERPENDICULAR FASHION
6. FROM THIS SITE:

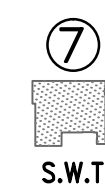
PARCEL NUMBER

CONCEPTUAL BUILDING PLACEMENT

STORMWATER TREATMENT AREAS



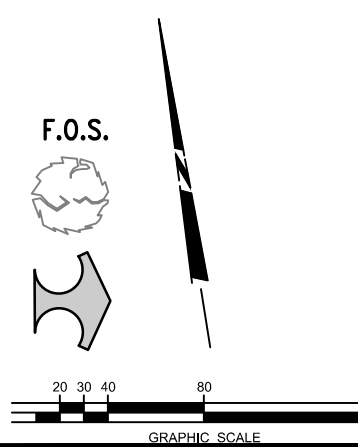
	feet
Width	: 8.66
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 42.0



FORMAL OPEN SPACE

SPECIMEN TREES TO BE PRESERVED

PROPOSED PARCEL ACCESS POINTS



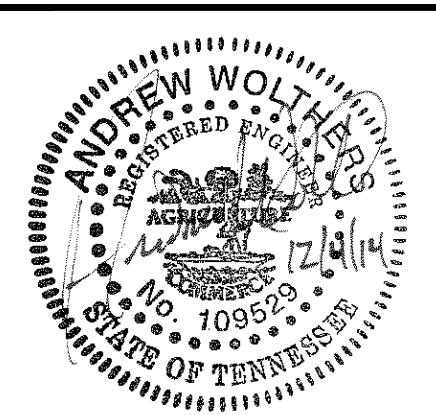
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FRANKLIN HOUSING AUTHORITY EREDDICK STREET DEVELOPMENT PHASE 2 DEVELOPMENT PLAN

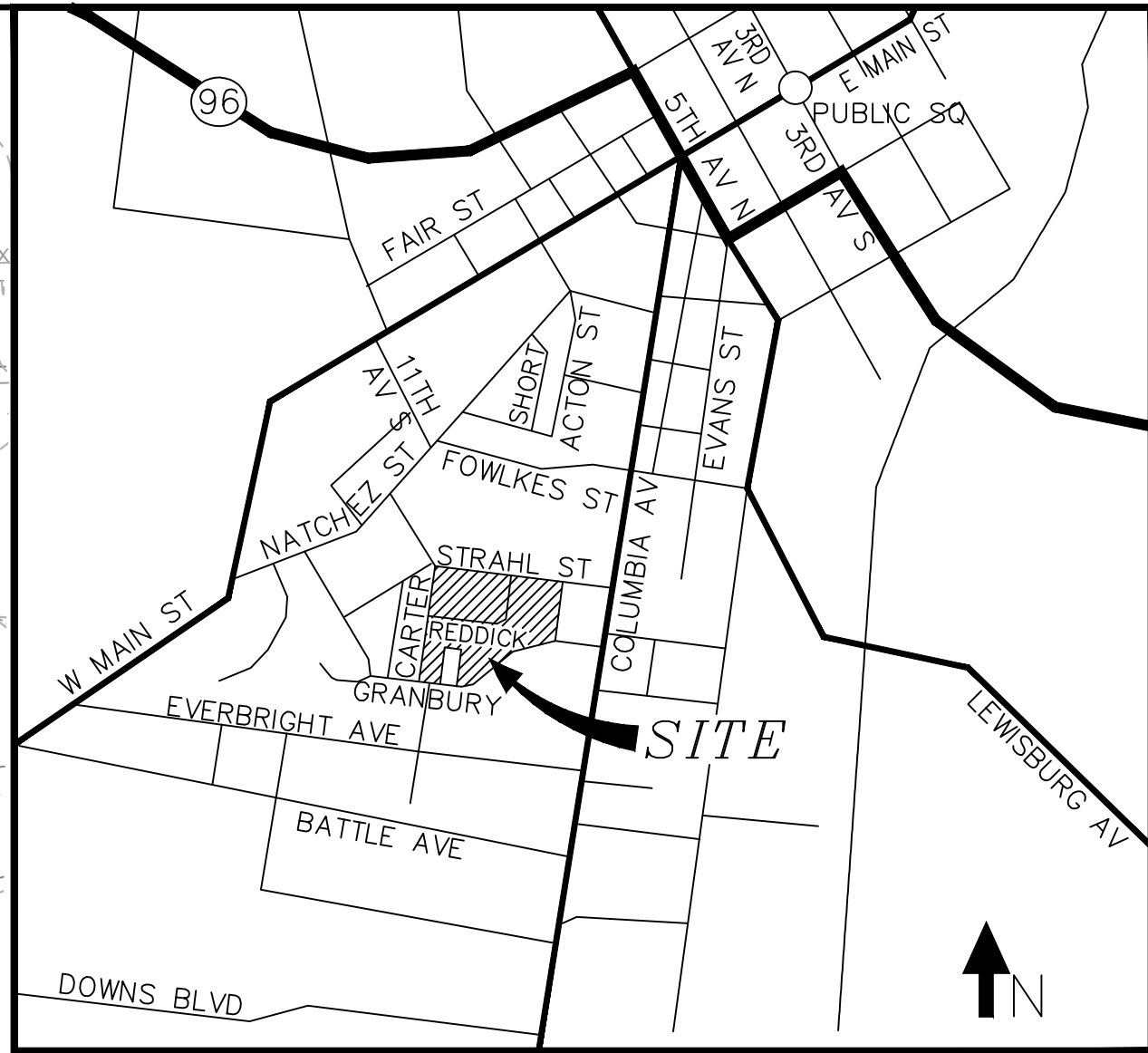
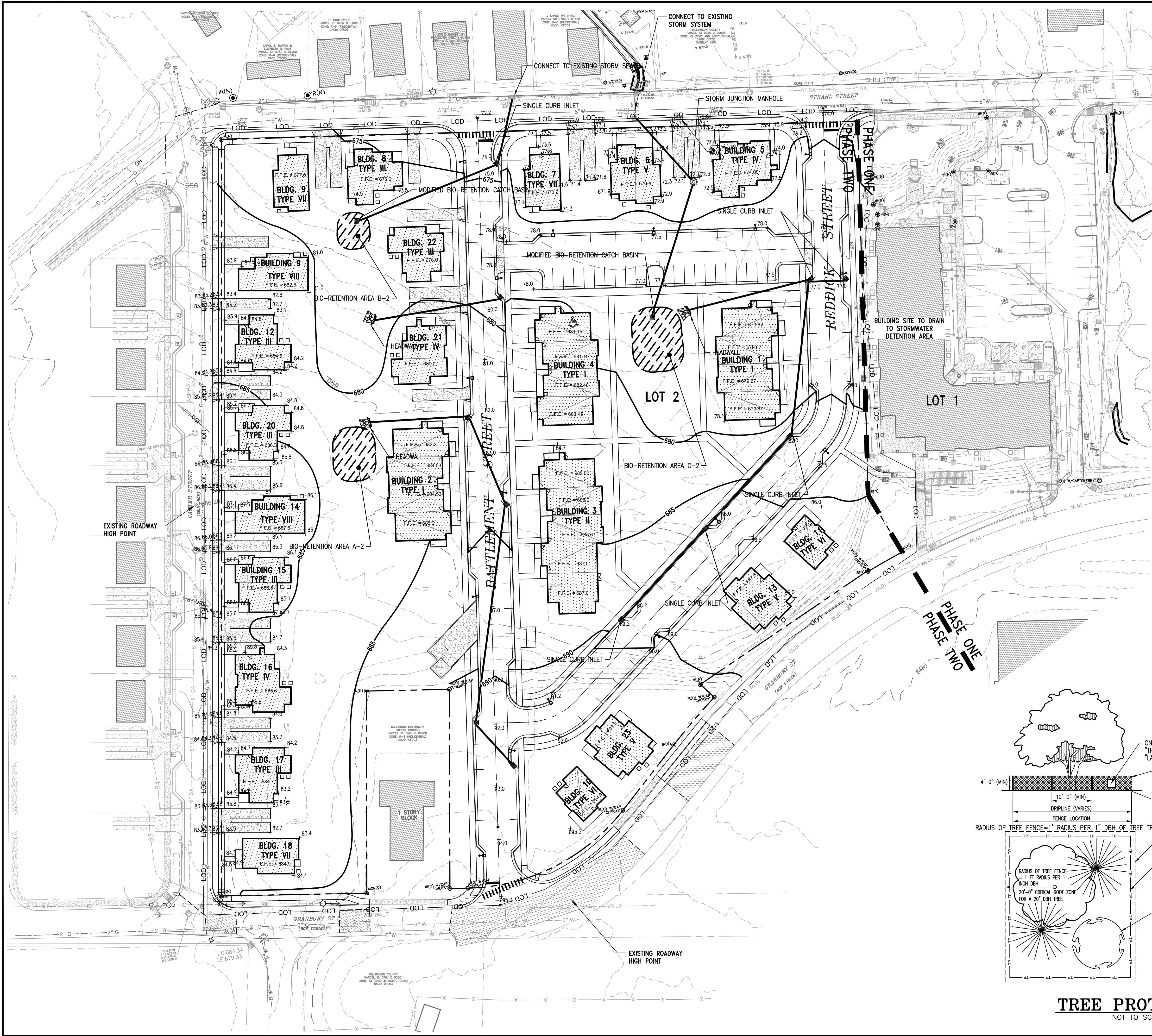
**FRANKLIN
HOUSING
AUTHORITY**
100 Spring Street
Franklin, TN 37064
615-794-1247



12/4/14	PER CITY COMMENTS
DATE	REVISIONS
2014-11-10	20100011

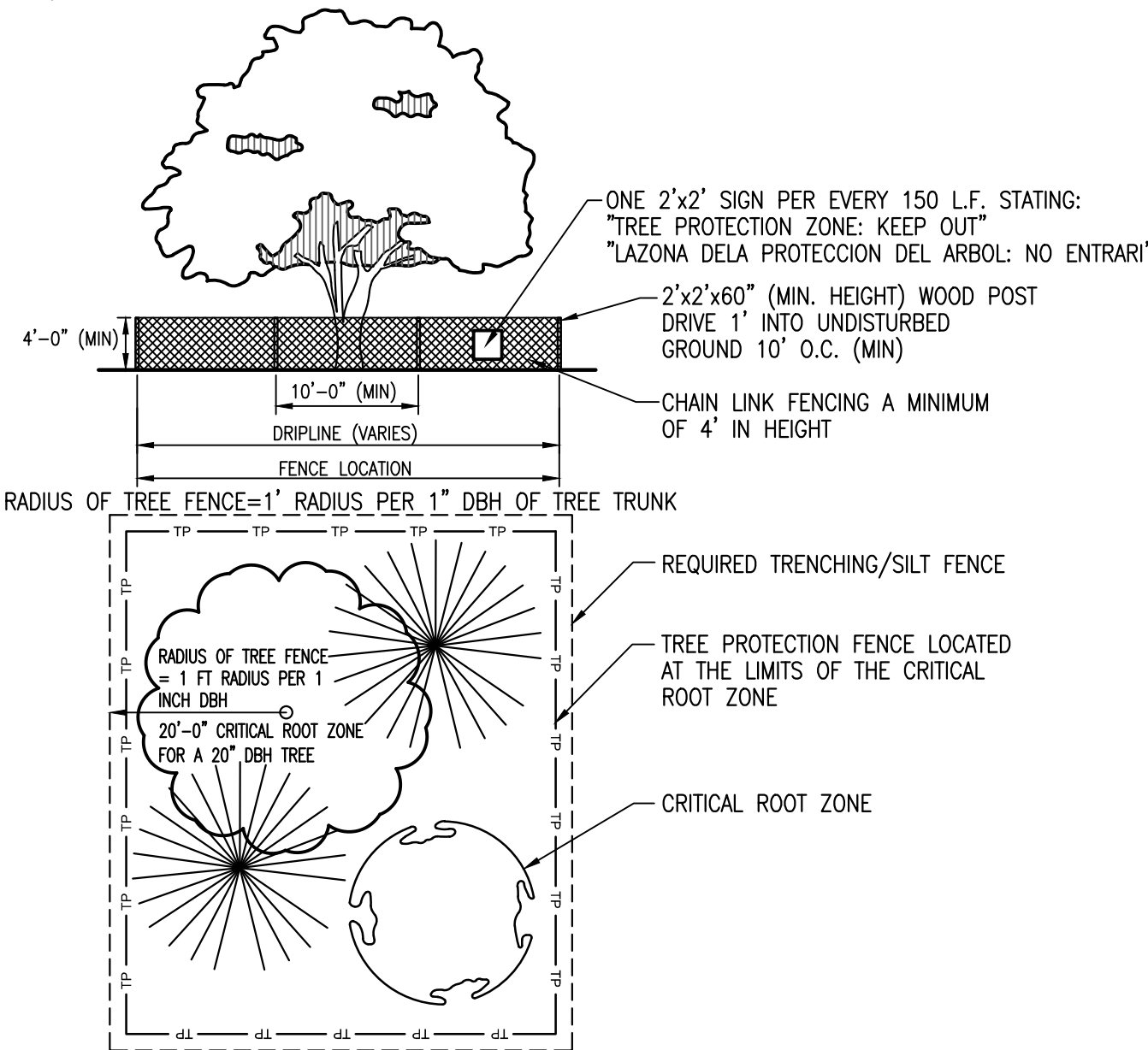
C3.1
FIRE
PROTECTION
SITE PLAN

G:\Projects\2010\20100011\dwg\Reddick Phase 2\Concept Grading.dwg--C4.0 Dec. 04, 2014 - 12:23pm treeth

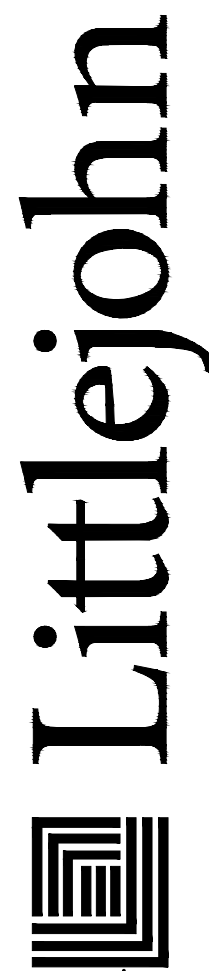
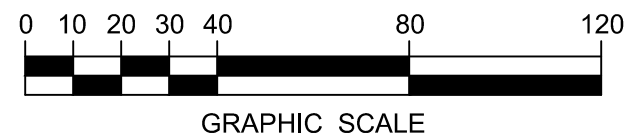


VICINITY MAP
SCALE: 1" = 1,000'

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - PROPOSED STORM DRAINAGE
 - SORMWATER DETENTION AREA
 - WATER QUALITY AREA
 - TREE PROTECTION FENCE
 - EXISTING TREE



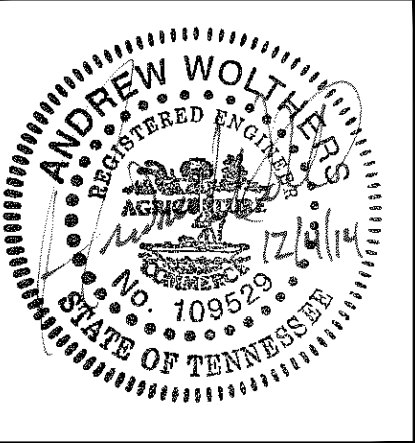
TREE PROTECTION
NOT TO SCALE



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FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

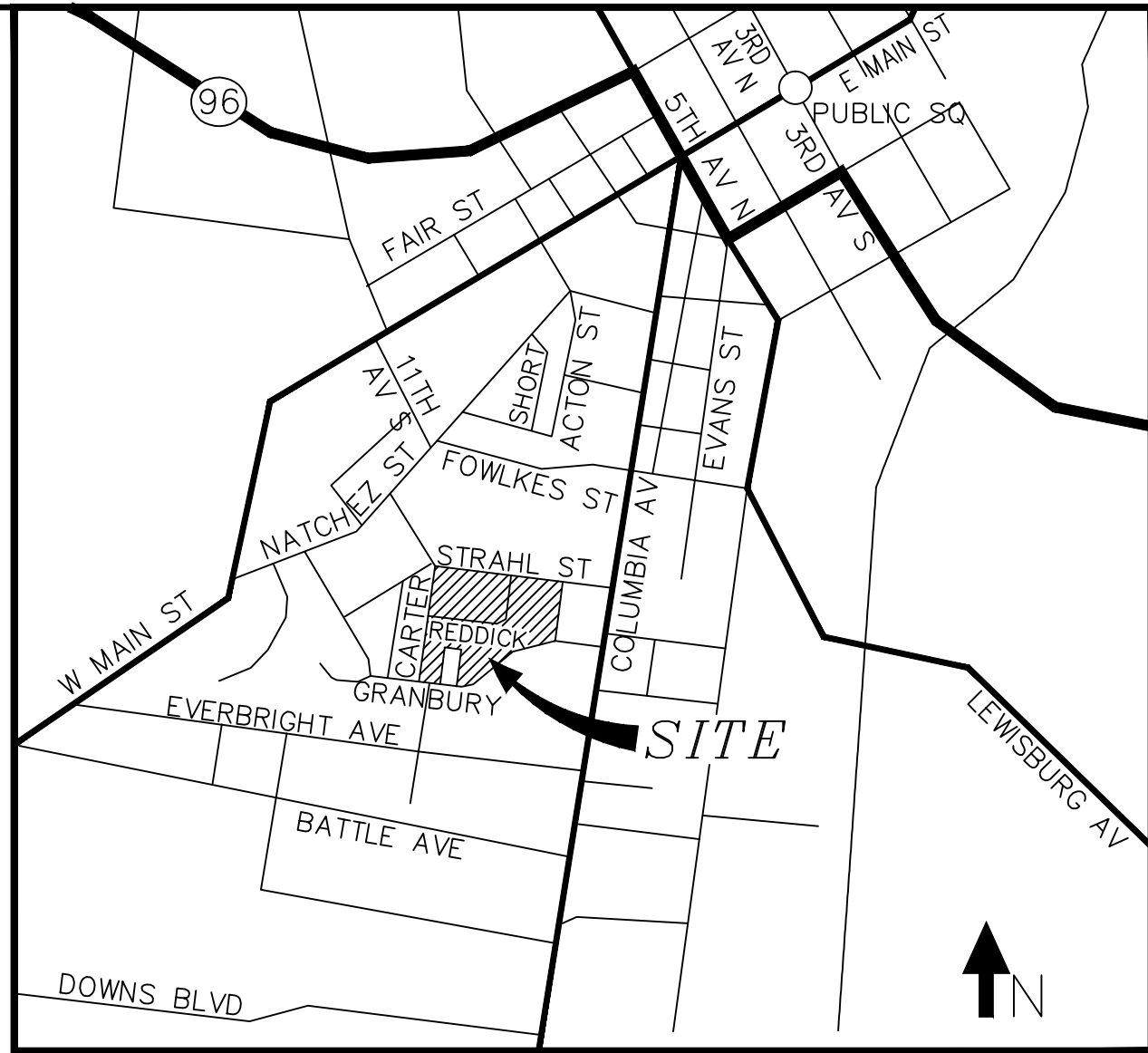
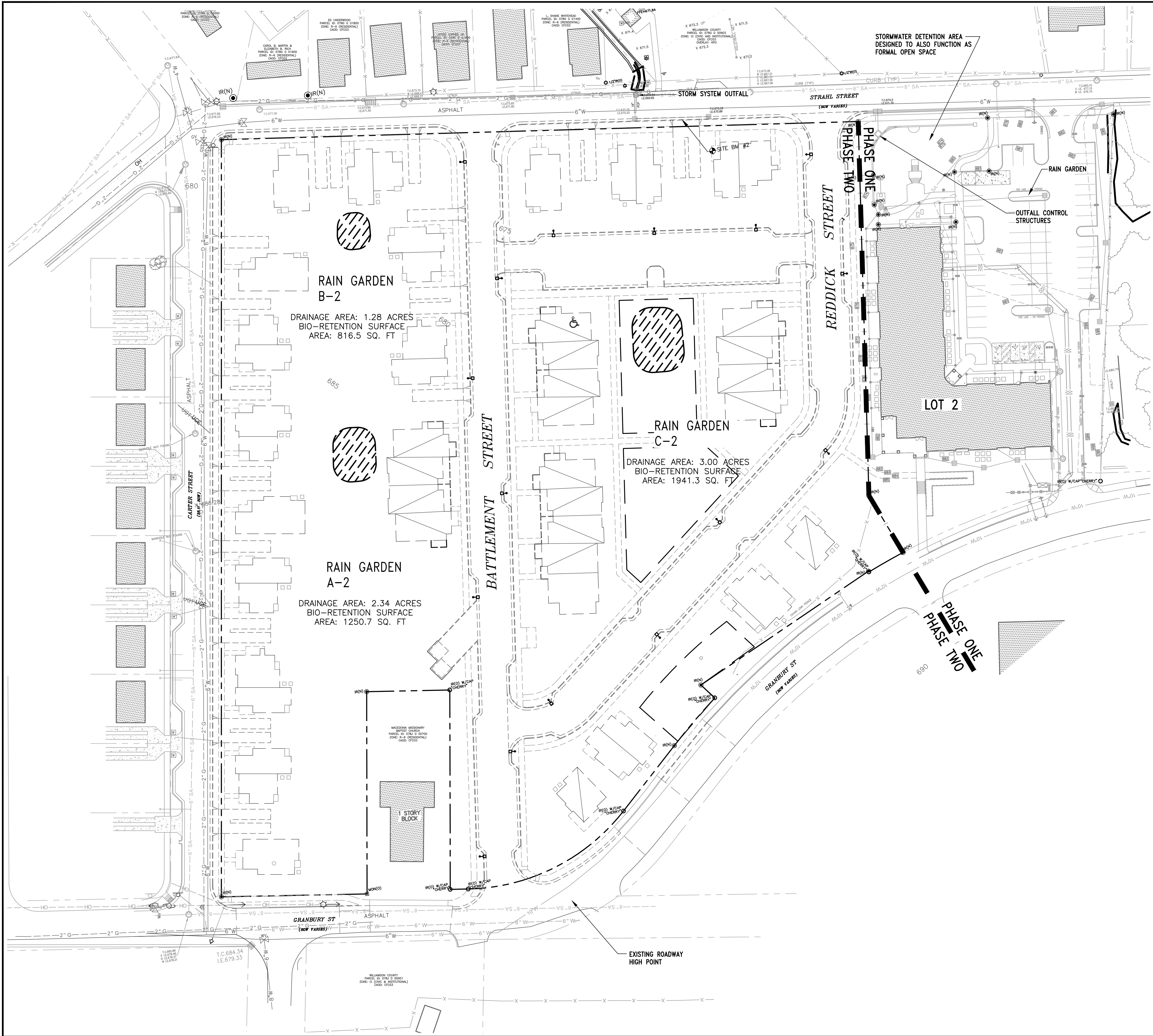
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100 Spring Street
Franklin, TN 37064
615-794-1247



DATE	REVISIONS
12/4/14	PER CITY COMMENTS
2014-11-10	20100011

C4.0
SITE
CONCEPT
GRADING PLAN

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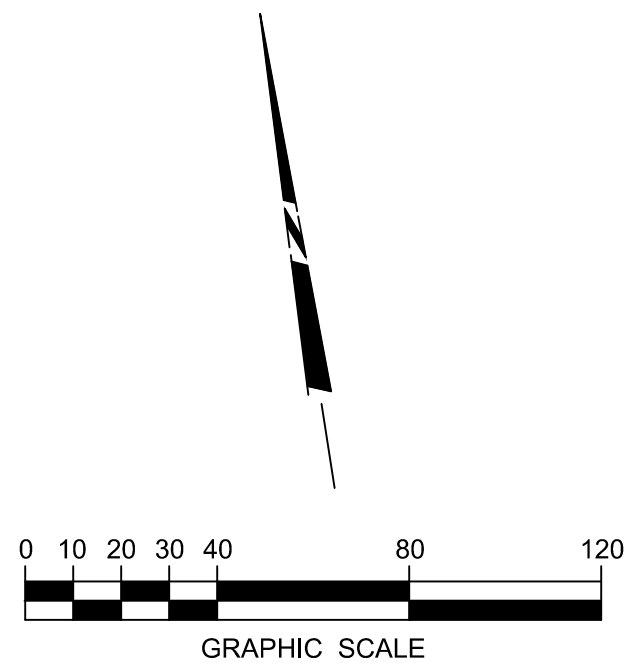


VICINITY MAP
SCALE: 1" = 1,000'

- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - SPOT ELEVATION
 - PROPOSED STORM DRAINAGE
 - STORMWATER DETENTION AREA
 - WATER QUALITY AREA
 - TREE PROTECTION FENCE
 - EXISTING TREE

NOTE:
STORMWATER TREATMENT TO BE DESIGNED TO ACHIEVE A MINIMUM RUNOFF REDUCTION OF 0.80 ORIGINAL VALUE.
DOWNSPOUT DISCONNECTION, REDUCTION OF IMPERVIOUS AREAS, AND BIO-RETENTION PONDS HAVE BEEN UTILIZED TO PROVIDE WATER QUALITY TREATMENT

PROPERTY AREA: 8.84 ACRES
DISTURBED AREA: 7.19 ACRES
IMPERVIOUS AREA: 2.81 ± ACRES



FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

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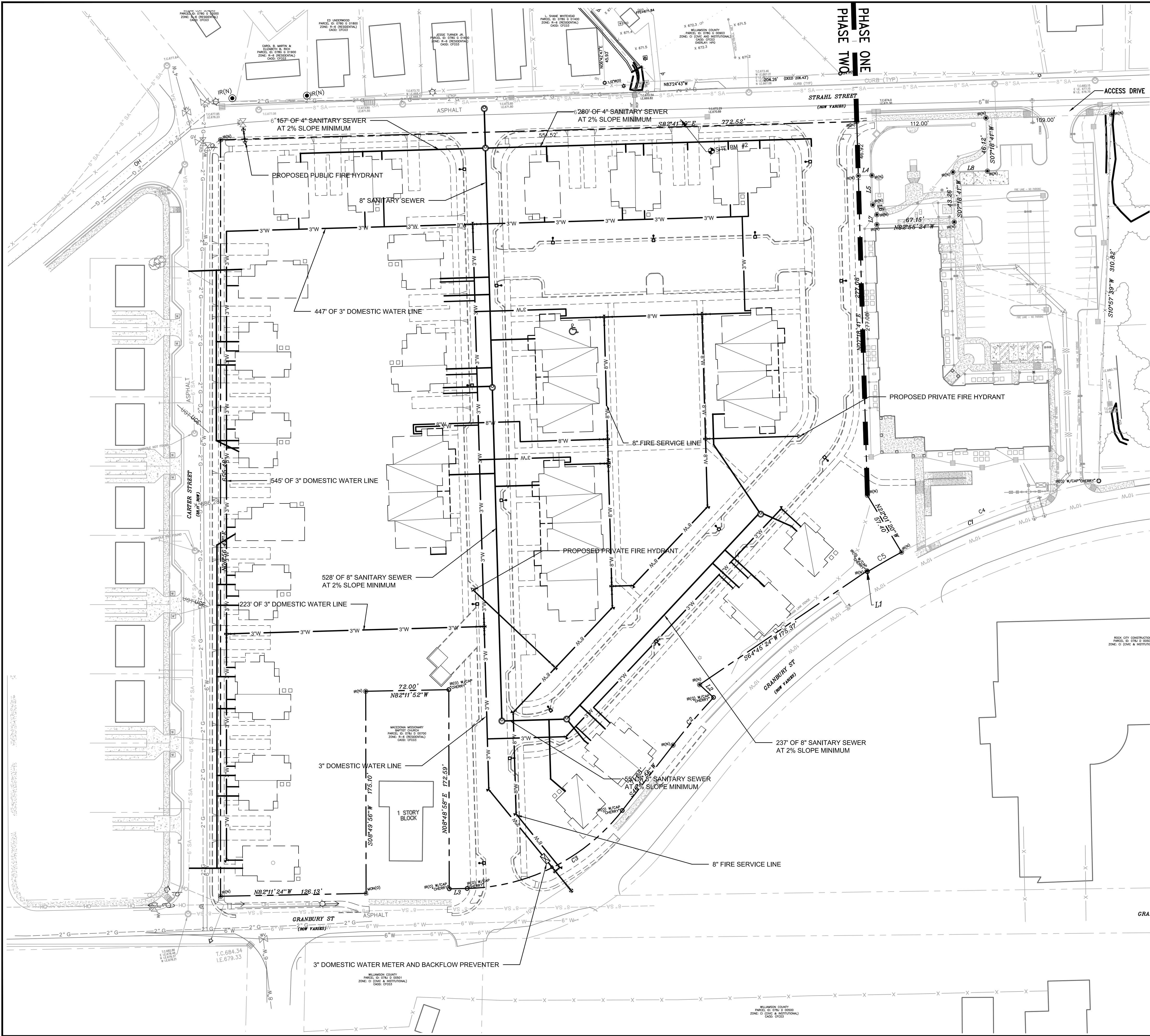
12/4/14
DATE
PER CITY COMMENTS
REVISIONS

2014-11-10
20100011

ANDREW WOLFE
REGISTERED PROFESSIONAL ARCHITECT
NO. 109529
STATE OF TENNESSEE

C5.0

CONCEPTUAL
STORMWATER
MANAGEMENT PLAN



GENERAL NOTES

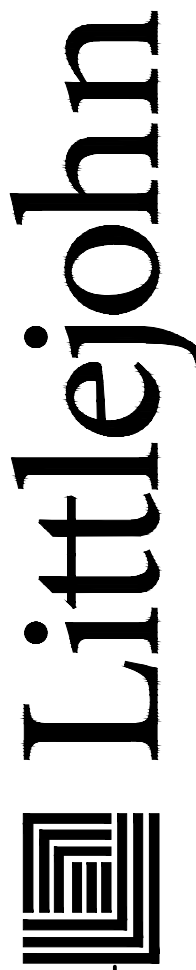
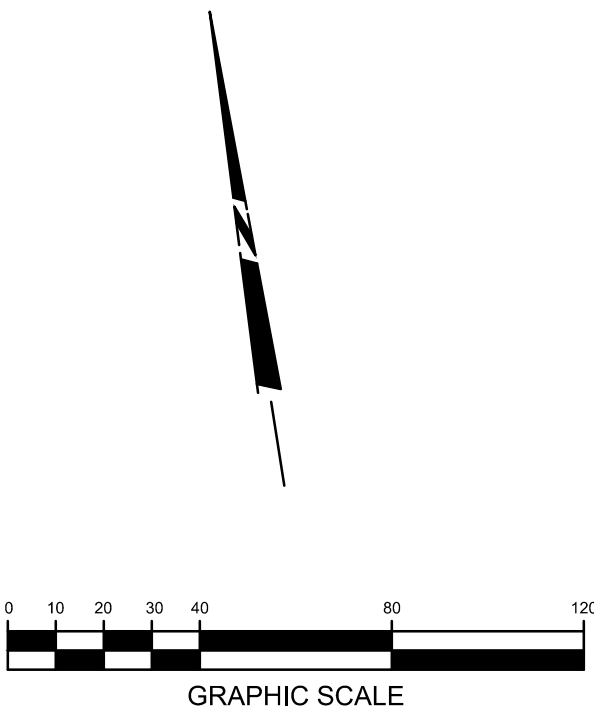
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5. FROM THIS SITE:
 - +/-1.2 MILES TO
CITY POLICE DEPARTMENT
109 2nd AVENUE SOUTH
 - +/-0.7 MILES TO
CITY OF FRANKLIN FIRE STATION NO. 1
CORNER HWY. 96 WEST AND 11th AVE. NORTH

FIRE FLOW TEST RESULTS

MAIN SIZE: 10"
STATIC PRESSURE: 77.5 PSI
RESIDUAL PRESSURE: 65 PSI
PITOT PRESSURE: 35.1 PSI
FLOW: 992.7 GPM

PROPOSED UTILITIES LEGEND:

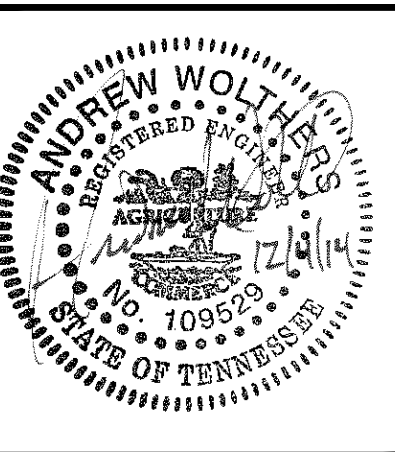
- | | |
|--|-------------------------------------|
| | SANITARY SEWER |
| | WATER LINE |
| | GAS LINE |
| | OXYGEN LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELECOMMUNICATIONS LINE |



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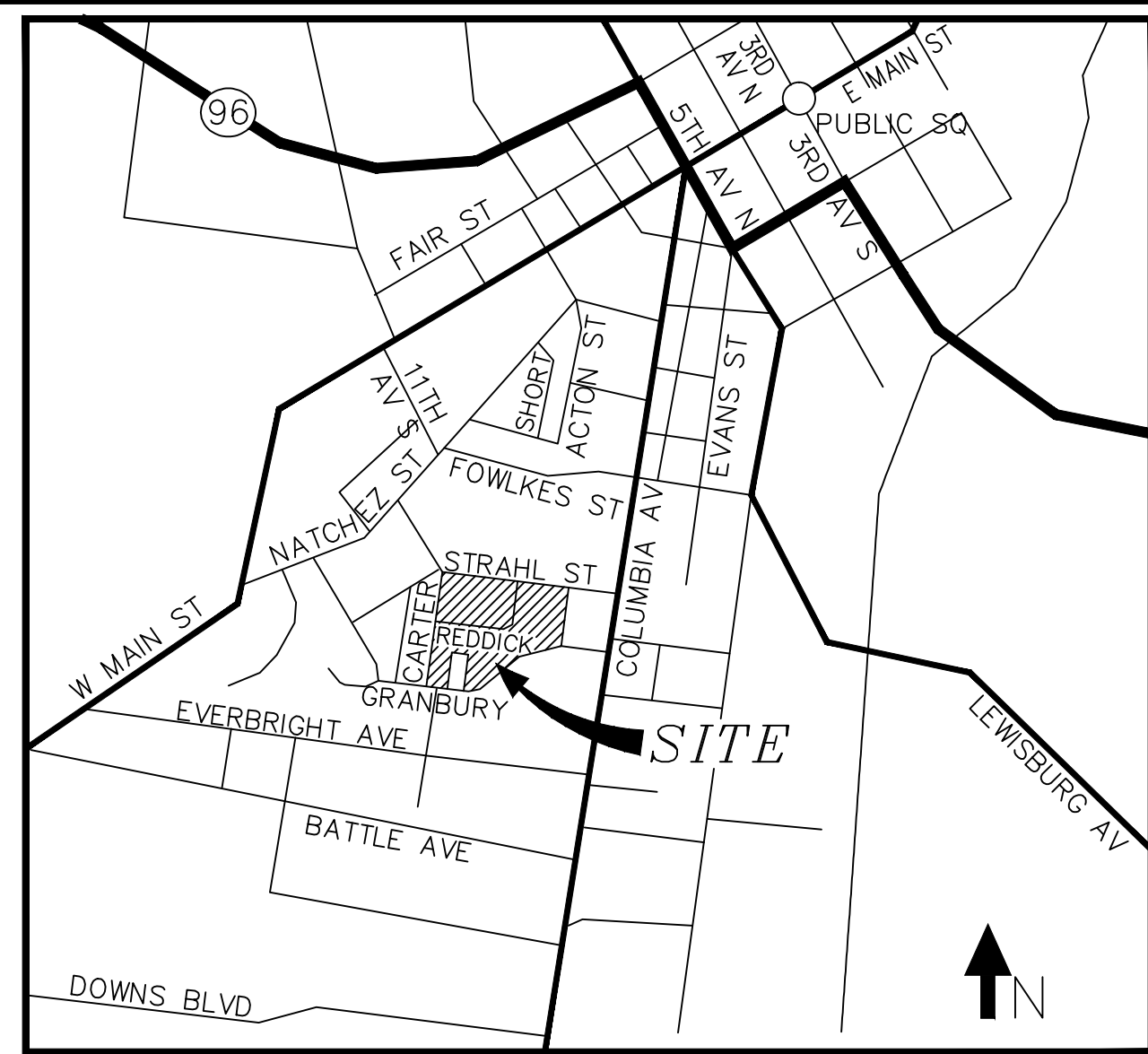
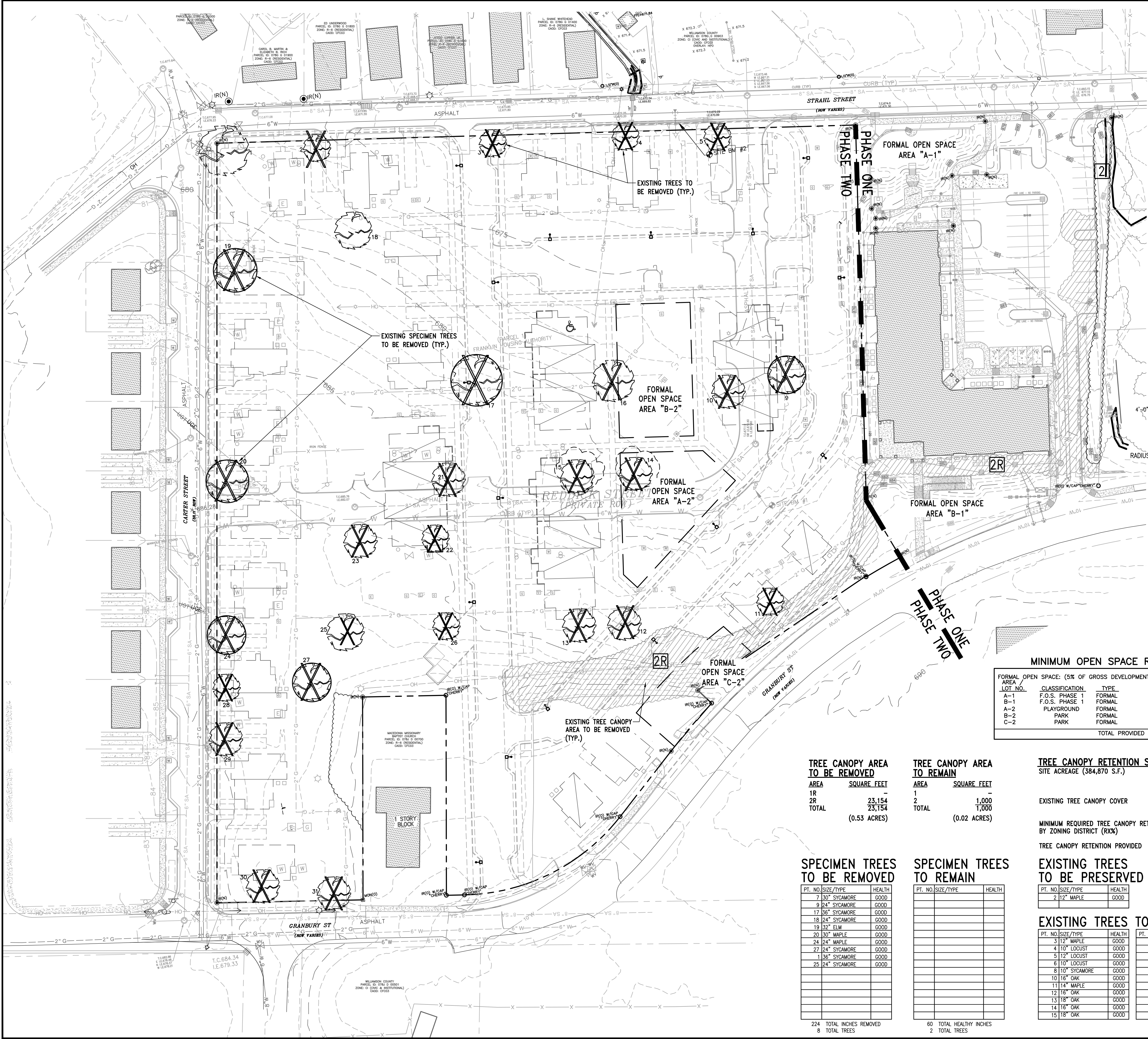
FRANKLIN HOUSING AUTHORITY
REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

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100 Spring Street
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615-794-1247

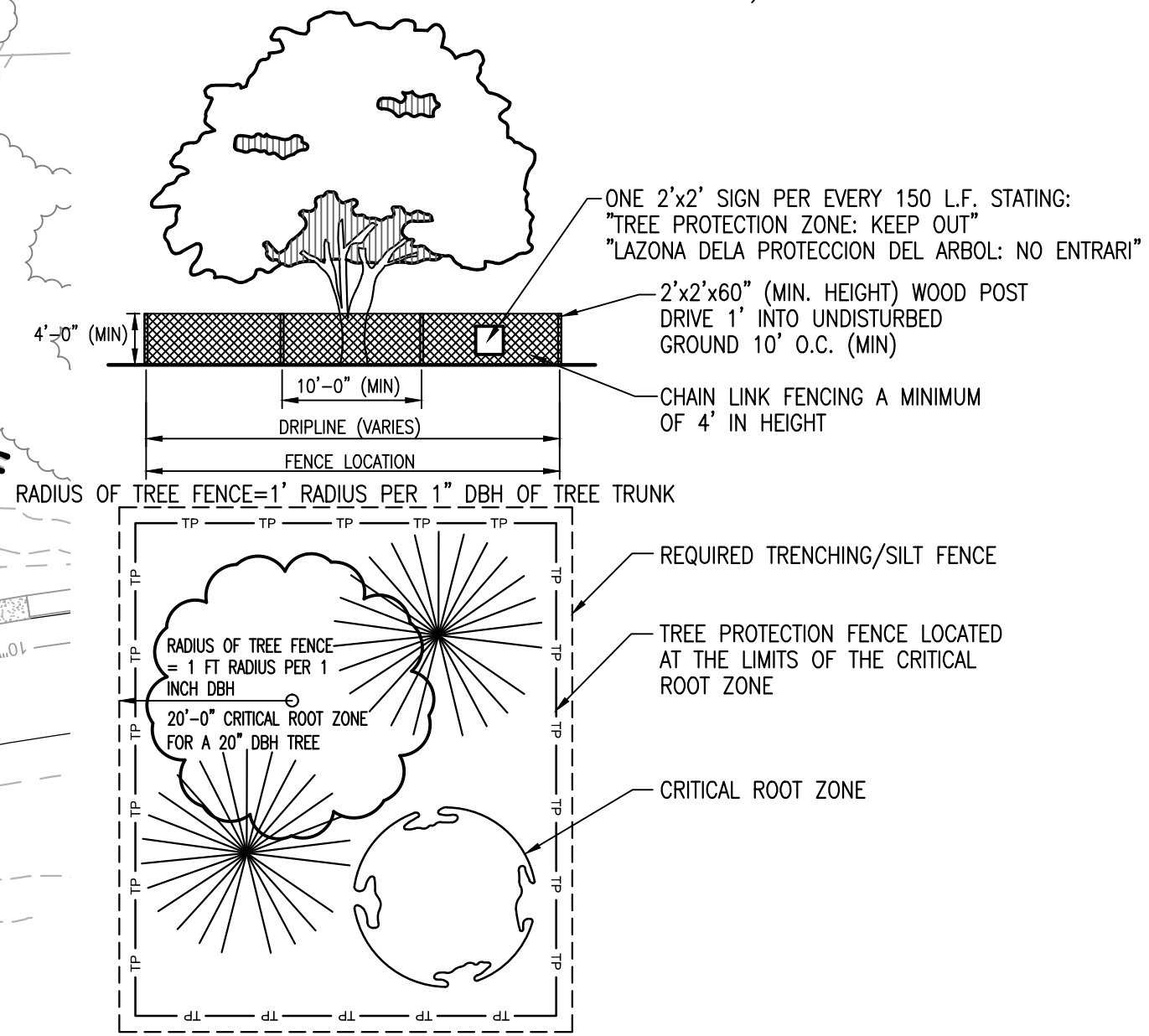


DATE	PER CITY COMMENTS	REVISIONS
2014-11-10		20100011

C6.0
SITE
UTILITY PLAN



VICINITY MAP
SCALE: 1" = 1,000'



TREE PROTECTION
NOT TO SCALE

MINIMUM OPEN SPACE REQUIREMENTS

AREA / LOT NO.	CLASSIFICATION	TYPE	AREA OF OPEN SPACE	ACRES OF OPEN SPACE
A-1	F.O.S. PHASE 1	FORMAL	7715 S.F.	0.18 Ac.
B-1	F.O.S. PHASE 1	FORMAL	8900 S.F.	0.20 Ac.
A-2	PLAYGROUND	FORMAL	5500 S.F.	0.13 Ac.
B-2	PARK	FORMAL	17250 S.F.	0.39 Ac.
C-2	PARK	FORMAL	2500 S.F.	0.06 Ac.
TOTAL PROVIDED			40,070 S.F.	0.96 Ac.

TREE CANOPY RETENTION STANDARDS

SITE ACREAGE (384,870 S.F.) 8.84 Ac.

EXISTING TREE CANOPY COVER

AREA Ac. 0.59
PERCENTAGE TOTAL 6.67%

MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (RX%)

EXEMPT 0.0%

TREE CANOPY RETENTION PROVIDED

0.02 ±3.4%

EXISTING TREES TO BE PRESERVED

PT. NO.	SIZE/TYPE	HEALTH
2	12" MAPLE	GOOD

EXISTING TREES TO BE REMOVED

PT. NO.	SIZE/TYPE	HEALTH	PT. NO.	SIZE/TYPE	HEALTH
3	12" MAPLE	GOOD	18	18" QUAD SYCAMORE	GOOD
4	10" LOCUST	GOOD	21	16" OAK	GOOD
5	12" LOCUST	GOOD	22	14" MAPLE	GOOD
6	10" LOCUST	GOOD	23	18" SYCAMORE	GOOD
8	10" SYCAMORE	GOOD	25	24" SYCAMORE	GOOD
10	16" OAK	GOOD	26	12" MAPLE	GOOD
11	14" MAPLE	GOOD	28	12" MAPLE	GOOD
12	16" OAK	GOOD	29	18" MAPLE	GOOD
13	18" OAK	GOOD	30	18" SYCAMORE	GOOD
14	16" OAK	GOOD	31	16" MAPLE	GOOD
15	18" OAK	GOOD	32	18" SYCAMORE	GOOD

TREE CANOPY AREA TO BE REMOVED

AREA	SQUARE FEET
1R	23,154
2R	23,154
TOTAL	23,154 (0.53 ACRES)

TREE CANOPY AREA TO REMAIN

AREA	SQUARE FEET
1	1,000
2	1,000
TOTAL	1,000 (0.02 ACRES)

SPECIMEN TREES TO BE REMOVED

PT. NO.	SIZE/TYPE	HEALTH
7	30" SYCAMORE	GOOD
9	24" SYCAMORE	GOOD
17	36" SYCAMORE	GOOD
18	24" SYCAMORE	GOOD
19	32" ELM	GOOD
20	30" MAPLE	GOOD
24	24" MAPLE	GOOD
27	24" SYCAMORE	GOOD
136	SYCAMORE	GOOD
25	24" SYCAMORE	GOOD
224	TOTAL INCHES REMOVED	8
8	TOTAL TREES	

SPECIMEN TREES TO REMAIN

PT. NO.	SIZE/TYPE	HEALTH
60	TOTAL HEALTHY INCHES	2
2	TOTAL TREES	

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REDDICK STREET DEVELOPMENT
PHASE 2
DEVELOPMENT PLAN

FRANKLIN HOUSING AUTHORITY
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12/4/14

PER CITY COMMENTS

DATE

REVISIONS

2014-11-10

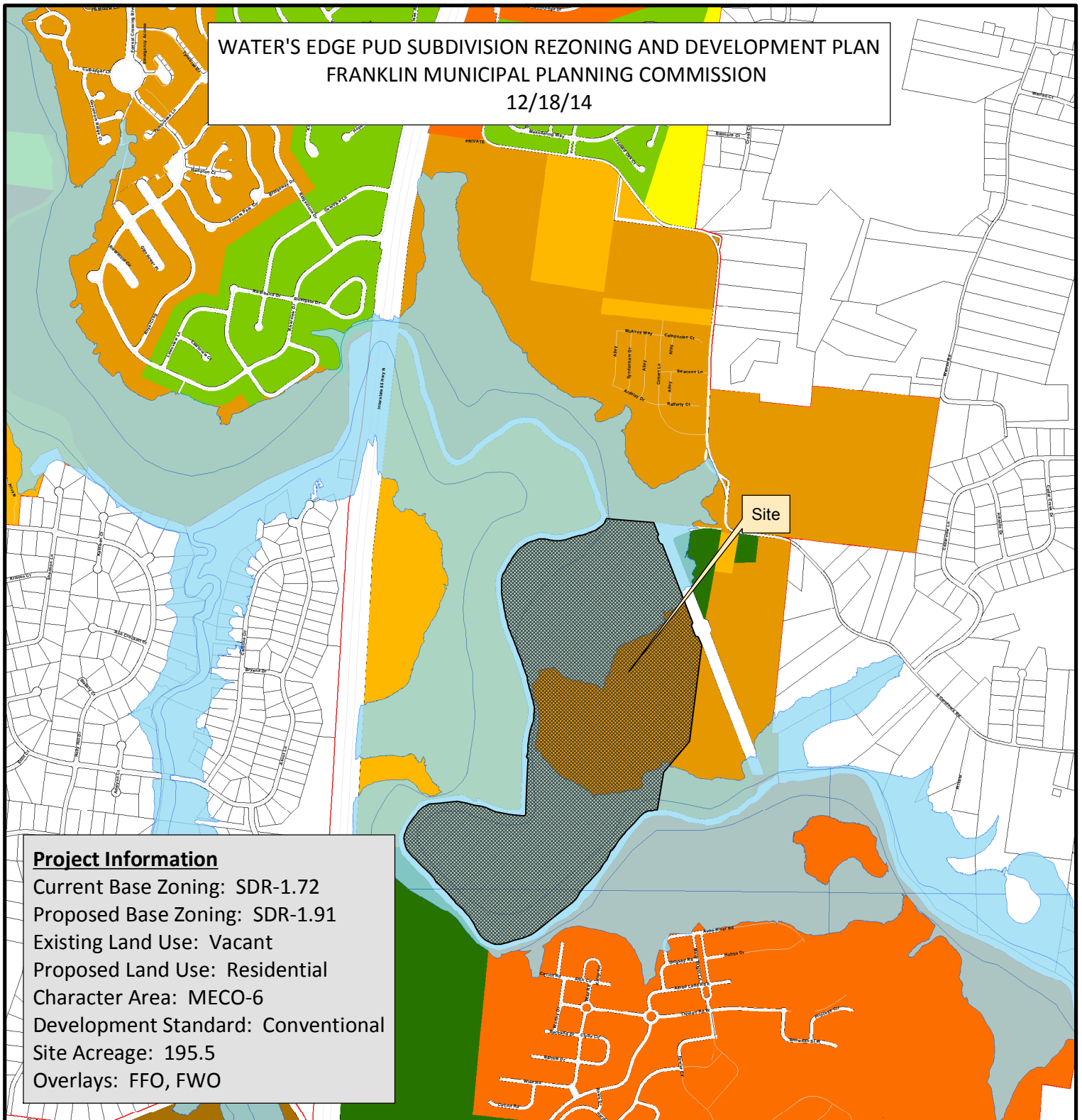
20100011

L1.0

TREE CANOPY
RETENTION
PLAN

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WATER'S EDGE PUD SUBDIVISION REZONING AND DEVELOPMENT PLAN FRANKLIN MUNICIPAL PLANNING COMMISSION 12/18/14



Project Information

Current Base Zoning: SDR-1.72
Proposed Base Zoning: SDR-1.91
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Site Acreage: 195.5
Overlays: FFO, FWO

Legend

Water's Edge

Water's Edge

Zoning Overlays

FFO and FWO

Hillside and Hillcrest

Hillside/Hillcrest Overlay District

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

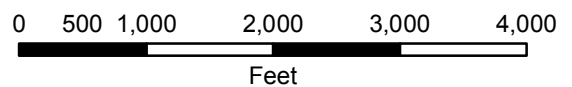
GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District

FFO and FWO



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REZONING REQUEST FOR

WATER'S EDGE PUD SUBDIVISION

Revision 1

A PLANNED RESIDENTIAL DEVELOPMENT
MAP 89 PARCELS 49.00
FRANKLIN, TENNESSEE

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

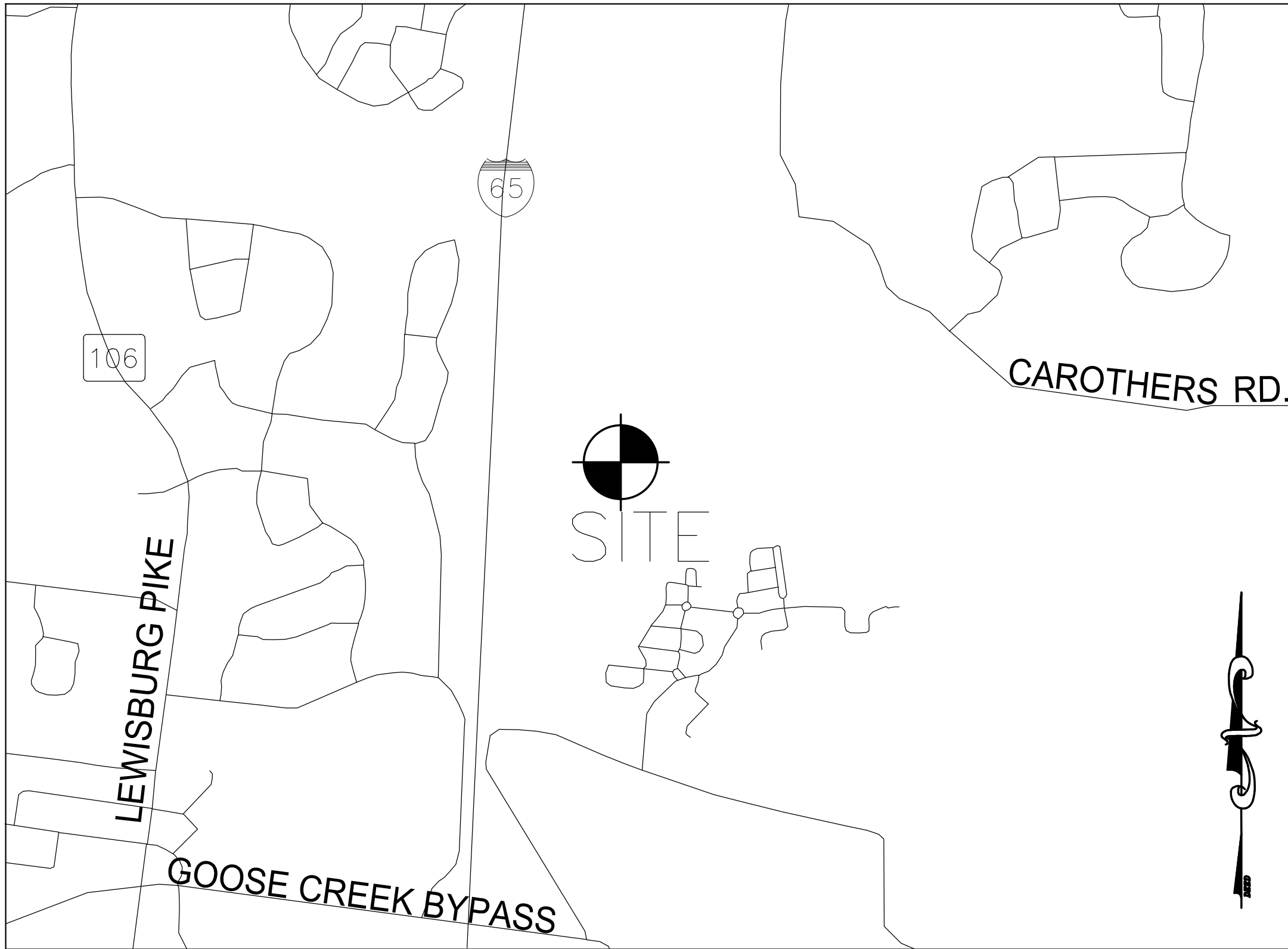
BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREGG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064

CIVIL ENGINEER:
DEWEY - ESTES ENGINEERING, LLC
KEVIN ESTES, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.300.8496
KESTES@DEWEY-ESTES.COM

SURVEY DATA PROVIDED BY:
DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

THIS REZONING REQUEST IS TO ACCOMPANY DEVELOPMENT
PLAN REVISION 3, WHICH IS ASKING FOR AN INCREASE IN
DENSITY AND REZONING FROM SD-R (1.72) TO SD-R(1.91)

INDEX OF SHEETS

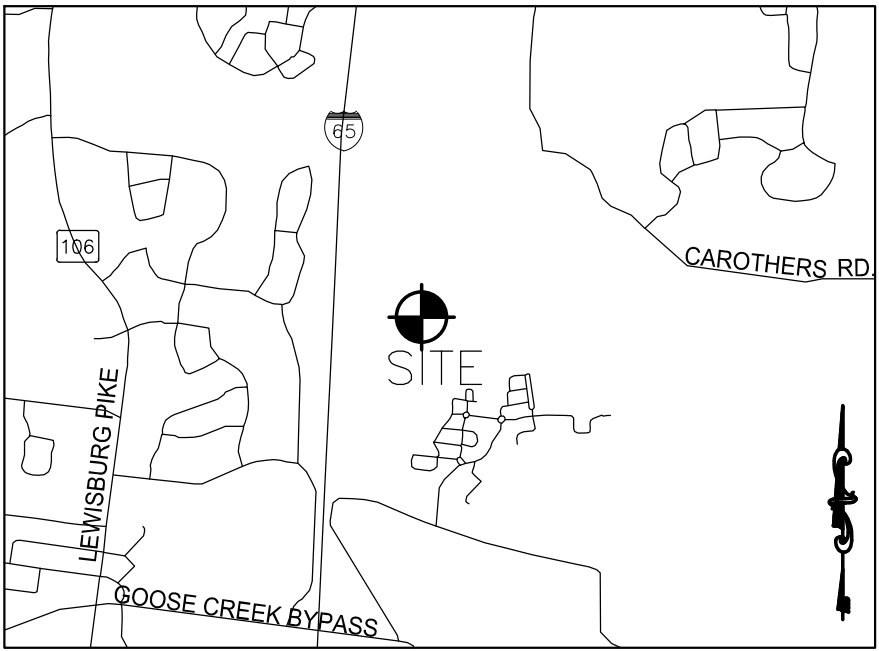
SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS PLAN
C 2.1	EXISTING CONDITIONS PLAN

I4TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

COF #4726



NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014



Vicinity Map - Not to Scale

DEED REFERENCE:
BEING PROPERTY CONVEYED TO TIM C. HILL BY DEED OF RECORD
IN BOOK 4156, PAGE 537 & BOOK 4156, PAGE 542, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCELS NO. 31.02 & 31.01 AS SHOWN ON WILLIAMSON COUNTY
PROPERTY MAP NO. 80.

NUMBER	DIRECTION	DISTANCE
L1	S 21°05'44" E	28.94
L2	S 23°17'37" W	40.24
L3	S 23°46'23" E	49.77
L4	S 66°10'33" E	35.35
L5	S 11°05'44" E	134.62
L6	S 23°54'18" W	35.36
L7	S 21°05'44" E	120.00
L8	S 66°10'33" E	35.36
L9	S 21°05'44" E	99.92
L10	S 23°46'23" E	125.89
L11	S 06°58'03" W	716.88
L12	S 23°46'23" E	125.89
L13	S 23°45'27" W	181.40
L14	S 16°17'42" W	267.88
L15	S 19°19'11" W	49.33
L16	S 15°35'57" W	144.37
L17	S 23°45'27" W	45.57
L18	S 56°45'56" W	141.68
L19	S 42°32'18" W	106.78
L20	S 37°47'27" W	153.54
L21	S 31°12'57" W	248.53
L22	S 33°12'56" W	283.37
L23	S 37°47'27" W	270.72
L24	S 49°22'29" W	362.46
L25	S 49°58'17" W	330.75
L26	S 73°32'23" W	295.76
L27	S 61°31'11" W	133.61
L28	N 86°18'24" W	55.22
L29	N 70°54'21" W	64.99
L30	N 56°42'45" W	60.12
L31	N 49°40'15" W	56.57
L32	N 35°59'03" W	84.76
L33	N 34°27'38" W	416.05
L34	N 43°59'01" W	466.82
L35	N 27°13'05" W	224.23
L36	N 00°42'11" W	95.40
L37	N 35°50'06" E	258.64
L38	N 40°17'13" E	125.94
L39	N 50°12'03" E	47.37
L40	N 81°48'03" E	183.00
L41	S 87°03'59" E	299.23
L42	S 70°51'38" E	356.89
L43	N 88°14'15" E	145.35
L44	N 44°01'33" E	85.80
L45	N 02°19'56" W	164.37
L46	N 00°14'11" E	37.64
L47	N 06°10'33" E	354.95
L48	N 22°23'50" E	92.19
L49	N 06°20'14" W	500.24
L50	N 15°21'48" W	507.82
L51	N 22°12'00" W	268.00
L52	N 10°54'14" W	417.24
L53	N 20°03'52" E	238.53
L54	N 36°23'05" E	324.79
L55	N 59°01'42" E	176.66
L56	S 89°03'07" E	742.97
L57	N 72°49'49" E	403.23
L58	N 46°43'32" E	164.11
L59	S 81°15'24" E	509.21

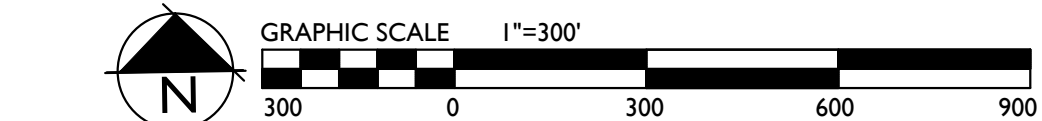
NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	02°22'43"	2799.79	58.13	116.24	S 22°17'05" E	116.23

PROPERTY DESCRIPTION:
TRACT
MAP 89 PARCELS 49
Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by names and bounds, as follows:
Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road
thence in a westerly direction 752.21 feet to a point located in the Western right-of-way of South Carothers
Road
thence being a horizontal corner of a future property, said point also being the Southern corner of
Southern Carothers Partners, LLC property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee and being the Point of Beginning;
thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.79 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;
thence, S 21°05'44" E, a distance of 28.94 feet to a point;
thence, S 23°17'37" W, a distance of 40.24 feet to a point;
thence, S 23°46'23" E, a distance of 49.77 feet to a point;
thence, S 66°10'33" E, a distance of 35.35 feet to a point;
thence, S 11°05'44" E, a distance of 134.62 feet to a point;
thence, S 23°54'18" W, a distance of 35.36 feet to a point;
thence, S 21°05'44" E, a distance of 120.00 feet to a point;
thence, S 66°10'33" E, a distance of 35.36 feet to a point;
thence, S 21°05'44" E, a distance of 99.92 feet to a point;
thence, S 23°46'23" E, a distance of 125.89 feet to a point;
thence, S 06°58'03" W, a distance of 716.88 feet to a point;
thence, S 23°46'23" E, a distance of 125.89 feet to a point;
thence, S 23°45'27" W, a distance of 181.40 feet to a point;
thence, S 16°17'42" W, a distance of 267.88 feet to a point;
thence, S 19°19'11" W, a distance of 49.33 feet to a point;
thence, S 15°35'57" W, a distance of 144.37 feet to a point;
thence, S 23°45'27" W, a distance of 45.57 feet to a point;
thence, S 56°45'56" W, a distance of 141.68 feet to a point;
thence, S 42°32'18" W, a distance of 106.78 feet to a point;
thence, S 37°47'27" W, a distance of 153.54 feet to a point;
thence, S 31°12'57" W, a distance of 248.53 feet to a point;
thence, S 33°12'56" W, a distance of 283.37 feet to a point;
thence, S 37°47'27" W, a distance of 270.72 feet to a point;
thence, S 49°22'29" W, a distance of 362.46 feet to a point;
thence, S 49°58'17" W, a distance of 330.75 feet to a point;
thence, S 73°32'23" W, a distance of 295.76 feet to a point;
thence, S 61°31'11" W, a distance of 133.61 feet to a point;
thence, N 86°18'24" W, a distance of 55.22 feet to a point;
thence, N 70°54'21" W, a distance of 64.99 feet to a point;
thence, N 56°42'45" W, a distance of 60.12 feet to a point;
thence, N 49°40'15" W, a distance of 56.57 feet to a point;
thence, N 35°59'03" W, a distance of 84.76 feet to a point;
thence, N 34°27'38" W, a distance of 416.05 feet to a point;
thence, N 43°59'01" W, a distance of 466.82 feet to a point;
thence, N 27°13'05" W, a distance of 224.23 feet to a point;
thence, N 00°42'11" W, a distance of 95.40 feet to a point;
thence, N 35°50'06" E, a distance of 258.64 feet to a point;
thence, N 40°17'13" E, a distance of 125.94 feet to a point;
thence, N 50°12'03" E, a distance of 47.37 feet to a point;
thence, N 81°48'03" E, a distance of 183.00 feet to a point;
thence, S 87°03'59" E, a distance of 299.23 feet to a point;
thence, S 70°51'38" E, a distance of 356.89 feet to a point;
thence, N 88°14'15" E, a distance of 145.35 feet to a point;
thence, N 44°01'33" E, a distance of 85.80 feet to a point;
thence, N 02°19'56" W, a distance of 164.37 feet to a point;
thence, N 00°14'11" E, a distance of 37.64 feet to a point;
thence, N 06°10'33" E, a distance of 354.95 feet to a point;
thence, N 22°23'50" E, a distance of 92.19 feet to a point;
thence, N 06°20'14" W, a distance of 500.24 feet to a point;
thence, N 15°21'48" W, a distance of 507.82 feet to a point;
thence, N 22°12'00" W, a distance of 268.00 feet to a point;
thence, N 10°54'14" W, a distance of 417.24 feet to a point;
thence, N 20°03'52" E, a distance of 238.53 feet to a point;
thence, N 36°23'05" E, a distance of 324.79 feet to a point;
thence, N 59°01'42" E, a distance of 176.66 feet to a point;
thence, S 89°03'07" E, a distance of 742.97 feet to a point;
thence, N 72°49'49" E, a distance of 403.23 feet to a point;
thence, N 46°43'32" E, a distance of 164.11 feet to a point;
thence, S 81°15'24" E, a distance of 509.21 feet to a point;
thence, being said end over with South Carothers Partners, LLC, southerly property line S 81°14'57" E, passing an iron rod located by TR Map 228A at 72.46 feet to a total distance of 589.23 feet to the Point of Beginning and containing 815,813,510 square feet or 18,497 acres of land.

NOTES:
1. 100 YEAR FLOOD PLANE EXISTS ON THE PROPERTY; FEMA PANEL 4718PC014F.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.
3. SURVEY INFORMATION PROVIDED BY:
DALE AND ASSOCIATES
STEVE MATHEWS, RLS
615.297.5166

Legend:
EIP Existing Iron Pin
IPS Iron Pin Set (w/ Rebar)
CM Concrete Monument
PT Calculated Point
UP Utility Pole
LP Light Pole
OU Overhead Utility
FL Fence Line
GL Gas Line
UT Underground Telephone
S Sign
EM Electric Manhole
CI Curb Inlet
DI Drain Inlet
DIH Drain Hydrant
WM Water Meter
WV Water Valve
BOC Block of Curb
EP Edge of Pavement
R/W Right-of-Way
N/F Now or Formerly
GCF Combined Grid Factor

BOUNDARY MAP



ADJACENT OWNERS WITHIN 500 FEET

PARCEL	OWNER	ZONE	MUNICIPALITY	CABACT AREA
089-04801	CRESCENT LOCKWOOD LLC	AG	FRANKLIN	SWCO-4
089-04900	REAL ESTATE SOLUTIONS GROUP LLC	AG	FRANKLIN	SWCO-4
089-04901	CAROTHERS LAND CO	AG	FRANKLIN	SWCO-4
089-05000	HELM ION THOMAS III	AG	FRANKLIN	SWCO-4
089-05001	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
096-18121	CRESCENT HELM LLC	AG	FRANKLIN	SWCO-4
106-18400	TRILLIUM FARMS	R-2	FRANKLIN	SWCO-4
106-18411	PARTHENSIO IV PARTNERS	R-2	FRANKLIN	SWCO-4
106-18500	BASKIN TADIE I	R-2	FRANKLIN	SWCO-2
106-18600	CITY OF FRANKLIN	R-2	FRANKLIN	SWCO-2
106K-A01500	NELSON CHRISTOPHER A	R-2	FRANKLIN	SWCO-2
106K-A01600	CICHOSTEPI ADAM	R-2	FRANKLIN	SWCO-2
106K-A01700	FOX MICHAEL RAY	R-2	FRANKLIN	SWCO-2
106K-A02000	BOGEN BRUCE MARSHALL	R-2	FRANKLIN	SWCO-2
106K-A02100	FRANTZ KRISTAL	R-2	FRANKLIN	SWCO-2
106K-A02200	GLASS TERRY	R-2	FRANKLIN	SWCO-2
106K-A02300	LANG RYAN	R-2	FRANKLIN	SWCO-2
106K-A02400	DOTY BLACK O J R	R-2	FRANKLIN	SWCO-2
106K-A02500	MUELLER ERIC S	R-2	FRANKLIN	SWCO-2
106K-A02600	BROWN BAILEY T	R-2	FRANKLIN	SWCO-2
106K-A02700	HENRY AMY L	R-2	FRANKLIN	SWCO-2
106K-A02800	BLACKWELL BENNY E	R-2	FRANKLIN	SWCO-2
106K-A03000	FRANKLIN LAND BANC LLC	R-2	FRANKLIN	SWCO-2
106K-A03100	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2
106K-E01000	TRILLIUM FARMS LP	R-2	FRANKLIN	SWCO-2

SITE DATA

PROJECT NAME:	WATERS EDGE SUBDIVISION
REZONING REQUEST REV. 1	4726
PROJECT NUMBER:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (L 72)
PROPOSED DENSITY:	SD-R (L 92)
CHARACTER AREA OVERLAY:	MECCO-6
APPLICABLE DEVELOPMENT STANDARD:	FED FLOODWAY FRINGE OVERLAY
TOTAL AC:	CONVENTIONAL
TOTAL SF:	195.5 AC
MINIMUM REQUIRED SETBACK LINES:	8,515,980 SF (PER LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
CONTACT:	THOMPSON STATION, TN 37179
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
CONTACT:	SUITE 230
OFFICE PHONE:	FRANKLIN, TN 37064
CONTACT:	615.975.5765
EMAIL ADDRESS:	GREGGAMBLE2009@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM (0.5 PER EACH ADDITIONAL BEDROOM)
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	43.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	105.02 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	116.06 AC

SECTION	SINGLE FAMILY HOMES	COTTAGE HOMES
1	32	16
2	34	17
3	28	37
4	34	28
5	45	29
6	40	-
7	38	-
TOTALS:	241	132
SETBACKS: (PER LOT STANDARDS ON PAGE A1.0)		DENSITY 1.91 DU/AC
LANDSCAPE SURFACE RATIO:	7.0	375 UNITS
LANDSCAPE SURFACE RATIO:	7.1 (NOT INCLUDING RESIDENTIAL LOTS OR RIGHT-OF-WAY)	
INCOMPATIBLE USE BUFFER:	NONE	

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON S. CAROTHERS PARKWAY.
373,350 GPD = 130,550 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE MAJOR THROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. ONCE CONSTRUCTED, THIS ROAD WILL BE THE MAIN ACCESS TO THE DEVELOPMENT. THE EXISTING ACCESS TO THE SITE IS FROM SOUTH CAROTHERS ROAD. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THROUGHFARE PLAN.

DRAINAGE FACILITIES
DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE NORTH.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES.
373 x .64 = 239 STUDENTS

TRINITY ELEMENTARY 3.5 MILES
PAGE MIDDLE SCHOOL 4.6 MILES
PAGE HIGH SCHOOL 4.8 MILES

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

RESTRICTIVE COVENANTS
THE WATERS' EDGE HOME OWNERS' ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS' ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

NOTES

- THE APPLICANT SHALL PROVIDE AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT TO A WASTEWATER TREATMENT PLANT.
- THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

Water's Edge	LUC 210	LUC 230	TRAFFIC GENERATION DATA PROVIDED BY FISCORACH TRANSPORTATION GROUP, INC.
Land Use:	Single-Family	Condo/Town	TOTAL
Size:	241	132	373
Average Daily Traffic	2,294	819	3,113
Daily Enter	1,147	409	1,557
Daily Exit	1,147	409	1,557
AM Peak Hour Total	181	64	245
AM Peak Hour Enter	45	11	56
AM Peak Hour Exit	136	54	189
MID Peak Hour Total	161	57	218
MID Peak Hour Enter	80	29	109
MID Peak Hour Exit	80	29	109
PM Peak Hour Total	241	75	316
PM Peak Hour Enter	152	51	202
PM Peak Hour Exit	89	25	114

Trip Generation '9th Edition

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 1
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble2009@gmail.com
615.975.5765

rev. date
Dec. 4, 2014

CGG Job No. 2012-04
November 10, 2014

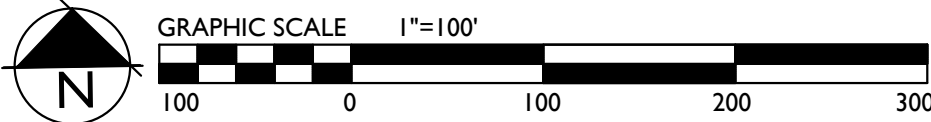
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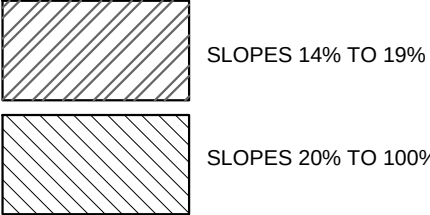
COF # 4726



EXISTING CONDITIONS PLAN



SLOPES



SOIL TYPES

- ArA Armour silt loam, 0 to 2 percent slope
ArB Armour silt loam, 2 to 5 percent slope
ArB2 Armour silt loam, 2 to 5 percent slope, eroded
CaA Caprina silt loam, phosphatic, 0 to 2 percent slope
CaB Caprina silt loam, phosphatic, 2 to 5 percent slope
CaB2 Caprina silt loam, phosphatic, 2 to 5 percent slope, eroded
Hu Huntington silt loam, phosphatic
MbB2 Maury silt loam, 2 to 5 percent, eroded
MbC2 Maury silt loam, 5 to 12 percent, eroded
MbC3 Maury silty clay loam, 5 to 12 percent, eroded
MdB Mimosas and Ashwood very rocky soils, 5 to 20 percent slopes
Lp Lindsides silt loam, phosphatic
Se Sequatchie loam, phosphatic
Tb Telf silt loam, phosphatic

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REZONING REQUEST REV. 1
SUBDIVISION:	4726
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	NA
CITY:	443 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	SD-R (L72)
PROPOSED DENSITY:	SD-R (L72)
CHARACTER AREA OVERLAY:	MECCO-4
APPLICABLE DEVELOPMENT STANDARD:	FPO, FLOODWAY FRINGE OVERLAY
TOTAL AC:	FPO, FLOODWAY OVERLAY
TOTAL SF:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON DEVELOPMENT PLAN SHEET A-1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
OFFICE PHONE:	THOMPSONS STATION, TN 37179
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
OFFICE PHONE:	SUITE 230
CONTACT:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
	GREG.GAMBLE209@GMAIL.COM

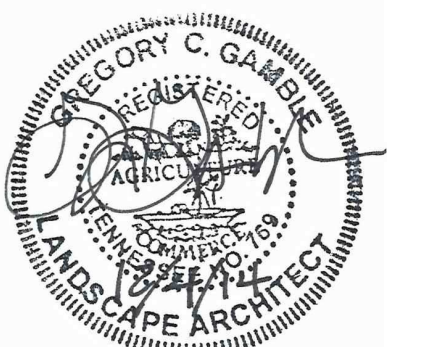
TREE CANOPY RETENTION:

EXISTING TREE CANOPY -	TREE A:	1,634,866 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,208 SF
	TREE K:	71,717 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
TOTAL:		1,824,120 SF (41.87 AC)

TOTAL TREE CANOPY REQUIRED:	48% REQUIRED PRESERVATION
41.87 AC/195.5 AC =	21.4% OF TOTAL AREA

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OAK	24	DEAD
2	LOCUST	30	
3	OSAGE	36	
4	ASH	20	
5	HACKBERRY	26	
6	STYCAMORE	24	
7	WALNUT	28	
8	OSAGE	36	DEAD
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	STYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	32	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	28	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAPARAS	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	34	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	40	
49	HACKBERRY	20	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	ELM	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	
61	OSAGE	24	
62	OSAGE	24	
63	OSAGE	24	
64	OSAGE	24	
65	OSAGE	24	
66	OSAGE	24	
67	OSAGE	24	
68	OSAGE	24	
69	OSAGE	24	
70	OSAGE	24	
71	OSAGE	24	
72	OSAGE	24	
73	OSAGE	24	
74	OSAGE	24	
75	OSAGE	24	
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78	OSAGE	24	
79	OSAGE	24	
80	OSAGE	24	
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87	OSAGE	24	
88	OSAGE	24	
89	OSAGE	24	
90	OSAGE	24	
91	OSAGE	24	
92	OSAGE	24	
93	OSAGE	24	
94	OSAGE	24	
95	OSAGE	24	
96	OSAGE	24	
97	OSAGE	24	
98	OSAGE	24	
99	OSAGE	24	
100	OSAGE	24	



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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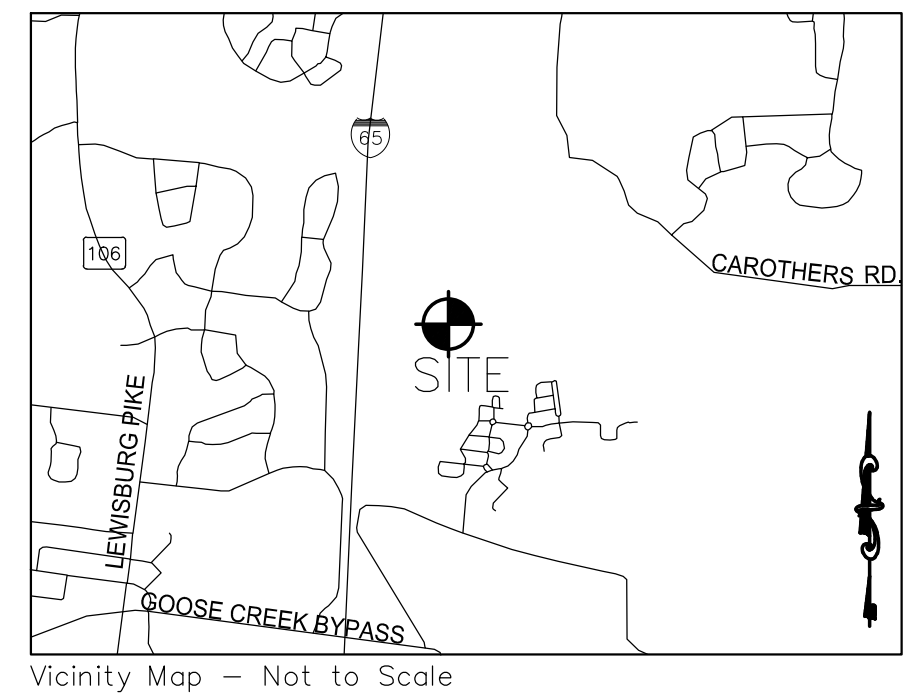
rev. date
Dec. 4, 2014
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CGC Job No. 2012-04
November 10, 2014

SHEET

C2.0

COF # 4726



WATER'S EDGE SUBDIVISION
REZONING REQUEST - REVISION 1
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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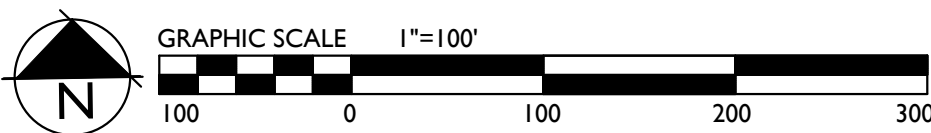
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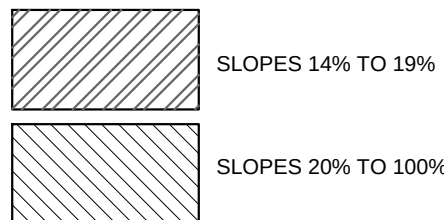
COF #4726



EXISTING CONDITIONS PLAN



SLOPES



SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION REZONING REQUEST REV.1
PROJECT NUMBER:	4726
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.75)
PROPOSED DENSITY:	SD-R (1.93)
CHARACTER AREA OVERLAY:	MECCO-4 FFO FLOODWAY FRINGE OVERLAY FWD FLOODWAY OVERLAY CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	366.5 AC
TOTAL AC:	8,515,980 SF
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER LOT STANDARDS ON DEVELOPMENT PLAN SHEET A10
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	

TREE CANOPY RETENTION:

EXISTING TREE CANOPY -	TREE A: 1,634,866 SF
TREE B:	9,882 SF
TREE C:	6,120 SF
TREE D:	362 SF
TREE E:	26,825 SF
TREE F:	527 SF
TREE G:	572 SF
TREE H:	50,824 SF
TREE I:	1,027 SF
TREE J:	1,208 SF
TREE K:	71,717 SF
TREE L:	171 SF
TREE M:	2,033 SF
TREE N:	12,760 SF
TREE O:	2,826 SF
TOTAL:	1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED:	48% REQUIRED PRESERVATION 41.87 AC/195.5 AC =
	21.4% OF TOTAL AREA

SPECIMEN TREES

#	TREE	SIZE	CONDITION
1	OAK	24	
2	LOCUST	30	DEAD
3	OAK	36	
4	ASH	20	
5	HACKBERRY	26	
6	SYCAMORE	24	
7	WALNUT	28	DEAD
8	OSAGE	26	
9	HACKBERRY	32	
10	OSAGE	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OSAGE	24	
14	OSAGE	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	36	
19	HACKBERRY	30	
20	ELM	24	POOR
21	HACKBERRY	36	POOR
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	28	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	24	DEAD
36	HACKBERRY	24	
37	HACKBERRY	32	
38	HACKBERRY	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	32	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	48	
46	ELM	40	
47	ASH	48	
48	HACKBERRY	30	
49	HACKBERRY	40	
50	OAK	24	
51	MAPLE	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	20	
59	OAK	40	DEAD
60	ASH	24	

ORDINANCE 2014-47

TO BE ENTITLED "AN ORDINANCE TO REZONE +/- 195.5 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 1.72) TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 1.91) FOR WATER'S EDGE PUD SUBDIVISION LOCATED AT 4413 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, Water's Edge PUD Subdivision Rezoning was originally approved upon third reading on 9/24/2013; and

WHEREAS, the originally approved density was 1.72 units/acre.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development (SD-R 1.72) to Specific Development-Residential District (SD-R 1.91):

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;

Thence, S 21°05'44" E, a distance of 28.94 feet to a point;

Thence, S 23°17'37" W, a distance of 40.24 feet to a point;

Thence, S 23°46'32" E, a distance of 66.77 feet to a point;
Thence, S 66°10'33" E, a distance of 35.35 feet to a point;
Thence, S 21°05'44" E, a distance of 934.66 feet to a point;
Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;
Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;

Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
 Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
 Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
 Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
 Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
 Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
 Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
 Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
 Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
 Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
 Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
 Thence, N 20°03'52" E, a distance 238.53 feet to a point;
 Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
 Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
 Thence, N 79°52'03" E, a distance of 242.01 feet to a point;
 Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
 Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

Zoning Reference Number: 14-11:

Map-Group-Parcel	Acres
089-04900	± 195.5
TOTAL	± 195.5

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

12/18/14

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

WATER'S EDGE PUD SUBDIVISION REZONING AND DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14

Project Information
 Current Base Zoning: SDR-1.72
 Proposed Base Zoning: SDR-1.91
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Site Acreage: 195.5
 Overlays: FFO, FWO

Current Base Zoning: SDR-1.72
Proposed Base Zoning: SDR-1.91
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Site Acreage: 195.5
Overlays: FFO, FWO

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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DEVELOPMENT PLAN FOR *WATER'S EDGE PUD SUBDIVISION* REVISION 3

A PLANNED RESIDENTIAL DEVELOPMENT MAP 89 PARCELS 49.00 FRANKLIN, TENNESSEE

OWNER / APPLICANT:
REAL ESTATE SOLUTIONS GROUP, LLC
100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

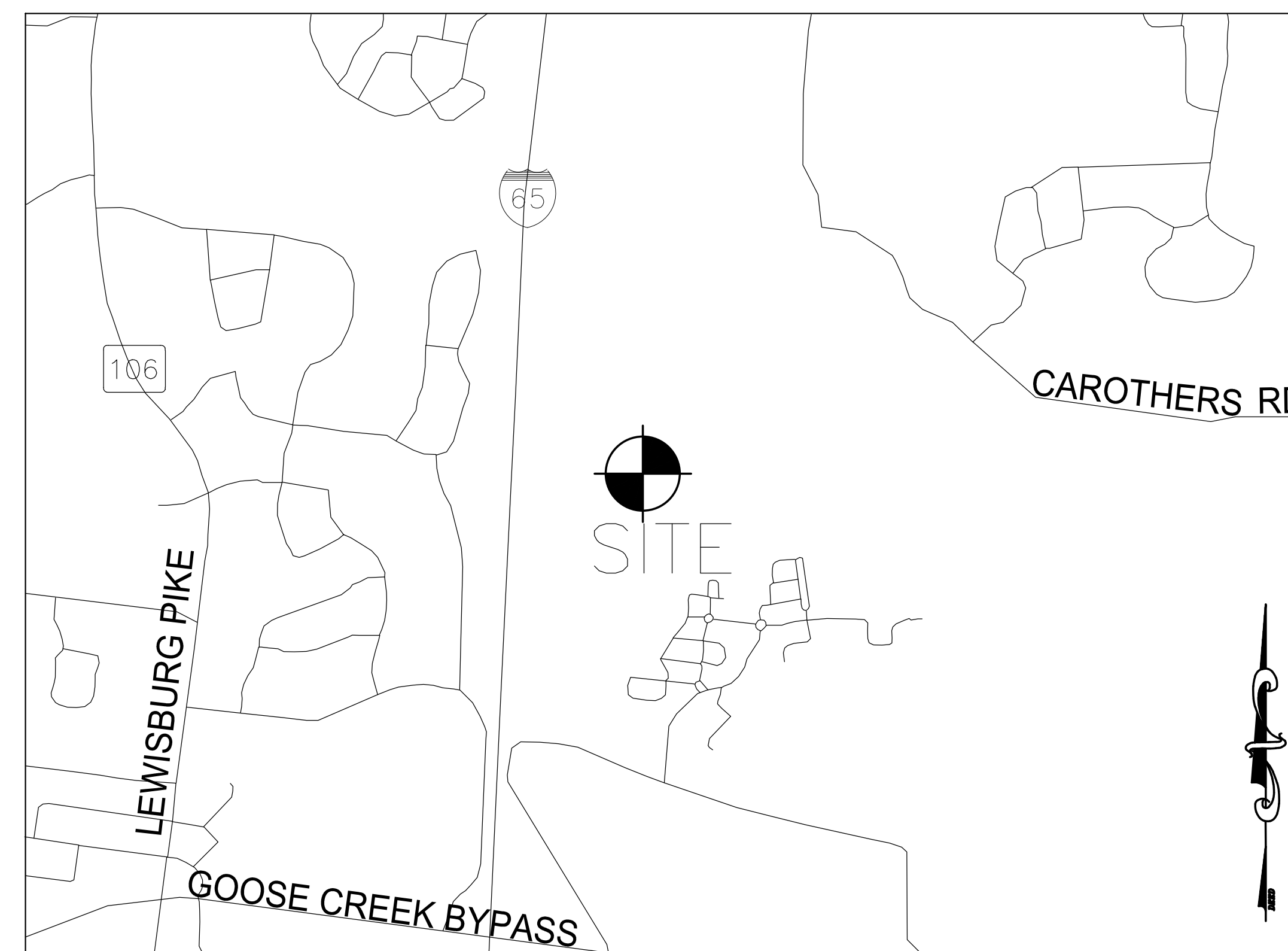
BUILDER:
GOODALL HOMES COMMUNITIES
JACK LUDINGTON
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JLUDINGTON@GOODALLHOMES.COM
615.451.5029

CONSULTANT:
GAMBLE DESIGN COLLABORATIVE
GREGG GAMBLE, RLA
GREGGAMBLE209@GMAIL.COM
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064

CIVIL ENGINEER:
DEWEY - ESTES ENGINEERING, LLC
KEVIN ESTES, P.E.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37024
615.300.8496
KESTES@DEWEY-ESTES.COM

SURVEY DATA PROVIDED BY:
DALE & ASSOCIATES
STEVE MATTHEWS, RLS
516 HEATHER PLACE
NASHVILLE, TN 37204
615.297.5166

TRAFFIC ENGINEER
FTG, LLC
MS. GILLIAN L. FISCHBACH, PE, PTOE
P.O. BOX 682736
FRANKLIN, TN 37068
615.771.8022
GFISCHBACK@FTGTRAFFIC.COM



Vicinity Map – Not to Scale

14TH CIVIL DISTRICT OF WILLIAMSON COUNTY CITY OF FRANKLIN, TENNESSEE

REVISION 3

THIS REVISION INCREASES THE NUMBER OF LOTS FROM 336 LOTS TO 373 LOTS, AN INCREASE OF 37 LOTS.

MODIFICATIONS OF STANDARDS REQUEST:

The applicant requests a modification of standards to Ordinance 5.3.5; 2-d-i, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loaded garages accessed from the alley.

INDEX OF SHEETS

SHEET	DESCRIPTION
C	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS PLAN
C 2.1	EXISTING CONDITIONS PLAN
C 3.0	DEVELOPMENT PLAN
C 3.1	DEVELOPMENT PLAN
C 4.0	TREE PRESERVATION PLAN
C 4.1	TREE PRESERVATION PLAN
C 5.0	GRADING PLAN
C 5.1	GRADING PLAN
C 6.0	UTILITY PLAN
C 6.1	UTILITY PLAN
C 7.0	STORMWATER REGULATING PLAN
C 7.1	STORMWATER REGULATING PLAN
C 8.0	ARCHITECTURAL ELEVATIONS
C 9.0	APPARATUS AUTOTURN PLAN
C9.1	APPARATUS AUTOTURN PLAN

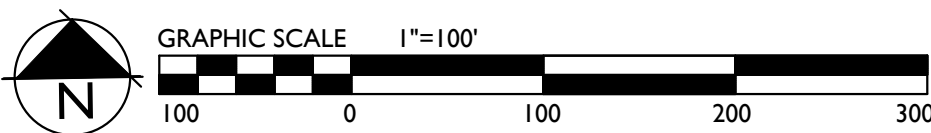
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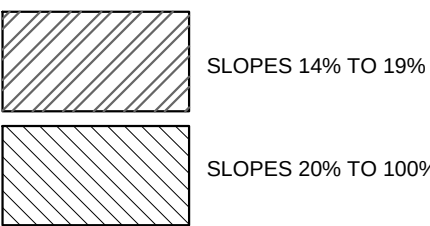
NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014



EXISTING CONDITIONS PLAN



SLOPES



SOIL TYPES

- ArA Armour silt loam, 0 to 2 percent slope
ArB Armour silt loam, 2 to 5 percent slope
ArB2 Armour silt loam, 2 to 5 percent slope, eroded
CaA Caprina silt loam, phosphatic, 0 to 2 percent slope
CaB Caprina silt loam, phosphatic, 2 to 5 percent slope
CaB2 Caprina silt loam, phosphatic, 2 to 5 percent slope, eroded
Hu Huntington silt loam, phosphatic
MbB2 Maury silt loam, 2 to 5 percent, eroded
MbC2 Maury silt loam, 5 to 12 percent, eroded
MbC3 Maury silty clay loam, 5 to 12 percent, eroded
McC3 Mimoso and Ashwood very rocky soils, 5 to 20 percent slopes
Lp Lindsie silt loam, phosphatic
Se Sequatchie loam, phosphatic
Tb Taft silt loam, phosphatic

SITE DATA:

PROJECT NAME: WATERS EDGE SUBDIVISION
REVISION: 3
PROJECT NUMBER: 4725
SUBDIVISION: WATERS EDGE PUD
LOT NUMBER: NA
ADDRESS: 4413 S CAROTHERS RD
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
EXISTING ZONING: SD-R (L.72)
PROPOSED DENSITY: SD-R (L.91)
CHARACTER AREA OVERLAY: FFD, FLOODWAY FRINGE OVERLAY
CONVENTIONAL: FFD, FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD: FFD, FLOODWAY OVERLAY
TOTAL AC: 195.5 AC
TOTAL SF: 8,515,980 SF
MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179

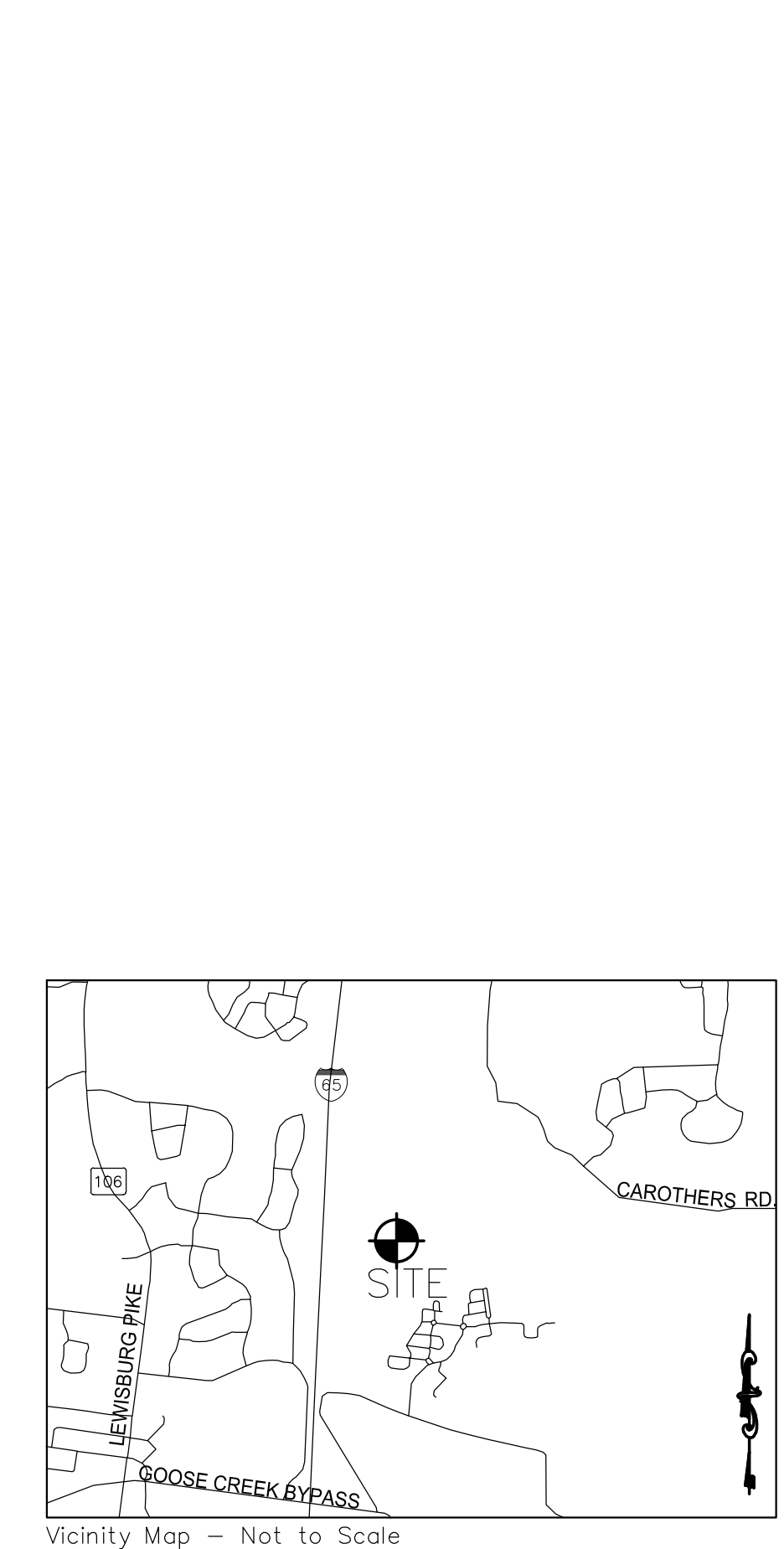
OFFICE PHONE: 615.975.5765
CONTACT: GREG GAMBLE
EMAIL ADDRESS: GREGGAMBLE209@GMAIL.COM

PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
ADDRESS: 144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064
615.975.5765
GREG GAMBLE
GREGGAMBLE209@GMAIL.COM

TREE CANOPY RETENTION:		
EXISTING TREE CANOPY -	TREE A:	1,634,866 SF
	TREE B:	9,853 SF
	TREE C:	6,120 SF
	TREE D:	362 SF
	TREE E:	26,825 SF
	TREE F:	527 SF
	TREE G:	572 SF
	TREE H:	50,824 SF
	TREE I:	1,027 SF
	TREE J:	1,208 SF
	TREE K:	71,717 SF
	TREE L:	171 SF
	TREE M:	2,033 SF
	TREE N:	12,763 SF
	TREE O:	2,626 SF
	TOTAL:	1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED:		
41.87 AC/195.5 AC =		
48% REQUIRED PRESERVATION		
21.4% OF TOTAL AREA		

SPECIMEN TREES

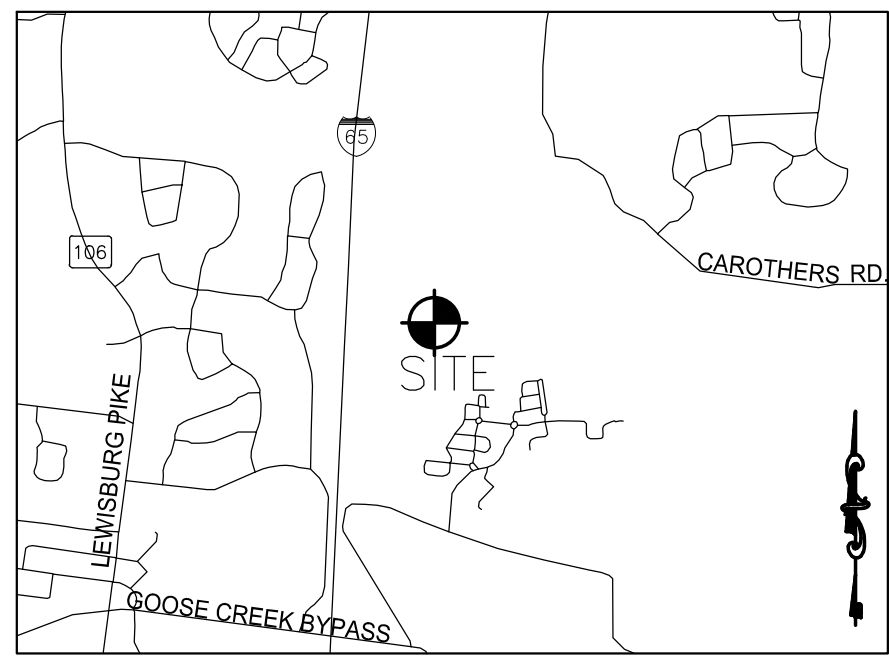
#	TREE	SIZE	CONDITION
1	OAK	24	DEAD
2	LOCUST	24	
3	OAK	36	
4	ASH	20	
5	HACKBERRY	24	
6	SYCAMORE	24	
7	WALNUT	24	
8	OAK	36	DEAD
9	HACKBERRY	24	
10	OAK	18	
11	HACKBERRY	20	
12	SYCAMORE	36	
13	OAK	24	
14	OAK	36	DEAD
15	HACKBERRY	24	
16	HACKBERRY	20	
17	HACKBERRY	28	
18	HACKBERRY	38	
19	HACKBERRY	30	
20	ELM	24	
21	HACKBERRY	36	
22	HACKBERRY	30	POOR
23	ELM	15	
24	ELM	12	
25	ELM	20	
26	ELM	20	
27	ELM	20	
28	ELM	20	
29	ASH	28	
30	HACKBERRY	24	
31	HACKBERRY	24	
32	WALNUT	24	
33	BOX ELDER	20	
34	HACKBERRY	24	
35	OAK	20	
36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAPARILLA	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
41	HACKBERRY	38	
42	HACKBERRY	34	
43	HACKBERRY	24	
44	ELM	40	
45	OAK	20	
46	ELM	40	
47	ASH	48	
48	ASH	30	
49	HACKBERRY	40	
50	OAK	24	
51	OAK	24	
52	POPLAR	24	
53	POPLAR	20	
54	MAPLE	24	
55	OAK	28	
56	MAPLE	24	
57	MAPLE	28	
58	POPLAR	30	
59	OAK	24	DEAD
60	ASH	24	



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev. date
Dec. 4, 2014
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CGG Job No. 2012-04
November 10, 2014



Vicinity Map - Not to Scale



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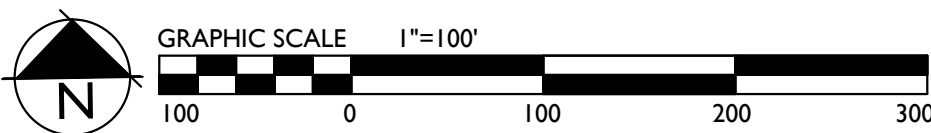
PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	WATERS EDGE PUD
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.01)
CHARACTER AREA OVERLAY:	MECCO-6
APPLICABLE DEVELOPMENT STANDARD:	PFO FLOODWAY FRINGE OVERLAY
TOTAL AC:	105.1 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	CONVENTIONAL
	(FOR LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
	THOMPSONS STATION, TN 37179
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

SPECIMEN TREES

#	TREE	SIZE	CONDITION	#	TREE	SIZE	CONDITION
1	OAK	24		111	ORANGE	24	
2	LOCUST	18		112	HACKBERRY	18	
3	OAK	36		113	OAK	36	
4	ASH	20		114	HACKBERRY	24	
5	HACKBERRY	26		115	HACKBERRY	24	
6	SYCAMORE	24		116	OAK	24	
7	WALNUT	28		117	OAK	24	
8	OSAGE	20		118	CEDAR	20	
9	HACKBERRY	32		119	HACKBERRY	24	
10	OSAGE	18		120	CEDAR	20	POOR
11	HACKBERRY	20		121	OAK	20	
12	SYCAMORE	36		122	OAK	28	
13	OSAGE	20		123	OAK	20	
14	OSAGE	36	DEAD	124	OAK	15	
15	HACKBERRY	20		125	OAK	20	
16	HACKBERRY	20		126	OAK	24	
17	OAK	24		127	OAK	24	
18	HACKBERRY	36		128	OAK	28	
19	HACKBERRY	30		129	OAK	24	DEAD
20	ELM	24		130	OAK	40	POOR
21	OAK	24		131	OAK	24	POOR
22	HACKBERRY	36		132	OAK	36	DEAD
23	ELM	15		133	OAK	15	POOR
24	ELM	12		134	MAPLE	24	POOR
25	ELM	20		135	OAK	24	
26	ELM	20		136	OAK	24	
27	ELM	20		137	OAK	20	
28	ELM	20		138	OAK	20	
29	ASH	28		139	OAK	36	
30	HACKBERRY	24		140	HACKBERRY	36	
31	MAPLE	24		141	MAPLE	24	
32	WALNUT	28		142	MAPLE	28	
33	BOX ELDER	24		143	MAPLE	24	
34	HACKBERRY	24		144	HACKBERRY	24	
35	OAK	24		145	OAK	20	DEAD
36	HACKBERRY	24		146	WALNUT	24	
37	HACKBERRY	32		147	HICKORY	24	
38	HACKBERRY	28		148	HACKBERRY	28	
39	HACKBERRY	24		149	OAK	28	
40	HACKBERRY	36		150	HICKORY	30	
41	HACKBERRY	24		151	OAK	24	
42	HACKBERRY	32		152	WALNUT	28	
43	HACKBERRY	24		153	HICKORY	32	
44	ELM	40		154	OAK	24	
45	OAK	48		155	OAK	24	
46	ELM	40		156	MAPLE	36	DEAD
47	ASH	48		157	OAK	30	DEAD
48	ASH	30		158	HACKBERRY	24	
49	HACKBERRY	40		159	OAK	24	
50	OAK	24		160	HICKORY	24	
51	MAPLE	24		161	OAK	24	
52	POPLAR	24		162	OAK	24	
53	OAK	20		163	OAK	24	
54	MAPLE	24		164	OAK	24	
55	OAK	28		165	OAK	24	
56	MAPLE	24		166	MAPLE	28	
57	MAPLE	28		167	ELM	28	
58	POPLAR	20		168	SYCAMORE	30	
59	OAK	40	DEAD	169	OAK	24	
60	ASH	24		170	ELM	20	

TREE CANOPY RETENTION:	
EXISTING TREE CANOPY -	TREE A: 1,634,866 SF
	TREE B: 9,882 SF
	TREE C: 6,120 SF
	TREE D: 360 SF
	TREE E: 26,825 SF
	TREE F: 577 SF
	TREE G: 572 SF
	TREE H: 50,824 SF
	TREE I: 1,007 SF
	TREE J: 1,008 SF
	TREE K: 71,717 SF
	TREE L: 171 SF
	TREE M: 2,033 SF
	TREE N: 12,783 SF
	TREE O: 2,626 SF
	TOTAL: 1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED:	41.87 AC/195.5 AC =
	49% REQUIRED PRESERVATION
	21.4% OF TOTAL AREA

EXISTING CONDITIONS PLAN



SLOPES



WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev. date
Dec. 4, 2014

GCG Job No. 2012-04
November 10, 2014

SHEET

C2.1

COP # xxxx

OPEN SPACE AREAS

#	INFORMAL TYPE	SQFT	ACREAGE
501	GREENBELT	1,650,610 SF	37.89
510	GREENBELT	14,992 SF	37
509	GREENBELT	13,949 SF	32
507	REMOVED	7,447 SF	17
512	GREENBELT	2,876,927 SF	66.07
TOTAL		4,575,025 SF	105.02 AC
#	FORMAL TYPE	SQFT	ACREAGE
500	PARK / AMENITY CTR	176,738 SF	4.06
502	PARK	42,643 SF	0.98
503	PARK	8,979 SF	21
504	PARK	26,247 SF	60
505	PARK	18,745 SF	43
506	PARK	96,660 SF	2.22
508	PARK	48,695 SF	1.12
511	PARK	62,077 SF	1.42
TOTAL		480,813 SF	11.04 AC

OPEN SPACE PROVISION	
TOTAL PUD AREA:	8,515,980 SF
TOTAL REQUIRED OPEN SPACE:	1,277,397 SF
PROVIDED OPEN SPACE:	5,049,960 SF
INFORMAL REQUIRED:	
INFORMAL PROVIDED:	4,575,025 SF
FORMAL PROVIDED:	
FORMAL PROVIDED:	480,813 SF

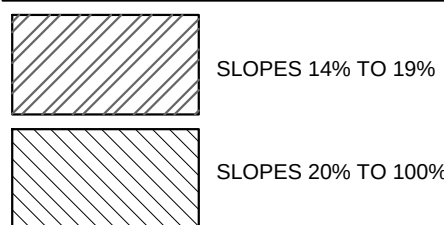
195.50 AC	59%
29.32 AC	59%
115.83 AC	59%
19.56 AC	66%
9.77 AC	33%
105.02 AC	
11.04 AC	

NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMMODATE TREE PRESERVATION AND SLOPES.

MATCHLINE C3.0
MATCHLINE C3.1

DEVELOPMENT PLAN

SLOPES



PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE PROVIDED THROUGH THE DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL AND CANOE ACCESS. TRAIL DESIGNED PER CITY OF FRANKLIN STANDARDS, ALONG THE PERIMETER OF THE PROPERTY ADJACENT TO THE HARRETH RIVER.

373 UNITS = 244,800 SF (5.62 ACRES) OF REQUIRED DEDICATED PARKLAND.

PROPOSED TRAIL: 9600 LINEAR FEET
ASSOCIATED 2% EASEMENT: 240,000 SF (5.5 ACRES)
CANOE ACCESS: 5,227 SF (12 ACRES)

GREENWAY TRAIL EASEMENT TO BE APEE - ALL PUBLIC ACCESS EASEMENT.

LAND USE PLAN COMPLIANCE:

- CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
- THE EXISTING USES WITHIN MECO-6 ARE PREDOMINANTLY ATTACHED OR DETACHED RESIDENTIAL. THE PROPOSED PLAN PROVIDES BOTH ATTACHED AND DETACHED RESIDENTIAL HOMES CONSISTENT WITH THE PREDOMINANT USES.
 - COMMERCIAL, OFFICE OR RETAIL USES ARE NOT SUPPORTED BY THE LAND USE PLAN, AND ARE NOT PROPOSED.
 - NEW GROWTH SHOULD BE ENCOURAGED IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE CURRENTLY AVAILABLE OR ARE PLANNED.
 - CITY OF FRANKLIN SEWER MAIN IS CURRENTLY ALONG THE CAROTHERS CREEK BASIN AND STOPS AT A MAN HOLE ON OLD SOUTH CAROTHERS ROAD.
 - MILCROFTON WATER MAIN IS PLANNED ALONG SOUTH CAROTHERS PARKWAY.
 - THE MAJOR THOROUGHFARE PLAN IDENTIFIES THE LOCATION OF SOUTH CAROTHERS PARKWAY. THIS ROAD WILL BE THE ACCESS TO THE PROPERTY.

LOCAL COMPATIBILITY

THE PROPOSED WATER'S EDGE NEIGHBORHOOD IS PLANNED WITH SIMILAR DESIGN STANDARDS TO THOSE IN NICHOLS BEND, LADD PARK, AND SIMMONS RIDGE. LOT SIZES, STREET RIGHT-OF-WAYS, AND NEIGHBORHOOD PARKS ARE CONSISTENT ELEMENTS OF ALL FOUR SUBDIVISIONS. THE PLAN ADDRESSES THE HOMESTEADS OF THE ADJACENT NEIGHBORS TO THE EAST AND WEST WITH SIGNIFICANT OPEN SPACE SET ASIDE AREAS BORDERING THESE PROPERTIES. THE LONG RANGE PLAN FOR THIS AREA IS FOR SOUTH CAROTHERS PARKWAY TO BE EXTENDED ALONG WITH UTILITIES.

SITE DATA

PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	NA
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.93)
CHARACTER AREA OVERLAY:	MECCO-6
APPLICABLE DEVELOPMENT STANDARD:	F70 FLOODWAY FRINGE OVERLAY
TOTAL AC:	CONVENTIONAL
TOTAL SF:	165.5 AC
MINIMUM REQUIRED SETBACK LINES:	8,515,980 SF (PER LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
OFFICE PHONE:	THOMPSONS STATION, TN 37179
CONTACT:	
EMAIL ADDRESS:	
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
OFFICE PHONE:	SUITE 230
CONTACT:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
	GREG GAMBLE
	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE:	NA
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	71 (NOT INCLUDING LOTS OR ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 PER THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.93
EXISTING TREE CANOPY:	43.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL REQUIRED:	19.56
INFORMAL PROVIDED:	105.02 AC
TOTAL REQUIRED:	29.32 AC
TOTAL PROVIDED:	116.06 AC
TOTAL DENSITY	
SECTION	SINGLE FAMILY HOMES
1	32
2	34
3	28
4	34
5	28
6	40
7	38
TOTALS:	241
SECTION	COTTAGE HOMES
1	16
2	34
3	37
4	28
5	28
6	40
7	38
TOTALS:	241
SETBACKS: (PER LOT STANDARDS ON PAGE A1.0)	132
LANDSCAPE SURFACE RATIO:	10
LANDSCAPE SURFACE RATIO:	71 (NOT INCLUDING RESIDENTIAL LOTS OR RIGHT-OF-WAYS)
INCOMPATIBLE USE BUFFER:	NONE
DENSITY	1.93 DU/AC
	373 UNITS

STATEMENT OF IMPACTS

WATER: WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN WILL BE LOCATED ON S. CAROTHERS PARKWAY. 373*350 GPD = 130,550 GPD

SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SITE TO BE SERVICED BY GRAVITY SEWER.

REFURISHED (REUSE) WATER FACILITIES: REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK: THE MAJOR THOROUGHFARE PLAN INDICATES CAROTHERS PARKWAY AS A MAJOR ARTERIAL. ONCE CONSTRUCTED, THIS ROAD WILL BE THE MAIN ACCESS TO THE DEVELOPMENT. THE EXISTING ACCESS TO THE SITE IS FROM SOUTH CAROTHERS ROAD. CREATING ACCESS TO THE NEWLY CONSTRUCTED CAROTHERS PARKWAY COMPLIES WITH THE MAJOR THOROUGHFARE PLAN.

DRAINAGE FACILITIES: DEVELOPMENT WILL HAVE NO IMPACT ON EXISTING CITY OF FRANKLIN DRAINAGE FACILITIES. ALL DRAINAGE TO BE TREATED ON SITE.

POLICE AND FIRE: FRANKLIN FIRE STATION #2 - 3.6 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.8 MILES DRIVING DISTANCE

RECREATION FACILITIES: A NEW CITY OF FRANKLIN PARK IS PLANNED ADJACENT TO THIS PROPERTY TO THE NORTH.

PROJECTED STUDENT POPULATION: THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES.
373 X .64 = 239 STUDENTS

TRINITY ELEMENTARY 3.5 MILES
PAGE MIDDLE SCHOOL 4.6 MILES
PAGE HIGH SCHOOL 4.8 MILES

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

RESTRICTIVE COVENANTS: THE WATER'S EDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

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

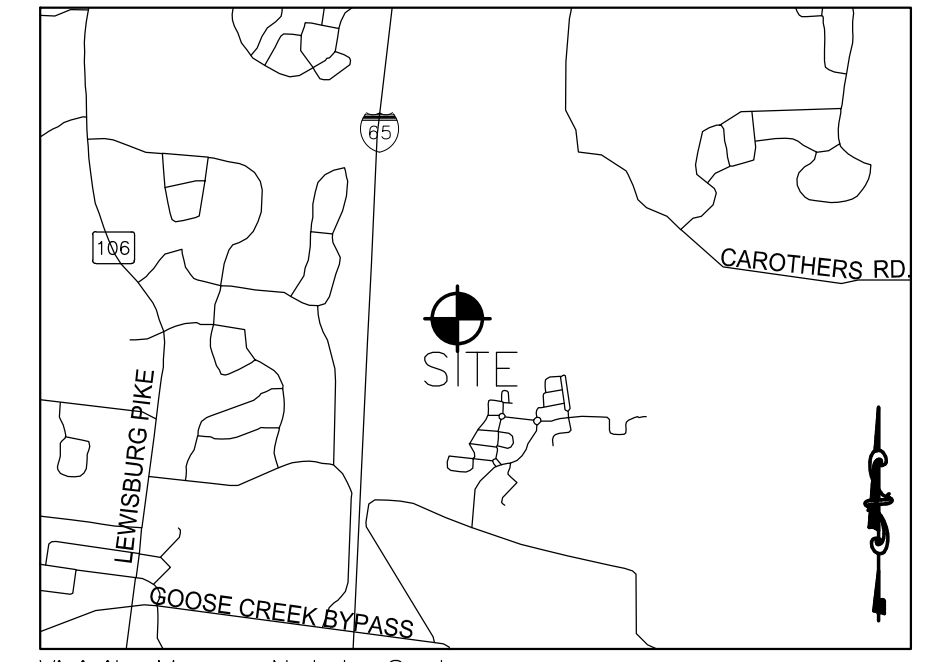
NOTES

- THE APPLICANT SHALL PROVIDE AN EASEMENT FOR THE CITY TO ACCESS THE PROPOSED SOUTH TREATMENT PLANT, WHICH WILL BE LOCATED BEHIND THIS PROPERTY. THE APPLICANT SHALL ALSO BE REQUIRED TO GIVE NOTIFICATION TO THE PROSPECTIVE BUYERS THAT THIS DEVELOPMENT WILL BE ADJACENT TO A WASTEWATER TREATMENT PLANT.
- THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM / 20 PSI IS AVAILABLE.

TRIP GENERATION DATA

Water's Edge Land Use:	LU-210 Single-Family	LU-230 Condo/Town	TOTAL
Size:	241	112	353
Average Daily Traffic	2,294	819	3,113
Daily Enter	1,147	409	1,557
Daily Exit	1,147	409	1,557
AM Peak Hour Total	181	64	245
A M Peak Hour Enter	45	11	56
A M Peak Hour Exit	136	54	189
MID Peak Hour Total	161	57	218
MID Peak Hour Enter	80	29	109
MID Peak Hour Exit	80	29	109
PM Peak Hour Total	241	75	316
PM Peak Hour Enter	152	51	202
PM Peak Hour Exit	89	25	114

Trip Generation '94 Edition



CONNECTIVITY INDEX

REDUCED INDEX IS DUE TO ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY TO THE NORTH, SOUTH, AND WEST. THREE ACCESS POINTS ARE PLANNED TO CAROTHERS PARKWAY.



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rev. date

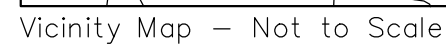
Dec. 4, 2014

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November 10, 2014

SHEET

C3.0

COP # 4725



GRAPHIC SCALE 1"=100'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 100, 0, 100, 200, and 300. To the left of the bar is a north arrow pointing upwards, with the letter 'N' below it. Above the bar, the text 'GRAPHIC SCALE' and '1"=100'' are printed.

 SLOPES 14% TO 19%

 SLOPES 20% TO 100%

WATER'S EDGE SUBDIVISION
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November 10, 2014

S H E E T

C3.1

COF # xxxx



NOTE: GREENWAY TRAIL SHALL BE LOCATED OUTSIDE OF THE STREAM BUFFER. IT SHALL BE FIELD LOCATED TO BEST ACCOMMODATE TREE PRESERVATION AND SLOPES.

TREE SAVE AREA 'P2'
160,427 SF

TREE A
1,634,866 SF

TREE SAVE AREA 'P1'
300,716 SF

TREE O
2,626 SF

TREE B
9,853 SF

TREE C
6,120 SF

TREE D
362 SF

TREE E
26,825 SF

TREE F
527 SF

TREE G
572 SF

TREE I
1027 SF

TREE SAVE AREA 'P5'
6,610 SF

TREE SAVE AREA 'P4'
9,112 SF

TREE J
1208 SF

TREE SAVE AREA 'P7'
3,681 SF

TREE H
50,824 SF

TREE N
12,763 SF

TREE M
2033 SF

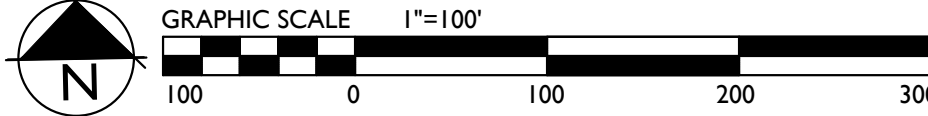
TREE L
171 SF

TREE SAVE AREA 'P6'
20,331 SF

MATCHLINE C4.0

MATCHLINE C4.1

TREE PRESERVATION PLAN



SITE DATA:

PROJECT NAME: WATERS EDGE SUBDIVISION
PROJECT NUMBER: 4725
SUBDIVISION: WATERS EDGE PUD
LOT NUMBER: 4413 S CAROTHERS RD
ADDRESS: FRANKLIN, TN 37064
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
EXISTING ZONING: SD-R (L 72)
PROPOSED DENSITY: SD-R (L 91)
CHARACTER AREA OVERLAY: MECCO 6
FLOODWAY FLOODWAY FRINGE OVERLAY
FLOODWAY FLOODWAY OVERLAY
CONVENTIONAL
TOTAL AC: 195.5 AC
TOTAL SF: 8,515,980 SF
MINIMUM REQUIRED SETBACK LINES: (SEE LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BLVD
THOMPSONS STATION, TN 37179
OFFICE PHONE: SUITE 230
CONTACT: FRANKLIN, TN 37064
EMAIL ADDRESS: 615.975.5765
PLANNER/LANDSCAPE ARCHITECT: GREG GAMBLE
ADDRESS: 144 SOUTHEAST PARKWAY
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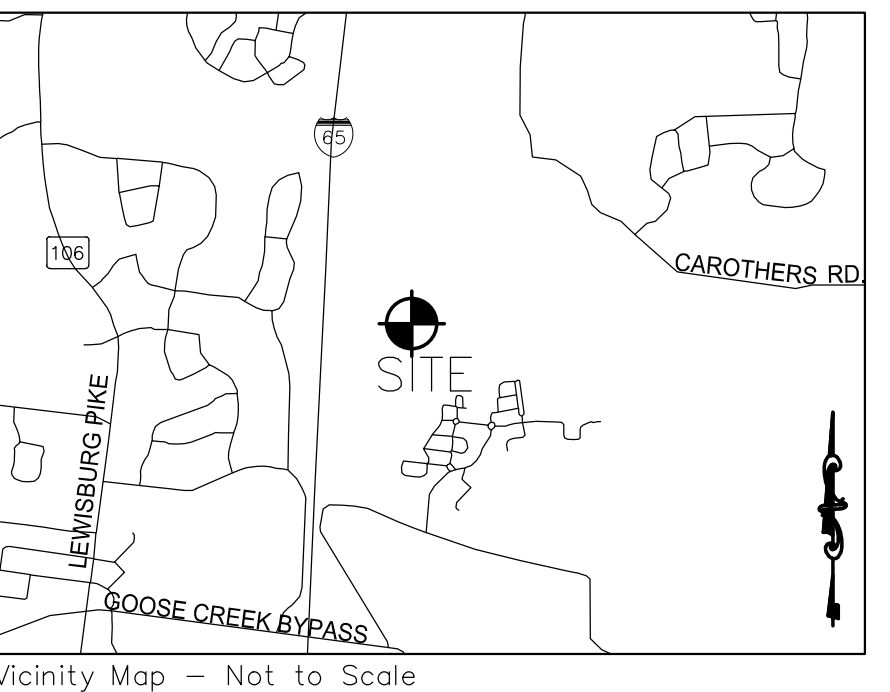
TREE PROTECTION ZONE

EXISTING TREE CANOPY - 1,824,120 SF (41.87 AC)
TOTAL TREE CANOPY REQUIRED: 41.87 AC / 195.5 AC = 48% REQUIRED PRESERVATION
21.4% OF TOTAL AREA
TOTAL TREE CANOPY RETAINED: 29.45 AC (70.3% OF TREE CANOPY AREA)

SPECIMEN TREES REMOVED

36	HACKBERRY	24
37	HACKBERRY	32
38	SASSIFRAS	24
39	HACKBERRY	24
40	HACKBERRY	36
42	HACKBERRY	34
43	HACKBERRY	24
44	ELM	40
45	OAK	20
141	MAPLE	24
142	MAPLE	28
143	MAPLE	24
144	HACKBERRY	24
145	HICKORY	24
146	WALNUT	24
147	HICKORY	24
148	HACKBERRY	28
149	OAK	28
150	HICKORY	30
151	OAK	24
152	WALNUT	28
153	HICKORY	32
154	OAK	24

TOTAL CALIPER INCHES OF HEALTHY SPECIMEN TREES: 4,848
TOTAL CALIPER INCHES OF SPECIMEN TREES FOR REMOVAL: 614
*SPECIMEN TREES SHALL BE REPLACED AT A RATIO OF 2 INCHES OF REPLACEMENT TREE FOR EACH INCH OF SPECIMEN TREE REMOVED PER THE CITY OF FRANKLIN DESIGN REQUIREMENTS. REPLACEMENT TREES CAN NOT BE USED TO MEET ANY OTHER LANDSCAPE REQUIREMENT.



WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



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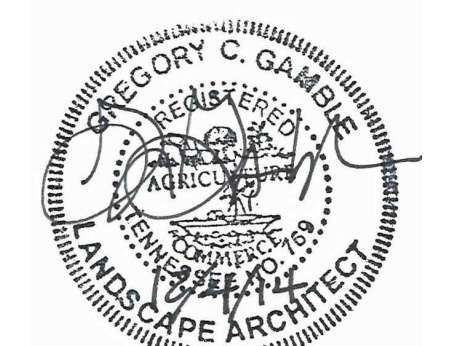
GCG Job No. 2012-04
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SHEET

C4.0

COF # 4725

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
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FRANKLIN, TENNESSEE



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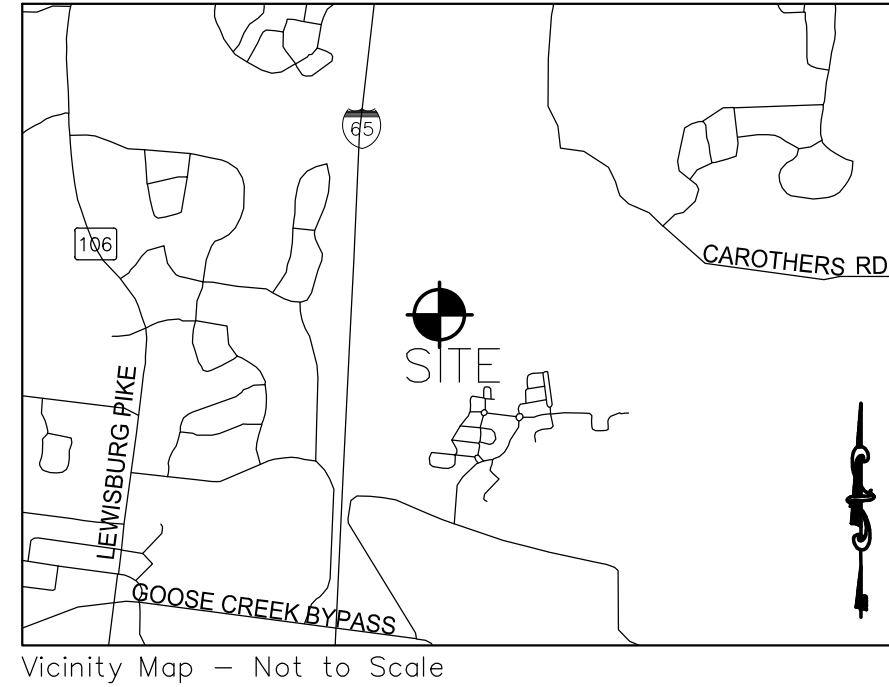
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S H E E T

C4.1

COF #4725



MATCHLINE C4.0
MATCHLINE C4.1

TREE SAVE AREA 'P2'
160,427 SF

TREE K
71,717 SF

TREE SAVE AREA 'P8'
20,331 SF

NOTE: GREENWAY TRAIL SHALL BE LOCATED
OUTSIDE OF THE STREAM BUFFER.
IT SHALL BE FIELD LOCATED TO BEST ACCOMMODATE
TREE PRESERVATION AND SLOPES.

TREE SAVE AREA 'P10'
156,984 SF

TREE A
1,634,866 SF

TREE SAVE AREA 'P11'
221,982 SF

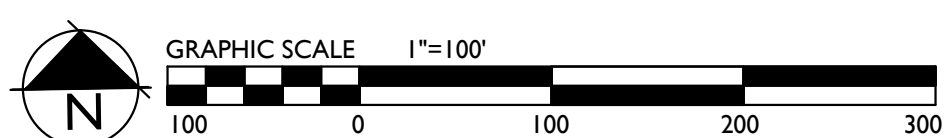
TREE SAVE AREA 'P12'
403,498 SF

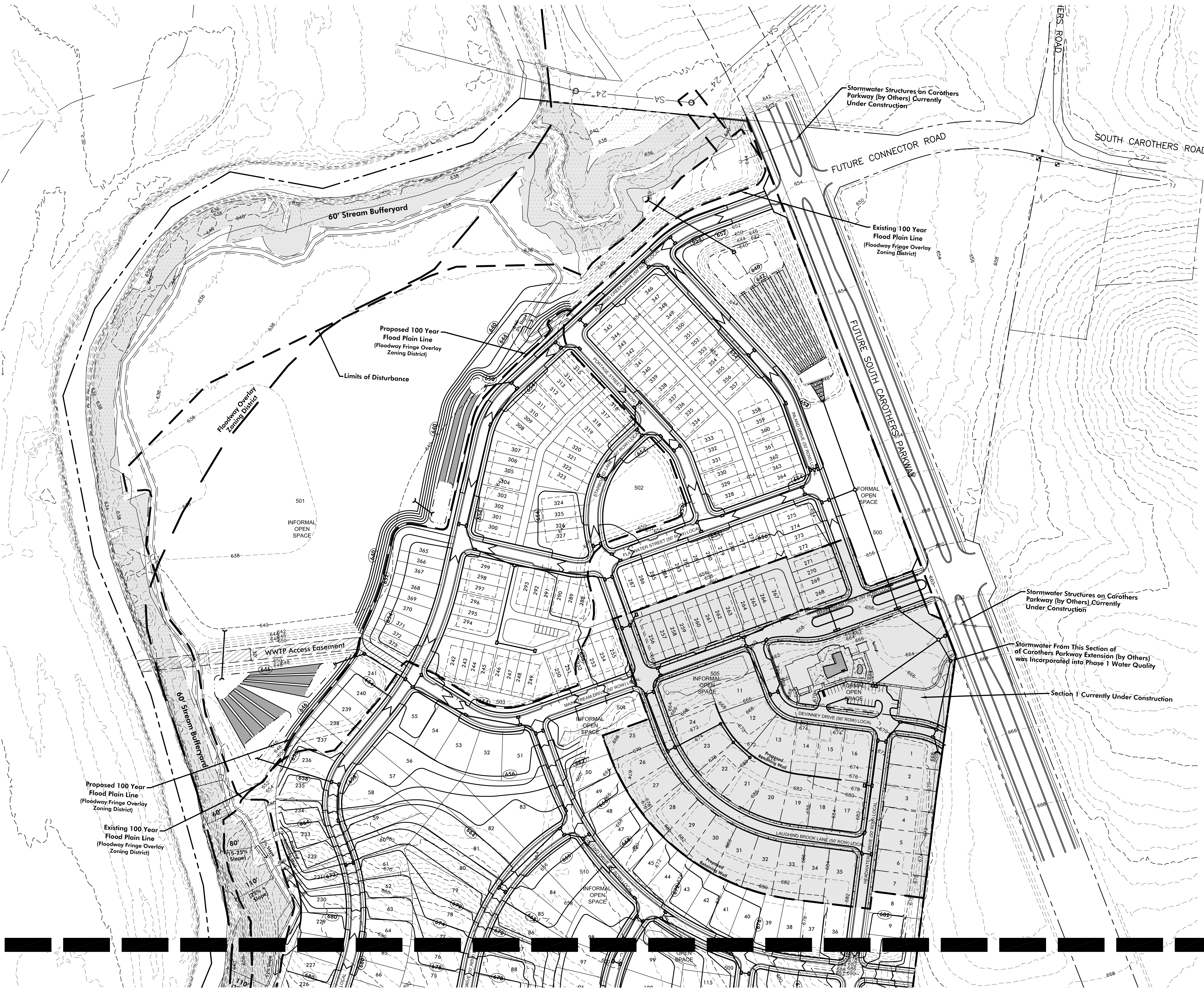
TAX MAP 106
PARCEL 184
TILLUM FARMS, L.P.
PLAT BOOK 4981,
PAGE 285, R.O.W.C., TN

TREE PROTECTION ZONE		
EXISTING TREE CANOPY = 1,824,120 SF (41.87 AC)		
TOTAL TREE CANOPY REQUIRED: 41.87 AC / 1,865.5 AC = 48% REQUIRED PRESERVATION 21.4% OF TOTAL AREA		
TREE SAVE 'P1'	300,716 SF	
TREE SAVE 'P2'	160,427 SF	
TREE SAVE 'P4'	9,112 SF	
TREE SAVE 'P5'	6,610 SF	
TREE SAVE 'P7'	3,681 SF	
TREE SAVE 'P8'	20,331 SF	
TREE SAVE 'P10'	156,984 SF	
TREE SAVE 'P11'	221,982 SF	
TREE SAVE 'P12'	403,498 SF	
TOTAL	1,286,462 SF	
TOTAL TREE CANOPY RETAINED: 29.45 AC (70.3% OF TREE CANOPY AREA)		

36	HACKBERRY	24	
37	HACKBERRY	32	
38	SASSAPARA	24	
39	HACKBERRY	24	
40	HACKBERRY	36	
42	HACKBERRY	34	
43	HACKBERRY	24	SAVED
44	ELM	40	
45	OAK	20	
141	MAPLE	24	
142	MAPLE	28	
143	MAPLE	24	
144	HACKBERRY	24	
145	HICKORY	24	DEAD
146	WALNUT	24	
147	HICKORY	24	
148	HACKBERRY	28	
149	OAK	28	
150	HICKORY	30	
151	OAK	24	
152	WALNUT	28	
153	HICKORY	32	
154	OAK	24	

TREE PRESERVATION PLAN





SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECCO-5
APPLICABLE DEVELOPMENT STANDARD:	FFO, FLOODWAY FRINGE OVERLAY
TOTAL AC:	195.5 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)

OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE:	975.641.1965
CONTACT:	ANDRE JAECKLE
EMAIL ADDRESS:	AJAECKLE@PERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	7.1 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM

RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.87 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL PROVIDED:	19.56 AC
TOTAL REQUIRED:	104.89 AC
TOTAL PROVIDED:	29.32 AC
TOTAL PROVIDED:	115.93 AC

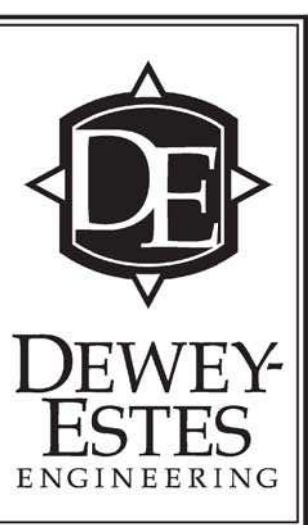
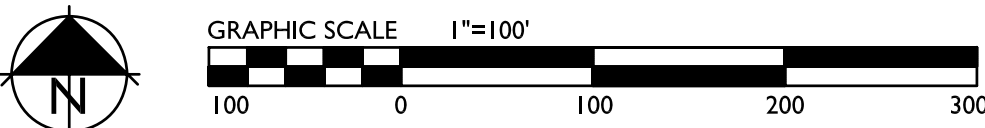
Notes:

- 1) All lots as shown will be located 100% out of the floodplain. This section of the Harpeth River is not located in a damage reach.
- 2) Floodplain alteration will not decrease storage capacity. This section of the Harpeth River is not located in a damage reach.
- 3) Any grading that will disturb proposed ponds along Carothers Parkway will be coordinated with the City of Franklin and will not result in a loss of storage area.
- 4) No storage of stormwater shall be accounted for in the floodplain alteration calculations.
- 5) Alterations of the floodplain are to occur in a method that will provide improved water quality, recreational value, and a natural habitat. This alteration will be an improvement upon existing agricultural use and fallow conditions.
- 6) The applicant shall obtain a floodplain development permit and complete floodplain alteration prior to the submittal of a site plan. Once a final letter of map revision has been issued from FEMA, the applicant shall go to the BZA to have the FFO Zoning boundary revised. After BZA has revised the FFO, the applicant may submit a site plan for any lots not within the newly delineated FFO.
- 7) All proposed retaining walls are shown.
- 8) The Greenway Trail will consist of Asphalt.
- 9) Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.
- 10) Cross Slope on Trail shall not exceed 2%.
- 11) Development will have no impact on existing City of Franklin drainage facilities. All drainage to be treated on-site.

FLOODPLAIN MANIPULATION TABLE

Floodplain Fill	= 181,000 c.y.
Floodplain Cut	= 190,000 c.y.

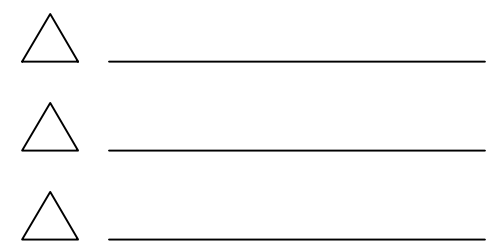
GRADING PLAN



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December 4th, 2014



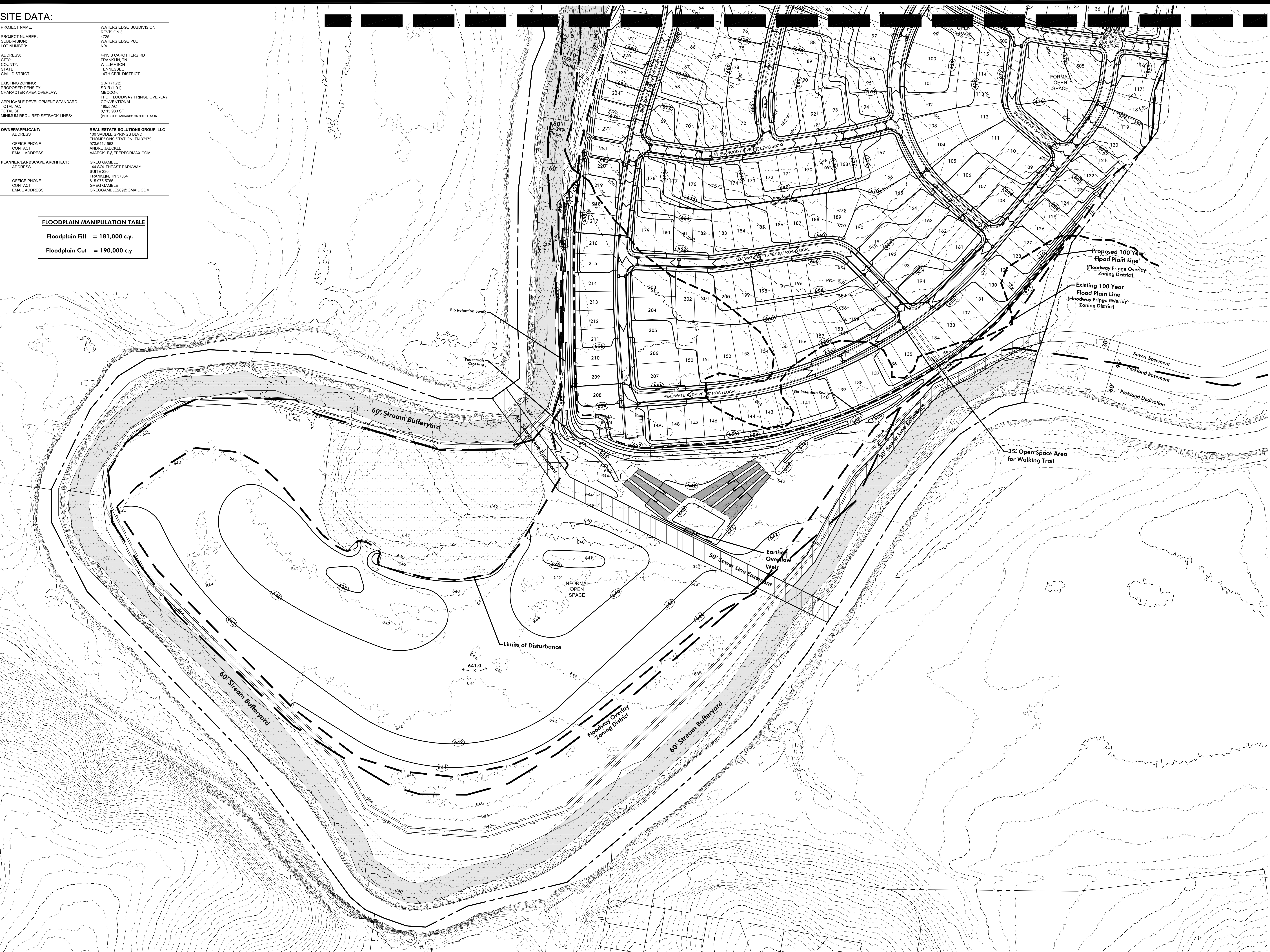
GCG Job No. 2012-04
November 10th, 2014

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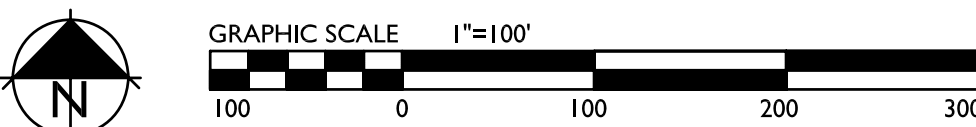
PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PLUD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECCO-6
APPLICABLE DEVELOPMENT STANDARD:	F70 FLOODWAY FRINGE OVERLAY
TOTAL AC:	195.3 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE:	973.641.1863
CONTACT:	ANDRE JAECKLE
EMAIL ADDRESS:	AJAECKLE@PERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

FLOODPLAIN MANIPULATION TABLE

Floodplain Fill	= 181,000 c.y.
Floodplain Cut	= 190,000 c.y.



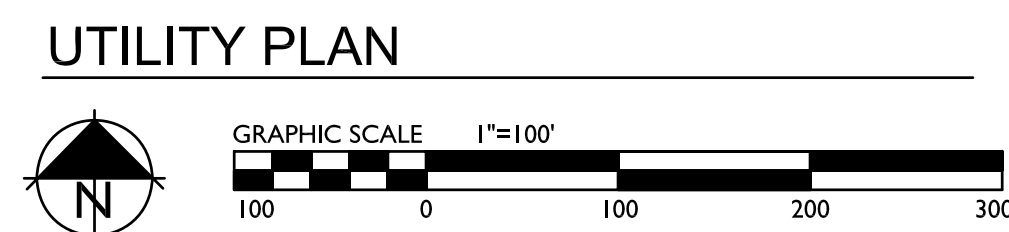
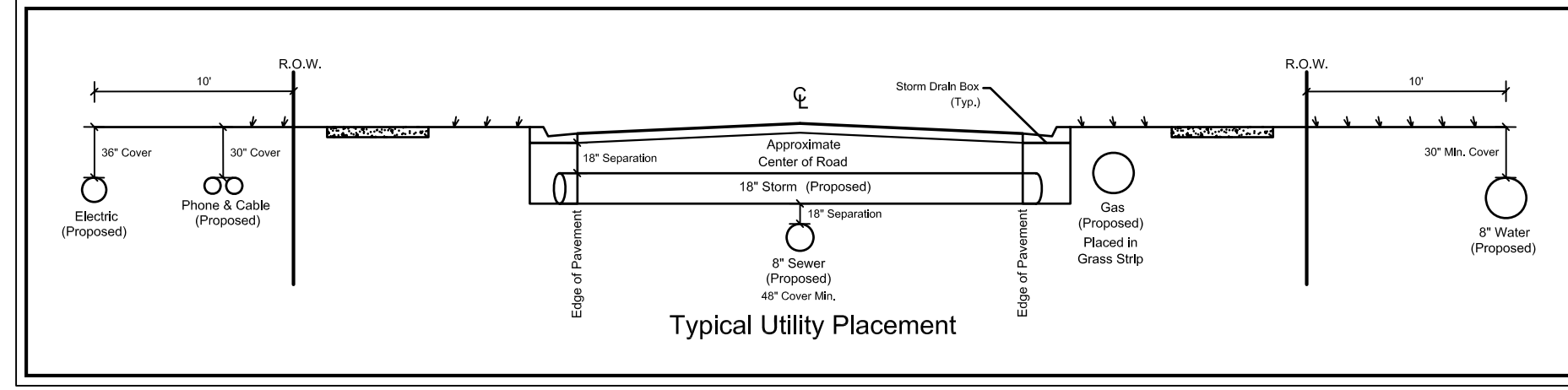
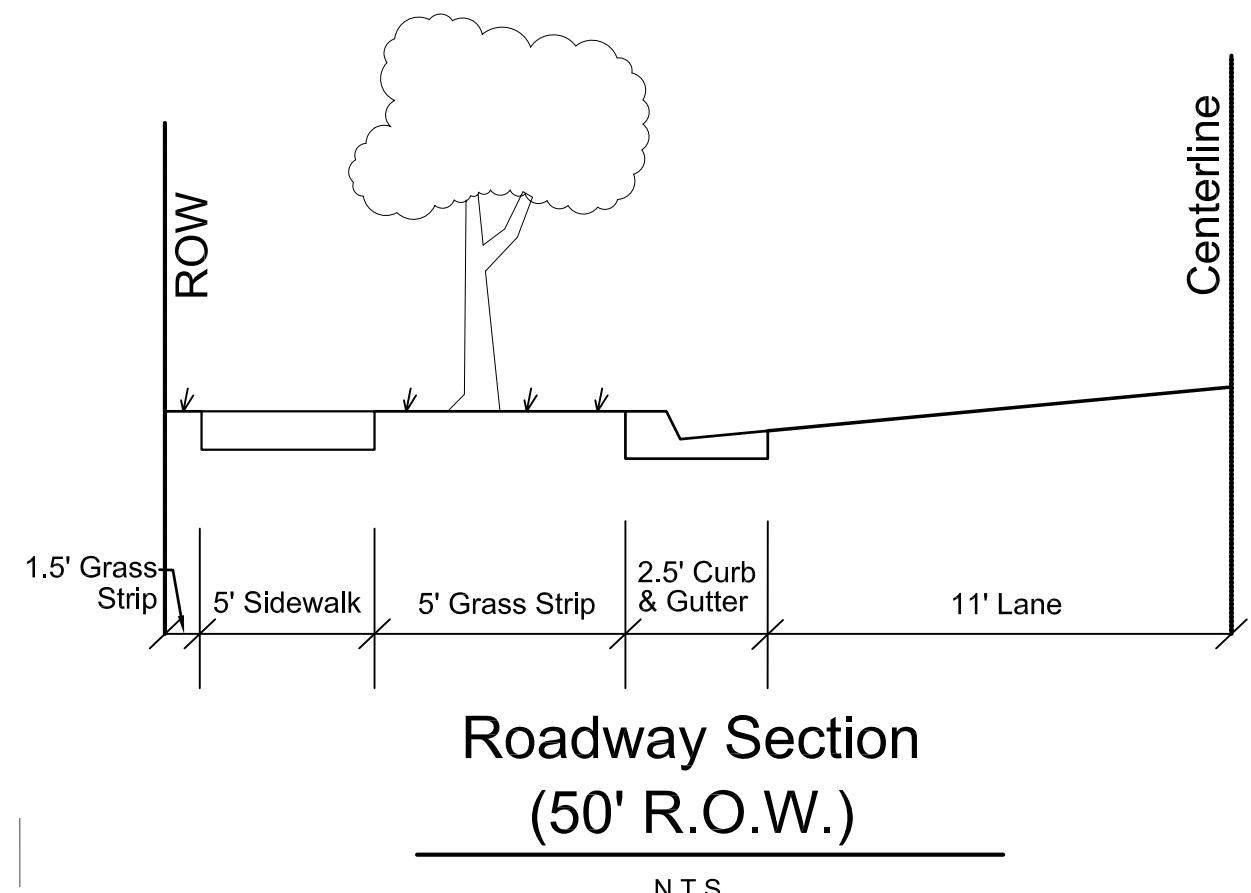
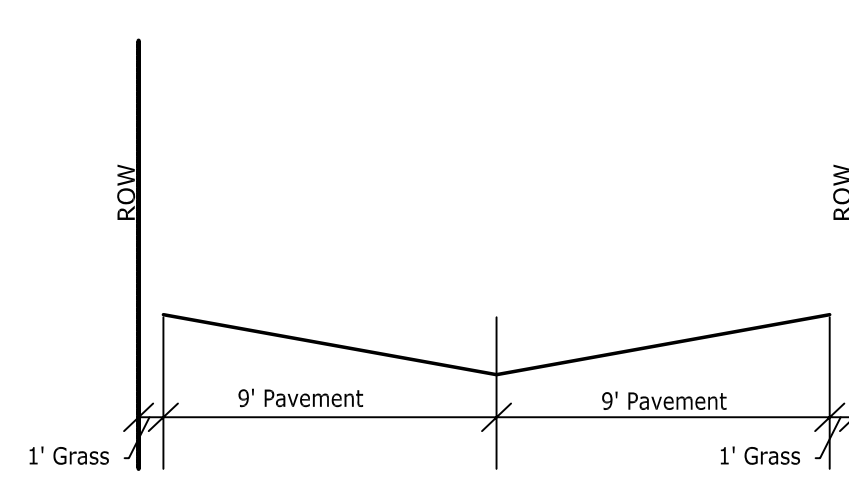
GRADING PLAN



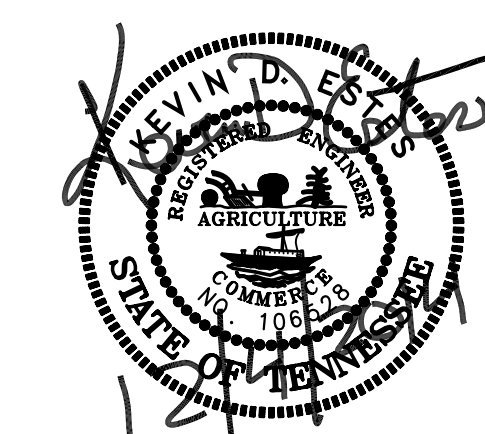


SITE DATA:	
PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	N/A
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	14TH CIVIL DISTRICT
PROPOSED DENSITY:	SD-R (1,2)
CHARACTER AREA OVERLAY:	SD-R (1,2)
APPLICABLE DEVELOPMENT STANDARD:	MECCO-6
TOTAL AC:	170.00
TOTAL SF:	115,975.57
MINIMUM REQUIRED SETBACK LINES:	CONVENTIONAL
	115.5 AC
	8,515,980 SF
	(PER LOT STANDARDS ON SHEET A.1)
OWNER/APPLICANT:	
ADDRESS:	REAL ESTATE SOLUTIONS GROUP, LLC
OFFICE PHONE:	100 SADDLE SPRINGS BLVD
CONTACT:	THOMPSONS STATION, TN 37179
EMAIL ADDRESS:	973.641.1363
	ANDRE JAECKLE
	AJAECKLE@PERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	
ADDRESS:	GREG GAMBLE
OFFICE PHONE:	144 SOUTHEAST PARKWAY
CONTACT:	SUITE 230
EMAIL ADDRESS:	FRANKLIN, TN 37064
	615.975.5765
	GREG GAMBLE
	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE:	
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	2 STORY
MINIMUM LANDSCAPE SURFACE RATIO:	71 (not including lots or ROW)
PARKING REQUIREMENTS:	10
	SINGLE FAMILY DETACHED - 2 PER
	UNIT / COTTAGE HOME - 2 FOR THE
	FIRST BEDROOM 0.5 PER EACH
	ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	
EXISTING TREE CANOPY:	1.91
REQUIRED CANOPY PRESERVATION:	41.87 AC
PARKLAND (IF APPLICABLE):	20.10 AC
OPEN SPACE:	GREENWAY DEDICATION
FORMAL PROVIDED:	9.77 AC
INFORMAL PROVIDED:	11.04 AC
TOTAL REQUIRED:	19.58
TOTAL PROVIDED:	104.89 AC
	28.32 AC
	115.93 AC

- Notes:
- 1) Applicant will coordinate with city on location of Sewer Easements to accommodate new sewer collection lines to treatment plant.
 - 2) With 373 total units in the development (241 single-family detached units and 132 single-family attached units) at 350 gallons per day usage, there will be 130,550 gallons per day usage for water and 130,550 gallons per day usage for sewer.
 - 3) The applicant shall provide an easement for the City to access the proposed south treatment plant, which will be located behind this property. The applicant shall also be required to give notification to prospective buyers that this development will be adjacent to a wastewater treatment plant.
 - 4) Applicant shall provide homes with residential sprinkler systems if 1,500 gallons per minute at 20 psi is not available at time of construction.
 - 5) Site to be serviced by Gravity Sewer, no on-site Sewer Pump Station will be needed.
 - 6) Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
 - 7) Location of Water Line and Fire Hydrants is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Microtron Utility District during sectional Site Plan phase of development.
 - 8) Minimum 10' temporary construction easement shall be provided as needed on each side of permanent easement while utilities are being installed.



WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

rev. date
December 4th, 2014
△
△
△
△

GCG Job No. 2012-04
November 10th, 2014

SITE DATA:

PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PLD
ADDRESS:	N/A
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	14TH CIVIL DISTRICT
PROPOSED DENSITY:	SD-R (1.72)
CHARACTER AREA OVERLAY:	SD-R (1.91)
APPLICABLE DEVELOPMENT STANDARD:	MECO-6
TOTAL AC:	FPO FLOODWAY FRINGE OVERLAY
TOTAL SF:	195.3 AC
MINIMUM REQUIRED SETBACK LINES:	8,515,980 SF
	(PER LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
OFFICE PHONE:	THOMPSONS STATION, TN 37179
CONTACT:	973.641.1863
EMAIL ADDRESS:	ANDRE.JAECKLE@EPEPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY
OFFICE PHONE:	SUITE 230
CONTACT:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
	GREG.GAMBLE209@GMAIL.COM



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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615.975.5765

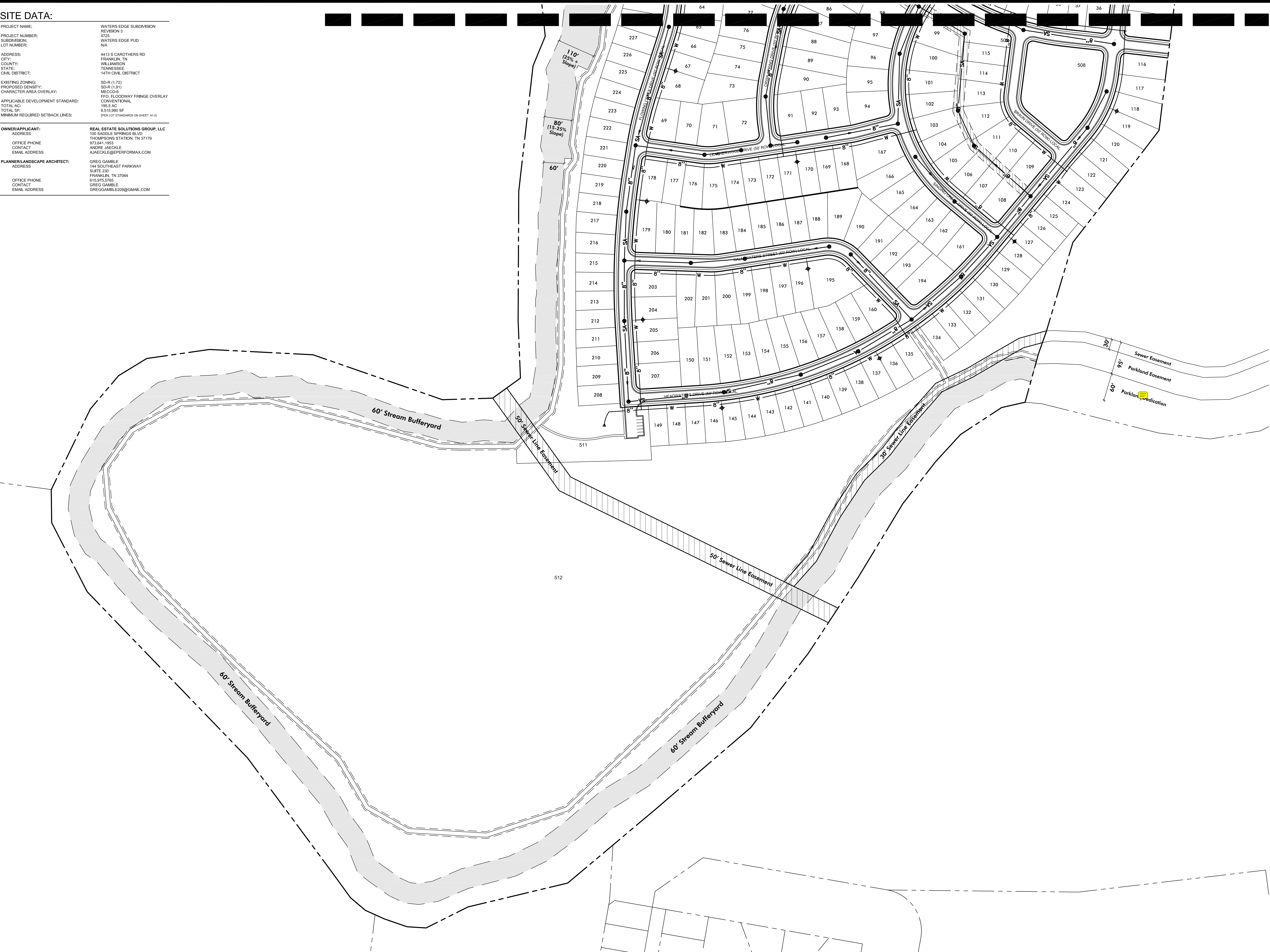
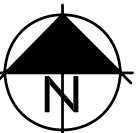
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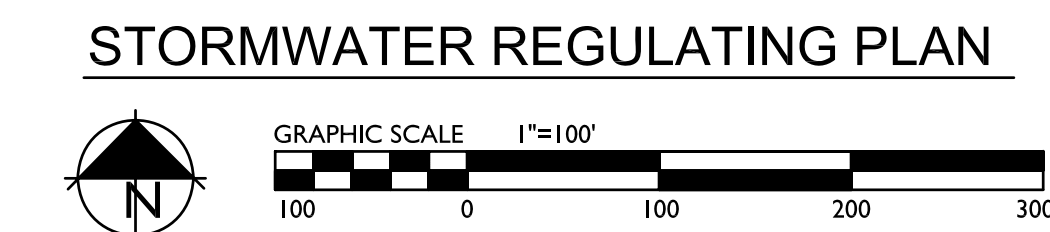
GCG Job No. 2012-04
November 10th, 2014

SHEET

C6.1

UTILITY PLAN





SITE DATA:	
PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	N/A
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	14TH CIVIL DISTRICT
PROPOSED DENSITY:	SDR (1,12)
CHARACTER AREA OVERLAY:	SDR (1,12)
APPLICABLE DEVELOPMENT STANDARD:	MECCO 6
TOTAL AC:	FFO FLOODWAY FRINGE OVERLAY
TOTAL SF:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	195.5 AC
	8,615,880 SF
	(PER LOT STANDARDS ON SHEET A-1)
OWNER/APPLICANT:	
ADDRESS:	REAL ESTATE SOLUTIONS GROUP, LLC
OFFICE PHONE:	100 SADDLE SPRINGS BLVD
CONTACT:	THOMPSONS STATION, TN 37179
EMAIL ADDRESS:	973.641.1563
	ANDRE JAECKLE
	AJAECKLE@PERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	
ADDRESS:	GREG GAMBLE
OFFICE PHONE:	144 SOUTHEAST PARKWAY
CONTACT:	SUITE 230
EMAIL ADDRESS:	FRANKLIN, TN 37064
	615.975.5765
	GREG GAMBLE
	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE:	
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	2 STORY
MINIMUM LANDSCAPE SURFACE RATIO:	71 (not including lots or ROW)
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	
EXISTING TREE CANOPY:	1.91
REQUIRED CANOPY PRESERVATION:	41.87 AC
PARKLAND (IF APPLICABLE):	20.10 AC
OPEN SPACE:	GREENWAY DEDICATION
FORMAL PROVIDED:	9.77 AC
INFORMAL PROVIDED:	11.04 AC
TOTAL REQUIRED:	19.56
TOTAL PROVIDED:	104.89 AC
	28.32 AC
	115.93 AC

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

- Treatment Train for Basin #1**
Drainage Area = 25.9 Acres
Train will consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%
- Treatment Train for Basin #2**
Drainage Area = 8.7 Acres
Train will consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%
- Treatment Train for Basin #3**
Drainage Area = 25.9 Acres
Train will consist of:
1) Filter Strip
2) Gravel Diaphragm
3) Bio Retention Cells
4) Dry Pond
Proposed TSS Goal = 85%

- WATER QUALITY BASIN #1 SUMMARY:**
DRAINAGE AREA: 25.9 AC TOTAL
-IMPERVIOUS: 13.3 AC
-GREEN: 12.2 AC
WQv REQUIRED: 29,710 CF
WQv PROPOSED: 44,250 CF
- WATER QUALITY BASIN #2 SUMMARY:**
DRAINAGE AREA: 8.7 AC TOTAL
-IMPERVIOUS: 4.9 AC
-GREEN: 3.8 AC
WQv REQUIRED: 9,900 CF
WQv PROPOSED: 11,000 CF
- WATER QUALITY BASIN #3 SUMMARY:**
DRAINAGE AREA: 25.9 AC TOTAL
-IMPERVIOUS: 14.2 AC
-GREEN: 11.7 AC
WQv REQUIRED: 31,820 CF
WQv PROPOSED: 44,500 CF

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



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144 SOUTHEAST PARKWAY
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GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev. date
December 4th, 2014

GCG Job No. 2012-04
November 10th, 2014

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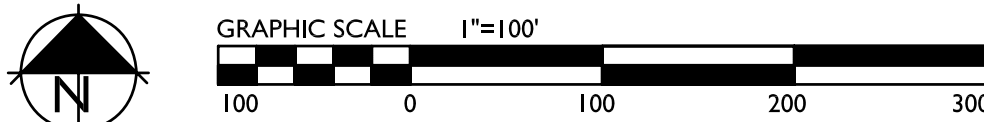
PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	4725
SUBDIVISION:	WATERS EDGE PLD
LOT NUMBER:	N/A
ADDRESS:	4413 S CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1.72)
PROPOSED DENSITY:	SD-R (1.91)
CHARACTER AREA OVERLAY:	MECOO-6
APPLICABLE DEVELOPMENT STANDARD:	F70 FLOODWAY FRINGE OVERLAY
TOTAL AC:	195.3 AC
TOTAL SF:	8,515,980 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 MADOLE SPRINGS BLVD THOMPSONS STATION, TN 37179
OFFICE PHONE:	973.641.1863
CONTACT:	ANDRE JAECKLE
EMAIL ADDRESS:	AJAECKLE@EPERFORMAX.COM
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Treatment Train for Basin #4	WATER QUALITY BASIN #4 SUMMARY:
Drainage Area = 35.1 Acres	Drainage Area: 35.1 AC TOTAL
Train will consist of:	IMPERVIOUS: 14.4 AC
1) Bio-Retention Swales	WQv REQUIRED: 42,500 CF
2) Filter Strip	WQv PROPOSED: 50,100 CF
3) Gravel Diaphragm	
4) Bio Retention Cells	
5) Overland Flow	
Proposed TSS Goal = 85%	



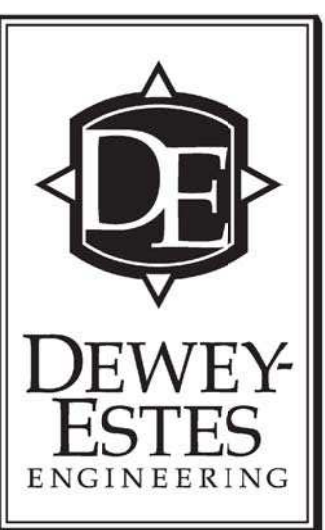
STORMWATER REGULATING PLAN



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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambles209@gmail.com
615.975.5765

rev.	date
1	December 4th, 2014
2	
3	
4	

CGC Job No. 2012-04
November 10th, 2014

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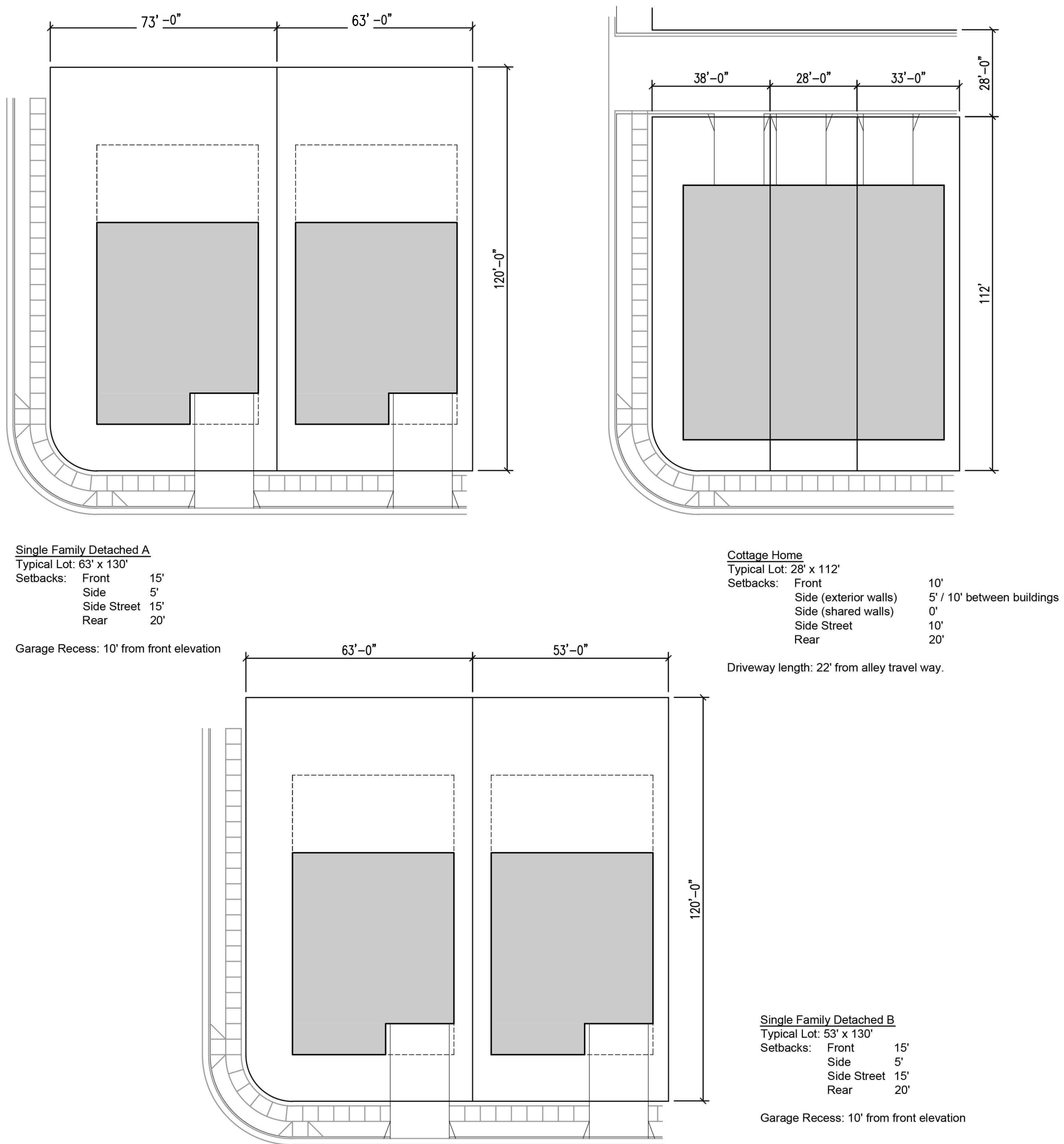
C7.1

Typical Single Family Home Elevations

ARCHITECTURAL ELEVATION NOTES

- 1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
- 2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
- 3. Single family detached homes are to be designed for lots of garage access for the front-facing street with attached garage.
- 4. One to two stories in height.
- 5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
- 6. Garage is setback a minimum of 10 feet from the front facade.
- 7. Garage doors shall be a minimum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 2 feet.
- 8. Homes shall have a foundation of 18" or more on the Front Elevation.
- 9. Garage Elevation is required to be no more than 50% of the dwelling unit facade.
- 10. A minimum of 10 feet separation is required between buildings.

Typical Lot Standards



Typical Cottage Home Elevations

ARCHITECTURAL ELEVATION NOTES

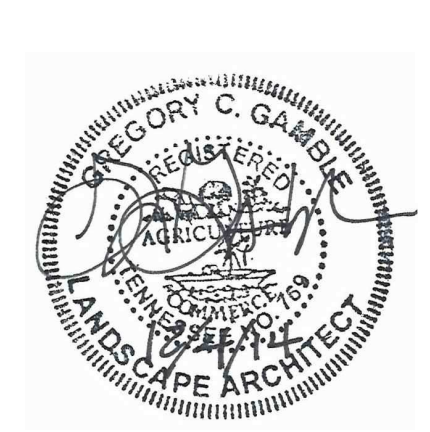
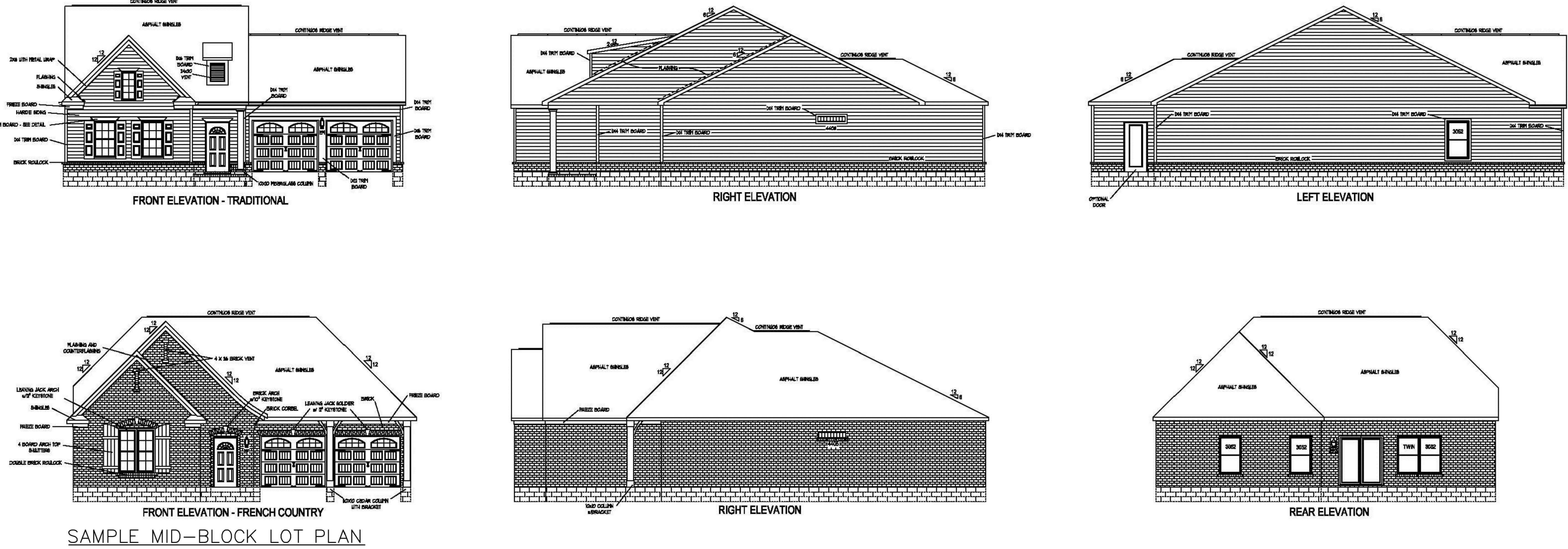
- 1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
- 2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
- 3. Attached homes are to be designed for lots with garage access from the alley with attached garage.
- 4. One to two stories in height.
- 5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
- 6. Homes shall have a foundation of 18" or more on the Front Elevation.
- 7. Garage Elevation is required to be no more than 50% of the dwelling unit facade.
- 8. A minimum of 10 feet separation between buildings.

MODIFICATIONS OF STANDARDS REQUEST:

The applicant requests a modification of standards to Ordinance 5.3.5; 2-d-1, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loaded garages accessed from the alley.

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

Greg Gamble, Registered Landscape Architect.



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144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greg@nkd209@gmail.com
615.975.5765

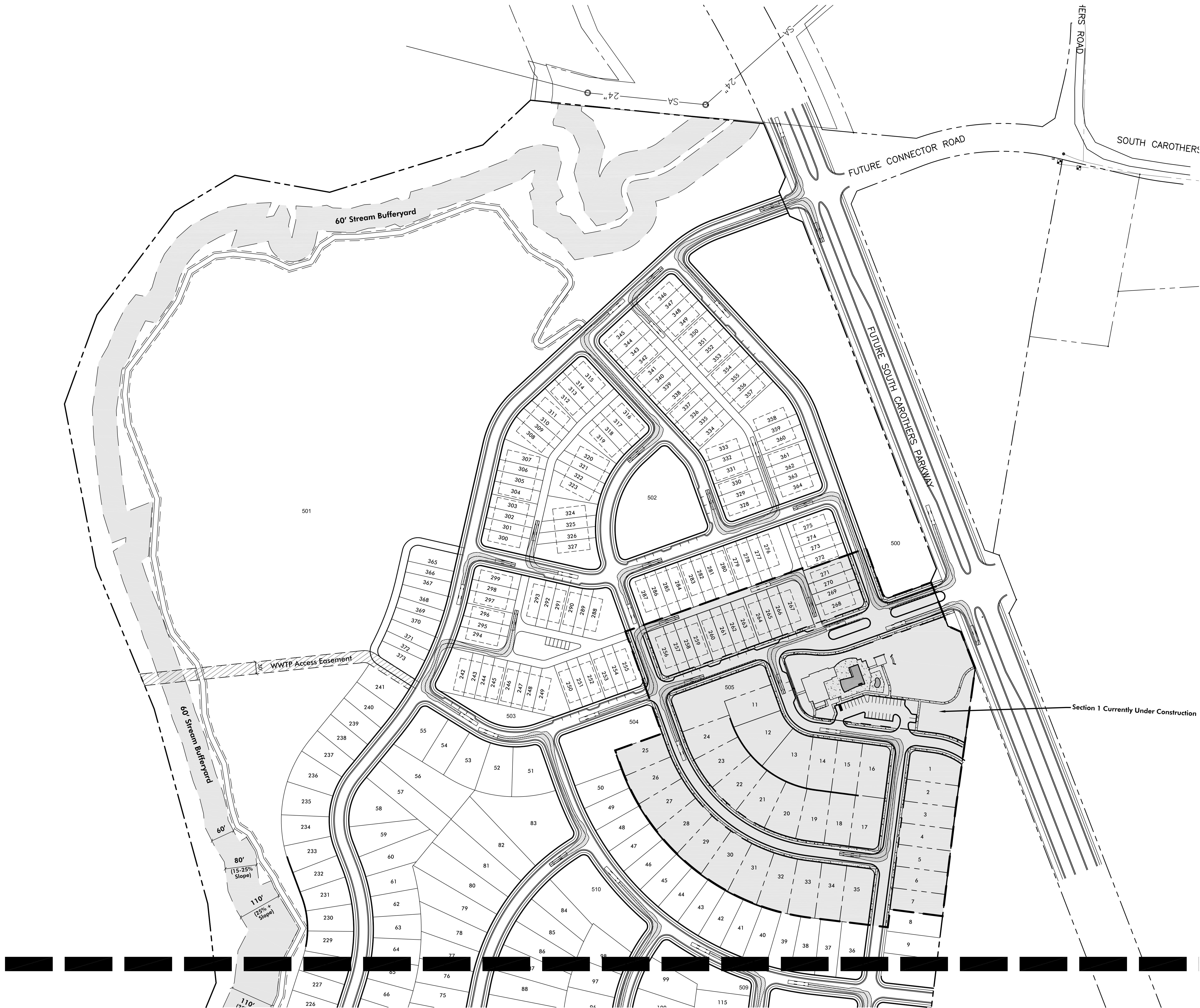
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GCG Job No. 2012-04
November 10, 2014

S H E E T

C8.0

COF # 4725



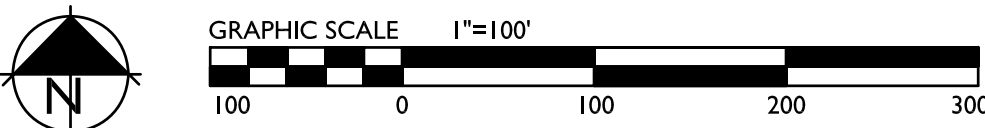
SITE DATA:

PROJECT NAME:	WATER'S EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	N/A
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
EXISTING ZONING:	14TH CIVIL DISTRICT
PROPOSED DENSITY:	SD-R (1,72)
CHARACTER AREA OVERLAY:	SD-R (1,91)
APPLICABLE DEVELOPMENT STANDARD:	MECCO-6
TOTAL AC:	770. FLOODWAY FRINGE OVERLAY
TOTAL SF:	CONVENTIONAL
MINIMUM REQUIRED SETBACK LINES:	195.5 AC
	8,515,880 SF
	(PER LOT STANDARDS ON SHEET A.11)
OWNER/APPLICANT:	REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS:	100 SADDLE SPRINGS BLVD
OFFICE PHONE:	THOMPSONS STATION, TN 37179
CONTACT:	973.641.1563
EMAIL ADDRESS:	ANDRE JAECKLE
	AJAECKLE@PERFORMAX.COM
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OFFICE PHONE:	SUITE 230
CONTACT:	FRANKLIN, TN 37064
EMAIL ADDRESS:	615.975.5765
	GREG GAMBLE
	GREGGAMBLE209@GMAIL.COM
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.71 (not including lots or ROW)
MINIMUM LANDSCAPE SURFACE RATIO:	10
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED - 2 PER UNIT / COTTAGE HOME - 2 FOR THE FIRST BEDROOM 0.5 PER EACH ADDITIONAL BEDROOM
RESIDENTIAL DENSITY:	1.91
EXISTING TREE CANOPY:	41.97 AC
REQUIRED CANOPY PRESERVATION:	20.10 AC
PARKLAND (IF APPLICABLE):	GREENWAY DEDICATION
OPEN SPACE:	9.77 AC
FORMAL PROVIDED:	11.04 AC
INFORMAL PROVIDED:	19.56
TOTAL REQUIRED:	104.89 AC
TOTAL PROVIDED:	28.32 AC
	115.93 AC

Notes:

1) Based on the Franklin Fire Department's "Tower 2" Sulphen SP100 autoturn template.

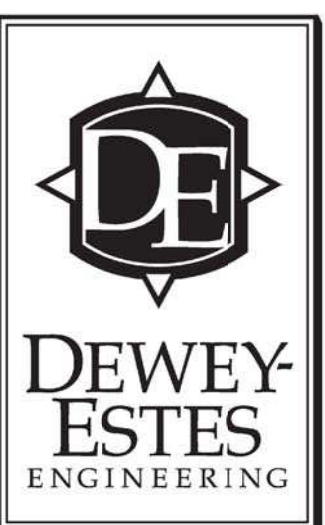
APPARATUS AUTOTURN PLAN



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

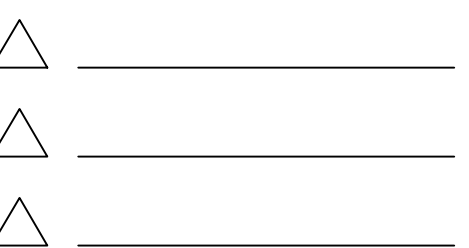
WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

rev. date

December 4th, 2014



GCG Job No. 2012-04
November 10th, 2014

SHEET

C9.0

PROJECT NAME:	WATERS EDGE SUBDIVISION
PROJECT NUMBER:	REVISION 3
SUBDIVISION:	4725
LOT NUMBER:	WATERS EDGE PUD
ADDRESS:	N/A
CITY:	4413 S CAROTHERS RD
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (1,2)
PROPOSED DENSITY:	SD-R (1,91)
CHARACTER AREA OVERLAY:	MCCO-4
	FFO, FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6,815.90 SF
TOTAL SF:	6,815.90 SF
MINIMUM REQUIRED SETBACK LINES:	(PER CITY STANDARDS ON SHEET A1.0)
OWNER/APPLICANT:	
OFFICE PHONE:	REAL ESTATE SOLUTIONS GROUP, LLC
CONTACT:	100 SDADE SPRINGS BLVD
EMAIL ADDRESS:	7873.541.1953
	ANDRE JAECKLE
	JAUECKLE@PERFORMAX.COM
PLANNED/LANDSCAPE ARCHITECT:	
ADDRESS:	GREG GAMBLE
	144 SOUTHEAST PARKWAY
	SUITE 230
	FRANKLIN, TN 37067
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GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

WATER'S EDGE SUBDIVISION
DEVELOPMENT PLAN - REVISION 3
PARCEL 49.00 ON TAX MAP 89
FRANKLIN, TENNESSEE

FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
 SOUTHEAST PARKWAY
 SUITE 230
 N. KENNESAW, TENNESSEE 37064
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 tgamble209@gmail.com
 615.975.5765

Rev. date
December 4th, 2014

△ _____

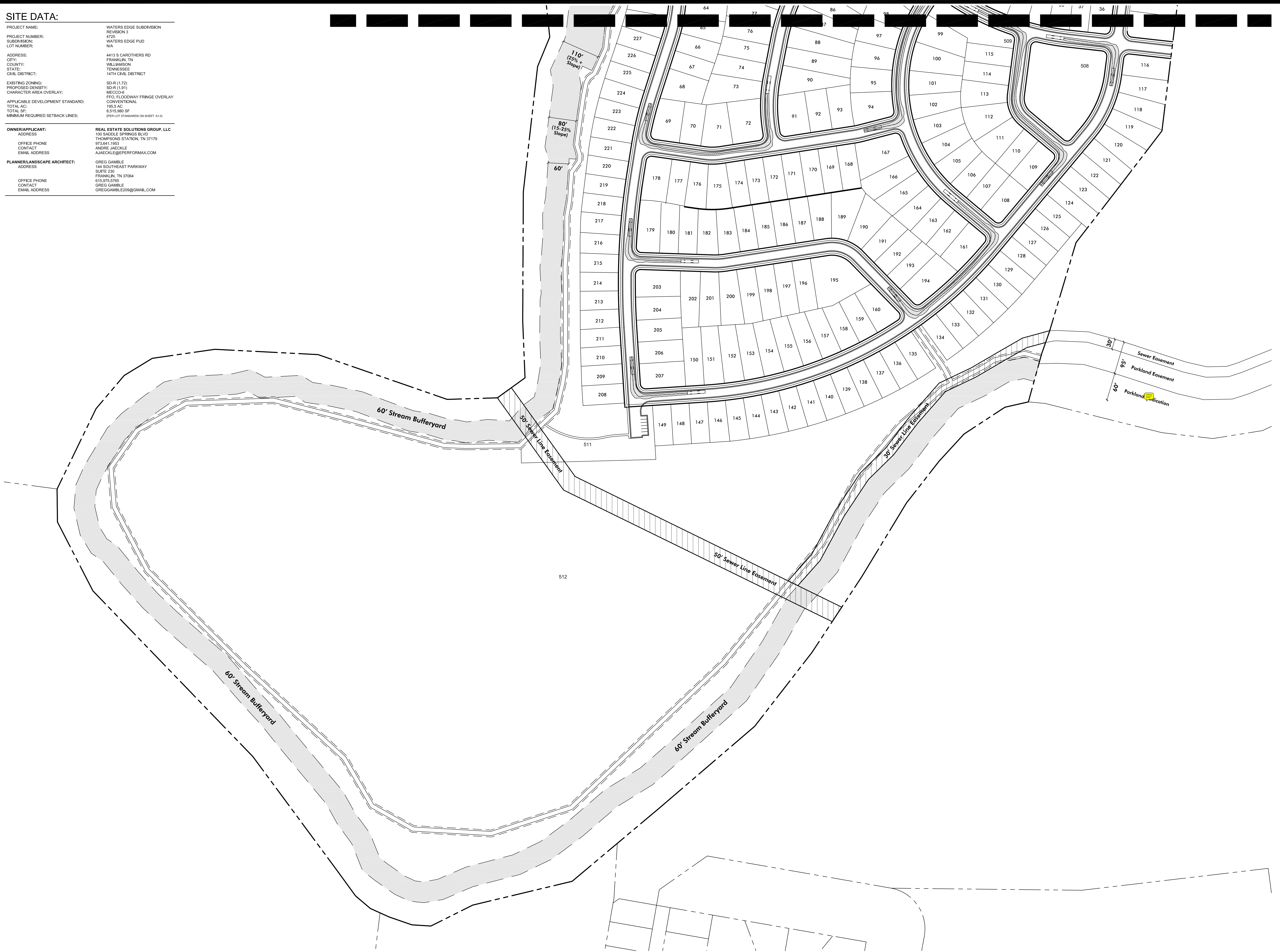
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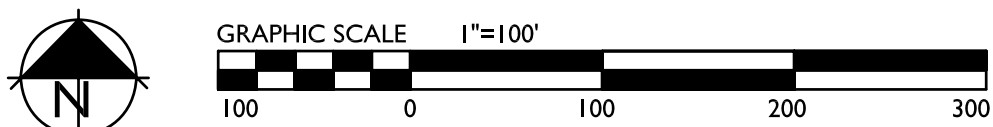
CG Job No. 2012-04
November 10th, 2014

S H E E T

C9.1



APPARATUS AUTOTURN PLAN



CONDITIONS OF APPROVAL:**Engineering - PUD Plan Checklist****General Comments****1. B. General Information**

- The previous comment has not been addressed: "Applicant shall include Phasing schedule, including expected commencement date by phase, anticipated rate of development, and estimated date of completion by phase. Development milestones such as dwelling units, nonresidential building square footage, or significant off-site improvements are appropriate substitutions for dates."

The presentation of phase lines and breakdown of dwelling units per section are appreciated, but do not speak to the anticipated Phasing Schedule requested.

Parks**General Comments****2. parkland dedication**

- Parks Dept. has received further information that if the HOA would take over control and maintenance of the trail and a warranty deed will not be needed. The easement shows public access. Parks Dept. will do a *landscape/parkland maintenance agreement* to satisfy all requirements.

Planning**General Comments****3. Post PC Development Plans****• PROCEDURAL REQUIREMENTS:**

1. Fifteen (15) half-size copies of the Development Plan shall be submitted to the Department of Planning and Sustainability by 9am on the Monday after the Planning Commission meeting in order to be placed on the Board of Mayor and Aldermen agenda.
2. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>) and submit one (1) complete and folded set and a .pdf file of corrected development plan to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
3. The city's project identification number shall be included on all correspondence with any city department relative to this project.

4. Architecture

- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

5. Post PC Development Plans

- The Post PC Development Plan shall be submitted and approved prior to approval of site plans. A copy of the Development Plan Sheet shall be included with the site plan submittal.

6. Site Plan/Site Layout page

- Sheets C3.0 and C3.1 are different. Please include the same updated plan for both sheets.

Zoning**[Waters Edge Dev Plan REV 3_PreApp 9.26.2014.pdf](#)****7. FWO**

- A no rise certificate is required to be provided by a licensed engineer for the proposed encroachment in the floodway.

RESOLUTION 2014-98

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR WATER'S EDGE PUD SUBDIVISION, LOCATED AT 4413 SOUTH CAROTHERS ROAD, BY THE CITY OF FRANKLIN, TENNESSEE.

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. That the legal description of the property is as follows:

Map—Parcel	Acres
089—04900	195.5
TOTAL	195.5

PROPERTY DESCRIPTION

TRACT 1

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5 +/- feet to a point situated in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee; and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.79 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;

Thence, S 21°05'44" E, a distance of 28.94 feet to a point;

Thence, S 23°17'37" W, a distance of 40.24 feet to a point;

Thence, S 23°46'32" E, a distance of 66.77 feet to a point;

Thence, S 66°10'33" E, a distance of 35.35 feet to a point;

Thence, S 21°05'44" E, a distance of 934.66 feet to a point;

Thence, S 23°54'16" W, a distance of 35.36 feet to a point;

Thence, S 21°05'44" E, a distance of 120.00 feet to a point;

Thence, S 66°05'44" E, a distance of 35.36 feet to a point;

Thence, S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner for Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office for Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;

Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;

Thence, S 37°24'01" W, a distance of 226.56 feet to a point;

Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;

Thence, S 16°37'42" W, a distance of 267.88 feet to a point;

Thence, S 19°19'11" W, a distance of 69.33 feet to a point;

Thence, S 15°25'57" W, passing a iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;

Thence, S 56°45'56" W, a distance of 141.68 feet to a point;

Thence, S 42°32'18" W, a distance of 106.78 feet to a point;

Thence, S 37°57'39" W, a distance of 153.54 feet to a point;

Thence, S 31°12'57" W, a distance of 248.53 feet to a point;

Thence, S 33°19'26" W, a distance of 263.21 feet to a point;

Thence, S 37°47'22" W, a distance of 270.72 feet to a point;

Thence, S 49°22'29" W, a distance of 362.46 feet to a point;

Thence, S 49°58'17" W, a distance of 330.75 feet to a point;

Thence, S 76°32'23" W, a distance of 295.76 feet to a point;

Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
 Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
 Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
 Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
 Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
 Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
 Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
 Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
 Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
 Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
 Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
 Thence, N 40°17'13" E, a distance of 125.94 feet to a point;
 Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
 Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
 Thence, S 87°03'59" E, a distance of 299.23 feet to a point;
 Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
 Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
 Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
 Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
 Thence, N 00°16'11" E, a distance of 374.56 feet to a point;
 Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
 Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
 Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
 Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
 Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
 Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
 Thence, N 20°03'52" E, a distance of 238.53 feet to a point;
 Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
 Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
 Thence, S 79°52'03" E, a distance of 242.01 feet to a point;
 Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
 Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing a iron rod found by TN RLS# 2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee;

2. That the overall entitlements for Water's Edge PUD Subdivision are as follows:

Entitlements	Water's Edge PUD Subdivision (Overall)
Base Zone	Specific Development Residential (SD-R 1.91)
Character Area Overlay	McEwen Character Area Overlay (MECO) 6
Other Zoning Overlays	FWO; FFO
Number of Dwelling Units	373 (241 detached and 132 attached)
Number of Nonresidential Square Footage	N/A
Connectivity Index	1.58
Development Standard	Conventional
Open Space Requirements	Formal: 11.04 acres Informal: 105.02 acres Total: 116.06 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE: 10/9/14

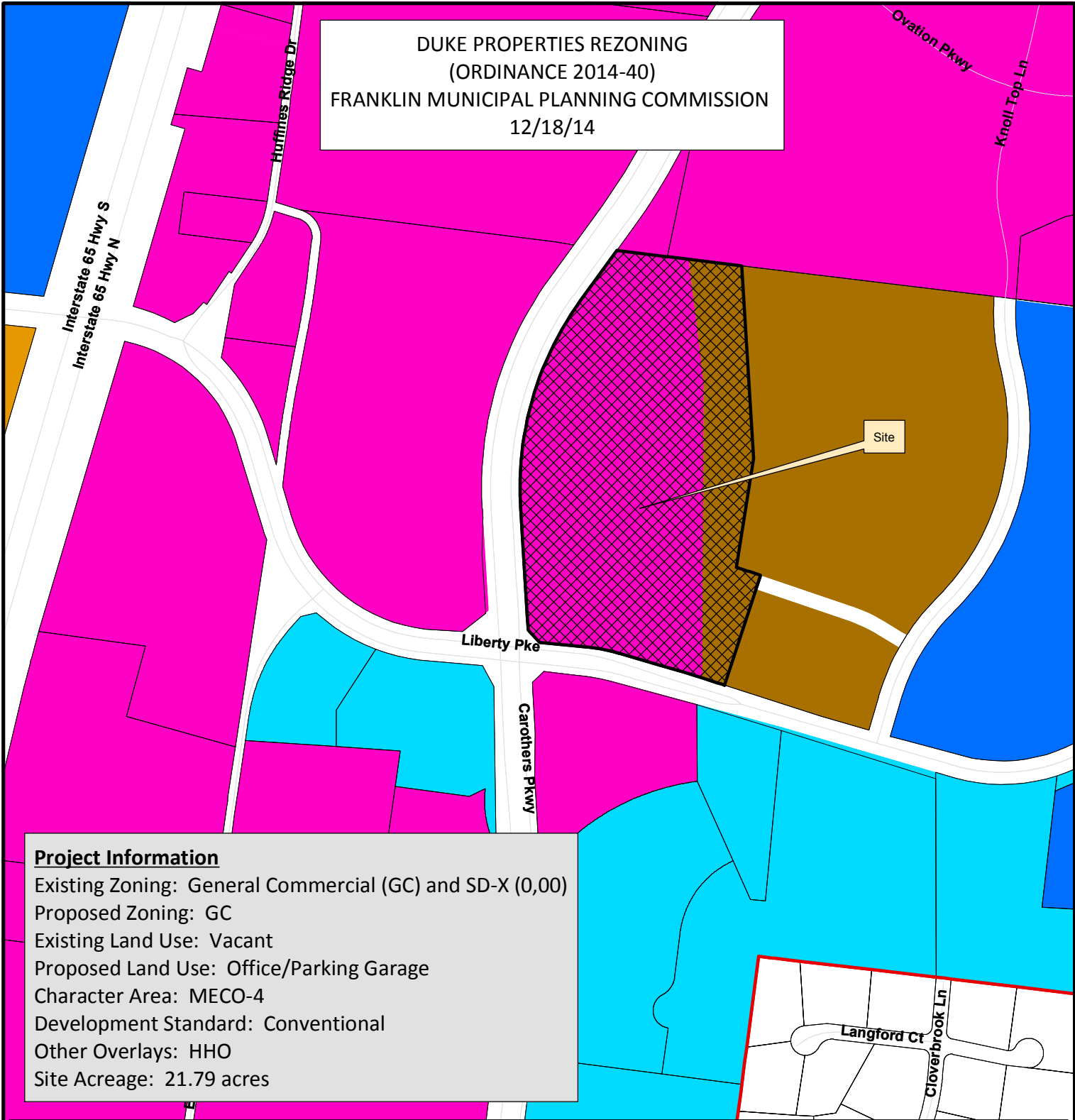
CONCEPTUAL PROJECT WORKSHOP: 10/23/14

REQUIRED NEIGHBORHOOD MEETING: 10/29/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA PASSED/PUBLIC HEARING HELD:

DUKE PROPERTIES REZONING
(ORDINANCE 2014-40)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



Project Information

Existing Zoning: General Commercial (GC) and SD-X (0,00)
 Proposed Zoning: GC
 Existing Land Use: Vacant
 Proposed Land Use: Office/Parking Garage
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 21.79 acres

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



0 250 500 1,000
Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2014-40

**TO BE ENTITLED "AN ORDINANCE TO REZONE ±4.89
ACRES FROM SPECIFIC DEVELOPMENT-VARIETY
DISTRICT (SD-X 0/0) TO GENERAL COMMERCIAL
DISTRICT (GC) FOR THE PROPERTY LOCATED AT 1214
LIBERTY PIKE."**

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed GC zone would remove the current split zoning condition on the property in question.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development-Variety District (SD-X) to General Commercial District (GC):

BEING THE EASTERNLY PORTION OF A TRACT OR PARCEL OF LAND known as Lot 3 OF the Final plat of Duke Properties, recorded at Plat Book 56 page 2 in the register's office of Williamson County Tennessee. R.O.W.C. and as situated in the Eighth Civil District of Williamson County, Tennessee. This parcel also being more particularly bounded and described as follows:

BEGINNING AT the northeast corner of Lot 3 of the Final Plat of Duke Properties (PB 56 page 2), of which this is a part, and the northwest corner of Lot 1 of the original Waterford Subdivision Final Plat (PB 55 page 28) R.O.W.C. Thence leaving said lot 1 and with the north line of the aforesaid Lot 3, North 83°00'45" West, a distance of 180.30 feet to a point; Thence Leaving the north line of the Duke properties Lot 3 and running through the parcel the following two (2) courses; (1) South 06°59'19" East, a distance of 415.06 feet; Thence (2) South 00°16'25" West, a distance of 999.72 feet to a point on the north right of way of Liberty Pike/Carothers Roadway Intersection and the south line of the aforesaid Duke Properties Parcel of which this is a part; Thence with said north right of way line and Duke Properties Parcel South 72°04'57" East, a distance of 78.85 feet to the southeast corner of said Lot 3 and the southwest corner of the aforesaid Lot 1; Thence leaving the north right of way line of Liberty Pike and with 5 lines of the common boundary of said lots 1 and 3; Thence (1) North 18°10'10" East, a distance of 390.62 feet to a point; Thence (2) North 71°05'56" West, a distance of 37.21 to a point marking the beginning of a curve concave to the south having a radius of 1400.00 feet and a central angle of 2°01'57" and being subtended by a chord which bears North 72°06'55" West 49.66 feet; thence (3) easterly along said curve, a distance of 49.66 feet to a point; thence (4) North 09°03'41" East, a distance of 371.89 feet to a point; thence (5)

North 03°30'15" West, a distance of 649.53 feet to the beginning.

And containing 4.886 acres of land more or less.

Also being the same land designated as Lot 3 on the Final Plat of Waterford as recorded in Plat Book 55 page 28 in the Register's Office of Williamson County.

Zoning Reference Number: 14-06:

Map-Group-Parcel	Acres
079G-A00400	±4.89
TOTAL	±4.89

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2014-37

AN AMENDMENT TO THE ZONING ORDINANCE TO REMOVE SECTION 2.4.2 (11) ENTITLED "AMENDMENTS OR REVISIONS TO AN APPROVED PLANNED UNIT DEVELOPMENT (PUD), CONCEPT PLAN OR PUD REGULATING PLAN" AND SECTION 2.4.2 (12) ENTITLED "PUDs APPROVED BETWEEN JULY 1, 2008 AND JANUARY 10, 2012" AND TO REPLACE WITH A NEW SECTION 2.4.2 (11) TO BE ENTITLED, "AMENDMENTS OR REVISIONS TO AN APPROVED PUD DEVELOPMENT PLAN, CONCEPT PLAN OR REGULATING PLAN," AND TO RENUMBER SUCCESSIVE SECTIONS ACCORDINGLY

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable development through the PUD process; and

WHEREAS, the City of Franklin, Tennessee approves development plans associated with PUD to assure quality development; and

WHEREAS, the City of Franklin, Tennessee has a specific process prescribed by the Zoning Ordinance for approval of development plans; and

WHEREAS, circumstances can require certain sections, provisions, or conditions of approved development plans be revised after approval; and

WHEREAS, Zoning Ordinance Section 2.4.2 (11) and Section 2.4.2 (12) has provided the regulations for such amendments but needs more detail; and

WHEREAS, greater clarification will make the process more predicable for the FMPC, BOMA, the applicant and staff; and

WHEREAS, staff sought input from the development community at a Design Professional meeting and FMPC/BOMA at a Joint Conceptual meeting; and

WHEREAS, the proposed Zoning Ordinance Amendment for approving revisions to development plans provides the BOMA, FMPC, staff and the applicant more specific guidance related to the process and entity responsible for review and approval.

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

SECTION I. That Chapter 2, Section 2.4.2 (11) and (12), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; and to add the following text noted in **bold**, with all successive sections being renumbered accordingly.

(11) Amendments or Revisions to an Approved PUD Development Plan, Concept Plan or PUD Regulating Plan

~~The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plans. For those Concept Plans approved prior to July 1, 2008, Subsection 2.4.2(11) (a) shall be the governing review process, as they were originally approved by BOMA, with review from the FMPC. For Concept Plans or Regulating Plans approved between July 1, 2008 and January 10, 2012, either subsection 2.4.2(11)(a) or 2.4.2(11)(b) shall apply, depending on the elements of the development proposed for revision (for example, Subsection 2.4.2(11)(a) would be the governing review process for an increase to the overall entitlements, while Subsection 2.4.2(11)(b) would be the governing review process for a change in the overall block structure of a development).~~

~~(a) Franklin Municipal Planning Commission and BOMA Review~~

~~The items below, in each case, are considered deviations from a Development Plan or Concept Plan of record and require approval of a revised Development Plan by the FMPC and the BOMA, according the procedure described in Subsection 2.4.2(6), above. These items relate to the overall entitlements for a development. These items are:~~

- ~~(i) The total gross amount of open space is decreased by more than 10%. However, all plans shall provide, at a minimum, the amount of open space required by the Franklin Zoning Ordinance.~~
- ~~(ii) The number of external access points, the street network, or streets identified in the Major Thoroughfare Plan are substantially changed and impacts the project, as approved.~~
- ~~(iii) The revised plan must be submitted if there is a change to a BOMA condition that impacts the physical character of the development. For example, a change to a specific condition regarding placement/materials of an aspect of the construction. If the condition does not address a construction related condition for example a condition for monetary set-aside, only the request need be considered.~~
- ~~(iv) Any revision that requires a Modification of Standards or that requires a change to a Modification of Standards previously approved for the development. However, Design Modifications, as described in Section 5.3.11 of the Franklin Zoning Ordinance, may be granted by the FMPC as part of the Development Plan or Site Plan review process.~~

~~(b) Franklin Municipal Planning Commission Review~~

~~The items below, in each case, are considered deviations from a Development Plan, Concept Plan, or Regulating Plan of record and require approval of a revised Development Plan by the FMPC. These items relate to the conceptual layout of a development. A Development Plan shall not be submitted in conjunction with a site plan. These items are:~~

- (i) ~~Any increase in density or intensity of more than 10%, or the number of stories is changed within a particular phase of the development and such revision impacts a particular aspect of the project established by the Development Plan.~~
- (ii) ~~Any removal of specimen trees shown as preserved on the Concept Plan/Regulating Plan; the removal of trees that establish a desired buffer for particular resources, such as historic resources, water bodies or adjacent properties. Removal of trees shall in any event require replacement trees according to Section 5.2.5(7) of the Franklin Zoning Ordinance.~~
- (iii) ~~A reduction of more than 10% in open space within a section of development that alters the character of the development in that section. For example, a reduction in the overall number of pocket parks in one of the residential sections of a development.~~
- (iv) ~~Any impact to existing historic structures or sites.~~
- (v) ~~Any revisions to drainage, streets, or other engineering design changes that alter items approved in the Concept Plan, including significant changes in traffic circulation.~~
- (vi) ~~Any change that could potentially create adverse impacts on stormwater quality or quantity management.~~
- (vii) ~~Changes to the internal street network or block layout, such as the elimination of streets or connection points.~~

~~Any revision or amendment that meets any of the items in Subsection 2.4.2(11) (b) (i-viii), above, shall follow the following review and approval procedure:~~

~~Step 1—Department of Planning and Sustainability Review and Recommendation on the Development Plan~~

- ~~(1) —The applicant shall meet with the Department of Planning and Sustainability and other departments, as appropriate, for a preapplication conference unless waived in accordance with Subsection 2.3.6, Waiver of Required Meetings. —~~
- ~~(2) —The Department of Planning and Sustainability shall organize and conduct a meeting of the DRT to review the Development Plan pursuant to the deadlines described in the Administrative Manual.~~
- ~~(3) —The applicant shall submit an application in accordance with Section 2.3, Common Development Review Requirements.~~
- ~~(4) —If the applicant fails to submit an application within 120 days of the preapplication conference, the applicant shall be required to begin the review procedure again from the Step 1 (1), above.~~

~~(5) — The Department of Planning and Sustainability shall make available, in writing via checklist, checkprint or memo, all comments and recommendations from the DRT to the applicant.~~

~~(6) — From the date of receipt of the DRT comments, the applicant shall have until the deadline established in the Administrative Manual to address the comments and submit a revised Development Plan.~~

~~(7) — Upon submittal of a revised Development Plan, the Department of Planning and Sustainability shall prepare a final review of the Development Plan by the deadline established in the Administrative Manual, and recommend to the FMPC the approval, approval with modifications, or disapproval of the Development Plan application. The Department of Planning and Sustainability may also recommend the continuance of the matter to allow for further review.~~

~~Step 2 — FMPC Review and Decision on the Development Plan~~

~~(1) — The FMPC shall hold a public meeting by the date established in the FMPC Bylaws and the Administrative Manual.~~

~~(2) — The FMPC shall review, hear, and make the final decision on all applications for a Development Plan application in accordance with this ordinance, state law, and the FMPC Bylaws.~~

~~(3) — The FMPC shall make a decision on the Development Plan in accordance with this ordinance and state law.~~

~~(4) — Upon approval of the Development Plan by the FMPC, site plan review shall be required, in accordance with Subsection 2.4.3, Site Plan Review.~~

~~(c) — Staff Review~~

~~The items below, in each case, are considered deviations from a Development Plan, Concept Plan, or Regulating Plan of record and may be approved by the Director of Planning and Sustainability. The Director of Planning and Sustainability or his/her designee may at his/her discretion choose to forward any change to the DRT and/or FMPC for review.~~

- ~~(i) — There are changes in open space, which do not reduce the amount by more than 10% and do not alter the character of the development.~~
- ~~(ii) — There are changes in density or intensity that are less than 10%, which do not alter the character of the development.~~
- ~~(iii) — There are parking changes or other minor engineering revisions that do not impact the character of the project.~~
- ~~(iv) — There are minor changes to the street network, which do not impact the character of the development.~~

~~A revision or amendment that meets any of the items in Subsection 2.4.2(11) (c) (i-iv), above, shall submit the revision or amendment to staff and the approval of the revision or amendment shall be listed on the Administrative Agenda.~~

~~(12) PUDs Approved Between July 1, 2008 and January 10, 2012~~

~~For any PUD Concept Plan or Regulating Plan approved between July 1, 2008 and January 10, 2012, the following review procedure shall apply:~~

- ~~(a) Concept Plans that are to be amended or revised shall follow the process and procedure, as described in Subsection 2.4.2(11) (a), above.~~
- ~~(b) Concept Plans which do not have approved Regulating Plans for all Sections or Phases within the PUD which have Sectioned or Phased Regulating Plans shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above for approval of those unapproved sections or phases.~~
- ~~(c) Concept Plans that have not submitted any Regulating Plans for a PUD shall follow the process and procedure as described in Subsection 2.4.2(11)(b), above.~~

2.4.2 (11) Amendments for Revisions to an Approved PUD, Concept Plan or Regulating Plan – January 1, 2000 to December 31, 2014

The following subsections provide the framework for revisions or amendments to Concept Plans, Regulating Plans, or Development Plan. The review process, which applies to the proposed revision, depends upon the elements of the plan proposed for revision. The below sections define the process and the reviewing entity for different types of revisions.

(A) Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in 2.4.2(6). The Development Plan shall be approved before the Site Plan is accepted for review.

- I. Any Increase in entitlements, including the number of dwelling units for residential projects and square footage for non-residential or either for mixed use projects.**
- II. Changes or increase from detached to attached dwelling unit(s).**
- III. Changes in non-residential square footage related to the institutional and/or industrial use.**
- IV. A change in the number and/or location of external access points, or streets classified as collector or arterial roadways.**
- V. Revisions to the widths or lengths of provided buffers (historic, incompatible use, incompatible lot size, stormwater, etc.).**

- VI. Any revision to a condition required by the BOMA.**
- VII. Any revision that requires a Modification of Standards (MOS) or that requires a change to an MOS previously approved.**

(B) FMPC Review

The items below are considered deviations from the Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC. The Development Plan shall be approved before the Site Plan is accepted for review.

- I. Changes to setbacks approved as part of the Development Plan, which change the character of the project.**
- II. Major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development.**
- III. Reduction in approved open space within a section of the plan, which impacts the plan.**
- IV. Changes in building heights, or number of stories, which impact the visual character or transitional features of the section or plan.**
- V. Significant changes to the internal street network, block layout, and/or intersection configuration, such as the elimination of streets or connection points, or any reduction to the connectivity index.**
- VI. Any impact to existing historic sites or structures, other than impacts previously approved.**
- VII. Major changes to parking layout, which adversely alters parking convenience or changes the character of the plan.**
- VIII. Substantial revision to drainage, streets, stormwater quality or quantity or other engineering design changes that alter those items as approved in the Development Plan, including significant changes in traffic circulation.**

(C) Staff Review

Items not meeting the criteria of Subsections 2.4.2 (11) (a) and (b) may be addressed according to the provisions of this subsection related to staff review. These items are

considered minor in nature and have minimal impact upon the project. For staff review, the revised Development Plan shall be submitted simultaneously with a revised Site Plan for staff approval.

The Planning Director or his/her designee may at his/her discretion choose to forward any revised Development Plan to the BOMA, the FMPC or the Department Review Team (DRT) for review, comment and approval.

Should the Planning Director or his/her designee require the revised Development Plan be considered by FMPC and/or the BOMA, the submittal requirements for those entities shall apply.

2.4.2 (12) Amendments for Revisions to Development Plans, Site Plans, Preliminary Plats approved after January 1, 2015,

Amendments to Development Plans, Site Plans and Preliminary Plats approved after January 1, 2015, will meet the criteria set forth in the State of Tennessee Vesting Property Rights Act of 2014, Section 1, (h) (l), addressing amendments.

An amendment to an approved development plan by the developer must be approved by the Board of Mayor and Aldermen to retain the protections of the vested property right.

An amendment may be denied based upon a written finding by the local government that the amendment:

- (A) Alters the proposed use;
- (B) Increases the overall area of the development;
- (C) Alters the size of any nonresidential structures included in the development plan;
- (D) Increases the density of the development so as to affect traffic, noise or other environmental impacts, or
- (E) Increases any local government expenditure necessary to implement or sustain the proposed use.

(2) If an amendment is denied by the Board of Mayor and Aldermen based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application under this section. Notwithstanding this subsection (h), a vested property right shall not terminate if the Board of Mayor and Aldermen determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property rights.

(3) Staff will review all amendments requested by developer(s) and approve those with minor changes not impacting the development and meeting the criteria of the Vesting Property Rights Act of 2014. Staff will forward to the Board

of Mayor and Aldermen all requests for amendments to project approved after January 1, 2015, that contain changes related to 2.4.2 (12) (1) (A) through E.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey

Dr. Ken Moore

City Administrator/Recorder

Mayor

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

DEFERRED SECOND READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:

RESOLUTION 2015-11

RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE APPROVING AN AMENDED AND RESTATED REVOLVING LOAN AGREEMENT

WHEREAS, The Industrial Development Board of the City of Franklin (the "IDB") has, pursuant to an Indenture of Trust dated as of December 1, 2005 (the "Indenture") between the IDB and The Bank of New York Trust Company, N.A., as Trustee (the "Trustee"), issued its Adjustable Rate Taxable Tax Increment Bonds, Series 2005 (the "Original Bonds"); and

WHEREAS, the Original Bonds have also heretofore been secured by an Irrevocable Letter of Credit (the "Letter of Credit") issued by Fifth Third Bank (the "LOC Bank") in favor of the Trustee issued pursuant to a Reimbursement Agreement dated as of December 1, 2005 (as from time to time amended, the "Reimbursement Agreement") between the IDB and the LOC Bank; and

WHEREAS, the IDB and Fifth Third Securities, as Remarketing Agent, have entered into a Remarketing Agreement dated as of December 1, 2005 (the "Remarketing Agreement") relating to the Original Bonds; and

WHEREAS, the Reimbursement Agreement obligates the IDB to reimburse the LOC Bank for any draws made by the Trustee on the Letter of Credit; and

WHEREAS, to enhance the marketability of the Bonds and to induce the LOC Bank to issue the Letter of Credit, the City of Franklin, Tennessee (the "City") and the IDB previously entered into a Revolving Loan Agreement dated as of December 21, 2005 (the "Original Revolving Loan Agreement") pursuant to which the City agreed to loan funds to the IDB which can be used to make payments due under the Reimbursement Agreement and the Remarketing Agreement in the event that other revenues pledged for the payment therefor are insufficient; and

WHEREAS, the IDB proposes to enter into a Bond Purchase and Loan Agreement (the "BB&T Loan Agreement") with Branch Banking and Trust Company ("BB&T"), pursuant to which BB&T will purchase the IDB's Tax Increment Revenue Refunding Bonds, Series 2015 in the original aggregate principal amount not to exceed \$12,910,000 (the "Refunding Bonds"), the proceeds of the sale of which will be applied by the IDB to the payment in full of the Original Bonds or the reimbursement of the LOC Bank for a draw made by the Trustee under the Letter of Credit for such payment; and

WHEREAS, the obligations of BB&T under the BB&T Loan Agreement are conditioned upon the IDB and the City agreeing to certain amendments to the Original Revolving Loan Agreement; and

WHEREAS, there has been presented to this meeting the form of Amended and Restated Revolving Loan Agreement (the “Restated Loan Agreement”) by and between the IDB and the City; and

WHEREAS, it appears that the foregoing instrument now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered by the City for the purposes intended.

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

RESOLVED, that the form, terms and provisions of the Restated Loan Agreement which is before this meeting be and they are hereby approved, and the Mayor or the City Administrator be and they are hereby authorized, empowered and directed to execute, acknowledge and deliver the Restated Loan Agreement in the name and on behalf of the City; that such document is to be in substantially the form now before this meeting and hereby approved, or with such changes therein as shall be approved by the Mayor or the City Administrator of the City executing the same, his execution thereof to constitute conclusive evidence of his approval of any and all changes or revisions therein from the form of such document now before this meeting; and that from and after the execution and delivery of such document, the officers of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of such document as executed.

IT IS SO RESOLVED AND DONE on this 10th day of February, 2015.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____

Eric Stuckey

City Administrator

By: _____

Dr. Ken Moore

Mayor

CONTRACT 2015-0038

AMENDED AND RESTATED REVOLVING LOAN AGREEMENT

THIS AMENDED AND RESTATED REVOLVING LOAN AGREEMENT entered as of the 1st day of April, 2015 by and among the BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, a Tennessee municipality (the "City"), and THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF FRANKLIN, a Tennessee public non-profit corporation (the "IDB").

WITNESSETH:

WHEREAS, the IDB has, pursuant to an Indenture of Trust dated as of December 1, 2005 (the "Indenture") between the IDB and The Bank of New York Trust Company, N.A., as Trustee (the "Trustee"), issued its Adjustable Rate Taxable Tax Increment Bonds, Series 2005 (the "Original Bonds"); and

WHEREAS, the Original Bonds are payable from:

- (i) The incremental real and personal property tax revenues received by the IDB with respect to the property that is subject to that certain "Economic Impact Plan for McEwen Economic Development Area" (the "Plan") heretofore approved by the City and Williamson County, Tennessee (the "TIF Revenues");
- (ii) Certain payments in lieu of taxes paid to the IDB by Nissan North America, Inc. ("Nissan") pursuant to that certain Payment In Lieu of Tax Agreement dated as of December 5, 2005 (the "Nissan PILOT Agreement"), between the IDB and Nissan (the "Nissan PILOT Payments");
- (iii) Payments in lieu of taxes other than the Nissan PILOT Payments received by the City or the IDB with respect to properties located in the "Plan Area," as described in the Plan (the "Other PILOT Payments"); and
- (iv) Certain payments made by Nissan pursuant to that certain Conditional Payments Agreement dated as of December 21, 2005 (the "Conditional Payments Agreement") between the IDB and Nissan (the "Conditional Payments");

WHEREAS, the Original Bonds have also heretofore been secured by an Irrevocable Letter of Credit (the "Letter of Credit") issued by Fifth Third Bank (the "LOC Bank") in favor of the Trustee issued pursuant to a Reimbursement Agreement dated as of December 1, 2005 (as from time to time amended, the "Reimbursement Agreement") between the IDB and the LOC Bank; and

WHEREAS, the Reimbursement Agreement obligates the IDB to reimburse the LOC Bank for any draws made by the Trustee on the Letter of Credit; and

WHEREAS, the IDB and Fifth Third Securities, as Remarketing Agent, have entered into a Remarketing Agreement dated as of December 1, 2005 (the "Remarketing Agreement") relating to the Bonds; and

WHEREAS, to enhance the marketability of the Original Bonds and to induce the LOC Bank to issue the Letter of Credit, the City and the IDB previously entered into a Revolving Loan Agreement dated as of December 21, 2005, as amended by the Amendment to Revolving Loan Agreement dated as of January 21, 2012 (collectively, the "Original Revolving Loan Agreement") pursuant to which the City agreed to loan funds to the IDB to be used to make payments due under the Reimbursement Agreement and the Remarketing Agreement in the event that other revenues pledged for the payment therefor were insufficient; and

WHEREAS, on even date herewith, the IDB will enter into that certain Bond Purchase and Loan Agreement (the "BB&T Loan Agreement") with Branch Banking and Trust Company ("BB&T"), pursuant to which BB&T will purchase the IDB's Tax Increment Revenue Refunding Bonds, Series 2015 in the original aggregate principal amount of **\$12,910,000** (the "Refunding Bonds"), the proceeds of the sale of which will be applied by the IDB to the payment in full of the Original Bonds or the reimbursement of the LOC Bank for a draw made by the Trustee under the Letter of Credit for such payment; and

WHEREAS, the obligations of Nissan under the Conditional Payments Agreement have expired and, therefore, no Conditional Payments will be due or owing from Nissan; and

WHEREAS, the BB&T Loan Agreement will include an assignment of the TIF Revenues, the Nissan PILOT Payments and the Other PILOT Payments (collectively, the "Specified Revenue Sources") to the Purchaser to secure the obligations of the IDB under the BB&T Loan Agreement and the Refunding Bonds; and

WHEREAS, as a condition to B&BT's purchase of the Refunding Bonds, BB&T has required that the City and the IDB enter into this Amended and Restated Loan Agreement as set forth herein.

NOW, THEREFORE, in consideration of the premises, the parties hereby agree that the Original Revolving Loan Agreement is amended and restated as follows:

1. Loans. If at any time the amount on deposit in the Issuer Deposit Account (the "Issuer Account") established under the BB&T Loan Agreement is insufficient to pay principal or interest due under the BB&T Loan Agreement or the Refunding Bonds or other payments due BB&T under the BB&T Loan Agreement, then the City shall, in each such instance within five (5) working days after receipt of written notice from BB&T, deposit funds in the Issuer Deposit Account in an amount sufficient to cure any such deficiency. Each such deposit is herein referred to as a "Loan".

2. Interest on Loans. The Loans shall bear interest at a rate equal to the rate from time to time borne by the Refunding Bonds.

3. Repayment of Loans. Interest and principal on each Loan shall be payable on **July 1** of each year to the extent that funds remain in the Issuer Deposit Account after paying

any current or past due amount due to BB&T under the Refunding Bonds or the BB&T Loan Agreement.

4. Application of Moneys Remaining in Issuer Deposit Account. If at such time as the Bonds and the interest thereon have been paid in full, and any amounts due BB&T under the BB&T Loan Agreement and the Refunding Bonds have been paid, any funds remaining in the Issuer Deposit Account shall be paid to the City and credited against any principal and/or interest then due with respect to the Loans.

5. Interest on Overdue Payments. If any payment of interest or principal on any Loan is not made when due, such unpaid amount shall bear interest at a rate equal to the rate of interest then applicable to such Loan plus 1%.

6. Application of Payments. Any payment with respect to the Loans or any amount credited with respect thereto pursuant to Section 4 hereof shall be applied first to interest (including interest on overdue payments), then to principal.

7. Limitation on Amount and Timing of Loans. The obligation of the City to make Loans shall extend to the earlier of (i) the date on which no amount is outstanding under the BB&T Loan Agreement or the Refunding Bonds and (ii) **date that is three months following maturity date of Refunding Bonds.**

Notwithstanding anything herein to the contrary, the City shall have no obligation to make any Loan to the extent that such Loan shall cause the outstanding principal amount of all Loans to exceed \$5,000,000.

8. Loan Agreement. The occurrence and continuance of an event of default under the BB&T Loan Agreement shall be a default hereunder.

9. No Additional PILOT Agreements. Neither the City nor the IDB shall, without the consent of BB&T, enter into any payment in lieu of tax arrangement with respect to any property in the Plan Area other than the Nissan PILOT Agreement and a PILOT Agreement with American Healthways, Inc.

10. No Amendment to Plan. So long as the IDB owes any amounts under the BB&T Loan Agreement or the Refunding Bonds, no amendment to the Plan shall be made without the consent of BB&T.

11. General Fund of the City. The City shall make Loans hereunder from its general fund and shall not use the proceeds of any borrowing to make Loans hereunder.

12. Notices. A copy of any notice hereunder shall also be given to BB&T at the address provided in the BB&T Loan Agreement.

13. Limited Liability of IDB. Anything in this Agreement to the contrary notwithstanding, the obligation of the IDB to make payments hereunder shall be limited solely to the Specified Revenue Sources, and the IDB shall not be required to effectuate any of its duties,

obligations, powers or covenants hereunder except to the extent of the Specified Revenue Sources.

14. No Liability of Officers. No recourse under or upon any obligation of the IDB hereunder shall be had against any incorporator, member, director or officer, as such, past, present, or future, of the IDB, either directly or through the IDB or otherwise, for the payment for or to the IDB or any receiver thereof, of any sum that may be due and unpaid by the IDB hereunder. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such incorporator, member, director or officer, as such, to respond by reason of any act or omission on his part or otherwise, for the payment for or to the IDB or any receiver thereof, of any such that may remain due and unpaid hereunder or any of them, is hereby expressly waived and released as a condition of and consideration for the execution of this Agreement. No covenant, stipulation, obligation or agreement of the Issuer contained in this Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future member, officer, director, agent or employee of the IDB nor shall any of said persons or entities be liable personally therefor.

15. Separability. If any section, paragraph or provision of this Agreement shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Agreement.

16. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

[signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF FRANKLIN, TENNESSEE

By: _____
Title: Mayor

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE CITY OF FRANKLIN

By: _____
Title: Chairman

IDB Original Payment Schedule

Year #	Year	Beginning Balance	Principal Payment	Ending Balance
	2005	--- issued Dec, 2005 ---		
1	2006	\$ 14,945,000	\$ -	\$ 14,945,000
2	2007	\$ 14,945,000	\$ -	\$ 14,945,000
3	2008	\$ 14,945,000	\$ -	\$ 14,945,000
4	2009	\$ 14,945,000	\$ -	\$ 14,945,000
5	2010	\$ 14,945,000	\$ 370,000	\$ 14,575,000
6	2011	\$ 14,575,000	\$ 395,000	\$ 14,180,000
7	2012	\$ 14,180,000	\$ 415,000	\$ 13,765,000
8	2013	\$ 13,765,000	\$ 445,000	\$ 13,320,000
9	2014	\$ 13,320,000	\$ 470,000	\$ 12,850,000
10	2015	\$ 12,850,000	\$ 500,000	\$ 12,350,000
11	2016	\$ 12,350,000	\$ 525,000	\$ 11,825,000
12	2017	\$ 11,825,000	\$ 560,000	\$ 11,265,000
13	2018	\$ 11,265,000	\$ 595,000	\$ 10,670,000
14	2019	\$ 10,670,000	\$ 630,000	\$ 10,040,000
15	2020	\$ 10,040,000	\$ 665,000	\$ 9,375,000
16	2021	\$ 9,375,000	\$ 710,000	\$ 8,665,000
17	2022	\$ 8,665,000	\$ 750,000	\$ 7,915,000
18	2023	\$ 7,915,000	\$ 800,000	\$ 7,115,000
19	2024	\$ 7,115,000	\$ 845,000	\$ 6,270,000
20	2025	\$ 6,270,000	\$ 900,000	\$ 5,370,000
21	2026	\$ 5,370,000	\$ 950,000	\$ 4,420,000
22	2027	\$ 4,420,000	\$ 1,010,000	\$ 3,410,000
23	2028	\$ 3,410,000	\$ 1,070,000	\$ 2,340,000
24	2029	\$ 2,340,000	\$ 1,135,000	\$ 1,205,000
25	2030	\$ 1,205,000	\$ 1,205,000	\$ -

TIF District

Annual Interest & Financing Costs						
<u>tax year</u>	<u>estimated tax increment</u>		<u>continuation of letter of credit mode</u>	<u>direct bank purchase fixed rate</u>	<u>direct bank purchase variable rate</u>	<u>direct bank purchase hybrid</u>
2015	\$ 1,282,578		\$ 255,645	\$ 335,920	\$ 108,680	\$ 222,300
2016	\$ 1,482,578		\$ 303,903	\$ 321,640	\$ 163,185	\$ 242,413
2017	\$ 1,682,578		\$ 345,836	\$ 306,408	\$ 211,782	\$ 259,095
2018	\$ 1,882,578		\$ 380,919	\$ 290,224	\$ 253,946	\$ 272,085
2019	\$ 2,082,578		\$ 408,628	\$ 273,088	\$ 289,152	\$ 281,120
	\$ 8,412,890		\$ 1,694,930	\$ 1,527,280	\$ 1,026,745	\$ 1,277,013

Available for Principal Reduction						
<u>tax year</u>	<u>estimated tax increment</u>		<u>continuation of letter of credit mode</u>	<u>direct bank purchase fixed rate</u>	<u>direct bank purchase variable rate</u>	<u>direct bank purchase hybrid</u>
2015	\$ 1,282,578		\$ 1,026,933	\$ 946,658	\$ 1,173,898	\$ 1,060,278
2016	\$ 1,482,578		\$ 1,178,676	\$ 1,160,938	\$ 1,319,393	\$ 1,240,166
2017	\$ 1,682,578		\$ 1,336,743	\$ 1,376,170	\$ 1,470,796	\$ 1,423,483
2018	\$ 1,882,578		\$ 1,501,659	\$ 1,592,354	\$ 1,628,632	\$ 1,610,493
2019	\$ 2,082,578		\$ 1,673,950	\$ 1,809,490	\$ 1,793,426	\$ 1,801,458
	\$ 8,412,890		\$ 6,717,960	\$ 6,885,610	\$ 7,386,145	\$ 7,135,878

MEMORANDUM

January 15, 2015

TO: Board of Mayor & Aldermen
Eric Stuckey, City Administrator

FROM: Russ Truell, ACA/CFO

RE: Plan of Refinancing Industrial Development Bonds

The original bonds used to finance the 50-acre parcel of land for the Nissan North America headquarters were issued with a rising amortization schedule that was intended to parallel the growing property taxes from the McEwen Economic Development district. That payment schedule, showing the principal payments for each year, is attached. The final maturity for the original bonds was April 1, 2030.

Because of the accelerating rate of development in the Economic Development District, and because of the unusually low prevailing interest rates, proposals were requested to ascertain whether a better financing structure might exist and the degree of competition in the rate environment among financial institutions. Numerous responses were received, including proposals offering slightly different financing formats. It was determined that a “direct bank purchase” format would be more beneficial to the Industrial Board and therefore the City of Franklin.

Moving to a direct bank purchase mechanism is beneficial in several ways. First, it removes the reliance on continual remarketing of the Industrial Board bonds. By allowing a bank or banks to purchase the bonds directly for a fixed term, the risk of constantly reselling and repricing the bonds on a weekly basis is eliminated. Secondly, it removes the need for a standby letter of credit. Because of continually escalating restrictions on banks by the regulatory authorities, it has become a practice of banking institutions to obtain a higher return on letter of credit commitments than was customary in 2005, the year of issuance. That results in higher costs for bond issuers like the IDB, even when the standby credit is seldom if ever

utilized. Finally, a direct bank purchase allows additional flexibility in structuring the repayment of the bonded debt. Instead of a fixed principal amount due and payable each period, banks can tailor the principal payments to correlate to the proceeds from the tax increment (TIF) district. If property taxes accumulate faster than forecasted, additional principal payments can be made without prepayment penalties or restructuring the outstanding loan balances.

In the most recent year, the “all-in” cost of financing the bonds was about 1.5%. That was comprised of a letter of credit cost of 1.00%; remarketing and trustee costs of approximately 0.20%; and variable interest rates of around 0.27%. Because the letter of credit costs and the variable interest rates are scheduled to rise in the coming year, the “all-in” cost estimate for 2015 is around 2.5%, or \$255,645.

In the submitted financing proposal that was deemed to be the best offer, there was a five-year term at a 2.72% fixed interest rate; a seven-year term at 3.14% fixed rate; and a ten year term at a 3.51% fixed rate. Similar proposals were received based on a floating interest rate (one-month Libor) plus a “spread” rate of roughly 70 basis points (0.70%). Using this best proposal, Public Financial Management and City staff have compared three approaches to refinancing the outstanding balance.

The fixed rate solution would raise the annual interest payments as follows:

5 year term	2.72%	\$335,920
7 year term	3.14%	\$387,790
10 year term	3.51%	\$433,485

The variable rate solution would decrease the annual interest payments for the first year as follows:

5 year term	0.86%	\$106,210
7 year term	0.88%	\$108,680
10 year term	0.91%	\$112,385

The caveat for the variable rate solution would be that interest rates are expected to rise over the next several years. The current one-month Libor rate is 0.16%. In comparing the costs over the next five years, staff used an annual increase of 0.50% in calculating the overall cost of the

variable rate program. The numbers are included in an attachment to this memo.

We are also exploring a third “hybrid” option with the financial institution deemed to have the best proposal. We are also conferring with the IDB bond attorney to make certain that such an option conforms to all laws and the technicalities of the original bond documents. In the hybrid option, the goal would be to take advantage of both fixed and variable offers. Using the known amount of tax increment revenue from the most recent year, a five-year fixed rate structure would be established. This would take advantage of the extremely competitive fixed rate offered by the bank without any risk of under collecting future tax revenues to make guaranteed payments. Whatever principal amount that could be defeased by the known revenues would be locked in a guaranteed five year payout. The interest cost would be greater than using the variable rate vehicle, but the certainty of payments would lower the overall risk. The remainder of the outstanding bonds would be placed in a second tier, subject to the variable rate but without a firm principal reduction schedule. Technically it would be an “interest only” payment schedule, but it would allow payments in variable amounts without prepayment penalties. If the tax increment grows at a rate of \$200,000 per year, as expected, that amount would be used to pay the interest first and the remainder would apply to principal. If by the third or fourth year, over \$800,000 would be available, any amount in excess of the interest payments would go toward principal.

The advantage of the hybrid approach is that it would take advantage of the unusually low short term interest rates while still guaranteeing that roughly half of the outstanding balance is protected from any spikes in the interest rates. It is a very conservative position; if you will, a “belt and suspenders” approach. Because half of the financing would be done at the fixed interest rate, the five year cost would be higher than the variable rate option. It would, however, reduce the risk of an unexpectedly rapid rise in short term interest rates. Current indications are that the economy will be unlikely to grow rapidly enough to justify interest rate hikes that are larger than those included in the model calculations.

RESOLUTION 2015-10

TO BE ENTITLED, "A RESOLUTION DIRECTING THE APPROPRIATIONS OF FUNDS TO THE FRANKLIN HOUSING AUTHORITY FOR THE PURPOSE OF REDUCING THE DEVELOPMENT FEES ASSOCIATED WITH PHASE II OF THE REDDICK PROPERTY REDEVELOPMENT PROJECT."

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee believe stable housing is the foundation upon which families build their lives, achieve good health, and pursue their economic potential; and

WHEREAS, in order to effectively promote the production of a variety of housing options throughout the City, the Board of Mayor and Aldermen realize that initiatives and strategies are necessary to create and sustain a diversity of housing within Franklin; and

WHEREAS, the Board of Mayor and Alderman have established a Water and Wastewater System Development and Access Fee Incentive Program and Inclusionary Zoning Ordinance where funds are deposited and may be used to create housing for families whose income is below 80% of the Greater Nashville, Franklin, Murfreesboro MSA median income threshold; and

WHEREAS, the Franklin Housing Authority has requested assistance from the Board of Mayor and Alderman for development fees, specifically sanitary sewer and water development fees (access, system development, tap, and effluent fees) for Phase II of the Reddick Property Redevelopment Project in the amount of \$194,162; and

WHEREAS, the Board of Mayor and Aldermen has appropriated \$8,460 dollars to the Franklin Housing Authority in the FY 2015 Budget.

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

☐ The Board of Mayor and Aldermen has determined the sixty-five public and tax credit residential units planned for Phase II of the Reddick Property Redevelopment Project contribute to the diversity of housing options with our community and in doing so the Board of Mayor and Alderman agree to appropriate \$_____ in the FY 2016 City of Franklin Budget to the Franklin Housing Authority to be used solely to pay for development fees associated with Phase II of the Reddick Property Redevelopment Project.

and/or

☐ The Board of Mayor and Aldermen has determined the sixty-five public and tax credit residential units planned for Phase II of the Reddick Property Redevelopment Project contribute to the diversity of housing options with our community and in doing so the Board of Mayor and Alderman agree to appropriate \$_____ from the Housing Reserve Fee-in-Lieu Account #170-23630-00000 account to the Franklin Housing Authority to be used solely to pay for development fees assorted with Phase II of the Reddick Property Redevelopment Project.

Adopted this 10TH day of February, 2015.

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

BUDGET GOALS

Financial Goals

- Maintain and enhance the positive fiscal position of the City by adherence to financial management principles for public funds.
- Continue to pursue options for revenue diversification among property taxes, sales taxes, fees, interest earnings, other income, and state shared revenues with expenditure growth reviewed annually in terms of population increases and desired public service levels.
- Produce a structurally balanced budget with ongoing revenues meeting ongoing expenses.
- Increase transparency and accuracy of budget process and presentation.
- Pursue additional revenue sources when and where appropriate.
- Maintain reserve funds in compliance with the Board of Mayor and Aldermen's adopted policy.
- Maintain compliance with the City's adopted debt policy and capital funding program.
- Leverage local funds through the pursuit of grant opportunities.

Non-Financial Goals

- Maintain and enhance services to citizens. Avoid employee layoffs and other actions that would negatively impact the delivery of City services.
- Focus on the delivery of roadway projects approved through the Board's Capital Investment Funding Plan.
- Focus on continued maintenance and improvement to the water & wastewater infrastructure by advancing rate-funded capital projects.
- Develop, adopt, and implement programs and policies which promote, protect, and preserve the health, safety and welfare of the community, and thereby enhance the high quality of life enjoyed by all residents of the City.
- Develop, adopt, and implement programs and policies, which create and sustain a positive economic environment within the City of Franklin.
- Cooperate with other agencies to generate significant economic development opportunities within Franklin and Williamson County.
- Cooperate with Williamson County cities, Metro and TDOT to enhance emergency operations, radio systems, and the Intelligent Transportation network.
- Continue an emphasis on maintenance of facilities and equipment with replacement of the City's fixed assets as necessary, which include equipment, infrastructure, and facilities.
- Continue emphasis on employee safety and safety education.
- Continue and further enhance our commitment to employee training and professional development, and thereby providing a positive work environment for teamwork, individual and department initiatives, productivity, and individual development.
- Maintain and continue to enhance the compensation and benefit plan for employees within our financial capabilities; to retain qualified and motivated employees in a highly competitive market.

- Enhance community services through the promotion of and with provision for the expansion of City/County, City/Non-Profit, and public/private cooperation in areas deemed feasible.
- Continue commitment to the vitality of the downtown area and individual historical areas.
- Encourage Community improvement projects to maintain and improve the visual improvements of the City's existing residential neighborhoods and business area.
- Continue maintaining membership and active participation of City officials in regional and statewide and national organizations benefiting the City of Franklin.

Specific Fiscal Year 2016 Initiatives

- To continue the emphasis that will maintain and enhance existing level of services to the citizens of Franklin to focus upon core values of excellence, innovation, teamwork, integrity and an action-orientation.
- Support and connect the City's operational efforts to long-term planning initiatives that have been completed in recent years and/or is currently underway. These key planning efforts include the Board-adopted strategic plan *FranklinForward*, the Integrated Water Resource Plan (IWRP), the Comprehensive Transportation Plan, the Park's Master Plan, the Greenway/Open Space Plan, and the neighborhood street resurfacing program.
- Review and update the City's Pay Plan based on market data ensuring that the City is a highly competitive employer. Include funding for pay plan updates, market adjustments and merit pay.
- Continue efforts to recruit qualified employees including efforts to diversify the workforce.
- Continue to work on a long-term assessment of City Hall facilities and operational needs due to growth, service requirements, and technology.
- Complete the construction of Fire Station #8 and bring it into full operational service to the community.
- Initiate the construction of both the Water Treatment Plant upgrade and Water Reclamation Facility Expansion/Upgrade.
- Demonstrate significant progress on the FY 2014-2018 Capital Investment Program (CIP) and the associated funding plan approved by the Board of Mayor and Aldermen. Work to update the Capital Investment Plan, establishing an updated 5-year plan.
- To continue to identify opportunities to expand and enhance the City's communication with the public through various strategies and mediums.
- To promote/market the City as a preferred economic development location in cooperation with the State of Tennessee, Williamson County and other partners.
- To continue the City's participation in the benchmarking program through UT-MTAS and other organizations, such as ICMA or GFOA. Continue the city-wide performance measurement program connecting measures to the Board's strategic plan, *FranklinForward*. Provide ongoing reporting through the budget, the City's website, and regular reports to BOMA.
- Support the sustainability efforts identified by staff and the City's Sustainability Commission.

- Continue efforts to find a workable solution to public transportation needs that would provide needed services with a more effective financial solution.

RESOLUTION NO. 2016-12

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN FOR THE CITY OF FRANKLIN ADOPTING BUDGET GOALS FOR THE FISCAL YEAR 2015-2016

WHEREAS, the City of Franklin strives to provide excellent services to its citizens on a cost effective basis through adoption of an annual operating budget as required by the Municipal Charter and the laws of the State of Tennessee, and

WHEREAS, this budget document is guided in principle by the goals and strategic planning developed by the Board of Mayor and Aldermen with input from the citizens of the City, and

WHEREAS, it is deemed to be in the public interest to provide for the long range fiscal health of the system by establishing financial, non-financial and specific operational goals each year, and

WHEREAS, a set of goals has been reviewed by the Budget & Finance Committee and the full Board of Mayor & Aldermen.

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

SECTION 1. The Goals for Fiscal Year 2015-2016, as set forth more fully in **Attachment A**, is herewith approved and adopted.

SECTION 2: That this Resolution shall be effective upon adoption.

ADOPTED THIS TENTH DAY OF FEBRUARY, 2015.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Sauna R. Billingsley
City Attorney

JAN 26 2015

Finance



cc: Russ
Enc

STATE OF TENNESSEE
COMPTROLLER OF THE TREASURY
OFFICE OF STATE AND LOCAL FINANCE
SUITE 1600 JAMES K. POLK STATE OFFICE BUILDING
505 DEADERICK STREET
NASHVILLE, TENNESSEE 37243-1402
PHONE (615) 401-7872
FAX (615) 741-5986

January 7, 2015

Honorable Board of Mayor and Aldermen
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mayor Moore and Members of the Board:

Please include this letter in the minutes of the next meeting of the Board of Mayor and Aldermen and provide a copy to each alderman.

This letter acknowledges receipt of a certified copy of the 2015 fiscal year budget for the City of Franklin (the "City").

We have reviewed the City's budget and have determined that projected revenues and other available funds are sufficient to meet anticipated expenditures. Our review of the budget is based solely on the information we have received and is for the purpose of determining that the budget appears to be balanced. With regard to programs included in the budget such as education, roads, and corrections, we have not made any attempt to determine that the local government in compliance with specific program statutes or guidelines, or with any financing requirements prescribed by any state or federal agency. A property tax rate may be included in this budget, and we would recommend that local government officials be certain that all program requirements have been met before initiating the tax collection process.

This letter constitutes approval, by this office, for the City's 2015 fiscal year budget as adopted by the governing body.

CONSIDERATIONS CONCERNING THE BUDGET

The Office of State and Local Finance has determined that the City's budget meets basic statutory requirements. We would, however, bring an issue to your attention that could potentially lead to financial problems for a particular fund in the future.

Fund Balance for the Sanitation and Environmental Services Fund

The City's fiscal year 2015 budget projects the Sanitation and Environmental Services Fund to end the year with a fund balance less than one month's average appropriations. These funds are special revenue funds with the primary funding source being charges for services.

Fund	Beginning Fund Balance (per FY2014 Audited Financial Statements)	Projected Annual Revenues	Projected Annual Expenditures	Projected Revenues Over/(Under) Projected Expenditures	Projected Ending Fund Balance	Projected Ending Fund Balance as of Percentage of Projected Annual Expenditures
Sanitation & Environmental Services Fund	\$405,119	\$8,148,820	\$8,148,820	\$0	\$405,119	5.0%

The Board should review the working capital requirements for these funds to determine the necessary level of cash needed to sustain the fund's operations. Please report to this Office the results of your review regarding the sufficiency of the fund's available cash.

If you should have any questions or we may be of assistance, please feel free to call.

Sincerely,



Sandra Thompson

Director of the Office of State and Local Finance

Cc: Mr. Jim Arnette, Director of Local Government Audit

ORDINANCE 2015-01

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- .56 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 0) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 8.0) DISTRICT FOR THE PROPERTY LOCATED AT 509 HILL DRIVE (COTTAGES AT 509 HILL DRIVE PUD).”

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-R zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development Residential-0 (SD-R 0.0) to Specific Development-Residential District (SD-R 8.0):

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

Zoning Reference Number: 14-04:

Map--Parcel	Acres
0781--002.00	±0.56
TOTAL	± 0.56

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 01/22/15

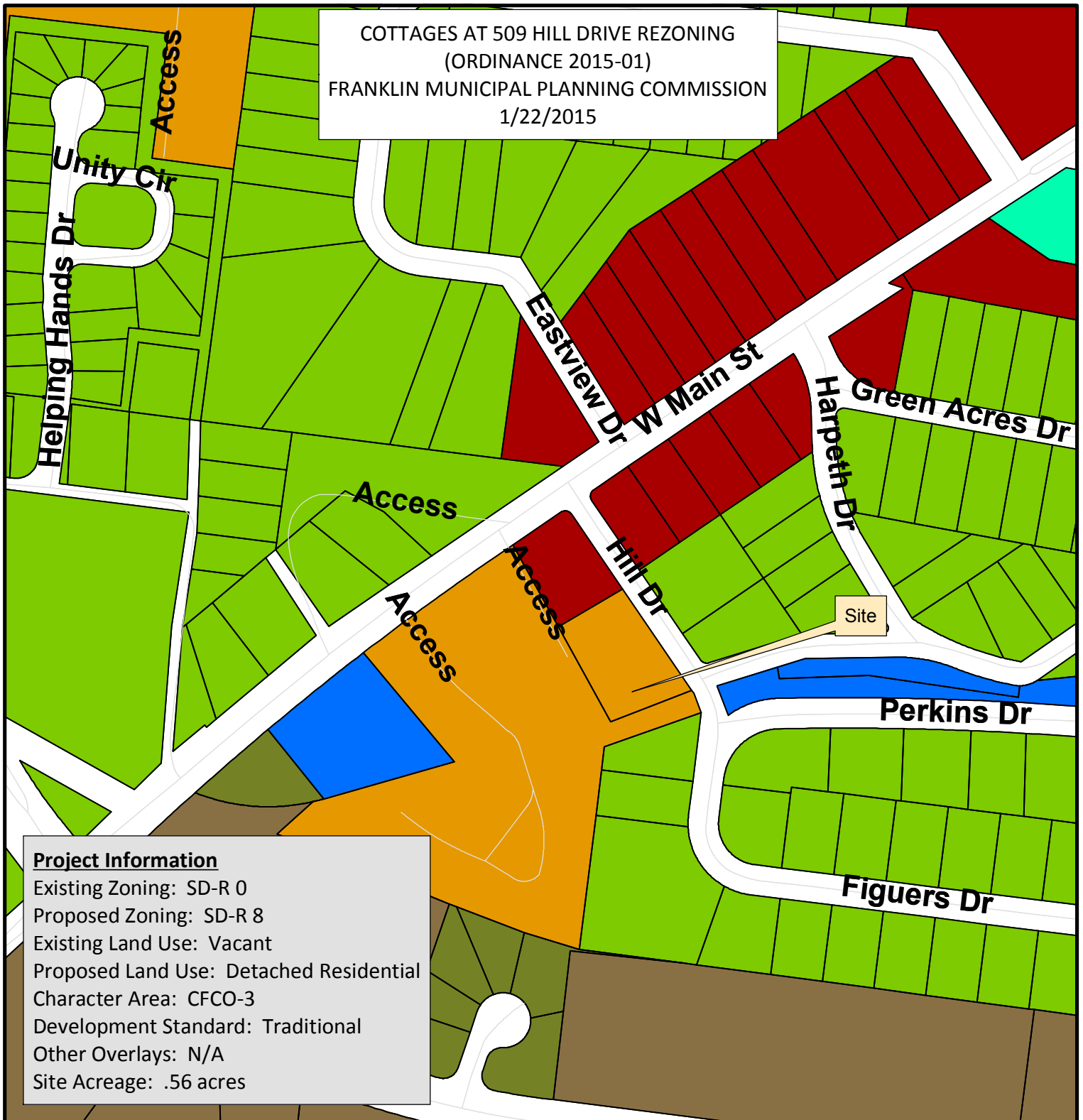
PASSED FIRST READING: 02/10/15

PUBLIC HEARING HELD: 03/10/15

PASSED SECOND READING: 03/10/15

PASSED THIRD READING: _____

COTTAGES AT 509 HILL DRIVE REZONING
(ORDINANCE 2015-01)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/2015



Project Information

Existing Zoning: SD-R 0

Proposed Zoning: SD-R 8

Existing Land Use: Vacant

Proposed Land Use: Detached Residential

Character Area: CFCO-3

Development Standard: Traditional

Other Overlays: N/A

Site Acreage: .56 acres

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



0 125 250 500
Feet

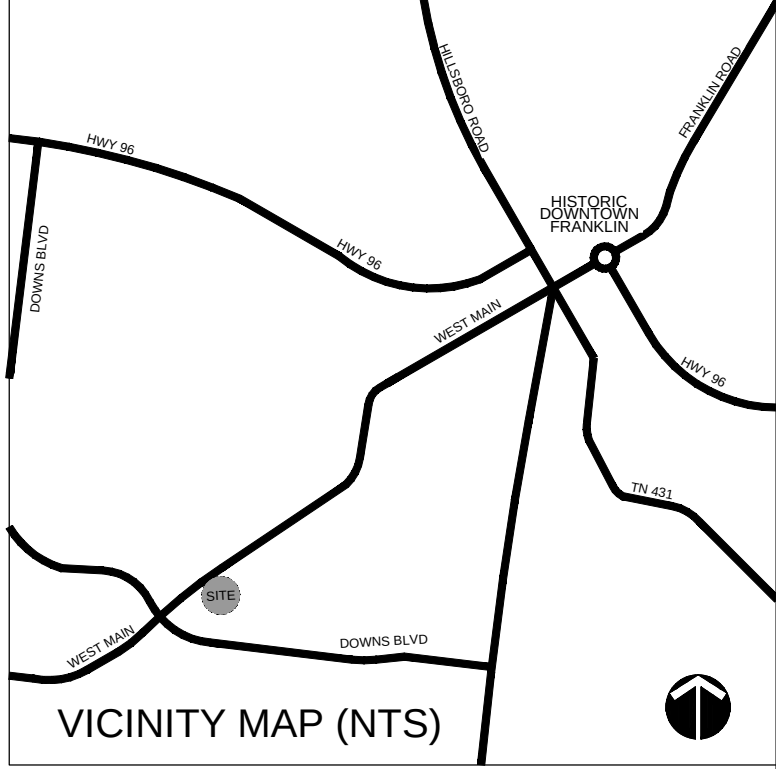
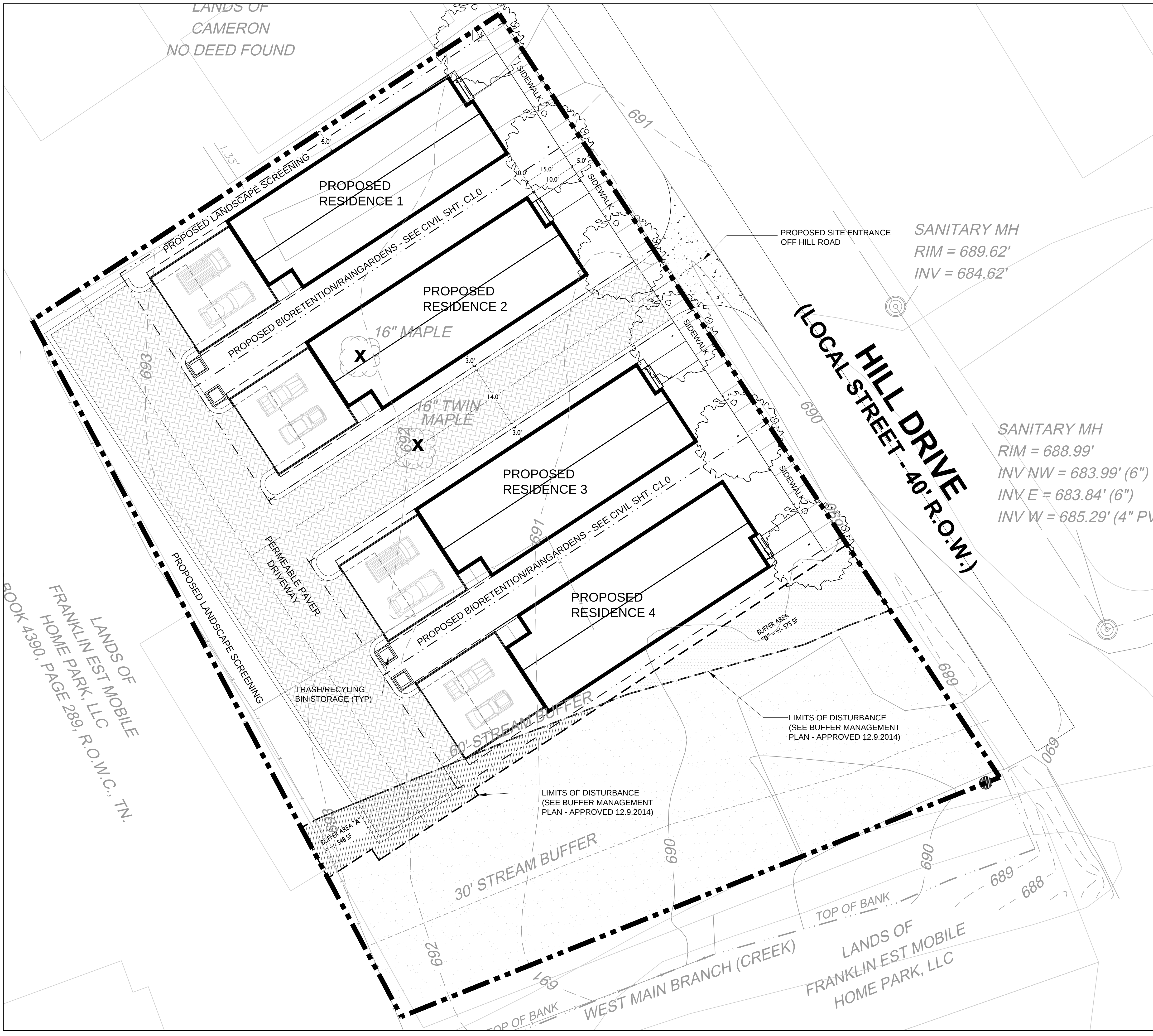
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2015. All rights reserved.

COF# 5746

CONDITIONS OF APPROVAL:

Planning
General Comments
1. Zoning

- Applicant shall revise plans to match intended zoning of SD-R 8.0 instead of the SD-R 4.0 on plans currently.



SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: TBD
SUBDIVISION: GREEN ACRES - CURRENTLY
MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
(T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)
ADDRESS: 509 HILL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

OWNER/DEVELOPER:
KP PROPERTIES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R -
SPECIFIC DEVELOPMENT RESIDENTIAL & CFDO-3
PROPOSED ZONING: SD-R-4
OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
PUD SITE ACREAGE: +/- .56 AC
PUD SITE SQUARE FOOTAGE: +/- 24,364.01 SF

BUILDING SQUARE FOOTAGE: +/- 9,600 SF
BUILDING HEIGHT: 2 STORIES
NUMBER OF BUILDINGS: 4
MIN. PARKING REQUIREMENT: RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
BUILDING AREA: +/- 2,400 SF EACH
BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DUA
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TREE CANOPY: 35%
PARKLAND DEDICATION REQUIREMENT: N/A
PARKLAND DEDICATION: N/A
OPEN SPACE REQUIRED: N/A
INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

- GENERAL NOTES**
- Per the Land Use Plan Area CFDO-3, detached residential dwellings uses are appropriate in the southwest corner of CFDO-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
 - This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr, and to the north along West Main St.
 - There are no historical structures on this site as identified by The National Registers of Historic Places.
 - Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
 - All public improvements to be located in an easement.
 - Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
 - This site will require the use of on-site water quality practices to treat stormwater from the site.
 - Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
 - Refuse collection from residential units will be private.
 - Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
 - Mineral rights are held by the owner of the property.
 - The following schools represent the closest public education facilities to this site:
Franklin Elementary School = 0.4 miles
Poplar Grove Middle School = 2.7 miles
Franklin High School = 2.8 miles
 - Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
 - Nearest Facilities:
FIRE = Franklin Fire Department Station 2, 1.4 miles
POLICE = Franklin Police Department, 1.9 miles
RECREATIONAL = Academy Park, 1 mile
 - Statement of Architectural Intent: The four cottage homes are designed as "story-and-a-half," rather than two full stories. This will better complement the scale and massing of the neighborhood as well as surrounding areas and create a true cottage feel. Historical architectural detailing will complement the historic residential architecture of the Franklin area while adding a higher level of quality to the proposed homes and the neighborhood. Appropriate scale and quality materials are at the forefront of the architectural language.
 - City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
Average water use for final development is estimated at:
(4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
 - Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
 - Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STORMWATER NOTE

1. The stormwater strategy will be further developed when the site is programmed and construction documents are submitted. Our intent is to develop our plans in accordance with the requirements of the City of Franklin LID stormwater regulations. See Buffer Management Plan, approved 12.9.2014, and Sheets C1.0 - C3.1 in this set.

X = TREES TO BE REMOVED

0 10' 20' 30'

SCALE: 1"= 10'

January 5, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive - Rezoning Plan Submittal**
COF # 5746
KVD Project No.: 14055

Dear Josh:

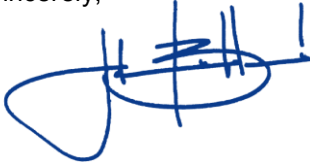
Attached, please find our Rezoning Plan submittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Half Size) of the PUD Development Plans
- (1) One copy (Full Size-folded) of the PUD Development Plans
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

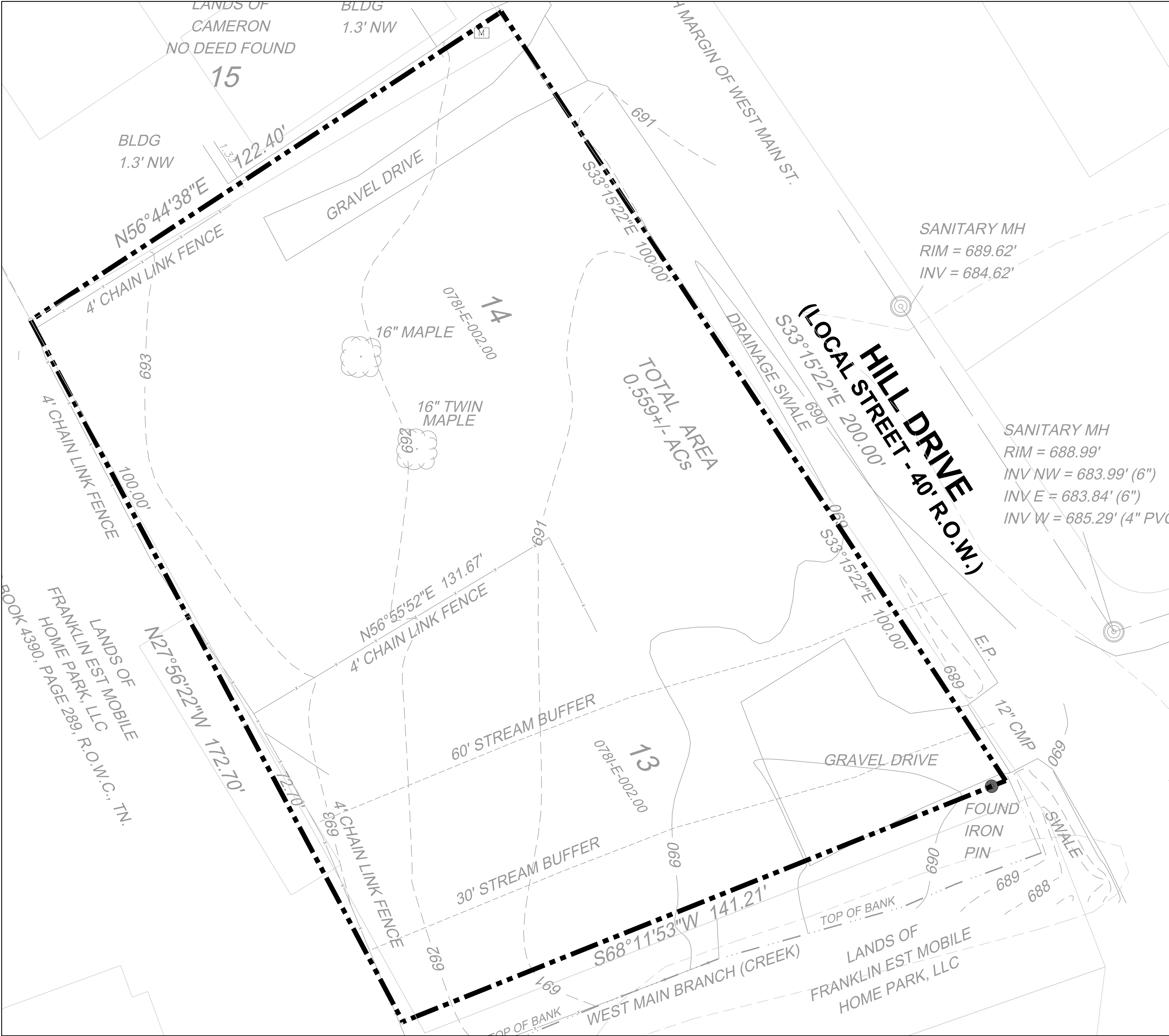
Please contact me if you have any questions or need further clarification of the attached.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties



SITE DATA

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PROJECT NUMBER: TBD
SUBDIVISION: GREEN ACRES - CURRENTLY
MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
(T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)
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COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

OWNER/DEVELOPER:
KP PROPERTIES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R -
SPECIFIC DEVELOPMENT RESIDENTIAL & CFCD-3
PROPOSED ZONING: SD-R-4
OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
PUD SITE ACREAGE: +/- .56 AC
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(4 SINGLE FAMILY DETACHED HOMES)
BUILDING AREA: +/- 2,400 SF EACH
BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DUA
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TREE CANOPY: +/- 35%
PARKLAND DEDICATION REQUIREMENT: N/A
PARKLAND DEDICATION: N/A
OPEN SPACE REQUIRED: N/A
INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF
FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

GENERAL NOTES

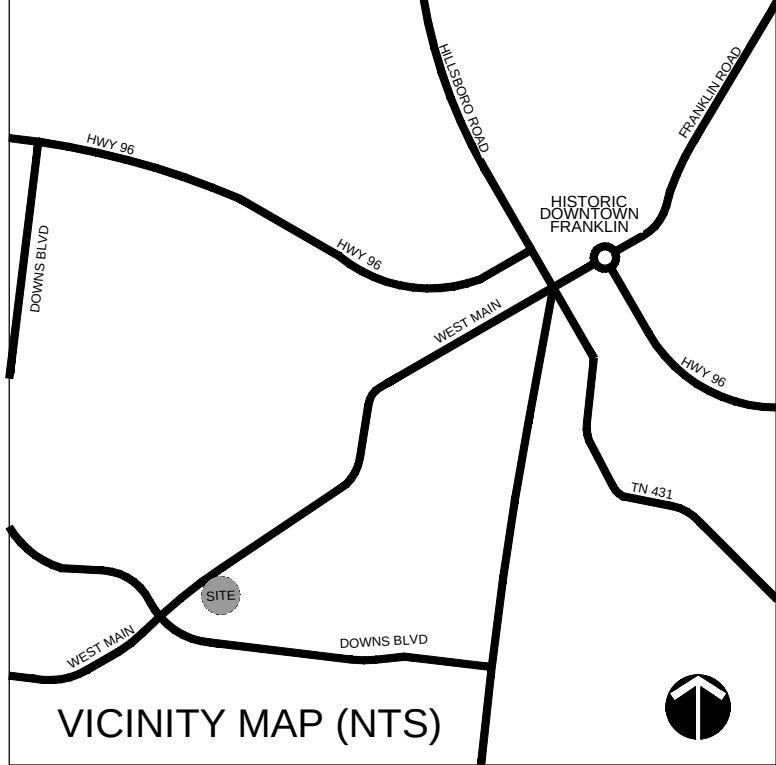
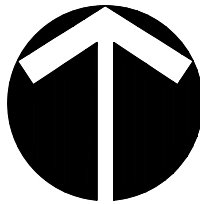
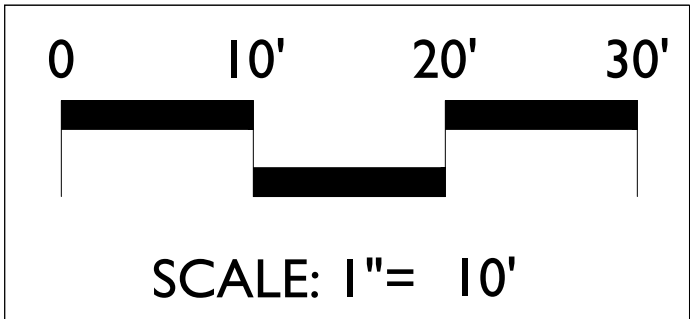
1. Per the Land Use Plan Area CFCD-3, detached residential dwellings uses are appropriate in the southwest corner of CFCD-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
2. This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr. and to the north along West Main St.
3. There are no historical structures on this site as identified by The National Registers of Historic Places.
4. Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
5. All public improvements to be located in an easement.
6. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
7. This site will require the use of on-site water quality practices to treat stormwater from the site.
8. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
9. Refuse collection from residential units will be private.
10. Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
11. Mineral rights are held by the owner of the property.
12. The following schools represent the closest public education facilities to this site:
Franklin Elementary School = 0.4 miles
Poplar Grove Middle School = 2.7 miles
Franklin High School = 2.8 miles
13. Based on 64 children per household, the development will have an anticipated school-age population of 3 students.
14. Nearest Facilities:
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Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUES City of Franklin will provide sewer service for this development.
16. Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION OF LOT 13 AND LOT 14 OF BLOCK C OF GREENACRES SUBDIVISION
(PB 1 PAGE 87) BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00 WILLIAMSON COUNTY,
TENNESSEE:

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;
Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28';
Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;
Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point;
Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;
Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;



KISERVOGRINDESIGN
5005 Meridian Blvd. Suite 100, Franklin, TN 37067
615.549.0232

THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
REZONING PLAN - COF #5746
SITE PLAN

REVISIONS:
1-5-2015: RESUBMITTAL PER STAFF COMMENTS

DATE: 12-15-2014
DESIGNED BY: JBB
DRAWN BY: JBB
CHECKED BY: DEK
Q.C. BY: GWY
PROJECT #: 14055
SHEET NUMBER#: **L2.1**



EXISTING TREE CANOPY
COVERAGE = 35%

Aerial Tree Canopy Exhibit
509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017





Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	Johnson B Bullard			
	☐ On File	☐ On File	☒ Same as Applicant	
Title:	Project Manager			
Organization:	Kiser + Vogrin Design			
Phone:	615.696.7707	Fax:		
Email:	johnson@kiservogrin.com			
Street:	5005 Meridian Blvd., Suite 100			
State:	TN	ZIP:	37067	

Project Information:

Applicant's Proposed Name of Project:	The Cottages at 509 Hill Drive	Address of Property:	509 Hill Drive Franklin, TN 37064		
Site Acreage:	+/- .56	Map, Group, and Parcel:	MAP 78 I, GROUP E, PARCEL 2 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)	Proposed # of Units	4
Conceptual Overview of Project:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.				

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- ☐ A Pre-application conference must have been held with the staff.
- ☐ Pay Conceptual Project Workshop Fee of \$50.00
- ☐ Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- ☐ Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- ☐ Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- ☒ Detached Dwelling
- ☐ Attached Dwelling (duplexes, condos, apartments, townhouses)
- ☐ Group Homes
- ☐ Nonresidential:
 - ☐ Retail
 - ☐ Office
 - ☐ Institutional (church, school)
 - ☐ Industrial
- ☐ Other: _____

Development Standard:

- ☐ Conventional
- ☒ Traditional

Character Area Overlay:

CFCO - 3

Other Applicable Overlays:

Intended Workshop Date:

11/20/2014



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Johnson B Bullard		
Organization:	Kiser + Vogrin Design		
Phone:	615.696.7707	Fax:	
Email:	johnson@kiservogrin.com		
Street:	5005 Meridian Blvd, Suite 100		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	The Cottages at 509 Hill Drive		Address of Property:	509 Hill Drive Franklin, TN 37064
Describe the nature, scope, and purpose of application or proposal:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.			
Base Zoning District Classification:	SD-R	Proposed Base Zoning Classification (if applicable):	SD-R-4	
Character Area Overlay District:	CFCO-3	Other Overlay District(s):		
Pre-application Meeting Date:	11-20-2014	FMPC Date (anticipated):	12-18-2014	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting:	City Hall Training Room City Hall 109 3rd Avenue South Franklin, TN 37064		
Date & Time of the Neighborhood Meeting:	11-12-2014 at 6:00 pm	Address of Property:	509 Hill Drive Franklin, TN 37064
Project Type: ☐ Site Plan: Bed and Breakfast ☒ Development Plan & Rezoning ☐ Development Plan only ☐ Other	Aldermanic Ward: ☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4	City of Franklin Neighborhood Meeting Project Number: _____	

Policies for Required Neighborhood Meetings

A meeting not conducted in accordance with the following policies shall be considered to not have satisfied the requirements of Section 2.4.2(6)(d) of the Franklin Zoning Ordinance.

- The neighborhood meeting location shall be in proximity of the development. If that is not possible, the meeting shall be held in a nearby, convenient location.
- The neighborhood meeting shall be in an enclosed or otherwise weather-proofed and hospitable building that has adequate restroom facilities; seating provided for a majority of the participants; and is Handicapped Accessible.
- The neighborhood meeting shall only take place on a week-day at a specified time between the hours of 5pm and 8pm.
- The neighborhood meeting shall not conflict with a regular or special called meeting of the BOMA or FMPC.
- The applicant shall notify the Planning Department of the time, date, and location of the neighborhood meeting at least 10 days prior to the date of the neighborhood meeting.
- The applicant shall notify the surrounding property owners and Homeowners Association(s) about the time, date, and location of the neighborhood meeting at least 7 days prior to the neighborhood meeting via 1st class mail. A sample notification letter has been included with this form.
- The applicant shall notify, via first class mail or e-mail, the members of the Planning Commission and the Board of Mayor and Alderman about the time, date, and location of the neighborhood meeting at least 7 days prior the neighborhood meeting.
- The applicant shall present sketches, renderings, and/or conceptual plans of the proposed development at the meeting. Images shall be either projected on a screen or shown on display boards; regardless of the display method chosen by the applicant, all images must be of sufficient size to be clearly viewable by attendees. Handouts may be used as supplements, but may not take the place of images projected on a screen or shown on a display board.
- Following the presentation of the proposed development by the applicant, attendees shall be given the opportunity to ask questions and offer feedback. City staff will be present, but only to observe. The neighborhood meeting is required to allow the applicant to interact with the surrounding neighbors and interested stakeholders to hear their thoughts and concerns about the proposed development.
- The applicant shall provide a written summary or transcript of the meeting as a part of the FMPC Application.
- The applicant shall identify, in writing, the concerns raised at the meeting, as part of the FMPC Application.

Example Notification Letter

August 8, 2012

PUBLIC NOTICE

This letter is written to provide public notice for a Neighborhood Meeting regarding a proposed Development Plan for the property located at 123 Anystreet, Franklin, TN. The meeting will be held on August 20, 2012 at 6 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicant:

Jane and Joe Citizen, 123 Anystreet, Franklin, Tennessee, 37064, (615) 123-4567, janeandjoe@someplace.com

Application Type:

PUD Development Plan to be submitted to the City of Franklin on September 10, 2012 for the October 25, 2012 Franklin Municipal Planning Commission meeting.

Date, Time, and Place of Public Meeting:

August 20, 2012 at 6 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

123 Anystreet, Franklin, Tennessee, 37064 in the Whispering Willows Subdivision

Nature and Scope of the Application Request:

This submittal is a PUD Development Plan, which proposes 123 attached dwelling units (or a 123,000 square foot church, 234,000 square feet of retail, etc). More details can be given here...

Where to View the Proposed Plan:

The public may contact the applicant to view the plan prior to the Neighborhood Meeting.

Where the Public Can Be Heard:

The applicant will provide a brief presentation of the proposed Development Plan at the Neighborhood Meeting. The public will be given the opportunity to ask questions and provide feedback following the presentation. There will also be an opportunity for public comment at the scheduled Franklin Municipal Planning Commission meeting.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

preapplication meeting notes - held 10.17/2014

- Floorplans are to be updated to match footprint shown on submittal documents.
- No zero lot lines are to be used for this project.
- Dripline of trees if garages are to be on within them.
- Since traditional streetscape standards apply, all parallel parking on street must be inset. (if applicable)
- Street improvements on Hill Drive are to be from centerline of street to Eastern site boundary.
- All structures and driveways are to be setback from property line a minimum of 5'.
- Driveways are to be a minimum of 20' tangent length from those on adjacent properties.
- Parkland dedication will not be required for this project, given it is less than 10 dwelling units.
- Fire hydrant flow test must be done.
- "Landscape Buffer" note should be removed.
- Additional architectural imagery should be provided.

NEIGHBORHOOD MEETING NOTES - HELD 11.12/2014

- Every neighbor who spoke was in favor of this project and excited about what it is going to bring to the neighborhood in terms of property value and quality of construction and home style.
- Neighbors who spoke felt that architecture and density were attractive and appropriate.

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 20, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

The Cottages at 509 Hill Drive

FMPC/BOMA Joint Conceptual Workshop Notes

Held 11.20/2014

- Plans for the proposed development were met with general support and enthusiasm.
- Planning director brought up the unanimous support that was demonstrated by neighbors at the project neighborhood meeting.
- This project is in line with the City of Franklin's urban infill policies.
- The design/development team for this project is committed to establishing a precedent for future infill development in Franklin.
- The buffer averaging being requested for this project is justified, given its urbanized condition, but will require submittal of a buffer management plan and buffer averaging request (submittal to Stormwater Appeals Board is not required)
- Driveway has been relocated from original submittal, at pre-app stage, and is now between the buildings, rather than along the northern boundary of the site. This is a result of driveway proximity requirements, per City of Franklin.
- Our design for this driveway is being driven by engineering comments and their request for an expanded section but it is our contention that a narrower section would be more appropriate for this site and its scale.
- Architectural elevations were received with enthusiasm, but the importance of not overbuilding the site was mentioned
- Buffer Management Plan and Buffer Averaging Request were strongly supported by Stormwater Appeals Board director, who communicated the importance of enhancing buffers on infill sites.

**LEGAL DESCRIPTION
OF
LOT 13 AND LOT 14 OF BLOCK C
OF GREENACRES SUBDIVISION (PB 1 PAGE 87)
BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00
WILLIAMSON COUNTY, TENNESSEE**

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

October 28, 2014

Re: **Neighborhood Meeting Invitation**
The Cottages at 509 Hill Drive Project PUD Development/Rezoning Plan
KVD Project No.: 14055

Dear Neighbors:

On behalf of our clients, KP Properties, Inc., we have submitted a rezoning application to the Franklin Planning Department requesting Rezoning and PUD Development Plan approval for the planning and design of the residential property located at 509 Hill Drive in Franklin, TN. Currently, the project site is a vacant residential lot that falls within the SD-R zoning district. The zoning requested is PUD SD-R-4 overlay, entitling the property to a maximum allowable density of 4 units. This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and now has tremendous potential to support a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail, premium finishes, and quality construction. The project will also include roadway improvements and sidewalk installation along the section of the property that borders Hill Drive.

We would like to welcome you to a Neighborhood Meeting that has been scheduled on **November 12th, 2014 at 6:00 p.m.** to present an overview of the development, master plan, and architectural renderings.

Meeting location:
Franklin City Hall
City Training Room
109 Third Ave South
Franklin, Tennessee 37064

This Neighborhood Meeting is required by the City of Franklin Zoning Ordinance and we would welcome your thoughts/comments on the proposed development. Plans are also available at the City of Franklin Planning & Sustainability Department located at City Hall. If you cannot make this meeting date, please feel free to forward any written comments to my email address at johnson@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington - KP Properties, Inc.
Mr. Josh King, Planner - City of Franklin

PROP STREET	OWNER 1	OWNER 2	OWNER STREET	OWNER CITY	OWNEF OWN ZIP	
1613 W MAIN ST	CHURCH LIMESTONE BAPTIST TR		700 DOWNS BLVD	FRANKLIN	TN	37064
1607 W MAIN ST	MCLEMORE PEGGY RUTH		1607 W MAIN ST	FRANKLIN	TN	37064
1601 W MAIN ST	STATE OF TENN DEPT OF TRANS		DEADRICK ST	NASHVILLE	TN	37219
1501 W MAIN ST	FRANKLIN EST MOBILE HOME PARK LLC		300 E MAPLE RD #200	BIRMINGHAM	MI	48009
500 DOWNS BLVD	BASS BOB	DEBRAY CHARLES	204 LEWISBURG AVE	FRANKLIN	TN	37064
626 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
630 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
632 EASTVIEW DR	WHITE LEYA PETTY		632 EASTVIEW DR	FRANKLIN	TN	37064
700 EASTVIEW DR	JEWELL JOHN W	JEWELL BETTY R	3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
1422 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
701 EASTVIEW DR			701 EASTVIEW CIR	FRANKLIN	TN	37064
1414 W MAIN ST	DAVIS ELIZABETH		1414 W MAIN ST	FRANKLIN	TN	37064
1416 W MAIN ST	TAYLOR EDDIE		PO BOX 680584	FRANKLIN	TN	37068
1418 W MAIN ST	PAGE SEARCY BATTLE JR	PAGE GINA	1418 W MAIN ST	FRANKLIN	TN	37064
1420 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1500 W MAIN ST	PATTON THOMAS G	PATTON LOUISE	1100 N FLYING HILL PLACE	DIAMOND BAR	CA	91765
1508 W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1600 W MAIN ST	RAMIREZ MIGUEL		1600 W MAIN ST	FRANKLIN	TN	37064
1604 W MAIN ST	BOOKER WILLIAM M		1609 W MAIN ST	FRANKLIN	TN	37064
114 GOOD NEIGHBOR RD	LEACH MARQUITA Q		817 VICTORIA DR	FRANKLIN	TN	37064
GOOD NEIGHBOR RD	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
116 GOOD NEIGHBOR RD	ANDERSON DEBORAH		1480 W MAIN ST #11	FRANKLIN	TN	37064
1421 W MAIN ST	CAMERON DON R	CAMERON TIM L	1503 COLUMBIA AVE	FRANKLIN	TN	37064
HILL DR	JEWELL JOHN W		3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
602 HILL DR	WOOD HOBY A	WOOD RHONDA L	602 HILL DR	FRANKLIN	TN	37064
604 HILL DR	H AND M INTERNATIONAL LLC		604 HILL DR	FRANKLIN	TN	37064
1419 W MAIN ST	CHURCH FRANKLIN PRIMITIVE BAPTIST		1419 W MAIN ST	FRANKLIN	TN	37064
1417 W MAIN ST	FULGHAM FRANK R	AMSOUTH BANK CO-TR	133 IRIS DR	HENDERSONVILLE	TN	37075
1415 W MAIN ST	WAGNER JEFF N	WAGNER LUANNE	4900 WATSON LN	DICKSON	TN	37055
1413 W MAIN ST	BEASLEY & WHITNEY PROP LLC		1902-B COLUMBIA HWY	FRANKLIN	TN	37064
1411 W MAIN ST	GARRETT KAHN B	GARRETT CONNIE B	1411 W MAIN ST	FRANKLIN	TN	37064
507 HARPETH DR	COOKE GEOFFREY B	COOKE DIANNE C	507 HARPETH DR	FRANKLIN	TN	37064
505 HARPETH DR	BENNETT CRYSTAL A		505 HARPETH DR	FRANKLIN	TN	37064
503 HARPETH DR	JONES KURT R		503 HARPETH DR	FRANKLIN	TN	37064
501 HARPETH DR	TROUPE J LOUISE		501 HARPETH DRIVE	FRANKLIN	TN	37064
GREEN ACRES DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
505 GREEN ACRES DR	GOINS JUDY G	GOINS-SULLIVAN CRYSTAL L	505 GREEN ACRES DR	FRANKLIN	TN	37064
503 GREEN ACRES DR	MCBRIDE TERRY	MCBRIDE CATHY	503 GREEN ACRES DR	FRANKLIN	TN	37064
501 GREEN ACRES DR	TOMLIN BILLY CARL		1931 LEWISBURG PK	FRANKLIN	TN	37064
415 HARPETH DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
414 HARPETH DR	HASSELL JIMMY		414 HARPETH DR	FRANKLIN	TN	37064
416 HARPETH DR	KELSO STEVEN KEITH	KELSO KARLA C	9027 MEADOWLAWN DR	BRENTWOOD	TN	37027
500 HARPETH DR	MARKOVICH DORIS WALTON	MARKOVICH JOHN MATTHEW	1705 LEWISBURG PK	FRANKLIN	TN	37064
502 HARPETH DR	NESBITT JOHN PAUL	NESBITT TRISHA WIGGINS	118 WINSLOW RD	FRANKLIN	TN	37064
517 FIGUERS DR	WATSON WILLIAM A	WATSON SHERRIE R	517 FIGURES DR	FRANKLIN	TN	37064
515 FIGUERS DR	WILLIAMS MERIDITH A		515 FIGURES DR	FRANKLIN	TN	37064
511 FIGUERS DR	GIARDINA JOHN R		511 FIGUERS DR	FRANKLIN	TN	37064
509 FIGUERS DR	JOSLIN FRED A		509 FIGUERS DR	FRANKLIN	TN	37064
507 FIGUERS DR	VEACH TIM C	VEACH JULIE J	507 FIGUERS DR	FRANKLIN	TN	37064
505 FIGUERS DR	DUGAN JAMES P	DUGAN NELDA	505 FIGUERS DR	FRANKLIN	TN	37064
503 FIGUERS DR	THOMAS CHARLES S IV	THOMAS JULIE B	503 FIGUERS DR	FRANKLIN	TN	37064
500 FIGUERS DR	JONES ALBERT EDWARD	JONES RUBY JACKSON	500 FIGUERS DR	FRANKLIN	TN	37064
502 FIGUERS DR	DAVIS JERRY D	DAVIS BRANDI J	502 FIGUERS DR	FRANKLIN	TN	37064
504 FIGUERS DR	LATTA FORREST S JR	LATTA LAURA M	504 FIGUERS DR	FRANKLIN	TN	37064
506 FIGUERS DR	LANKFORD PAUL		506 FIGURES DR	FRANKLIN	TN	37064
508 FIGUERS DR	CARTWRIGHT THELMA R		508 FIGUERS DR	FRANKLIN	TN	37064
505 PERKINS DR	LITTLE LARRY G TR	LITTLE DEANNA L TR	721 HARROW LN	FRANKLIN	TN	37064
503 PERKINS DR	RAGSDALE DIANA		503 PERKINS DR	FRANKLIN	TN	37064
501 PERKINS DR	ADAIR KEVIN	ADAIR TAMMY	501 PERKINS DR	FRANKLIN	TN	37064
425 PERKINS DR	SWEENEY LAVERNE		3183 BOYD MILL AVE	FRANKLIN	TN	37064
105 PARTNERSHIP CIR	DEMUMBRAN TERESA GAIL		105 PARTNERSHIP CIR	FRANKLIN	TN	37064
107 PARTNERSHIP CIR	HARRIS BARRY	HARRIS IDA	107 PARTNERSHIP CIR	FRANKLIN	TN	37064
106 PARTNERSHIP CIR	JENKINS ARRITA		106 PARTNERSHIP CIR	FRANKLIN	TN	37064
100 PARTNERSHIP CIR	MURDIC DEBORAH	MURDIC THOMAS	100 PARTNERSHIP CIR	FRANKLIN	TN	37064

ORDINANCE 2014-38

AN ORDINANCE AMENDING THE FRANKLIN MUNICIPAL CODE TO ADD CHAPTER 10, TO BE ENTITLED “DEBARMENT AND SUSPENSION,” TO TITLE 5, ENTITLED “MUNICIPAL FINANCE AND TAXATION”

WHEREAS, the City of Franklin often conducts a competitive process for the procurement of goods and services with an anticipated cost of \$25,000 or more; and

WHEREAS, the process of evaluating submittals in response to a solicitation for bids, a request for proposals or a request for qualifications is time consuming and not productive in the case of not currently responsible vendors and contractors; and

WHEREAS, the Board of Mayor and Aldermen wish to create and utilize a system of debarment and suspension for the City of Franklin in order to protect the public interest by conducting business only with currently responsible vendors and contractors; and

WHEREAS, the Board of Mayor and Aldermen believe it is in the best interest of the City of Franklin to amend the Franklin Municipal Code by adding a new Chapter 10 to Title 5 to implement a debarment and suspension system.

NOW THEREFORE:

SECTION I: BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that the following Chapter 10 be added to Title 5 of the Franklin Municipal Code:

TITLE 5 CHAPTER 10 DEBARMENT AND SUSPENSION

Sec. 5-1001 Purpose.

- (1) This chapter adopts a system to debar, suspend or exclude from consideration those vendors and contractors who have been non-responsive or in breach of an agreement with or obligation to the City. It also provides for reciprocal exclusion of persons who have been excluded under State law, federal law or the laws of other states.
- (2) The purpose of the debarment and suspension system adopted herein is to protect the public interest by conducting business only with currently and recently responsible vendors and contractors.

Sec. 5-1002 Interpretation.

These rules shall be construed to secure a just, speedy, and fair determination. Reference should be made first to the plain language of this chapter, then to State and federal rules governing debarment and suspension.

ORDINANCE 2014-38

Sec. 5-1003 Definitions.

Whenever they appear in this Chapter, the words defined below shall have the meanings set forth below, unless:

- (a) the context in which they are used clearly requires a different meaning; or
 - (b) a different definition is prescribed for a particular provision.
- (1) *Assistant City Administrator* means an assistant city administrator or successor position of the City.
 - (2) *Chief Financial Officer* means the chief financial officer or successor position of the City.
 - (3) *City* means the City of Franklin, Tennessee.
 - (4) *City Administrator* means the city administrator or successor position of the City.
 - (5) *City Attorney* means the city attorney or successor position of the City.
 - (6) *Contract* means all types of City agreements, regardless of what they may be called, for the procurement or disposal of supplies, services, or construction.
 - (7) *Contractor* means any person having a contract with the City.
 - (8) *Debarment or Suspension Administrative Review Panel* means the City Administrator or, if in the best interest of the City, a neutral third party retained by the City.
 - (9) *Debarring or Suspending Official* means the Chief Financial Officer or, if conflicted, an Assistant City Administrator.
 - (10) *Excluded or Exclusion* means:
 - (a) That a Person is prohibited from transacting business with any United States of America federal, state, local or other governmental agency whether the Person has been debarred, suspended or Voluntarily Excluded; or
 - (b) The act of excluding a Person.
 - (11) *May* denotes the permissive.
 - (12) *Person* means any business, individual, union, committee, club, other organization, or group of individuals.
 - (13) *Procedure* means the City of Franklin Procedure Pertaining to Debarment and Suspension, adopted by resolution, as may be amended.
 - (14) *Shall* denotes the imperative.

ORDINANCE 2014-38

- (15) *State* means the State of Tennessee.
- (16) *Voluntarily Excluded* means the status of a Person who has agreed to a Voluntary Exclusion.
- (17) *Voluntarily Exclusion* means a Person's agreement to be Excluded under the terms of a settlement between the Person and one or more agencies.

Sec. 5-1004 Exclusion.

- (1) The City's formal procurement solicitations shall require each potential submitter of a bid, proposal or other competitive submittal to declare whether such potential submitter or its proposed subcontractors, or any principals of the potential submitter or its proposed subcontractors:
 - (a) Have, within the three (3) years immediately preceding the published notice pertaining to the procurement solicitation, been debarred, suspended or otherwise Excluded from transacting business with any United States of America federal, state, local, other governmental agency or publicly owned utility; or
 - (b) Have, within the three (3) years immediately preceding the published notice pertaining to the procurement solicitation, been convicted of or been found liable in a civil judgment for the commission of any of the causes of debarment identified in this Chapter.
- (2) To determine whether a Person is Excluded, the City may check its own database and/or that of any other local government including the District of Columbia and/or any publicly owned utility of the United States of America, the State and/or any other state of the United States of America, and/or the U.S. General Services Administration, any of which such databases contain the names and other information about Persons who are debarred, suspended or otherwise Excluded by the respective agency.

Sec. 5-1005 Authority to Debar or Suspend.

- (1) After reasonable notice to the person involved and reasonable opportunity for that person to be heard, the Debarring or Suspending Official, after consultation with the City Attorney, shall have authority to debar a person for cause from consideration for award of contracts. The debarment shall be for a period of not more than three (3) years.
- (2) The Debarring or Suspending Official, after consultation with the City Attorney, shall have authority to suspend a person from consideration for award of contracts if there is probable cause for debarment. The suspension shall be for a period not exceeding six (6) months.
- (3) The authority to debar or suspend shall be exercised in accordance with Procedure.

ORDINANCE 2014-38

Sec. 5-1006 Causes for Debarment or Suspension.

The causes for debarment or suspension include the following:

- (1) conviction for commission of a criminal offense as an incident to obtaining or attempting to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract;
- (2) conviction under State or federal statutes of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which currently, seriously, and directly affects responsibility as a City contractor;
- (3) conviction under State or federal antitrust statutes arising out of the submission of bids or proposals,
- (4) violation of contract provisions, as set forth below, of a character which is regarded by the Debarring or Suspending Official to be so serious as to justify debarment action:
 - (a) deliberate failure without good cause to perform in accordance with the specifications or within the time limit provided in the contract; or
 - (b) a recent record of failure to perform or of unsatisfactory performance in accordance with the terms of one or more contracts; provided that failure to perform or unsatisfactory performance caused by acts beyond the control of the contractor shall not be considered to be a basis for debarment;
- (5) falsification or material representation on any solicitation documents;
- (6) any other cause the Debarring or Suspending Official determines to be so serious and compelling as either to affect responsibility as a City contractor, including debarment by another governmental entity or publicly owned utility for any cause listed in Procedure, or to threaten the public interest or the best interest of the City; and
- (7) for failure to act and conduct business with honesty and integrity, for failure to avoid even the appearance of impropriety in the conduct of business, or for violation of or engaging in activity with a City employee or other official which activity violates either Chapter 8 (Ethics) of Title 1 (General Administration) of the Franklin Municipal Code or the City's Human Resources Manual statement on business dealings with, of or by the City.

ORDINANCE 2014-38

Sec. 5-1007 Decision to Debar or Suspend.

In deciding whether to debar or suspend, the Debarring or Suspending Official shall have wide discretion to protect the public interest. The Debarring or Suspending Official is not obligated to debar a Person even if a cause for debarment or suspension exists. The Debarring or Suspending Official may consider the seriousness of the acts or omissions and any mitigating or aggravating factors. If the Debarring or Suspending Official decides to exercise authority to debar or suspend, then the Debarring or Suspending Official shall issue, in accordance with Procedure, a written decision to debar or suspend. The decision shall:

- (a) state the reasons for the action taken; and
- (b) inform the debarred or suspended person involved of its rights to administrative review.

Sec. 5-1008 Notice of Decision to Debar or Suspend.

A copy of the decision under Section 5-1007 (Decision to Debar or Suspend) of this Chapter shall be provided as soon as practicable to the debarred or suspended person and any other party intervening.

Sec. 5-1009 Finality of Decision to Debar or Suspend.

- (a) A decision under Section 5-1007 (Decision to Debar or Suspend) of this Chapter shall be final and conclusive, unless fraudulent, or the debarred or suspended person requests administrative review in accordance with Section 5-1010 (Administrative Review of Decision to Debar or Suspend) of this Chapter.
- (b) A Person may not challenge any final action taken under these rules based upon the City's failure to follow any technical requirement of these rules unless and to the extent that the City's failure amounts to a failure of fundamental fairness such that the Person is deprived of due process of law as may be required by constitutional law.

Sec. 5-1010 Administrative Review of Decision to Debar or Suspend.

- (a) A debarred or suspended person or other person aggrieved by a decision to debar or suspend may request administrative review of the debarment or suspension by means of this mandatory Procedure which must be utilized and exhausted prior to seeking judicial review or remedy.
- (b) The aggrieved person seeking administrative review of a debarment or suspension shall file a request for administrative review. The request for administrative review shall be prepared and filed in accordance with Procedure.
- (c) After notice of a request for administrative review has been filed pursuant to Subsection (b) of this Section, a contractor may not discontinue such review

ORDINANCE 2014-38

without prejudice, except as authorized by the Debarment or Suspension Administrative Review Panel.

- (d) The Debarment or Suspension Administrative Review Panel shall, in accordance with Procedure, consider and decide whether, or the extent to which, the debarment or suspension is in accordance with the Constitution, statutes, ordinances, Procedure, and the best interests of the City, and is fair. The proceeding shall be *de novo*. Any prior determinations by administrative officials shall not be final or conclusive.
- (e) A determination of an issue of fact by the Debarment or Suspension Administrative Review Panel under Subsection (d) of this Section shall be final and conclusive unless arbitrary, capricious, fraudulent, or clearly erroneous.

Sec. 5-1011 Jurisdiction and Venue.

The Courts of Williamson County, Tennessee shall have jurisdiction over an action between the City and a person who is subject to a suspension or debarment proceeding, to determine whether the debarment or suspension is in accordance with the Constitution, statutes, ordinances, and Procedure, provided the mandatory administrative Procedure has been utilized and exhausted in accordance with Section 5-1010 (Administrative Review of Decision to Debar or Suspend) of this Chapter. The Courts of Williamson County, Tennessee shall have such jurisdiction, whether the actions are at law or in equity, and whether the actions are for declaratory, injunctive, or other equitable relief.

Sec. 5-1012. Severability Clause.

The provisions of this chapter are hereby declared to be severable. If any of its sections, provisions, exceptions, or parts should be held unconstitutional or void, then the remainder of the chapter shall continue to be in full force and effect, it being the legislative intent now hereby declared that this chapter would have been adopted even if such unconstitutional or void matter had not been included herein.

ORDINANCE 2014-38

SECTION II: BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this Ordinance shall take effect after second and final reading, the health, safety and welfare of the citizens of Franklin requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
Eric S. Stuckey, City Administrator

BY: _____
Ken Moore, M.D., Mayor

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____

Approved as to form:

BY: _____
Kristen L. Corn, Staff Attorney

RESOLUTION 2014-89

A RESOLUTION ADOPTING A CITY OF FRANKLIN PROCEDURE PERTAINING TO DEBARMENT AND SUSPENSION

WHEREAS, the City of Franklin often conducts a competitive process for the procurement of goods and services with an anticipated cost of \$25,000 or more; and

WHEREAS, the process of evaluating submittals in response to a solicitation for bids, a request for proposals or a request for qualifications is time consuming and not productive in the case of not currently responsible vendors and contractors; and

WHEREAS, the Board of Mayor and Aldermen wish to create and utilize a system of debarment and suspension for the City of Franklin in order to protect the public interest by conducting business only with currently responsible vendors and contractors; and

WHEREAS, the Board of Mayor and Aldermen has now passed Ordinance No. 2014-38 of the City of Franklin, an ordinance amending the Franklin Municipal Code by adding a new Chapter 10 to Title 5 to implement a debarment and suspension system; and

WHEREAS, Ordinance No. 2014-38 of the City of Franklin calls for a City of Franklin Procedure Pertaining to Debarment and Suspension to be adopted by resolution.

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

Section 1. The City of Franklin Procedure Pertaining to Debarment and Suspension, attached as Exhibit A hereto, is adopted.

Section 2. Changes or revisions to the procedure hereby adopted shall be made only by resolution of the Board of Mayor and Aldermen of the City of Franklin.

Section 3. The effective date of the policy hereby adopted shall be immediate upon passage and adoption of this resolution, the public welfare and the welfare of the City requiring it.

Adopted this ____ day of _____, 2015.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
Eric S. Stuckey, City Administrator/Recorder

BY: _____
Dr. Ken Moore, Mayor

APPROVED AS TO FORM:

BY: _____
Kristen L. Corn, Staff Attorney

1. Application.

This Procedure applies to all debarments or suspensions of persons from consideration for award of City contracts.

2. Initiation of Suspension.

After consultation with the director of any affected end-user department(s) of the City and, where practicable, the contractor or prospective contractor who is to be suspended, and upon issuance of a notice of suspension, including a copy of a written determination by the Debarring or Suspending Official that probable cause exists for debarment as set forth in Section 5-1005 (Authority to Debar or Suspend) of the Franklin Municipal Code, a contractor or prospective contractor shall be suspended. (An affected end-user department of the City is a City department that has used or could use the supplies, services, or construction offered or supplied by the contractor or prospective contractor. If more than one affected end-user department of the City is involved, then the Debarring or Suspending Official may designate one or more representatives of all the affected end-user departments of the City to be consulted in respect to the suspension.) The notice of suspension, including a copy of such determination, shall be sent by the Debarring or Suspending Official by whatever means of the choosing of the Debarring or Suspending Official to the suspended contractor or prospective contractor as soon as practicable after issuance of the written determination. Such notice shall:

- (a) state that the suspension is for the period it takes to complete an investigation into possible debarment including any appeals of a debarment decision but not for a period in excess of three (3) months;
- (b) state that bids or proposals will not be solicited from the suspended person, and, if they are received, they will not be considered during the period of suspension; and
- (c) state that if an administrative review of the suspension has not already been requested, then the suspended person may request such a review in accordance with Section 5 (Request for Administrative Review) of this Procedure.

3. Effect of Suspension.

A contractor or prospective contractor is suspended upon issuance of the notice of suspension. The suspension shall remain in effect during any administrative review or appeal. The suspension may be terminated by the Debarring or Suspending Official who issued the notice of suspension, by a court, or by the Debarment or Suspension Administrative Review Panel, but otherwise shall terminate only when either the suspension has expired or a debarment decision has taken effect.

4. Initiation of Debarment.

After consultation with the director of any affected end-user department(s) of the City, the City Attorney, and, where practicable, the contractor or prospective contractor who is to be debarred, the Debarring or Suspending Official may issue, by certified mail, return receipt requested, to the contractor or prospective contractor a written notice of proposed debarment. This notice shall:

- (a) state that debarment is being considered;
- (b) set forth the reasons for the proposed debarment, including a determination by the Debarring or Suspending Official that probable cause exists for debarment as set forth in Section 5-1005 (Authority to Debar or Suspend) of the Franklin Municipal Code;
- (c) state that if an administrative review of the proposed debarment has not already been requested, then the contractor or prospective contractor may request such a review in accordance with Section 5 (Request for Administrative Review) of this Procedure; and
- (d) state that the contractor or prospective contractor may be represented by counsel.

A copy of such notice shall be provided to the City Attorney and the director of any affected end-user department(s) of the City. (An affected end-user department(s) of the City is a City department that has used or could use the supplies, services, or construction offered or supplied by the contractor or prospective contractor. If more than one affected end-user department of the City is involved, then the Debarring or Suspending Official may designate one or more representatives of all the affected end-user departments of the City to be consulted in respect to the proposed debarment.)

5. Request for Administrative Review.

A contractor or prospective contractor that has been notified of a suspension or proposed debarment may request in writing that an administrative review be conducted. Such request must be received by the Debarring or Suspending Official deciding the suspension or proposing the debarment within ten (10) City business days of the Debarring or Suspending Official issuing the notice of suspension or notice of proposed debarment. If no request is received within such period, then a final determination may be made as set forth in Section 9 (Determination of Debarment or Suspension Administrative Review Panel; Final Decision) of this Procedure after consulting with the Debarring or Suspending Official and the director of any affected end-user department(s) of the City.

6. Debarment or Suspension Administrative Review Panel.

If an administrative review is requested, then the Debarment or Suspension Administrative Review Panel shall be convened to conduct the administrative review hearing and to make a final decision. The Purchasing Manager or successor position of the City shall send a written notice of the time and place of the administrative review hearing. Such notice shall be sent by certified mail, return receipt requested, and shall state the nature and purpose of the proceedings. Copies of the administrative review hearing notice shall be sent to the Debarment or Suspension

Administrative Review Panel, the City Attorney and the director of any affected end-user department(s) of the City.

7. Authority of Debarment or Suspension Administrative Review Panel.

The Debarment or Suspension Administrative Review Panel, in the conduct of the administrative review hearing, is authorized but not required to:

- (a) hold informal conferences to settle, simplify, or fix the issues in a proceeding, or to consider other matters that may aid in the expeditious disposition of the proceeding either by consent of the parties or upon such panel's own initiative;
- (b) require parties to state their positions with respect to the various issues in the proceeding;
- (c) require parties to produce for examination those relevant witnesses and documents under their control;
- (d) rule on motions and other procedural items on matters pending before such panel;
- (e) regulate the course of the hearing and conduct of participants therein;
- (f) receive, rule on, exclude, or limit evidence, and limit lines of questioning or testimony which are irrelevant, immaterial, or unduly repetitious;
- (g) fix time limits for submission of written documents in matters before such panel;
- (h) impose appropriate sanctions against any party or person failing to obey an order under these procedures, which sanctions may include:
 - (i) refusing to allow the disobedient party to support or oppose designated claims or defenses, or prohibiting that party from introducing designated matters in evidence;
 - (ii) excluding all testimony of an unresponsive or evasive witness; and
 - (iii) expelling any party or person from further participation in the hearing; and
- (i) take official notice of any material fact not appearing in evidence in the record, if such fact is among the traditional matters of judicial notice.

8. Administrative Review Hearings Procedures.

(a) Administrative review hearings shall be as informal as may be reasonable and appropriate under the circumstances and in accordance with applicable due process requirements. The weight to be attached to evidence presented in any particular form will be within the discretion of the Debarment or Suspension Administrative Review Panel. Stipulations of fact agreed upon by the parties may be regarded and used as evidence at the administrative review hearing. The parties may stipulate the testimony that would be given by a witness if the witness were present. The Debarment or Suspension Administrative Review Panel may require evidence in addition to that offered by the parties.

(b) An administrative review hearing may be recorded but need not be transcribed except at the request and expense of the contractor or prospective contractor. A record of those present, identification of any written evidence presented, and copies of all written statements and a summary of the hearing shall be sufficient record.

(c) Opening statements may be made unless a party waives this right.

9. Determination of Debarment or Suspension Administrative Review Panel; Final Decision.

The Debarment or Suspension Administrative Review Panel shall issue a written determination. Copies of such determination shall be sent to the Debarring or Suspending Official, the contractor or prospective contractor, the City Attorney, and the director of any affected end-user department(s) of the City. The contractor or prospective contractor shall have ten (10) days from issuance of the Debarment or Suspension Administrative Review Panel's determination to file comments about the determination. The Debarment or Suspension Administrative Review Panel may request oral argument. After consultation with the Debarring or Suspending Official and the director of any affected end-user department(s) of the City, the Debarment or Suspension Administrative Review Panel shall issue a final decision. Both the Debarment or Suspension Administrative Review Panel's determination and its final decision shall recite the evidence relied upon. When debarment is recommended or ordered, the length of the debarment, the reasons for such action, and to what extent affiliates are affected, all shall be set forth. In addition, the final decision shall inform the debarred person of its rights to judicial review under Section 5-1011 (Jurisdiction and Venue) of the Franklin Municipal Code.

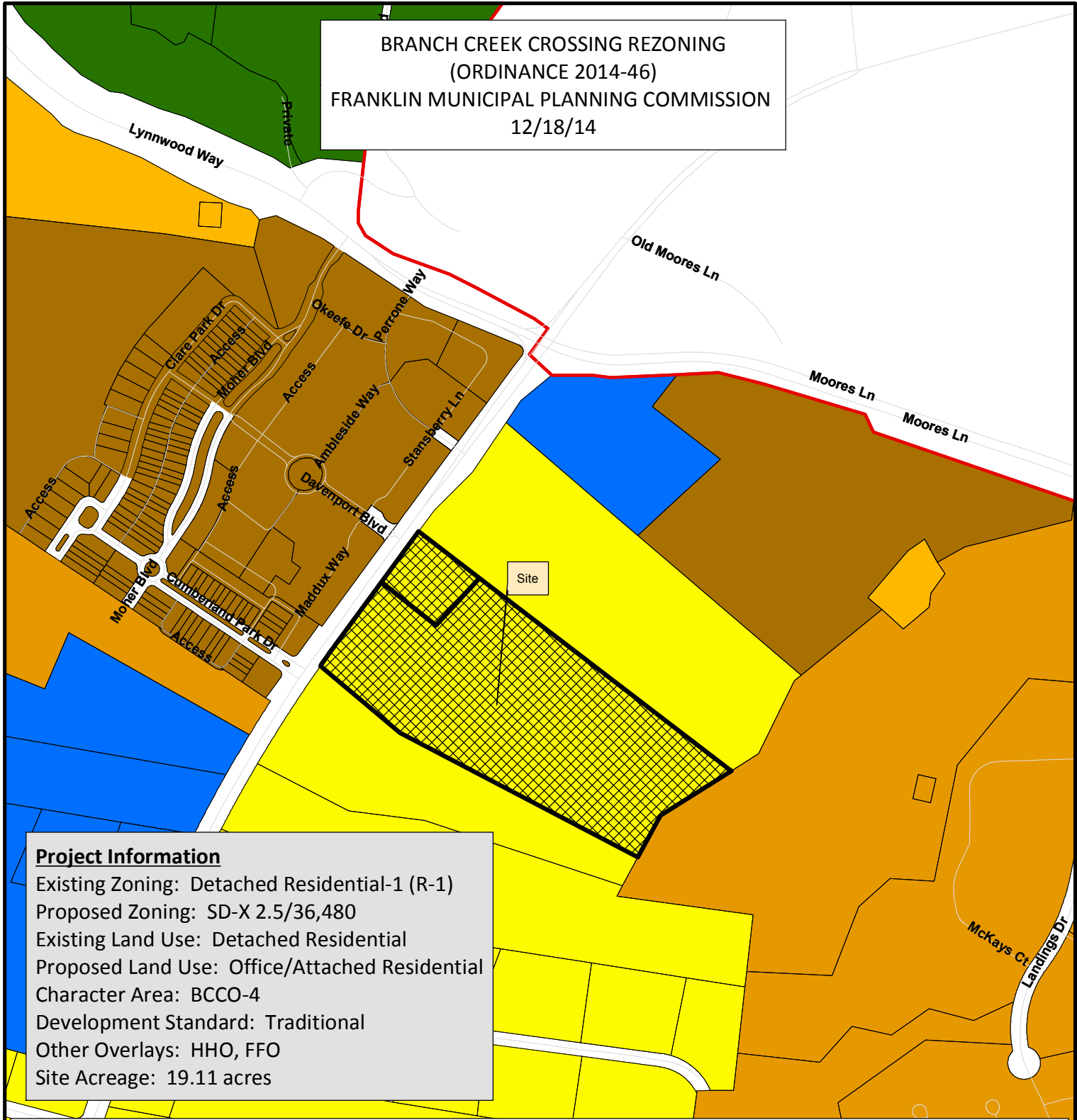
10. Effect of Debarment.

A debarment decision will take effect upon issuance. After the debarment decision takes effect, the contractor shall remain debarred until a court, Debarment or Suspension Administrative Review Panel, or the Debarring or Suspending Official that issued the decision, orders otherwise or until the debarment period specified in the decision expires.

11. Maintenance of List of Debarred and Suspended Persons.

The Purchasing Manager or successor position of the City shall maintain and update as necessary a list of debarred and suspended persons. Such list shall be available to the public upon request.

BRANCH CREEK CROSSING REZONING
(ORDINANCE 2014-46)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



Project Information

Existing Zoning: Detached Residential-1 (R-1)
 Proposed Zoning: SD-X 2.5/36,480
 Existing Land Use: Detached Residential
 Proposed Land Use: Office/Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: HHO, FFO
 Site Acreage: 19.11 acres

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

ORDINANCE 2014-46

TO BE ENTITLED "AN ORDINANCE TO REZONE 19.11 ACRES FROM DETACHED RESIDENTIAL 1 (R-1) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 2.5/36,480) FOR THE PROPERTY LOCATED AT 574 & 580 FRANKLIN ROAD."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Detached Residential 1 (R-1) to Specific Development-Variety District (SD-X 2.5/36,480):

A tract of land located in the Williamson County, Tennessee, said property being more specifically described as 574 and 580 Franklin Road as recorded in Deed Book 2153, page 880 and Deed Book 310, Page 846 respectively, and tax Map 53 Parcels 75.00 and 75.10 and being more particularly described as follows.

Beginning at an iron pin at the northwest corner of the property, said point being lying along the eastern margin of Highway 31;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 56°15'46" East a distance of 235.20' to point in fence;

Thence with the south property boundary of the shared property line with Brentwood Church of the Nazarene, South 52°21'05" East a distance of 1,281.07' to an iron rod in fence;

Thence severing the shared property line with Brentwood Church of the Nazarene and running with the shared property line of VR Landings at Brentwood, LP, South 51°57'18" East a distance of 103.13 to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 55°15'23" West a distance of 131.61' to an iron rod in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 61°13'17" West a distance of 154.84' to a point in fence;

Thence with the west property boundary of the shared property line with VR Landings at Brentwood, LP, South 44°53'55" West a distance of 132.86' to an iron rod in fence;

Thence severing the shared property line with VR Landings at Brentwood, LP, and running with the shared property line of James F. and Evelyn A. Holloway, North 60°50'44" West a distance of 933.63' to a point in fence;

Thence with the north margin of the shared property line with James F. and Evelyn A. Holloway, North 50°07'58" West a distance of 431.60' to a metal post lying along the eastern margin of Highway 31;

Thence with the east margin of Highway 31, North 36°01'49" East a distance of 604.49' to the point of beginning, having an area of 835,125.21 square feet, 19.11 acres.

Zoning Reference Number: 14-09:

Map-Group-Parcel	Acres
053---07500	±16.36
053---07501	±1.44
TOTAL	±19.11

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Branch Creek Crossing

Rezoning Request

Franklin, Williamson County, Tennessee

Tax Map 53 & Parcels 75.00 & 75.01



VICINITY MAP

N.T.S.

MODIFICATION OF STANDARDS REQUESTED:

- 1) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTES THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- 2) CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.
- 3) FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441) LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GATEWAY DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPROVEMENTS PROJECTED FROM THE COMPLETION OF THE FUTURE TDOT FRANKLIN ROAD WIDENING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT

SHEET SCHEDULE

- C-0.0 COVER SHEET
- A-400 EXTERIOR ELEVATIONS
- A-400 EXTERIOR ELEVATIONS
- C-1.0 SITE DEVELOPMENT PLAN
- △ C-1.1 SITE PHASING PLAN
- C-2.0 EXISTING CONDITIONS PLAN
- C-3.0 SITE LAYOUT PLAN
- C-4.0 EMERGENCY VEHICLE TURNING PLAN
- C-5.0 GRADING AND DRAINAGE PLAN
- C-6.0 STORMWATER MANAGEMENT PLAN
- △ C-6.1 OFFSITE DRAINAGE AREA PLAN
- C-7.0 UTILITY PLAN
- C-8.0 TREE PROTECTION PLAN

STREAMSIDE BUFFER ENHANCEMENT
ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/RUSHES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF DRY BRANCH CREEK.

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE 30' RIPARIAN ZONE 1 OR 30' RIPARIAN ZONE 2 STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

NOTE:
FEES IN LIEU ARE REQUESTED FOR PARKLAND DEDICATION REQUIREMENTS:

35 UNITS X 1,200 SF = 42,000 SF
13 UNITS X 600 SF = 7,800 SF
42,000 SF + 7,800 SF = 49,800 SF OR 1.14 ACRES
FEES SHALL BE PAID AT FINAL PLAT STAGE

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 28, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 28, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

Owner: Kevin Belew
Great Tennessee Land Company, LLC
642 Hampstead Lane
Ann Arbor, MI 48103
kbelew@batterseapartners.com

Architect Paul Bass
B-3 Studios
1587 Mallory Ln. Suite 175
Brentwood, TN 37027
615-469-7856
paulb@b3studio.com

Engineer/ Tim Turner
Applicant: Blake Turner
7010 Sharondale Ct.
Brentwood, TN 37027
615-678-8212
blake@t2-eng.com

TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY OTHERS. TSQUARE ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR ITS ACCURACY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM POTENTIAL SURVEY INACCURACIES.

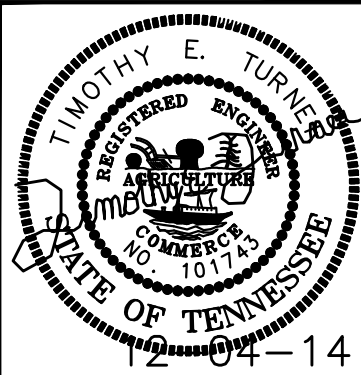
DETENTION AGREEMENT # _____

TDEC NOTICE OF COVERAGE - TNR#

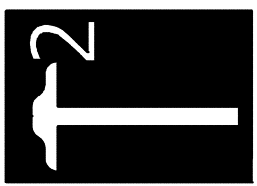
EROSION CONTROL SPECIALIST - _____

MOBILE (24HR) PHONE # (---) - -----

DEVELOPMENT PLAN CITY OF FRANKLIN ID #4692
REZONING PLAN CITY OF FRANKLIN ID #4680



TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



REVISEMENTS	NO.	DATE	REVISIONS	
			REVISION PER PLANNING COMMISSION COMMENTS	COMMENTS
△	1	11-10-2014		
△	2	12-04-14		

NO.	DATE	SCALE	DRAWN BY	CHECKED BY
△	05-20-2014	1" = 40'	TSQUARE ENGINEERING	TET

BRANCH CREEK CROSSING	COVER SHEET
HIGHWAY 31 AND DAVENPORT	
MAP 53 AND PARCELS 75.00 & 75.01	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
JOB NUMBER	145061
SHEET NUMBER	C-0.0



1 front elevation
1/8" = 1'-0"



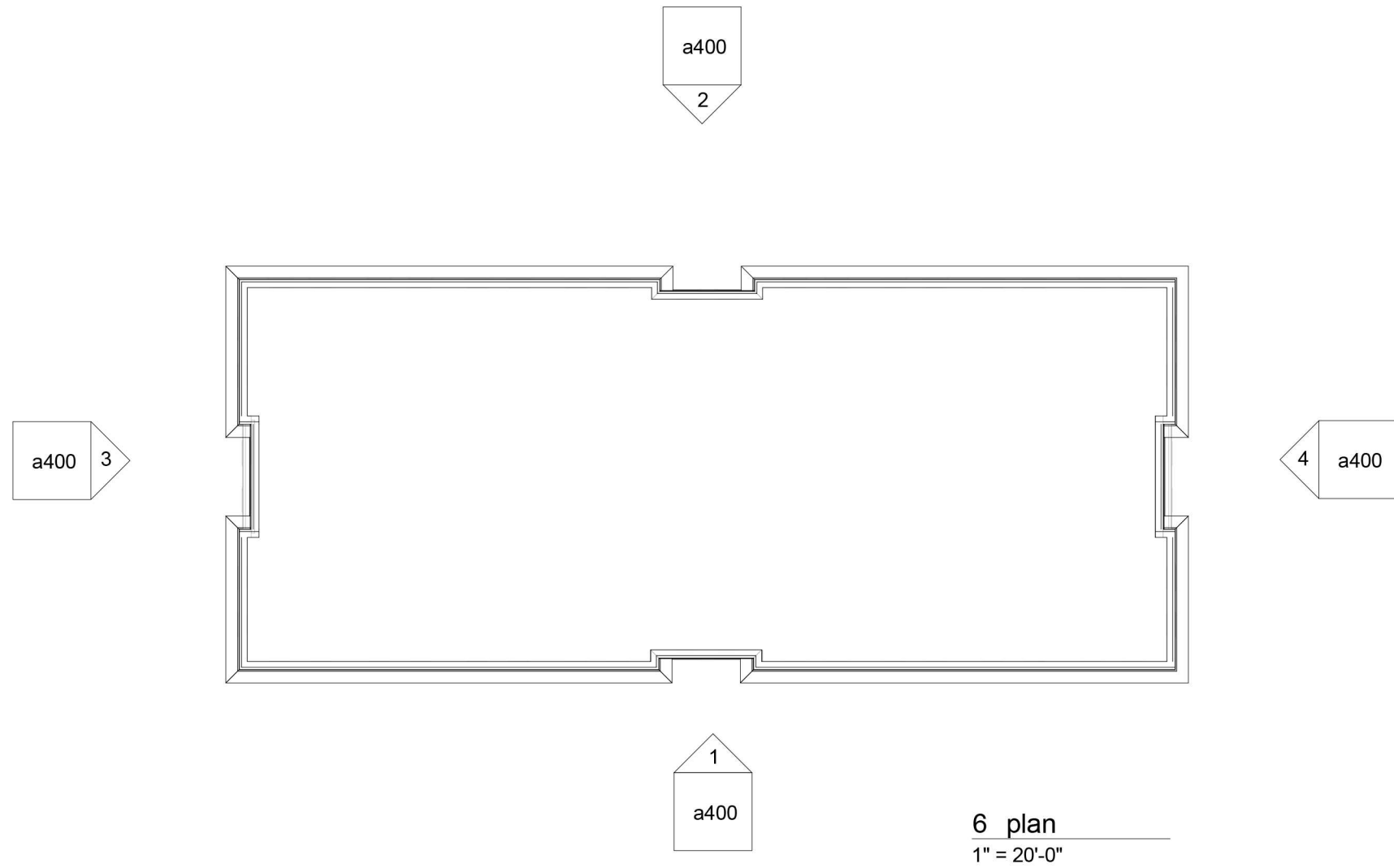
2 rear elevation
1/8" = 1'-0"



3 left elevation
1/8" = 1'-0"



4 right elevation
1/8" = 1'-0"



zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - METAL FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

material legend

	BRICK - TEXAS (ACME)
	BRICK - OLDE WORLD (ACME)
	BRICK - PALOMA GRAY (ACME)
	CUSTOM CAST STONE - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)

planning commission note

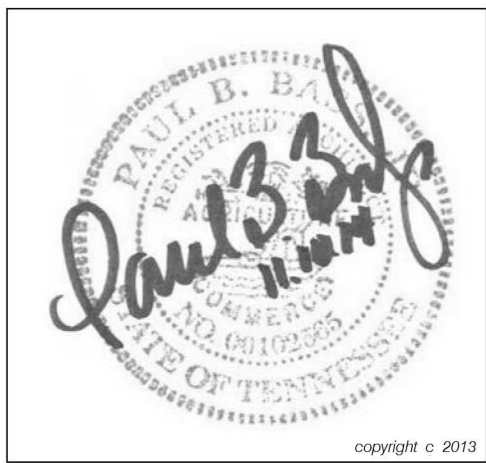
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: 4692

hvac screening

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



5 3D View front of building



listen • think • create

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inc.
b3studio
1587 mallory lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing

mixed-use development || 36,00 sq ft office & 48 unit condo tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:
△
△
date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400



1 front elevation
1/16" = 1'-0"



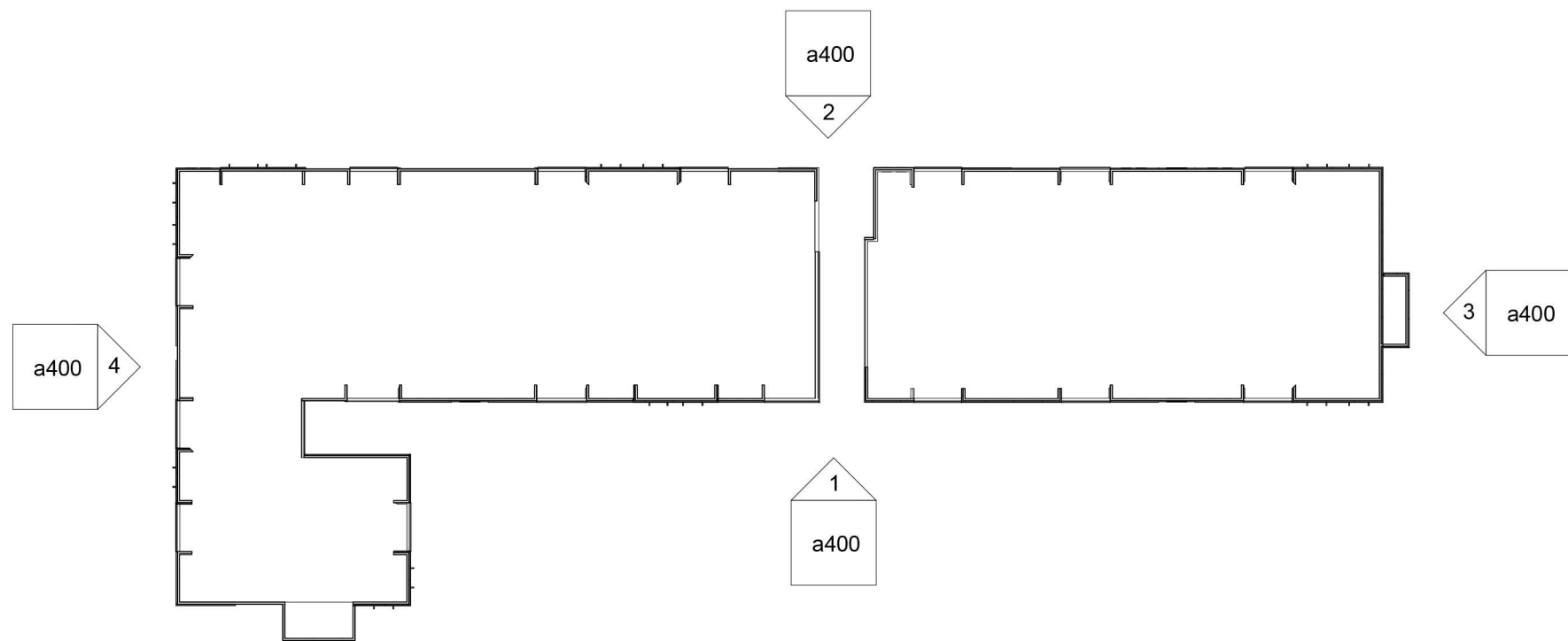
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building

zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40
---	----------

planning commission note

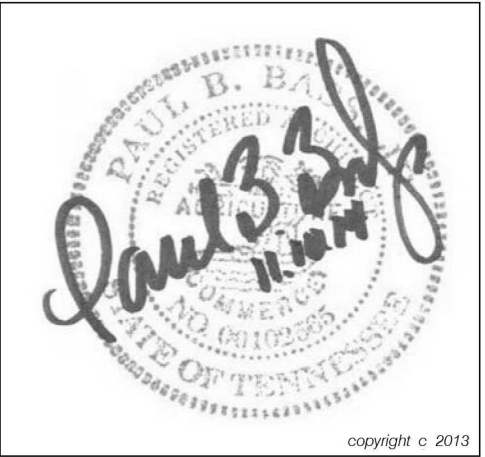
THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO. : 4692

hvac screening

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

material legend

	BRICK - TEXAS (ACME BRICK)
	BRICK - OLDE WORLD (ACME BRICK)
	BRICK - PALOMA GRAY (ACME BRICK)
	CUSTOM CAST STONE LIGHT BUFF SMOOTH
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)



listen • think • create

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inc.
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1587 mallory lane, suite 175 || brenwood, tn 37027 || www.b3studio.com

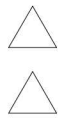
consultants:

project:

branch creek crossing

mixed-use development || 36,000 sf office & 48 unit condo
tax map 63 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:



date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400

PARKING RATIO (BASED ON SQFT OF OFFICE)				
OFFICE	SQ OF BUILDING TOTAL	REQUIRED PARKING	PROPOSED PARKING	REQUIRED RATIO
BUILDING NORTH	18,240	52	52	2.85 SPACE/1000 SQFT
BUILDING SOUTH	18,240	52	53	
TOTAL	36,480	104	105	

ACCESSIBLE	PARKING (OFFICE)	
VAN PARKING	1 REQUIRED	1 PROVIDED
ACCESSIBLE PARKING	4 REQUIRED	4 PROVIDED
TOTAL	5 REQUIRED	5 PROVIDED

OFFICE BUILDINGS	
OFFICE	SQ OF BUILDING TOTAL
BUILDING NORTH	18,240
BUILDING SOUTH	18,240
TOTAL	36,480

[illegible]

PHASE 1-18,940 NORTH OF OFFICE BUILDING AND RELATED PARKING SPACES; UTILITIES; SIDEWALKS AND LANDSCAPING;
PHASE 2-30' TOWN CONDOMINIUM BUILDING AND ASSOCIATED PARKING; UTILITIES, TRASH CORRAL, BRIDGE ACROSS DRY
CREEK, AND LANDSCAPING;
PHASE 3-16,940 SQUARE FEET SOUTHERN OFFICE BUILDING AND RELATED PARKING SPACES; UTILITIES; SIDEWALKS AND
LANDSCAPING;
PHASE 4-1 UNIT CONDOMINIUM BUILDING AND ASSOCIATED PARKING; UTILITIES, AND LANDSCAPING.
ELECTRIC RAIL ROUTES AND STATIONS.

11. FRANKLIN ROAD STATE ROUTE U.S. 1 IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED THE NORTHEAST-DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BENTWOOD. MOORE'S CREEK AVENUE, A FOUR LANE DIVIDED HIGHWAY, SERVES AS AN ALTERNATE THROUGH ROUTE FOR THE TRANSPORTATION (DRT) AS AN URBAN MINOR ARTERIAL, DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GARAGE DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD FROM THE UTILITY LOT OFF OF DAVENPORT BOULEVARD. ACCESS TO FRANKLIN ROAD AND DAVENPORT BOULEVARD CURRENTLY SERVES AS THE PRIMARY ENTRANCE TO THE EXISTING GARAGE DEVELOPMENT.

THE TRAFFIC ANALYSIS WAS BROKEN DOWN INTO THREE (3) SEPARATE PHASES. EACH PHASE REPRESENTS A DEVELOPMENT OR ROADWAY PROJECT THAT IS PROJECTED WITHIN THE STUDY AREA. PHASE 1 ANALYZED THE BUILD-OUT IMPACTS OF THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 2 ANALYZED THE BUILD-OUT IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING DEVELOPMENT. PHASE 3 ANALYZED THE CAPACITY IMPACTS OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT AND THE BRANCH CREEK CROSSING PROJECT WITH THE GENERATED TRAFFIC VOLUMES FROM THE DEVELOPMENTS ADDED TO THE ROADWAY NETWORK.

THE TRAFFIC ANALYSIS PROVIDED INDICATES THAT THE IMPACTS ON THE EXISTING ROADWAY NETWORK WILL BE MANAGEABLE WITH THE PHASED RECOMMENDATIONS PROVIDED BELOW. THESE RECOMMENDATIONS WILL PROVIDE SAFE AND EFFICIENT TRAFFIC OPERATIONS AT THE INTERSECTIONS WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT.

PHASE 1: BRANCH CREEK CROSSING DEVELOPMENT

- RESTRIKE THE EXISTING SOUTHBORN FRANKLIN ROAD LEFT TURN LANE AND CHANNELIZED AREA TO PROVIDE A LEFT TURN LANE INTO THE PROPOSED BRANCH CREEK CROSSING WITH A MINIMUM 30' FOOT OF GRASS STRIP.
- ALIGN THE BRANCH CREEK CROSSING ACROSS WITH DAVENPORT BOULEVARD CREATING THE FOURTH LANE AT THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD. THE BRANCH CREEK CROSSING ACROSS SHOULD INCLUDE A 10' GRASS STRIP.
- CONSTRUCT A TWELVE (12) FOOT WIDE RIGHT TURN LANE WITH A TWO (2) FOOT SHOULDER ON NORTHBORN FRANKLIN ROAD. THE TURN LANE SHOULD INCLUDE APPROXIMATELY 10 FEET OF STORAGE AND 10 FEET OF TAPER. THE PROPOSED TURN LANE SHALL BE SMALLER THAN THE EXISTING TURN LANE, RESTRIKING THE EXISTING TURN LANE TO THE EXISTING FRANKLIN ROAD WIDENING PROJECT.
- RESTRIKE DAVENPORT BOULEVARD TO INCLUDE ONE (1) RIGHT TURN LANE AND ONE (1) SHARED THROUGH/LEFT TURN LANE.
- INSTALL A NEW EMPLANT HANDCAP RAMPS AND A MINIMUM 30' FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE MULTI-USE PATH.
- INSTALL A NEW EMPLANT HANDCAP RAMPS AND A MINIMUM 30' FOOT GRASS STRIP BETWEEN THE BACK OF CURB AND THE BRANCH CREEK CROSSING ACCESS.

PHASE 2: BRANCH CREEK CROSSING AND GATEWAY DEVELOPMENTS

- INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD-BRANCH CREEK CROSSING ACCESS UPON COMPLETION OF THE PROPOSED ADDITIONS TO THE GATEWAY DEVELOPMENT. THE SIGNAL SHALL PROVIDE PROTECTED/PERMITTED LEFT TURN SIGNAL PHASING FOR THE NORTHBOUND AND SOUTHBOUND APPROACHES OF FRANKLIN ROAD. THE SIGNAL SHOULD BE SYNCHRONIZED WITH THE EXISTING SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND MOORES LANE/LYNNWOOD WAY. THE SIGNAL SHALL BE DESIGNED TO ACCOMMODATE THE FUTURE FRANKLIN ROAD WIDENING PROJECT.

PHASE 3: FUTURE TDOT FRANKLIN ROAD WIDENING AND DEVELOPMENTS

- FRANKLIN ROAD WILL BE WIDENED TO INCLUDE TWO (2) THROUGH LANES IN EACH DIRECTION AND ONE (1) CENTER TWO-WAY LEFT TURN LANE. AS A RESULT OF THE WIDENING PROJECT THE PROPOSED TRAFFIC SIGNAL AT THE INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD BRANCH CREEK CROSSING ACCESS WILL NEED TO BE MODIFIED TO ACCOMMODATE TWO (2) THROUGH LANES IN EACH DIRECTION.

MODIFICATION OF STANDARDS REQUIRED:

1. YARD SETBACKS FROM THE BACK EDGE OF SIDEWALK: TO THE BUILDING FACE TO BE 0.5:1 RATIO AND TABLE 3.4.4 FOR A MIXED-USE DEVELOPMENT IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUIRED IS A 75' FOOT SETBACK FROM THE BACK EDGE OF SIDEWALK TO THE BUILDING FACE.

2. CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)1 REQUIRES NO OFF-STREET PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET. THE BUILDING FRONTS FOR A BUILDING WITH A SECONDARY ENTRANCE SHALL BE LOCATED AT LEAST 10 FEET FROM THE STREET. THE CITY OF FRANKLIN FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET FOR A BUILDING WITH A SECONDARY ENTRANCE SHALL BE 10 FEET.

3. CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)2 REQUIRES OFF-STREET PARKING AREAS TO NOT OCCUPY MORE THAN 25 PERCENT OF THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT FOR A NONRESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT. THE CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)2 REQUIRES THE LOT FRONTAGE ADJACENT TO THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT DUE TO THE REQUIREMENT UNDERGROUND UTILITIES AND UTILITY CASEWORKS IN THE AREA AS WELL AS THE STREET BUFFERING.

4. REQUIREMENT FOR THE CITY OF FRANKLIN ZONING ORDINANCE SECTION 3.5.1.1(A)2 REQUIRES THE LOT FRONTAGE ADJACENT TO THE LOT FRONTAGE ADJACENT TO THE PRIMARY STREET SERVING THE LOT DUE TO THE REQUIREMENT UNDERGROUND UTILITIES AND UTILITY CASEWORKS IN THE AREA AS WELL AS THE STREET BUFFERING.

TAX MAP
53
(076.00)
BRENTWOOD CHURCH
OF THE NAZARENE
D.B. 1427 PG. 669
R.O.W.C., TN
RESIDENTIAL DISTRICT (R-1)
VS
RELIGIOUS USE

* Generated traffic volumes from the PM peak hour were used for the Midday peak hour as a conservative estimate. This is due to the ITE Trip Generation Manual only providing calculations for the AM and PM peak hour generators.

OPEN SPACE
TOTAL AREA - 12.26 ACRES = 64.11%

**JAMES F. & EVELYN A.
HOLLOWAY**
D.B. 256 PG. 433
R.O.W.C.,TN

RESIDENTIAL DISTRICT (R-1)

RESIDENTIAL USE

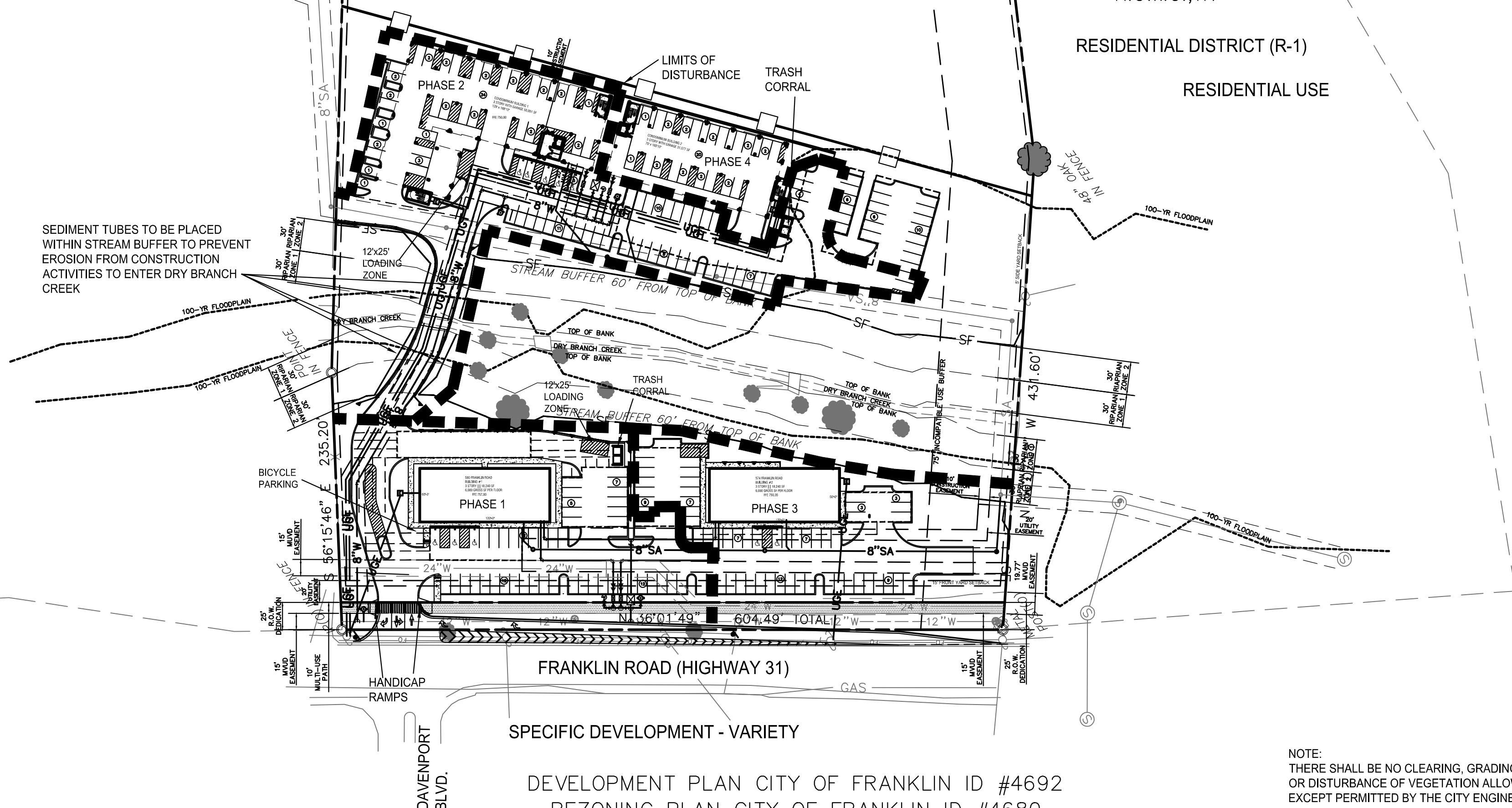
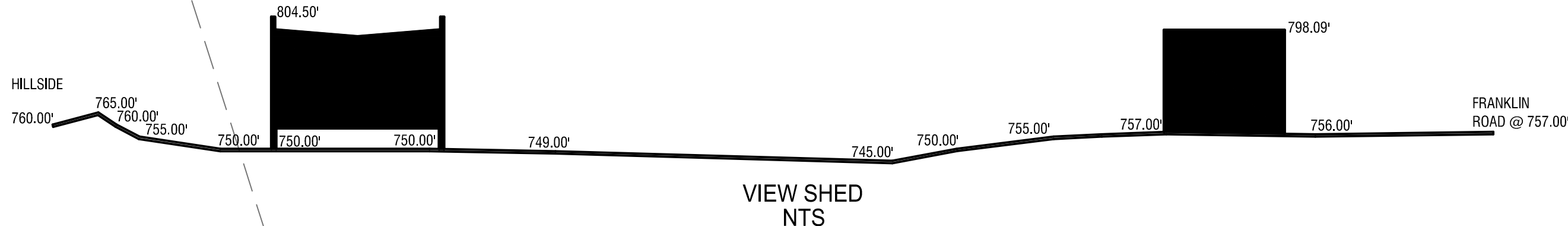
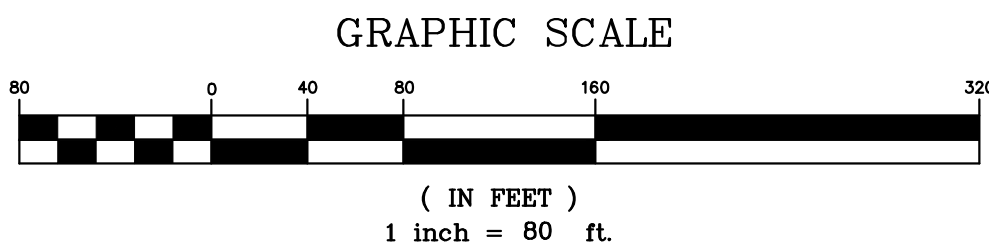
PROPERTY OWNERS WITHIN 500 FEET OF DEVELOPMENT

ARC/LID	Owner	Property Address	City	State	ZIP
036---05104	GATEWAY VILLAGE DEV INC	120 DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05108	BELL FUND IV FRANKLIN GATEWAY LLC	1340 MOHER BLVD	ATLANTA	GA	30343
036---05112	GATEWAY VILLAGE DEV INC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05113	CAMDEN COMMONS PROPERTY OWNERS ASSOC	DAVENPORT BLVD	BRENTWOOD	TN	37027
036---05114	CAMDEN COMMONS PROPERTY OWNERS ASSOC	PERNONE WAY	BRENTWOOD	TN	37027
036---05200	CITY OF FRANKLIN	FRANKLIN RD	FRANKLIN	TN	37065-0305
036---05500	MADDUX WILLIAM F	7007 MOORES LN	SPRING HILL	TN	37174
053---00300	CUMBERLAND PARK LLC	567 FRANKLIN RD	NASHVILLE	TN	37203
053---00301	CAMDEN COMMONS I LLC	121 DAVENPORT BLVD	BRENTWOOD	TN	37027
053---00302	BELL FUND IV FRANKLIN GATEWAY LLC	AMBLESIDE WAY	ATLANTA	GA	30343
053---00500	CHURCH CLEARVIEW BAPTIST	557 FRANKLIN RD	FRANKLIN	TN	37069
053---06500	PARRIS JEFFREY S	1226 COUNTRY RD	FRANKLIN	TN	37069
053---06600	ZHU HUIRONG	1222 COUNTRY RD	MOUNTAIN HOUSE	CA	95391
053---06700	ROVENSTINE JOHN JASON	1218 COUNTRY RD	FRANKLIN	TN	37069
053---07300	ROGERS STEPHEN T	554 FRANKLIN RD	FRANKLIN	TN	37069
053---07401	HOLLOWAY JAMES F	562 -68 FRANKLIN RD	FRANKLIN	TN	37069
053---07500	FAGAN GARY DWAYNE	574 FRANKLIN RD	BRENTWOOD	TN	37027
053---07501	FAGAN MARY Y	580 FRANKLIN RD	FRANKLIN	TN	37069
053---07600	CHURCH BRENTWOOD OF THE NAZARENE	584 FRANKLIN RD	FRANKLIN	TN	37069
053---07707	VR LANDINGS AT BRENTWOOD LP	LANDINGS DR	ADDITION	TX	75001
053B-A00500	BROOKS LAUREN MICHELLE	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00600	FRASER DOUGLAS DAVID	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00700	HIDDEN HILLS FAMILY LTD PRNTNSHP	1020 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00800	DOMAN FRANK P	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A00900	LEPPER BOBBY	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01000	WYLLIE SUZANNE F	1014 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01100	VAN VICKLE JOHN HAYES	1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01200	THORNTON DON TYLER	1010 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01300	YOUNG KIMBERLY W	1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01400	JONES CHRISTINA ANNE	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01500	COMBS BEDFORD M	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01600	TAAFFE PAULINE	1006 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A01700	GATEWAY VILLAGE RESIDENTIAL LLC	CUMBERLAND PARK DR	FRANKLIN	TN	37067
053B-A01800	CAMERON DARELL C	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A01900	KEENAN THOMAS C	1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02000	REYNOLDS SALLY M	1005 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02100	AILOR RACHEL R	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02200	GATEWAY VILLAGE RESIDENTIAL LLC	FRANKLIN RD	FRANKLIN	TN	37067
053B-A02300	TELFER GEORGE CURTISSE	1011 CUMBERLAND PARK DR	NASHVILLE	TN	37205
053B-A02400	HIME GEORGE ALLEN	1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02500	MISSIRIAN RAPHAEL A & ANAHID MISSIRI	1015 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02600	BULLARO FRANCESCA	1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02700	ROSS RICHARD F	1019 CUMBERLAND PARK DR	BRENTWOOD	TN	37027
053B-A02800	WIENCKE TOM C	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069
053B-A02900	MATRAVERS LAURIE M	1023 CUMBERLAND PARK DR	NASHVILLE	TN	37205

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER
EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AN AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100: NAD83 DATUM



12-04-14

TSQUARE ENGINEERING
Consulting Civil Engineering
 7101. Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
 tim@t2-eng.com



DATE: 05-20-2014		NO.	DATE	REVISIONS
SCALE: 1" = 80'		A	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
		A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:				
TSQUARE ENGINEERING				
CHECKED BY:				
TEST				

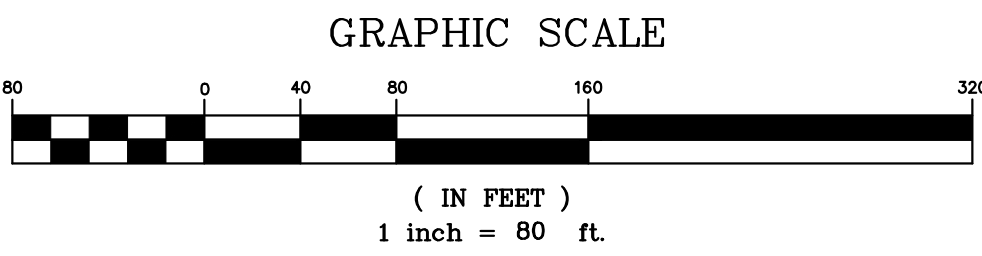
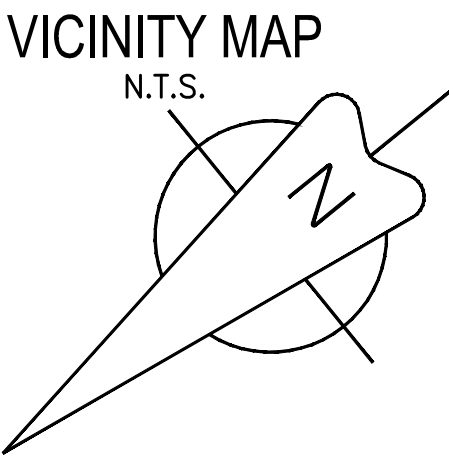
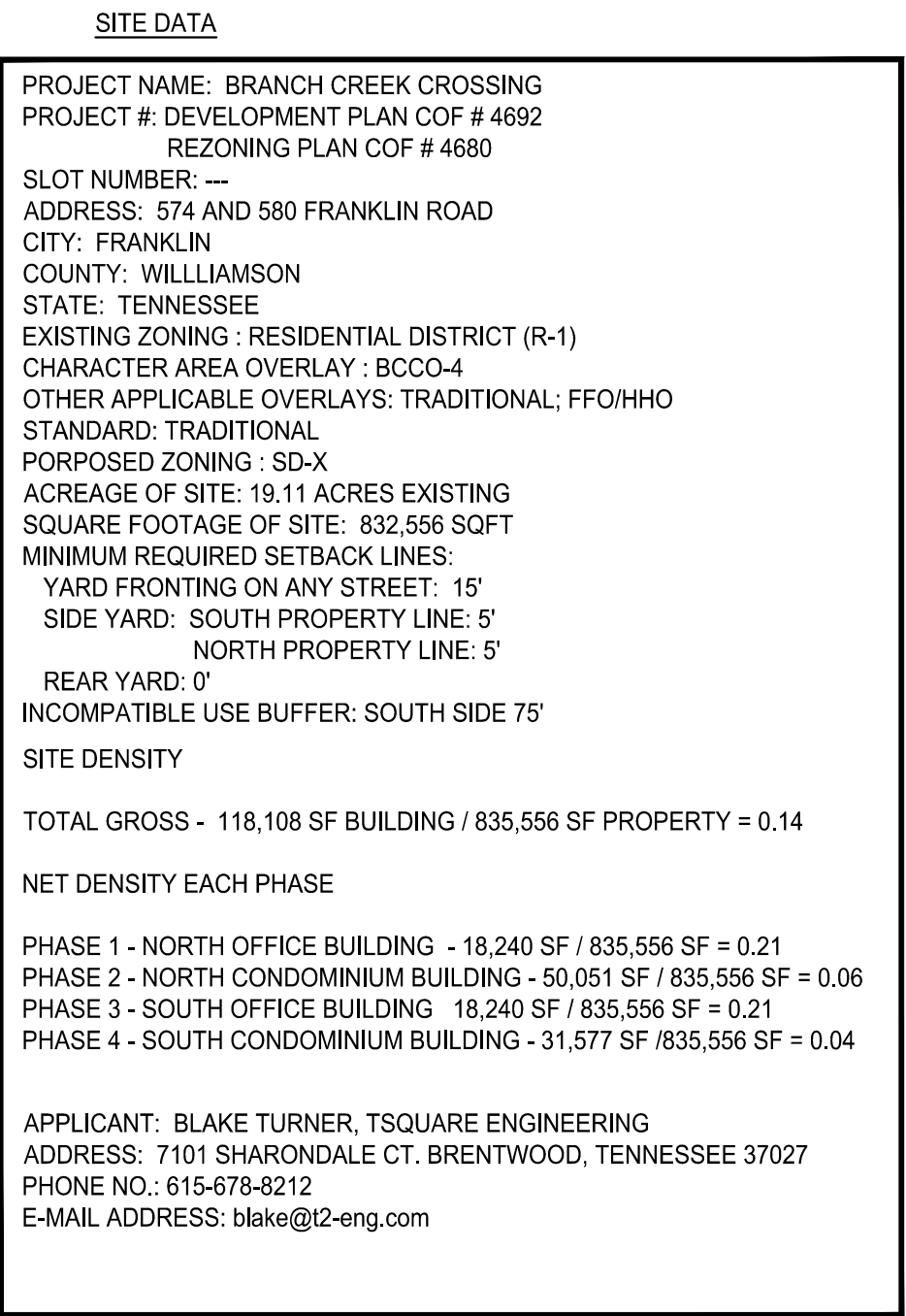
BRANCH CREEK CROSSING

HIGHWAY 31 AND DAVENPORT
MAP 53 AND PARCELS 75.00 & 75.0

FRANKLIN WILLIAMSON COUNTY TENNESSEE

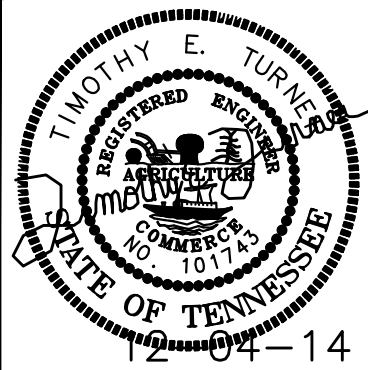
JOB NUMBER
145061

SHEET NUMBER
C-1.0

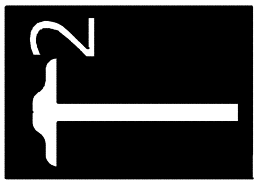


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NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100: NAD83 DATUM



TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
ttn@t2-eng.com



DATE: 05-20-2014	NO.	DATE	REVISIONS
SCALE: 1" = 80'	<u>A</u>	11-10-14	REVISED PER PLANNING COMMISSION COMMENTS
	<u>A</u>	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
DRAWN BY:			
TSQUARE ENGINEERING			
CHECKED BY:			
TET			

BRANCH CREEK CROSSING

SITE PHASING PLAN

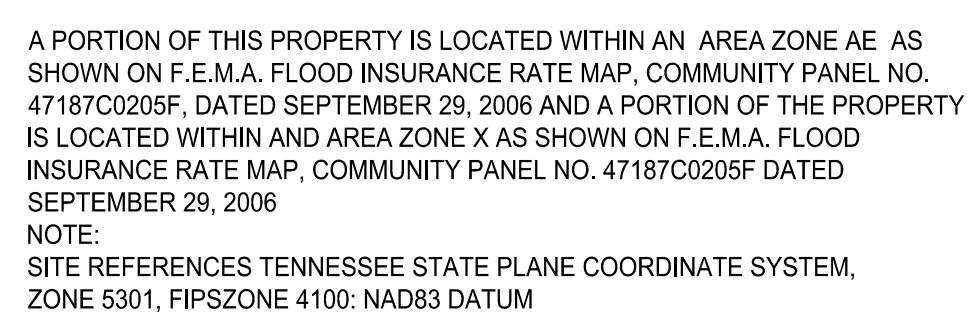
HIGHWAY 31 AND DAVENPORT

MAP 53 AND PARCELS 75.00 & 75.01

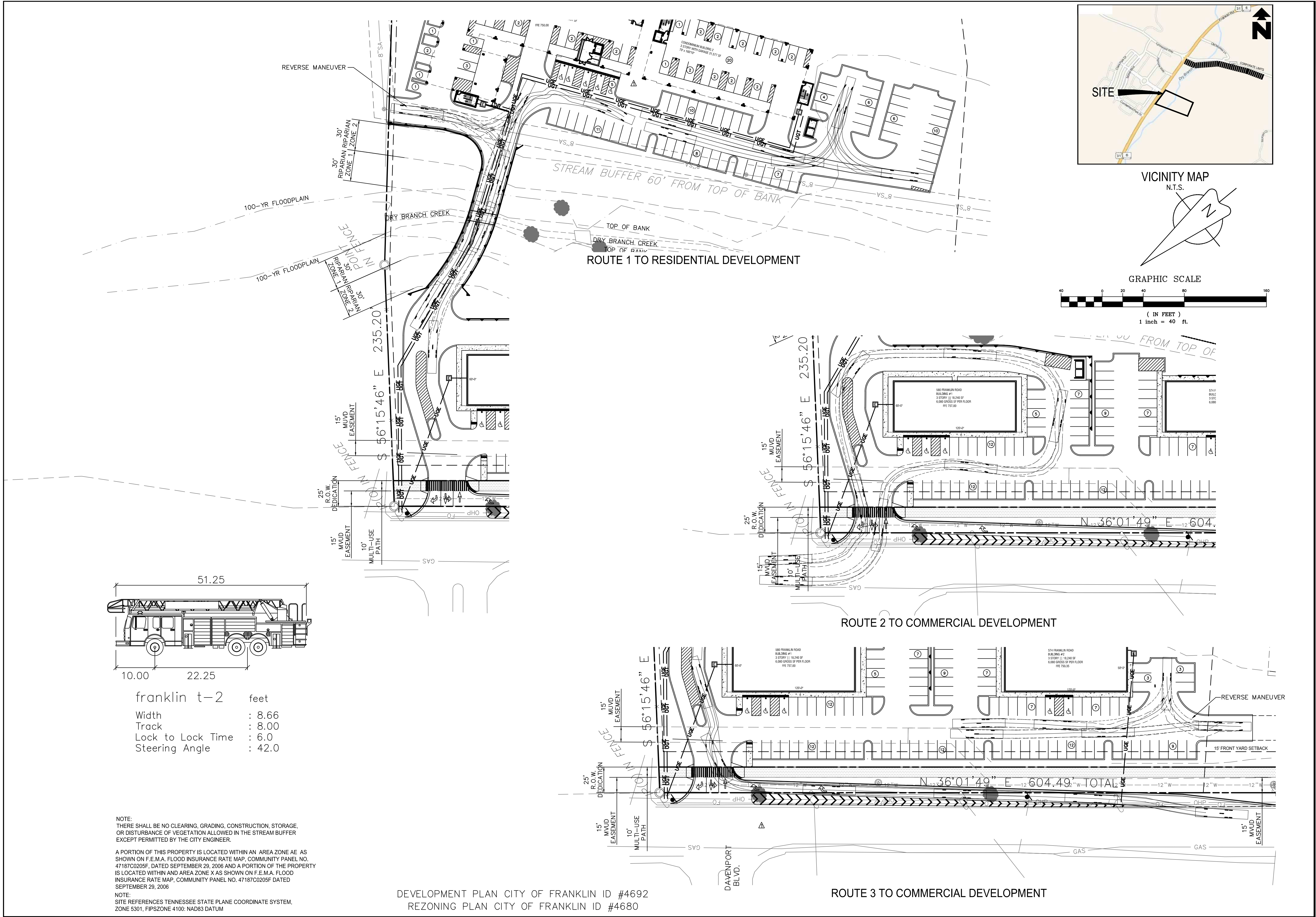
FRANKLIN: WILLAMSON COUNTY: TENNESSEE

JOB NUMBER
145061

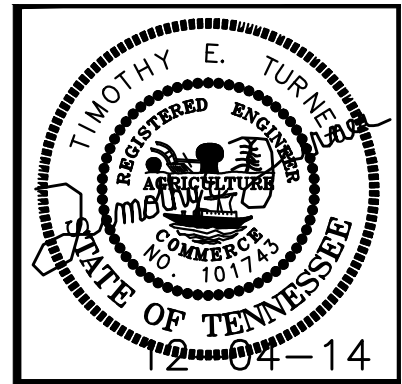
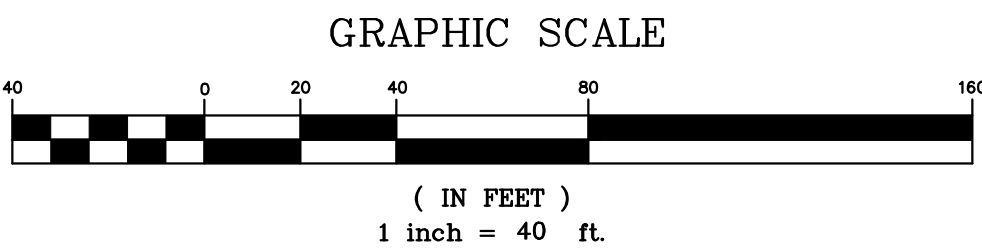
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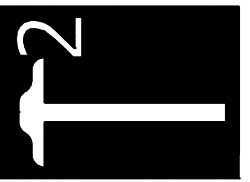
NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE,
OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER,
EXCEPT PERMITTED BY THE CITY ENGINEER.



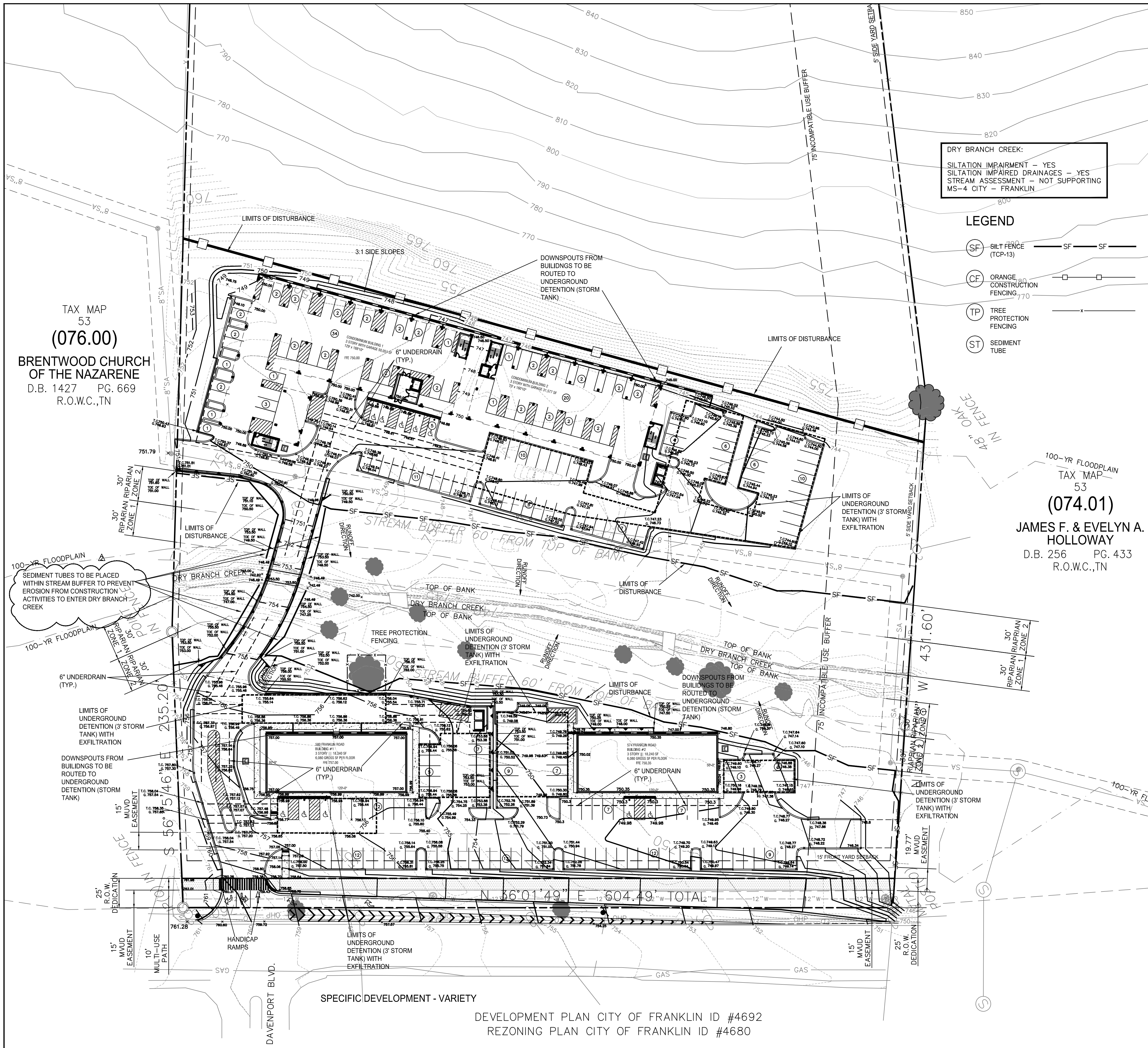
VICINITY MAP
N.T.S.



TSQUARE ENGINEERING
Consulting Civil Engineering
7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
tim@t2-eng.com



BRANCH CREEK CROSSING		REVISIONS	
EMERGENCY VEHICLE PLAN HIGHWAY 31 AND DAVENPORT MAP 53 AND PARCELS 75.00 & 75.01 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	DATE:	05-20-2014	NO.
	SCALE:	1" = 40'	11-10-2013
	DRAWN BY:	TSQUARE ENGINEERING	12-04-14
JOB NUMBER		145061	
SHEET NUMBER		C-4.0	

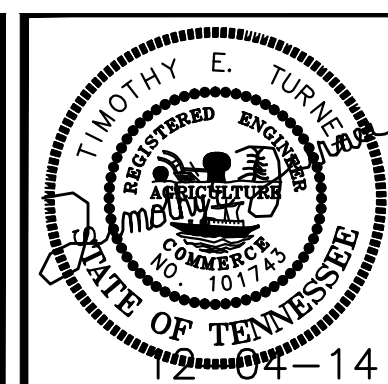


PHONE: 615-367-1110
800-351-1111
E-MAIL: tnocs@tnonecall.com

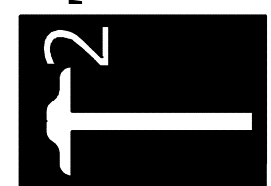
NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT PERMITTED BY THE CITY ENGINEER.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 28, 2006 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 28, 2006

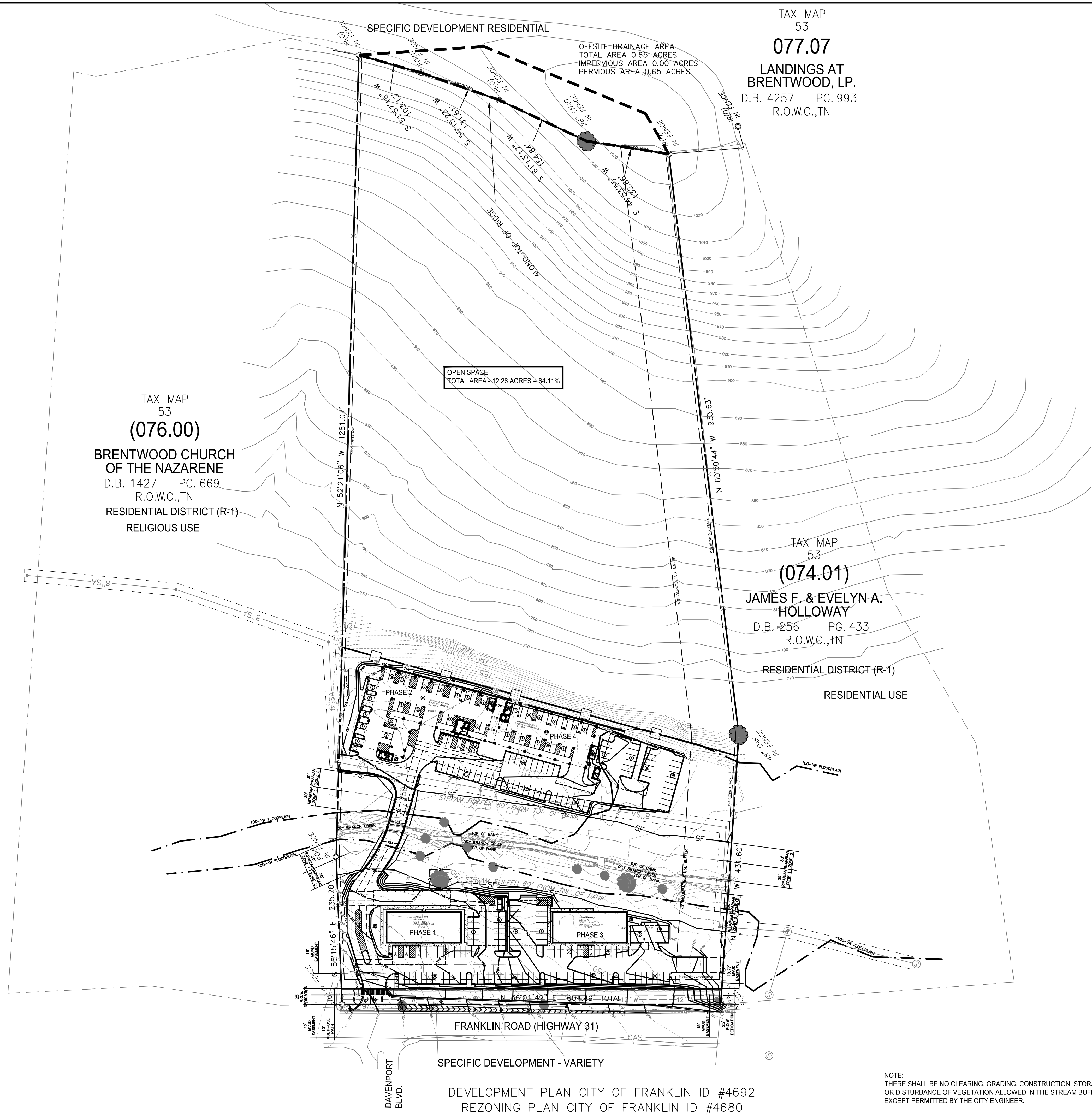
NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

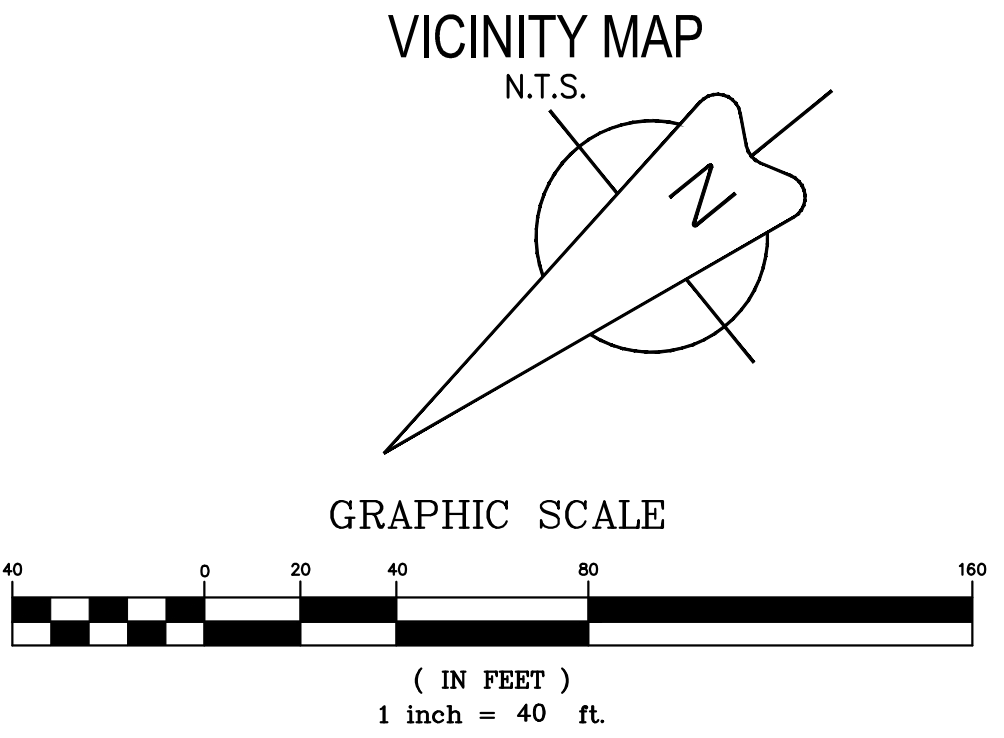
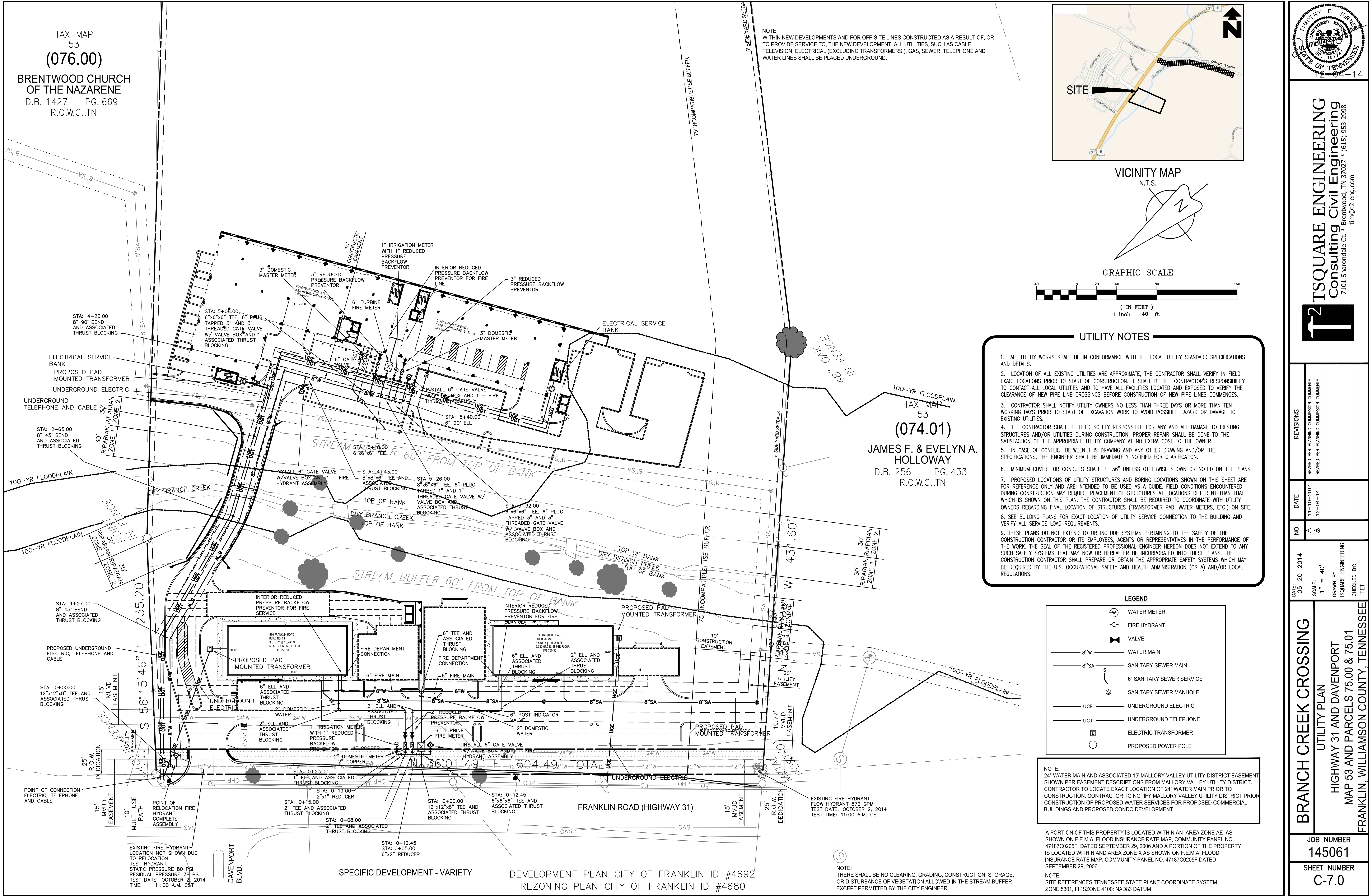


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BRANCH CREEK CROSSING		DATE: 05-20-2014	NO.	DATE	REVISIONS
GRADING PLAN		SCALE: 1" = 40'	A	11-10-2014	REVISED PER PLANNING COMMISSION COMMENTS
HIGHWAY 31 AND DAVEINPORT		DRAWN BY:	A	12-04-14	REVISED PER PLANNING COMMISSION COMMENTS
MAP 53 AND PARCELS 75.00 & 75.01		SQUARE ENGINEERING			
FRANKLIN, WILKINSON COUNTY, TENNESSEE		CHECKED BY:			
		TET			
JOB NUMBER					
145061					
SHEET NUMBER					
C-5.0					





UTILITY NOTES

1. ALL UTILITY WORKS SHALL BE IN CONFORMANCE WITH THE LOCAL UTILITY STANDARD SPECIFICATIONS AND DETAILS.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY IN FIELD EXACT LOCATIONS PRIOR TO START OF CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL LOCAL UTILITIES AND TO HAVE ALL FACILITIES LOCATED AND EXPOSED TO VERIFY THE CLEARANCE OF NEW PIPE LINE CROSSINGS BEFORE CONSTRUCTION OF NEW PIPE LINES COMMENCES.
3. CONTRACTOR SHALL NOTIFY UTILITY OWNERS NO LESS THAN THREE DAYS OR MORE THAN TEN WORKING DAYS PRIOR TO START OF EXCAVATION WORK TO AVOID POSSIBLE HAZARD OR DAMAGE TO EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES DURING CONSTRUCTION. PROPER REPAIR SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY AT NO EXTRA COST TO THE OWNER.
5. IN CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR THE SPECIFICATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
6. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS.
7. PROPOSED LOCATIONS OF UTILITY STRUCTURES AND BORING LOCATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE INTENDED TO BE USED AS A GUIDE. FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE PLACEMENT OF STRUCTURES AT LOCATIONS DIFFERENT THAN THAT WHICH IS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH UTILITY OWNERS REGARDING FINAL LOCATION OF STRUCTURES (TRANSFORMER PAD, WATER METERS, ETC.) ON SITE.
8. SEE BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTION TO THE BUILDING AND VERIFY ALL SERVICE LOAD REQUIREMENTS.
9. THESE PLANS DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

LEGEND	
	WATER METER
	FIRE HYDRANT
	VALVE
	WATER MAIN
	SANITARY SEWER MAIN
	SANITARY SEWER SERVICE
	SANITARY SEWER MANHOLE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	ELECTRIC TRANSFORMER
	PROPOSED POWER POLE

NOTE:
24" WATER MAIN AND ASSOCIATED 15' MALLORY VALLEY UTILITY DISTRICT EASEMENT SHOWN PER EASEMENT DESCRIPTIONS FROM MALLORY VALLEY UTILITY DISTRICT. CONTRACTOR TO LOCATE EXACT LOCATION OF 24" WATER MAIN PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY MALLORY VALLEY UTILITY DISTRICT PRIOR CONSTRUCTION OF PROPOSED WATER SERVICES FOR PROPOSED COMMERCIAL BUILDINGS AND PROPOSED CONDO DEVELOPMENT.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47187C0205F, DATED SEPTEMBER 29, 2008 AND A PORTION OF THE PROPERTY IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2008

NOTE:
SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100: NAD83 DATUM

TSQUARE ENGINEERING
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7101 Sharondale Ct. * Brentwood, TN 37027 * (615) 953-2998
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NO.	DATE	REVISIONS
1	11-10-2014	REVISION PER PLANNING COMMISSION COMMENTS
2	12-04-14	REVISION PER PLANNING COMMISSION COMMENTS

BRANCH CREEK CROSSING

UTILITY PLAN

HIGHWAY 31 AND DAVENPORT

MAP 53 AND PARCELS 75.00 & 75.01

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NUMBER
145061

SHEET NUMBER
C-7.0

HARPETH SQUARE PUD SUBDIVISION REZONING REQUEST

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
SD-X 34.17, 33650, 115

OWNER:

JAYMAR DEVELOPMENT
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: JAY FRANKS
EMAIL: jfranks130@msn.com
PHONE: 615.300.0001

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DANMARK COMPANY
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
CONTACT: WILLIAM DEPRIEST
EMAIL: DEPRIESTCOMPANY@ATT.NET
PHONE: 615.794.2808

RON SHUFF FAMILY PARTNERSHIP
127 2ND AVENUE NORTH
FRANKLIN, TN 37064
CONTACT: RONALD L SHUFF
EMAIL:
PHONE:

TOMLIN FAMILY PROPERTIES G P
JOEL TOMLIN
5866 E ASHLAND DRIVE
FRANKLIN, TN 37215
PHONE: 615.791.6400

OWNER:

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

APPLICANT:

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

CIVIL ENGINEER:

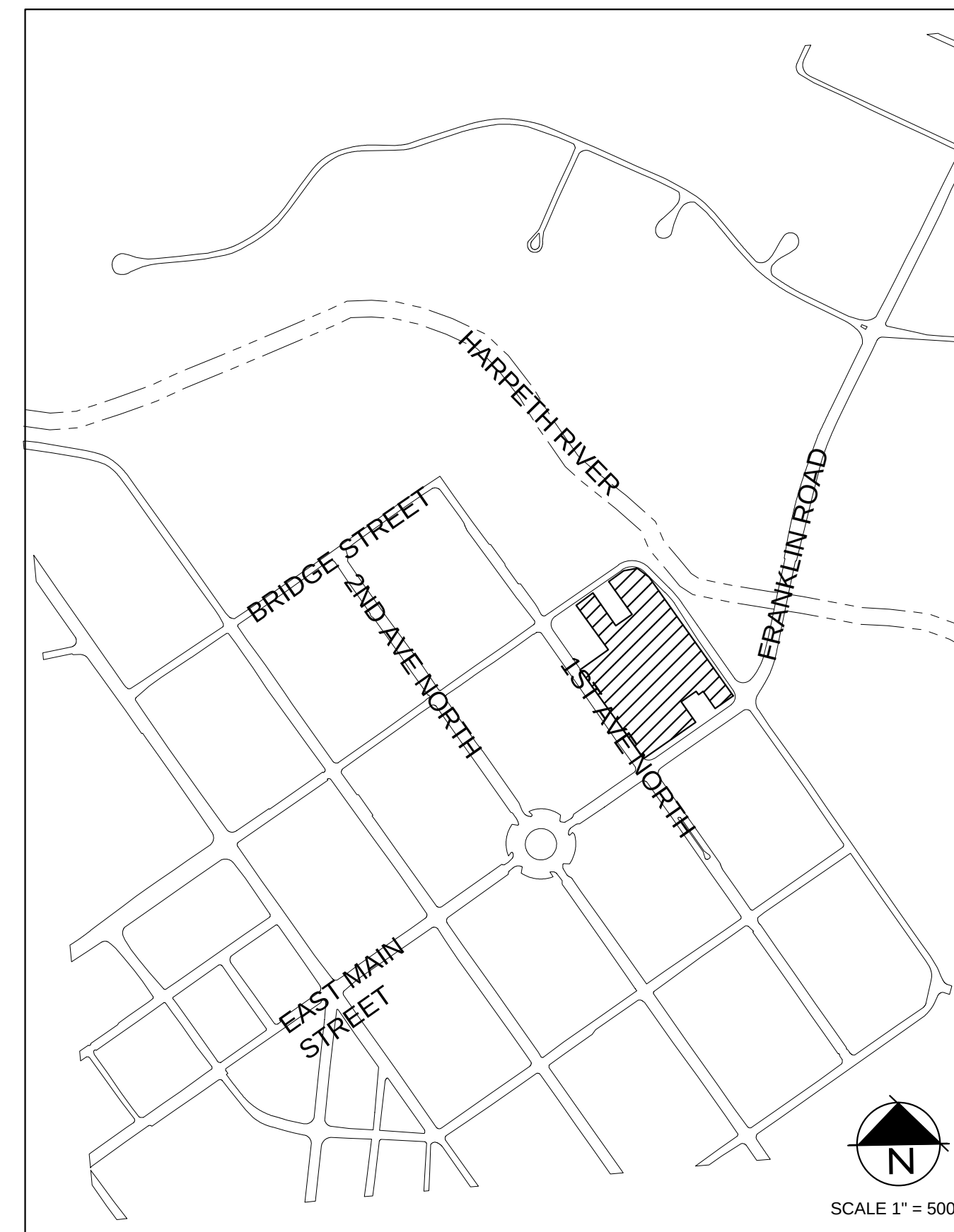
CANNON & CANNON, INC.
1 VANTAGE WAY, SUITE C-210
NASHVILLE, TN 37228
CONTACT: ERIC GARDNER
EMAIL: egardner@cannon-cannon.com
PHONE: (615) 770-0010

TRAFFIC ENGINEER:

FISCHBACH TRANSPORTATION GROUP, INC.
3326 ASPEN GROVE DRIVE
FRANKLIN, TN 37067
CONTACT: GILLIAN FISCHBACH
EMAIL: gillian@ftgtraffic.com
PHONE: 615.498.3130

SURVEYOR:

DIVIDING LINE SURVEY SERVICES LLC
985 YELLOW CREEK ROAD
DICKSON, TN 37055
CONTACT: RUSSEL FAULK
PHONE: 615.838.6052



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS
C 3.0	EXISTING TREE CANOPY

VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC

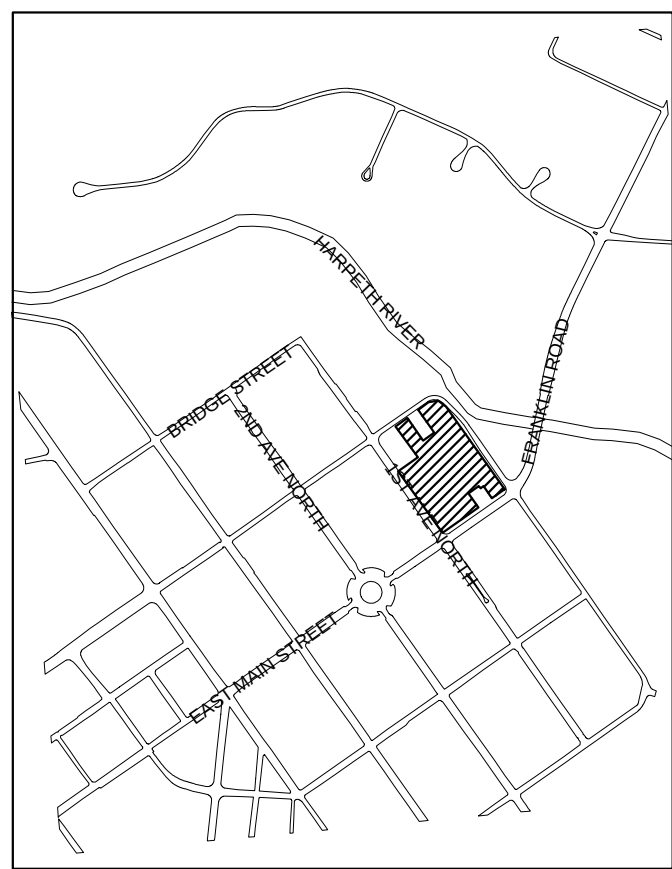
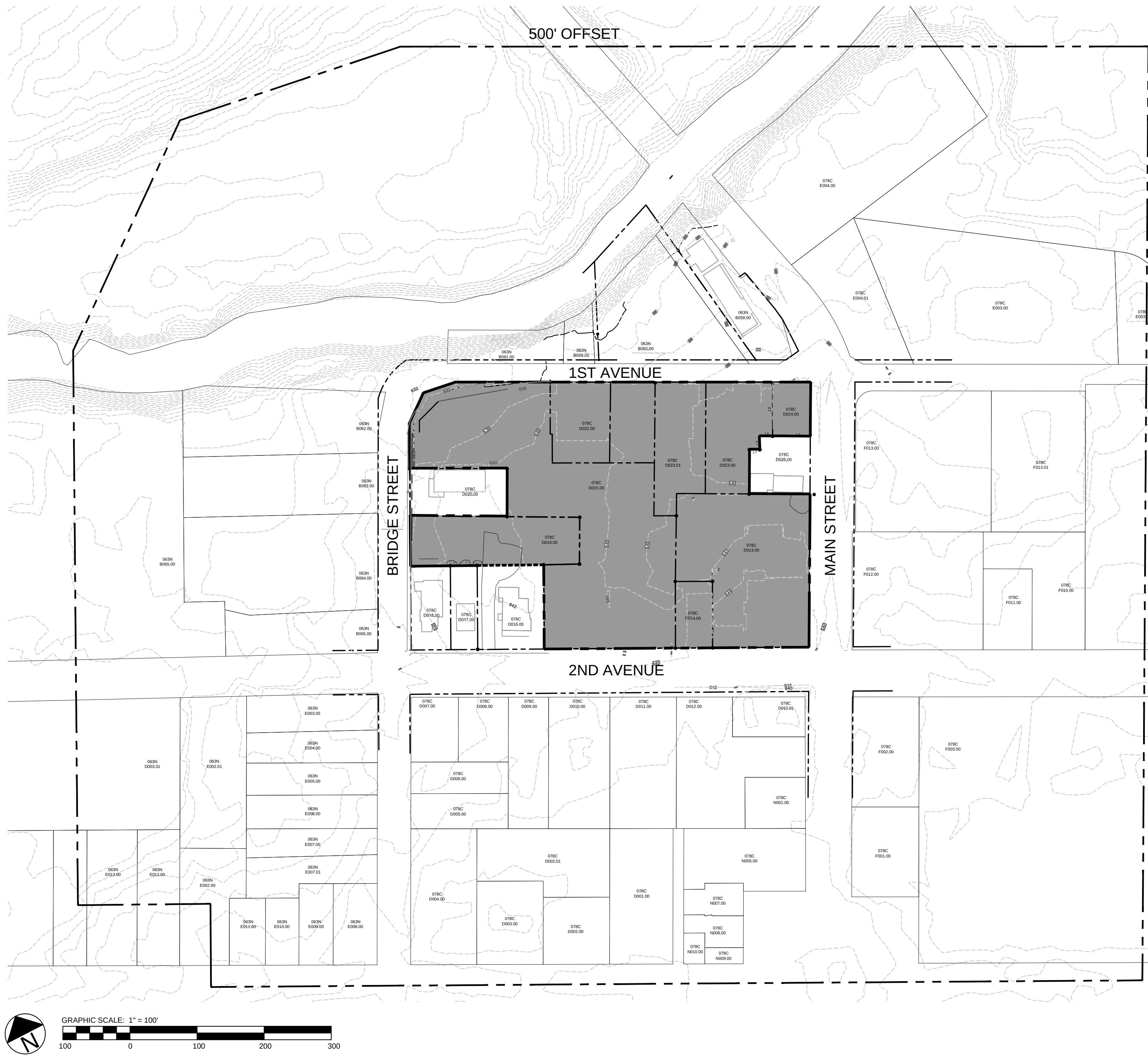
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



NOVEMBER 10, 2014
REVISED: DECEMBER 4, 2014

COF # 4712



VICINITY MAP

SCALE 1" = 1000'

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

1. THIS BLOCK IS LOCATED ON THE NORTH EASTERN CORNER OF THE CENTRAL FRANKLIN CHARACTER AREA 1.
2. THE DEVELOPMENT PATTERN SHOULD FOLLOW THE STANDARDS FOR TRADITIONAL AREAS. THE PROPOSED PUD MASTER PLAN UTILIZES PLANNING AND ARCHITECTURAL PRINCIPLES FOR TRADITIONAL DESIGN. BUILDINGS ARE ORIENTED TO THE STREET. WITH PARKING HIDDEN WITHIN THE CENTER OF THE SITE. BUILDING ELEVATIONS ARE DESIGNED WITH VARYING WIDTHS AND WITH QUALITY EXTERIOR MATERIALS. RESIDENTIAL AND NONRESIDENTIAL ARE INTEGRATED IN THE SAME BLOCK. RETAIL USES ARE LOCATED ON THE STREET LEVEL WITH ON-STREET PARKING ADDED AROUND THE BLOCK FOR PATRON USE.
3. BUILDINGS MAY BE AT A SCALE UP TO THREE STORIES. FOUR STORY BUILDINGS MAY BE PERMITTED PURSUANT TO A PUD IN CERTAIN CIRCUMSTANCES. A MIX OF THREE AND FOUR STORY BUILDINGS ARE PROPOSED WITHIN THE PUD. AS DEPICTED ON SHEET A I.O. MANY THREE STORY COMMERCIAL AND MIXED USE BUILDINGS WITHIN THE CENTRAL FRANKLIN HISTORIC DISTRICT ARE EQUAL TO THE PROPOSED FOUR STORY RESIDENTIAL BUILDING. THE PROPOSED STRUCTURE IS A HEIGHT OF 46 FEET. IN ADDITION, THE FOURTH FLOOR IS RECESSED BACK FROM THE STREET ALONG MAIN STREET AND SECOND AVENUE TO PROVIDE A TRANSITION TO ADJACENT EXISTING STRUCTURES.
4. PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE BUILDINGS FACING THE STREET. A PARKING STRUCTURE HAS BEEN PROVIDED WITHIN THE PUD IN THE CENTER OF THE BLOCK. THE PARKING STRUCTURE IS LINED WITH BUILDINGS ON ALL SIDES. THE ACCESS TO THE GARAGE IS LOCATED ON MAIN STREET, 1ST AVENUE AND 2ND AVENUE.

LOCAL COMPATIBILITY

A MIX OF USES INCLUDING RESIDENTIAL, RETAIL, AND HOTEL COMPLEMENT THE CULTURE AND COMMUNITY OF HISTORIC DOWNTOWN OF FRANKLIN. THE SIXTEEN BLOCK CORE IS A MIX OF RETAIL, OFFICE, RESIDENTIAL, INSTITUTIONAL USES, CIVIC USES, AND OPEN SPACE DEVELOPED OVER TIME BUT WITH TIMELESS ARCHITECTURE AND TRADITIONAL PATTERNS. BUILDINGS ADDRESS THE STREET AND SHARE COMMON SIDE WALLS. BUILDING ARE BETWEEN 25 AND 50 FEET WIDTHS TO MAINTAIN A HUMAN SCALE ALONG THE SIDEWALK. THE PREDOMINATE FOCUS OF RETAIL IN THE DOWNTOWN IS ON MAIN STREET BETWEEN 3RD AVENUE AND 5TH AVENUE. A NEW ANCHOR HOTEL AND RETAIL BETWEEN 1ST AVENUE AND 2ND AVENUE WILL ENCOURAGE A NEW EVOLUTION OF STORE FRONTS TO FILL IN OVER TIME BETWEEN 3RD AND 2ND AS OPPORTUNITIES ARISE.

DOWNTOWN FRANKLIN IS RICH WITH HISTORY. NEW DEVELOPMENT WITHIN THE HISTORIC DOWNTOWN AREA SHOULD COMPLEMENT THE CHARACTER AND PATTERNS ESTABLISHED THROUGH THIS HISTORIC ARCHITECTURE. THE HARPETH SQUARE PUD PROPOSES ARCHITECTURE THAT IS DESIGNED WITH TIMELESS PROPORTIONS AND QUALITY MATERIALS THAT DO NOT PRETEND TO BE FROM ANOTHER TIME, BUT RESONATE WITH AND RESPECT THE HISTORIC ARCHITECTURE THAT IS. LANDMARK BOOK STORE IS ONE OF THE OLDEST BUILDINGS IN THE DOWNTOWN AREA AND IT IS LOCATED ON THE HARPETH SQUARE BLOCK. THIS ARCHITECTURAL ICON APPEARS TO HAVE BEEN FORGOTTEN ABOUT OVER TIME AS NEW BUILDINGS WERE BUILT AROUND IT. WITH THE PROPOSED PUD, THIS HISTORIC BUILDING BECOMES CENTRAL FOCUS ON MAIN STREET ANCHORING THE MID-BLOCK ENTRY TO THE SITE.

BUILDINGS IN THE CENTRAL FRANKLIN CHARACTER AREA VARY IN HEIGHT FROM AROUND 26 FEET IN A ONE STORY BUILDING TO AS TALL AS 56 FOOT HIGH MASONIC LODGE ON 2ND AVENUE. MANY OF THE COMMERCIAL BUILDINGS HAVE OVERALL HEIGHTS AROUND 40 TO 47 FEET. COMMERCIAL BUILDINGS TEND TO HAVE FLOOR TO FLOOR HEIGHTS THAT ARE TALLER THAN RESIDENTIAL BUILDINGS. A THREE STORY COMMERCIAL BUILDING IS OFTEN EQUAL TO OR TALLER THAN A FOUR STORY RESIDENTIAL BUILDING AS IS THE CASE WITH HARPETH SQUARE. THE FOUR STORY BUILDING PROPOSED IN THE PUD ARE 46 FEET IN HEIGHT. THE FOURTH FLOOR IS DESIGNED TO BE RECESSED BACK ALONG MAIN STREET, BRIDGE STREET, AND 2ND AVENUE WHERE THE PERCEIVED HEIGHT FROM THE STREET IS 36 FEET. THIS IS A TRANSITIONAL FEATURE DESIGNED FOR COMPATIBILITY WITH THE ADJACENT EXISTING BUILDINGS.

THE BUILDING FRONTAGE ALONG 1ST AVENUE IS ALSO FOUR STORIES IN HEIGHT. EXISTING BUILDINGS ALONG 1ST AVENUE ARE CONSTRUCTED WITHIN 3 TO 4 FEET OF THE ASPHALT. WITH THE DEVELOPMENT OF THE PUD, BUILDINGS ALONG 1ST AVENUE WILL BE RECESSED 20 FEET TO ACCOMMODATE ON-STREET PARKING, STREET TREES, AND AN 11 FOOT SIDEWALK. BUILDINGS ARE DESIGNED WITH BASE, MIDDLE, AND TOP. THE TOP IN THIS CASE WILL BE THE FORTH FLOOR, AND WILL BE DESIGNED WITH LIGHTER COLORS AND MORE GLASS. THIS EFFECT PRODUCES A DOMINATE 3-STORIES AND VISUALLY RECESSES THE 4TH FLOOR. THE 46 FOOT BUILDING HEIGHT IS BALANCED ON THE RIVER SIDE BY THE DOWNEYING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION
PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 112 X 600SF = 67,200 SF
TOTAL PARKLAND DEDICATION AREA: 109,200 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

WATER MAIN 16" DUCTILE IRON
FLOW: 1455 GPM
STATIC PRESSURE: 99 PSI
RESIDUAL PRESSURE: 75 PSI

STREAMSIDE BUFFER ENHANCEMENT

ENHANCEMENT SHALL INCLUDE REMOVAL OF INVASIVE SPECIES AND THE RE-ESTABLISHMENT OF NATIVE SPECIES WHICH PROVIDES A MIX OF CANOPY TREES, UNDERSTORY SHRUBS, AND A NATIVE SEED MIX OF FORBES/GRASSES/SEDGES/SPRUES SUITABLE FOR A MOIST SHADED UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADINGS, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

ENHANCEMENT SHALL BE ABOVE THE NORMAL HIGH WATER MARK ONLY, AND SHALL BE BETWEEN THE NORMAL HIGH WATER MARK WITHIN THE 60 FOOT RIPARIAN BUFFER.

PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

CONNECTIVITY INDEX

NOT APPLICABLE

STATEMENT OF IMPACTS:

- WATER**
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN AND ALONG 1ST AVENUE.
- SEWER**
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.
- DRAINAGE FACILITIES**
THE PROPERTY WILL BE DRAINED TO THE HARPETH RIVER. THIS PUD PROPOSAL INCLUDES THE DEVELOPMENT OF THE CITY OF FRANKLIN'S DETENTION FACILITY WITHIN BICENTENNIAL PARK. EXISTING ROADWAY AND AREA DRAINS WITH DIRECT DISCHARGE INTO THE HARPETH RIVER ALONG 1ST AVENUE WILL BE ABANDONED. STORMWATER WILL BE TREATED PER THE CITY OF FRANKLIN'S STORMWATER MANAGEMENT REQUIREMENTS.
- POLICE AND FIRE**
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE
- RECREATION FACILITIES**
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE
- PROJECTED STUDENT POPULATION**
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 150 X .23 = 35 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY PRIVATE COLLECTION.

RESTRICTIVE COVENANTS
A BUSINESS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. COMMON AREAS WILL BE MAINTAINED JOINTLY WHERE GOVERNED BY THE ASSOCIATION DOCUMENTS.

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

MAJOR THOROUGHFARE PLAN
LOCAL STREET IMPACTS ARE ADDRESSED IN THE TRAFFIC REPORT PROVIDED BY GILLIAN FISCHBACH TRANSPORTATION ENGINEERING. ACCESS TO THE SITE WILL BE PROVIDED WITH CURB CUTS TO MAIN STREET, 1ST AVENUE, AND 2ND AVENUE. SIDEWALKS WILL BE PROVIDED AROUND THE BLOCK WITHIN THE STREET RIGHT-OF-WAY AND WILL CONNECT TO THE EXISTING RIGHT-OF-WAY. SECTIONS OF RIGHT-OF-WAY ARE PLANNED TO BE ADDED TO THE RIGHT-OF-WAY ALONG 1ST AVENUE, AND A PORTION OF RIGHT-OF-WAY ON 2ND AVENUE IS PLANNED TO BE REDUCED. THE INTENT AND THE DESIGN STANDARDS OF COP PROJECT 51, 1ST AVENUE STREETScape, IS INTENDED TO BE CONSTRUCTED WITH THE DEVELOPMENT OF HARPETH SQUARE.

HARPETH SQUARE HAS SEVERAL CONDITIONS FOR IMPROVING OFFSITE ROADWAYS CONCURRENTLY WITH THE DEVELOPMENT OF THE PROPERTY. 1) MAIN STREET WILL BE RE-STRIPPED FROM LANCASTER DRIVE TO 1ST AVENUE TO PROVIDE A DEDICATED RIGHT TURNLANE, A THROUGH LANE, AND A LEFT TURN LANE FOR TRAFFIC ENTERING DOWNTOWN. 2) A TRAFFIC LIGHT IS WARRANTED AND WILL BE INSTALLED AT THE INTERSECTION OF 2ND AVENUE AND BRIDGE STREET. 3) 1ST AVENUE WILL BE REALIGNED PER THE CITY OF FRANKLIN ENGINEERING RECOMMENDATIONS AT THE INTERSECTION OF BRIDGE STREET.

THE PHASING AND BONDING REQUIREMENTS FOR THESE OFF-SITE ROADWAY IMPROVEMENTS WILL BE ESTABLISHED WITH THE SITE PLAN APPROVAL PROCESS. ALL OFFSITE IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE 1ST CERTIFICATE OF OCCUPANCY ASSOCIATED WITH THE DEVELOPMENT.

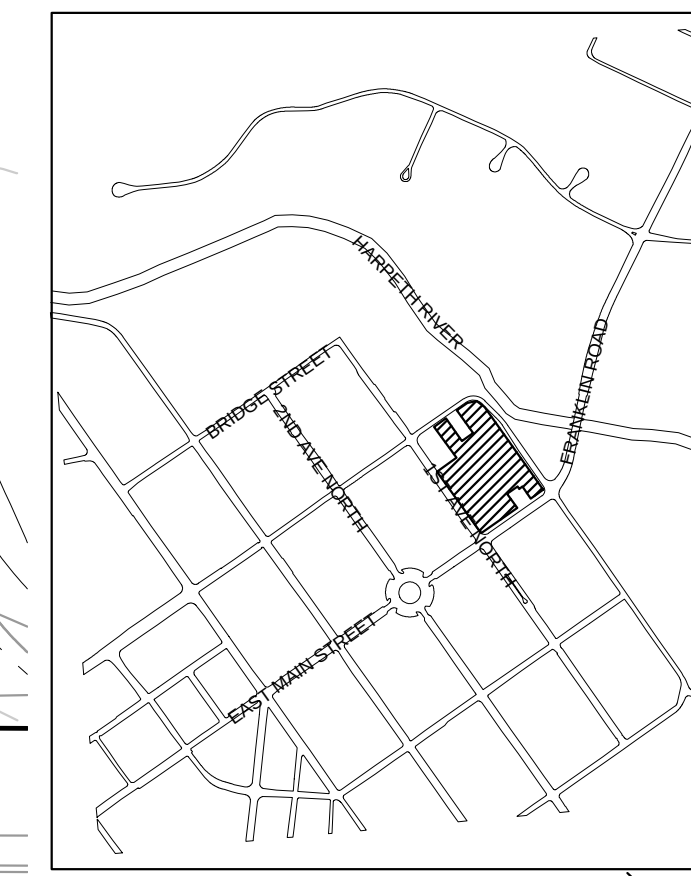
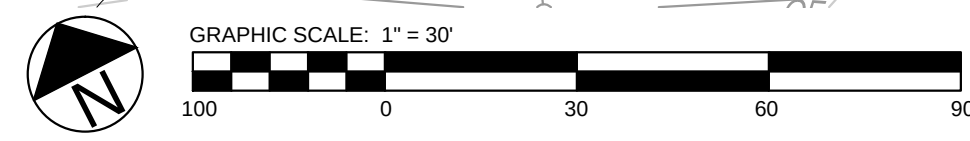
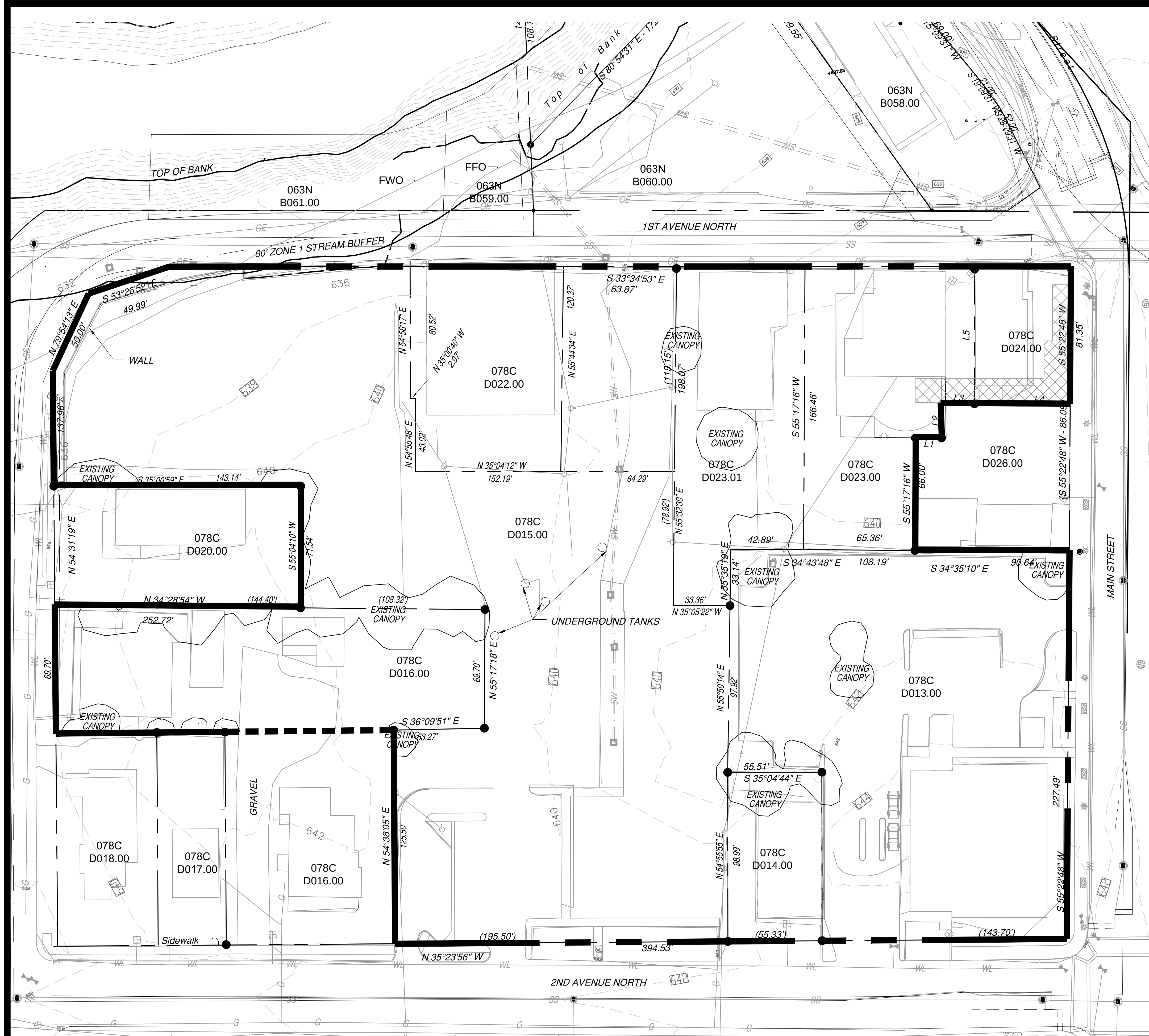
LEGAL DESCRIPTION

- 133 1ST AVENUE NORTH-TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 122 2ND AVENUE NORTH-TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 109 1ST AVENUE NORTH-TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 107 1ST AVENUE NORTH-TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 104 EAST MAIN STREET-TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 112 2ND AVENUE NORTH-TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
- 198 EAST MAIN STREET-TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH-TAX MAP 078C, PARCEL 16.00, BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE WITH SAID ROW, N54°31'31"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°25'21"E, A DISTANCE OF 251.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 89.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N85°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N69°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N46°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

ADJACENT PROPERTY OWNERS

PRCLD	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse
063N-B05700	151 FRANKLIN RD	BETHURUM ALVA JEFFERSON	151 FRANKLIN RD	FRANKLIN	TN	37064	R-1	HPO, FFO, FWO, HHO	CFCO-1	EITHER	AGRICULTURE
063N-B05800	94 98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	OLDE TOWNE FRANKLIN PROP LLC	PO BOX 563	FRANKLIN	TN	37065	CC	HPO, FFO, FWO	CFCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CFCO-1	TR	INSTITUTIONAL
063N-B06500	240-242 2ND AVE N	WORLEY AUTO PARTS & CRUSHING OF FRAN	PO BOX 1487	OLIVE BRANCH	MS	38654	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4813 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C00001	110 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	EITHER	INSTITUTIONAL
063N-C00001	N MARGIN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00000	218 3RD AVE N	LANTZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00001	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	RECREATION
063N-E00030	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CFCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00600	214 BRIDGE ST	ALCOTT RUDOLPH PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	SMITHSON DONALD ALLEN	4106 SHEFFIELD LN	GREENBRIER	TN	37073	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMEIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CFCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CFCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	COLEMAN MERVIN R	103 EVERBRIGHT AVE	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCO-1	TR	OFFICE
078C-D00000	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00020	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00021	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	GANNETT GEORGIA LP	7950 JONES BRANCH DR	MCLEAN	VA	22107	CC	HPO	CFCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	OFFICE
078C-D01201	206 E MAIN ST	INMAN GORDAN E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	JANMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	BRENTWOOD	TN	37027	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CFCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02600	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	5886 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00300	121 1ST AVE S	121 FIRST AVENUE SOUTH LLC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-F00001	131 1ST AVE S	CHRISTUS GARDENS INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00040	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	DOTSON'S RESTAURANT INC	99 E MAIN ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	151 AVE	LIGON MATTHEW C	110 WINDSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00000	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MD 3 PO BOX 84	MEMPHIS	OR	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00020	209 E MAIN ST	WILL TORY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	P O BOX 305	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F00500	108 CHURCH ST	OZBURN F PERRY	107 OZBURN HOLLOW RD	ARRINGTON	TN	37014	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KMIEC EDWARD R REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01400	124 1ST AVE S	JORDAN DAN W	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078CBA00100	212-14 E MAIN ST	DEPREST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078CBA00200	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078CBA00201	228 PUBLIC SQ	ZONGOR KARENETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00300	226 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00000	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078CBA00000	3RD AVE	BERRY NANCY R LE	309 BERRY CR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL



VICINITY MAP

SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE
PROPOSED ZONING: SD-X 34.17, 39650, 115
PROJECT NUMBER: 4712
SUBDIVISION: ...
LOT NUMBER: 198 E MAIN ST
ADDRESS: 112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.42 AC
SQUARE FOOTAGE OF SITE: 102,541 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfrank133@msn.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

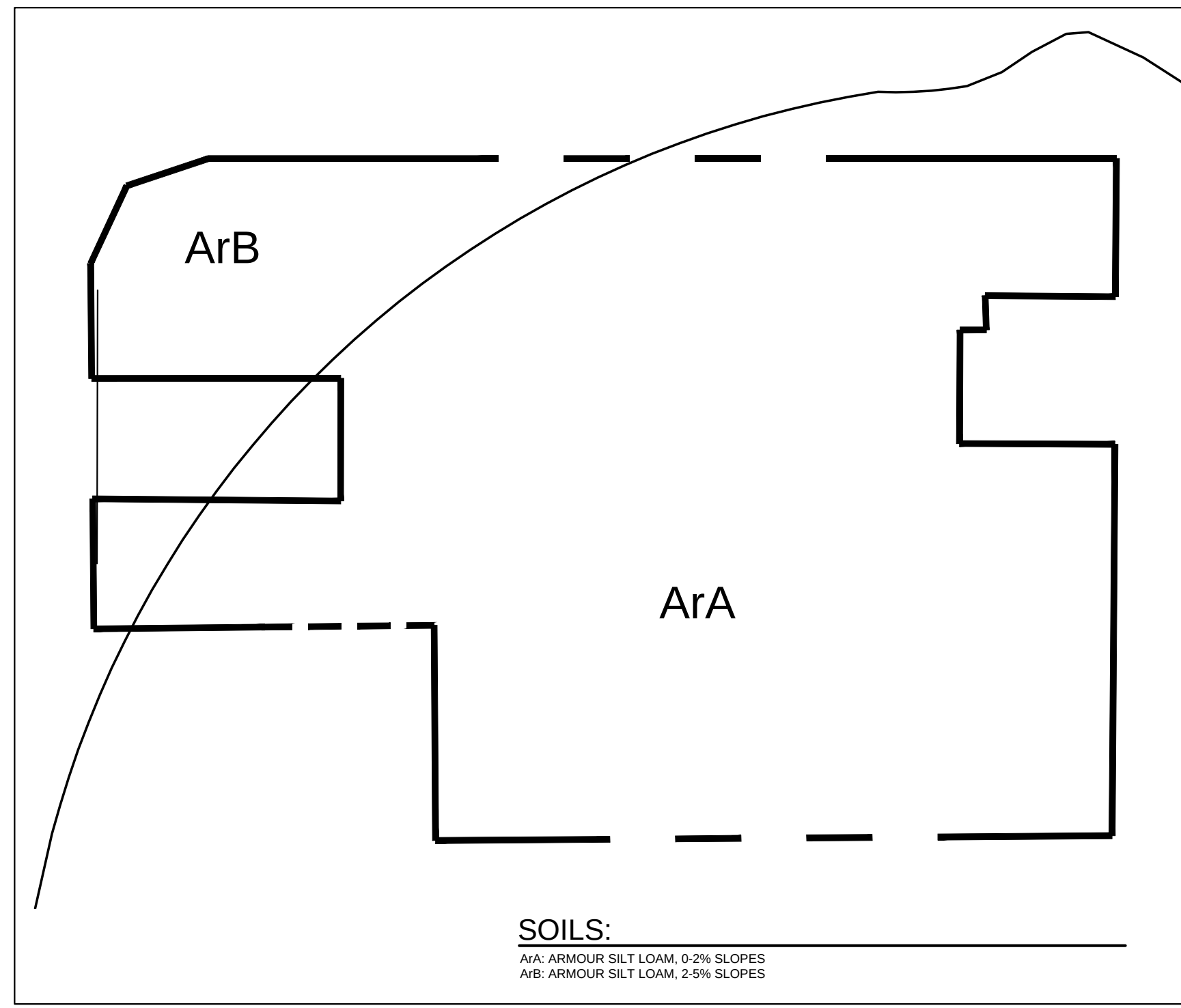
DANMARK COMPANY
WILLIAM DEPRIEST
2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2808
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L. SHUFF
127 2ND AVENUE NORTH
FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggamb1e209@gmail.com
PHONE: (615) 975-5765

(SEE DEVELOPMENT DATA CHART, C2.0)
63.2%
UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND
MAX 53' FOR OTHER USES TO TOP OF PARAPET
0.15 (SEE MOS REQUEST C2.3)
0.20 (SEE MOS REQUEST C2.3)
NO
(SEE DEVELOPMENT DATA CHART, C2.0)
N/A
(SEE DEVELOPMENT DATA CHART, C2.0)
34.17 DUA
.01 AC PRESERVED (SEE MOS REQUEST C2.3)
0.13 AC
0.13 AC (3% OF SITE)
0 AC

BUILDING SQUARE FOOTAGE:
BUILDING COVERAGE:
BUILDING HEIGHT:
LANDSCAPE SURFACE RATIO:
MINIMUM LANDSCAPE RATIO:
INCOMPATIBLE-USE BUFFER REQUIRED:
MAXIMUM PARKING LIMIT:
EXISTING PARKING (IF APPLICABLE):
PARKING PROVIDED:
RESIDENTIAL DENSITY:
TREE CANOPY:
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):
FORMAL REQUIRED:
INFORMAL REQUIRED:



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES

PRCL ID	Property Address	Owner	Owner Address	City	State	ZIP	Zoning	Zoning Overlays	Character Area	Dev Standard	Ex Landuse	AC	SF	BLDG. SF
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.96	41,759.15	14,068
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE	0.13	5,487.71	3,734
078C-D01500	122 2ND AVE N	JAYMAR DEVELOPMENT LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	VACANT	1.97	83,205.35	/
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.42	18,226	/
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL	0.25	10,940.93	4,212
078C-D02300	107 1ST AVE N	SHUFF RON FAMILY PARTNERSHIP	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE	0.34	14,905.85	3,698
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL	0.31	13,876.95	3,656
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL	0.1	4,344.91	2,206
												4.48	192,746.85	

REZONING REQUEST

HARPETH SQUARE PUD SUBDIVISION

TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26

FRANKLIN, TENNESSEE

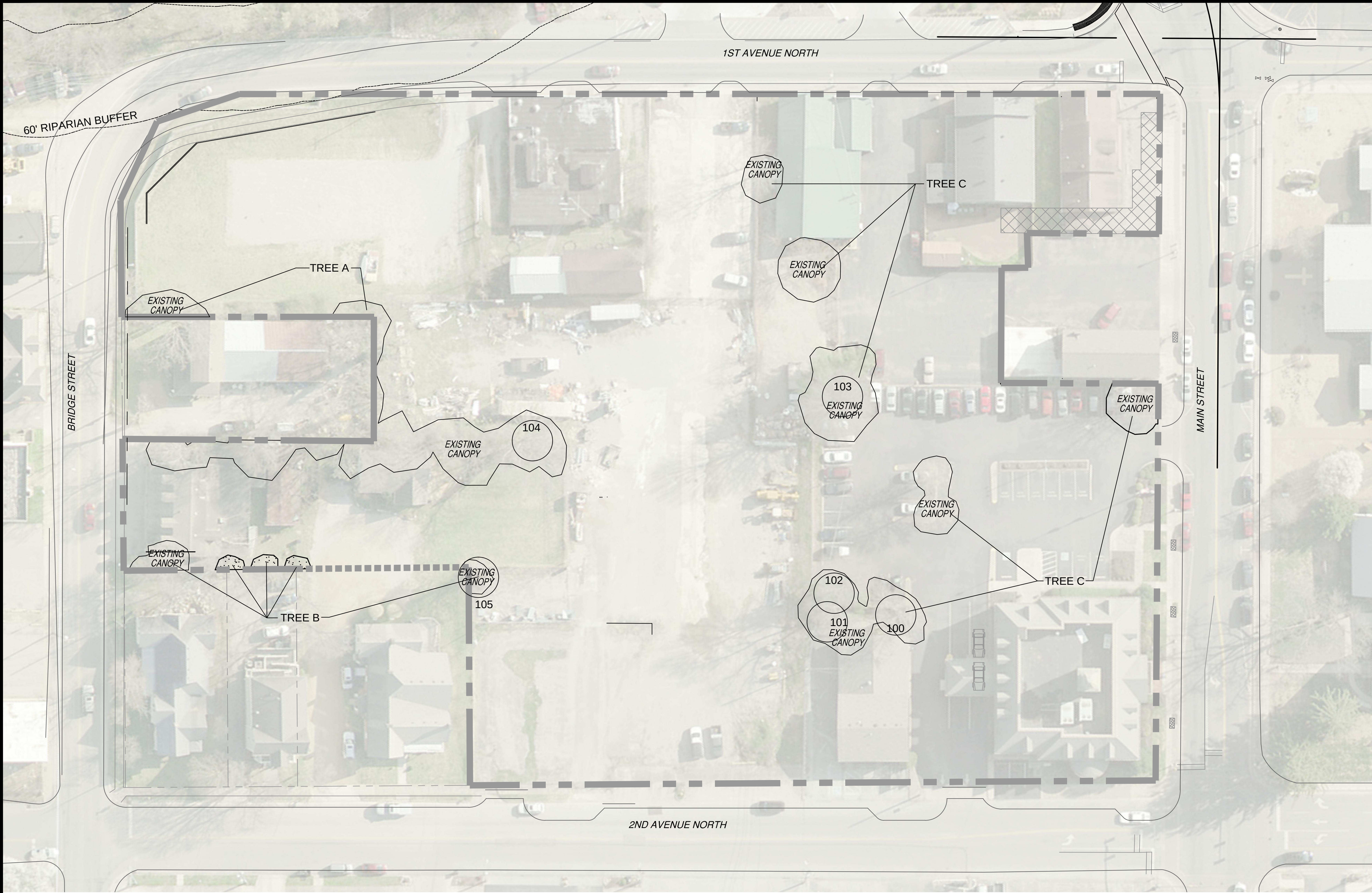


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb1e209@gmail.com
615.975.5765

EXISTING
CONDITIONS

COF# 4712

C2.0



SITE DATA:

PROJECT NAME: HARPETH SQUARE
PROPOSED ZONING: SD-X 34.17, 33650, 115
PROJECT NUMBER: 4712
SUBDIVISION: ...
LOT NUMBER: 198 E MAIN ST
ADDRESS: 112 2ND AVENUE N
122 2ND AVENUE N
134 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
104 E MAIN ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: CENTRAL COMMERCIAL (CC)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FPD, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.42 AC
SQUARE FOOTAGE OF SITE: 192,541 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: JAYMAR DEVELOPMENT
JAY FRANKS
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
615.300.0001
jfrank330@gmail.com

HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
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FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

DANMARK COMPANY
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2060 HILLSBORO ROAD
FRANKLIN, TN 37069
615.794.2908
depriestcompany@att.net

RON SHUFF FAMILY PARTNERSHIP
RONALD L. SHUFF
227 2ND AVENUE NORTH
FRANKLIN, TN 37064

APPLICANT:

GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambler209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: (SEE DEVELOPMENT DATA CHART. C2.0)
BUILDING COVERAGE: 63.2%
BUILDING HEIGHT: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND
MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: 0.15 (SEE MOS REQUEST C2.3)
MINIMUM LANDSCAPE RATIO: 0.20 (SEE MOS REQUEST C2.3)
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: (SEE DEVELOPMENT DATA CHART. C2.0)
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: (SEE DEVELOPMENT DATA CHART. C2.0)
RESIDENTIAL DENSITY: 34.17 DUA
TREE CANOPY: .01 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 0.13 AC
FORMAL REQUIRED: 0.13 AC (3% OF SITE)
INFORMAL REQUIRED: 0 AC

TREE CANOPY RETENTION

TREE AREA	EXISTING
A	6108 SF
B	1009 SF
C	3529 SF
D	3928 SF

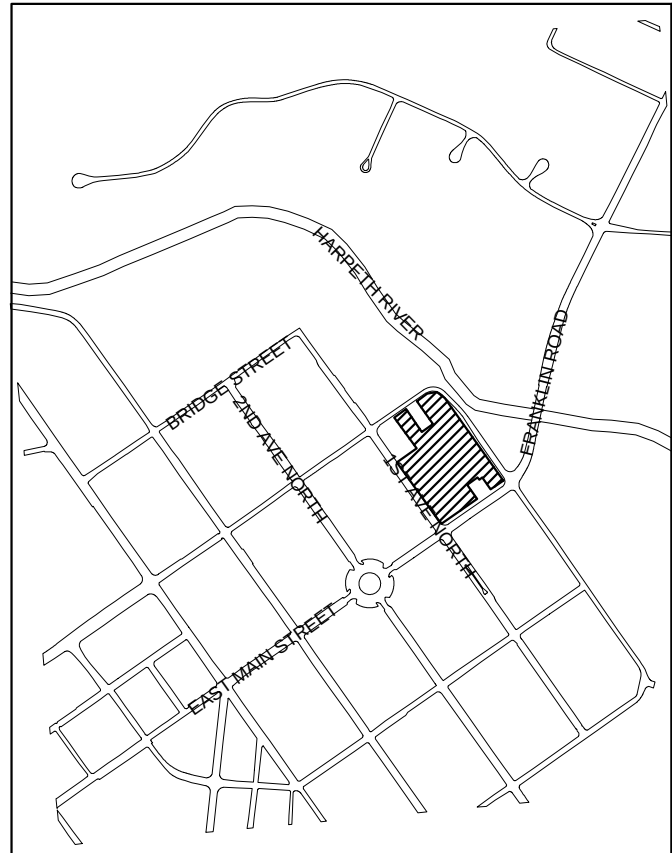
TOTAL: 14,574 SF
TOTAL ACRES: 0.31 AC

TREE CANOPY PRESERVATION

EXISTING TREE CANOPY:	14,574 SF	0.31 AC
REQUIRED PRESERVATION:	14,574 SF X 54% =	7,870 SF 54%

SPECIMEN TREES

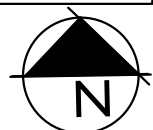
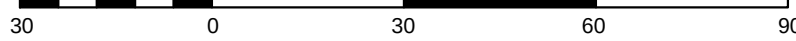
#	SPECIES	DBH	CONDITION
100	MAPLE	32"	GOOD
101	MAPLE	32"	FAIR
102	OAK	42"	GOOD
103	ASH	36"	GOOD
104	ELM	30"	POOR



VICINITY MAP



GRAPHIC SCALE: 1" = 30'



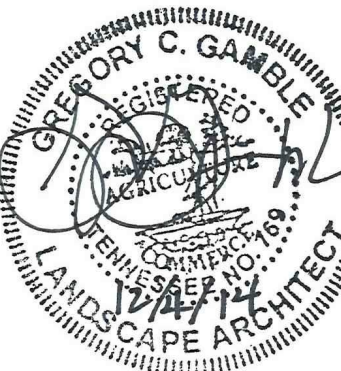
SCALE: 1" = 1000'



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 11, 2014



REZONING REQUEST
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16, 20, 23, 23.01, 24, 26
FRANKLIN, TENNESSEE



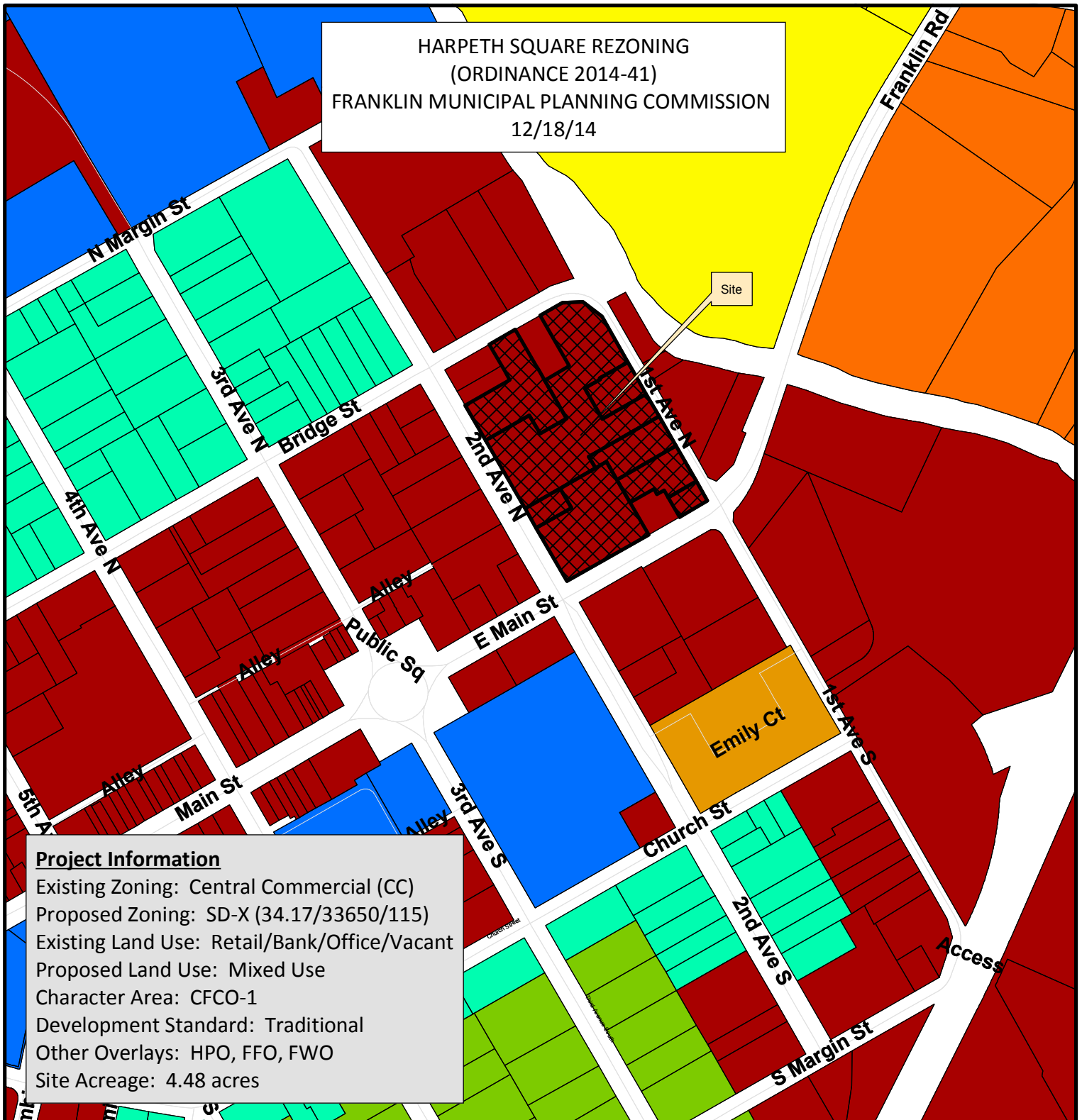
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.975.5765

**CANOPY
PRESERVATION**

COF# 4712

C3.0

HARPETH SQUARE REZONING
(ORDINANCE 2014-41)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



Project Information

Existing Zoning: Central Commercial (CC)
Proposed Zoning: SD-X (34.17/33650/115)
Existing Land Use: Retail/Bank/Office/Vacant
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: HPO, FFO, FWO
Site Acreage: 4.48 acres

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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2014-41

TO BE ENTITLED "AN ORDINANCE TO REZONE 4.48 ACRES FROM CENTRAL COMMERCIAL DISTRICT (CC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 34.17/33,650/115) FOR VARIOUS PROPERTIES LOCATED ALONG MAIN STREET EAST, 1ST AVENUE NORTH, BRIDGE STREET, AND 2ND AVENUE NORTH."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-X zone would allow for residential and retail/commercial development with the maximum residential density and retail/commercial square footage specified.

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

SECTION I: The following described properties shall be, and are hereby, rezoned from their present zoning classification of Central Commercial District (CC) to Specific Development-Variety District (SD-X 34.17/36,650,115):

133 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 22.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5883, PAGE 817 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

122 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 15.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 2661, PAGE 392 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

109 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.01, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5796, PAGE 850 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

107 1ST AVENUE NORTH: TAX MAP 078C, PARCEL 23.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5889, PAGE 456 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

104 EAST MAIN STREET: TAX MAP 078C, PARCEL 24.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5781, PAGE 407 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

112 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 14.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5789, PAGE 586 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

198 EAST MAIN STREET: TAX MAP 078C, PARCEL 13.00, AS SHOWN IN THE DEED OF RECORD IN DEED BOOK 5882, PAGE 215 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, TO WHICH DEED IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A PORTION OF 134 2ND AVENUE NORTH: TAX MAP 078C, PARCEL 16.00. BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY (ROW) OF BRIDGE STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE WITH SAID ROW, N54°31'19"E, A DISTANCE OF 69.70 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 20.00 OF TAX MAP 78; THENCE LEAVING SAID ROW AND ALONG THE SHARED PROPERTY LINE WITH PARCEL 20.00 OF TAX MAP 78, S34°28'54"E, A DISTANCE OF 252.72 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, S55°17'18"W, A DISTANCE OF 69.370 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 15.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 53.27 FEET TO A POINT, SAID POINT BEING A SHARED PROPERTY CORNER WITH PARCEL 15.00 OF TAX MAP 78; THENCE ACROSS PARCEL 16.00, A DISTANCE OF 99.17, N36°09'51"W, TO A POINT SHARED WITH PARCEL 17.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 17.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 40 FEET TO A SHARED PROPERTY CORNER WITH PARCELS 17.00 AND 18.00; THENCE ALONG THE SHARED PROPERTY LINE WITH PARCEL 18.00 OF TAX MAP 78, N36°09'51"W, A DISTANCE OF 59.31 FEET TO THE POINT OF BEGINNING.

Zoning Reference Number: 14-07:

Map-Group-Parcel	Acres
078C-D01300	±0.96
078C-D01400	±0.13
078C-D01500	±1.97
078C-D01600	±0.42
078C-D02200	±0.25
078C-D02300	±0.34
078C-D02301	±0.31
078C-D02400	±0.10
TOTAL	±4.48

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 12/18/2014

PASSED FIRST READING: 02/10/2015

PUBLIC HEARING HELD: 03/10/2015

PASSED SECOND READING: 03/10/2015

PASSED THIRD READING: _____

ORDINANCE 2014-49

TO BE ENTITLED, “AN ORDINANCE TO ANNEX THE ADAMS PROPERTY, CONSISTING OF 11.88 ACRES, LOCATED ON THE PROPERTIES ON THE SOUTH SIDE OF MURFREESBORO ROAD, IMMEDIATELY WEST OF RIDGEWAY DRIVE.”

WHEREAS, the City of Franklin, Tennessee, has determined that it would be in the best interests of the City to annex 11.88 acres located south of Murfreesboro Road, on the three properties south of Murfreesboro Road, immediately west of Ridgeway Drive, and;

WHEREAS, this annexation will result in a residential development the site, and;

WHEREAS, there is a Plan of Services, an agreement regarding services and responsible parties to be considered with this annexation request, therefore:

PREMISES CONSIDERED

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT I**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.789 acre tract, more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Adams, Tract II (Deed Book 495, Page 148), said rod being located 382.81 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Adams, Tract II, S 21° 22' 59" W, 899.73 feet to a set iron rod & cap (CCI) in the northeastern line of Lot 12, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the northwestern line of Adams, Tract II and with the northeastern line of Lot 12, N 68° 56' 26" W, 163.28 feet to an existing 3/4 inch iron rod, corner to Lot 13, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 12 and with the northeastern line of Lot 13, N 68° 38' 40" W, 117.61 feet to an existing concrete monument, corner to Lot 7, Cross Creek Subdivision (Plat Book 8, Page 11);

Thence leaving the northeastern line of Lot 13 and with the southeastern line of Lot 7, Cross Creek Subdivision, N 21° 33' 30" E, 139.65 feet to an existing 5/8 inch iron rod, corner to Lot 6, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 7 and with the southeastern line of Lots 6 and 5, Cross Creek Subdivision, N 21° 33' 03" E, 324.48 feet to an existing "T" Bar, corner to Lot 4, Cross Creek Subdivision;

Thence leaving the southeastern line of Lot 5 and with the southeastern lines of Lots 4 and 3, Cross Creek Subdivision, N 21° 33' 03" E, 435.04 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Lot 3 and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 278.24 feet to the Point of **BEGINNING**;

Containing 252,155.34 square feet or 5.789 acres, more or less.

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT II**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being a 5.112 acre tract, more particularly described as follows:

BEGINNING on an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), corner to Lot 1, Franklin East Subdivision (Plat Book 6, page 91), said rod being located 130.86 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and with the northwestern line of Lot 1, S 22° 07' 02" W, 328.41 feet to an existing "T" Bar, corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 1 and with the northwestern line of Lot 2, S 21° 28' 27" W, 244.65 feet to an existing 3/4 inch iron rod, corner to Lot 3, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 2 and with the northwestern line of Lot 3, S 22° 32' 53" W, 29.80 feet to an existing 5/8 inch iron rod, corner to Lot 4, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 3 and with the northwestern line of Lot 4, S 21° 17' 48" W, 186.13 feet to an existing 1/2 inch iron rod, corner to Lot 5, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 4 and with the northwestern line of Lot 5, S 21° 38' 31" W, 111.58 feet to an existing "T" Bar, corner to Lot 11, Franklin East Subdivision;

Thence leaving the northwestern line of Lot 5 and with the northeastern line of Lot 11, N 68° 42' 41" W, 199.91 feet to an existing 3/4 inch iron rod, corner to Lot 12, Franklin East Subdivision;

Thence leaving the northeastern line of Lot 11 and with the northeastern line of Lot 12, N 68° 56' 26" W, 46.61 feet to a set iron rod & cap (CCI), corner to Adams, Tract I (Deed Book 495, Page 148);

Thence leaving the northeastern line of Lot 12 and with the southeastern line of Adams, N 21° 22' 59" E, 899.73 feet to a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96);

Thence leaving the southeastern line of Adams, Tract I and with the southwestern right-of-way line of Murfreesboro Road (S.R. 96), S 68° 56' 08" E, 251.95 feet to the Point of **BEGINNING**;

Containing 222,668.70 square feet or 5.112 acres, more or less.

**LEGAL DESCRIPTION
R. GLENN ADAMS, TRACT III**

Situated in the Fourteenth (14th) Civil District of Williamson County, Tennessee and being Lot 1, Franklin East Subdivision (Plat Book 6, Page 91), said lot being more particularly described as follows:

BEGINNING on a set iron rod & cap (CCI) at the southwestern right-of-way line of Murfreesboro Road (S.R. 96), said rod being located 26.53 feet northwest of the point of intersection of the southwestern right-of-way line of Murfreesboro Road (S.R. 96) with the northwestern right-of-way line of Ridgeway Drive;

Thence leaving the southwestern right-of-way line of Murfreesboro Road and with a curve to the right, having a radius of 50.00 feet and a chord of S 06° 28' 56" E, 46.88 feet to a set iron rod & cap (CCI) at the northwestern right-of-way line of Ridgeway Drive;

Thence with the northwestern right-of-way line of Ridgeway Drive, with a curve to the left, having a radius of 584.14 feet and a chord of S 10° 06' 55" W, 230.01 feet to a set iron rod & cap (CCI), corner to Lot 2, Franklin East Subdivision;

Thence leaving the northwestern right-of-way line of Ridgeway Drive and with the northeastern line of Lot 2, N 88° 04' 14" W, 186.01 feet to an existing "T" Bar in the southeastern line of Adams, Tract II (Deed Book 490, Page 930),

Thence leaving the northeastern line of Lot 2 and with the southeastern line of Adams, Tract II, N 22° 07' 02" E, 328.41 feet to an existing 1/2 inch iron rod at the southwestern right-of-way line of Murfreesboro Road,

Thence leaving the southeastern line of Adams and with the southwestern right-of-way line of Murfreesboro Road, S 68° 56' 08" E, 104.33 feet to the Point of **BEGINNING**;

Containing 42,583.03 square feet or 0.978 acres, more or less.

Thence the following lands shall be annexed:

Map-Parcel	Acres
079---06007	5.789
079---06001	5.112
079M-B-01000	0.978
Total	11.88

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the annexed property shall become part of Aldermanic Ward One.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL:

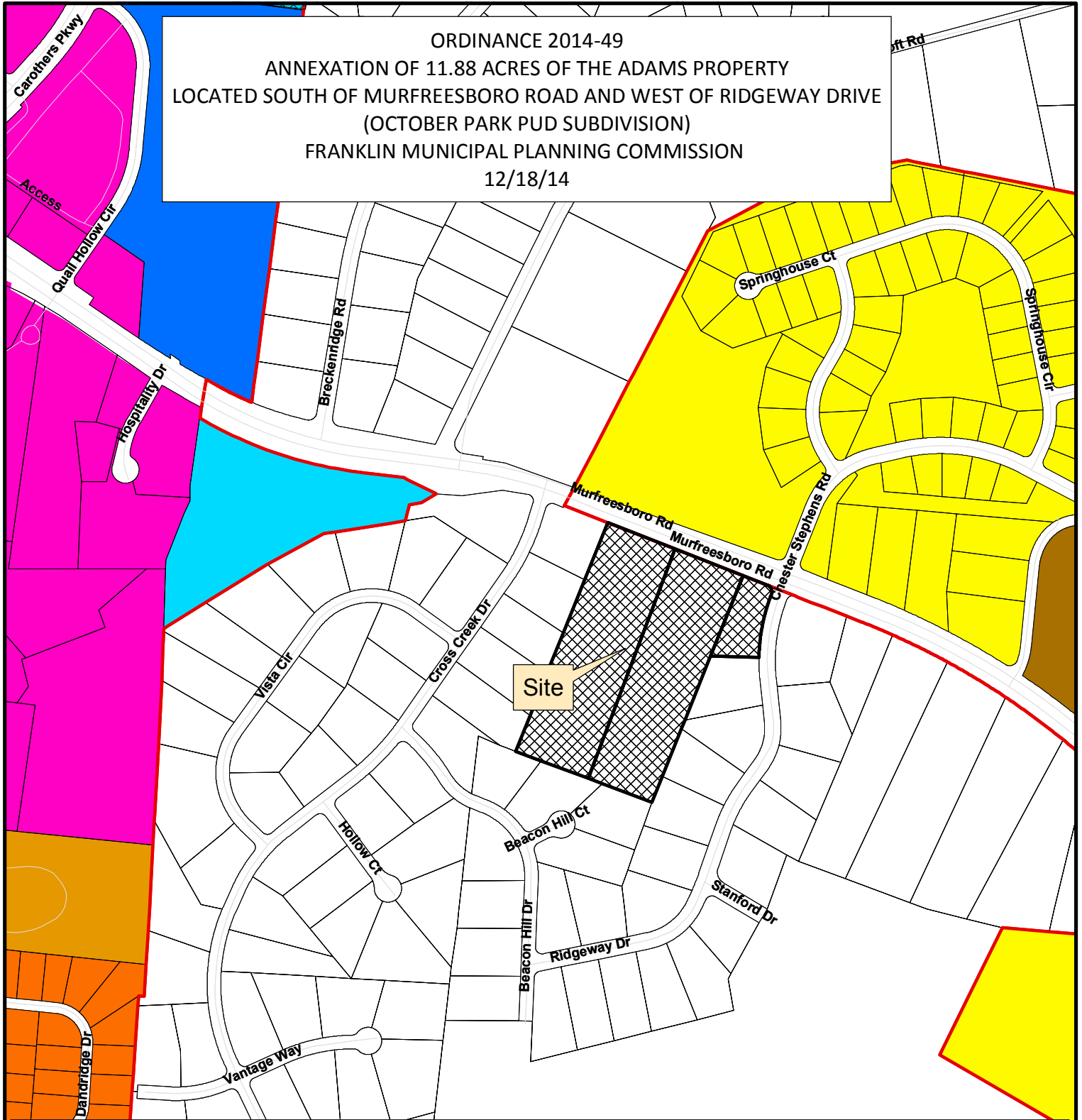
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD AND FINAL READING:

ORDINANCE 2014-49
ANNEXATION OF 11.88 ACRES OF THE ADAMS PROPERTY
LOCATED SOUTH OF MURFREESBORO ROAD AND WEST OF RIDGEWAY DRIVE
(OCTOBER PARK PUD SUBDIVISION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/18/14



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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2015-06
A RESOLUTION TO AFFIRM COMPLIANCE WITH
FEDERAL TITLE VI REGULATIONS

WHEREAS, both Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 provide that no person in the United States shall, on the ground of race, color or national origin be excluded from participation in, be denied the benefits of or be subjected to discrimination under any program or activity receiving federal financial assistance; and

WHEREAS, the Tennessee Attorney General opined in Opinion No. 92.47 that state and local governments are required to comply with Title VI of the Civil Rights Act in administering federally funded programs; and

WHEREAS, the City of Franklin receives federal funds for various projects through several state agencies such as the Tennessee Department of Transportation (TDOT) the Tennessee Department of Environment and Conservation (TDEC) and others, as well as some federal agencies directly; and

WHEREAS, by virtue receiving the federal funds through the state agencies, the Board of Mayor and Aldermen need to confirm that the City is in compliance with the regulations of Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987.

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

SECTION 1. The Board of Mayor and Aldermen of the City of Franklin declares that the City is in compliance with the federal Title VI regulations.

SECTION 2. Any state agency providing pass through federal funds to the City, or any federal agency providing funds directly to the City may from time to time monitor the City's compliance with federal Title VI regulations.

SECTION 3. This Resolution shall take effect upon adoption, the public welfare requiring it.

Adopted this 10th day of February, 2015.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Recorder

By: _____
DR. KEN MOORE
Mayor

OFFICE USE ONLY:
Permit No. _____



CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:

☐ street closure

☐ parade

☒ other special event

☐ beer served (*separate permit required*)

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

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

_____ Aspen Grove Park

_____ Liberty Park

_____ Eastern Flank Battlefield Park

_____ Fieldstone Farms

_____ Pinkerton Park

_____ Jim Warren Park

X Harlinsdale Farm

Other: _____

2) Name/purpose of event: Americana's Cross County Lines

3) Date or dates of event: May 30, 2015

4) Time of Event: 11am - 10pm (or midnight depending on the community)

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

Set-Up Date/Time: 5/29/15

Tear-down Date/Time: 5/31/2015

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

6) Name of Applicant and Organization Requesting Permit:

Jed Hilly, Americana Music Association

a) Address: 230 Franklin Rd, Bldg 14, Franklin, TN 37064

b) Phone: 615-545-8853

c) Cell: 615-545-8853

d) Fax: 615-386-6937

e) E-mail address: jed@americanamusic.org

7) Person in charge on day of event: Jed Hilly

Cell: 615-545-8853

E-mail address: jed@americanamusic.org



HISTORIC
FRANKLIN
TENNESSEE

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

Name: Lenore Kinder Cell: 615-320-7286 E-mail address: lkinder@aeg-tmg.com

Name: Michelle Aquilato Cell: 917-439-9169 E-mail address: michelle@americanamusic.org

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

Community-minded Roots Music Festival and Celebration. There will be five artists/bands performing
during the festival.

- 10) **ENCLOSE A DETAILED MAP** of event site, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such event will occur. **For large-scale events, map should be obtained from the City's GIS division.**
- 11) An estimated number of participants and an estimated number of attendees expected to attend during the course of the event:
4000-5000 attendees, 30-100 staff, volunteers and musical participants.
- 12) **Please attach a list** containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of organization and/or committee.
- 13) Is your organization based in Williamson County? Circle ☒ Yes or No
(if no, please state where: _____)
- 14) Is your organization authorized to do business in Tennessee? Circle ☒ Yes or No
- 15) Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization? Circle ☒ Yes or No. If yes, please attach copy of IRS tax exemption letter providing proof of status. 501.C6
- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. Admission - approximately \$35 per person. Vendors - 20% of sales on food
- 17) Will any charity, gratuity, or offers be solicited or accepted during the event? Circle Yes or ☒ No.
Although the Americana Music Association is a not-for-profit, we do not anticipate this.
- 18) Is this event a fundraiser? Circle ☒ Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? Americana Music Association will receive 100% after
expenses.
- 19) Will parking in the area of the event need to be restricted or prohibited? Circle ☒ Yes or No.
We will need dedicated parking areas that can be controlled.

Revised February 2014



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle **Yes** or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Primarily for music, but also for entertainment and announcements.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Primarily there will be performing artists with a band.
- 23) During what time period is sound amplification requested? Entire event (11am til 10pm or midnight)
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). There will be five artists/bands playing Americana music. The DB will remain below 96.
- 25) Will any stages, amusement attractions, or amusement rides, including inflatables, be erected for the event? Circle **Yes** or No. If yes, Applicant must give specific details as to the location and type of games/activities, i.e. inflatables, Horseshoes, relay races, etc. along with the name of the company providing the stages and/or activities. **Applicant must also include a copy of that company's insurance certificate indicating coverage and listing the City of Franklin as additional insured.** ***For stages, tents, inflatables, etc. constructed on site prior to the event, that date must be included on Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from site at end of event. ***Rented inflatables/interactives that are set-up and manned by applicant must be included specifically in applicant's Certificate of Insurance.
- 26) What, if any, vendors will be present at event? (i.e medical related, shirts, arts, etc.) **Please provide detailed list.** Use additional sheets. TBD - food trucks and merchandise tent.
- 27) Will food, beverages, or merchandise be sold or given away? Circle Yes or No. If yes, clean-up is required. Please provide name of clean-up provider, contact, and phone number of person on-site during event. See Question #28. We will contract a clean-up company.
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.



HISTORIC
FRANKLIN
TENNESSEE

29) **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

Yes, location is to be determined. Most likely at the Equestrian Center.

31) Will alcohol, beer, and/or wine be given away or sold? Circle ☒ Yes or No. If yes, a permit from the relevant board is required. *Please read Additional Requirements section of this application for more information.*

32) Will your event include tents or other temporary structures, propane use, or open flames? Circle ☒ yes or no. Events using tents of size 20 x 10 or larger require permitting from Franklin Fire Department. Safety measures must be provided on all tents, especially those set-up prior to the actual event. Tents should be taken down the date the event has ended. *Please read Additional Requirements section of this application for more information.*

33) Attach Good Neighbor Letter and Mailing List used. *Please read Additional Requirements section of this application for more information.*

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

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

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

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

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

12)

Americana Music Association

230 Franklin Rd, Building 14, Suite C
Franklin, TN 37064

Jed Hilly – (615) 386-6936 or (615) 545-8853
Michelle Aquilato – (615) 386-6936 or (917) 439-9169
Danna Strong – (615) 386-6936
Sarah Comardelle – (615) 386-6936 or (615) 689-5671
Whitney Holmes – (615) 386-6936

AEG Live

824 19th Ave S
Nashville, TN 37203

Lenore Kinder – (615) 320-7286
Ali Harnell – (615) 320-7250
~~Leslie Cohea – (615) 320-7250~~
Laurel Hilburn – (615) 320-7250

25)

There will be a moveable pop up stage to be provided by our partner, AEG Live.

26)

Exact vendors have yet to be determined. Upon determination, full details including a map of their placement location will be provided.



HISTORIC
FRANKLIN
TENNESSEE

**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

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

BY:  Date: 12/11/14
(Signature and title – must be officer of organization)

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

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

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



Legend



PARKING

PARKING

Main stage

Port-a-johns

Small side stage

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

DEPARTMENT OF THE TREASURY

Date: **MAR 16 2001**

THE AMERICANA MUSIC ASSOCIATION
C/O KURT VITOLO
1222 16TH AVE SOUTH 3RD FLR
NASHVILLE, TN 37212

Employer Identification Number:
62-1807877
DLN:
17053052046001
Contact Person:
RONALD D BELL ID# 31185
Contact Telephone Number:
(877) 829-5500
Internal Revenue Code
Section 501(c)(6)
Accounting Period Ending:
December 31
Form 990 Required:
Yes
Addendum Applies:
No

Dear Applicant:

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

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

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

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

If a return is required, it must be filed by the 15th day of the fifth

Letter 948 (DO/CG)

THE AMERICANA MUSIC ASSOCIATION

month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

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

You are required to make your annual information return, Form 990 or Form 990-EZ, available for public inspection for three years after the later of the due date of the return or the date the return is filed. You are also required to make available for public inspection your exemption application, any supporting documents, and your exemption letter. Copies of these documents are also required to be provided to any individual upon written or in person request without charge other than reasonable fees for copying and postage. You may fulfill this requirement by placing these documents on the Internet. Penalties may be imposed for failure to comply with these requirements. Additional information is available in Publication 557, Tax-Exempt Status for Your Organization, or you may call our toll free number shown above.

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

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

Because this letter could help resolve any questions about your exempt status, you should keep it in your permanent records.

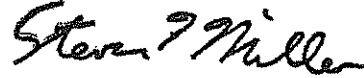
We have sent a copy of this letter to your representative as indicated in your power of attorney.

Letter 948 (DO/CG)

THE AMERICANA MUSIC ASSOCIATION

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

Sincerely yours,

A handwritten signature in cursive script that reads "Steven T. Miller".

Steven T. Miller
Director, Exempt Organizations