



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, January 12, 2016

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

1. [16-0033](#) Consideration of Event Permit for the WillPower 5K on April 9, 2016 in Downtown Franklin (01/12/16 WS)

Sponsors: Deb Faulkner
Attachments: [WillPower 5K 2016 REVISED App.pdf](#)
2. [16-0034](#) Consideration of Event Permit for Eat the Street sponsored by the 21st Judicial District Drug Court on May 6, 2016 at Bicentennial Park. (01/12/16 WS)

Sponsors: Deb Faulkner
Attachments: [ETS 2016 REVISED App.pdf](#)
3. [16-0035](#) Consideration of Event Permit for the Heritage Ball sponsored by the Heritage Foundation on September 17, 2016 at Eastern Flank Battlefield Park. (01/12/16 WS)

Sponsors: Lisa Clayton
Attachments: [Heritage Ball 2016 REVISED App.pdf](#)
4. [16-0032](#) Consideration of Event Permit for the Pilgrimage Music and Cultural Festival on September 24-25, 2016 at the Park at Harlinsdale Farm. (01/12/16 WS)

Sponsors: Lisa Clayton
Attachments: [Pilgrimage 2016 App.pdf](#)
5. [16-0045](#) Discussion of Masonic Hall Structural Engineering Analysis Report and Architectural/Preservation Plan Funding Request

Sponsors: Ald. Michael Skinner
Attachments: [Masonic Hall Proposal for the City of Franklin 2015 v23 \(2\)](#)

6. [15-1087](#) PUBLIC HEARING: Consideration Of Resolution 2015-106, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision With 5 Existing Modification Of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."(12-17-15 FMPC 6-0; (01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [5994 MAP Harpeth Sq PUD Sub, DP revision](#)
[Res 2015-106 Harpeth Square PUD SUBdivision, DP, REV 1](#)
[Development Plan sheet](#)
[Elevations](#)
[FULL SET Harpeth Development Plan Revision 1](#)
[Conditions of Approval 01](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

7. **16-0051** Consideration Of A Request By Harpeth Associates To Occupy A Portion Of The Second Avenue Public Right-Of-Way For The Purpose Of Offering Valet Parking To Guests Of The Hotel Proposed In The Harpeth Square Redevelopment Project. (01/12/16 WS)

Sponsors: Eric Stuckey and Vernon Gerth

Attachments: Harpeth Square Valet Parking Request.pdf
VALET DROP.jpg

8. [15-1086](#) Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."; (12-17-15 FMPC 6-0; 01-12-16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015 - 74 Harpeth Square PUD Rev 1](#)
[5991 MAP Harpeth Sq PUD Sub, Rezoning](#)
[Full Set Harpeth Rezoning Revision 1](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

9. [15-1089](#) PUBLIC HEARING: Consideration Of Resolution 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors:

Ald. Ann Petersen

Attachments:

[Res 2015-101 Carothers Crossing East PUD SUBdivision, DP.pdf](#)

[5977 MAP Carothers Crossing PUD Subdivision.pdf](#)

[5977 Overall Site Carothers Crossing PUD Subdivision.pdf](#)

[5977 Elevations Carothers Crossing PUD.pdf](#)

[5977 Carothers Crossing Conditions of Approval 01.pdf](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

10. [15-1092](#) PUBLIC HEARING: Consideration Of Resolution 2015-100 To Be Entitled: "A Resolution Approving A Development Plan Revision For McKays Mills PUD Subdivision, For The Property Located North Of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors:

Ald. Ann Petersen

Attachments:

[Res 2015-100 McKays Mill PUD Subdivision, DP, Rev 5.docx](#)

[5980 Map McKays Mill PUD SUBdivision Revision 5.pdf](#)

[5980 Site Layout McKays Mill PUD Subdivision.pdf](#)

[5980 Elevations McKays Mill PUD Subdivision.pdf](#)

[5980 Full Set Plans McKays Mill PUD Subdivision, Development Plan Revision,.pc](#)

[5980 Conditions of Approval Mckaysmill.pdf](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

11. [15-1096](#) Consideration Of Ordinance 2015-61 To Be Entitled: "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled "Required Open Space Set-Aside" And Subsection 5.5.3 (3)."; (12/17/15 FMPC 7-0; 01/12/16 1st BOMA Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ordinance 2015-61 Remove Fee-in-lieu Open Space Law Approved](#)
- Legislative History**
- | | | |
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| 12/17/15 | Franklin Municipal Planning Commission | referred to the Work Session |
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12. [16-0017](#) Consideration of Ordinance 2015-75 (Resolution 2015-107) To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; (FMPC 12-17-15 7-0; 01/12/16 WS & BOMA 1st Reading 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Annexation Resolution 2015-107 Ordinance 2015-75 Parish Presbyterian Church](#)
[Parish Presbyterian Church Annexation Map.pdf](#)
- Legislative History**
- | | | |
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| 12/17/15 | Franklin Municipal Planning Commission | referred to the Work Session |
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13. [16-0015](#) Consideration of Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East.". (FMPC 12-17-15 7-0; 01/12/16 1ST Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen
- Attachments:** [Ord 2015-76 Zoning.docx](#)
[Parish Presbyterian Church Rezoning Map.pdf](#)
[ParishPresby ReZ Set 12.3.2015.pdf](#)
- Legislative History**
- | | | |
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| 12/17/15 | Franklin Municipal Planning Commission | referred to the Work Session |
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14. [16-0021](#) PUBLIC HEARING: Consideration of Resolution 2015-73 To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of 4150 Clovercroft Road And The Property Immediately Adjacent To The East, By The City Of Franklin, Tennessee; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [RES 2015-73 POS Parish Presbyterian Church Updated 1-12-16](#)
[Parish Presbyterian Church POS Map.pdf](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

15. [16-0022](#) PUBLIC HEARING: Consideration of Resolution 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Rd And The Property Immediately Adjacent To The East."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [PUD Development Plan Resolution 2015-108.docx](#)
[5995 Parish Presbyterian Dev Plan Conditions of Approval_01.pdf](#)
[Parish Presbyterian Church Development Plan Map.pdf](#)
[12.3.2015 ParPresSet 9Shts.pdf](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

16. [16-0023](#) Consideration of Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."; (FMPC 12-17-15 7-0; 01/12/16 1st Reading BOMA 7-0; 02/09/16 BOMA 8-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [2015-79.Carothers Rezoning.Final.docx](#)
[MAP 6002 South Carothers](#)

Legislative History

12/17/15 Franklin Municipal Planning Commission referred to the Work Session

17. [15-0899](#) Consideration Of Ordinance 2015-51, As Amended, To Be Entitled “An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures.” (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0; 01/12/16 WS; 02/09/16 BOMA 8-0). THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen

Attachments:[CoolSpringsCorridor_AutoUses](#)[EasternQuadrant_AutoUses](#)[NorthenQuadrant_AutoUses](#)[SouthernQuadrant_AutoUses](#)[WesternQuadrant_AutoUses](#)[Ordinance 2015-51_DecRevision_Convenience Stores and Automotive Uses](#)**Legislative History**

10/22/15	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
11/10/15	Work Session	acknowledged
11/10/15	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen
12/8/15	Board of Mayor & Aldermen	referred to the Franklin Municipal Planning Commission
12/17/15	Franklin Municipal Planning Commission	referred to the Work Session

18. [16-0001](#) Consideration of Ordinance 2015-78 To Be Entitled: “An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street.” (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; 01/12/16 BOMA WS) FIRST OF THREE READINGS

Sponsors:

Ald. Ann Petersen

Attachments:[Ord 2015-78 117 Gist Street PUD Subd](#)[117 Gist Street PUD Subd Rezoning Map.pdf](#)[117 Gist Street PUD Subdivision, rezoning - submittal 003.pdf](#)**Legislative History**

12/17/15	Franklin Municipal Planning Commission	referred to the Work Session
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19. [16-0005](#) PUBLIC HEARING: Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; BOMA WS 01/12/16)
- Sponsors:** Ald. Ann Petersen
- Attachments:** [117 Gist Street PUD Subd Development Plan Map.pdf](#)
[Resolution 2015-110 117 Gist St PUD Subd](#)
[5961 117 Gist St Dev Plan Conditions of Approval 01.pdf](#)
[117 Gist St Combined Plans.pdf](#)
- Legislative History**
- | | | |
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| 12/17/15 | Franklin Municipal Planning Commission | referred to the Work Session |
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20. [16-0048](#) Presentation of the Comprehensive Transportation Plan and Discussion of Proposed Transit and Bike/Pedestrian Plan
- Sponsors:** Paul Holzen
- Attachments:** [BOMA FMPC Update Presentation 12_17_2015_revised](#)
[Proposed Bike Ped Plan 12-10-2015](#)
21. [16-0049](#) Summary of Carlisle Lane Typical Sections, Project Limits and Cost Estimates
- Attachments:** [Alignment Option 11-17-2015](#)
22. [15-1047](#) Consideration of Conducting a Citizen Survey for the City of Franklin. (01-26-16 WS)
- Sponsors:** Eric Stuckey and Michael Walters Young
- Attachments:** [01262016-SampleOpenEndedQuestions.pdf](#)
[New Item - Survey Follow-Up Answers from NRC - 11252015](#)
[New Item - Survey Validity](#)
[New Item - List of Communities](#)
[New Item - Sample Custom Questions 2015](#)
[Sample NCS Timeline](#)
- Legislative History**
- | | | |
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| 11/24/15 | Work Session | referred to the Work Session |
| 12/8/15 | Work Session | referred to the Work Session |

23. [15-1078](#) Consideration of Resolution 2015-102, a Resolution Amending the Table of Organization for the Building and Neighborhood Services (BNS) Department (01/12/16 WS)

Sponsors: Chris Bridgewater and Building and Neighborhood Services (BNS)

Attachments: [RES 2015-102.pdf](#)

24. [16-0058](#) Consideration of Resolution 2016-01, A Resolution To Affirm Compliance With Federal Title VI Regulations (01/12/16 WS)

Sponsors: Eric Stuckey

Attachments: [2016-01 Affirm Compliance with Title VI.doc](#)

25. [16-0062](#) Proposed 2016 Calendar of Board of Mayor and Aldermen Meetings

Sponsors: Eric Stuckey

Attachments: [2016 BOMA meetings.pdf](#)

Other Business

Adjournment

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

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

____ Harlinsdale Farm

Other: Downtown, Public Square

- 2) **Name/purpose of event:** 4th Annual WillPower 5K race
- 3) **Date or dates of event:** April 9, 2016
- 4) **Time of Event:** 7:30 start time
- 5) **Time of Street Closure (if applicable):** Square at 5am, course 7:20 - 8:30am
Set-Up Date/Time: 4/9/16 5am **Tear-down Date/Time:** 4/9/16 9:30am

*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:**

Steve NeSmith, WillPower Events LLC

a) **Address:** 123 Sturbridge Drive

b) **Phone:** 615-440-2468

c) **Cell:** same

d) **Fax:** _____

e) **E-mail address:** willpower5K@gmail.com

- 7) **Person in charge on day of event:** Steve NeSmith

Cell: 615-440-2468

E-mail address: willpower5K@gmail.com



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

Name: Brian NeSmith Cell: 407-719-6491 E-mail address: brian@racetimesports.com

Name: Jim Cumbee Cell: 615-390-9966 E-mail address: jimcumbee@gmail.com

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

This event is an exact repeat of last year's race. We expect 800-1,000 folks. Proceeds go to HHT Foundation, Will NeSmith Recovery Fund, Ridgecrest Camps' Scholarship. Raises awareness for pediatric stroke & HHT.

- 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:

Expect 800 runners and 200 attendees = 1,000 total

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

- 13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

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

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

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. Will charge runners a race entry fee of \$29.00

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

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

- but bulk of proceeds (90%) go to HHT Foundation & Ridgecrest Camps. The remaining funds go to Will NeSmith Recovery Fund.

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



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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.)?
Amplification will be used for music and announcements - in the Public Square only.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
SpringTree Media will provide stage + sound, again.
- 23) During what time period is sound amplification requested? 7am - 9:30am
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). Will mostly be pre-recorded music. A 3 man bluegrass band will play for 20 minutes on stage.
- 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. No vendors, just 3-4 sponsor booths.
- 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. Our volunteers will clean up the free water, bananas + donuts given out at event to runners. Steve Nesmith 440-2468
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal. Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

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

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

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



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**PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.**

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

BY: Steve McSmith - President, WillPower Events Date: 11/1/15
(Signature and title – must be officer of organization)

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

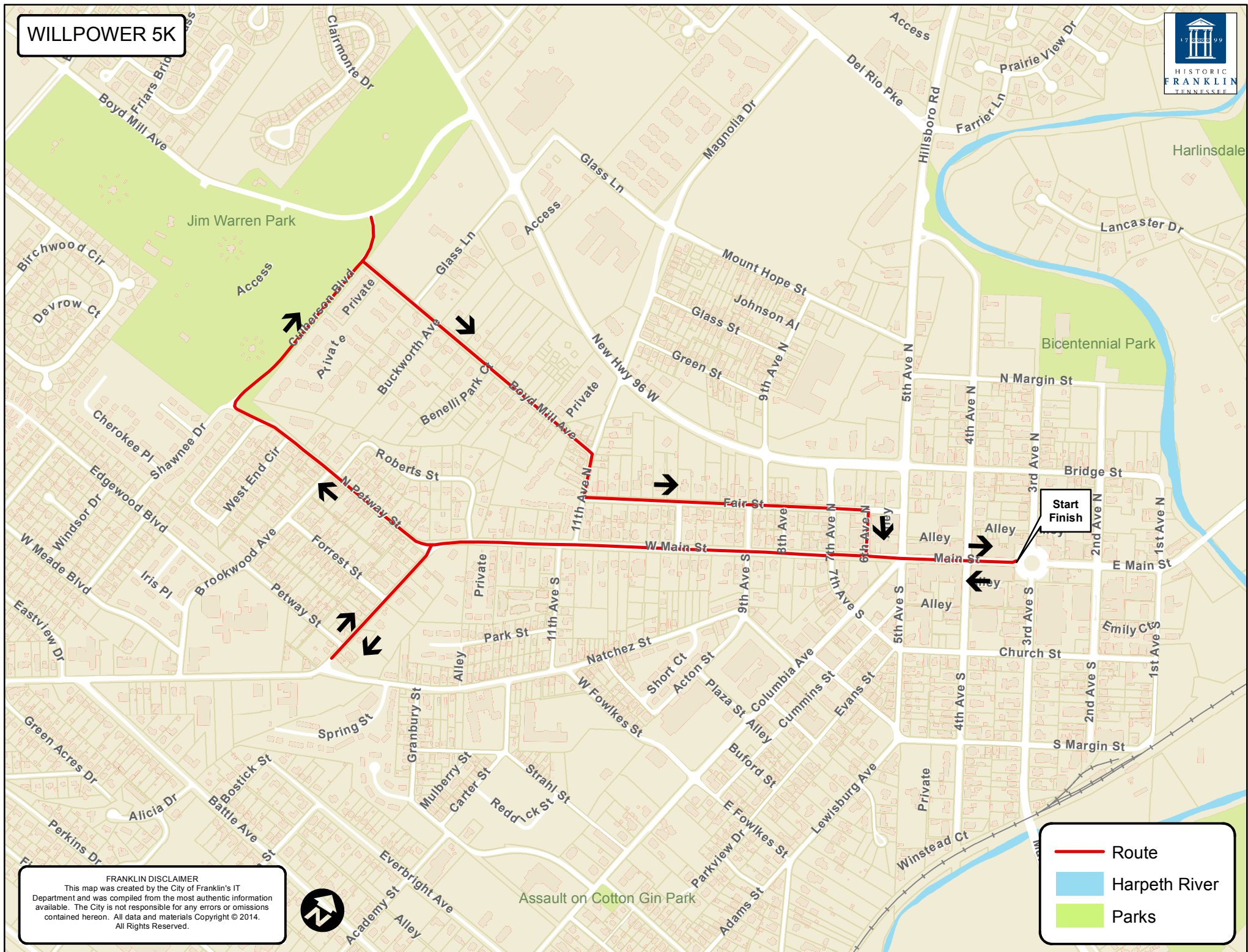
Dr. Ken Moore, Mayor

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)
★
★
★*****

WILLPOWER 5K



FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2014. All Rights Reserved.

~~2019~~ WillPower 5K

3rd Ave North



RACE VEHICLE
PARKING

Ridgcrest Camps
Fun Zone

Main St

START & FINISH

Timing Tent

RTS Truck

SPONSOR AREA

grassy area

REGISTRATION

Coffee

STAGE

Courthouse

3rd Ave South

Power Outlets

Food storage
Volunteer Check-in

City Hall

Main Street

OFFICE USE ONLY:

Permit No: _____



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CITY OF FRANKLIN EVENT PERMIT APPLICATION

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

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

Please check
all that apply:

☐ street closure

☐ parade

☒ other special event

☐ beer served (*separate permit required*)

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

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

____ Aspen Grove Park

____ Liberty Park

____ Eastern Flank Battlefield Park

____ Fieldstone Farms

____ Pinkerton Park

____ Jim Warren Park

____ Harlinsdale Farm

Other: Bicentennial Park

2) Name/purpose of event: Eat The Street

3) Date or dates of event: Friday May 6th or 13th, 2016 - tentatively

4) Time of Event: 4-10 pm

5) Time of Street Closure (if applicable): 2-10 pm if closed

Set-Up Date/Time: 5/6/16 12:00 to 3:30 pm **Tear-down Date/Time:** 5/6/16 10-10:30 pm

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

21st Judicial District Drug Court

a) Address: 100 N Beta Dr, Franklin TN 37064

b) Phone: 615-595-7868 x1 c) Cell: 615-587-8463 d) Fax: 615-595-2591

e) E-mail address: Connie.martin@21dc.org

7) Person in charge on day of event: Connie Martin / Phil Newman

Cell: 615-587-8463 E-mail address: Connie.martin@21dc.org
pnewmanlaw@



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

Name: Phil Newman Cell: 478-6033 E-mail address: _____

Name: Kat McElroy Cell: 478-0604 E-mail address: _____

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

Food truck festival to benefit the 21st Drug Court.
trucks pay a fee to participate. All proceeds
benefit Drug Court.

- 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:

8,000

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

- 13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

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

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

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. Just the vendor fee pd in advance

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

- 18) Is this event a fundraiser? Circle Yes or No. If yes, what organization will be benefactor of event? What percentage of funds will they receive? 100%

21st Drug Court

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



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Music - possibly
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Band
- 23) During what time period is sound amplification requested? 5-8 PM
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.).
Not known as yet
- 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. Food trucks - list to be finalized
- 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.
Connie Martin 615-587-8463
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

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

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

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

"No person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance."

The City of Franklin does not discriminate based on race, color or national origin in federal or state sponsored programs, pursuant to Title VI of the Civil Rights Acts of 1964 (42 U.S.C. 2000d). For more information or to file a complaint against the City of Franklin under Title VI of the 1964 Civil Rights Act, contact the Title VI Coordinator:

Risk Manager
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064
615.791.3277

The City of Franklin is committed to providing reasonable access and accommodations upon request for people with disabilities. Please call the Risk Management Department at (615)791-3277 for specific requests.



HISTORIC
FRANKLIN
TENNESSEE

PLEASE READ ATTACHMENTS BEFORE SIGNING
APPLICATION.

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

BY: P. R. A. Date: 10-28-15
(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) *
*

Eat The Streets



- Hydrants
- ▨ Road Closed

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2015. All Rights Reserved.



Tre Hargett, Secretary of State

State of Tennessee



Division of Charitable Solicitations and Gaming
312 Rosa L. Parks Avenue, 8th Floor
Nashville, Tennessee 37243-0305

Brent Culberson
Director

615-741-2555
Brent.Culberson@tn.gov

August 19, 2015

Ms. Connie Martin, Director
21st Drug Court, Inc.
P.O. Box 757
Franklin, TN 37064

RE: **APPROVAL** - Registration to Solicit Funds for Charitable Purposes
21st Drug Court, Inc. - CO7364
Registration Expiration Date: **June 30, 2016**

Dear Connie Martin:

Pursuant to Tenn. Code Ann. § 48-101-501, *et seq.*, the Division of Charitable Solicitations and Gaming has reviewed your submitted application and is pleased to announce your organization's registration to solicit contributions has been **approved**.

With this approval, your organization has new responsibilities for maintaining statutory compliance, including submission of the proper documents and required fees on an annual basis. The required filings include:

- Completed *Application to Renew Registration* form
- Completed *Summary of Financial Activities* form
- IRS determination letter granting tax-exempt status, if not previously filed
- IRS *Form 990*, *Form 990EZ*, or *990N* for the most recently completed accounting year, if the organization qualifies as tax-exempt
- An audited financial statement if the organization grossed more than \$500,000 in revenue
- Any amendments to the organization's governing documents

The *Application to Renew Registration* and *Summary of Financial Activities* forms are available on our website at <http://sos.tn.gov/charitable>. Additionally, the "CO" number listed above will serve as your organization's identification number specific to this division and should be included on all correspondence.

Please also be advised that if the organization's application or other provided information includes false, misleading or deceptive statements, appropriate action will be taken. Pursuant to the Tennessee Charitable Solicitations Act, a civil penalty of up to five thousand dollars (\$5,000) may be assessed for any violation.

Thank you for registering your organization and please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in black ink, reading "Tre Hargett".

Tre Hargett
Secretary of State

REG:CO7364

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

DEPARTMENT OF THE TREASURY

Date:

APR 28 2006

21ST DRUG COURT INC
PO BOX 757
FRANKLIN, TN 37065-0757

Employer Identification Number:

62-1867489

DLN:

17053084909076

Contact Person:

ERIC J BERTELSEN

ID# 31323

Contact Telephone Number:

(877) 829-5500

Public Charity Status:

170(b)(1)(A)(vi)

Dear Applicant:

Our letter dated April 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)



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 and
Clubhouse

☐ Fieldstone Farms

☐ Pinkerton Park

☐ Jim Warren Park

☐ Harlinsdale Farm

Other: ☒ BiCentennial Park shelter
(if complete)

2) Name/purpose of event: The Heritage Ball

3) Date or dates of event: Saturday, Sept. 17, 2016 - 6pm to 12 Am

4) Time of Event: 6pm to 12 Am

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

Set-Up Date/Time: Sunday, Sept. 11, 8 AM **Tear-down Date/Time:** Tuesday, Sept. 20
5 pm

*Note: Two (2) hours will be added before set-up time and two hours (2) will be added after tear-down to allow time for clean-up. Event is responsible for payment of Franklin Police Officers during this time. Read Additional Requirements section for more information.

6) Name of Applicant and Organization Requesting Permit:

The Heritage Foundation of Franklin and Williamson County

a) Address: P.O. Box 723, Franklin TN 37065

b) Phone: 615-591-8500 c) Cell: 919-449-4232 d) Fax: 615-591-8502

e) E-mail address: LMcALISTER@HISTORICFRANKLIN.COM

7) Person in charge on day of event: Lynne McAlister

Cell: 919-449-4232 E-mail address: LMcALISTER@HISTORICFRANKLIN
.COM



HISTORIC
FRANKLIN
TENNESSEE

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

Name: LINDA CHILDS Cell: 615.678.2171 E-mail address: LCHILDS@HISTORICFRANKLIN.COM

Name: MARY PEARCE Cell: 615.900.7218 E-mail address: MPEARCE@HISTORICFRANKLIN.COM

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

Black-tie event to raise funds for The Heritage Foundation of Franklin and Williamson County.

- 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:

650-700

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

- 13) Is your organization based in Williamson County? Circle Yes or No
(if no, please state where: _____)

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

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

- 16) Will you charge an admission/participation fee (including vendors)? If yes, please specify how much per person/vendor. \$ 375⁰⁰

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

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

Franklin and Williamson County - 100% after expenses

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



HISTORIC
FRANKLIN
TENNESSEE

- 20) Will any sound amplification equipment be used during the event? Circle Yes or No. If no, please skip to Question #22.
- 21) For what purpose will sound amplification be used (i.e. announcements, entertainment, etc.)?
Announcements and live musical entertainment.
- 22) What type of sound amplification will be provided (DJ, Band, etc.)? Please list all that apply.
Band
- 23) During what time period is sound amplification requested? 6pm - 12am.
- 24) If for entertainment, give details of entertainment being provided (i.e. number of musicians, type of music, amp wattage, etc.). 7-12 musicians. We rent generators for lighting and wattage.
- 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. N/A
- 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. Lynne McAlister, The Heritage Foundation, 919.449.4232
- 28) Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If clean-up is not done properly, the organization requesting the permit will be fined (See Attachment A). Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event.

29) *NOTE: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.* N/A

30) Will you require a temporary water tap? Circle Yes or No. If yes, please list exact locations:

Portable restrooms with flushable toilets will require water.

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.* Good Neighbor letter (2015 version attached) will be mailed to Carnton Lane households.

TITLE VI OF THE 1964 CIVIL RIGHTS ACT

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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.



- 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.

Date: 11-3-17

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.

Revised February 2014

#10

Google Maps

Google Maps

Bicentennial Park



Imagery ©2015 Google, Map data ©2015 Google 100 ft

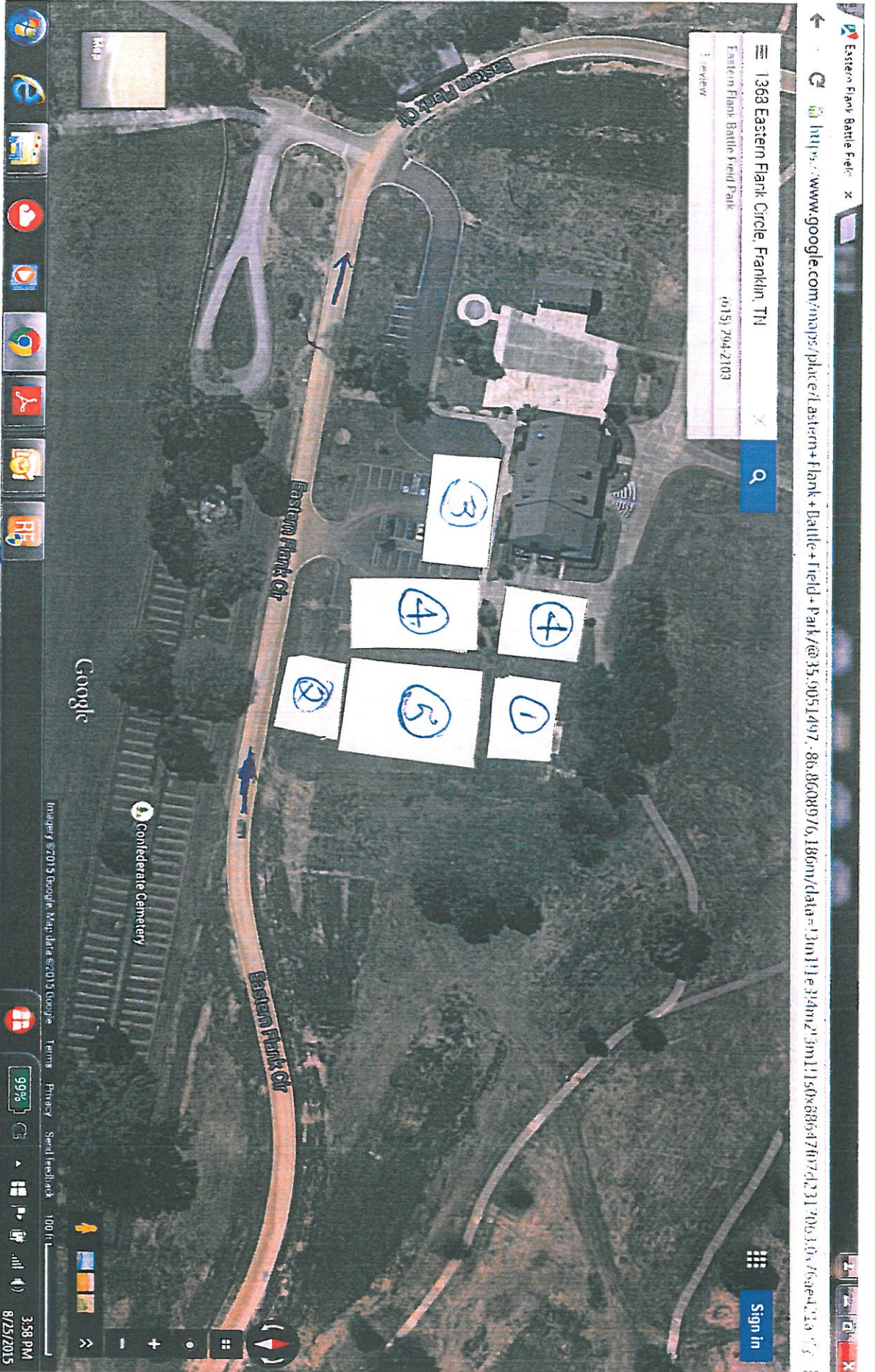
As this property is not complete yet, I'm not sure where, precisely, the catering tent will be, but likely on the north side of the shelter.

Assuming Eastern Flank

#10

- ① Catering Tent
- ② Crematorium
- ③ Paved Pathways

- ④ Cockpit Tent (2)
- ⑤ Dinner Tent



#12 – List of Names and Addresses and Phone numbers of Chairperson and others involved in the event.

Event Chairpersons

Event Chairpersons have yet to be determined. This is primarily an honorary position.

Supporting Organization, The Heritage Foundation of Franklin and Williamson County

Mary Pearce, Executive Director, PO Box 723, Franklin TN 37065, 615-591-8500 ext. 15

Lynne McAlister, Event Manager, PO Box 723, Franklin TN 37065, 615-591-8500 ext. 20

Linda Childs, Office Administrator and Membership, PO Box 723, Franklin TN 37065, 615-591-8500 ext. 16

#15

N0003101

6161728150615



TENNESSEE DEPARTMENT OF REVENUE

SALES AND USE TAX CERTIFICATE OF EXEMPTION

HERITAGE FOUNDATION OF FRANKLIN & W
PO BOX 723
FRANKLIN TN 37065-0723

Effective Date: July 1, 2015
Exemption Number: 100091394
Expiration Date: June 30, 2019
209 E MAIN ST
FRANKLIN TN 37064-2517

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

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

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

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

Richard H. Roberts
Commissioner of Revenue

To Be Completed by the Organization

TO: Supplier's Name _____

Address _____

City _____ State _____ Zip _____

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

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

Print Name of Organization _____

Print Name of Purchaser _____

Signature of Purchaser _____ Date _____

#25 – Will any stages, amusements.....

There will be one stage and two or three large tents along with three to five small tents.

TENTS – from Nashville Tent and Awning

1. 120 x 100 foot tent
2. 60 x 60 foot tent
3. 60 x 100 foot tent
4. 4-10 x 10 foot tents

STAGE-from Southern Events

1 stage that will be approximate 20 x 34 feet

33

THE HERITAGE FOUNDATION



OF FRANKLIN & WILLIAMSON COUNTY

Dear Neighbors of Carnton Plantation,

Thank you for supporting The Heritage Foundation by being patient neighbors, once a year, as the Heritage Foundation hosts its annual fundraiser in your neighborhood.

September 19th will see the 42nd Annual Heritage Ball on the Eastern Flank Battlefield. The event will begin at 6:00 pm and conclude at midnight. The gala plays a major role in supporting The Heritage Foundation whose mission is to protect and preserve the architectural, geographic and cultural heritage of Franklin and Williamson County and to promote the ongoing revitalization of downtown Franklin in the context of historic preservation.

In the past few years, The Heritage Foundation has saved and revitalized the Franklin Theatre, supported street-scaping in downtown Franklin and played a role in securing battlefield land, including the Eastern Flank, plus much more. The Foundation also produces Main Street Festival, Pumpkinfest, Dickens of a Christmas and the first Friday Art Scene. Our current project is renovating and repurposing the Old, Old Jail into the Big House for Historic Preservation.

So, I'd like to invite you to attend the longest running black tie affair in Williamson County. If you have not received an invitation, please call 615-591-8500 or email me at lmcalister@historicfranklin.com and I'll gladly send you one. If that's not your cup of tea, then I'd beg your patience, as music will be played until midnight at this once-a-year event.

Thank you again for your understanding and forbearance.

Sincerely,

Lynne McAlister
Event Director

OFFICE USE

ONLY

Permit No: _____



City of Franklin Special Event Permit Application

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

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

Please list all that apply: Festival/Fair

1. **Name/purpose of event:** Pilgrimage Music & Cultural Festival
2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
Harlinsdale Farm; Street Closure (Northbound only) between 1st and Liberty Park
3. **Date or dates of event:** 09/24/2016, 09/25/2016, 10/01/2016, 10/02/2016
4. **Start/End Times of Event:** 10am - 8pm daily
What date/time will set-up begin? 09/15/2016 8:00 AM
What date/time will tear-down be complete? 10/07/2016 8:00 PM
**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** (if applicable): 6am on each Saturday - 9pm on each Sunday
6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 19,750 Event Staff/Volunteers: 250 Total: 20,000
7. **Name of applicant and Organization Requesting Permit:**
Elizabeth Farrell - Pilgrimage Presents, LLC
a) Address: 230 Franklin Road Suite 12H
Franklin, TN 37064
b) Phone: 6157218111 **c) Cell:** **d) Fax:**
e) E-mail address: elizabeth@pilgrimagefestival.com
8. **DETAILED description of event** (use additional sheets):
2-day festival featuring local, regional, and national musical acts; also including food, beverage, crafts, and merchandise.
9. **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**

Please detail any restricted parking areas on the event map.
10. **Person in charge on day of event:** W. Brandt Wood
Cell: 2149529663 **E-mail address:** brandt@pilgrimagefestival.com

Event Map: Screen Shot 2015-09-19 at 6.07.11 PM.png

11. **Name and Cell Number of at least two others available on day of event:**

Name: Kevin Griffin

Cell: 3235996643

E-mail address: kevin@pilgrimagefestival.com

Name: Michael Whelan

Cell: 5049155104

E-mail address: michael@pilgrimagefestival.com

12.

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

Administrative Contact List: [Admin Contact Sheet.docx](#)

13. **Where is your organization based?** Williamson County

14. **Is your organization authorized to do business in Tennessee?** Yes

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes

IRS tax exemption letter: [BTEF IRS Determination Letter.pdf](#)

16. **Will you charge an admission fee?** Yes

Average admission fee: \$75/one-day pass; \$135/two-day pass; \$350 VIP two-day pass

17. **Will you charge a vendor participation fee?** Yes

Average vendor participation fee? 400

18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:** \$4.50

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

20. **Is this event a fundraiser?** Yes

What organization will be the benefactor of event? Pilgrimage Foundation, to benefit the Franklin community, i.e. Harlinsdale Farm renovations, artist support, local schools

What percentage of funds will they receive? 10

21. **Will parking in the area of the event need to be restricted or prohibited?** Yes

22. **Will any sound amplification equipment be used during the event?** Yes

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
TBD

25. **Will food, beverages, or merchandise be sold or given away?** Yes

Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.

Clean Up Plan and Provider: [Document.docx](#)

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



Rules and Regulations

Please Read All Attachments Before Signing Application.

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

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

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

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Return application to:

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

EventPilgrimage Music &
Name:Cultural Festival



FORM D

Signature: _____

Sound Amplification

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

Applicant/Organization: Elizabeth Farrell - Pilgrimage Presents, LLC

Event Name: Pilgrimage Music & Cultural Festival

Event Date(s): 09/24/2016, 09/25/2016, 10/01/2016, 10/02/2016

1. **Time amplification equipment will be used:** From: 10:00 AM To: 8:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). Provide map/layout if necessary.:
Estimated number of bands: 50 with approximately 200 artists, Americana- roots music. Amp wattage to be determined.
Sound Amplification Map: [Document.docx](#)
3. **For what purpose will sound amplification be used?** Please list all that apply: Band/Singers
4. **Type of Amplifier:** PA System
5.

Number of Amplifiers: 50	Number of Speakers: 50	Number of Performers: 50
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6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

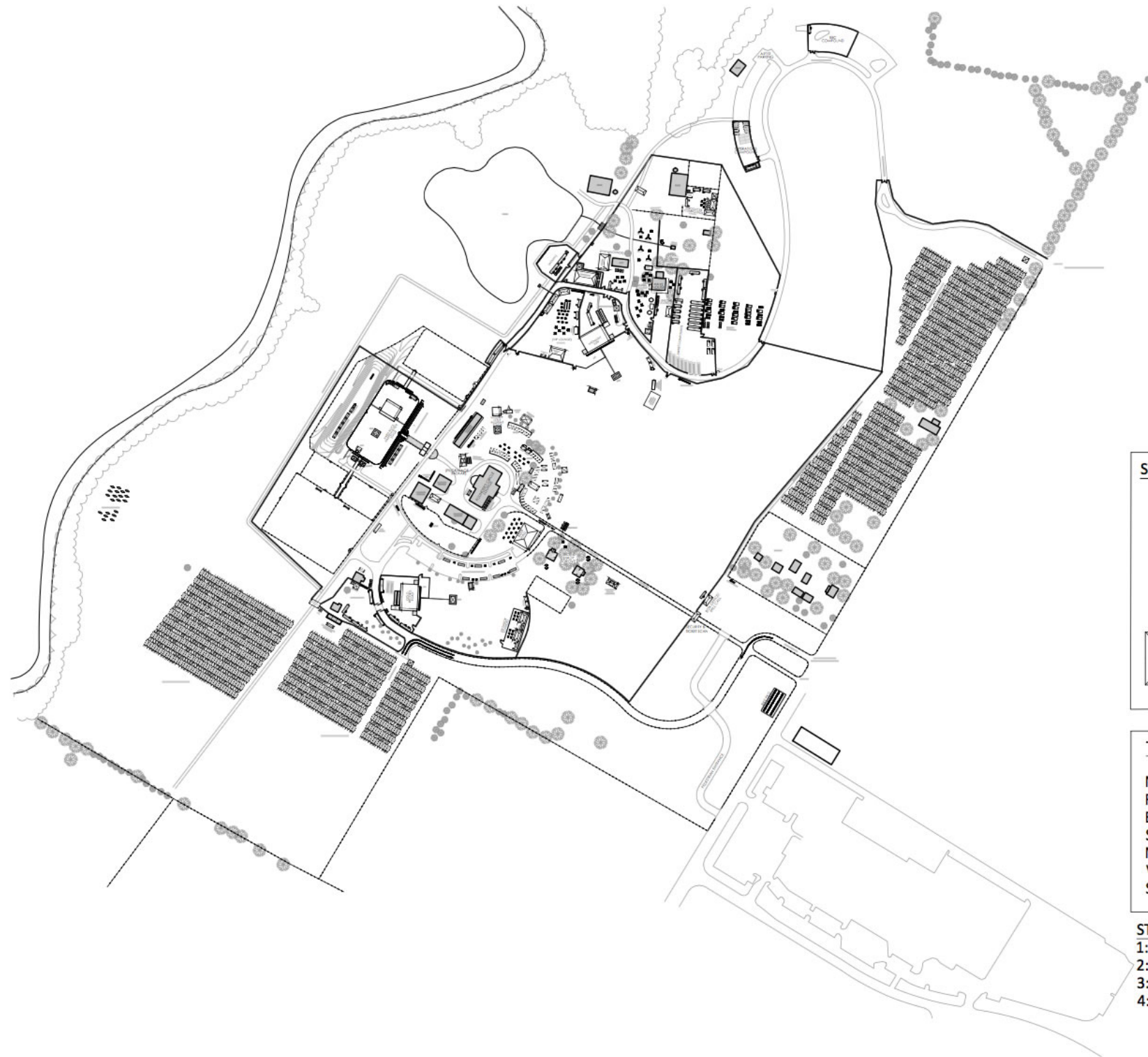
Name: TBD	Cell: TBD	E-Mail: TBD
Name: TBD	Cell: TBD	E-Mail: TBD

Authorized Signature: Elizabeth Farrell

Date: 09/19/2015

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

Elizabeth Farrell- 214.514.5069
Erin Hanson- 310.403.8607
Andrea Davis- 615.496.0839



SYMBOL LEGEND

	= 10' X 10'
	= 10' X 20'
	= 20' X 20'
	= 20' X 40'

TENT/BOOTH LEGEND

Mx = MERCHANT TENT
 Fx = FOOD TENT
 Bx = BEVERAGE TENT
 Sx = SPONSOR BOOTH
 MDx = ARTIST LOUNGE
 VLx = VENDOR LOUNGE
 SLx = SPONSOR LOUNGE

STAGES

1: GOLD RECORD
 2: MIDNIGHT SUN
 3: HARPETH RIVER
 4: LITTLE PILGRIMS

0 200 400 600

 SCALE: 1"= 200'

November 9, 2015

Proposal for immediate funds for the Structural Assessment of the Historic Franklin Masonic Hall

To the Board of Mayor and Alderman and City Administrator, Franklin, Tennessee

Request

The Historic Franklin Masonic Hall (501c3) seeks immediate funding of **\$15,000.00** for the Structural Engineering Analysis Report and Architectural/Preservation Plans. Having secured Belinda Stewart Architects, of Europa, Mississippi as the lead architectural firm, the costs associated with a defined scope of structural engineering, architectural surveys and analysis, historical and structural recommendations, overall historical conditions assessments and a preservation plan will total **\$60,000**. Matching contributions from the Masonic Lodge, the City of Franklin, the Williamson County government, and the State of Tennessee will greatly assist in securing this first necessary step to preserve this National Historic Landmark.

Immediate actions

Belinda Stewart Architects comprehensive structural analysis will provide the overall current conditions of the Hall's structural integrity including masonry, foundation, interior/exterior walls, floors, and roof. A comprehensive preservation plan will provide inclusive historical context of the Hall's historical narrative, showcase immediate threats and recommend necessary stabilization methodologies by applying a best practices approach to ensure the proper preservation of the Hall.

Historical Significance

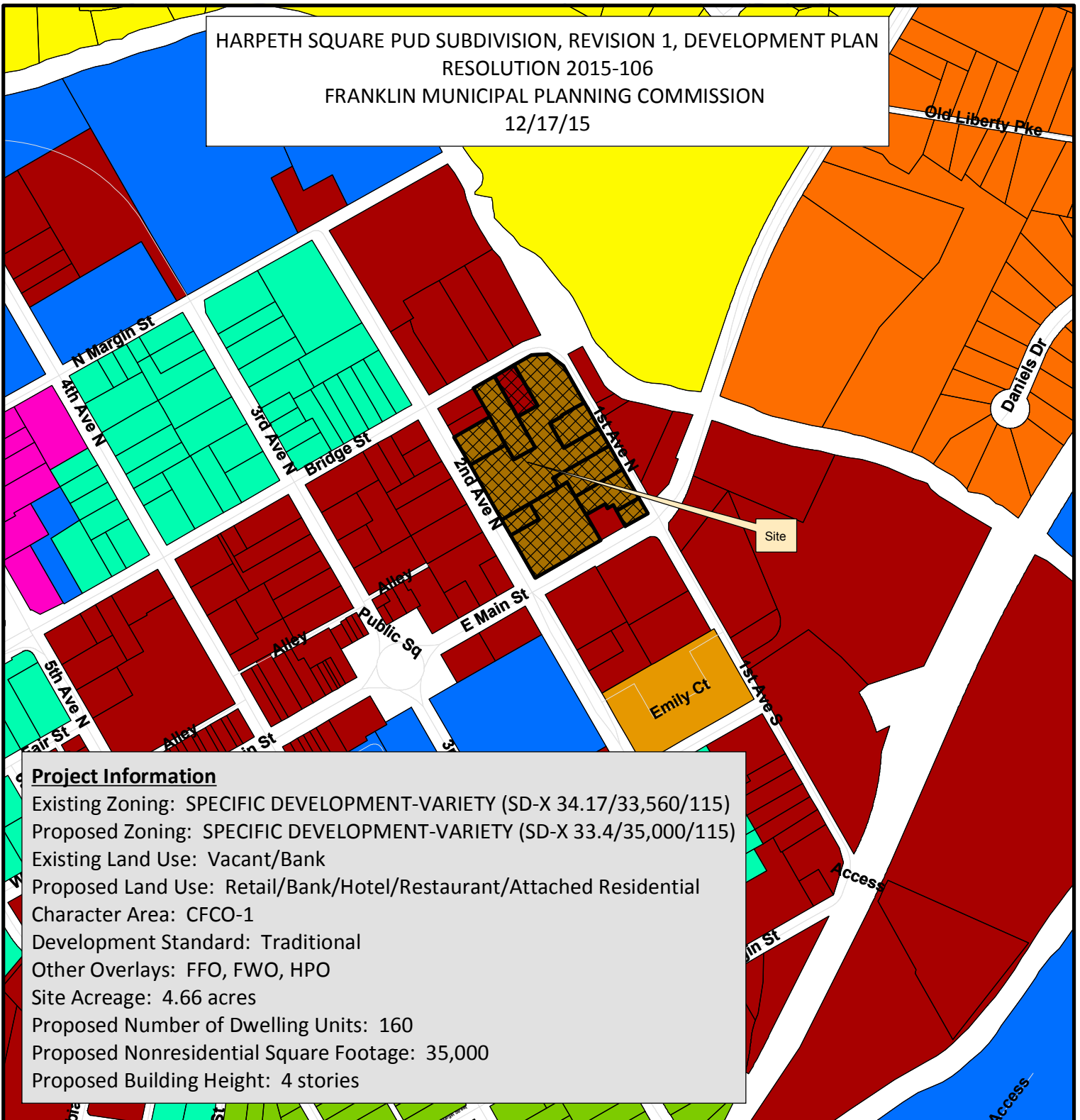
The Historic Franklin Masonic Hall remains one of the only surviving examples of early Gothic architecture in Middle Tennessee. Its c. 1823 to 1826 three storied masonry construction made it the tallest building in Franklin until the Civil War. The Hall's historical connections to major religious denominations in Franklin as well as its social and economic sphere shaped the community by 1860. The Treaty of Franklin (1830) negotiated and signed in the Hall, called for the Chickasaw Nations' removal to lands west of the Mississippi. Never ratified by Congress set a precedence that led to the Cherokee removal known as the Trail of Tears. Serving both armies during the Civil War as an observation post, the Hall became a Federal army barracks and quartermaster's offices during occupation (1863) as well as a Federal field hospital following the Battle of Franklin (1864). By 1972, the Hall received a listing on the National Register for Historic Places and a National Historic Landmark designation in 1973. It is currently on Tennessee's 10 most endangered list of historic properties.

Bruce Barker
Chairman-Trustees
615-406-3712

Craig Feldner
President (501c3)
615-426-0088

Jason Rein
Worshipful Master 2015
615-406-2214

HARPETH SQUARE PUD SUBDIVISION, REVISION 1, DEVELOPMENT PLAN
 RESOLUTION 2015-106
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/17/15



Project Information

Existing Zoning: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17/33,560/115)
 Proposed Zoning: SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4/35,000/115)
 Existing Land Use: Vacant/Bank
 Proposed Land Use: Retail/Bank/Hotel/Restaurant/Attached Residential
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: FFO, FWO, HPO
 Site Acreage: 4.66 acres
 Proposed Number of Dwelling Units: 160
 Proposed Nonresidential Square Footage: 35,000
 Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Harpeth Square Rev 1 | 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 2015-106

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HARPETH SQUARE PUD SUBDIVISION WITH 5 EXISTING MODIFICATIONS OF DEVELOPMENT STANDARDS AND 1 NEW MODIFICATION OF DEVELOPMENT STANDARDS (PARKLAND DEDICATION), FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET.”

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Legal Description:

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W – 90.64' to an iron rod;

N 60°10'34" E – 66.00' to an iron rod;

S 30°24'06" E – 15.31' to an iron rod;

N 57°58'10" E – 20.00' to a point;

S 30°25'15" E – 20.00' to an iron rod;

S 29°21'40" E – 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15. **SECTION II:** That the attached Location Map and Development Plan, as amended, shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

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

Entitlements	Harpeth Square PUD
Base Zone District	SD-X (33.4/35000/115)
Character Area Overlay	CFCO-1
Other Zoning Overlays	HPO, FFO, FWO
Development Standard	Traditional
Number of Dwelling Units	160
Number of Nonresidential Square Footage	35,000
Number of Hotel Rooms	115
Connectivity Index	n/a
Open Space Requirements	6,312 SF, Formal
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2014-92 Date of approval: 03/10/15
Revision Number	1

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

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Alderman, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Parkland Dedication Approved: _____ Denied: _____	Request to permit the use of the required parkland dedication fees be used to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. <i>Staff recommended approval.</i>
--	--

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

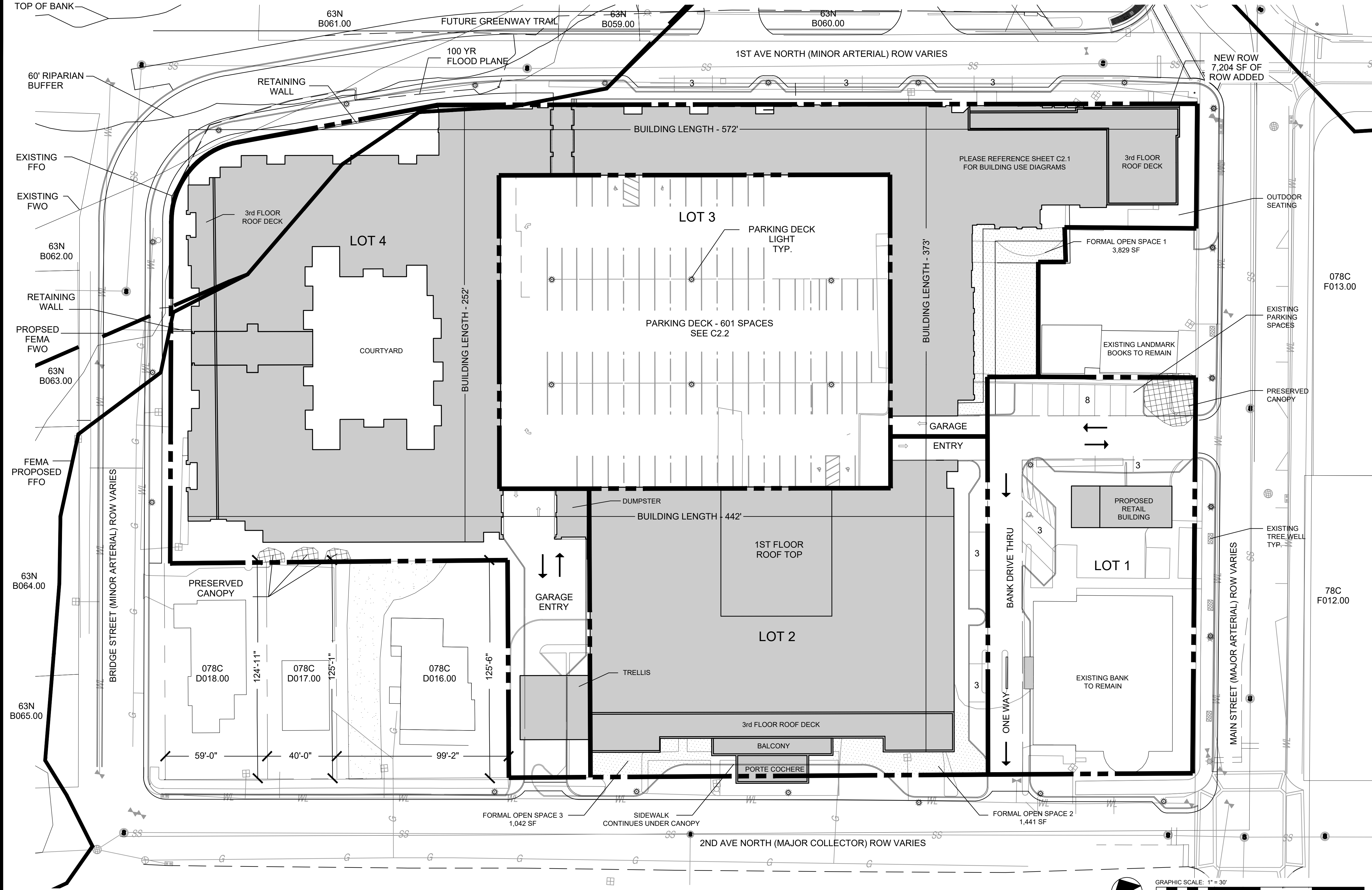
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	____10/21/2015____
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	____10/22/2015____
NEIGHBORHOOD MEETING:	____10/19/2015____
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____



DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5,000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
APARTMENTS	160 UNITS	175,710		80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
TOTAL REQUIRED PARKING - 628					

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1 TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:

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 1.0, 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 STORY 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 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 FOURTH 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 TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,803 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06820	106 BRIDGE ST	17'
063N-B06830	108 BRIDGE ST	29'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

SITE DATA:

PROJECT NAME: PROPOSED ZONING: SUBDIVISION: LOT NUMBER: ADDRESS:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1 SD-X, 33.4, 35000, 115 5994 --- 104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY: COUNTY: STATE: CIVIL DISTRICT:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
EXISTING ZONING: CHARACTER OVERLAY: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: AGE OF SITE: SQUARE FOOTAGE OF SITE: MINIMUM REQUIRED SETBACK LINES:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115) CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1) HPO, FFO, FWO TRADITIONAL 4.66 AC 202,980 SF PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambledesign@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: BUILDING COVERAGE: BUILDING HEIGHT:	SEE DEVELOPMENT DATA CHART C2.0 63.2% UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED: MINIMUM PARKING REQUIRED: MAXIMUM PARKING LIMIT: EXISTING PARKING (IF APPLICABLE): PARKING PROVIDED: RESIDENTIAL DENSITY: TREE CANOPY: OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	N/A N/A NO SEE DEVELOPMENT DATA CHART C2.0 N/A SEE DEVELOPMENT DATA CHART C2.0 33.4 DUA 0.02 AC PRESERVED (SEE MOS REQUEST) 3% 6,089 SF REQUIRED 3.1%, 6,512 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)

PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
MAJOR THOROUGHFARE PLAN
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 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.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF 125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

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/RUBUS SUITABLE FOR A MOIST SHADY UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, 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.

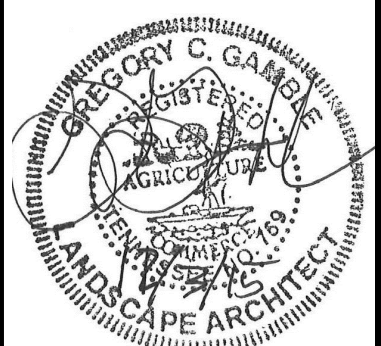
PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3%
3% * 202,980 TOTAL SITE SF = 6,089 SF
PROVIDED OPEN SPACE: 3.1% (6,512 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL

KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042



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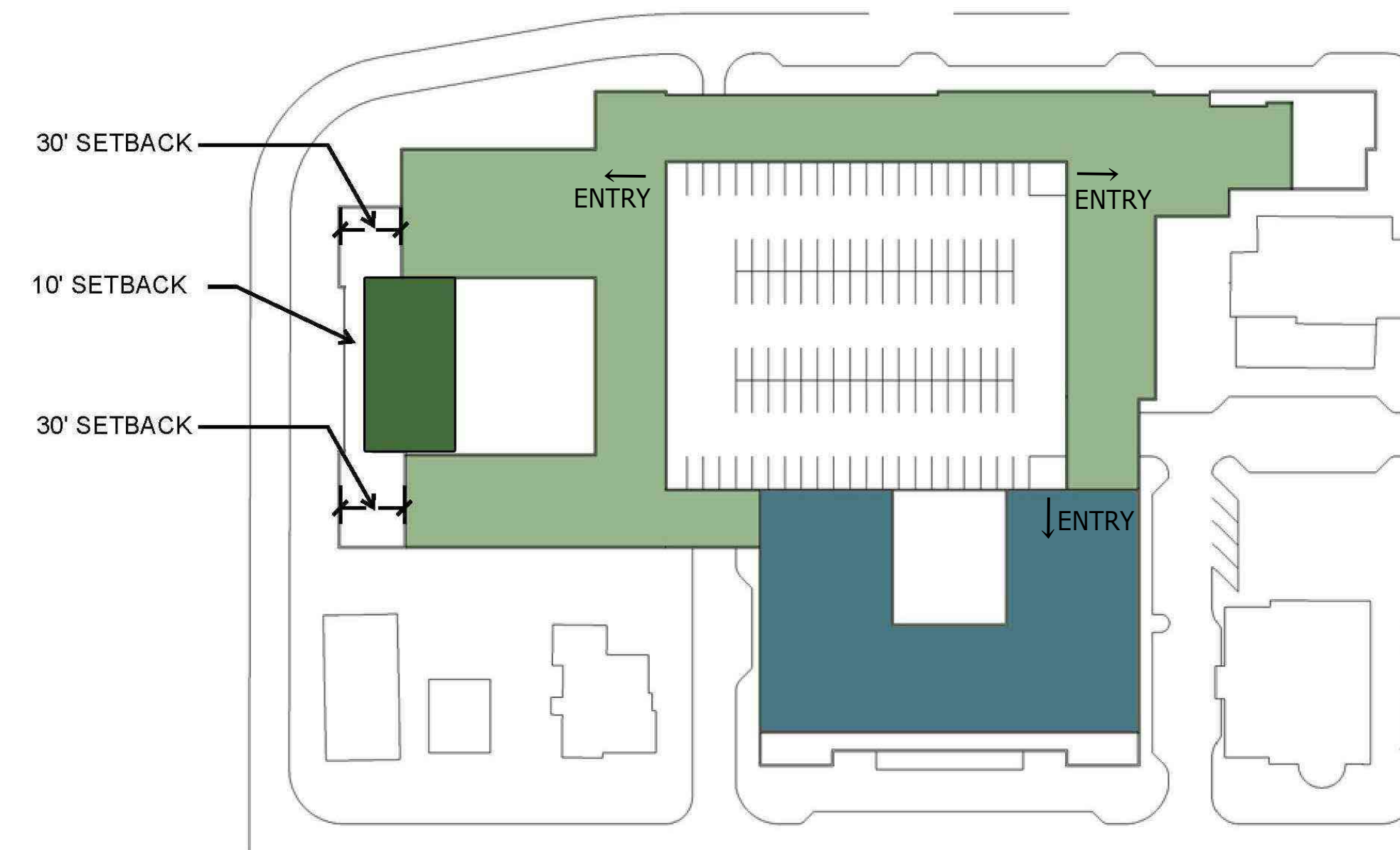
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL APARTMENT AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

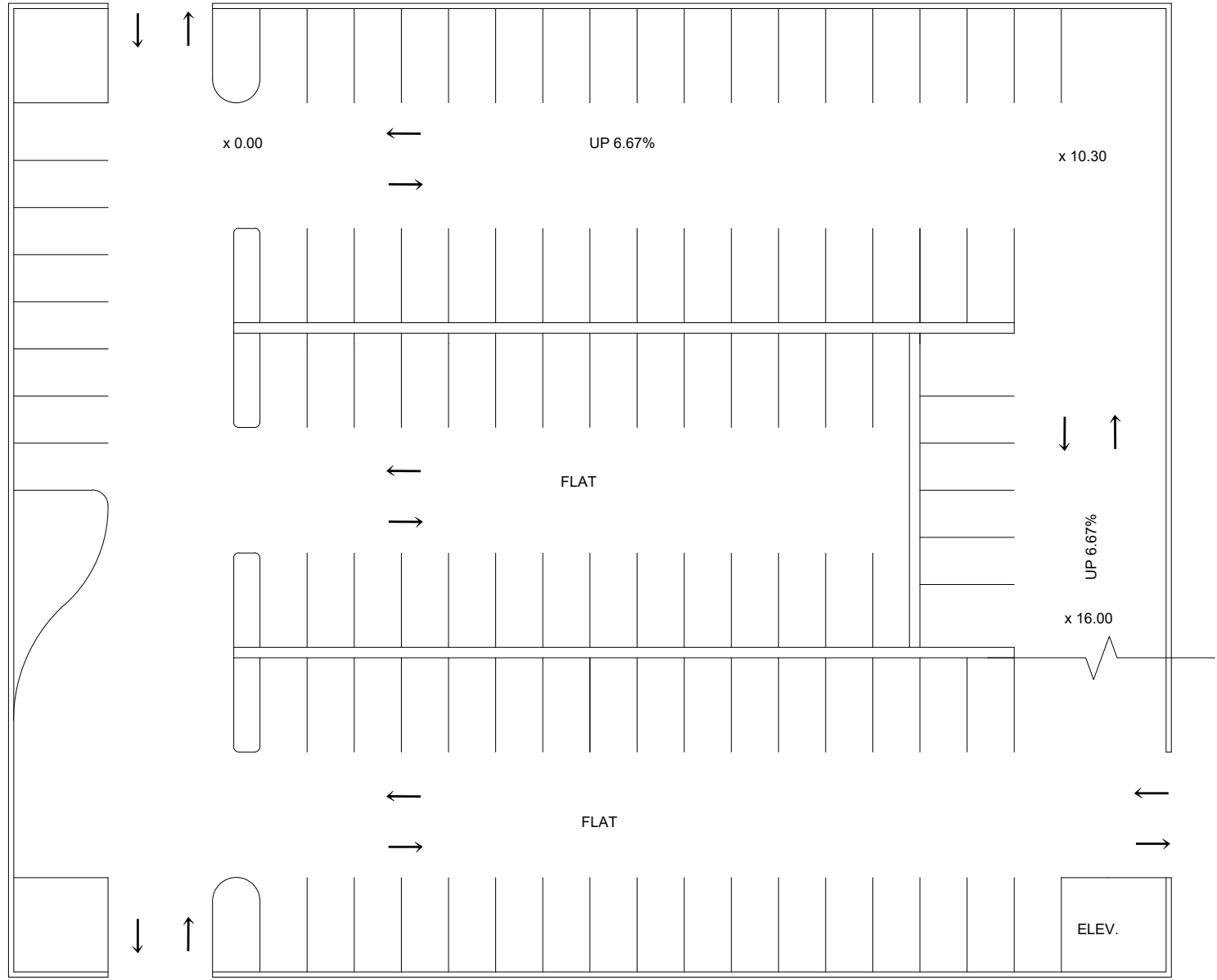
HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES

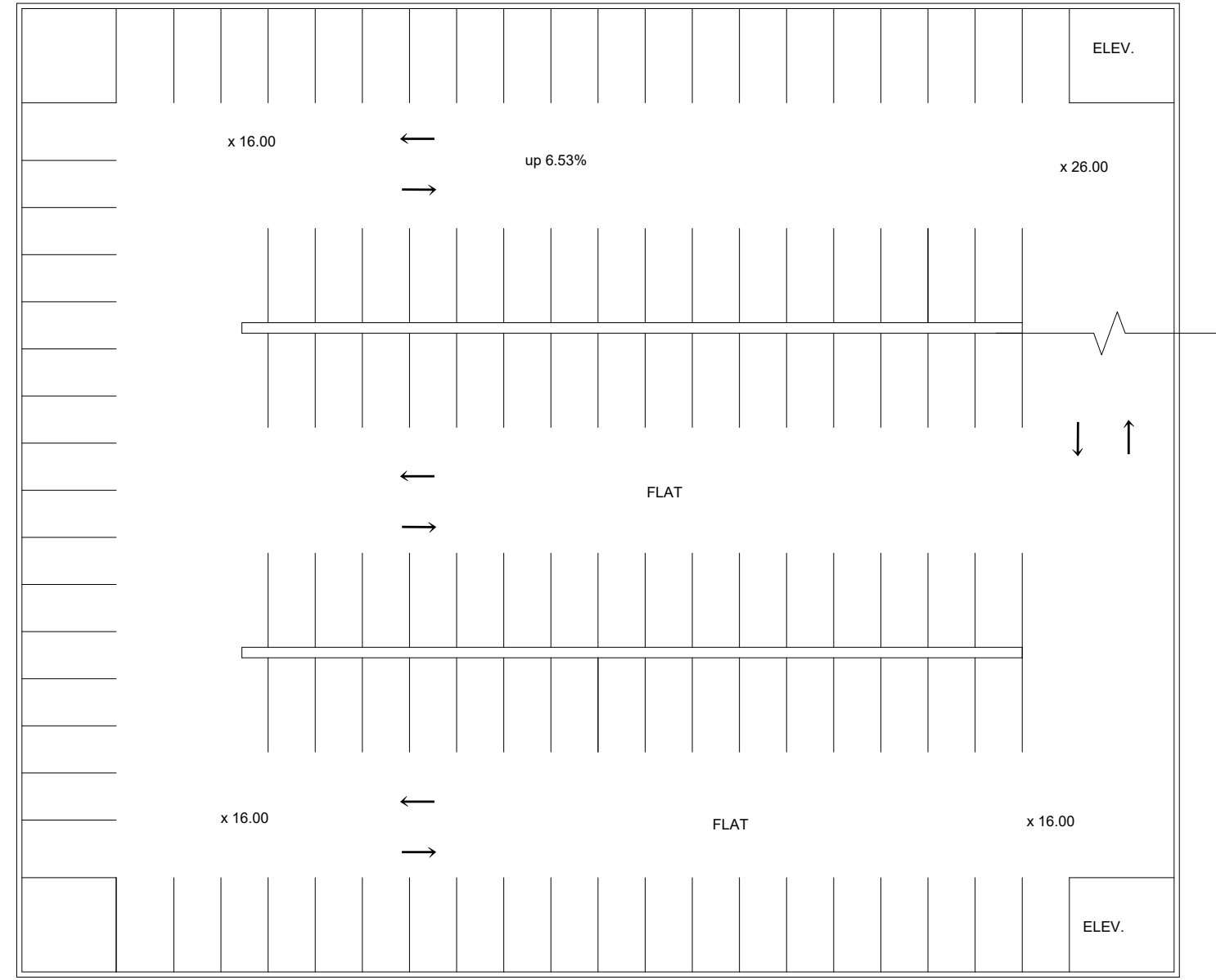
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

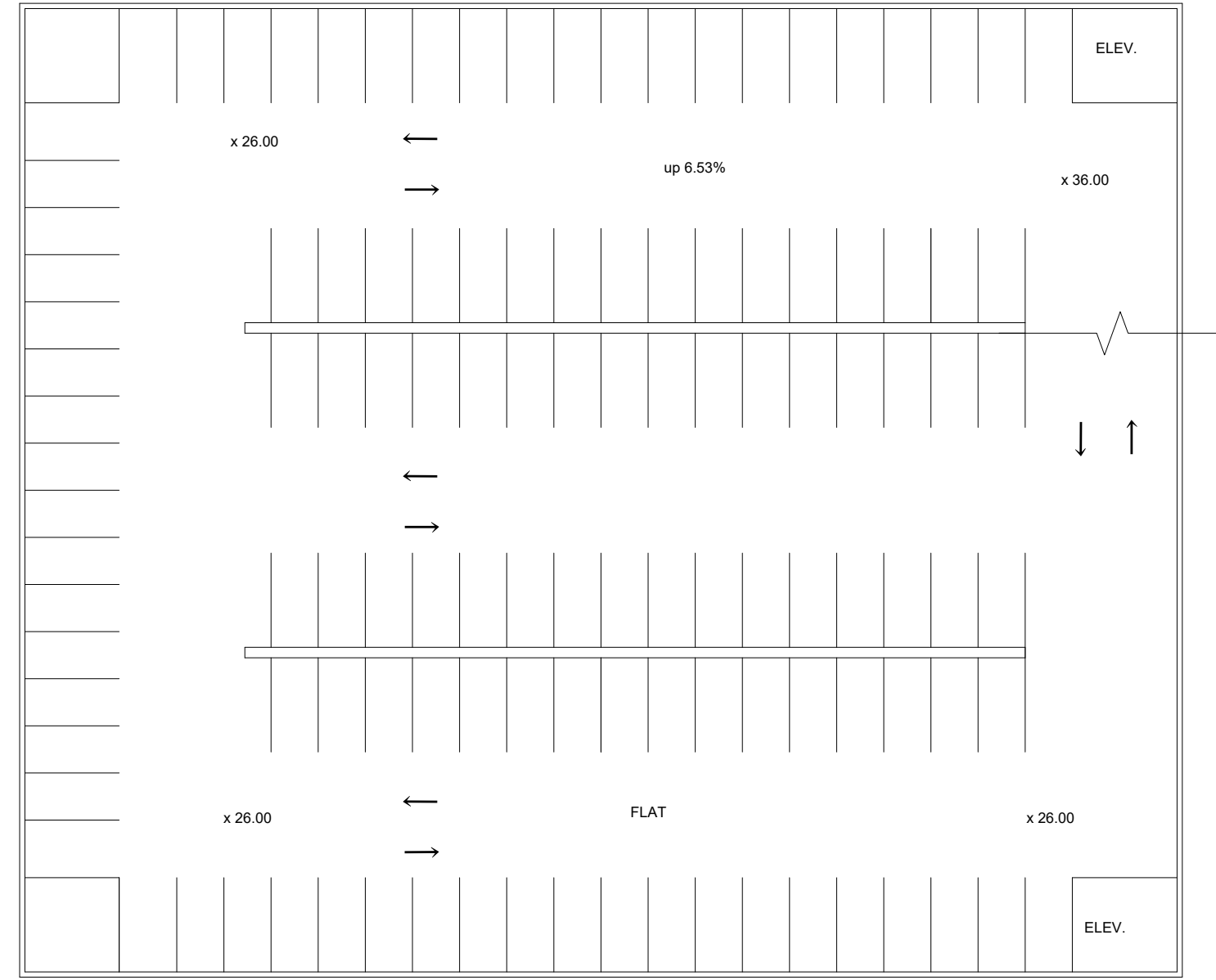
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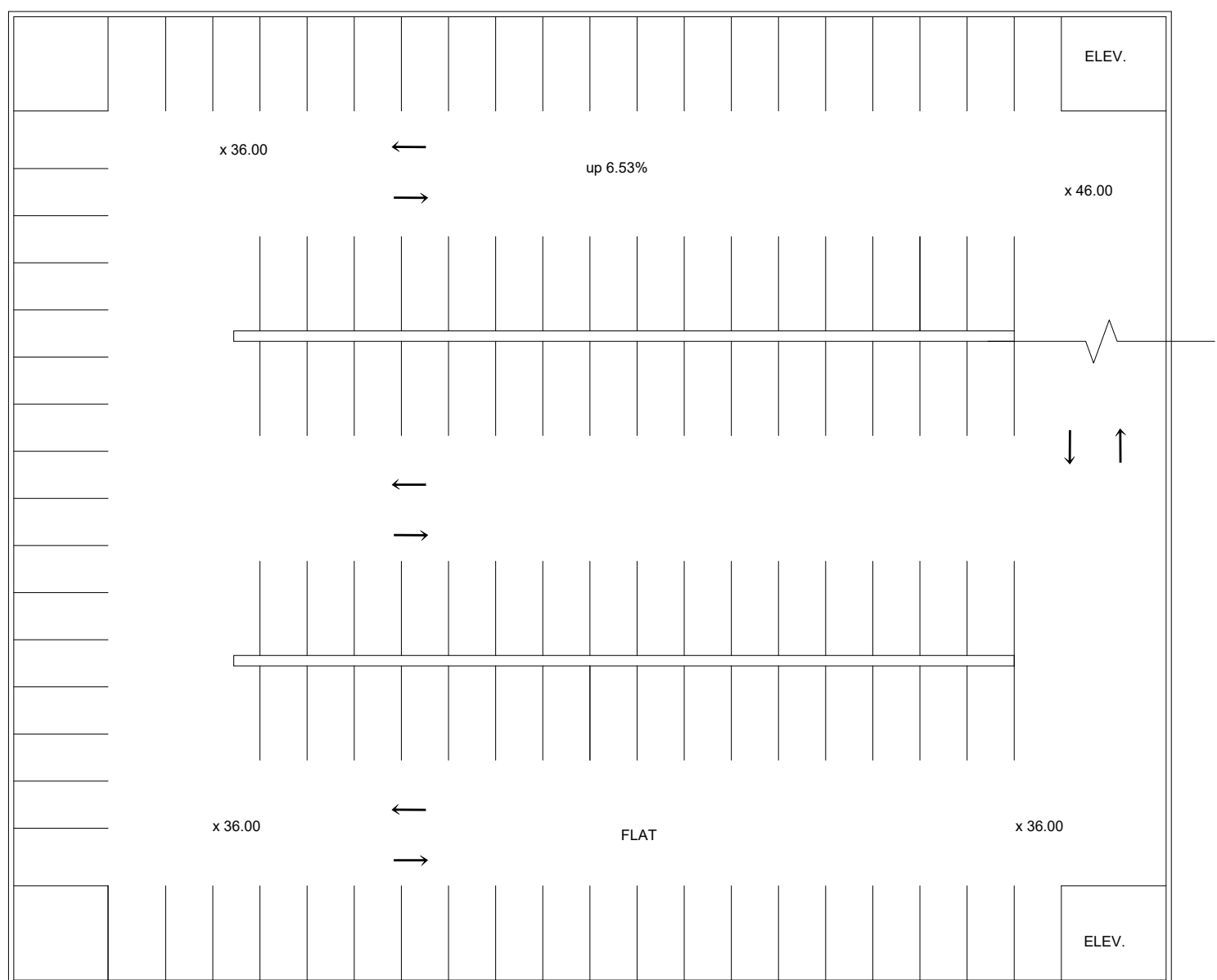
1 - 112 spaces



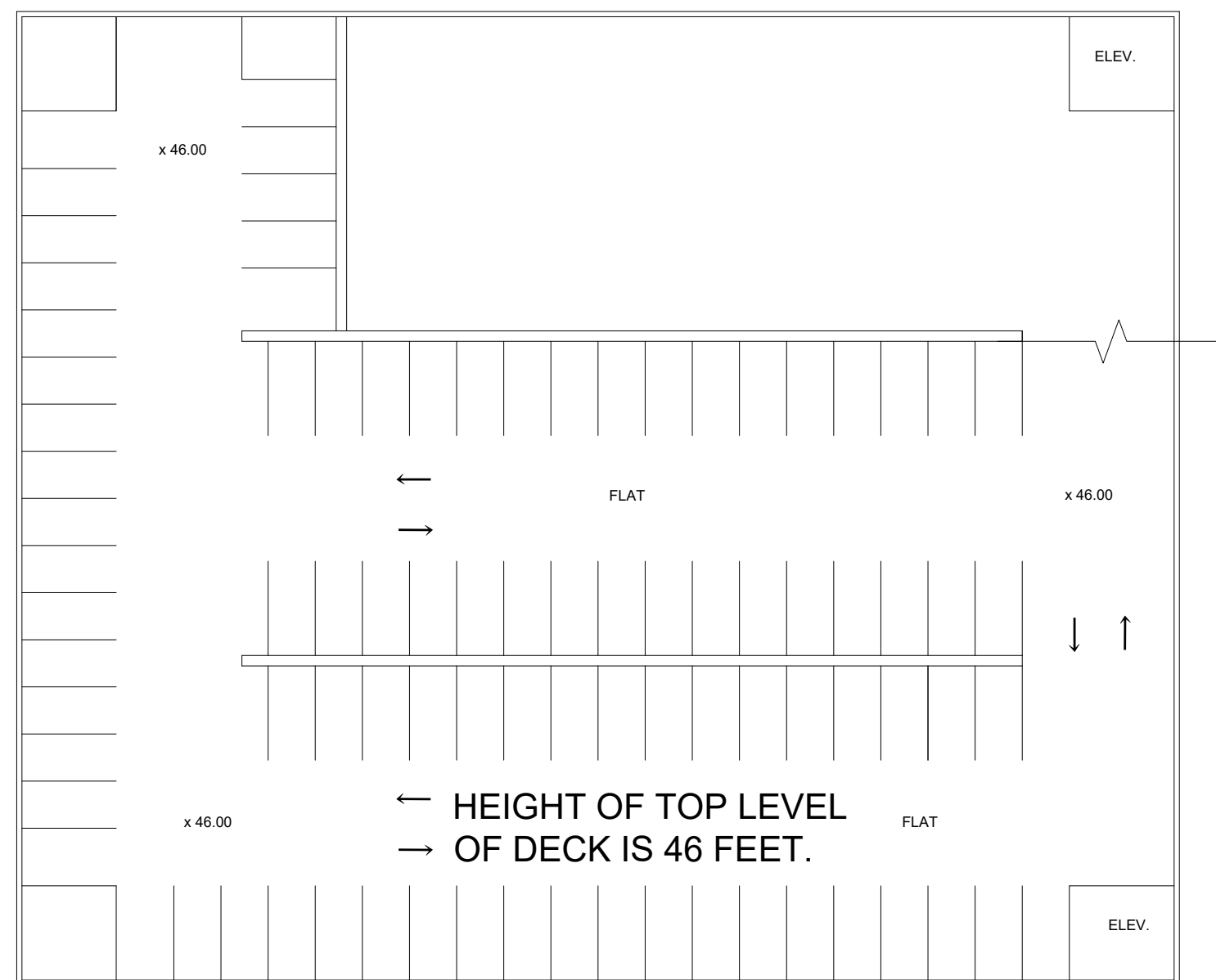
2 - 123 spaces



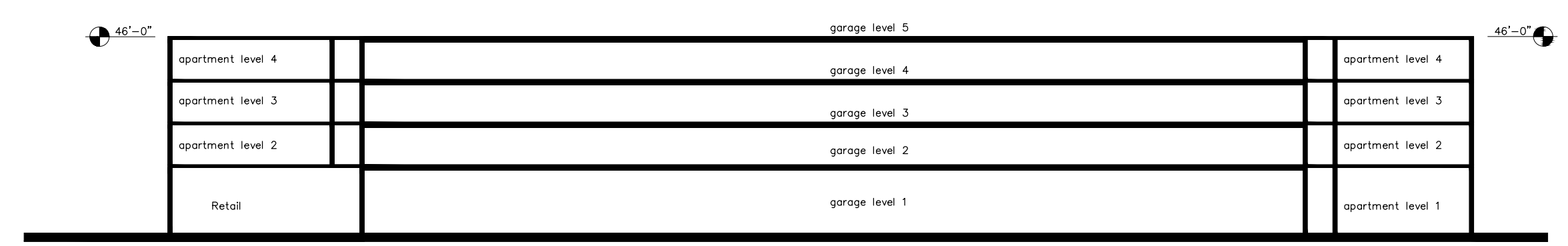
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 SF ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 80

TRIP GENERATION TABLE

LUC 932					
Land Use:	LUC 310	High-Turnover	LUC 826	LUC 220	TOTAL
Hotel	Hotel	Sit-Down Restaurant	Sp. Retail	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	
Average Daily Traffic	1,000	572	410	1,062	3,044
Daily Enter	500	286	205	531	1,522
Daily Exit	500	286	205	531	1,522
AM Peak Hour Total	78	49	63	80	268
AM Peak Hour Enter	44	27	30	16	117
AM Peak Hour Exit	32	22	33	64	151
MID Peak Hour Total (7%)	70	42	28	74	214
MID Peak Hour Enter (50%)	35	22	14	37	108
MID Peak Hour Exit (50%)	35	20	14	37	106
PM Peak Hour Total	78	45	25	103	251
PM Peak Hour Enter	38	27	11	67	143
PM Peak Hour Exit	40	18	14	36	108

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

NOTE: The proposed mixed-use project is expected to generate approximately 3,044 vehicle trips per day. The table above shows the new daily trips on these streets with the completion of the proposed project.



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

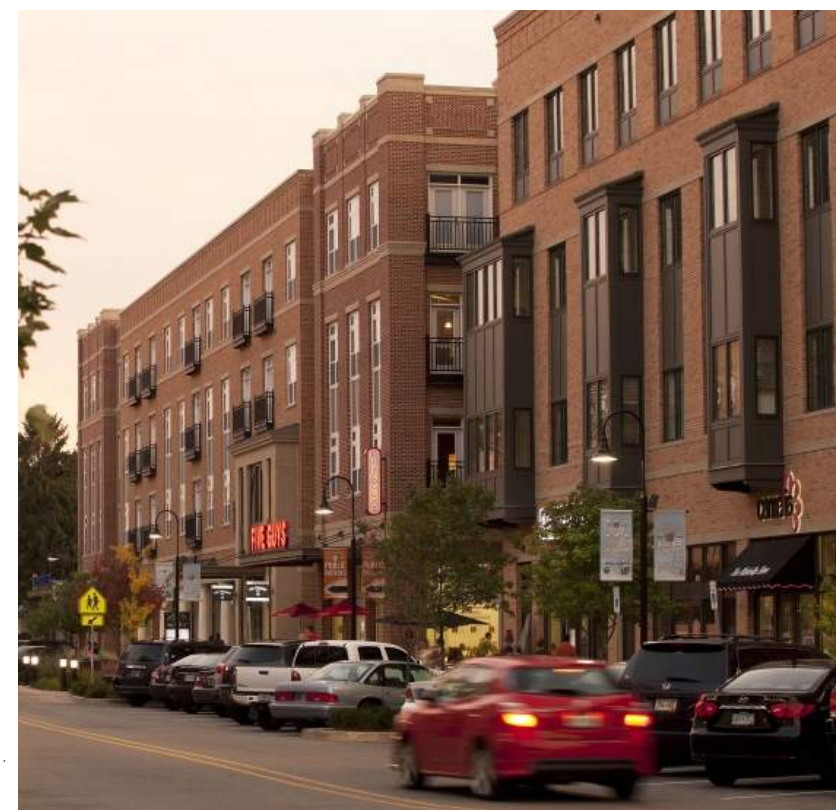
RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE



CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY

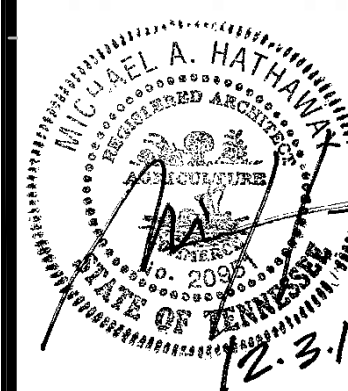
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LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

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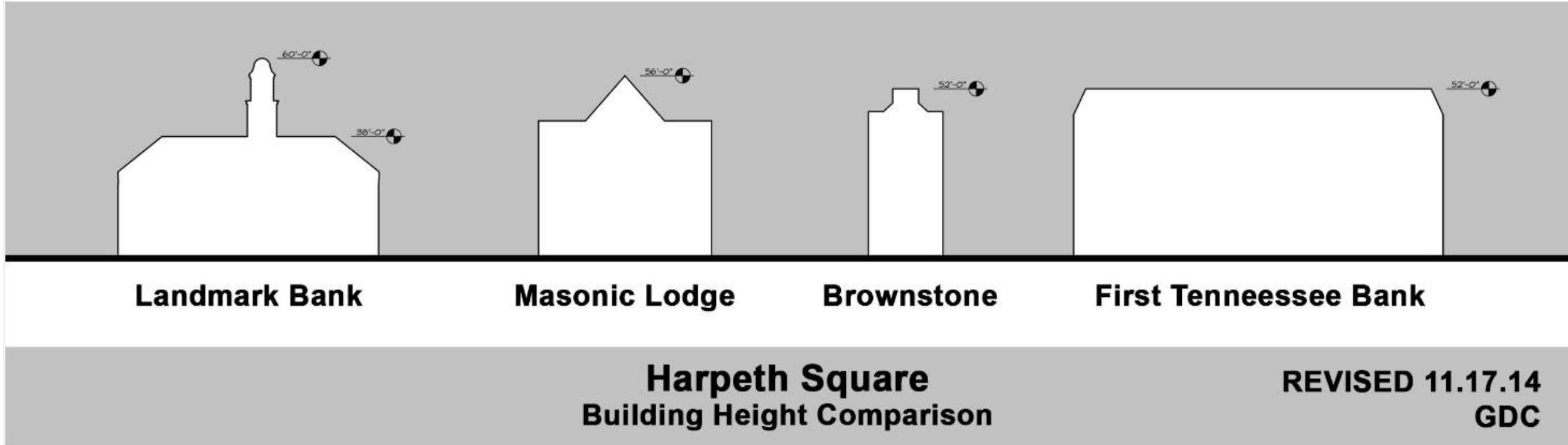
DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER

COF# 5994

A2.0



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 roderickheller10@gmail.com
APPLICANT:	SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049



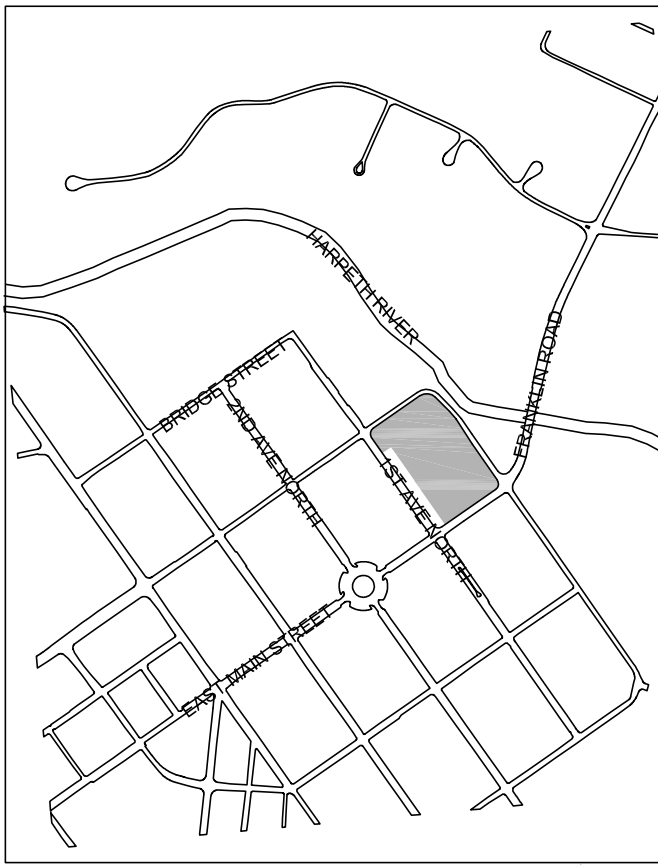
MAIN STREET ELEVATION
NOT TO SCALE



FIRST AVENUE ELEVATION
NOT TO SCALE

ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



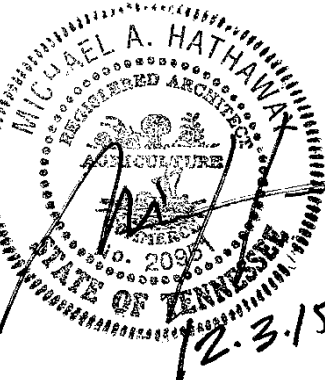
VICINITY MAP
SCALE 1" = 1000'

MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES

GDC
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

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ARCHITECTS



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

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GREG GAMBLE
greggambler209@gmail.com
615.975.5765

CONCEPT
ELEVATIONS
COF# 5994

A3.0



BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

HARPETH SQUARE PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

OWNERS

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ARCHITECT

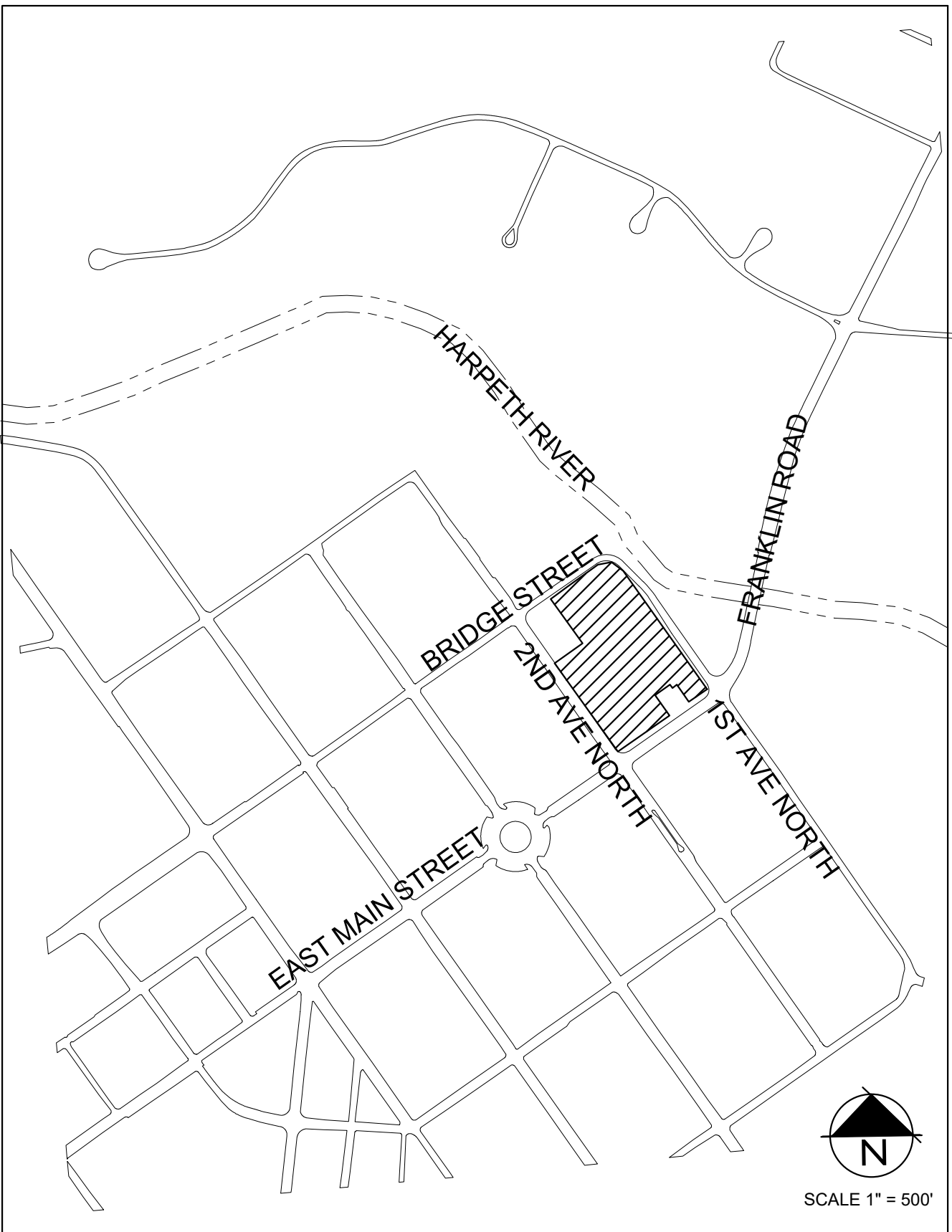
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TRAFFIC ENGINEER

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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



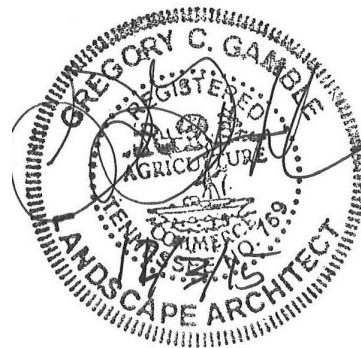
VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	FLOOR DIAGRAMS
C 2.2	GARAGE DIAGRAMS
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PURPOSE STATEMENT

Harpeth Associates recently acquired the property known as the City Farmhouse Lot located on Bridge Street. This proposed revision to the Development Plan of Harpeth Square incorporated this new area into the plan. The revision includes the following:

1. Addition of 0.23 Acres of land located at 111 Bridge Street.
2. Addition of 9 residential apartments
3. Addition of a courtyard amenity for the residential
4. Removal of the access from the parking garage to 1st Avenue. This access is removed to eliminate safety concerns from oncoming traffic from Bridge Street to 1st Avenue. The new traffic distributions have been analyzed by Fischbach Transportation and included in a new study.
5. There are no changes to the size of the hotel
6. The total square footage of retail has been reduced by 5000 square feet.
7. Addition of a new Modification of Standards requesting the use of Parkland Fees to be used for pedestrian connections to Bicentennial Park. Both greenway trails and sidewalk connections will be considered.

NEW MODIFICATION OF STANDARDS

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.

NEW MODIFICATION OF STREET STANDARDS

1. Request to have a mid-block access on East Main Street which is a Major Arterial. The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals.

SPECIAL REQUEST

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

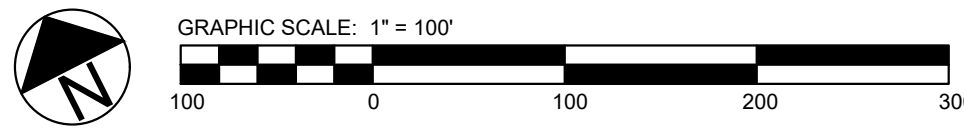
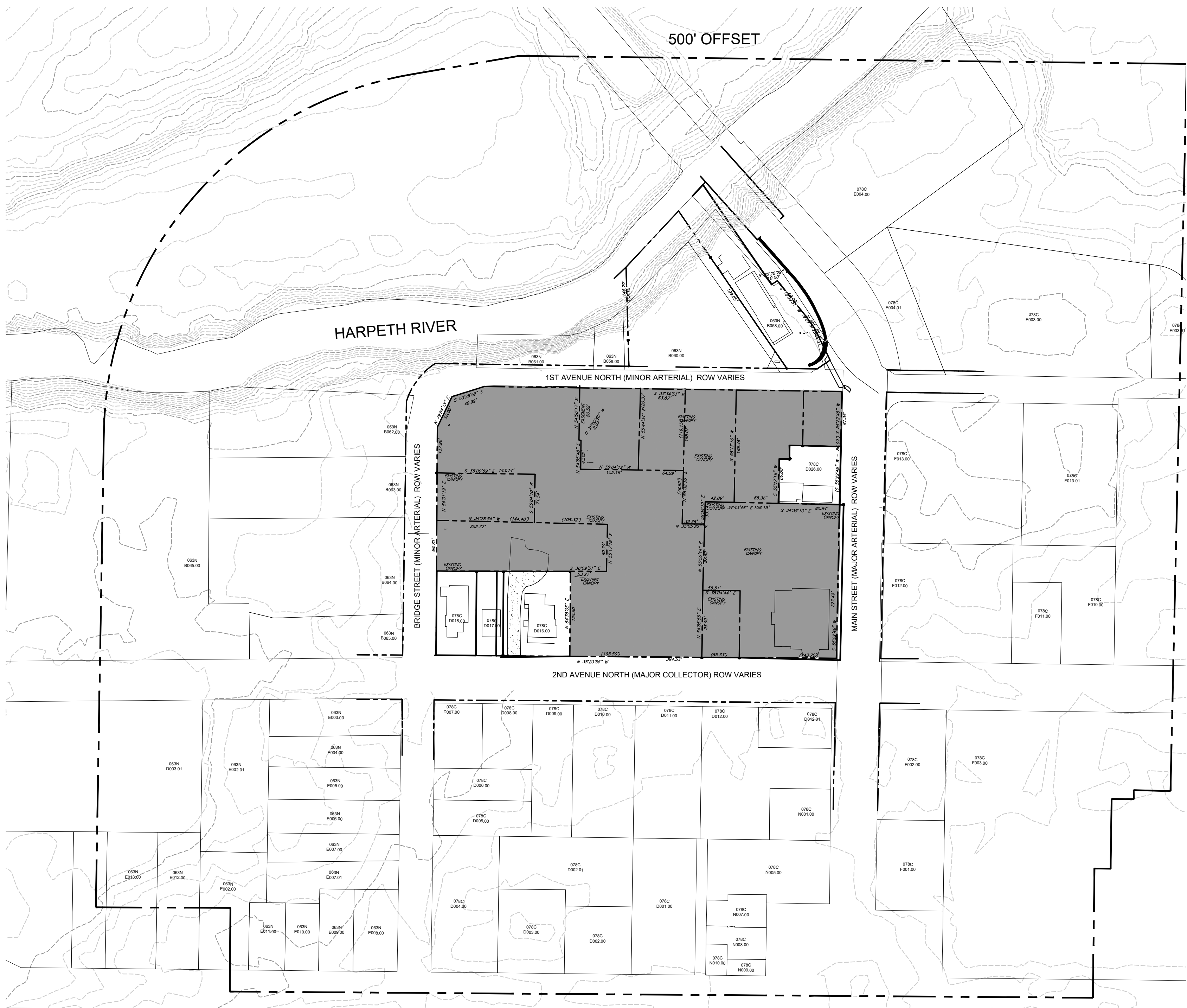
Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE; N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE; S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE; with the southerly margin of Bridge Street S 69°34'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;

THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E - 99.17' to an iron rod;

THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W - 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;

THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.52' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

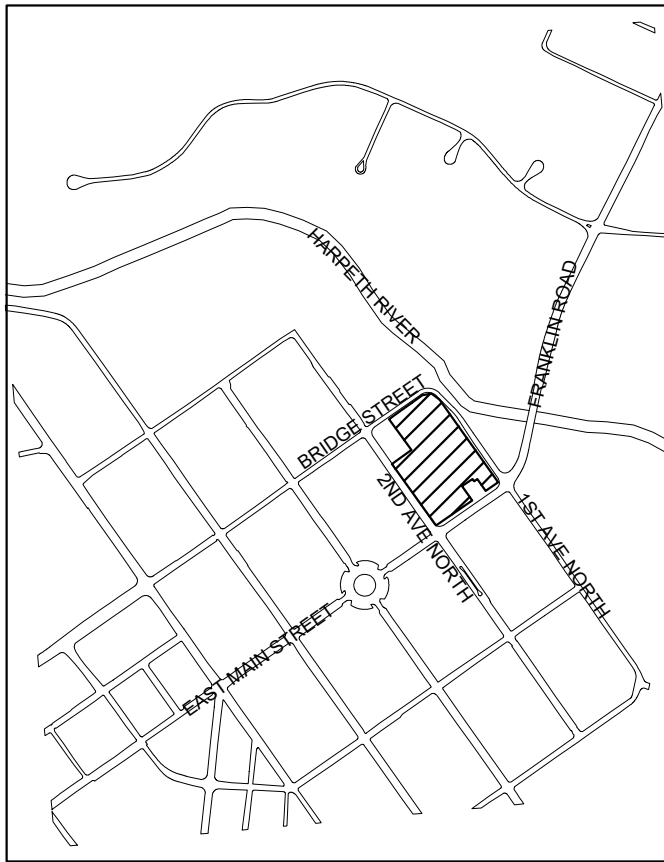
THENCE; with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:

N 29°41'53" W - 80.64' to an iron rod;
N 60°10'34" E - 66.60' to an iron rod;
S 30°24'06" E - 16.31' to an iron rod;
N 50°58'10" E - 20.00' to a point;
S 30°25'12" E - 20.00' to an iron rod;
S 29°21'40" E - 56.24' to a point in the northerly margin of Main Street;

THENCE; N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP



SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 35000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)

CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,950 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.287.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambles200@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 63,291
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND
BUILDING HEIGHT: MAX 51' FOR OTHER USES TO TOP OF PARAPET
N/A

LANDSCAPE SURFACE RATIO: NO
MINIMUM LANDSCAPE RATIO: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.4 DUA
RESIDENTIAL DENSITY: 12.6 AC PRESERVED (SEE MOS REQUEST)
TREE CANOPY: 3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCL ID	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	NEITHER	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 MURRESSBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	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	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CFCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CFCO-1	NEITHER	INSTITUTIONAL
063N-D00301	N WARREN ST	MOORE ROBERT N JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZI ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	MIXED USE
063N-E00201	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-E00300	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 ROULTON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CFCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CFCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER 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	GPC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CFCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D00201	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 B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	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-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RETAIL
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	OFFICE
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	VACANT
078C-D01700	142 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01800	144 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D01900	111 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	VACANT
078C-D02000	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INDUSTRIAL
078C-D02100	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02200	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-D02300	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02400	114 E MAIN ST	TOMLIN FAMILY PROPERTIES G P	3865 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-D02500	121 1ST AVE S	ENTRUST TENNESSEE INC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	OFFICE
078C-D02600	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	VACANT
078C-E00400	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	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CFCO-1	TR	RETAIL
078C-E00500	151 AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CFCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CFCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WILL TOBY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CFCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-X	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HRWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	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	RMREC EDWARD U REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CFCO-1	TR	OFFICE
078C-N00100	212-214 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CFCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CFCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CFCO-1	TR	COMMERCIAL

GDC

GAMBLE

DESIGN COLLABORATIVE

LANDSCAPE ARCHITECTURE

DATE: NOV 9, 2015

906

STUDIO

ARCHITECTS

DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE



GAMBLES DESIGN COLLABORATIVE

144 SOUTHEAST PARKWAY

SUITE 230

FRANKLIN, TENNESSEE 37064

GREG GAMBLES

greggambles209@gmail.com

615.975.5765

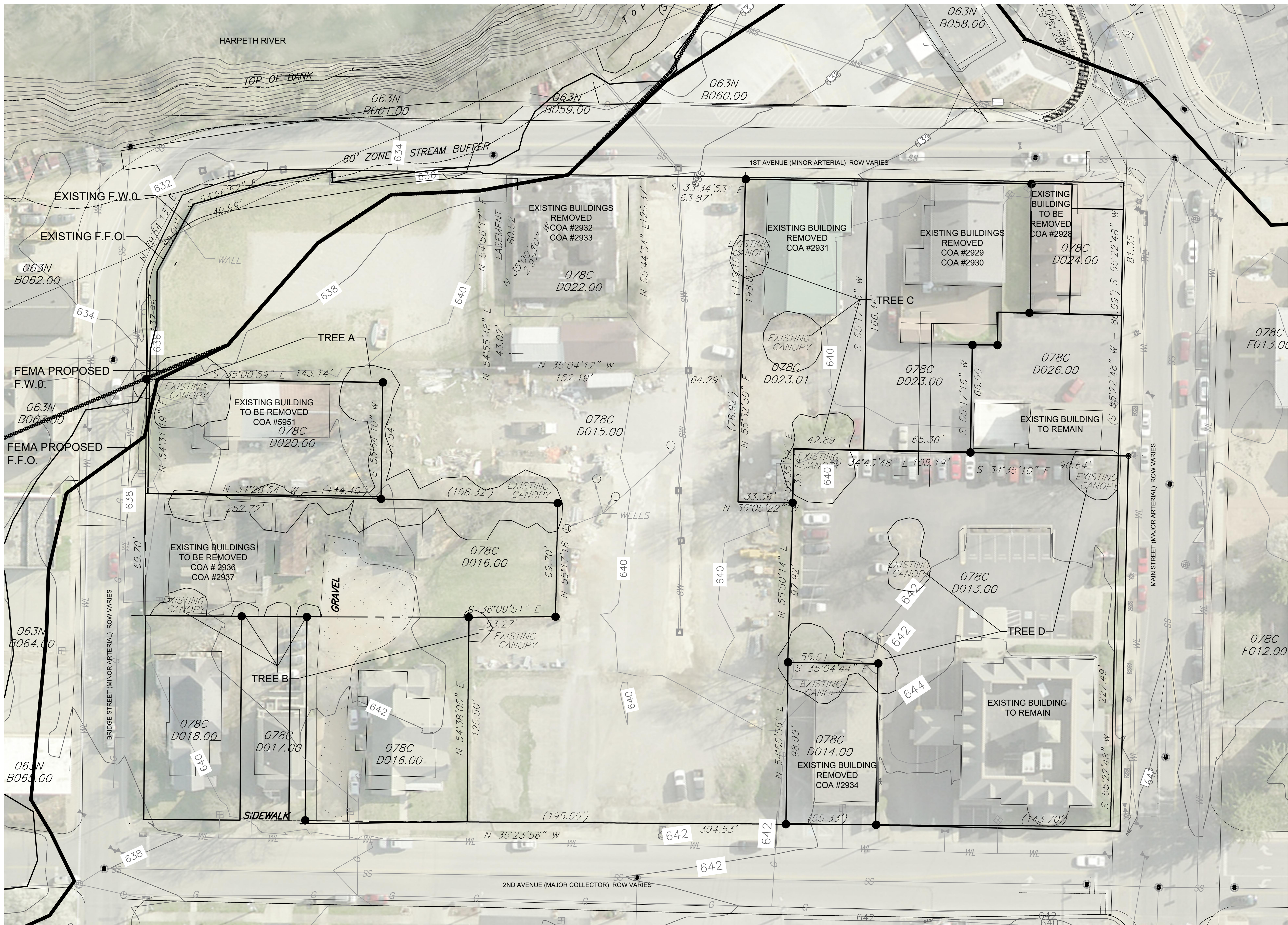
OVERALL

EXISTING

CONDITIONS

COF# 5994

C1.0



SITE DATA:

PROJECT NAME: HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 33000, 115
PROJECT NUMBER: 5994
SUBDIVISION: --
LOT NUMBER: --
ADDRESS: 104 E MAIN ST
108 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
131 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

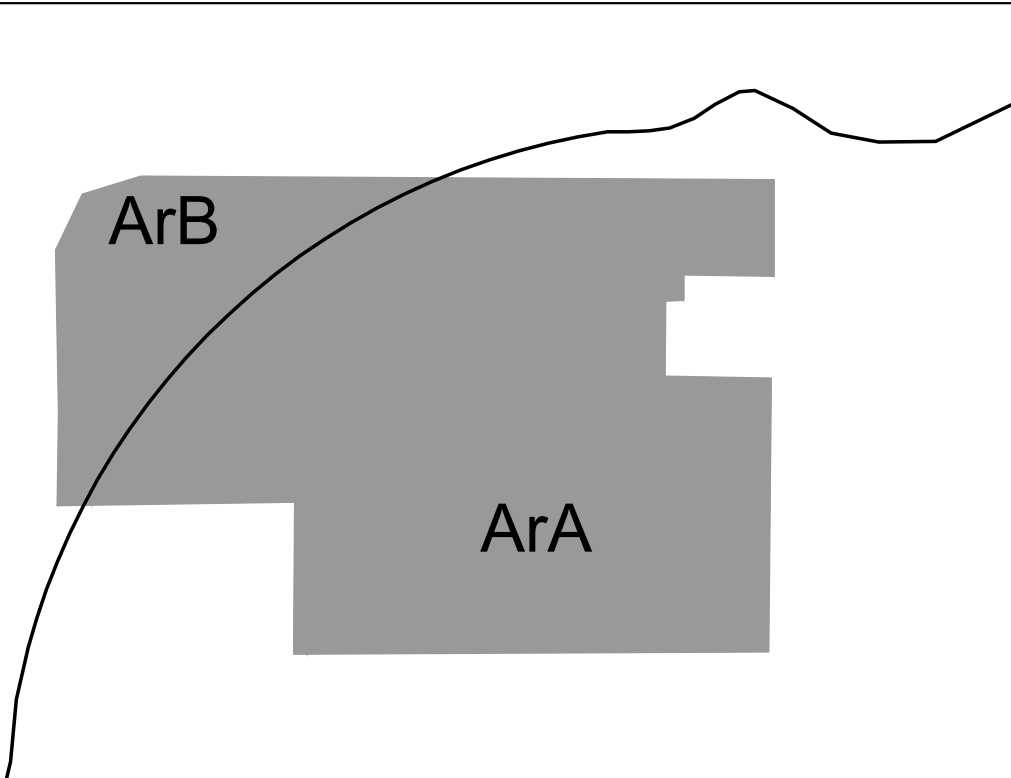
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@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: N/A
MINIMUM LANDSCAPE RATIO: N/A
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: 33.4 DUA
TREE CANOPY: .02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

AA: ARMOUR SILT LOAM, 0-2% SLOPES
AB: ARMOUR SILT LOAM, 2-5% SLOPES

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

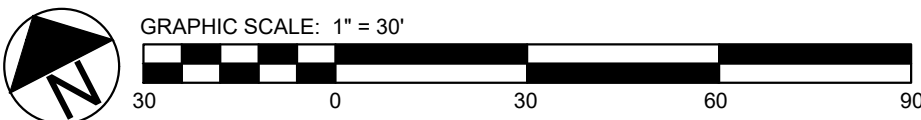
EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,769 SF	8,769 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,529 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,980 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION =
26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF

(SEE APPROVED DEV. PLAN COF #4713)

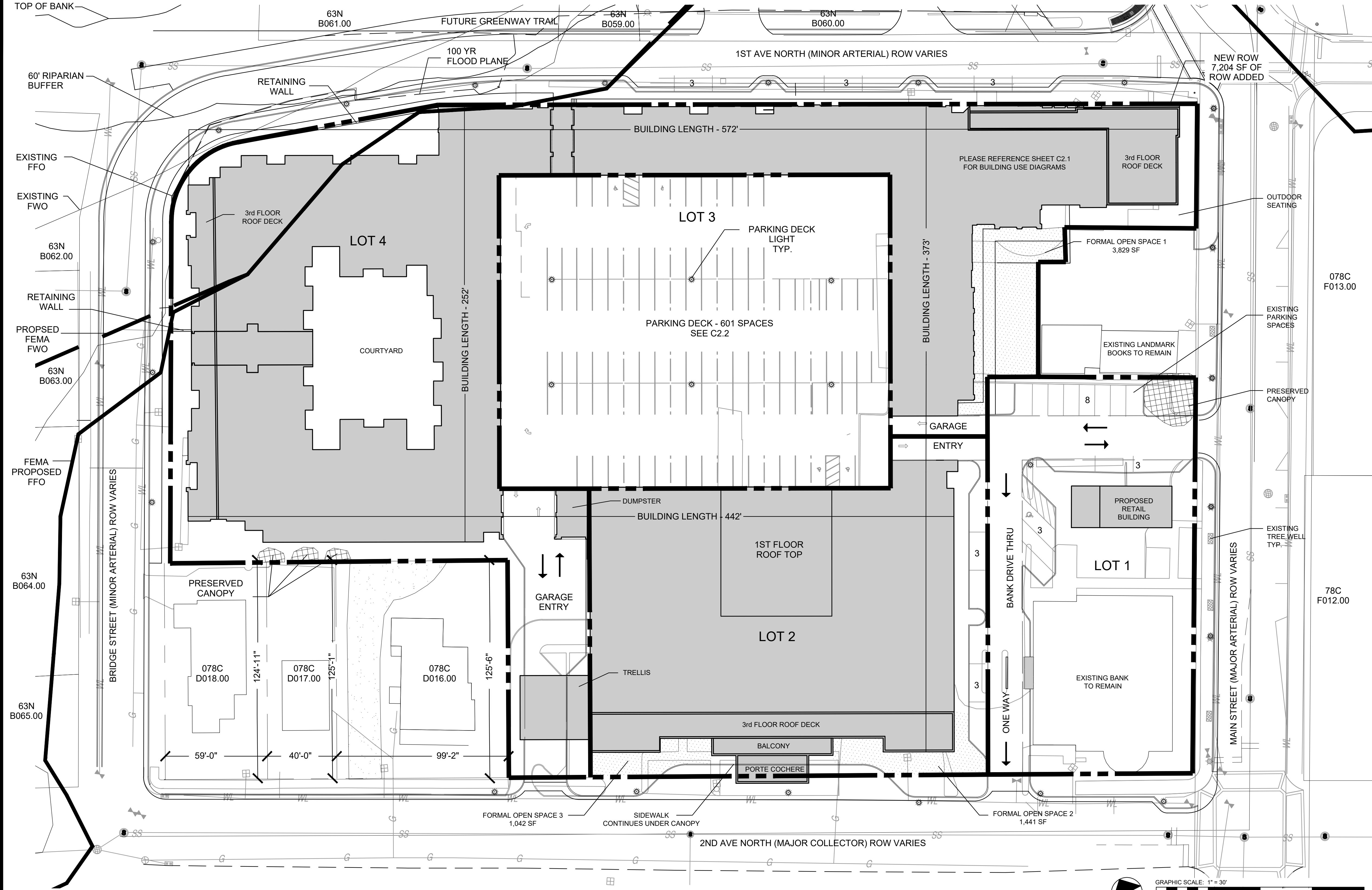


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EXISTING
CONDITIONS

COF# 5994

C1.1



DEVELOPMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING PARKING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5,000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
			1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
APARTMENTS	160 UNITS	175,710		80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
TOTAL REQUIRED PARKING - 628					

MINIMUM AND MAXIMUM SQUARE FOOTAGES OF NON-RESIDENTIAL AREAS:

PRIMARY USE	MINIMUM SQ. FT.	MAXIMUM SQ. FT.
EXISTING BANK	12,000 (EXISTING)	12,000 (EXISTING)
HOTEL	90,000	115,000
RESTAURANT	3,500	5,000
RETAIL	11,000	18,000

*NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH UNIT AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601 ON-STREET 12 SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 60

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: CFCO-1 TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:

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 1.0, 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 STORY 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 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 TOWERING TREE CANOPY ESTABLISHED ALONG THE BANKS OF THE HARPETH.

LOT AREAS

LOT	USE	AREA
LOT 1	BANK/RETAIL	27,248 SF
LOT 2	HOTEL	39,796 SF
LOT 3	GARAGE	40,803 SF
LOT 4	RESIDENTIAL/RETAIL	86,861 SF
1ST AVE RIGHT OF WAY ADDITION		7,204 SF

ADJACENT BUILDING HEIGHTS

PRCL ID	ADDRESS	BUILDING HEIGHT
063N-B06800	94 - 98 E MAIN ST	26'
063N-B06200	106 BRIDGE ST	17'
063N-B06300	108 BRIDGE ST	29'
063N-B06400	112 BRIDGE ST	29'
063N-B06501	144 BRIDGE ST	12'
078C-D00700	145 2ND AVE N	20'
078C-D00800	135 2ND AVE N	34'
078C-D00900	127 2ND AVE N	15'
078C-D01100	121 2ND AVE N	13'6"
078C-D01200	208 E MAIN ST	14'
078C-D01201	206 E MAIN ST	34'
078C-D01300	198 E MAIN ST	38'
078C-D01600	134 2ND AVE N	25'
078C-D01700	142 2ND AVE N	31'
078C-D01800	144 2ND AVE N	24'
078C-D02600	114 E MAIN ST	28'
078C-F01200	113 2ND AVE S	35'
078C-F01300	101 E MAIN ST	35'

SITE DATA:

PROJECT NAME: PROPOSED ZONING: SUBDIVISION: LOT NUMBER: ADDRESS:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1 SD-X, 33.4, 35000, 115 5994 --- 104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY: COUNTY: STATE: CIVIL DISTRICT:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
EXISTING ZONING: CHARACTER OVERLAY: OTHER APPLICABLE OVERLAYS: APPLICABLE DEVELOPMENT STANDARD: AGE OF SITE: SQUARE FOOTAGE OF SITE: MINIMUM REQUIRED SETBACK LINES:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115) CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1) HPO, FFO, FWO TRADITIONAL 4.66 AC 202,980 SF PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5260 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: BUILDING COVERAGE: BUILDING HEIGHT:	SEE DEVELOPMENT DATA CHART C2.0 63.2% UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO: MINIMUM LANDSCAPE RATIO: INCOMPATIBLE-USE BUFFER REQUIRED: MINIMUM PARKING REQUIRED: MAXIMUM PARKING LIMIT: EXISTING PARKING (IF APPLICABLE): PARKING PROVIDED: RESIDENTIAL DENSITY: TREE CANOPY: OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	N/A N/A NO NO N/A SEE DEVELOPMENT DATA CHART C2.0 33.4 DUA 0.02 AC PRESERVED (SEE MOS REQUEST) 3%, 6,089 SF REQUIRED 3.1%, 6,512 SF FORMAL PROVIDED

STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE C2.2 DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS CHART)

PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT MANHOLE LOCATED ON BRIDGE STREET.

DRAINAGE FACILITIES
MAJOR THOROUGHFARE PLAN
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 STUDENTS
JOHNSON ELEMENTARY SCHOOL 0.92 MILES
FREEDOM MIDDLE SCHOOL 1.62 MILES
FRANKLIN HIGH SCHOOL 1.72 MILES

POLICE AND FIRE
FRANKLIN FIRE DEPT STATION #1 - 0.75 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 0.53 MILES DRIVING DISTANCE

RECREATION FACILITIES
HARLINSDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .23 STUDENTS PER MULTIFAMILY UNIT. 160 X 23 = 37 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.

INCOMPATIBLE USE BUFFER

NOT APPLICABLE

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE FEE IN LUE FOR THIS DEVELOPMENT PLAN.

35 X 1200SF = 42,000 SF
125 X 600SF = 75,000 SF
TOTAL PARKLAND DEDICATION AREA: 117,000 SF
(SEE MODIFICATION OF STANDARDS REQUEST)

HYDRANT FIRE FLOW

84 PSI FROM 2.5" OUTLET
FLOW: 1537 GPM 10,509 GPM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI

STREAMSIDE BUFFER VARIANCE

A VARIANCE HAS BEEN GRANTED BY CITY STAFF FOR THE REQUIRED ADDITIONAL STREAM BUFFER FOR STEEP SLOPES, AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.

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/RUBUS SUITABLE FOR A MOIST SHADY UNDERSTORY ALONG THE BANKS OF THE HARPETH RIVER.

THERE SHALL BE NO CLEARING, GRADING, 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.

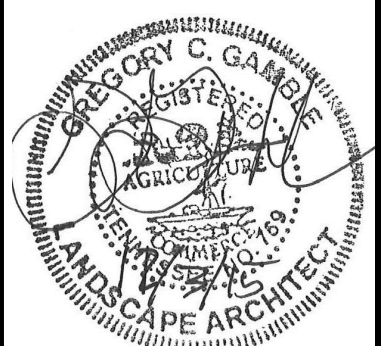
PHASING

HARPETH SQUARE PUD WILL BE DEVELOPED IN ONE PHASE.

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3%
3% * 202,980 TOTAL SITE SF = 6,089 SF
PROVIDED OPEN SPACE: 3.1% (6,512 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA (SF)
AREA 1	FORMAL	PLAZA	3,829
AREA 2	FORMAL	PLAZA	1,441
AREA 3	FORMAL	PLAZA	1,042



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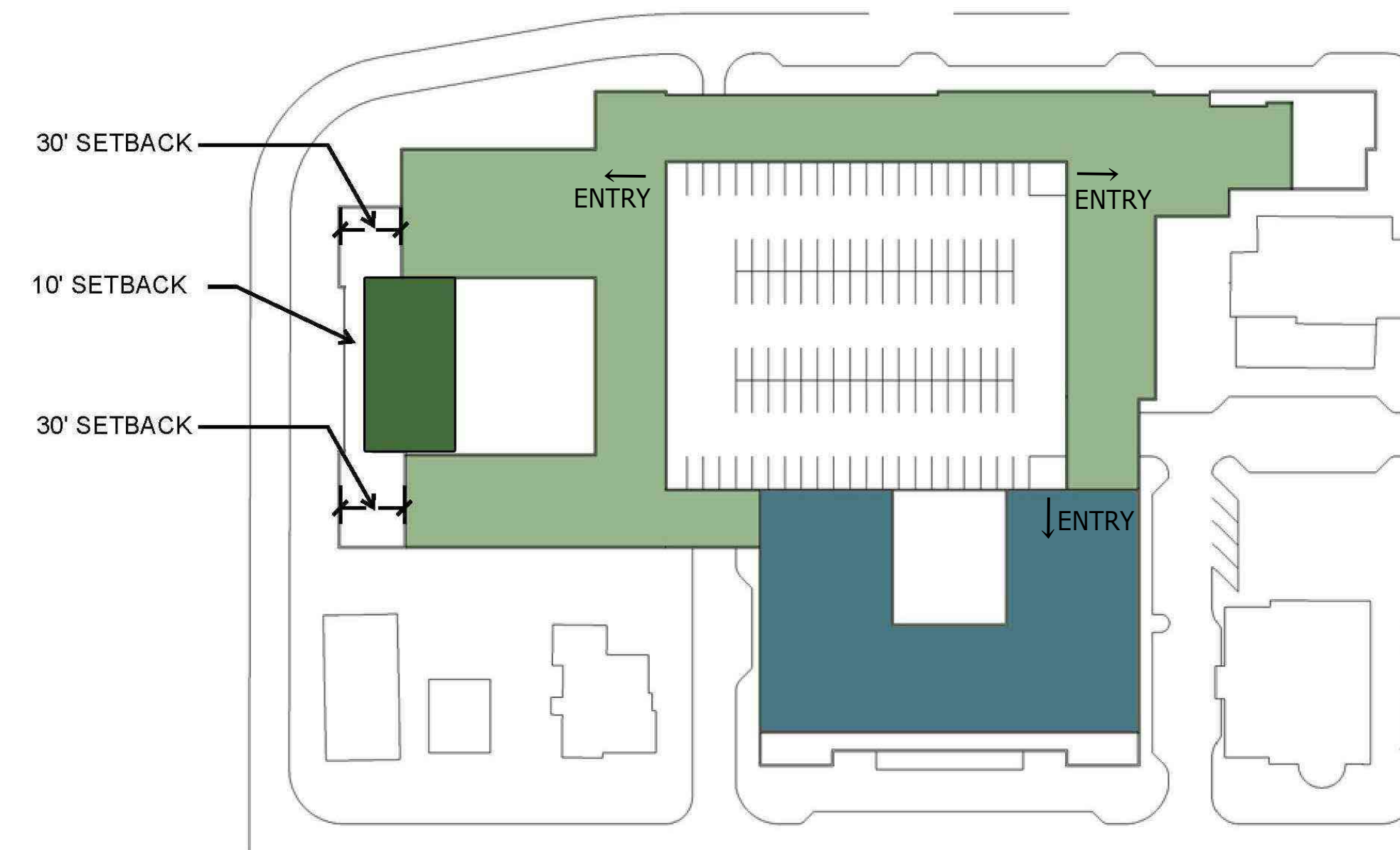
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

- ADDITIONAL APARTMENT AREA
- APARTMENTS
- RETAIL / RESTAURANT
- FUTURE HOTEL

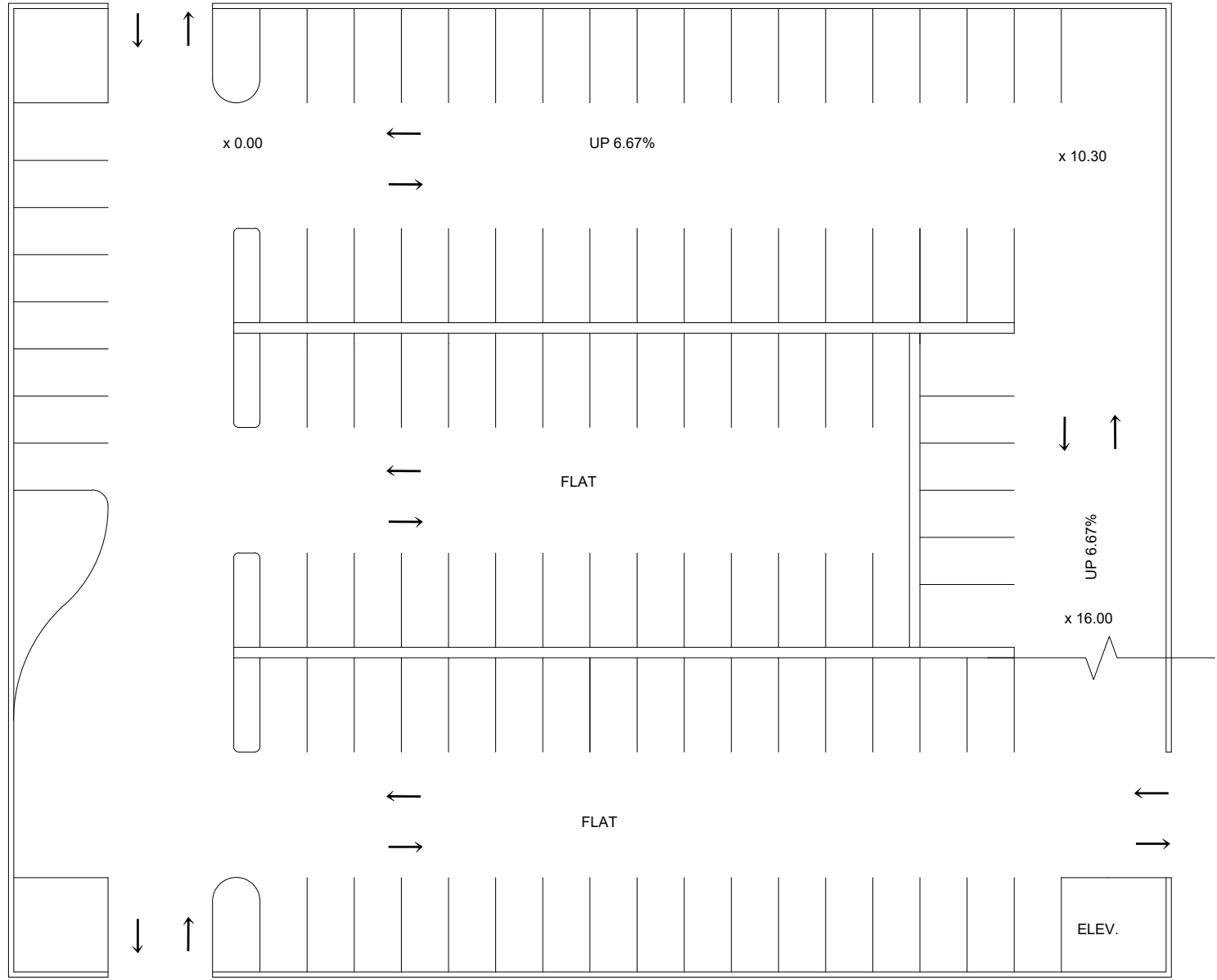
HARPETH SQUARE FLOOR DIAGRAMS

HARPETH ASSOCIATES

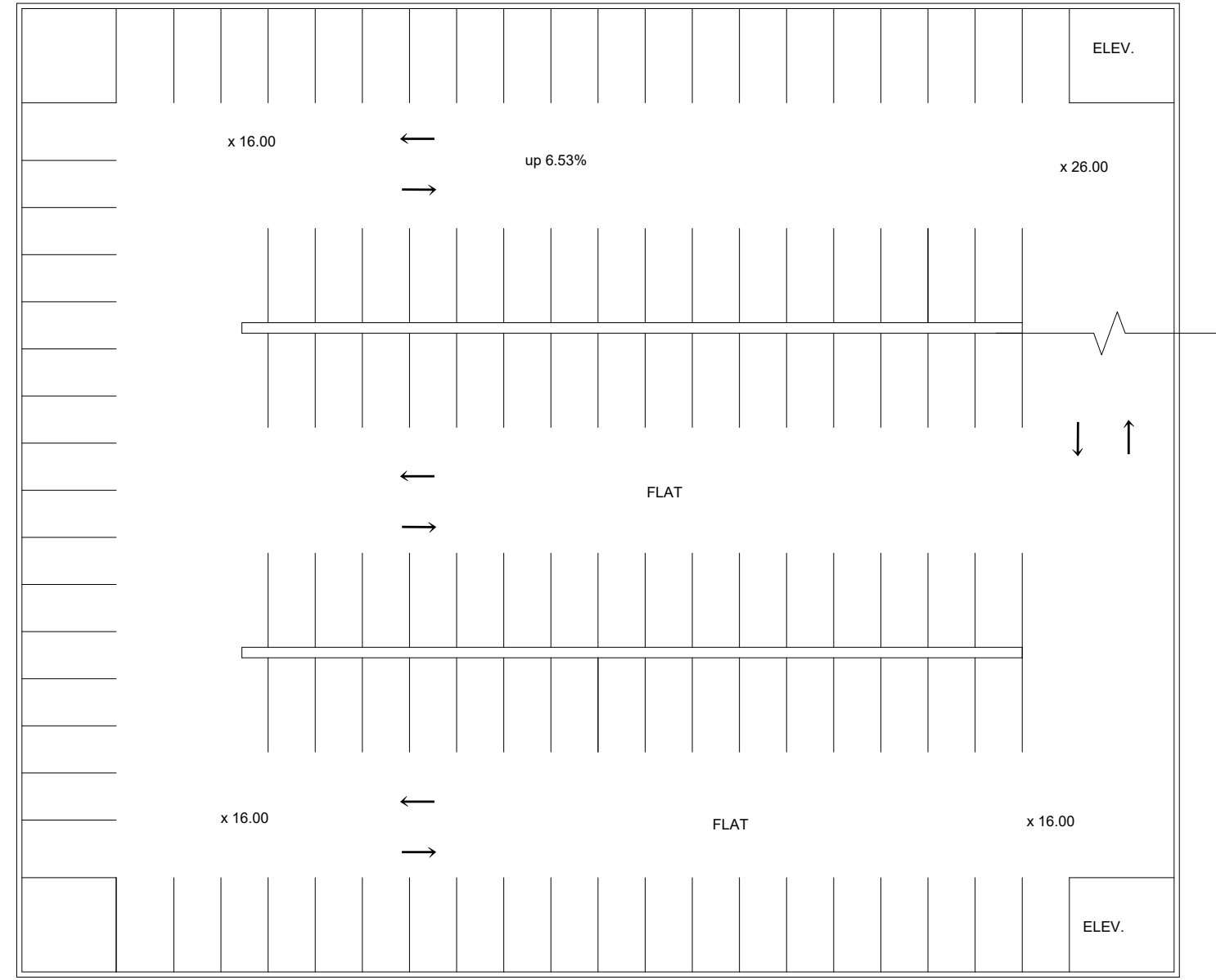
FRANKLIN, TENNESSEE

SEPTEMBER 21, 2015

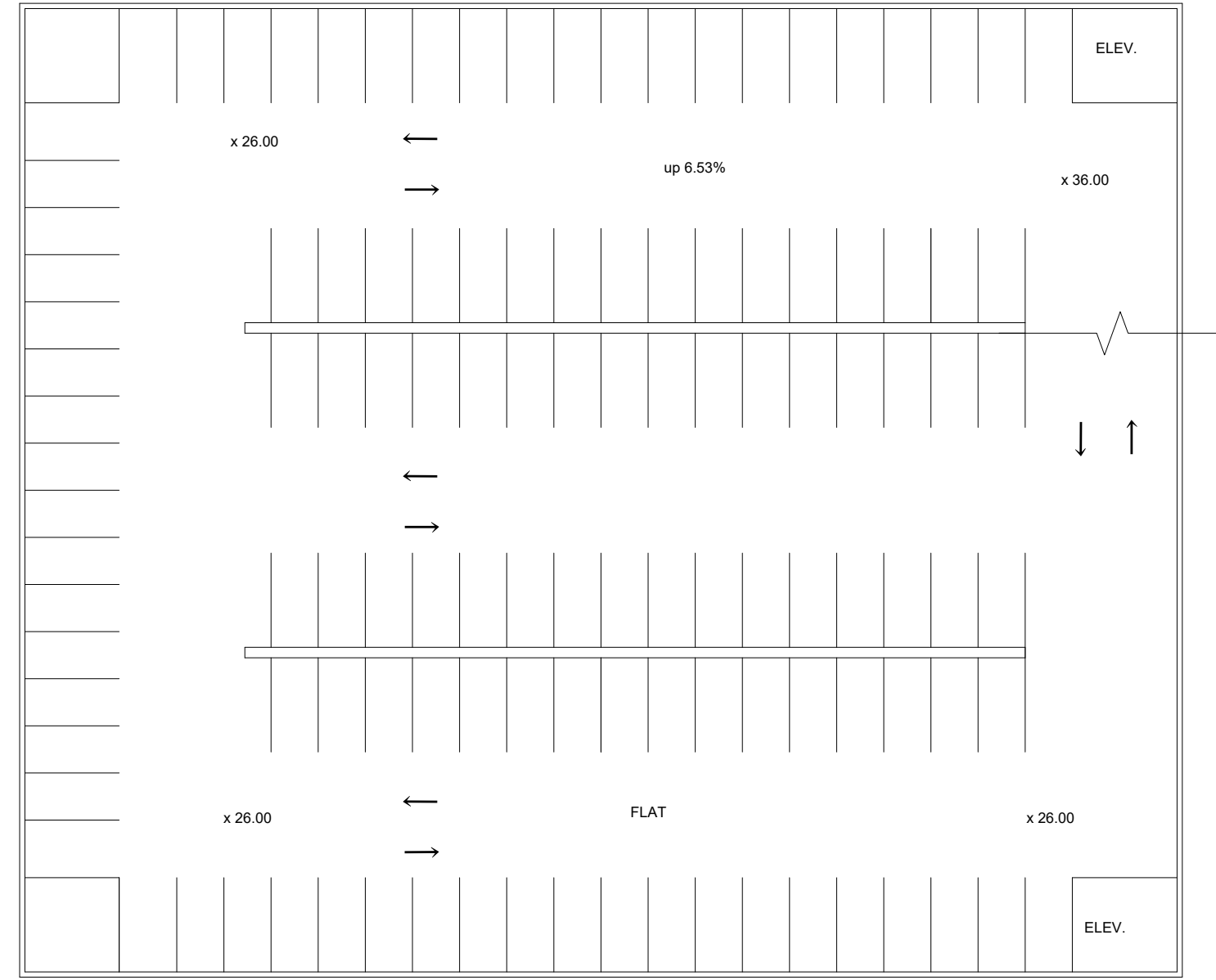
906 **STUDIO**
ARCHITECTS
906studio.com



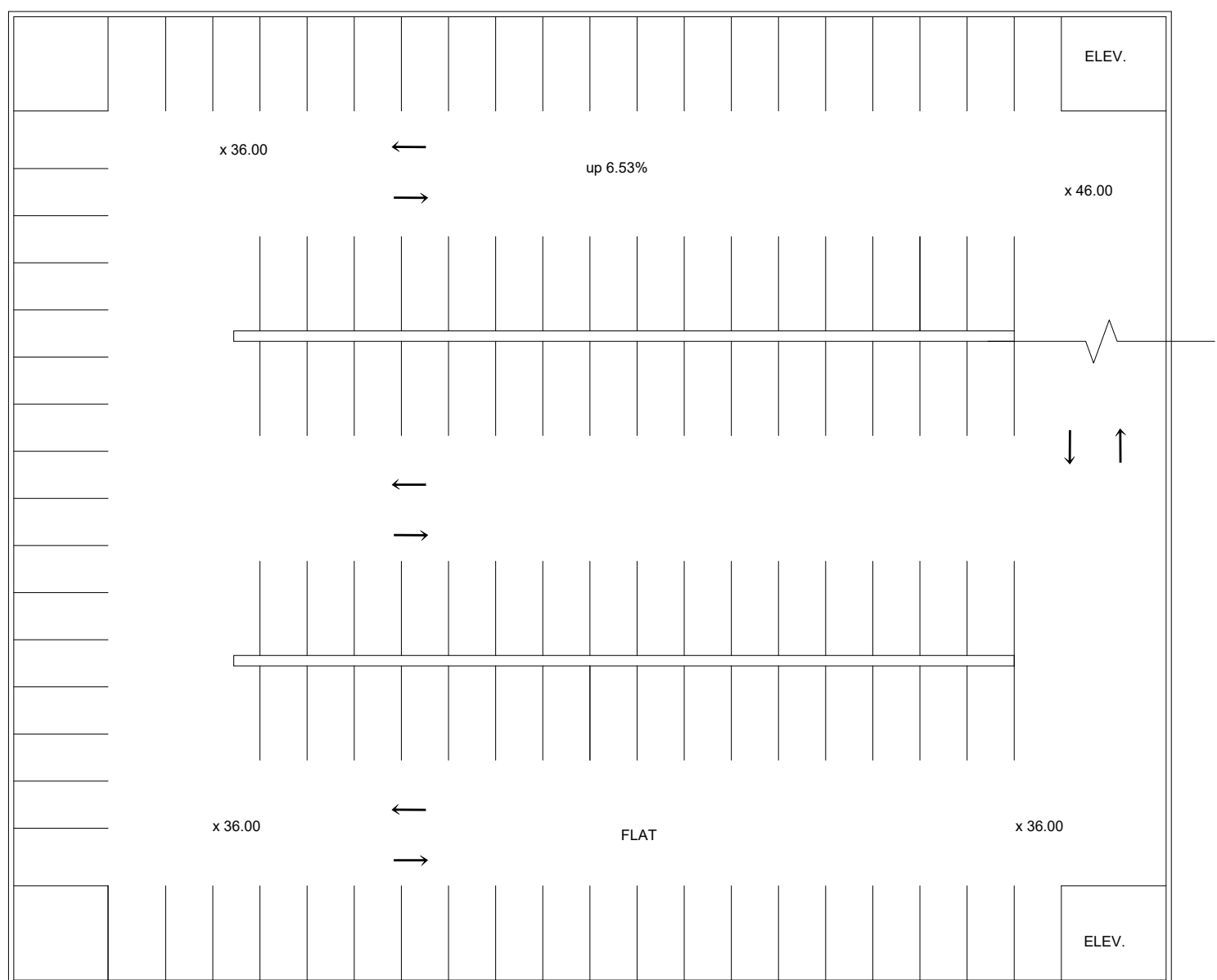
1 - 112 spaces



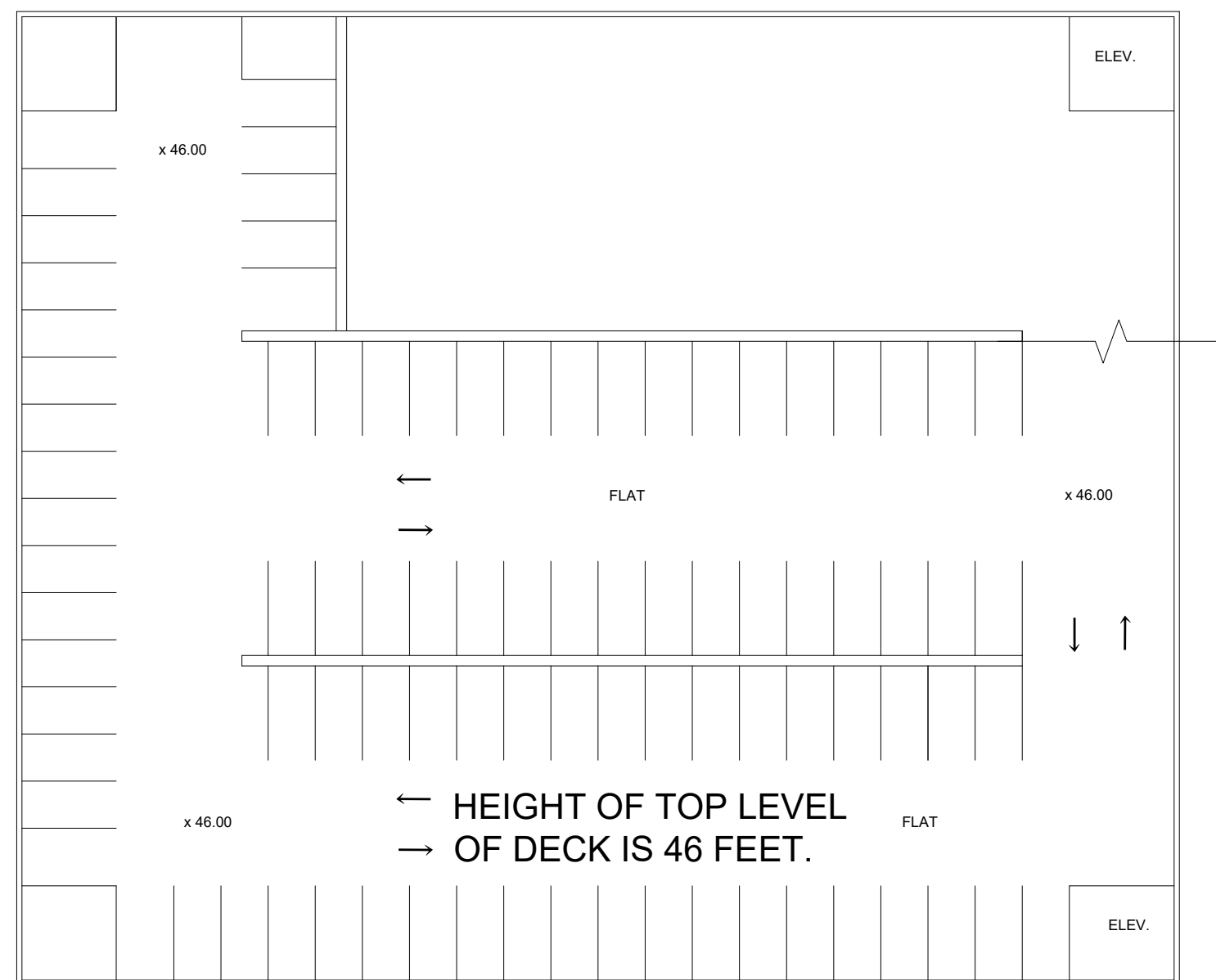
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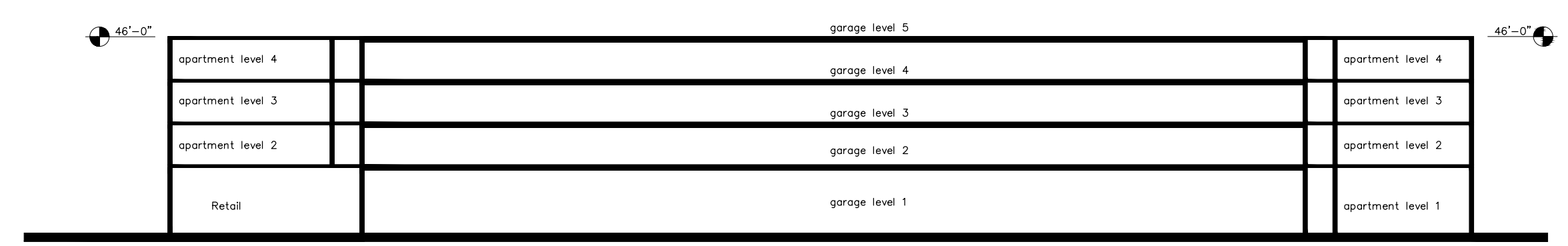
3 - 123 spaces



4 - 121 spaces



5 - 122 spaces



Total: 601 spaces

DEVELOPEMENT DATA AND PARKING REQUIREMENTS:

PRIMARY USE	QUANTITY	SQUARE FOOTAGE	PARKING REQUIRED	UNIT	REQUIRED PARKING
EXISTING BANK	12,000 SF	12,000	46 (EXISTING)	12,000 SF	46 (EXISTING)
HOTEL	115 ROOMS	107,847 HOTEL	1 PER ROOM	115 ROOMS	115
		7,500 SF ASSEMBLY	0.75 PER EMPLOYEE	25 EMP/LARGEST SHIFT	19
			0.17 PER MAX OCCUPANCY FOR ASSEMBLY	667 MAX OCCUPANCY	114
RESTAURANT	5,000 SF	5,000	7.5 PER 1000 SF	5000 SF	38
			0.75 PER EMPLOYEE	30 EMP/LARGEST SHIFT	23
			0.67 PER OUTDOOR SEAT	20 SEATS	14
RETAIL	18,000 SF	18,000	2.5 PER 1000 SF	18,000 SF	45
APARTMENTS	160 UNITS	175,710	1 FOR 1ST BD, 0.5 FOR EA ADDITIONAL BEDROOM	66 ONE-BEDROOM	66
				80 TWO-BEDROOM	120
				14 THREE-BEDROOM	28
					TOTAL REQUIRED PARKING : 628

PARKING PROVIDED:

PARKING PROVIDED: GARAGE 601
ON-STREET 12
SURFACE PARKING 17
TOTAL PARKING SPACES 630
TOTAL BICYCLE PARKING SPACES (1:10) 80

TRIP GENERATION TABLE

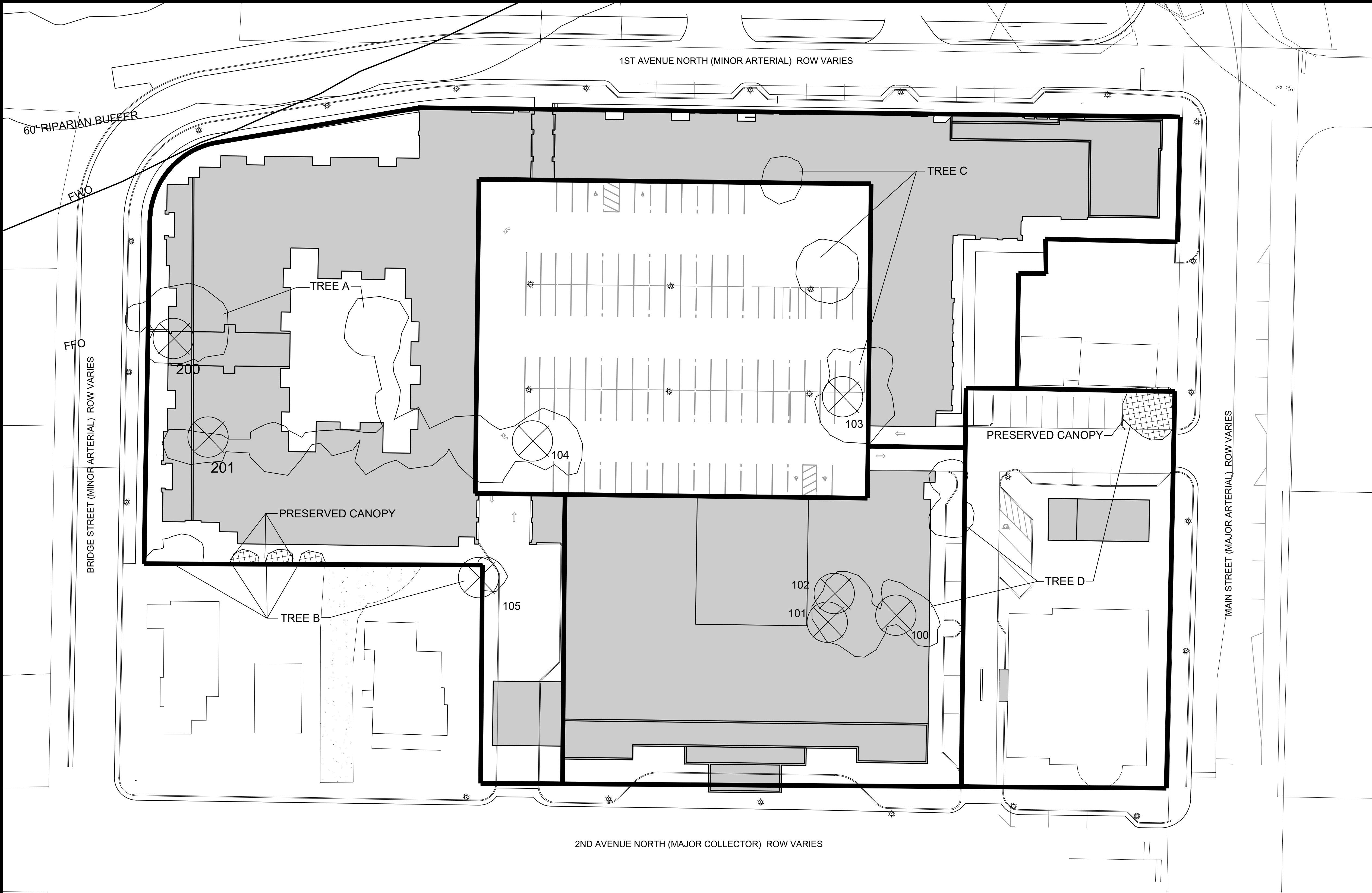
Land Use:	LUC 310		LUC 932		LUC 826		LUC 220		TOTAL
	Hotel	High-Turnover	Sit-Down Restaurant	Sp. Retail	Multi-family	Multi-family	Multi-family	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	155 units	155 units	155 units	155 units	
Average Daily Traffic	1,000	572	410	1,062	3,044	3,044	3,044	3,044	
Daily Enter	500	286	205	531	1,522	1,522	1,522	1,522	
Daily Exit	500	286	205	531	1,522	1,522	1,522	1,522	
AM Peak Hour Total	78	49	63	80	268	268	268	268	
AM Peak Hour Enter	44	27	30	16	117	117	117	117	
AM Peak Hour Exit	32	22	33	64	151	151	151	151	
MID Peak Hour Total (7%)	70	42	28	74	214	214	214	214	
MID Peak Hour Enter (50%)	35	22	14	37	108	108	108	108	
MID Peak Hour Exit (50%)	35	20	14	37	106	106	106	106	
PM Peak Hour Total	78	45	25	103	251	251	251	251	
PM Peak Hour Enter	38	27	11	67	143	143	143	143	
PM Peak Hour Exit	40	18	14	36	108	108	108	108	

Trip Generation 9th Edition

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

NOTE: The proposed mixed-use project is expected to generate approximately 3,044 vehicle trips per day. The table above shows the new daily trips on these streets with the completion of the proposed project.



SITE DATA:

PROJECT NAME: HARPEETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.26, 13000, 115
PROJECT NUMBER: 5994
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA-1 (CFCA01)
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,880 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPEETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5200
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@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: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE-USE BUFFER REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.26 DIA.
RESIDENTIAL DENSITY: 02 AC PRESERVED (SEE MOS REQUEST)
TREE CANOPY: 3%, 6,069 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.2%, 6,509 SF FORMAL PROVIDED

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	0 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,880 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF
(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

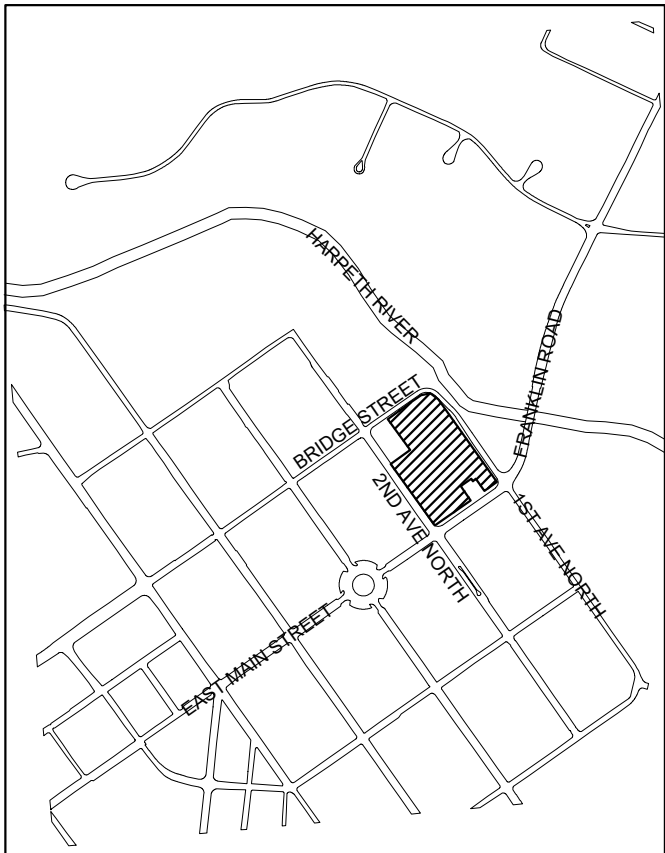
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPEETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
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SUITE 230
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GREG GAMBLE
greggambie209@gmail.com
615.975.5765

TREE
CANOPY
PRESERVATION

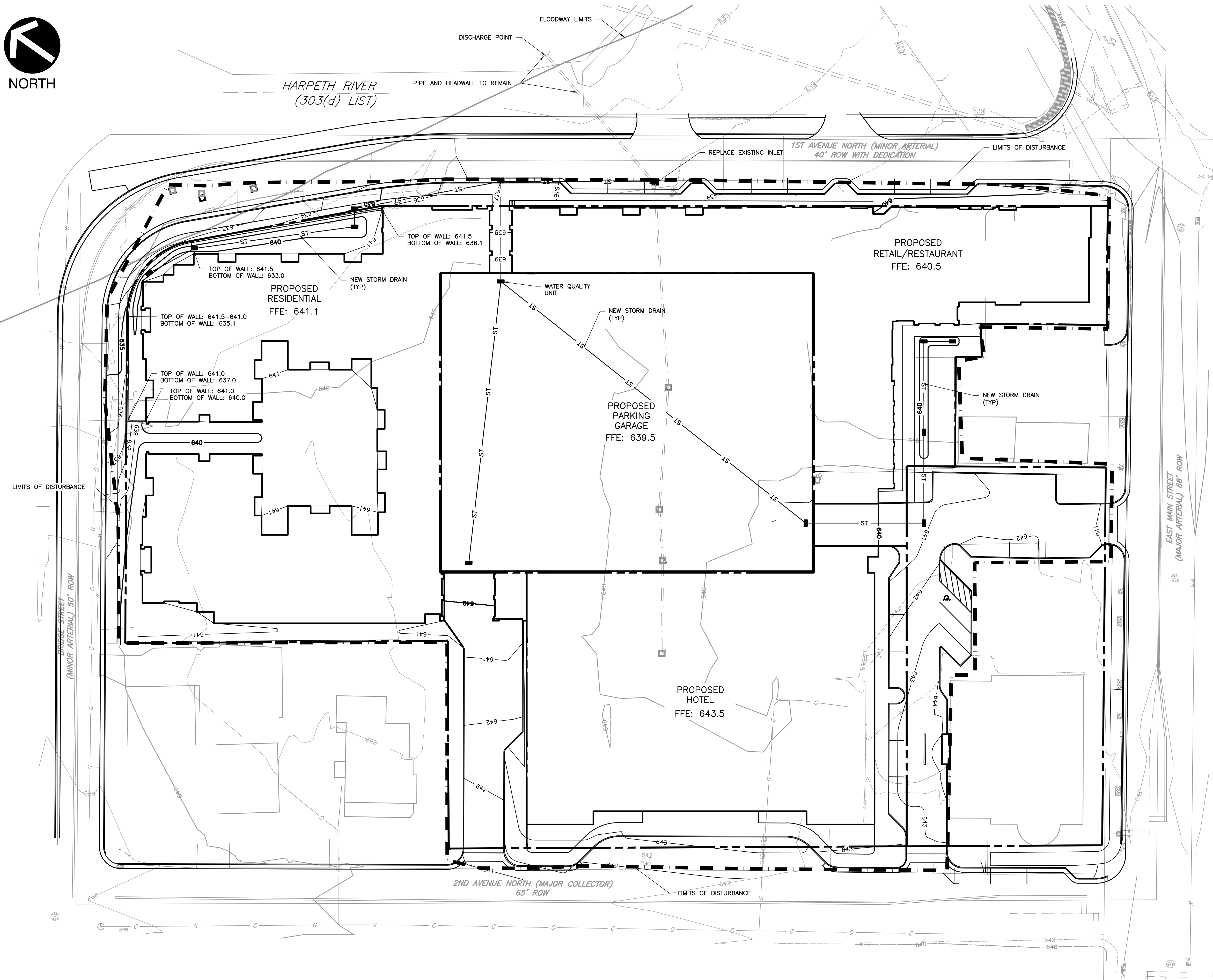
COF# 5994

C2.3



NORTH

PRELIMINARY
NOT FOR CONSTRUCTION



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD, TRADITIONAL
APPLICABLE DEVELOPMENT STANDARD:	4.88 AC
ACREAGE OF SITE:	202.380 SF
SQUARE FOOTAGE OF SITE:	PER DEVELOPMENT PLAN
MINIMUM REQUIRED SETBACK LINES:	
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5290 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	N/A
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. TOTAL AREA IS 6.6+/- ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 5.8+/- ACRES. EXISTING IMPERVIOUS AREA IS APPROXIMATELY 3.3 ACRES. PROPOSED IMPERVIOUS AREA IS APPROXIMATELY 3.2 ACRES.
3. PROPOSED OFF-SITE DETENTION IS LOCATED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. FINAL DESIGN OF DETENTION TO BE COMPLETED DURING SITE PLAN SUBMITTAL.
4. OFF-SITE DETENTION AND WATER QUALITY TO BE ADDRESSED AS DESCRIBED IN THE CITY OF FRANKLIN CONTRACT 2014-0298 APPROVED BY BOMA ON NOVEMBER 25, 2014.
5. A VARIANCE FOR THE REQUIRED STREAM BUFFER FOR THE HARPETH RIVER WAS GRANTED BY CITY STAFF AND THUS NO STREAM BUFFERS AFFECT THIS DEVELOPMENT.
6. DESIGN AND WALL MATERIAL OF PROPOSED RETAINING WALL WILL MATCH THOSE AS SET FORTH IN THE FRANKLIN CORRIDOR AND CONNECTOR STREETS ECONOMIC DEVELOPMENT PROJECT PLANS.

STORMWATER NARRATIVE:

STORMWATER MANAGEMENT FOR THE HARPETH SQUARE DEVELOPMENT WILL OCCUR BOTH ONSITE AND OFFSITE. STORMWATER QUANTITY MANAGEMENT WILL OCCUR IN A DETENTION BASIN TO BE CONSTRUCTED IN NEARBY BICENTENNIAL PARK, LOCATED APPROXIMATELY 1/4 MILE DOWNSTREAM OF THE SITE, ADJACENT TO THE HARPETH RIVER. THE BASIN WILL ALSO PROVIDE WATER QUALITY BENEFITS IN THE VICINITY.

ONSITE, STORMWATER ALONG THE PROPERTY LIMITS WILL GENERALLY DRAIN TOWARDS THE RIGHTS-OF-WAY ON FIRST AND SECOND AVENUES, AND MAIN AND BRIDGE STREET. INTERIOR STORMWATER WILL BE DRAINED BY A PIPE INSTALLED UNDER THE BOTTOM FLOOR OF THE PARKING DECK. THIS PIPE WILL ALSO COLLECT STORMWATER FROM THE PARKING DECK, AND RUNOFF WILL BE TREATED IN A WATER QUALITY UNIT PRIOR TO DISCHARGING TO AN EXISTING CATCH BASIN AND PIPE CROSSING FIRST AVENUE NORTH TO THE HARPETH RIVER.

DRIVE AISLES WITHIN THE PROPERTY LIMITS WILL BE CONSTRUCTED WITH PERVIOUS PAVERS. OPEN SPACE WITHIN THE DEVELOPMENT WILL BE VEGETATED. THIS REDUCES DIRECTLY-CONNECTED IMPERVIOUS AREAS AND ENCOURAGES INFILTRATION, WHICH IN TURN REDUCES POLLUTANTS IN THE STORMWATER RUNOFF.

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GRASSED AREA
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN

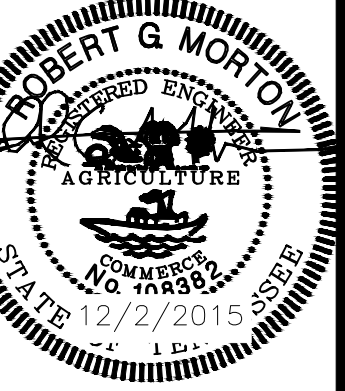




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DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

GRADING &
DRAINAGE
PLAN
COF# xxxx

C4.0



HARPETH RIVER

WATER LINE AROUND PERIMETER
OF PROPOSED SITE (1ST AVE,
BRIDGE ST, 2ND AVE, AND MAIN
ST) SHALL BE UPGRADED TO
A 10" LINE WHERE NEEDED

1ST AVENUE NORTH (MINOR ARTERIAL)
40' ROW WITH DEDICATION

PROPOSED WATER TAP

PROPOSED SEWER TAP

STORM DRAIN (TYP)
SEE SHEET C4.0
FOR ADDITIONAL INFORMATION

SAN

SEWER LINE TO BE
DESIGNED AT
SITE PLAN STAGE

EAST MAIN STREET
(MAJOR ARTERIAL) 68' ROW

2ND AVENUE NORTH (MAJOR COLLECTOR)
65' ROW

A SECONDARY WATER CONNECTION
SHALL BE MADE TO CONNECT THE
10" WATERLINE FROM 5TH AVENUE
TO 2ND AVENUE

PROPOSED SEWER TAP

PROPOSED SEWER TAP

PROPOSED WATER TAP

SITE DATA:

PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
ADDRESS:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)
OTHER APPLICABLE OVERLAYS:	HPO, FPD, FWD
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.88 AC
SQUARE FOOTAGE OF SITE:	202,580 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5293 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggambie209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC

UTILITY NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY DIVIDING LINE SURVEY SERVICES ON JULY 31, 2013 AND CITY OF FRANKLIN GIS; SURVEY IS APPROXIMATE.
2. UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL SURVEY WILL BE USED DURING DESIGN.
3. MINIMUM WATERMAIN SIZE IN COMMERCIAL DISTRICT SHALL BE 10" PER SPECIFICATIONS UNLESS OTHERWISE DETERMINED DURING SITE PLAN SUBMITTAL.
4. UTILITY CALCULATIONS SHALL BE SUBMITTED TO ENGINEERING AND WATER MANAGEMENT.
5. GRAVITY SANITARY SEWER SHALL BE 8" IN DIAMETER OR GREATER.
6. WASTEWATER MANHOLES SHALL BE SPACED NO MORE THAN 400'.
7. COORDINATE WITH GAS AND ELECTRICAL UTILITIES FOR SERVICE DESIGN.

LEGEND

- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER

PRELIMINARY
NOT FOR CONSTRUCTION

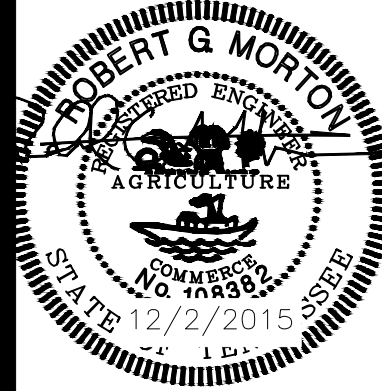
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV 9, 2015



DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

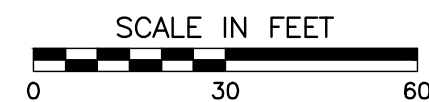
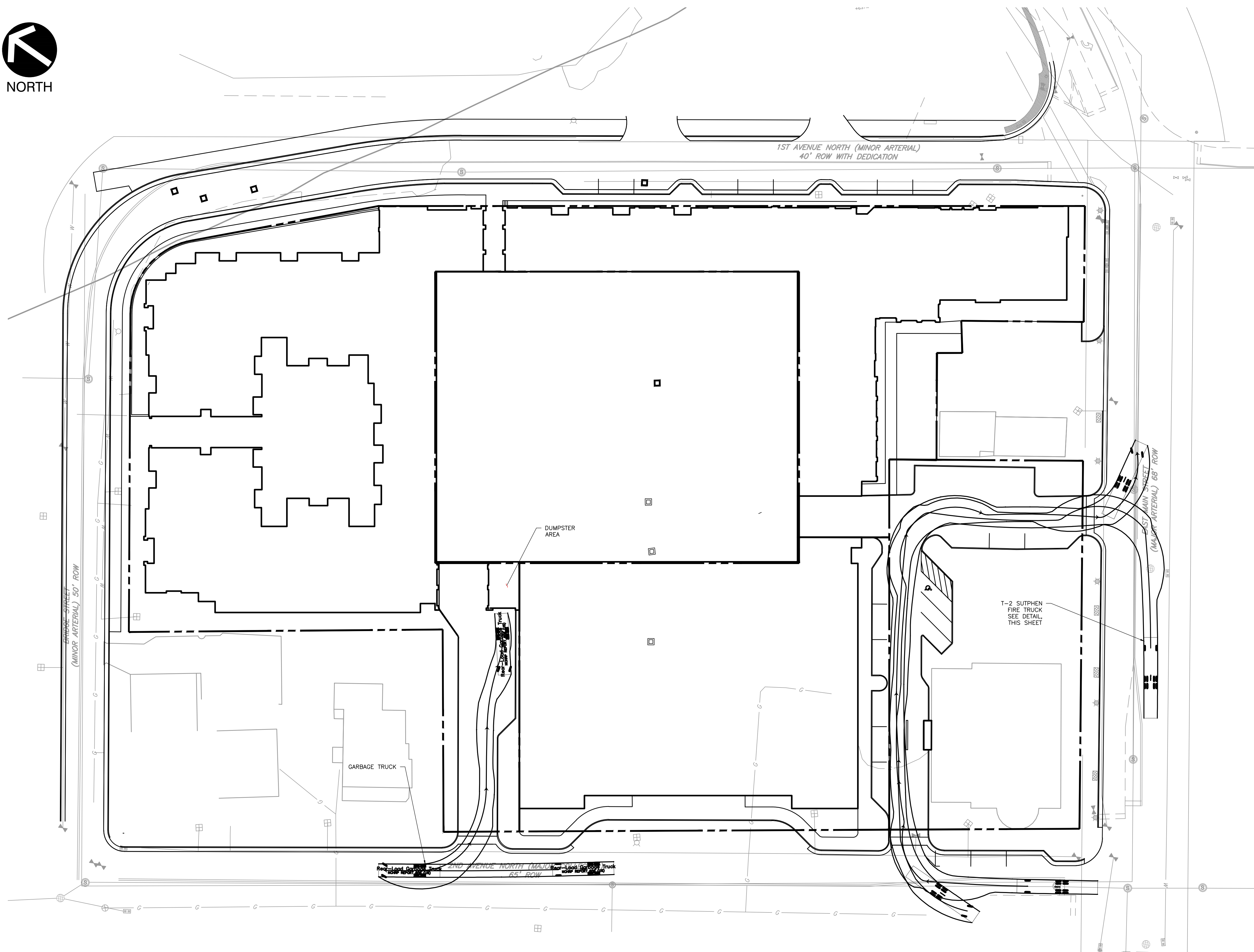
UTILITY
PLAN

COF# xxxx

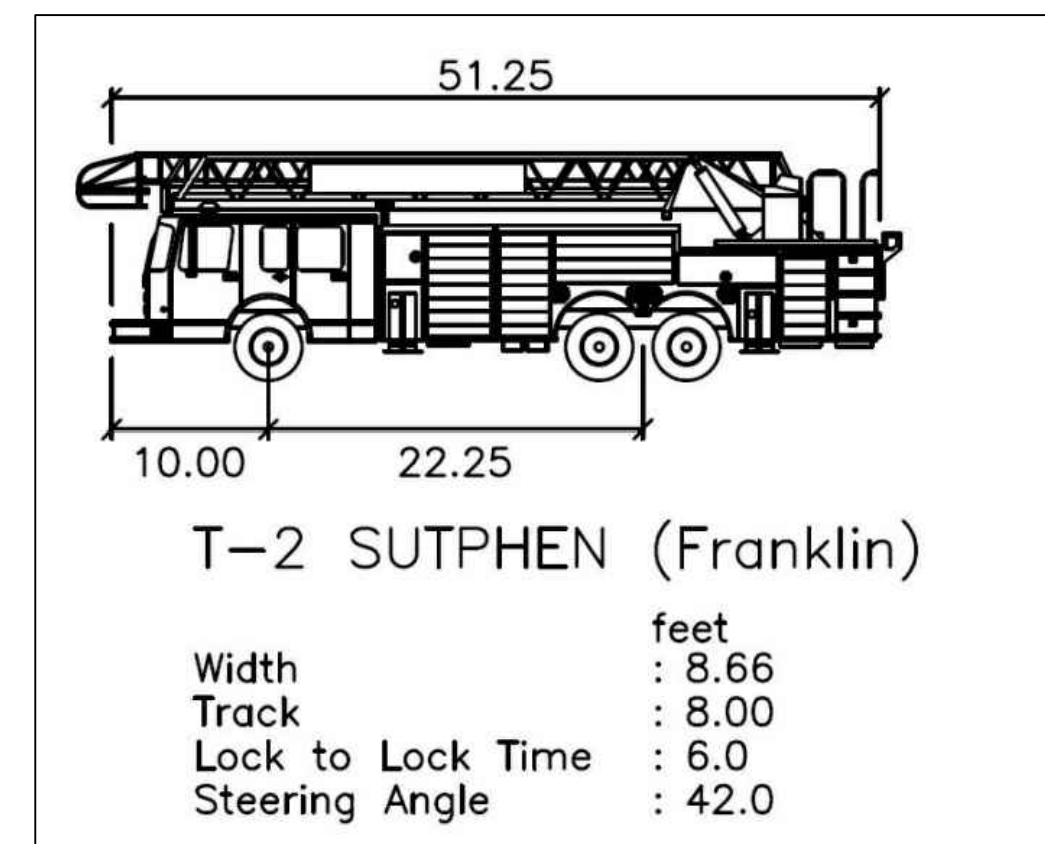
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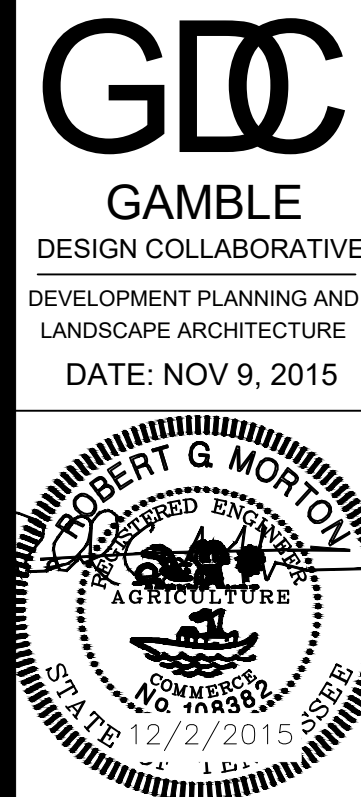
PRELIMINARY
NOT FOR CONSTRUCTION



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X XXXX
PROJECT NUMBER:	XXXX
SUBDIVISION:	---
LOT NUMBER:	104 E MAIN ST 188 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
ADDRESS:	FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FPO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.88 AC
SQUARE FOOTAGE OF SITE:	202,380 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J. RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 202.257.5290 roderickheller10@gmail.com
APPLICANT:	GAMBLE DESIGN COLLABORATIVE, LLC 144 SOUTHEAST PARKWAY, SUITE 200 FRANKLIN, TN 37064 CONTACT: GREG GAMBLE EMAIL: greggamble209@gmail.com PHONE: (615) 975-5765
BUILDING SQUARE FOOTAGE:	491,822 (EXCLUDES HOTEL)
BUILDING COVERAGE:	XXX
BUILDING HEIGHT:	UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	N/A
INCOMPATIBLE-USE BUFFER REQUIRED:	NO
MINIMUM PARKING REQUIRED:	565
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	589
RESIDENTIAL DENSITY:	XXX DUA
TREE CANOPY:	02 AC PRESERVED (SEE MOS REQUEST C2.3)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL):	0.16 AC



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DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

AUTOTURN
PLAN

COF# xxxx

C6.0



CORNER OF FIRST AND MAIN VIEW: HARPETH SQUARE



MATERIAL VARIETY IN A MIXED-USE PROJECT



STREETSCAPE DETAILS & MATERIALS



OUTSIDE DINING



FOUR STORY BRICK



CORNER BALCONIES



MAIN STREET VIEW : HARPETH SQUARE



MAIN STREET VIEW : HARPETH SQUARE

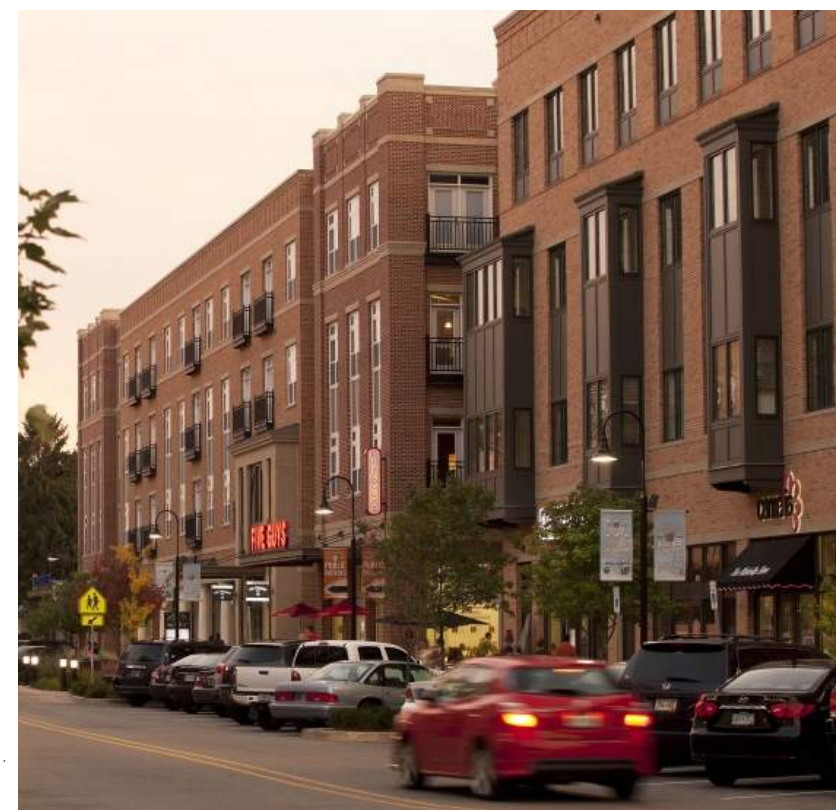
RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN/CONSTRUCTION MAY VARY



SECOND AVENUE HOTEL ENTRANCE :
HARPETH SQUARE



STONE & BRICK MIX



BAY WINDOWS



CORNER OF FIRST AND BRIDGE : HARPETH SQUARE



HOTEL ENTRANCE



RESIDENTIAL DETAIL & SCALE



SECOND AVENUE VIEW : HARPETH SQUARE



CORNER OF SECOND AND MAIN : HARPETH SQUARE



VIEW DOWN SECOND AVENUE : HARPETH SQUARE

RENDERINGS ARE INTENDED TO SHOW GENERAL
DESIGN CHARACTER. FINAL BUILDING
DESIGN/CONSTRUCTION MAY VARY

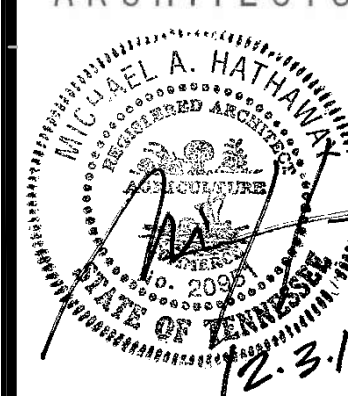
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: NOV. 9, 2015

906

STUDIO

ARCHITECTS



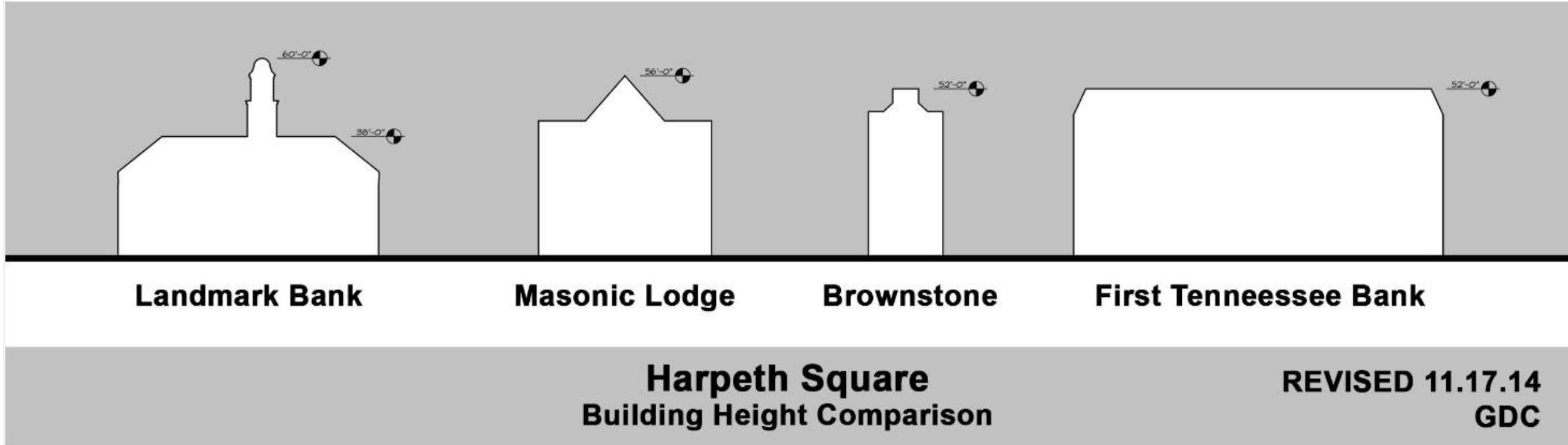
DEVELOPMENT PLAN REVISION 1
HARPETH SQUARE PUD SUBDIVISION
TAX MAP 78C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.976.5765

ARCHITECTURAL
CHARACTER

COF# 5994

A2.0



SITE DATA:	
PROJECT NAME:	HARPETH SQUARE DEVELOPMENT PLAN REVISION 1
PROPOSED ZONING:	SD-X, 33.4, 35000, 115
PROJECT NUMBER:	4232X
SUBDIVISION:	---
LOT NUMBER:	---
ADDRESS:	104 E MAIN ST 198 E MAIN ST 112 2ND AVENUE N 122 2ND AVENUE N 133 1ST AVENUE N 107 1ST AVENUE N 109 1ST AVENUE N 111 BRIDGE ST 113 BRIDGE ST
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY:	CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS:	HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	4.66 AC
SQUARE FOOTAGE OF SITE:	202,980 SF
MINIMUM REQUIRED SETBACK LINES:	PER DEVELOPMENT PLAN
OWNER:	HARPETH ASSOCIATES LLC J RODERICK HELLER III 144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064 202.257.5280 roderickheller10@gmail.com
APPLICANT:	SHARON R HAYNES DIANNE H STURDIVANT 8321 HWY 25 EAST CROSS PLAINS, TN 37049



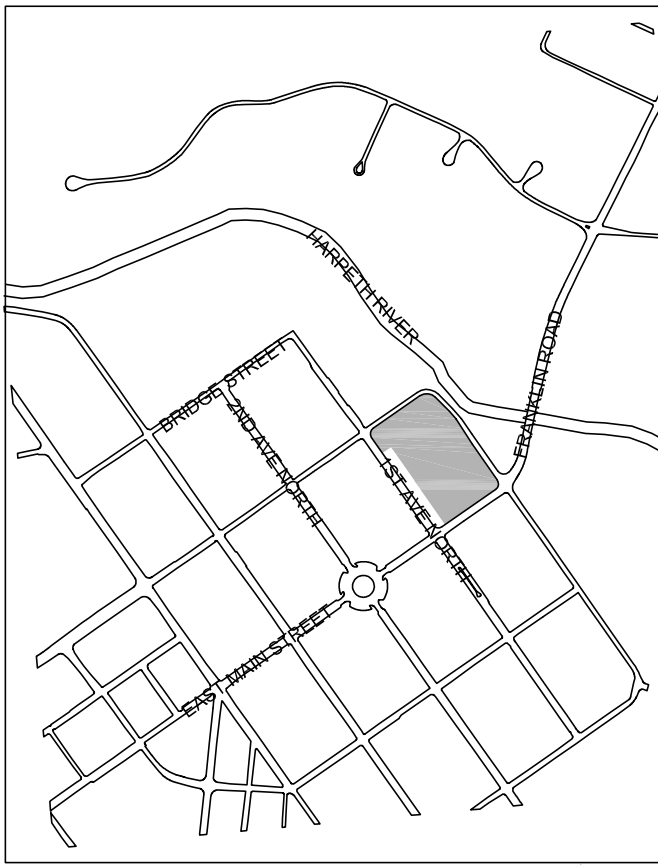
MATERIALS LIST

- BRICK
- CAST STONE (VENEER AND DETAILS)
- ALUMINUM STOREFRONT AND GLASS
- FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



ARCHITECTURAL DATA

THE HARPETH SQUARE MIXED USE PROJECT IS A THREE TO FOUR STORY CLASS A MIXED USE PROJECT COMPRISED OF LUXURY MULTI-FAMILY UNITS, HIGH-END BOUTIQUE HOTEL, AND RETAIL/RESTAURANT USES IN THE HISTORIC FRANKLIN DOWNTOWN CORE. THE 155 APARTMENT UNITS AND 115 BOUTIQUE HOTEL ROOMS ARE DESIGNED TO BE IN KEEPING WITH THE EXISTING HISTORIC FABRIC OF DOWNTOWN FRANKLIN USING TRADITIONAL MASSING, PROPORTIONS AND MATERIALS FOUND IN TIMELESS ARCHITECTURE OF THE DISTRICT. WHILE THE ARCHITECTURE IS DESIGNED TO BE COMPLIMENTARY OF THE EXISTING HISTORIC BUILDINGS, IT IS NOT INTENDED TO REFLECT A FALSE SENSE OF HISTORY BEING MISTAKEN FOR A BUILDING BUILT IN THE LATE NINETEEN CENTURY OR EARLY TWENTIETH CENTURY. THE MAIN STREET ELEVATION IS DESIGNED TO HIGHLIGHT THE CORNER OF FIRST AND MAIN CREATING A WELCOMING DESIGN AS ONE ENTERS THE CITY FROM THE NORTH. THIS CORNER WILL HOUSE A FULL-SERVICE UPSCALE RESTAURANT WITH OUTDOOR SEATING ADJACENT TO MAIN STREET. ADDITIONALLY ALONG MAIN, THERE IS PROPOSED A COMPLIMENTARY FREESTANDING BUILDING TO THE EXISTING LANDMARK BOOKS BUILDING WHICH WILL BE EITHER A RETAIL OR RESTAURANT USE AND WILL PROVIDE THE ENTRANCE TO A GROUND LEVEL RETAIL VILLAGE THAT IS THE BASE OF THE MAIN BUILDING BEYOND. THE OUTDOOR HARDSCAPE BETWEEN THESE TWO BUILDINGS FACING MAIN STREET AND THE NEW RETAIL AT THE BASE OF THE BUILDING WILL BE DESIGNED TO BE WALKABLE AND MULTI-PURPOSE ALLOWING FOR A VARIETY OF USES/ACTIVITIES. THE BOUTIQUE HOTEL WILL FRONT SECOND AVENUE AND PROVIDE AMENITIES FOR THE HOTEL GUESTS, AS WELL AS EVENT SPACE FOR GUESTS AND VISITORS ALIKE. THE MULTI-FAMILY PORTION OF THE PROJECT WILL HOUSE IT'S LEASING CENTER, CLUBROOM AND FITNESS CENTER ALONG FIRST AVENUE AS A WAY TO ACTIVATE FIRST AVENUE AND PROVIDE A WAY FOR THE MULTI-FAMILY RESIDENTS TO INTERACT WITH THE GENERAL PUBLIC BRINGING THE OUTSIDE IN. BY PROVIDING NEW OPTIONS IN DOWNTOWN FRANKLIN, FULL TIME MULTI-FAMILY LIVING AND BOUTIQUE STYLE HOTEL ROOMS, THIS PROJECT WILL SERVE A VARIETY OF INDIVIDUALS BOTH FOR LOCAL CITIZENRY, AS WELL AS VISITORS TO OUR COMMUNITY.



VICINITY MAP
SCALE 1" = 1000'





BRIDGE STREET ELEVATION
NOT TO SCALE

- MATERIALS LIST**
- BRICK
 - CAST STONE (VENEER AND DETAILS)
 - ALUMINUM STOREFRONT AND GLASS
 - FIXED AND OPERABLE WINDOWS CONSISTENT WITH THE REQUIREMENTS OF THE CITY OF FRANKLIN HISTORIC GUIDELINES



SECOND AVENUE ELEVATION
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C0.1 - Standard Steet Layout Requirements

- Applicant did not fully address the comment. Applicant include SWMP on Grading and Drainage sheet, or place it behind the Grading and Drainage sheet. This sheet is not typically required. Applicant shall also include ROW and Access Plan sheets.

Applicant shall start with the following sheets:

C1.0 - Overall Existing Conditions Plan
C2.0 - Overall Development Plan
C3.0 - Overall Grading & Drainage Plan
C4.0 - Overall ROW & Access Plan
C5.0 - Overall Utility Plan

Subsequent sheets may be added as supplemental to each sheet category. For example, autoturn should be on the ROW & Access Plan or submitted as sheet C4.1, only after the ROW & Access Plan.

Following this checklist and order will save the applicant time on the site plan submittals. These sheets will be inserted into the overall sheets that are required for site plan submittal without any additional information required.

Engineering - PUD Plan Checklist

General Comments

2. F. Development Plan

- The design of the valet drop-off area, including pedestrian sidewalk location, is ongoing and shall be coordinated with Engineering and Planning as the Development Plan progresses to Site Plan. This comment to remain open as a reminder to staff.

3. F. Development Plan

- This is an advisory comment: While the trash truck turning movements are acceptable, serious consideration should be given to the number of delivery vehicles that will be entering the 2nd Avenue service area/loading zone and then backing out onto 2nd Avenue. If some provision can be made for these vehicles to exit through the garage, or a secondary loading zone can be provided, that may alleviate some congestion issues in this area for the future owner/tenants. This is not a requirement, and can be addressed at Site Plan.

4. D. Statement of Impacts

- The applicant shall update the New Modification of Street Standards request to read as follows:
#1 Request for this corner lot to not provide a site access driveway on First Avenue North (a Major Collector street) and use an existing site access driveway on East Main Street (a Major Arterial street). This request to access this corner lot on only the higher class street is made on the basis of Purpose Statement #4 as well as using an existing curb cut on East Main Street with sufficient sight lines in both directions and moderately slow traffic between 1st and 2nd Avenues.

The applicant shall also extend the westbound left turn storage lane on East Main Street at First Avenue to a length of at least 125 feet.

Engineering - Site Plan Checklist

General Comments

5. Sight Triangles

- The previous comment, *"Please add sight triangles for the curve affected by the flood wall. I have some concerns about the stopping sight distance should a pedestrian step off the sidewalk in a location with limited sight distance because of the*

retaining wall inside the curve.” has not been addressed.

Applicant shall add the requested sight triangles so that pedestrian and driver safety can be properly evaluated.

The Engineering Department still has concerns that pedestrians will not be visible to regular traffic due to the height and proximity of the flood wall. Additional measures such as landscape features, decorative railing, etc., to further discourage pedestrians from crossing in unsafe locations can be discussed at the site plan phase.

Planning

[Harpeth Development Plan Revision 1.pdf](#)

6. Site Data Chart

- The applicant shall correct the site data chart on EVERY PAGE to reflect the same information, including but not limited to the correct proposed zoning.

7. Cover sheet

- The applicant shall accurately reflect that the project is increasing the entitlement for nonresidential square footage.



December 22, 2015

Mayor Ken Moore and Aldermen
c/o Vernon Gerth
City of Franklin
109 3rd Avenue South
Franklin, Tennessee 37064

Regarding: Harpeth Square Request to use a portion of the 2nd Ave Right-of-Way for Valet Parking.

Dear Mayor and Aldermen,

Please accept this request by Harpeth Associates for the use of a portion of the 2nd Avenue right-of-way for valet parking. The portion of right-of-way requested is shown on the attached exhibit.

The Development Plan for Harpeth Square approved in March of 2015 showed a reduction of the right-of-way along the hotel frontage so that 100% of the valet parking area would be on the hotel's property. Harpeth Associates is currently requesting a revision to the Development Plan, and with this revised plan Engineering Staff is requesting that the right-of-way for 2nd Avenue remain as it is today.

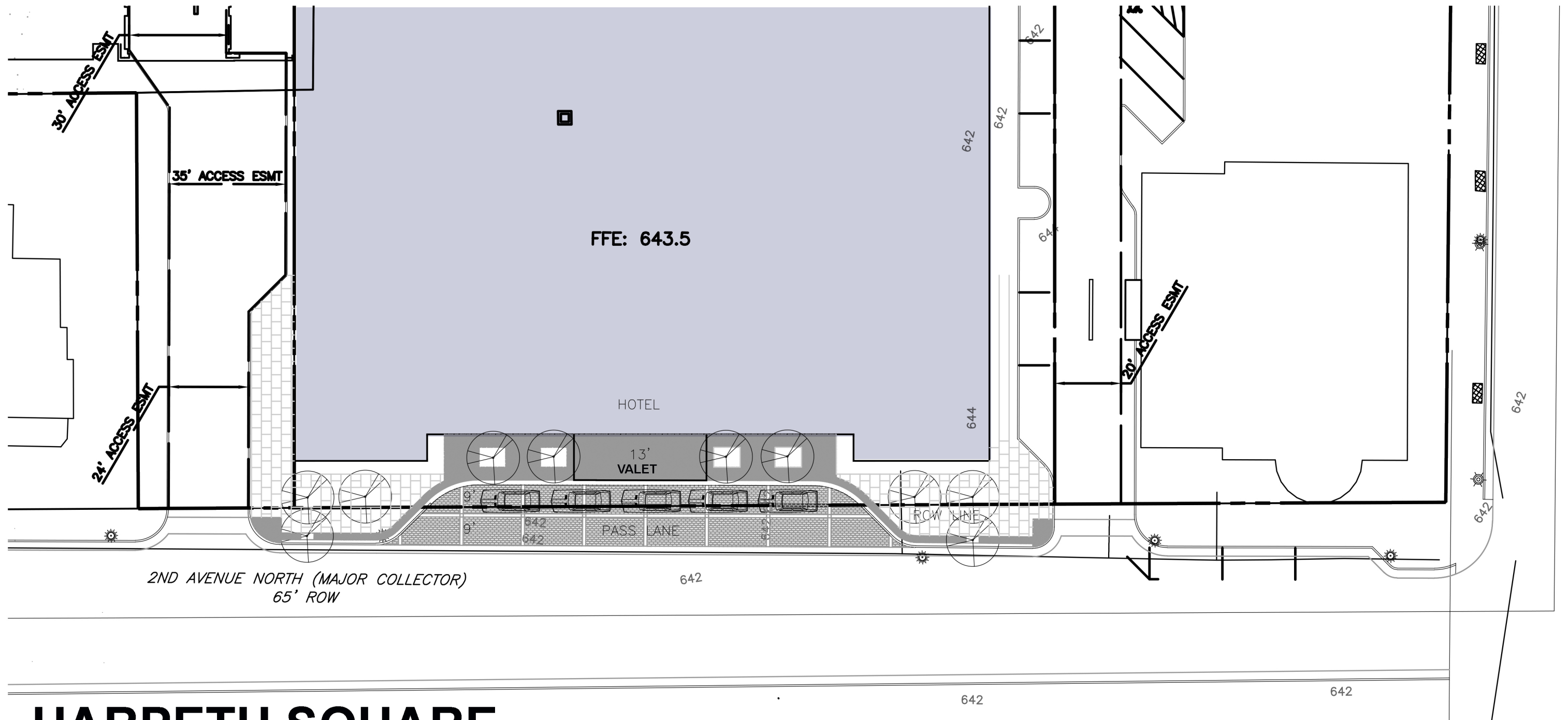
The design of the Valet Drop has not been finalized and Harpeth Square will work with the Engineering Department on the final geometry of the area. The Valet area will be used for hotel guests for check in and check out. Valet is intended to be available to hotel guests from 7:00 am to 12 am during the week and from 7 am to 1 am on weekends.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Gamble', is written over a light blue circular background.

Greg Gamble
Gamble Design Collaborative, LLC
615.975.5765



HARPETH SQUARE VALET DROP OFF EXHIBIT

DECEMBER 23, 2015

GDC

ORDINANCE 2015-74

TO BE ENTITLED, “AN ORDINANCE TO REZONE 4.66 ACRES FROM CENTRAL COMMERCIAL (CC) DISTRICT AND SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17/33650/115) DISTRICT TO SPECIFIC DEVELOPMENT-VARIETY (SD-X 33.4/35000/115) DISTRICT FOR MULTIPLE PROPERTIES LOCATED WITHIN THE BLOCK OF 1ST AVENUE, BRIDGE STREET, 2ND AVENUE NORTH AND EAST MAIN STREET.”

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

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

WHEREAS, the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2015-106, approving a revision to the Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classifications of Central Commercial (CC) and Specific Development-Variety Districts (SD-X 34.17/36500/115) to Specific Development-Variety (SD-X 33.4/35000/115) District:

PREMISES CONSIDERED

Map-Parcel	Acres
078C-D01300	0.96
078C-D01400	0.13
078C-D01500	1.91
078C-D01601	0.42
078C-D02000	0.23
078C-D02200	0.25
078C-D02300	0.32
078C-D02301	0.34
078C-D02400	0.10
Total	4.66

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE; with the westerly margin of 1st Avenue North N 30°06'33" W – 529.71' to a railroad spike in the asphalt;
 THENCE; N 48°33'34" W – 49.99' to a railroad spike in the asphalt;
 THENCE; S 84°47'31" W – 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;
 THENCE; with the southerly margin of Bridge Street S 59°24'37" W – 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 5377 Pg 100 ROWC, TN;
 THENCE; leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4854 Pg 213 ROWC, TN, in all 99.31' to an iron rod, said iron rod being Hayes' southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;
 THENCE; leaving Hayes and with the easterly boundary of Lot 1 and the westerly boundary of Lot 2 of the DePriest Subdivision S 30°46'39" E – 99.17' to an iron rod;
 THENCE; leaving Lot 2 and with the southerly boundary of Lot 1 S 59°31'23" W – 125.50' to an iron rod situated on the northerly margin of 2nd Avenue North;
 THENCE; leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E – 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;
 THENCE; with the northerly margin of Main Street N 60°16'06" E – 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN
 THENCE; leaving the northerly margin of Main Street and with the Tomlin Family Partners, GP property the following calls:
 N 29°41'53" W – 90.64' to an iron rod;
 N 60°10'34" E – 66.00' to an iron rod;
 S 30°24'06" E – 15.31' to an iron rod;
 N 57°58'10" E – 20.00' to a point;
 S 30°25'15" E – 20.00' to an iron rod;
 S 29°21'40" E – 56.24' to a point in the northerly margin of Main Street;
 THENCE; N 60°16'06" E – 81.35' to the POINT OF BEGINNING.
 Containing 4.66 acres+/- (202,953 square feet), according to surveys by Dividing Line Survey Services, J. R. Faulk TN RLS 2122, dated 7/31/13 and 2/27/15.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
 City Administrator/Recorder
 Approved as to form by:

By: _____
Dr. Ken Moore
 Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

HARPETH SQUARE PUD SUBDIVISION, REZONING
(ORDINANCE 2015-74)
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



- | | |
|--|---------------------------------------|
| Harpeth Square Rev 1 | 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 2015. All rights reserved.

HARPETH SQUARE PUD SUBDIVISION

REZONING PLAN, REVISION 1

TAX MAP 78 C, PARCELS 13, 14, 15, 16.01, 20, 22, 23, 23.01, 24

OWNERS

HARPETH ASSOCIATES LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: J. RODERICK HELLER III
EMAIL: roderickheller10@gmail.com
PHONE: 202.257.5260

DEVELOPER

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

CIVIL AND ENVIRONMENTAL CONSULTANTS, INC
325 SEABORAD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: ERIC GARDNER
EMAIL: egardner@cecinc.com
PHONE: 800.673.2326

ARCHITECT

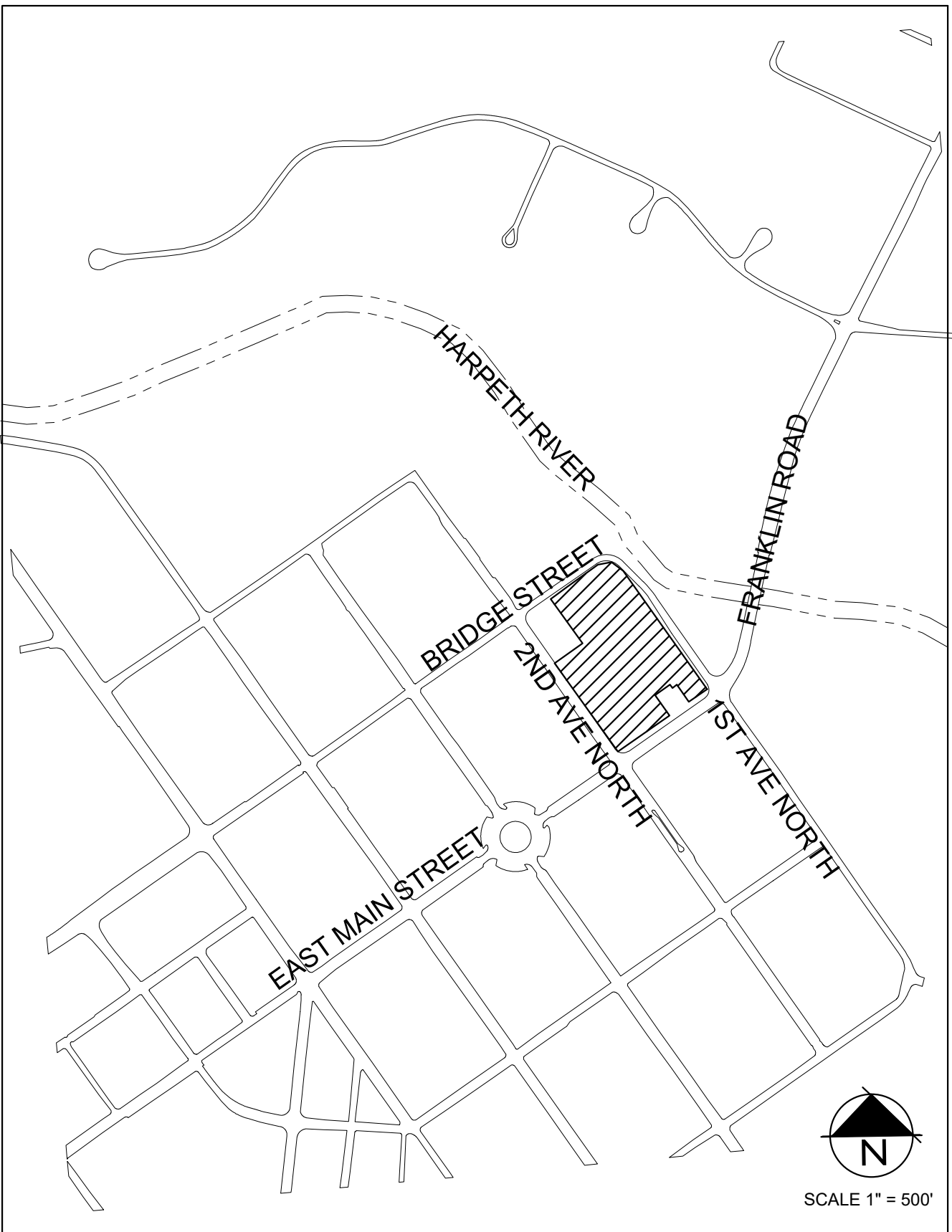
906 STUDIO ARCHITECTS, LLC.
237 2ND AVE SOUTH, SUITE A
FRANKLIN, TN 37064
CONTACT: MICHAEL HATHAWAY
EMAIL: mike.hathaway@906studio.com
PHONE: 615.988.9065

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



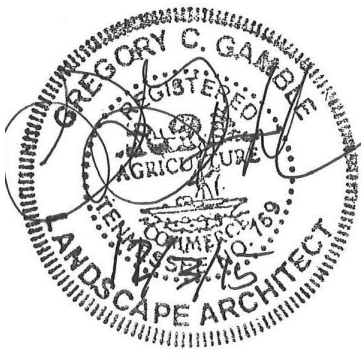
VICINITY MAP

8TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



SHEET INDEX

C 0.0	COVER SHEET
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS
C 3.0	TREE CANOPY

PURPOSE STATEMENT

Harpeth Associates recently acquired the property known as the City Farmhouse Lot located on Bridge Street. This proposed revision to the Development Plan of Harpeth Square incorporated this new area into the plan. The revision includes the following:

1. Addition of 0.23 Acres of land located at 111 Bridge Street.
2. Addition of 9 residential apartments
3. Addition of a courtyard amenity for the residential
4. Removal of the access from the parking garage to 1st Avenue. This access is removed to eliminate safety concerns from oncoming traffic from Bridge Street to 1st Avenue. The new traffic distributions have been analyzed by Fischbach Transportation and included in a new study.
5. There are no changes to the size of the hotel
6. The total square footage of retail has been reduced by 5000 square feet.
7. Addition of a new Modification of Standards requesting the use of Parkland Fees to be used for pedestrian connections to Bicentennial Park. Both greenway trails and sidewalk connections will be considered.

NEW MODIFICATION OF STANDARDS

1. New MOS #1. Section 5.5.4 (4) (A) This MOS is to permit Harpeth Square Associates to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route or quantity of trail has been determined at this time. The applicant shall coordinate with the parks department at site plan. Any remaining fees shall be paid as fees.

NEW MODIFICATION OF STREET STANDARDS

1. Request to have a mid-block access on East Main Street which is a Major Arterial. The proposed development is located in the urban setting of the historic town center. The proposed access is located at an existing curb cut with sufficient sight lines down Main Street in both directions. Vehicle speeds are typically slow between the intersection of 1st Avenue and 2nd Avenue traffic signals.

SPECIAL REQUEST

1. Section 5.10.13 (5) Request to allow valet parking in the right-of-way of 2nd Avenue. Harpeth Associates will work with Planning and Engineering staff prior to site plan submittal on sidewalk placement in regards to new valet parking conditions.

MODIFICATION OF STANDARDS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. MOS Request #1. Section 3.5.6 (2) (B) (iii) (A) This is a request to provide setbacks that are respectful of the existing neighborhood buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS. Approved by Planning Commission and BOMA.
2. MOS Request #2. Section 3.5.6 (2) (B) (iii) (B) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Approved by Planning Commission and BOMA.
3. MOS Request #3. Section 3.5.6 (2) (B) (iii) (C) This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Approved by Planning Commission and BOMA.
4. MOS Request #4. Section 3.5.6 (2) (B) (x) (A) This is a request for a minimum façade variation every 50 feet. Approved by Planning Commission and BOMA.
5. MOS Request #6. Section 5.2.4 (3) (A) Request to save only the trees identified on the development plan. Approved by Planning Commission and BOMA.

DESIGN MODIFICATIONS, APPROVED WITH ORIGINAL DEVELOPMENT PLAN COF #4713

1. Design Modification #1. Section 5.3.5 (3) (B) (i) Request for building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Approved by Planning Commission.
2. Design Modification #2. Section 5.3.5 (3) (E) (i) Request for the use of flat roofs versus the required pitched roofs for multifamily structures. Approved by Planning Commission.
3. Design Modification #3. Section 5.3.6 (6) (A) Request for a minimum façade variation every 50 feet. Approved by Planning Commission.
4. Design Modification #4. Section 5.3.6 (8) (A) Request for a maximum of five colors for use on the building facades.

PROPOSED OFFSITE IMPROVEMENTS SCHEDULE

Offsite Water Quantity and Quality Facility: Construction plans will be completed and submitted to the City either concurrent with or prior to the first site plan for the Harpeth Square development. Construction of the improvements will begin after all necessary permits have been issued by the City for this work. Completion of the improvements will be prior to issuance of the first building CO of the development.

1st Avenue and Bridge Street Improvements: Construction plans for the improvements will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Franklin Road/E. Main Street Restriping and Signal Modifications at E. Main Street and 1st Avenue - Construction plans will be submitted with the first site plan for the Harpeth Square development. Construction of the improvements will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

Intersection Improvements and Signalization of Bridge Street and 2nd Avenue - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

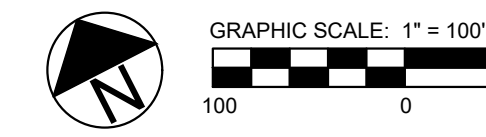
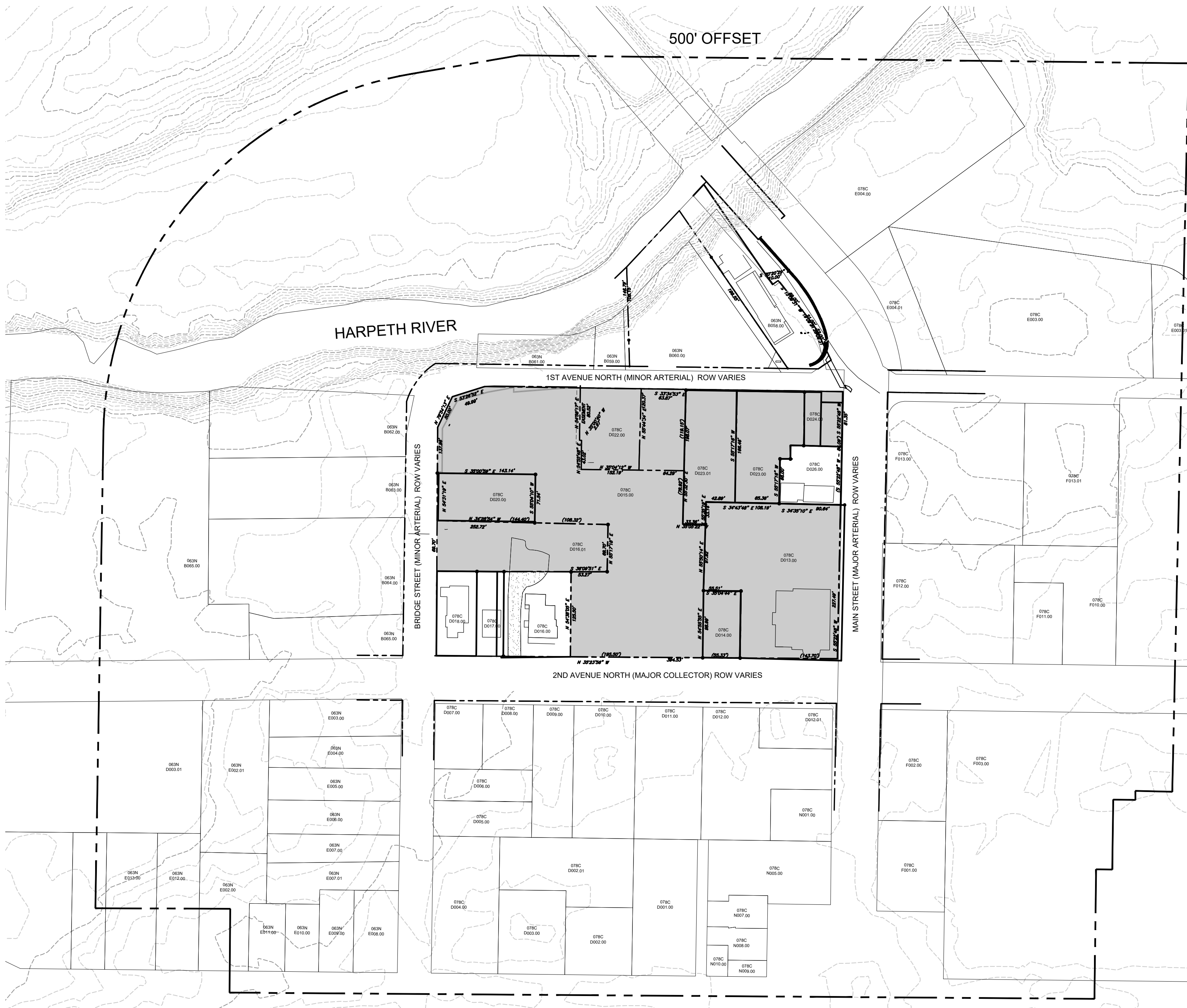
Water Main Upgrades along 2nd Avenue North - Construction plans will be submitted with the site plan for the hotel portion of the project. Construction will begin after the City has issued all necessary permits for this work. Completion of the improvements will be prior to issuance of the CO for the hotel portion of the development.

Bridge Street Sanitary Sewer Upgrades - Construction plans will be submitted with the site plan for the multifamily and commercial portions of the project. Construction will begin after the City has issued a grading permit and any other permits for this work. Completion of the improvements will be prior to issuance of the CO for the multifamily and commercial portion of the development.

NOVEMBER 9, 2015

REVISED 12.3.2015

COF # 5994



LEGAL DESCRIPTION

Being a certain parcel of land located in the City of Franklin, 9th Civil District of Williamson County, Tennessee, being an overall description of several properties, and being more particularly described as follows:

BEGINNING at a point, said point being the intersection of the westerly margin of 1st Avenue North and the northerly margin of Main Street;

THENCE, with the westerly margin of 1st Avenue North N 30°06'33" W - 529.71' to a railroad spike in the asphalt;

THENCE, N 48°33'34" W - 49.99' to a railroad spike in the asphalt;

THENCE, S 84°47'31" W - 50.00' to a railroad spike in the asphalt on the southerly margin of Bridge Street;

THENCE, with the southerly margin of Bridge Street S 69°24'37" W - 212.90' to an iron rod, said iron rod being the northeast corner of the Entrust Tennessee property as evidenced in Bk 4554 Pg 213 ROWC, TN, in all 69.31' to an iron rod, said iron rod being Hayes southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

THENCE, leaving the southerly margin of Bridge Street and with the easterly boundary of Entrust Tennessee S 30°31'30" E, passing through an iron rod at 59.31', said iron rod being the southeast corner of the Entrust Tennessee property and the northeast corner of the Pat Hayes property as evidenced in Bk 4554 Pg 213 ROWC, TN, in all 69.31' to an iron rod, said iron rod being Hayes southeast corner and being the northeast corner of Lot 1 of the DePriest Subdivision as evidenced in Plat Bk 61 Pg 80 ROWC, TN;

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THENCE, leaving DePriest Subdivision and with the easterly margin of 2nd Avenue North S 30°30'38" E - 394.53' to a point, said point being the intersection of the easterly margin of 2nd Avenue North and the northerly margin of Main Street;

THENCE, with the northerly margin of Main Street N 60°16'06" E - 227.49' to a point in the sidewalk, said point being the southwest corner of the Tomlin Family Partners, GP property as evidenced in Bk 3518 Pg 65 ROWC, TN

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N 29°41'53" E - 90.64' to an iron rod;

N 60°10'34" E - 68.00' to an iron rod;

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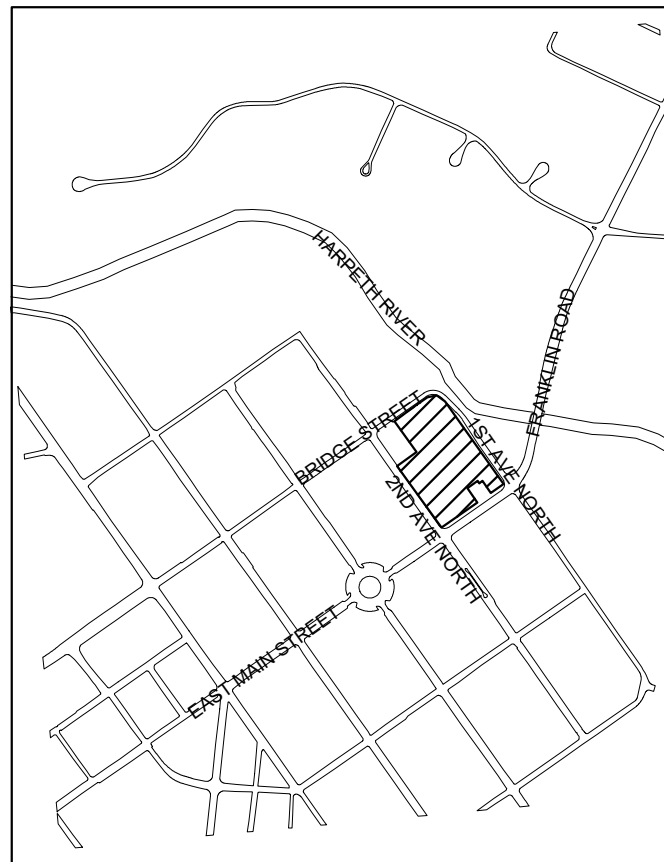
N 57°58'10" E - 20.00' to a point;

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S 29°21'40" E - 98.24' to a point in the northerly margin of Main Street;

THENCE, N 60°16'06" E - 81.35' to the POINT OF BEGINNING.

Containing 4.66 acres+- (202,953 square feet), according to surveys by Dividing Line Survey Services.



VICINITY MAP



SCALE 1" = 1000'

SITE DATA:

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1
PROPOSED ZONING: SD-X, 33.4, 35000, 115
PROJECT NUMBER: 5991
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCO1)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO, HHO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,953 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5200
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@gmail.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 63,291
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
BUILDING HEIGHT: N/A
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: NO
INCOMPATIBLE-USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.4 DIA
RESIDENTIAL DENSITY: .02 AC PRESERVED (SEE MOS REQUEST)
TREE CANOPY: 3%, 6,089 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL AND TOTAL): 3.1%, 6,312 SF FORMAL PROVIDED

ADJACENT PROPERTY OWNERS

PRCLID	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	CCO-1	NEITHER	AGRICULTURE
063N-B05800	94 -98 E MAIN ST	FIRST AND MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	RETAIL
063N-B05900	140 1ST AVE N	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06000	103 1ST AVE N	FIRST & MAIN LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO, FFO, FWO, HHO	CCO-1	TR	COMMERCIAL
063N-B06100	144 1ST AVE N	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-B06200	106 BRIDGE ST	ANDERSON LEE A	503 MURFREESBORO RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	INDUSTRIAL
063N-B06300	108 BRIDGE ST	MCCONNELL JASON	227 OLD PEYTONSVILLE RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO	CCO-1	TR	RETAIL
063N-B06400	112 BRIDGE ST	HERITAGE FOUNDATION OF FRANKLIN & WI	PO BOX 723	FRANKLIN	TN	37065-0723	CC	HPO, FFO, FWO	CCO-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	CCO-1	TR	INDUSTRIAL
063N-B06501	144 BRIDGE ST	LYNCH GEORGE DWIGHT	4811 BYRD LN	COLLEGE GROVE	TN	37046	CC	HPO, FFO	CCO-1	TR	RETAIL
063N-C00101	150 FRANKLIN RD	BATTLE GROUND ACADEMY	P O BOX 1889	FRANKLIN	TN	37065	R-2	HPO, FFO, FWO, HHO	CCO-1	NEITHER	INSTITUTIONAL
063N-C00301	N MARGIN ST	MOORE ROBERT M JR	2406 GOOSE CREEK BY PASS	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
063N-E00200	218 3RD AVE N	LANZ ENTERPRISES LLC	218 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	MIXED USE
063N-E00201	2ND AVE	CLAY J L SENIOR CITIZENS CENTER OF W	420 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO, HHO	CCO-1	TR	RECREATION
063N-E00300	202 BRIDGE ST	WILLIAMSON COUNTY	1320 WEST MAIN ST	FRANKLIN	TN	37064	OR	HPO, FFO	CCO-1	TR	COMMERCIAL
063N-E00400	206 BRIDGE ST	COUTRAS EVANGELAS E	140 MIDDLEBORO CIR	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00500	210 BRIDGE ST	BARKER ROY E JR	210 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	RETAIL
063N-E00600	214 BRIDGE ST	ALCOTT ROTUN ON PROPERTIES II	414 BRIDGE ST	FRANKLIN	TN	37064	OR	HPO, FFO, FWO	CCO-1	TR	OFFICE
063N-E00700	216 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00701	220 BRIDGE ST	ALLEN JASON P	PO BOX 264	FRANKLIN	TN	37065	OR	HPO, FFO, FWO	CCO-1	TR	RESIDENTIAL
063N-E00800	202 3RD AVE N	PLATTSMIER DANIEL R SR	202 THIRD AVE N	FRANKLIN	TN	37064	OR	HPO	CCO-1	TR	RESIDENTIAL
063N-E00900	204 3RD AVE N	OGILVIE JAMES F	400 SUGARTREE LN #200	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	INSTITUTIONAL
063N-E01000	210 3RD AVE N	COMER WILLIAM TERRY	P O BOX 1265	FRANKLIN	TN	37065	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01100	216 3RD AVE N	BURCHAM GRAHAM	216 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, HHO	CCO-1	TR	OFFICE
063N-E01200	224 3RD AVE N	EPIC INTERPRISES LLC	224 3RD AVE N	FRANKLIN	TN	37064	OR	HPO, FFO, HHO	CCO-1	TR	OFFICE
078C-D00100	110 3RD AVE N	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00200	118 3RD AVE N	RON SHUFF FAMILY PARTNERSHIP LP	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D00201	3RD AVE	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D00300	126 3RD AVE N	YUSPEH ALAN R	126 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00400	138 3RD AVE N	HILL EDWARD MONROE	138 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00500	223 BRIDGE ST	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00600	227 BRIDGE ST	HASSELL ROBERT H II	227 BRIDGE ST	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00700	145 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D00800	135 2ND AVE N	SHUFF RONALD L	127 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D00900	127 2ND AVE N B	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL
078C-D01000	127 2ND AVE N A	SHUFF RONALD L	118 3RD AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01100	121 2ND AVE N	HARPETH SECOND AVE. ASSOC LLC	98 E MAIN ST #3	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01200	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	OFFICE
078C-D01201	208 E MAIN ST	INMAN GORDON E	2463 HIDDEN RIVER LN	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RETAIL
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D01400	112 2ND AVE N	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	OFFICE
078C-D01500	122 2ND AVE N	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	VACANT
078C-D01600	134 2ND AVE N	DANMARK COMPANY	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D01601	113 BRIDGE ST	HARPETH ASSOCIATES LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01700	142 2ND AVE N	HAYES PAT	142 2ND AVE N	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D01800	144 2ND AVE N	ENTRUST TENNESSEE INC	750 OLD HICKORY BLVD B2 STE 150	FRANKLIN	TN	37027	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02000	111 BRIDGE ST	HAYNES SHARON R	8321 HWY 25 EAST	CROSS PLAINS	TN	37049	CC	HPO	CCO-1	TR	RETAIL
078C-D02200	133 1ST AVE N	HARPETH ASSOCIATES LLC	144 SE PARKWAY STE 230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INDUSTRIAL
078C-D02300	107 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-D02301	109 1ST AVE N	HARPETH ASSOC LLC	144 SOUTHEAST PKWY #230	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RETAIL
078C-D02400	104 E MAIN ST	HARPETH ASSOCIATES LLC	PO BOX 577	FRANKLIN	TN	37065	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D02500	114 E MAIN ST	TOMLIN FAMILY PROPERTIES GP	5866 E ASHLAND DR	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-D03000	121 1ST AVE S	ENTRUST TENNESSEE INC	121 1ST AVE S #240	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	OFFICE
078C-E00001	131 1ST AVE S	LINKFOUR ENTERPRISES INC	109 CHURCH ST	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	VACANT
078C-E00400	95 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-E00401	99 E MAIN ST	CROSSFIRE DEVELOPMENT LLC	121 FIRST AVE S #210	FRANKLIN	TN	37064	CC	HPO, FFO	CCO-1	TR	RETAIL
078C-E00500	1ST AVE	LIGON MATTHEW C	110 WINSLOW RD	FRANKLIN	TN	37064	CC	HPO, FFO, FWO, HHO	CCO-1	TR	VACANT
078C-F00100	231 PUBLIC SQ	FIRST TENNESSEE BANK NATIONAL ASSOC	CORP TAX MO 3 PO BOX 84	MEMPHIS	TN	38101	CC	HPO	CCO-1	TR	OFFICE
078C-F00200	209 E MAIN ST	WALT TONY STACK JR ETAL	1205 3RD AVE N	NASHVILLE	TN	37208	CC	HPO	CCO-1	TR	COMMERCIAL
078C-F00300	108-109 3RD AVE S	CITY OF FRANKLIN	P O BOX 305	FRANKLIN	TN	37065	SD-R	HPO	CCO-1	TR	INSTITUTIONAL
078C-F400	202 CHURCH ST	HARWOOD RE HOLDINGS LLC	3706 ESTES RD	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F00500	145 2ND AVE N	PRYOR NORMAN M	145 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-F01000	133 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01100	125 2ND AVE S	MASONIC LODGE	125 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01200	113 2ND AVE S	CHURCH CATHOLIC ROMAN	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01300	101 E MAIN ST	KNAIE EDWARD J REV BISHOP ROMAN CATH	113 2ND AVE S	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	INSTITUTIONAL
078C-F01301	124 1ST AVE S	JORDAN DAN H	P O BOX 150865	NASHVILLE	TN	37215	CC	HPO	CCO-1	TR	OFFICE
078C-N00100	212-14 E MAIN ST	DEPRIEST WILLIAM T	2060 HILLSBORO RD	FRANKLIN	TN	37069	CC	HPO	CCO-1	TR	RESIDENTIAL
078C-N00500	228 PUBLIC SQ	INMAN GORDON E	38 FOUNTAIN SQ PLAZA	CINCINNATI	OH	45263	CC	HPO	CCO-1	TR	OFFICE
078C-N00700	232 PUBLIC SQ	ZONGOR KENNETH	234 PUBLIC SQUARE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00800	236 PUBLIC SQ	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N00900	238 PUBLIC SQ	BILLINGTON HARRY LEE	117 LEWISBURG AVE	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	OFFICE
078C-N01000	3RD AVE	BERRY NANCY R LE	309 BERRY CIR	FRANKLIN	TN	37064	CC	HPO	CCO-1	TR	COMMERCIAL

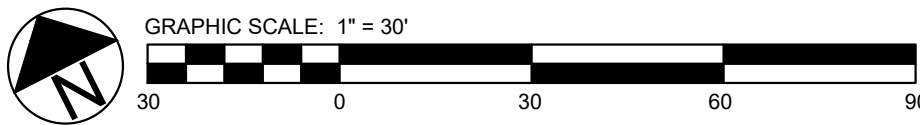
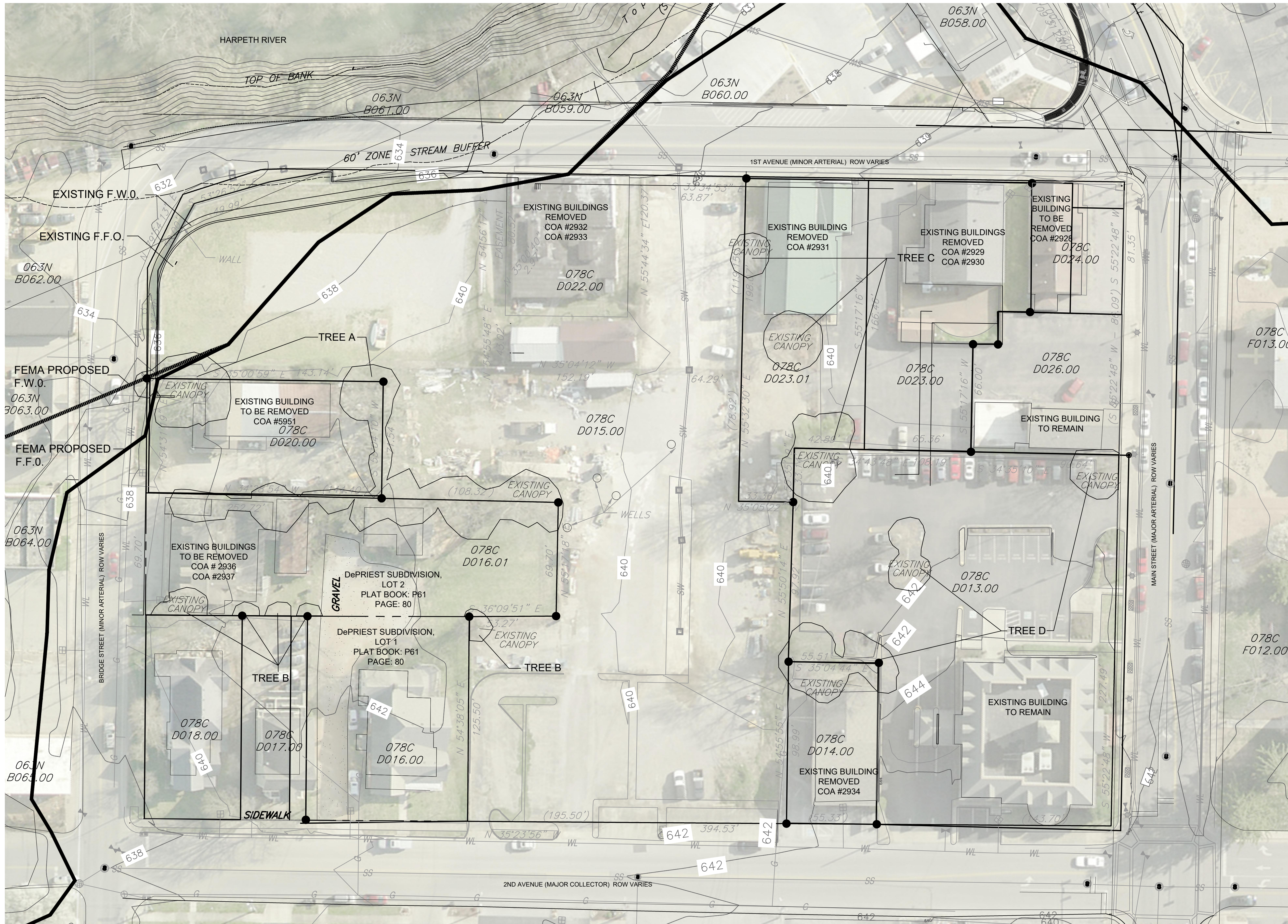


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

BOUNDARY MAP

COF # 5991

C1.0



STATEMENT OF IMPACTS

MAJOR THOROUGHFARE PLAN
(SEE CHARTS ON C2.0)
PER CITY ENGINEERING STAFF, ADDITIONAL STORAGE LENGTH FOR THE WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND 1ST AVENUE SHALL BE ADDED PER THE TIS REPORT, AND IS TO BE INCLUDED IN THE WORK THAT WOULD PROVIDE A DEDICATED WESTBOUND RIGHT TURN LANE IN FRONT OF PUCKETT'S BOATHOUSE

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN ALONG 1ST AVENUE AND MAIN STREET. (SEE UTILITIES SHEET FOR WATER DEMAND INFORMATION.)

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
HARLINDALE PARK - 0.5 MILES DRIVING DISTANCE
BICENTENNIAL PARK - 0.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF 23 STUDENTS PER MULTIFAMILY UNIT: 160 X 23 = 37 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.

TRIP GENERATION TABLE

	LUC 310		LUC 932		LUC 932		LUC 220		TOTAL
Land Use:	Hotel	High-Turnover Sit-Down Restaurant	Sp. Retail	Multi-family	Sp. Retail	Multi-family	Sp. Retail	Multi-family	
Size:	112 rooms	4,500 sq. ft.	9,244 sq. ft.	155 units	9,244 sq. ft.	155 units	9,244 sq. ft.	155 units	
Average Daily Traffic	1,000	572	410	1,062	3,044				
Daily Enter	500	286	205	531	1,522				
Daily Exit	500	286	205	531	1,522				
AM Peak Hour Total	76	49	63	80	268				
AM Peak Hour Enter	44	27	30	16	117				
AM Peak Hour Exit	32	22	33	64	151				
MID Peak Hour Total (7%)	70	42	28	74	214				
MID Peak Hour Enter (50%)	35	22	14	37	108				
MID Peak Hour Exit (50%)	35	20	14	37	106				
PM Peak Hour Total	78	45	25	103	251				
PM Peak Hour Enter	38	27	11	67	143				
PM Peak Hour Exit	40	18	14	36	108				

Trip Generation 9th Edition

SITE DATA:

PROJECT NAME: HARPETH SQUARE REZONING PLAN REVISION 1
PROPOSED ZONING: SD-X 33.4, 35000, 115
PROJECT NUMBER: 5991
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
106 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

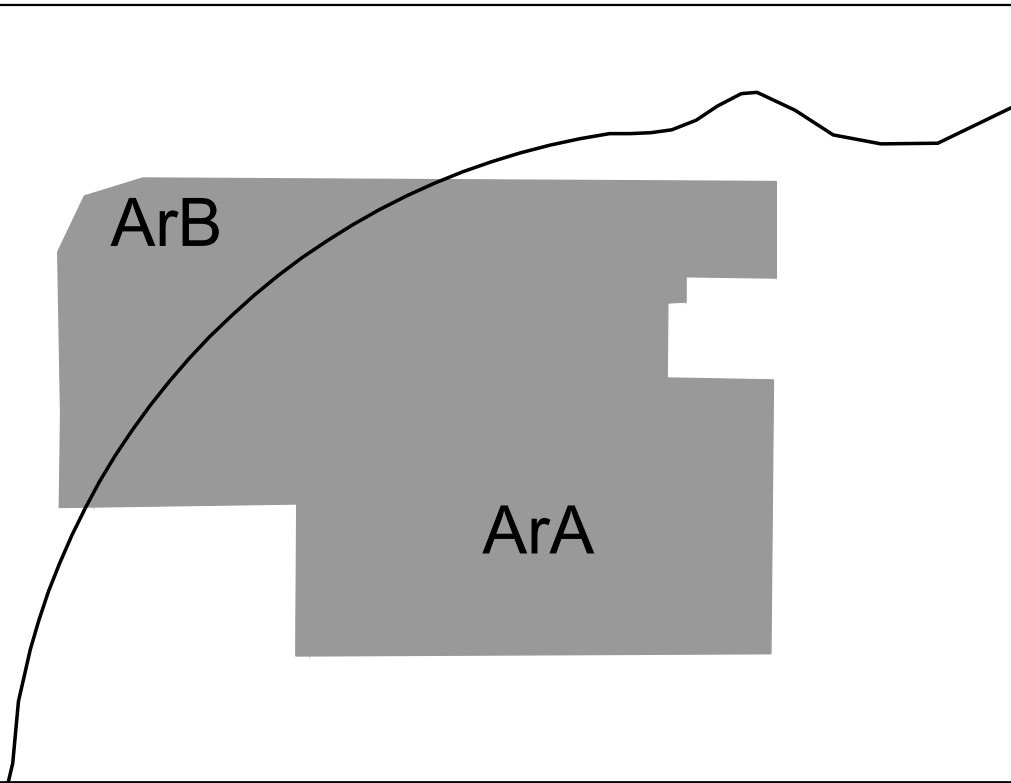
CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY
(SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFC01)
OTHER APPLICABLE OVERLAYS: HPO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,980 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5260
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: gg@designcollab.com
PHONE: (615) 975-5765

BUILDING SQUARE FOOTAGE: 62,291
BUILDING COVERAGE: UP TO 4 STORIES, MAX 54' FOR HOTEL USE AND MAX 51' FOR OTHER USES TO TOP OF PARAPET
BUILDING HEIGHT: N/A
LANDSCAPE SURFACE RATIO: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE USE BUFFER REQUIRED: N/A
MINIMUM PARKING REQUIRED: N/A
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): N/A
PARKING PROVIDED: SEE DEVELOPMENT DATA CHART C2.0
RESIDENTIAL DENSITY: 33.4 DUA
TREE CANOPY: 02 AC PRESERVED (SEE MOS REQUEST)
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3%, 6,089 SF REQUIRED
3.1%, 6,312 SF FORMAL PROVIDED



SOILS:

ArA: ARMOUR SILT LOAM, 0-2% SLOPES
ArB: ARMOUR SILT LOAM, 2-5% SLOPES
MINERAL RIGHTS
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY

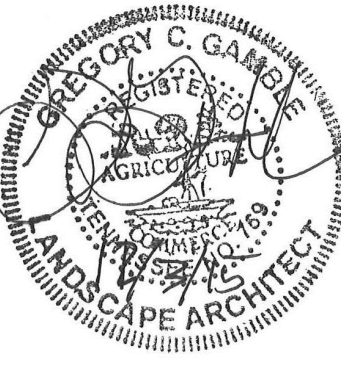
EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF
TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC
TREE CANOPY DATA:			
EXISTING TREE CANOPY: 17,236 SF			
17,236 SF / 202,980 SF = .08 (8%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY			
17,236 SF * 26% = 4,481 SF			
(SEE APPROVED DEV. PLAN COF #4713)			

DAILY SITE-GENERATED TRAFFIC VOLUMES ON CITY STREETS

Street Name	Classification	Entering Traffic	Existing Traffic	Total Vehicles Per Day
Main Street (east of 1st Avenue, N.)	Major Arterial	609	609	1,218
Main Street (between 1st and 2nd Avenue, N.)	Major Arterial	609	609	1,218
Main Street (west of 2nd Avenue, N.)	Major Arterial	380	380	761
2nd Avenue, N. (north of Main Street)	Major Collector	533	533	1,065
Bridge Street (west of 2nd Avenue, N.)	Major Collector	228	228	457
2nd Avenue, N. (north of Bridge Street)	Major Collector	152	152	304

*NOTE: THE PROPOSED MIXED-USE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 3,044 VEHICLE TRIPS PER DAY. THE TABLE ABOVE SHOWS THE NEW DAILY TRIPS ON THESE STREETS WITH THE COMPLETION OF THE PROPOSED PROJECT.

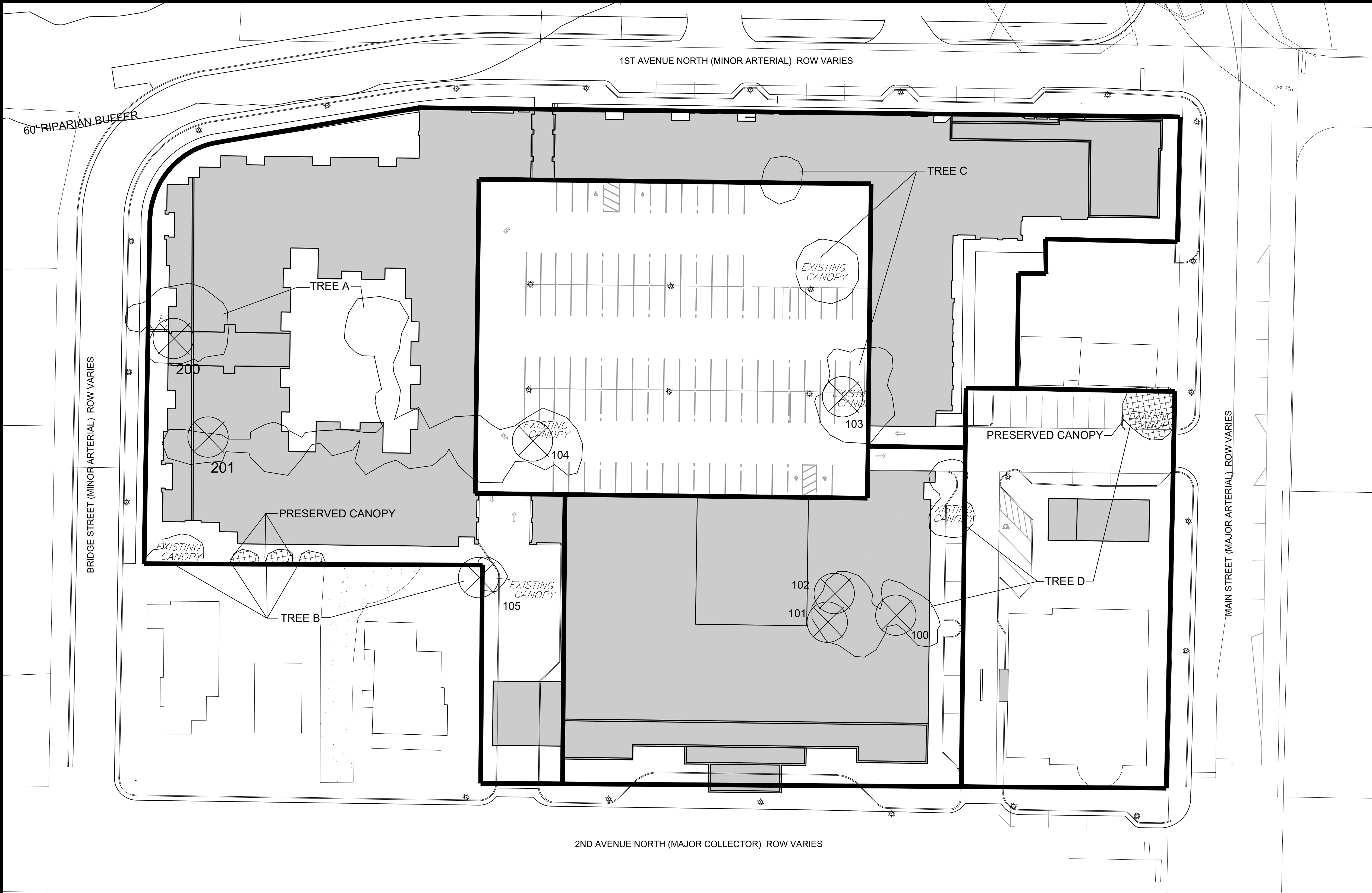


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gg@designcollab.com
615.975.5765

EXISTING
CONDITIONS

COF # 5991

C2.0



SITE DATA:

PROJECT NAME: SD-X, 33.26, 13000, 115
PROPOSED ZONING: 5991
PROJECT NUMBER: ---
SUBDIVISION: ---
LOT NUMBER: ---
ADDRESS: 104 E MAIN ST
198 E MAIN ST
112 2ND AVENUE N
122 2ND AVENUE N
133 1ST AVENUE N
107 1ST AVENUE N
109 1ST AVENUE N
111 BRIDGE ST
113 BRIDGE ST

CITY: FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT

EXISTING ZONING: SPECIFIC DEVELOPMENT-VARIETY (SD-X 34.17, 33650, 115)
CHARACTER OVERLAY: CENTRAL FRANKLIN CHARACTER AREA 1 (CFCA1)
OTHER APPLICABLE OVERLAYS: HFO, FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 4.66 AC
SQUARE FOOTAGE OF SITE: 202,880 SF
MINIMUM REQUIRED SETBACK LINES: PER DEVELOPMENT PLAN

OWNER: HARPETH ASSOCIATES LLC
J. RODERICK HELLER III
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
202.257.5703
roderickheller10@gmail.com

APPLICANT: GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE
EMAIL: greggambie209@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: N/A
MINIMUM LANDSCAPE RATIO: N/A
INCOMPATIBLE USE BUFFER REQUIRED: NO
MINIMUM PARKING REQUIRED: SEE DEVELOPMENT DATA CHART C2.0
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING (IF APPLICABLE): SEE DEVELOPMENT DATA CHART C2.0
PARKING PROVIDED: 33.26 DIA.
RESIDENTIAL DENSITY: 02 AC PRESERVED (SEE MOS REQUEST)
TREE CANOPY: 3%, 6,069 SF REQUIRED
OPEN SPACE (FORMAL, INFORMAL, AND TOTAL): 3.2%, 6,509 SF FORMAL PROVIDED

EXISTING TREE CANOPY

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	8,768 SF	8,768 SF	0 SF
TREE B	1,011 SF	698 SF	313 SF
TREE C	3,529 SF	3,529 SF	0 SF
TREE D	3,928 SF	3,157 SF	771 SF

TOTAL SF	17,236 SF	16,152 SF	1,084 SF
TOTAL ACRES	0.40 AC	0.37 AC	0.02 AC

TREE CANOPY DATA:

EXISTING TREE CANOPY: 17,236 SF
17,236 SF / 202,880 SF = .08 (8%) OF TOTAL SITE
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY
17,236 SF * 26% = 4,481 SF
(SEE APPROVED DEV. PLAN COF #4713)

TREE CANOPY PRESERVATION

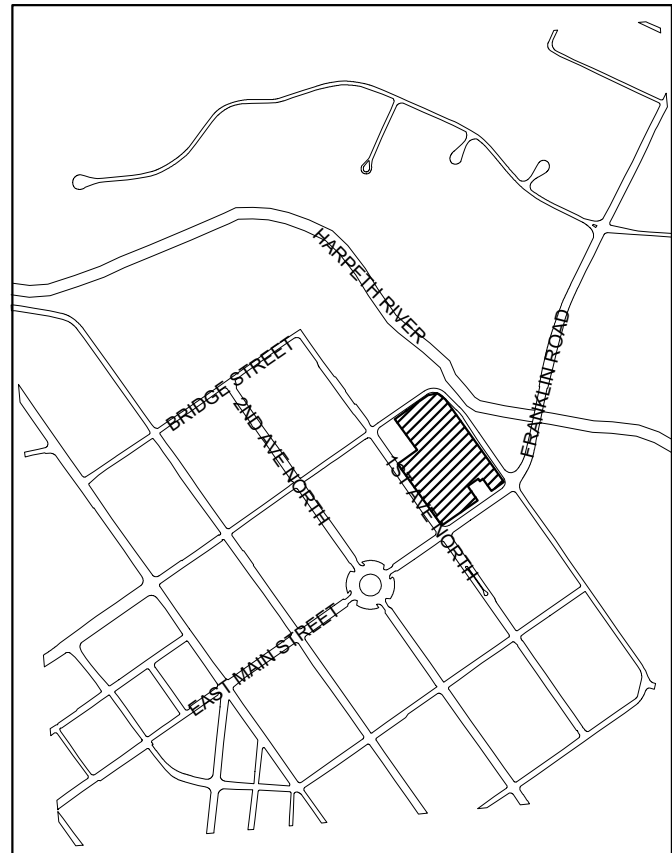
EXISTING TREE CANOPY: 17,236 SF 0.40 AC
REQUIRED PRESERVATION: 4,481 SF 26%
17,236 SF X 26% =
PROVIDED CANOPY PRESERVATION: 1,084 SF 6.3%
(SEE APPROVED DEV. PLAN COF #4713)

SPECIMEN TREE REPLACEMENT

#	SPECIES	DBH	CONDITION	RETAINED
100	MAPLE	32"	GOOD	NO
101	MAPLE	32"	FAIR	NO
102	OAK	42"	GOOD	NO
103	ASH	36"	GOOD	NO
104	ELM	30"	POOR	NO
200	BLACK WALNUT	33"	FAIR	NO
201	SILVER MAPLE	27"	POOR	NO

TOTAL GOOD AND FAIR SPECIMEN TREE REMOVED: 175'
TOTAL REQUIRED SPECIMEN REPLACEMENT: 350'

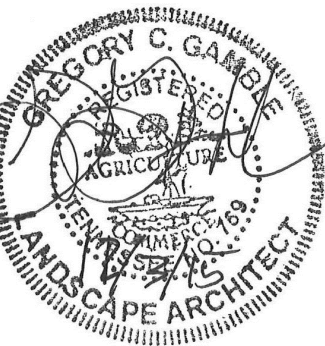
SPECIMEN TREE REPLACEMENT WILL BE LOCATED IN THE BICENTENNIAL PARK AND INSTALLED WITH THE STORMWATER DETENTION BASIN PROPOSED WITH THIS PUD SUBMITTAL.



VICINITY MAP



SCALE 1" = 1000'



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

TREE
CANOPY

COF# 5991

C3.0

RESOLUTION 2015-101

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS CROSSING EAST PUD SUBDIVISION WITH 3 MODIFICATIONS OF DEVELOPMENT STANDARDS (1. EXCEED MAXIMUM PARKING LOT WIDTH, 2. REDUCTION IN LANDSCAPE BUFFER, 3.ACCESSORY USE IN FRONT YARD), FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LIBERTY PIKE, 1214 LIBERTY PIKE.”

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
p/o 079-04000	15.35
Total	15.35

Being land in the City of Franklin, Ninth Civil District, Williamson County, Tennessee, located in the northeasterly quadrant of the intersection of Carothers Parkway and Liberty Pike also being a portion of Lot 3, as shown on the final plat of Duke Properties of record in Plat Book 56, Page 2, Register's Office of Williamson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (old) in the northerly right-of-way line of Liberty Pike, said iron rod being the southeasterly corner of said Lot 3:

THENCE, with said right-of-way the following calls:

N 72°07'30" W, 139.88 feet to a concrete monument (old),

N 73°56'15" W, 231.31 feet,

With a curve to the left an arc distance of 113.20 feet, said curve having a central angle of 10°19'44", a radius of 627.96 feet, a tangent of 56.76 feet, and a chord of N 79°06'06" W, 113.05 feet,

N 84°15'57" W, 78.14 feet;

THENCE, leaving said right-of-way and crossing said Lot 3 with a severance line the following calls:

N 05°30'59" E, 12.95 feet,
N 84°29'01" W, 73.66 feet,

With a curve to the right an arc distance of 56.53 feet, said curve having a central angle of 80°58'35", a radius of 40.00 feet, a tangent of 34.15 feet, and a chord of N 43°59'44" W, 51.94 feet,

N 03°30'26" W, 406.87 feet,

With a curve to the right an arc distance of 126.42 feet, said curve having a central angle of 06°43'49", a radius of 1,076.24 feet, a tangent of 63.28 feet, and a chord of N 00°08'32" W, 126.35 feet,

S 80°49'03" E, 170.89 feet,

With a curve to the right an arc distance of 130.69 feet, said curve having a central angle of 13°53'16", a radius of 539.17 feet, a tangent of 65.67 feet, and a chord of N 11°52'10" E, 130.37 feet,

N 17°50'28" E, 304.12 feet,
N 31°48'23" E, 52.00 feet,
S 58°11'37" E, 66.44 feet,

With a curve to the left an arc distance of 30.96 feet, said curve having a central angle of 23°58'15", a radius of 74.00 feet, a tangent of 15.71 feet, and a chord of S 70°10'44" E, 30.73 feet,

S 82°10'13" E, 358.14 feet to the easterly line of said Lot 3;

THENCE, with said easterly line the following calls:

S 03°32'51" E, 300.49 feet,
S 09°01'05" W, 317.89 feet,

With a curve to the right an arc distance of 49.66 feet, said curve having a central angle of 02°01'57", a radius of 1,400.00 feet, a tangent of 24.83 feet, and a chord of S 72°09'31" E, 49.66 feet,

S 71°08'32" E, 37.21 feet,

S 18°07'34" W, 390.62 feet to the Point of Beginning;

Containing 668,567 square feet, or 15.35 acres, more or less.

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

SECTION III: That the overall entitlements for the Carothers Crossing East PUD Subdivision are as follows:

Entitlements	Carothers Crossing East PUD Subdivision
Base Zone District	General Commercial (GC)
Character Area Overlay	MECO-4
Other Zoning Overlays	Hillside Protection Overlay Buffer
Development Standard	Conventional
Number of Nonresidential Square Footage	168,577
Open Space Requirements	Formal: .36 acre Informal: 1.16 acres Total: 1.52 acres
Number of Phases in Development	2

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

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Alderman, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: <u>Exceed Maximum Parking Lot Width</u> Approved: _____ Denied: _____	Request to _____. <i>Staff recommended <u>Approval</u>.</i>
MOS 2: <u>Landscape Buffer Reduction</u> Approved: _____ Denied: _____	Request to _____. <i>Staff recommended <u>Approval</u>.</i>
MOS 3: <u>Accessory Use in the Front Yard Setback</u> Approved: _____ Denied: _____	Request to _____. <i>Staff recommended <u>Approval</u>.</i>

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 10/06/2015

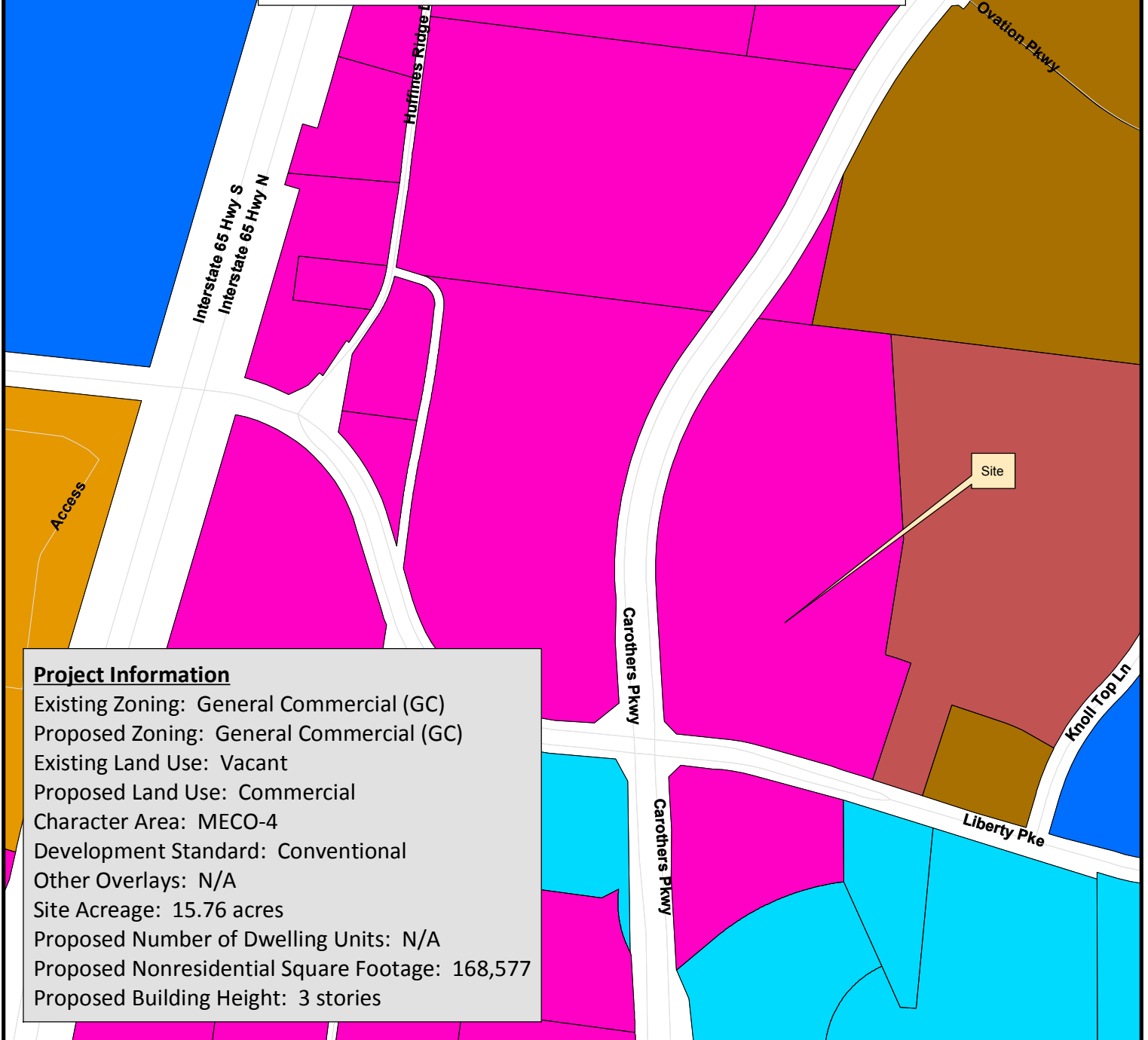
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 10/22/2015

NEIGHBORHOOD MEETING: 11/12/2015

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

CAROTHERS CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2015-101
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/17/2015



Project Information

Existing Zoning: General Commercial (GC)
 Proposed Zoning: General Commercial (GC)
 Existing Land Use: Vacant
 Proposed Land Use: Commercial
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 15.76 acres
 Proposed Number of Dwelling Units: N/A
 Proposed Nonresidential Square Footage: 168,577
 Proposed Building Height: 3 stories

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 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 | Nichol Mill Lofts PUD |



0 250 500 1,000
 Feet

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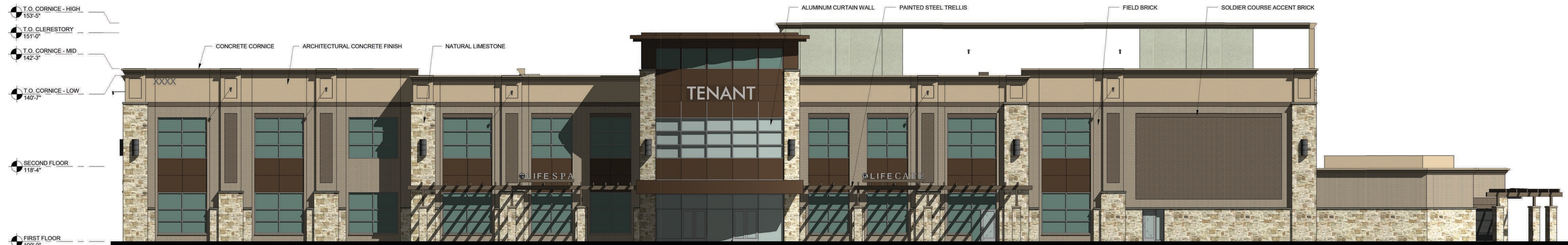
NORTH ELEVATION



EAST ELEVATION



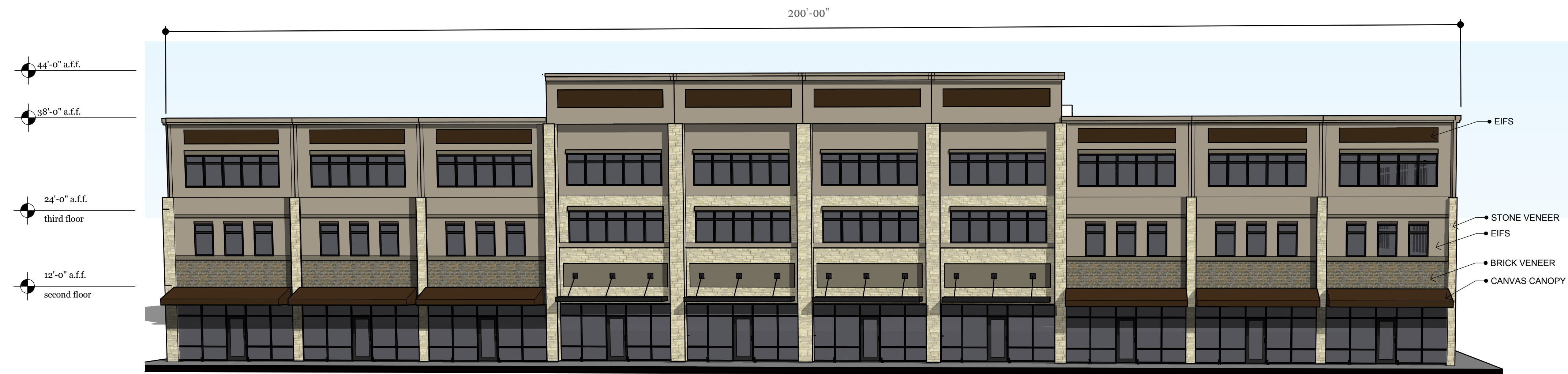
SOUTH ELEVATION



WEST ELEVATION

FRANKLIN, TN





FRONT ELEVATION-WEST



REAR ELEVATION-EAST



SIDE ELEVATION-NORTH



SIDE ELEVATION-SOUTH

CAROTHERS CROSSING FRANKLIN TENNESSEE

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C4.0 - Overall ROW & Access Plan

- Applicant shall include an Impact Statement describing the anticipated impact on streets shown on the Major Thoroughfare Plan, the Local Street Plan, and the Bike Pedestrian Plan.

The layout of the north access drive to Carothers provides only half of the TIS-identified left turn storage length in the throat (before the first internal intersection). This result indicates that dual WB left turn lanes are needed for the entire length of this throat. Revise the plat width of the driveway accordingly.

Engineering - PUD Plan Checklist

General Comments

2. B. General Information

- Applicant shall provide details of how proposed mitigation of existing wetlands and WWC/stream features on site is to be achieved, including the hydrologic determination performed for the property and documentation of coordination with state and federal authorities for the proposed mitigation.

Removal of the associated buffers and location of stormwater treatment/detention or other site features in these areas will not be permitted without the determinations from the proper authorities. Applicant may proceed with the Development Plan showing these features as mitigated with the caveat that, if the permitting authorities do not allow mitigation, the Development Plan will have to be revised. No Site Plan approvals for the associated property can be issued until documentation of these determinations has been received.

3. F. Development Plan

- To clarify the original comment, the rear entrance / exit from outparcels A & B should have an access easement to connect to the private street. There should be a secondary connection for those outparcels should their access on Carothers be temporarily blocked, and that access needs to be in an easement so it cannot be closed by another property owner.

4. I. Utility Plan

- The previous comment "Applicant shall locate all wastewater mains in exclusive easements outside of all detention basins, water quality ponds and/or other drainage structures/easements (Section 33 3113, 1.7). The sewer line must be placed outside of the proposed right-of-way dedication. All trees including street trees must be located outside of the sewer line easement. All retaining walls must be located outside of the sewer easements. The sewer line must be extended to a low area along the northern boundary and the western boundary of the site for future extension." was not completely addressed. The stormwater runoff from the outparcels must flow to detention or if the outparcels provide their own detention the flow off of the outparcels must flow across the development project site to the outflow from the project site. Stormwater inlets and pipes adjacent to the curb and gutter on Carothers Parkway do not have the capacity for additional stormwater flow from this site. There is no stormwater runoff from Carothers Parkway onto the site. The sewer line and other utilities must be located outside of the right-of-way dedication area. Street trees must be provided an area for planting along the streets outside of any existing or proposed easements.

5. D. Statement of Impacts

- Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. The applicant shall investigate further mitigations to the Liberty at Mallory/Royal Oaks intersection, to bring it to within LOS D. See notes on pages 38 and 50 in the TIS. Acceptable mitigations need to be submitted and approved prior to the first post-PC submittal.

Fire Protection Review

General Comments

6. Access Easement

- Prior to issuance of Certificate of Occupancy for any structure or portion thereof, the access drive/access easement between the

proposed outparcel lots shall be recorded by plat as well as constructed.

Planning (Landscape)

General Comments

7. Liberty Street Trees

- At site plan stage street trees shall be installed outside of the ROW. This shall be worked out then due to the many easements along Liberty.

Stormwater

General Comments

8. Stream Buffer

- The previous comment has not been addressed, "Submit HD report for review of WWC verification and accompanying environmental site report."

Applicant has met with staff to discuss potential issues pending review of the HD report.

9. Stream Buffer

- The applicant shall precede with the development plan submittal process but has been advised in a meeting with Kiser Vorgin on Nov 20th that if the stream on the property does not get variance approval then a revision of the development plan showing the stream shall be required.

Zoning

[15058 Carothers Crossing East PUD Development Plan Submittal 15-11-09.pdf](#)

10. Loading Dock

- With the site plan submittal, a service/loading area is required to be shown and striped to show that no parking is permitted. Loading areas are required to be a minimum of 12' X 25.'

Both building are required to have a loading zone adjacent to the building. On building two, this may affect the proposed drive aisle to the east of the building causing a loss of parking.

11. Parking

- With the site plan submittal provide parking calculations for the proposed uses to document that the proposed parking will be sufficient to meet requirements.

Provide additional information on the tenant parking requirements based on historical data. All parking spaces over the maximum allowed are required to be pervious.

12. Dumpsters

- Site Plan Consideration
Building 2 will also require a dumpster. Providing a location for this dumpster will reduce the amount of parking.

13. Accessory Uses

- If the modification of standards is denied, revise the layout to relocate the pool and play equipment behind the building, away from the street.

RESOLUTION 2015-100

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR MCKAYS MILL PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF OXFORD GLEN DRIVE, 2100 OXFORD GLEN DRIVE."

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
080-00111	1.10
Total	1.10

Land in Williamson County, Tennessee being known as Lot 2004 of the Plan of McKay's Mill P.U.D. Subdivision, Section 23, Revision I, Resubdivision of Lots 2000-2004, of record in Plat Book P44, Page 110, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Barclay McKay Partners, LLC, a Florida limited liability company, by Deed from Jones Land Company, LLC, a Tennessee limited liability company, of record in Book 2976, Page 579, Register's Office for Williamson County, Tennessee.

This improved commercial property is also known as 2100 Oxford Glen Drive, Franklin, Tennessee 37067.

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

SECTION III: That the applicable overall entitlements for the McKay's Mill PUD Subdivision, Revision 5, are as follows:

Entitlements	McKay's Mill PUD Subdivision
Base Zone District	Neighborhood Commercial (NC)
Character Area Overlay	SWCO-6
Development Standard	Conventional
Other Zoning Overlays	None
Number of Nonresidential Square Footage	8,757
Development Plan Revision Number	5

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

10/29/2015

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

10/22/2015

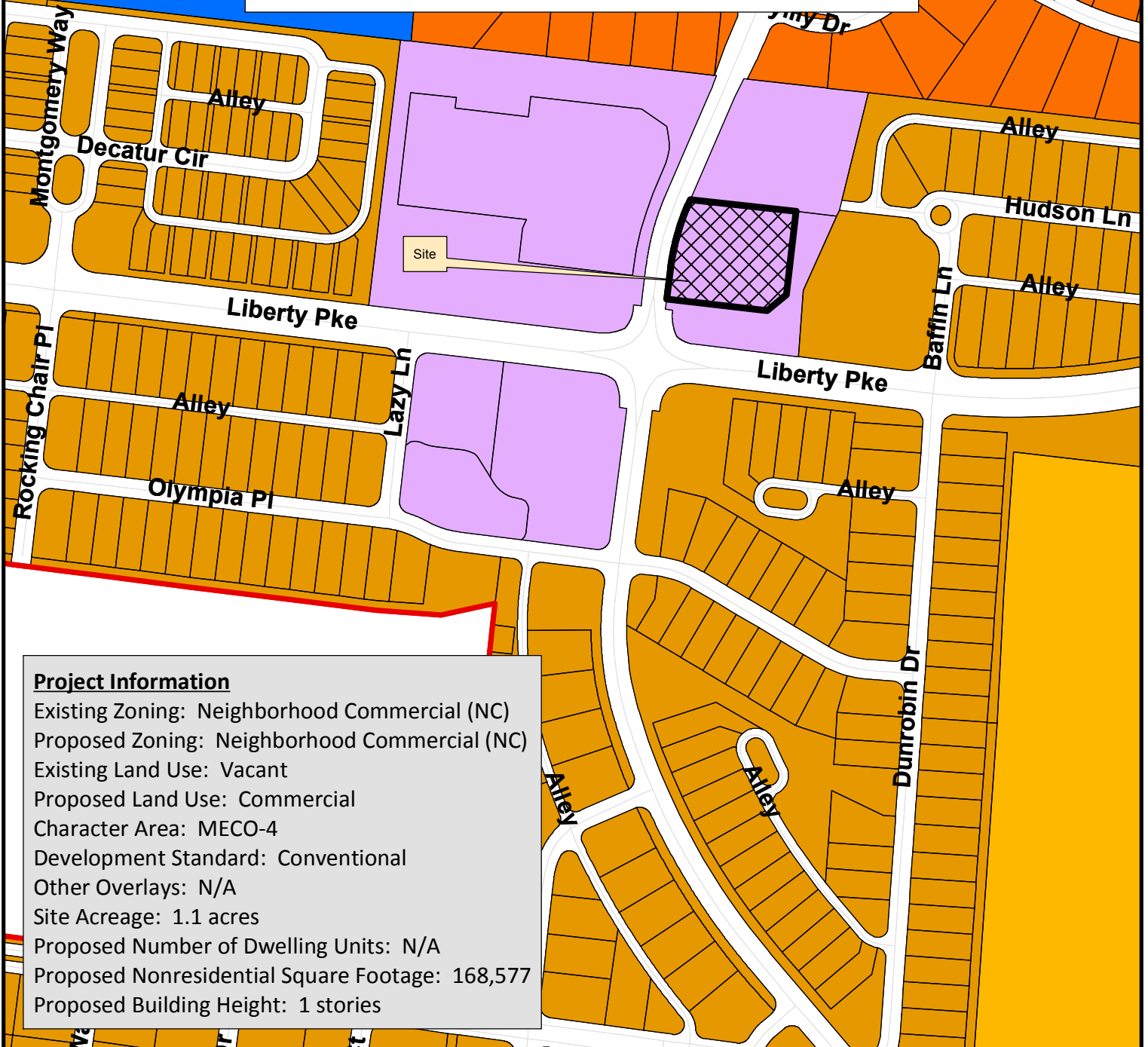
NEIGHBORHOOD MEETING:

10/29/2015

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

MCKAYS MILL PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 5
 RESOLUTION 2015-100
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/17/2015



Project Information

Existing Zoning: Neighborhood Commercial (NC)
 Proposed Zoning: Neighborhood Commercial (NC)
 Existing Land Use: Vacant
 Proposed Land Use: Commercial
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 1.1 acres
 Proposed Number of Dwelling Units: N/A
 Proposed Nonresidential Square Footage: 168,577
 Proposed Building Height: 1 stories

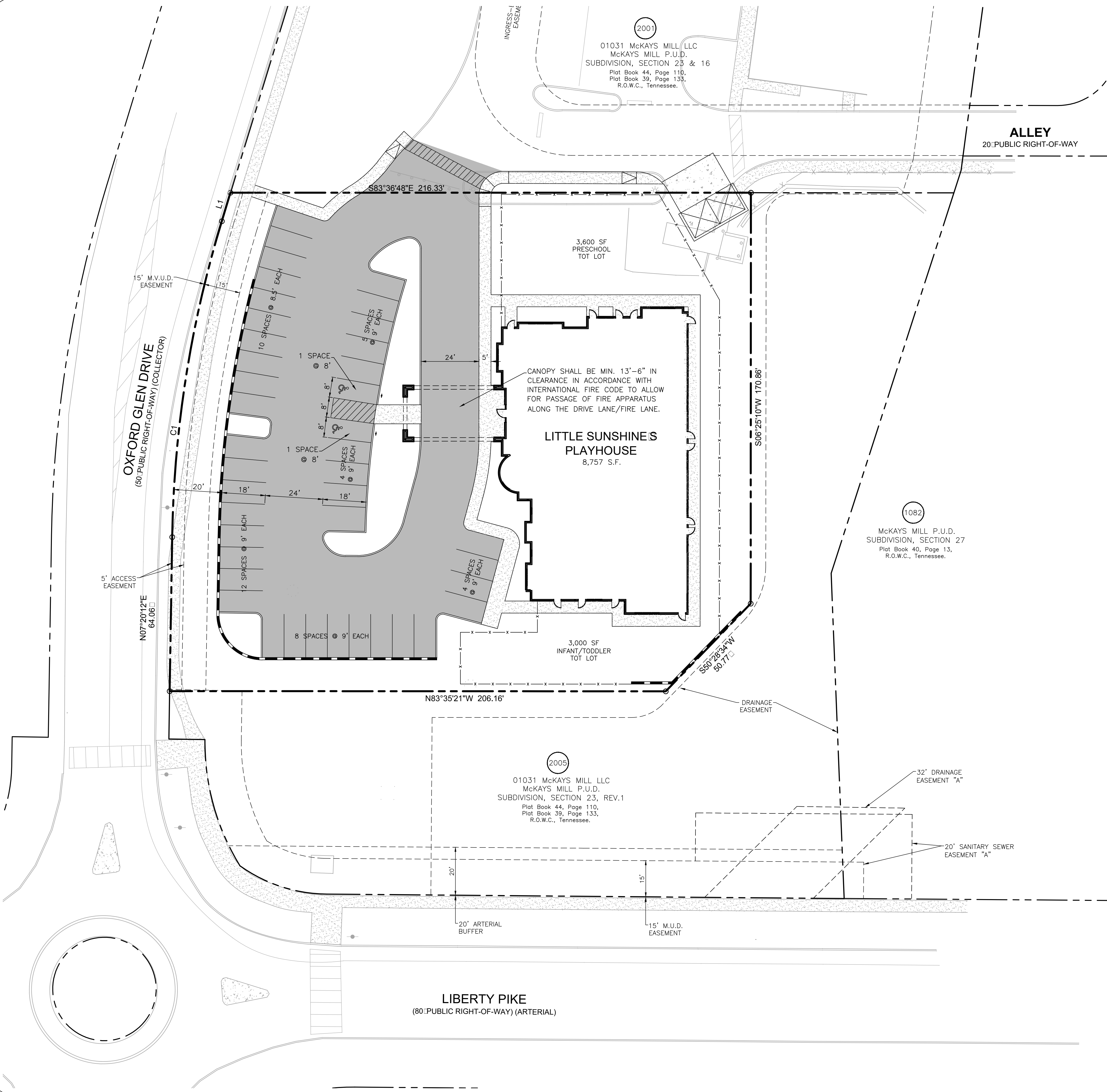
- | | |
|--|---------------------------------------|
| Parcels selection | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 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 |



0 125 250 500
 Feet

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01/15/2015 10:41:01 AM, CHATTANOOGA COUNTY, TENNESSEE, PUD DEVELOPMENT PLAN, MCKAY'S MILL P.U.D., SECTION 23, REV. 1, PLAT BOOK 44, PAGE 110, PLAT BOOK 39, PAGE 133, R.O.W.C., TENNESSEE, LAST UPDATED BY: BCS ON: 10/07/15 11:30 AM, PLOTTED BY: BCS ON: 10/07/15 11:30 AM



SITE DATA:

PROJECT INFORMATION:

NAME:

McKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

PROPERTY INFORMATION:

STREET ADDRESS:

2100 OXFORD GLEN DRIVE

CITY:

FRANKLIN

COUNTY:

WILLIAMSON

STATE:

TN

CIVIL DISTRICT:

14th

TAX MAP:

80

PARCEL:

1.06, 1.11 1.12

TOTAL LOTS (2001, 2004 □ 2005) SIZE:

3.53 AC. (153,767 SF)

LOT 2004 SIZE:

1.10 AC. (48,029 SF)

LAND USE:

NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

EXISTING ZONING CLASSIFICATION:

SEWARD HALL - 1

CHARACTER AREA OVERLAYS:

CONVENTIONAL

APPLICABLE DEVELOPMENT STANDARDS:

MINIMUM REQUIRED SETBACK LINES:

(FROM PERIMETER OF LOTS 2001, 2004 □ 2005)

YARD FRONTING ARTERIAL

50'

SIDE

25'

REAR

40'

OWNER:

MR. PRESTON AMOS

6 VOUGA LANE

ST LOUIS, MO 63131

(314) 600-0235

PAMOS@FERRISGROUP.COM

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES

MR. CALEB THORNE

315 WOODLAND STREET

NASHVILLE, TN 37206

(615) 244-8591

CTHORNE@RAGANSMITH.COM

ARCHITECT:

TRI ARCHITECTS

MR. JEFFREY KAISER

9812 MANCHESTER RD.

ST LOUIS, MO 63119

(314) 395-9250

JEFF.KAISER@TRIARCHITECTS.COM

PROPOSED USE AMENDMENT:

TO ADD INSTITUTIONAL/DAYCARE TO

EXISTING COMMERCIAL AREA P.

PROPOSED BUILDING SQUARE FOOTAGE:

8,757 S.F.

PROPOSED BUILDING HEIGHT:

MAX. 35'

PARKING REQUIRED:

18 SPACES

2 SPACES/1,000 S.F. @ 8,757 S.F.:

23 SPACES

1 SPACE/EMPLOYEE:

41 SPACES

TOTAL:

41 SPACES

PARKING PROPOSED:

41 SPACES

FRANKLIN PROJECT □ 5980

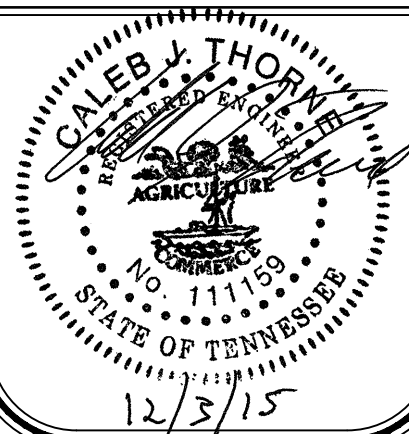
MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

FOR
THE FERRIS GROUP

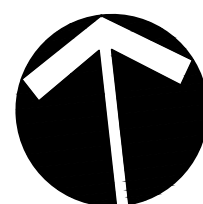
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
P.O. BOX 60070
NASHVILLE, TN 37206
(615) 244-8591
www.ragansmith.com



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Call before you dig.



JOB NO.	15120	WK. ORDER	0344
DESIGNED:	C. THORNE		
DRAWN:	B. SHRUM		
SCALE:	1" = 20'		
DATE:	NOVEMBER 9, 2015		

PUD
DEVELOPMENT
PLAN

C3.1



RAGAN•SMITH

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315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8881
FAX (615) 244-8739 WWW.RAGANSMITH.COM

JOB NO: 08033-8711
DATE: September 26, 2013



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering



MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CONTACTS

OWNER/DEVELOPER

MR. PRESTON AMOS
6 VOUGA LAYNE
St. LOUIS, MO 63131
(314) 600-0235
PAMOS@FERRISGROUP.COM

CIVIL

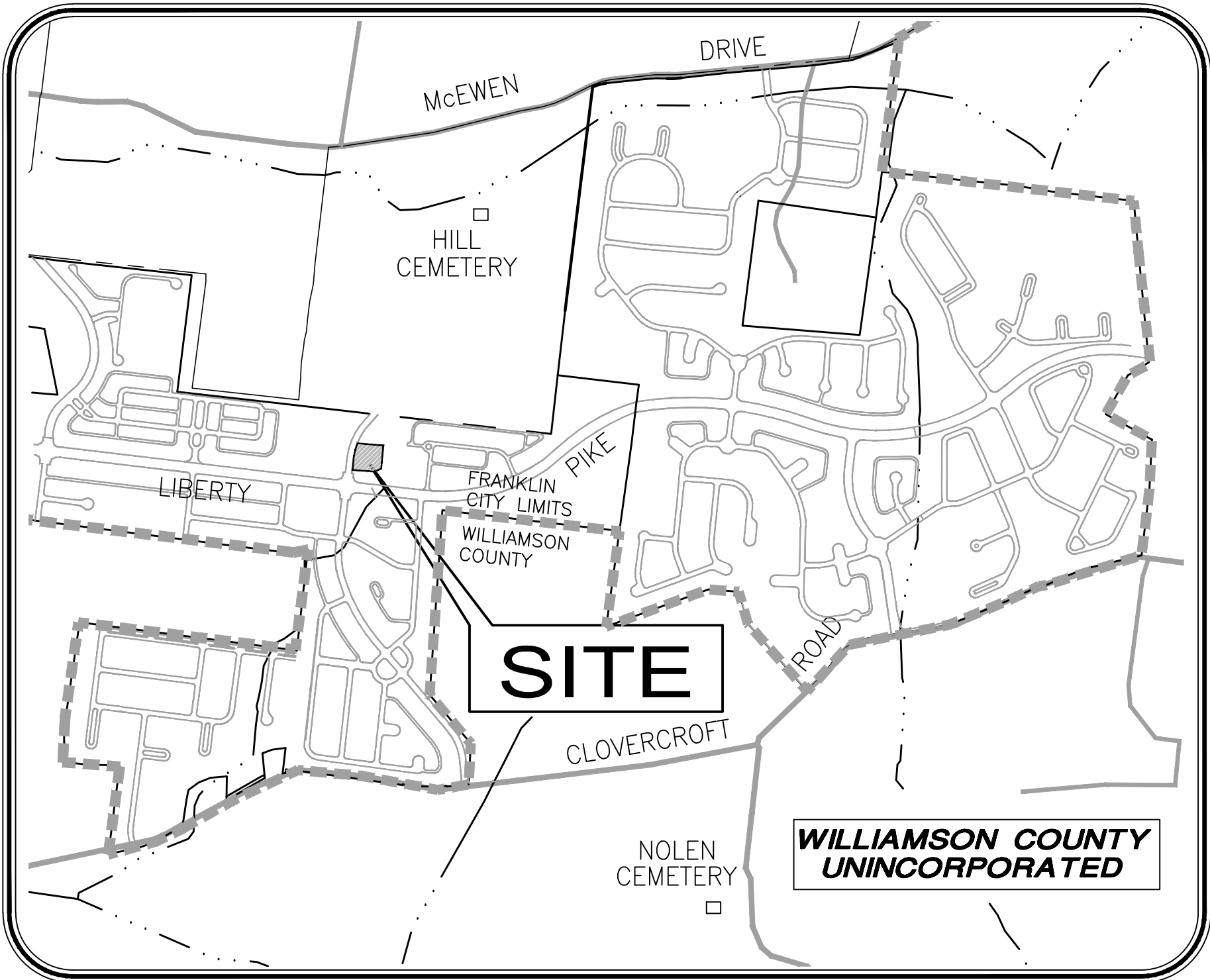
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CTHORNE@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGAN-SMITH-ASSOCIATES
SCOTT BERNICK
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

ARCHITECTURE

TR,i ARCHITECTS
JEFFREY KAISER
9812 MANCHESTER RD.
St. LOUIS, MO 63119
(314) 395-9250
JEFF.KAISER@TRIARCHITECTS.COM



LOCATION MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C1.0 OVERALL PUD DEVELOPMENT PLAN
C2.1 EXISTING CONDITIONS
C3.1 PUD DEVELOPMENT PLAN
C3.2 FIRE TRUCK PATH
C4.1 CONCEPTUAL GRADING, DRAINAGE AND UTILITIES PLAN

WORKSHOP PLANS

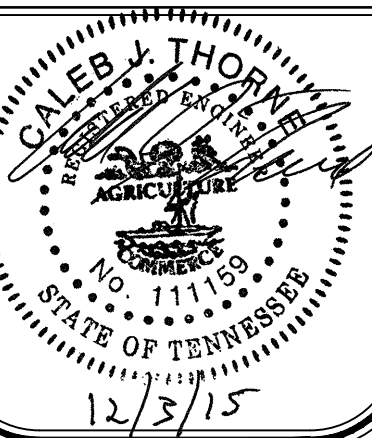
--- RENDERED SITE LAYOUT
--- ARCHITECTURAL RENDERING
--- DESIGN NARRATIVE

CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE



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FRANKLIN PROJECT 5980

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:
15120	0344	C. THORNE	B. SHRUM	NO SCALE	NOVEMBER 9, 2015
REVISIONS					
12-03-15 (B.C.S.) Rev. Per City Comments					

COVER SHEET

C0.0



LINE	BEARING	DISTANCE
L1	N23°12'07"E	12.37'

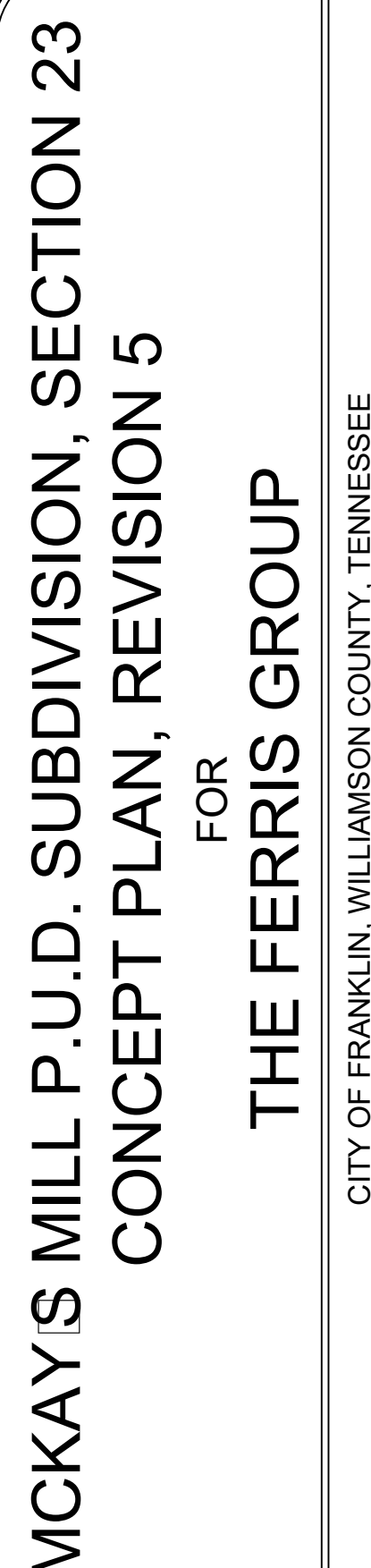
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 CHATTANOOGA, TN 37408
 (423) 421-5400

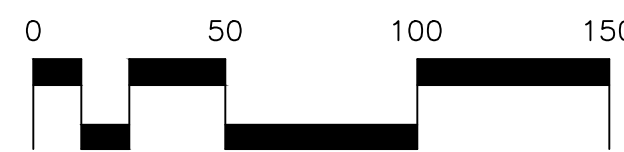
CHATTANOOGA
 15 WOODLAND STREET
 CHATTANOOGA, TN 37406
 (423) 244-8091

• www.ragan-smith.com



**MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

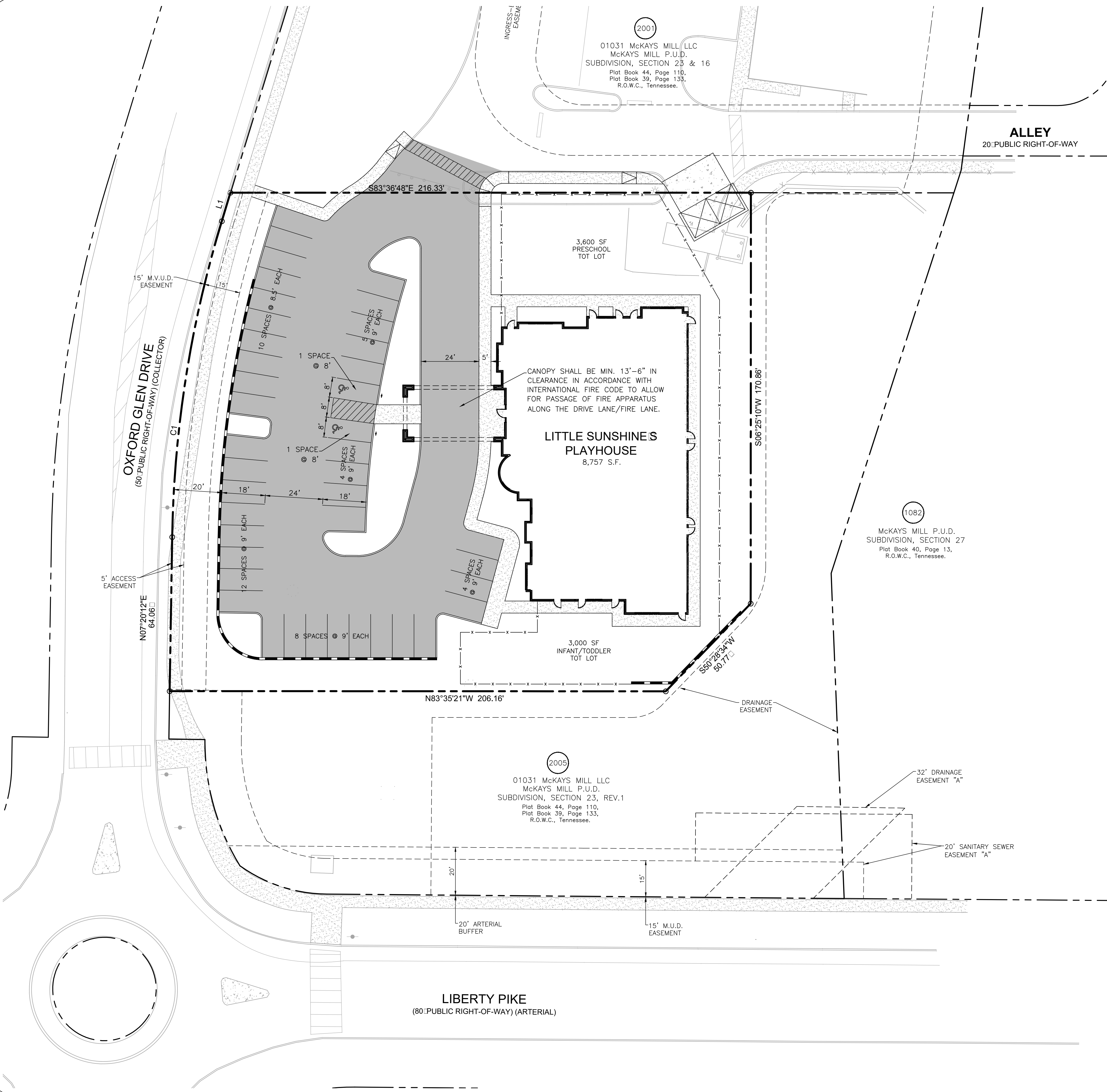
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



EXISTING CONDITIONS

C2.1

01/15/2015 10:41:01 AM, CHATTANOOGA COUNTY, TENNESSEE, PUD DEVELOPMENT PLAN, MCKAY'S MILL P.U.D., SECTION 23, REV. 1, PLAT BOOK 44, PAGE 110, PLAT BOOK 39, PAGE 133, R.O.W.C., TENNESSEE, LAST UPDATED BY: BCS ON: 10/09/15 11:30 AM



SITE DATA:

PROJECT INFORMATION:

NAME:

MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

PROPERTY INFORMATION:

CITY OF FRANKLIN PROJECT NUMBER:

STREET ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

TAX MAP:

PARCEL:

TOTAL LOTS (2001, 2004 & 2005) SIZE:

LOT 2004 SIZE:

LAND USE:

EXISTING ZONING CLASSIFICATION:

CHARACTER AREA OVERLAYS:

APPLICABLE DEVELOPMENT STANDARDS:

MINIMUM REQUIRED SETBACK LINES:

(FROM PERIMETER OF LOTS 2001, 2004 & 2005)

YARD FRONTING ARTERIAL

SIDE

REAR

2100 OXFORD GLEN DRIVE

FRANKLIN

WILLIAMSON

TN

14th

80

1.06, 1.11 1.12

3.53 AC. (153,767 SF)

1.10 AC. (48,029 SF)

NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

SEWARD HALL - 1

CONVENTIONAL

OWNER:

MR. PRESTON AMOS

6 VOUGA LANE

ST LOUIS, MO 63131

(314) 600-0235

PAMOS@FERRISGROUP.COM

CIVIL ENGINEER:

RAGAN SMITH ASSOCIATES

MR. CALEB THORNE

315 WOODLAND STREET

NASHVILLE, TN 37206

(615) 244-8591

CTHORNE@RAGANSMITH.COM

ARCHITECT:

TRI ARCHITECTS

MR. JEFFREY KAISER

9812 MANCHESTER RD.

ST LOUIS, MO 63119

(314) 395-9250

JEFF.KAISER@TRIARCHITECTS.COM

PROPOSED USE AMENDMENT:

PROPOSED BUILDING SQUARE FOOTAGE:

PROPOSED BUILDING HEIGHT:

PARKING REQUIRED:

2 SPACES/1,000 S.F. @ 8,757 S.F.:

1 SPACE/EMPLOYEE:

TOTAL:

PARKING PROPOSED:

TO ADD INSTITUTIONAL/DAYCARE TO

EXISTING COMMERCIAL AREA P.

8,757 S.F.

MAX. 35'

18 SPACES

23 SPACES

41 SPACES

41 SPACES

FRANKLIN PROJECT 5980

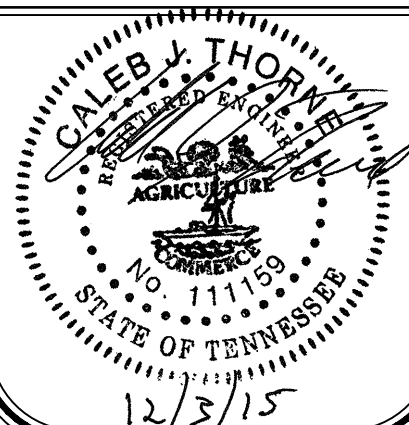
MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

FOR
THE FERRIS GROUP

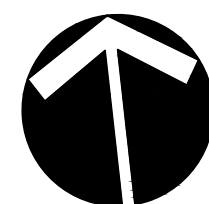
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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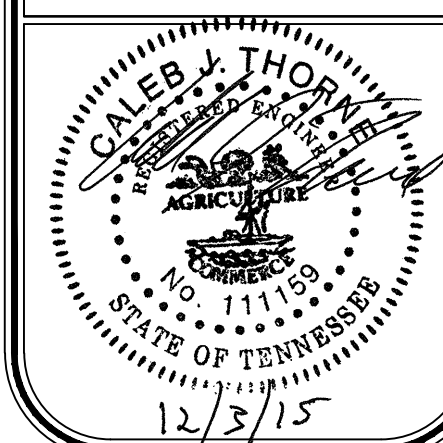
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JOB NO.	15120	WK. ORDER	0344
DESIGNED:	C. THORNE	DRAWN:	B. SHRUM
SCALE:	1" = 20'	DATE:	NOVEMBER 9, 2015

PUD
DEVELOPMENT
PLAN

C3.1



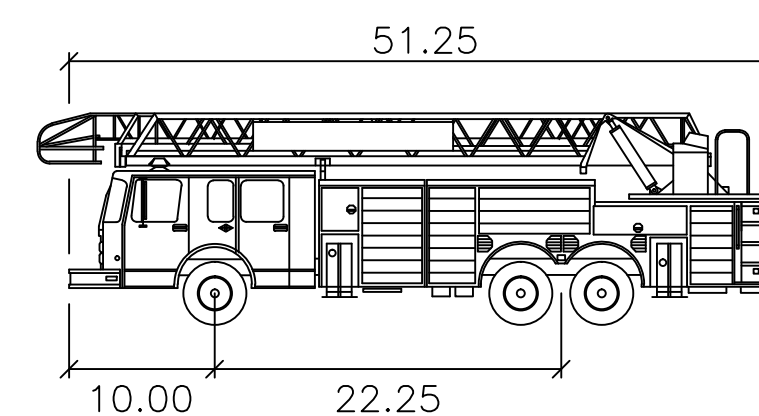
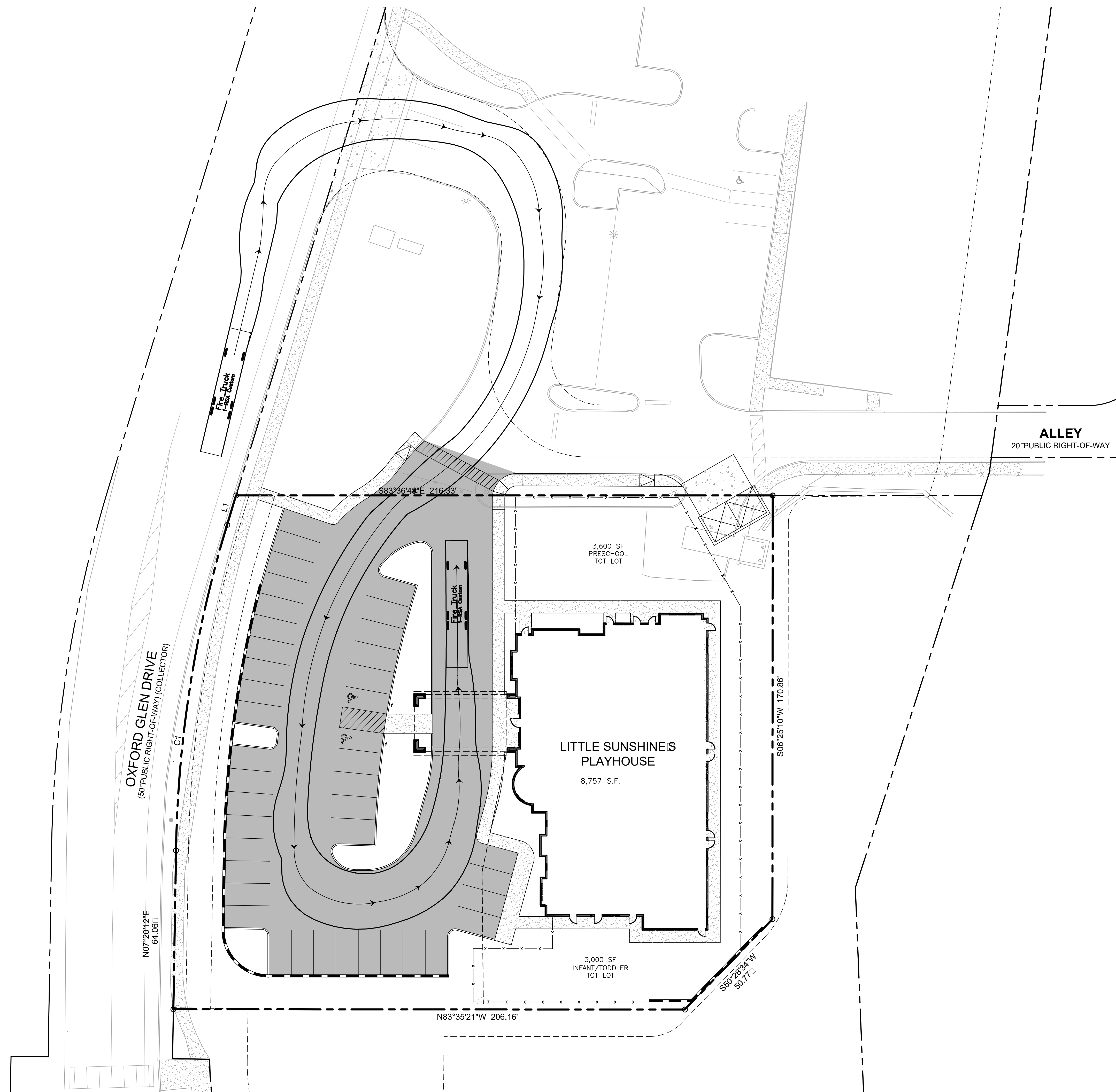
**MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5
FOR
THE FERRIS GROUP**

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 15120	WK ORDER 0344		
DESIGNED: C. THORNE	DRAWN: B. SHRUM		
SCALE: 1" = 20'			
DATE: NOVEMBER 9, 2015			
		 12-03-15 (B.C.S.) Rev. Per City Comments.	
		REVISIONS	

FIRE TRUCK PATH

C3.2

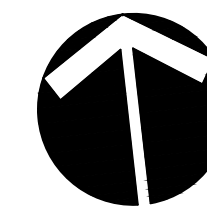


FRANKLIN FIRE TRUCK

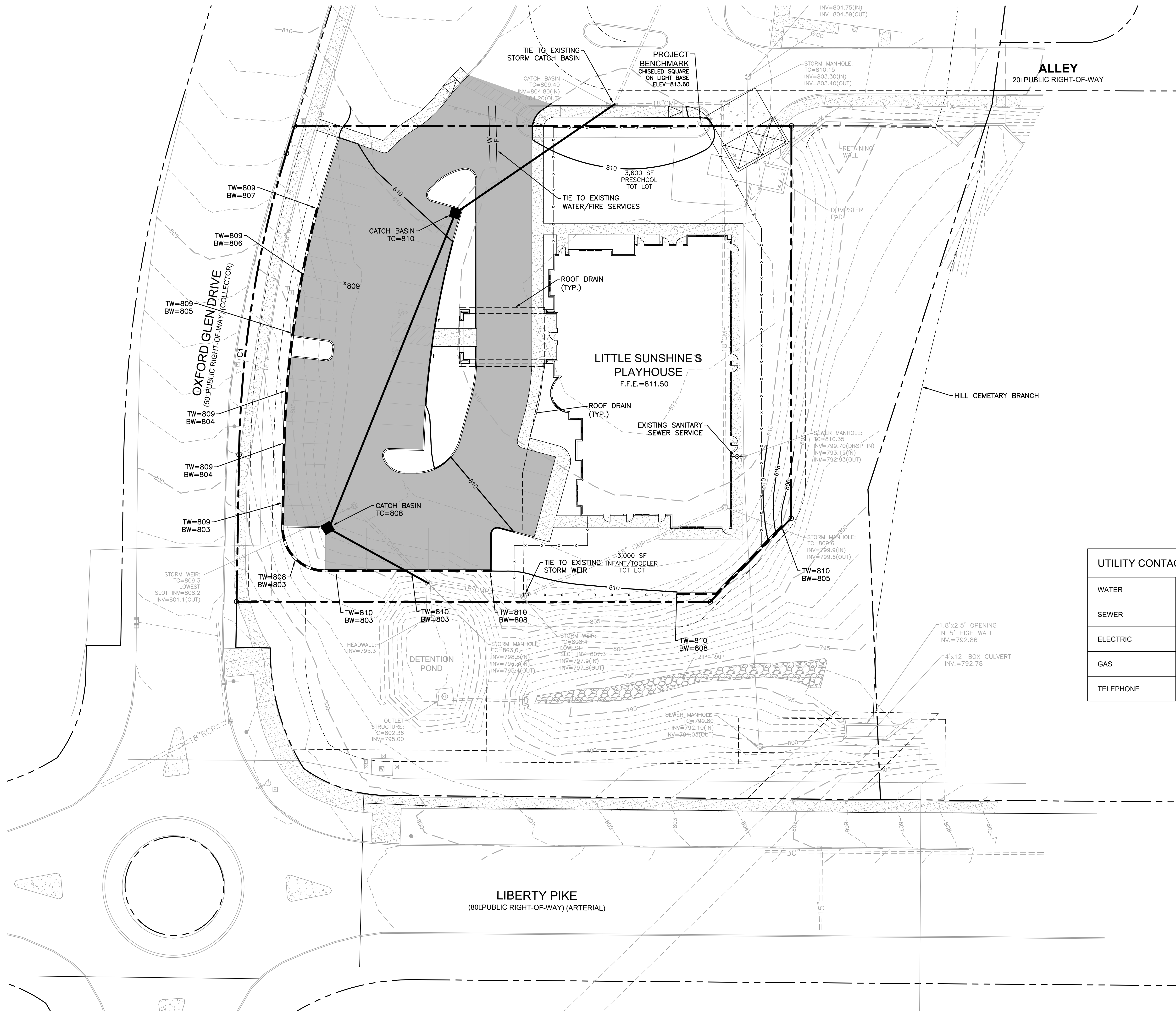
NUMBER OF FRONT AXLES:	1
FRONT TRACK WIDTH:	8'
WHEELS ON EACH FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
REAR TRACK WIDTH:	8'
WHEEL BASE:	21.316'
(FRONT AXLE TO FRONT REAR AXLE)	
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.0417'
WIDTH:	8.333'
REAR OVERHANG:	22.1424'
BODY STYLE:	FIRE TRUCK
TURNING RADIUS WALL TO WALL:	42'



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0:13:50 AM - CIVIL ENGINEERING - 02/25/2015 - 11:11 AM - ALL INFORMATION IS FOR INFORMATION ONLY. NOT TO BE USED FOR CONSTRUCTION. PLOTTED BY: RAGAN SMITH ON: 12/03/15 11:11 AM. LAST UPDATED BY: RAGAN SMITH ON: 12/03/15 11:11 AM.

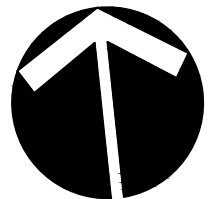


UTILITY CONTACTS:

WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 JENNIFER CLARK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTMC (615) 595-4685 ROGER JENKINS
GAS	ATMOS ENERGY (615) 566-3073 RON MYATT
TELEPHONE	AT&T (615) 595-7816 DAVID TUTTEROW



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FRANKLIN PROJECT 5980

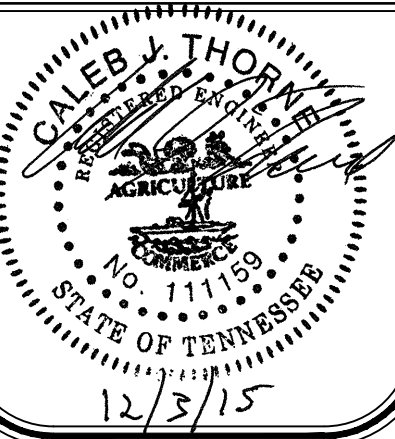
MCKAY'S MILL P.U.D. SUBDIVISION, SECTION 23
CONCEPT PLAN, REVISION 5

FOR
THE FERRIS GROUP

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB NO.	15120
WK. ORDER	0344
DESIGNED:	C. THORNE
DRAWN:	B. SHRUM
SCALE:	1" = 20'
DATE:	NOVEMBER 9, 2015

CONCEPTUAL
GRADING, DRAINAGE
AND UTILITIES PLAN

C4.1



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NASHVILLE, TN 37206 PH (615) 244-8591
FAX (615) 244-6739 WWW.RAGANSMITH.COM

JOB NO. 15120-0344
DATE: October 01, 2015



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Site Layout





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315 WOODLAND ST. P.O. BOX 60070
NASHVILLE, TN 37206 PH (615) 244-8881
FAX (615) 244-8739 WWW.RAGANSMITH.COM

JOB NO: 08033-8711
DATE: September 26, 2013



Little Sunshine's Playhouse

McKay's Mill Concept Plan, Revision 5

Architectural Rendering



- ***Little Sunshine's Playhouse & Preschool:*** LSP is a national operator of childcare facilities. LSP provides Early Care to children aged 6 weeks to 6 years. LSP's position as a leading innovator in childcare is illustrated by the imaginative, child-friendly design of the building. Every facility is professionally designed to maximize each child's personal experience. In conjunction with enhanced interiors, LSP playgrounds feature natural elements, outdoor play, and a variety of age-appropriate playground equipment.
- ***Facility:*** The Project will be developed as a childcare and preschool facility. The proposed single story building will be approximately 8,757 square feet with two exterior enclosed playgrounds totaling approximately 6,600 square feet.
- ***Architecture:*** The building will be developed using several different exterior materials including Cultured Stone, wood trim and EIFS. The gable roof will include an architectural grade shingle and HVAC equipment will be placed in the rear of the building and screened accordingly.
- ***General Information:*** The location will be operated by a local franchisee. Hours of operation are from 6:00 AM to 6:00 PM.

COF no: 5980

CONDITIONS OF APPROVAL:

Fire-Planning

[2015.11.09_PUD Development Plan Submittal.pdf](#)

1. Fire Protection

- The requested fire flow has not yet been provided.

The applicant shall provide the results from a two-hydrant flow test to determine available water supply for fire protection.

ORDINANCE 2015-61

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE TO REMOVE THE FEE IN-LIEU OF OPTION FOR OPEN SPACE SET ASIDE REQUIREMENTS BY AMENDING CHAPTER 5, SUBSECTIONS 5.5.3 (1), TABLE 5-7 ENTITLED “REQUIRED OPEN SPACE SET-ASIDE” AND SUBSECTION 5.5.3 (3).”

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed and appropriately sized open spaces for development projects; and

WHEREAS, a fee-in-lieu system for open space can prove challenging to define a nexus of applicability; and

WHEREAS, the current fee-in-lieu option has been proven ineffective due to lack of application; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

SECTION I. That Chapter 5, Section 5.3, Subsection 5.5.3(3), of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to renumber the subsequent Subsections accordingly, and is approved to read as follows:

~~(3) Fee In Lieu of Open Space Set Aside~~

~~(a) General~~

~~The BOMA may accept a fee in lieu of the open space set aside when:~~

- ~~(i) The total size of the common open space set aside is less than one acre;~~
- ~~and~~
- ~~(ii) If in a traditional area or TOD, the provision of amenity features on a lot in a traditional area is impractical or inappropriate.~~

~~(b) Procedure for Approval~~

- ~~(i) Upon receipt of the request to accept a fee in lieu of the open space set aside, the Parks Department shall review the proposal and prepare a recommendation to BOMA regarding the payment.~~
- ~~(ii) BOMA shall consider the request and the recommendation from the Parks Department during the normal meeting convened to review the development application or as a special item of review during a regular meeting in the event the development does not require BOMA review.~~

~~(c) Time of Payment~~

~~The fee in lieu of open space set aside shall be paid prior to the issuance of the first Certificate of Occupancy associated with the development.~~

(d) Amount of Payment

The amount of the fee in lieu will be established by the finance department based on recent property valuations in the general vicinity of the site or on other appropriate factors.

(e) Disagreement as to Amount

In the case of disagreement between the BOMA and the developer regarding the amount of payment, such determination shall be made by a special appraisal committee consisting of one professional appraiser appointed by the City Administrator, one professional appraiser appointed by the applicant, and one professional appraiser appointed by the first two committee appointees. This committee shall view the land and hear the contentions of both the city and the applicant. The findings of the committee shall be by a majority vote and shall be certified to the BOMA in writing within 30 days of the date the third member is appointed to the committee. The costs of the appraiser appointed by the applicant shall be borne entirely by the developer; the city shall bear all other costs associated with the committee.

(f) Use of Funds

All monies received by the city pursuant to this subsection shall be used only for the acquisition or development of public parks, greenways/blueways, open space sites, and related facilities.

SECTION II. That Chapter 5, Section 5.3, Subsection 5.5.3(1), Table 5-7, Required Open Space Set-Aside, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a strikethrough; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	Residential Development			Nonresidential and Mixed-use Development		
	Total Open Space Set-Aside (% of gross development size) [4]	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2] [3]	Total Open Space Set-Aside (% of gross development size)	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2]
Traditional Areas [1]	5%	100%	None	3%	100%	None
Conventional Areas	15%	34 3%	66%	5%	100%	None
NOTES:						
[1] Development within traditional areas and within mixed-use developments may substitute the provision of amenity features for formal open space set-aside area as provided in this subsection.						
[2] In the event that the required percentage figure results in an a formal open space set-aside smaller than one acre the minimum size requirement in Subsection 5.5.3 (6) , then the city may require a fee in lieu as an alternative a formal open space set-aside is not required.						

TABLE 5-7: REQUIRED OPEN SPACE SET-ASIDE						
Location of Development	Residential Development			Nonresidential and Mixed-use Development		
	Total Open Space Set-Aside (% of gross development size) [4]	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2] [3]	Total Open Space Set-Aside (% of gross development size)	% Formal (% of total set-aside) [2]	% Informal (% of total set-aside) [2]
[3]	Because not all sites contain natural features appropriate as informal open space, open space provided in accordance with the formal open space requirements may be credited toward fulfilling the informal open space requirement.					
[4]	Informal open space located within Hamlets or Conservation Subdivisions shall be provided in accordance with the applicable standards in Subsections 5.3.7 and 5.3.8.					

SECTION III. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

Open Space, Private

Open Space on each building lot in a development that is for the private use of inhabitants.

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 Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**RESOLUTION 2015-107
ORDINANCE 2015-75**

**TO BE ENTITLED, “A RESOLUTION AND ORDINANCE TO ANNEX
4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY
ADJACENT TO THE EAST, CONSISTING OF 13.6 ACRES, PROPERTY
LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF
MCKAY’S MILL SUBDIVISION AND ADJOINING THE CITY LIMITS
WITHIN THE NORTHEASTERN PART OF THE FRANKLIN URBAN
GROWTH BOUNDARY (UGB).”**

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* (TCA) Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2015-73 and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

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

SECTION I. That the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson’s Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15’ W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45’ W 416.5 feet to a fence post;

thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lng, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62' to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

- a. Easement for right of way of Clovercroft Road.

- b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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

SECTION III: That the annexed property shall become part of Aldermanic Ward 1.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

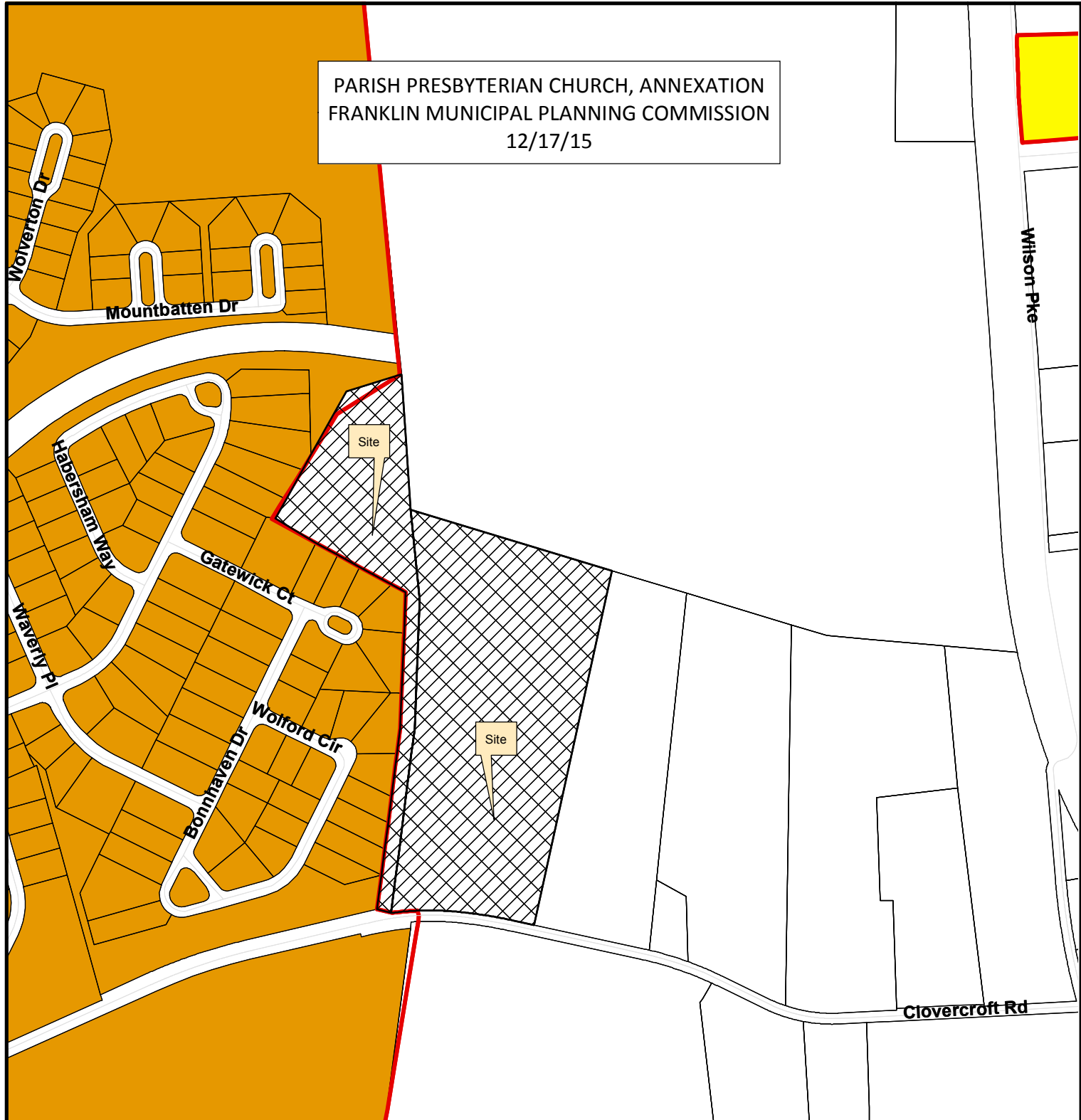
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

PARISH PRESBYTERIAN CHURCH, ANNEXATION
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Parish Presbyterian Church, Annexation

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



0 0.04 0.08 0.16 Miles

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ORDINANCE 2015-76

TO BE ENTITLED, “AN ORDINANCE TO ZONE 13.6 ACRES CI – CIVIC AND INSTITUTIONAL DISTRICT, SWCO – SEWARD HALL CHARACTER AREA OVERLAY DISTRICT AND DESIGNATE AS CONVENTIONAL AREA STANDARDS, FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY’S MILL SUBDIVISION, 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST.”

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2015-73 and Resolution 2015-107/Ordinance 2015-75; and

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

WHEREAS, the CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, and Conventional Area Standards, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2015-108, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, zoned the following: CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, Special Area SWCO-2, and Conventional Area Standards:

PREMISES CONSIDERED

Map-Parcel	Acres
80-11.01	3.6
Total	3.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson’s Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15’ W 25 feet to a point; thence with the West margin of a

25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post; thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lng, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

SECTION II. That the following described property shall be, and is hereby, zoned the following: CI – Civic and Institutional District, SWCO – Seward Hall Character Area Overlay District, Special Area SWCO-4, and Conventional Area Standards:

PREMISES CONSIDERED

Map-Parcel	Acres
80-12.05	10
Total	10.00

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00

acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

- a. Easement for right of way of Clovercroft Road.
- b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

SECTION III. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

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 Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

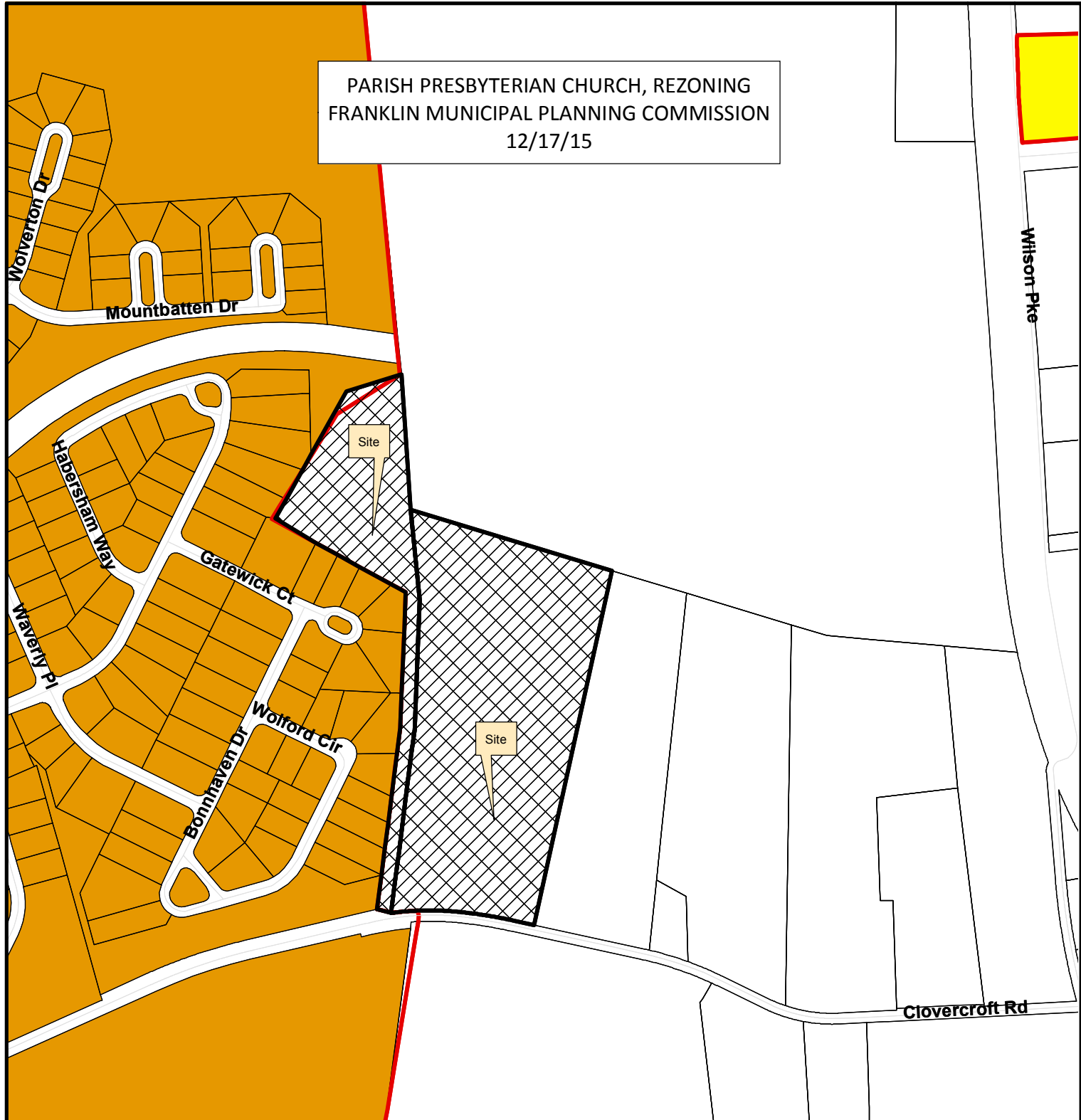
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

PARISH PRESBYTERIAN CHURCH, REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Parish Presbyterian Church, Rezoning

	Parish Presbyterian Church		RM-10 Attached 10 Residential District		GC General Commercial District
	AG Agricultural District		RM-15 Attached 15 Residential District		LI Light Industrial District
	ER Estate Residential		RM-20 Attached 20 Residential District		HI Heavy Industrial District
	R-1 Residential District		SD-R Specific Development-Residential		CI Civic and Institutional District
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	R-6 Historic Core Residential District		GO General Office District		
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0 0.04 0.08 0.16 Miles

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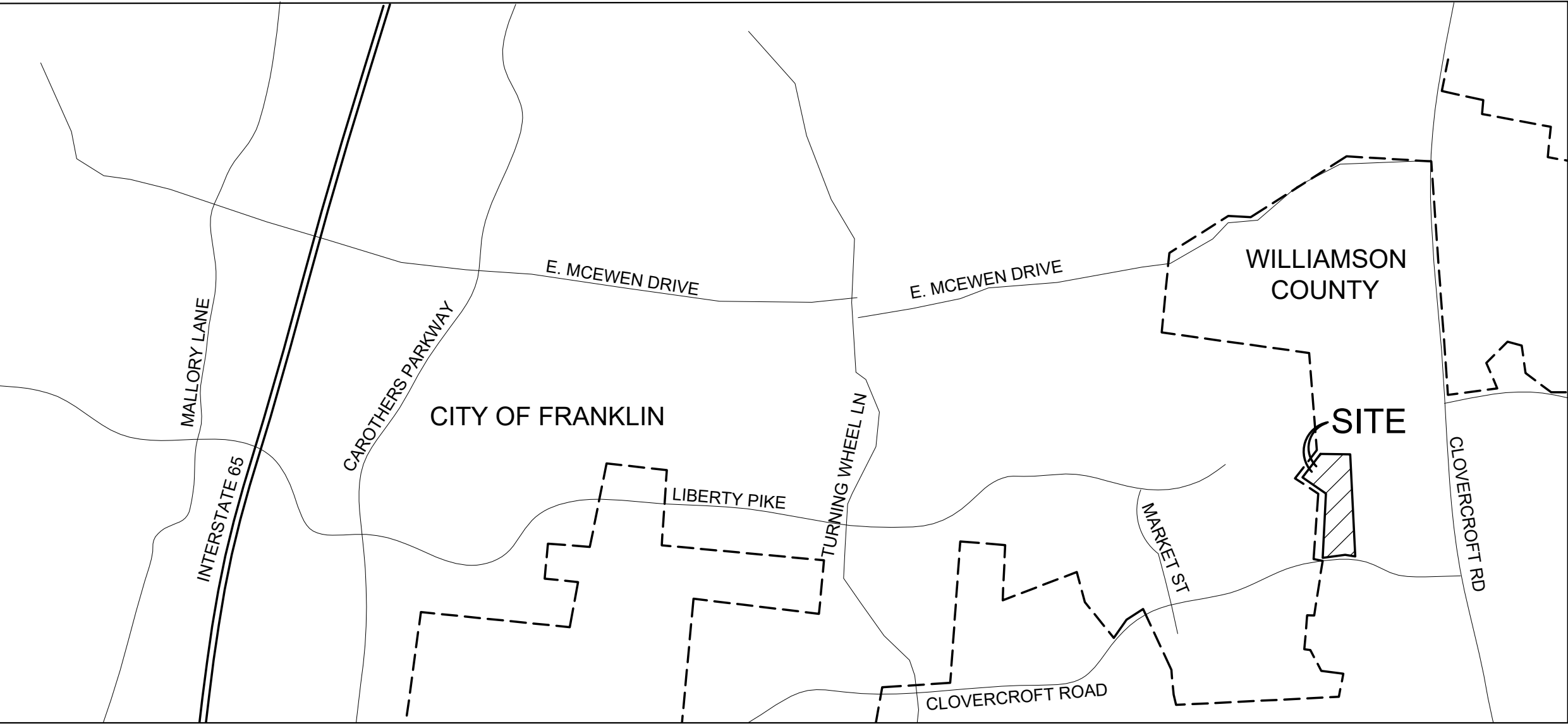
Parish Presbyterian Church Rezoning Plan

ANNEXATION AND ZONING OF CHURCH PROPERTY
Map 80 Parcels 11.01 and 12.05
4150 CLOVERCROFT ROAD
FRANKLIN, TN

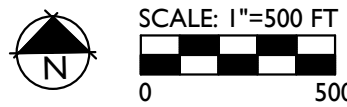
OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCROFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

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

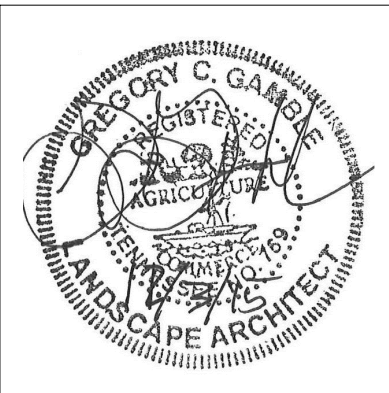
CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com



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



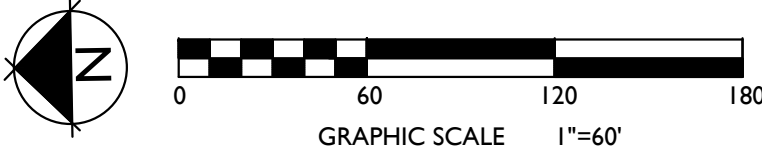
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14
greggamble209@gmail.com
615-975-5765



DECEMBER 3, 2015
NOVEMBER 9, 2015

INDEX SHEETS

SHEET	DESCRIPTION
1	14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
2	14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
3	14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
4	14TH CIVIL DISTRICT OF WILLIAMSON COUNTY



SITE DATA:

PROJECT NAME:

PROJECT NUMBER:

SUBDIVISION:

LOT NUMBER:

ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

MAP, GROUP, PARCEL NUMBERS:

EXISTING ZONING:

PROPOSED ZONING:

CHARACTER AREA OVERLAY:

APPLICABLE DEVELOPMENT STANDARD:

TOTAL ACREAGE:

TOTAL SQUARE FOOTAGE:

MINIMUM REQUIRED SETBACKS:

FRONT YARD: 20'

SIDE YARD: 10'

REAR YARD: 25'

APPLICANT / OWNER 3.6 A:

CHURCH

ADDRESS

CONTACT

OWNER 10 A:

PARTNERSHIP

ADDRESS

OFFICE PHONE

EMAIL ADDRESS

CONTACT

PLANNER/LANDSCAPE ARCHITECT:

COLLABORATIVE

ADDRESS

OFFICE PHONE

EMAIL ADDRESS

CONTACT

PARISH PRESBYTERIAN

CHURCH

DEVELOPMENT PLAN

XXXXX

NA

4150 CLOVERCROFT RD

FRANKLIN, TN

WILLIAMSON

TENNESSEE

14TH CIVIL DISTRICT

MAP 80, PARCELS 11.01

12.05

WILLIAMSON COUNTY

SUBURBAN ESTATE

CI CIVIC INSTITU.

SWCO-4

CONVENTIONAL

13.6 AC

592,416 SF

PARISH PRESBYTERIAN

CHURCH

4150 CLOVERCROFT ROAD

FRANKLIN, TN 37064

NATHAN GEORGE

MANN FAMILY LIMITED

1828 TYNE BLVD

NASHVILLE, TN 37215

615-440-4678

acrudele@tractorsupply.com

ANTHONY CRUDELE

GAMBLE DESIGN

144 SOUTHEAST PARKWAY

SUITE 200

FRANKLIN, TN 37064

615.975.5765

greggambledesign@gmail.com

GREG GAMBLE

RESOLUTION 2015-73

TO BE ENTITLED: “A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST, BY THE CITY OF FRANKLIN, TENNESSEE.”

WHEREAS, *Tennessee Code Annotated* (TCA) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman of the City of Franklin, Tennessee (“City”), to annex the following property adjoining the city limits and within the Franklin Urban Growth Boundary:

**4150 CLOVERCROFT ROAD AND PROPERTY IMMEDIATELY
ADJACENT TO THE EAST**

Property is located on the north side of Clovercroft Road and east of McKay’s Mill Subdivision as described herein and as depicted on the Map attached hereto as Exhibit A (“Property”).

Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

The Property adjoins the city limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 13.6 acres in 2 parcels. The property is owned by Anthony Crudele, of Mann Family Limited Partnership (“Owners”). The Property located at 4150 Clovercroft Road is used as a church and the Property to the east is vacant. This resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* (TCA) § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a plan of services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

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

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

- A. Water
1. The Property is located within the Milcrofton Utility District service area.
 2. Water availability shall be approved and provided through the Milcrofton Utility District prior to annexation.
 3. The Owner shall be required to provide adequate fire flow and pressure to the Property.
- B. Reclaimed Water
1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
 2. In the case of this Property, a several mile extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.
- C. Wastewater
1. The Property lies within the Mayes Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
 2. The proposed development of the Property is anticipated to construct a maximum 400 seat capacity chapel on the eastern property and the existing church be used for classroom space and for use by the Franklin Classical School during the week for about 150 students.
 3. The Owner shall be required to extend the sanitary sewer from the McKay's Mill Subdivision to provide service to the property.
 4. The Owner will be required to evaluate the capacity of the Amelia Park Pump Station and provide upgrades as determined by the City of Franklin.
 5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
 6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this property.
 7. The Owner shall be required for the payment of the fees per policies and procedures as outlined in Franklin Municipal Code.
- D. Stormwater
1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
 2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.
- E. Garbage and Recycling Pickup and Environmental
1. The Owner shall be responsible for refuse collection services as required by the City of Franklin Municipal Code.
 2. The Owner does not have to use the City as a provider, however they shall submit a plan for service and install the required dumpster enclosure if a dumpster will be used for holding refuse between scheduled service days.
- F. Streets
1. Emergency maintenance of streets will begin on the effective date of annexation.
 2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing city policies.

3. Primary Access to the property shall be provided on Clovercroft Road and the applicant shall be required to provide a long term connection to adjacent properties as required by City regulations.
4. It should be noted that the Clovercroft Rd fronting the property is currently within Williamson County. The roadway frontage will need to be annexed by the City of Franklin as part of this annexation.
5. Unless waived by the Franklin Engineering Department, the Owner of the property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

G. Traffic Control

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

H. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per 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

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

J. Fire Protection

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

K. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Franklin Land Use Plan recommends that the subject property at 4150 Clovercroft Road be included into the Seward Hall 2 Character Area and the property to the east be included in the Seward Hall 4 Character Area.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Alderman, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

- L. Parks and Recreation
1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
 2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.
- M. Police Protection
1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
 2. Police services will be provided with existing personnel and equipment.
- N. Building and Code Inspection Services
1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
 2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

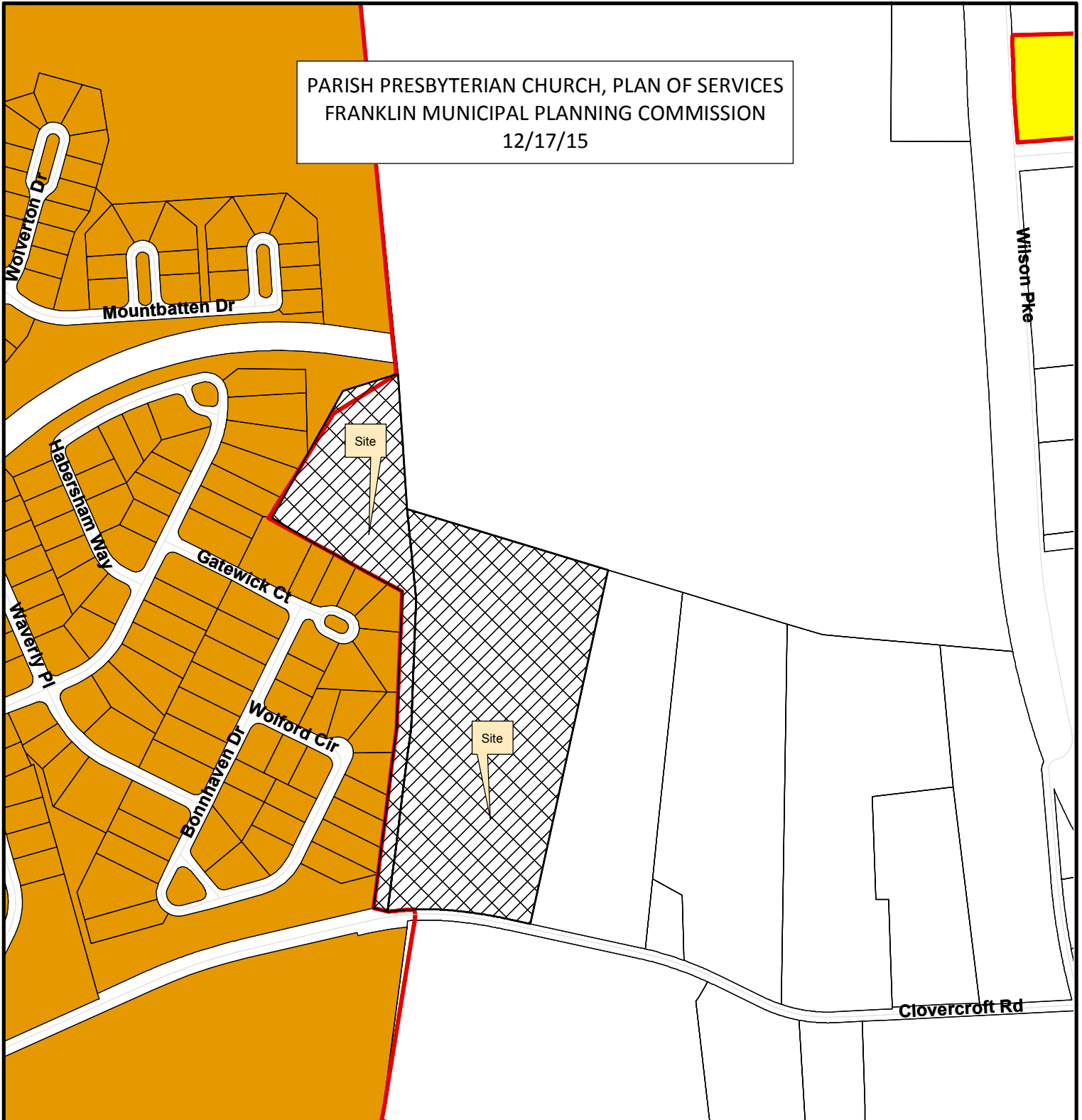
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PARISH PRESBYTERIAN CHURCH, PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Parish Presbyterian Church, Plan of Services

	Parish Presbyterian Church		RM-10 Attached 10 Residential District		GC General Commercial District
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	R-6 Historic Core Residential District		GO General Office District		
			CC Central Commercial District		
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0 0.04 0.08 0.16 Miles

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RESOLUTION 2015-108

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR PARISH PRESBYTERIAN CHURCH PUD, FOR THE PROPERTY LOCATED NORTH OF CLOVERCROFT ROAD AND EAST OF MCKAY’S MILL SUBDIVISION, 4150 CLOVERCROFT RD AND THE PROPERTY IMMEDIATELY ADJACENT TO THE EAST.”

WHEREAS, the owners of property located at 4150 Clovercroft Road and the property immediately adjacent to the east have petitioned the Board of Mayor and Alderman (BOMA) of the City of Franklin, Tennessee, to annex 13.6 acres adjoining the city limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the property as described in Resolution 2015-73 and Resolution 2015-107/Ordinance 2015-75; and

WHEREAS, the BOMA has, or will, approve zoning for the property as part of Ordinance 2015-76; and

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
80-11.01	3.6
80-12.05	10.0
Total	13.6

Tract 1 (80-11.01)

Land in Williamson County, Tennessee, being known as 4150 Clovercroft Road., Franklin, TN 37064, Map 80, Parcel 11.01, bound in general on the North and West by Ingraham, on the South by Ingraham and Clovercroft Road and on the East by S.J. Wilson Estate and Higgins. BEGINNING at a point in the North margin of Clovercroft Road, said point being S.J. Wilson's Est. Southwest corner; thence with the North margin of Clovercroft Rd., S 75 deg. 15' W 25 feet to a point; thence with the West margin of a 25 foot road with the two following calls, N 7 deg. E plus or minus 500 feet and N 1 deg. E 394 feet to a point; thence with a fence line N 62 deg. 45' W 416.5 feet to a fence post; thence with a fence line N 28 deg. 30' E 352 feet to an iron pin; thence with a new line N 57 deg. 15' E 189.8 feet to an iron pin in Higgins West fence line; thence with said fence line S 9 deg. 25' E 402 feet to a dead tree; thence with S.J. Wilson's Est. West line with the two following calls S 1 deg. W 597 feet and S 7 deg. W 490 feet to the point of beginning, containing 3.6 acres, more or less, shall be responsible for and maintain adequate cattle guards and/or gates at both ends of said 25 ft. roadway and Ingraham, his heirs and assigns, retain an easement right of access to and use of said roadway. Both of these rights and responsibilities shall run with the land.

Being the same property conveyed to Everitt E. Lang, Jr. by General Warranty Deed, from Laverne G. Lang, of record in Book 3407, page 109, Dated October 19, 2004. Everitt E. Lang, Jr., conveyed his interest in said property by Quitclaim Deed, to Clovercroft Chapel, Inc., of record in Book 4875, page 86, Dated July 6, 2009, Register's Office for Williamson County, Tennessee. Being the same property conveyed to Everitt E. Lang, Jr., a ½ undivided interest and to Linda Lng, a ½ undivided interest, as tenants in common, by Quitclaim Deed from Clovercroft Chapel, Inc., of record in Book 5122, page 757, Register's Office for Williamson County, Tennessee.

Tract 2 (80-12.05)

Being a parcel of land located in the 14th Civil District of Williamson County, Tennessee. Said tract located on the North side of Clovercroft Road and 3116.1' West of its intersection with

Wilson Pike and more particularly described as follows:

Commencing at an iron pin in the North R.O.W. of Clovercroft Road, said point being the Southwest corner of the tract herein described; thence with the West property line of tract 6, the following calls: N 01 deg. 44'02" W, 218.39' to a fence break; N 00 deg. 49'08" W, 244.57' to a fence break, N 05 deg. 54' 03" W, 251.64' to a fence break; N 07 deg. 14' 49" W, 131.62 to a fence break; N 05 deg. 51' 13" W, 243.22' to the Northwest corner of the tract herein described; thence, with North property line of tract 6, the following calls: S 84 deg. 54' 53" E, 65.95' to a fence break; S 84 deg. 27' 19" E, 114.05' to a fence break; S 84 deg. 02' 38" E, 250.00' to a fence break; S 83 deg. 36' 26" E, 34.05' the Northeast corner of the tract herein described, said point also being the Northwest corner of tract 5; thence, S 01 deg. 13' 37" E, with the West line of tract 5, 1005.45' to an iron pin in the Northern margin of Clovercroft Road, said point being the Southwest corner of tract 5 and the Southeast corner of the tract herein described; thence N 86 deg. 42' 34" W, with the Northern R.O.W. of Clovercroft Road, 106.20' to an iron pin; thence, with a curve to the left having a radius of 801.37, a chord of 302.46', a chord bearing of S 82 deg. 24' 46" W, and a length of 304.29', to the point of beginning, containing 10.00 acres more or less based on a survey conducted by Wilson and Associates, P.C., November of 1999.

Being the same property conveyed to Joe Charles Wilson and wife, Cheryl C. Wilson by deed from Virginia W. Hill, Virginia W. Hill, Trustee U/A/D Dated November.12, 1992 and U/A/D April 22, 1999, L. Pegine Hill, Madeleine Hill and Virginia Tameron Hedge of record in Book 1979, page 105, Register's Office for Williamson County, Tennessee.

This conveyance is subject to the following:

- a. Easement for right of way of Clovercroft Road.
- b. All matters appearing on the survey dated 11/24/1998, as revised 11/28/07, of Track Division of the Hill Property performed by Wilson and Associates, P.C., Joe Charles Wilson, Tennessee RLS No. 654.

This is (X) unimproved property known as 10 acres more or less, Clovercroft Road, Franklin, Tennessee 37064.

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

SECTION III: That the overall entitlements for the Parish Presbyterian Church PUD are as follows:

Entitlements	Parish Presbyterian Church PUD
Base Zone District	CI – Civic and Institutional
Character Area Overlay	SWCO – Seward Hall Character Area, Special Area 2 (80-11.01) and Special Area 4 (80-12.05)
Other Zoning Overlays	NA
Development Standard	Conventional
Number of Dwelling Units	NA
Number of Nonresidential Square Footage	21,822 sq. ft.
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	Formal: 0.68 acre Informal: NA
Number of Phases in Development	NA

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C1.0 - Overall Existing Conditions Plan

- Applicant did not address comment: Applicant shall show and label existing topography vertical intervals at five (5) feet, extending to sheet limits

2. C2.0 - Overall Development plan

- Applicant did not address the comment. Applicant shall remove contours from Overall Development plan. The lines are on top of the layout and take away from the design. At minimum they should be pushed to the back as to be less emphasized.

Planning

General Comments

3. Character Area Note

- Applicant shall note that tract 1 is within the SWCO-2 Character Area and tract 2 is within the SWCO-4 Character Area.

Planning (Landscape)

General Comments

4. Specimen Tree Preservation

- Applicant shall provide the Tree Preservation sheet with the site plan and shall provide for any specimen tree removal at site plan stage.

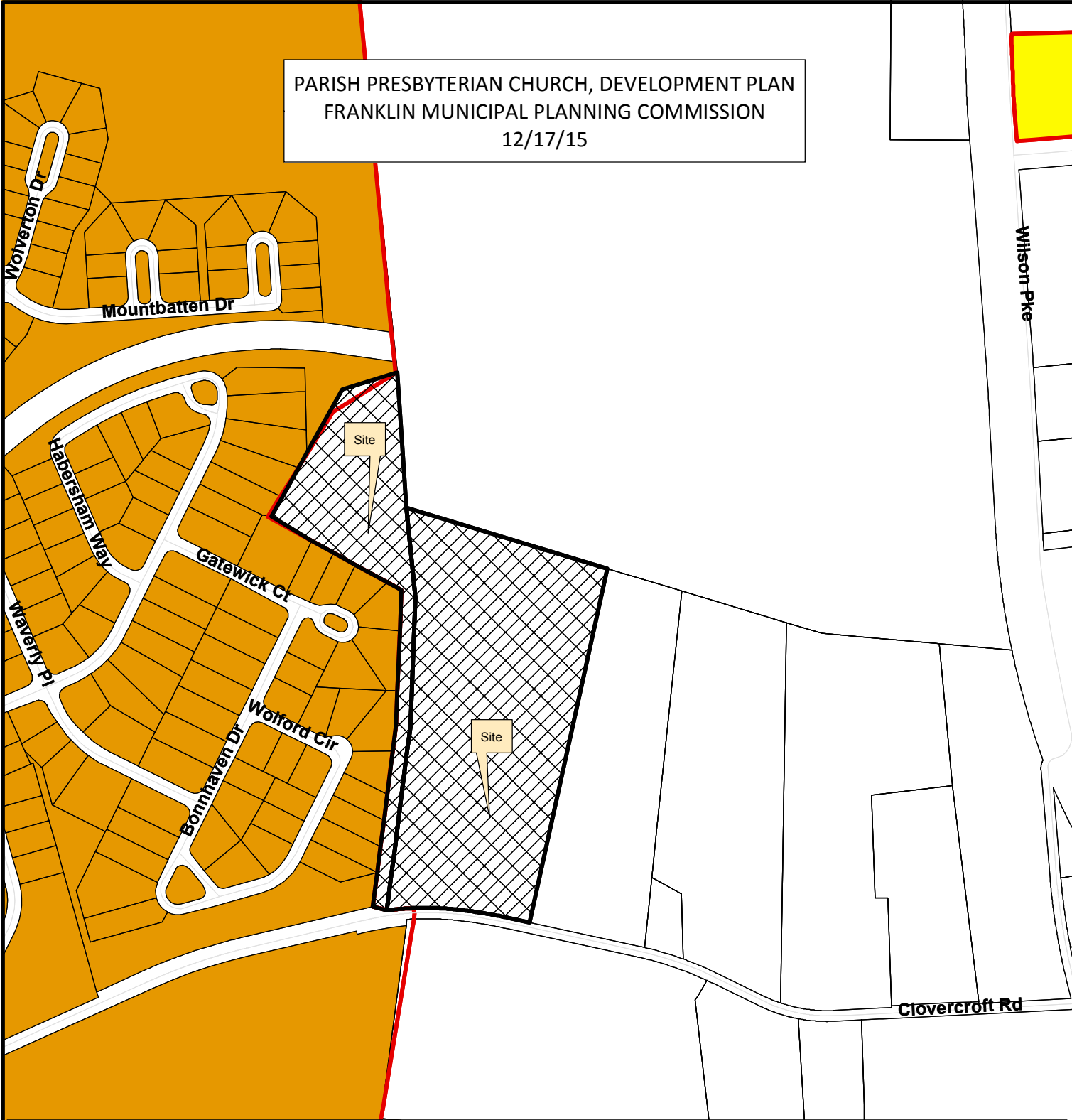
Stormwater

General Comments

5. Stream Buffer

- After a site visit there appears to be a wetland and stream immediately adjacent to the northern property line which will require a 60' stream buffer from top of bank.

PARISH PRESBYTERIAN CHURCH, DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



Parish Presbyterian Church Development Plan

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



0 0.04 0.08 0.16 Miles

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

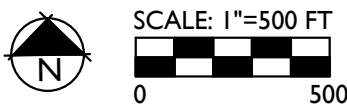
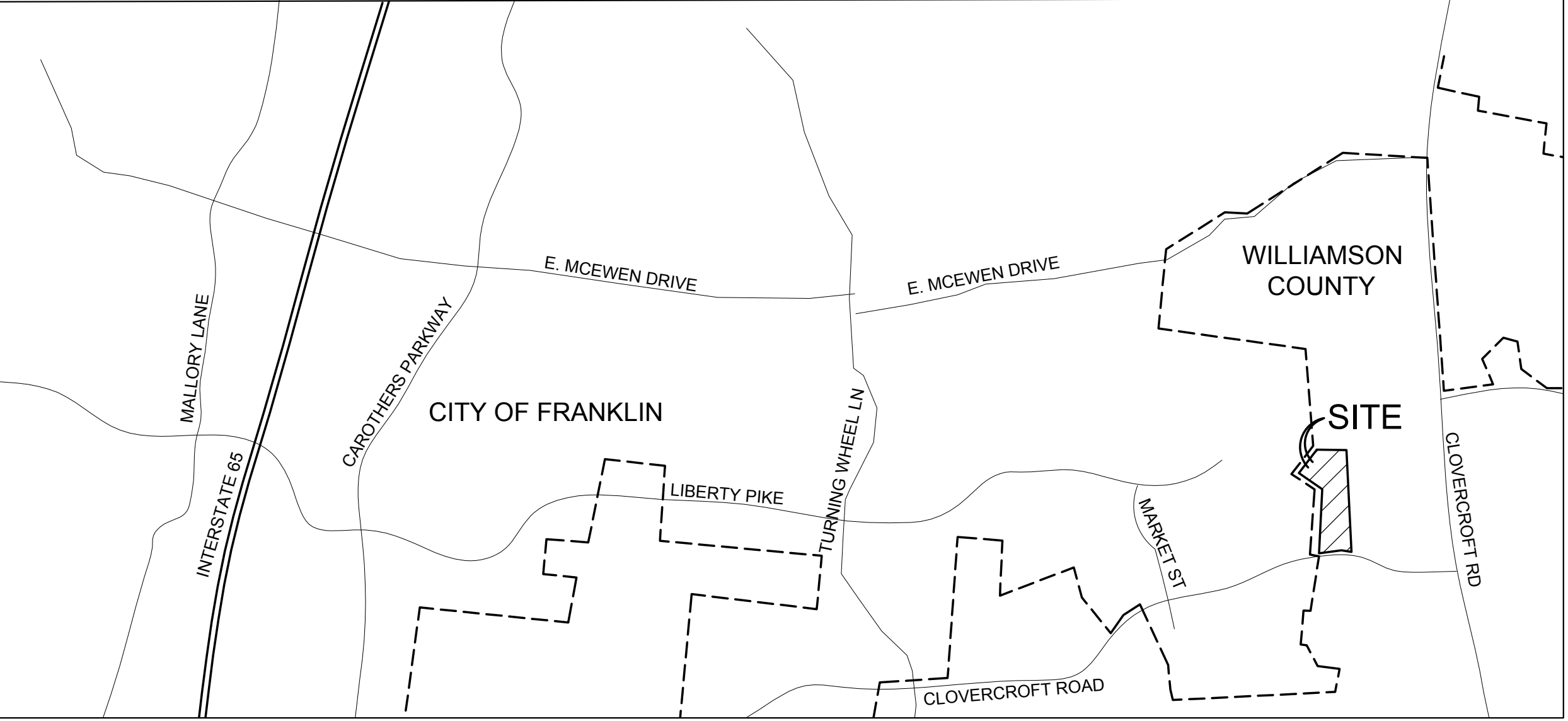
CONSTRUCTION OF NEW CHURCH
4150-4160 CLOVERCROFT ROAD
Map 80 Parcels 11.01 and 12.05
FRANKLIN, TN

OWNER / APPLICANT:
PARISH PRESBYTERIAN CHURCH
NATHAN GEORGE
4150 CLOVERCROFT ROAD
FRANKLIN, TN 37064
CHURCH 615.574.1029 / CELL 615.944.8831
ngcmusic@mac.com

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

CIVIL ENGINEER / SURVEYOR:
ENERGY LAND & INFRASTRUCTURE
MICHAEL RAY, PE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217
615.383.6300
michael.ray@eli-llc.com

ARCHITECT
DESIGN TANGENTS
JOHN(MIKE) GRAFFAM, AIA
330 FRANKLIN ROAD,
BRENTWOOD, TN 37027
615.603.5236
designtangents@gmail.com



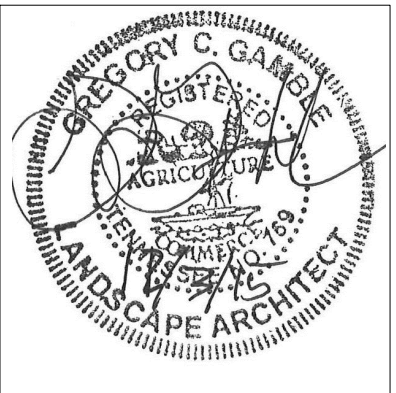
14TH CIVIL DISTRICT OF WILLAMSON COUNTY
CITY OF FRANKLIN, TENNESSEE

INDEX OF SHEETS

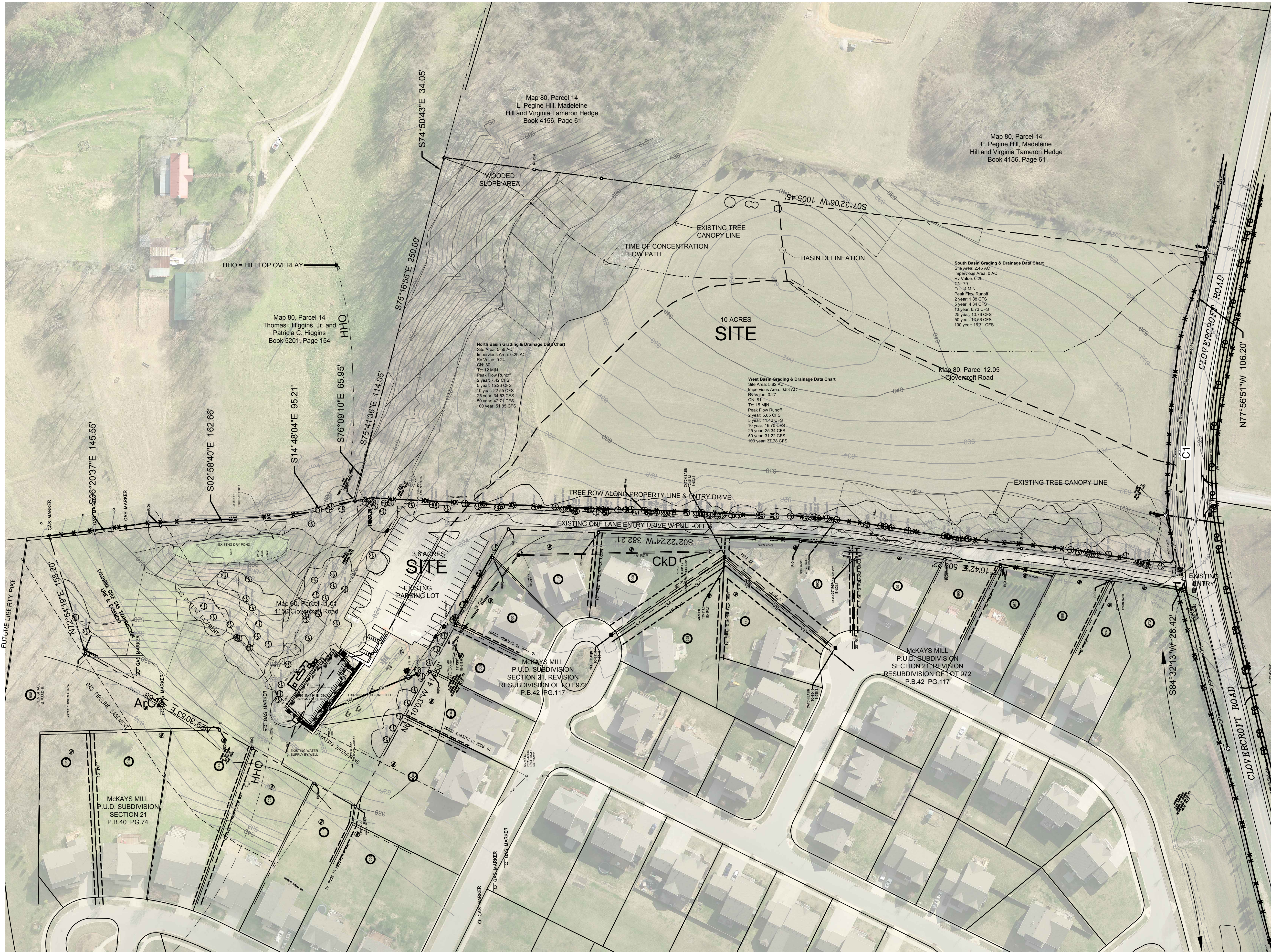
SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	EXISTING CONDITIONS PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	TREE PRESERVATION PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURAL ELEVATIONS



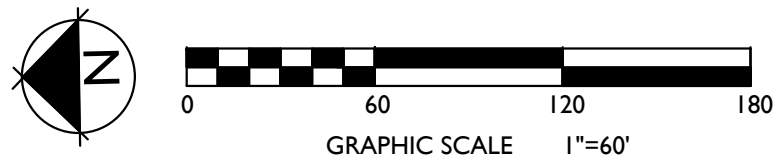
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
PROJECT NO. 14
greggamble209@gmail.com
615-975-5765



NOVEMBER 9, 2015
DECEMBER 3, 2015



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100; NAD 83 DATUM.



SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI CIVIC & INSTITUTIONAL
CHARACTER AREA OVERLAY:	SWC-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL S UARE FOOTAGE:	592,416 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	10'
REAR YARD:	25'
APPLICANT / OWNER 3.6 A:	PARISH PRESBYTERIAN CHURCH
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	NATHAN GEORGE
OWNER 10 A:	MANN FAMILY LIMITED PARTNERSHIP
ADDRESS:	1828 TYNE BLVD, NASHVILLE, TN 37215
OFFICE PHONE:	615-440-4678
EMAIL ADDRESS:	agrudale@tractorsupply.com
CONTACT:	ANTHONY CRUDELE
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggambie209@gmail.com
CONTACT:	GREG GAMBLE

EXISTING SITE FEATURES

DRAINAGE : STORMWATER
NATURAL SHEET FLOW OFF FRONT OF PROPERTY DRAINING TO THE SOUTH TO MAYES CREEK. EXISTING BUILDING SITE DRAINS TO EXISTING DRY POND, SHEET C3.0 FOR GRADING AND DRAINAGE DATA CHART.

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

REFUSE COLLECTION
CURRENTLY PRIVATE COLLECTION

RESTRICTIVE COVENANTS
NONE. STEEP SLOPES MAKE PART OF SITE DIFFICULT TO DEVELOPE BUT GOOD FOR GREEN SPACE

SEWER
NO SEWER; SERVICE BY SEPTIC LINE FIELD WORKING PROPERLY

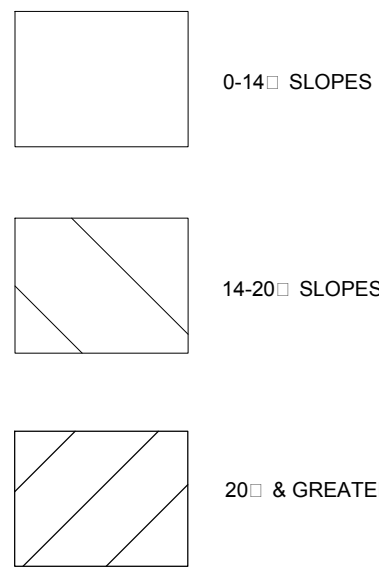
SOILS TYPES
NOTED ON SITE AND TABLE BELOW

TREE CANOPY DATA
EXISTING TREE CANOPY: 206,952 SF : 592,416 SF

WATER
WATER BY PUMP AND WELL; NO FIRE HYDRANT OR FIRE SERVICE..

HHO HILLTOP OVERLAY

SLOPE KEY



00000000
0000000000

Dr0000000000

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

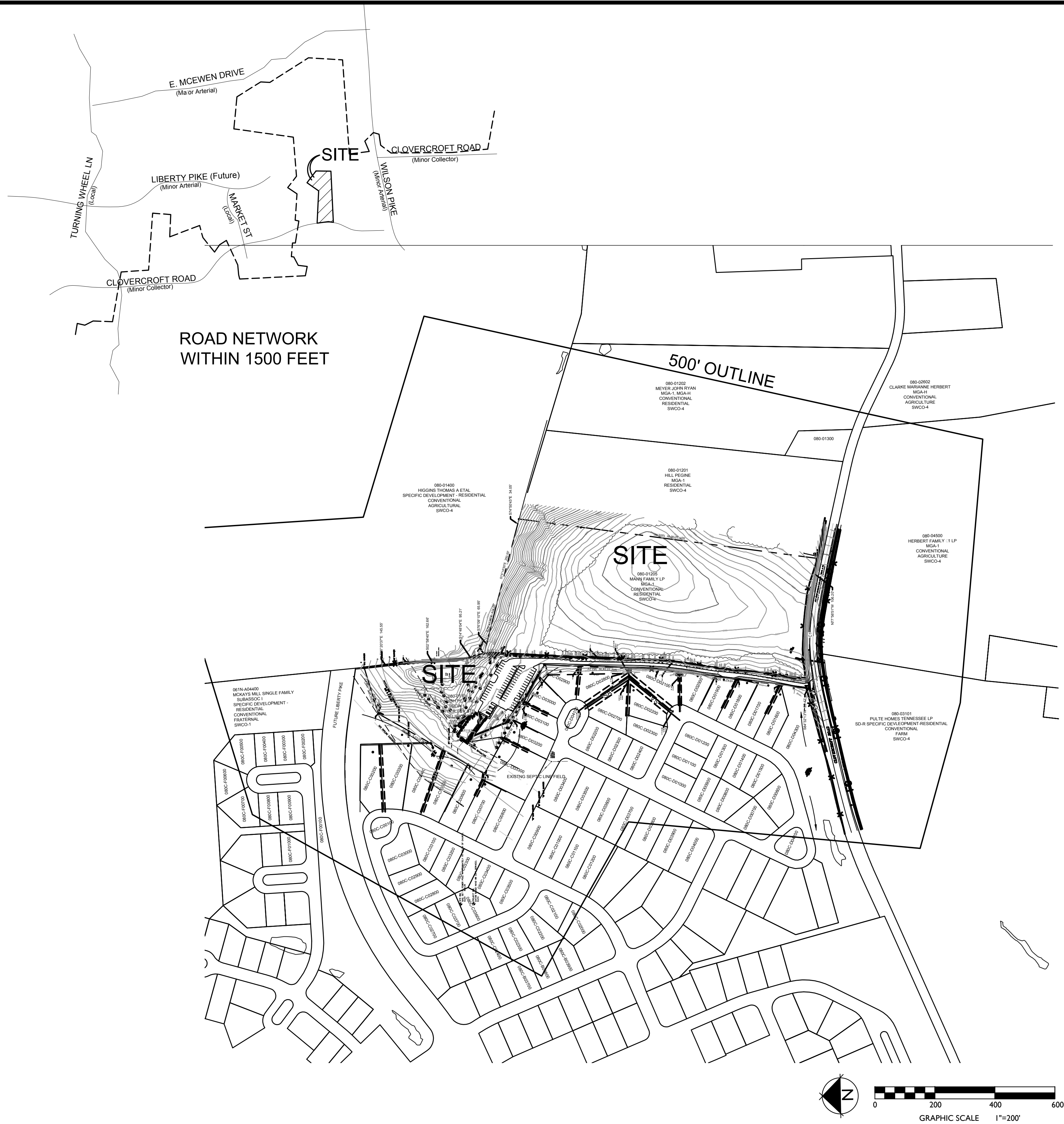
CARIS TERRIA CIRC
DECEME
M
C



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

**OVERALL
EXISTING
CONDITIONS
PLAN**

C



500' PROPERTY OWNER CHART

Map-Parcel	Owner	Owner-Address	City	State	ZIP	Zone	Character Area	Land Use	Dev. Standard
061N-A0400	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080-01300	OMERA LAURA JANITZ	4168 CLOVERCROFT RD	FRANKLIN	TN	37067	NA	SWCO-4	RESIDENTIAL	CONVENTIONAL
080C-B03700	MAHADEVAN NAGABHUSHAN	1122 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-B03800	FREEMER JOAN REV TRUST	1122 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-B03900	ORZECZOWSKI TOMASZ	1120 WAVERLY PLACE	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00100	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-C00200	DITTI RAVI	1267 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00300	MOTYKA TRACY M	1265 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C00400	REEDS LAURA L	1263 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00500	POT DOMINIQUE	1263 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00600	FUENTES JOSE L	1259 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00700	NICHOLS SONIA M	1257 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00800	MARSHALL NATALIE L	1255 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C00900	RUDGE NANCY E	1253 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C01000	CHAPMAN GREGORY	1251 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C01100	HASSELBRING STEPHEN	1249 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C01200	PERCASSO NICK	1247 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02000	SACKS RUSSELL L	1244 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02100	CAELLA MATT F	1248 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02200	LICHTENSTEIN JAMES L	1238 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02300	SCHIEKER RYAN	1279 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02400	THOMAS SUSAN E	1277 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C02700	JORDAN THOMAS H	1274 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02800	BRUNSMAN TODD	1270 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C02900	VERNON KIMBERLY	1268 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03000	CADIZ DORLANDO	1264 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-C03100	THOMAS RICHARD M	1260 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03200	SIMPSON STEVEN E	1205 HOURSGLASS CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03300	PAGE ALAN E	1254 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03400	CHAREST SUSAN A	1254 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03500	MERCER GREG R	1252 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03600	GUPTA RAJESH R	1278 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-C03700	HARGREAVES THOMAS J	1278 HABERSHAM WAY	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D00600	BEDELL EUGENE A III	2204 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D00700	ALLISON DAVID	1208 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D00800	OLIVER ERIC L	1212 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D00900	ZANE ESSE	1214 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01000	GRAY CINDY H	2228 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01100	TURBEVILLE JORDAN D	2226 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01200	BASKARADU ASHOK	2220 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01300	BAUER JOSEPH J TR	912 CALIB CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01400	BAXTER JANE G	4641 CHALMERS DR	NASHVILLE	TN	37215	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01500	MEHTA SACHIN	3825 BAUNTSVILLE LN	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01600	RANCK JEREMY L	2211 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01700	FIRE ROXANNE	330 N JACKSON ST #213	GLENDAL	CA	91206	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01800	MIRUS MARTIN F	2215 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D01900	NEEMA HIMANSHU	2217 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02000	ABDELWAHEED SHERIF	2213 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02100	CAHNESE WILLIAM JOSEPH	2223 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02200	ALUOTTO SALVATORE	2223 WOLFORD CIR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02300	NASAR SYED ASAD	4106 CROWNE BROOK CIR	FRANKLIN	TN	37067-8637	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02400	BAPAT ABHJIT VIJAY	1222 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02500	CHU YI	1222 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02600	GRIOLLMAN ALAN	1011 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02700	MANN JASON	1013 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02800	BHARADWAJ NARAYAN	1015 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D02900	ALAPATI SRI	1014 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03000	STONE ROBERT B	1012 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03100	HAMMAN DAN M	1014 GATEWICK CT	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03200	COX WALTER S	6880 WALNUT HILLS DR	BRENTWOOD	TN	37027	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03300	ATKINSON MICHAEL A	1004 GATEWICK CT	FRANKLIN	TN	37067-8640	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03400	ADAMS R B	1225 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03500	NUTHUDANAL GOWRISANKAR	1221 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03600	WOODRING DANE L	1221 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03700	DILLARD CHRISTOPHER S	1219 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03800	WARDROP JAMES C	1217 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D03900	CROUCH KEVIN E	1215 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D04000	HOCKEY BENJAMIN J	1213 BONNHAVEN DR	FRANKLIN	TN	37067	SD-R	SWCO-2	RESIDENTIAL	ETHER
080C-D04100	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	ETHER
080C-D04200	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	ETHER
080C-D04300	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #200	NASHVILLE	TN	37212	SD-R	SWCO-2	OPEN SPACE	ETHER
080C-F00100	NCKAYS MILL SINGLE FAMILY SUBASSOC 1	2200 HILLSBORO RD #2200	NASHVILLE	TN	37212	SD-R	SWCO-1	OPEN SPACE	CONVENTIONAL
080C-F00200	DUBOY MICHAEL	3805 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00300	JARVIS KENNETH R	1804 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00400	BEIG MIRZA G	1804 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00500	SADLER OWEN M	1805 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00600	HALL ROBERT THOMAS JR	1807 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00700	TAYLOR-SMITH CATHY	1805 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00800	PRICE LANCE M	1803 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F00900	NUNEZ TIMOTHY C	1801 MISTY WOODS CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL
080C-F01000	KRISHNANMURTHY GURUGANESH	1700 CALDERWOOD CT	FRANKLIN	TN	37067	SD-R	SWCO-1	RESIDENTIAL	CONVENTIONAL

UTILITY CONTACT INFORMATION

SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
615.550.6855
CONTACT: BEN MCNEIL

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
615.794.2596
CONTACT: RON MYTT

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
615.550.6855
CONTACT: WHITNEY SCHRIMSHER

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN 37067
615.595.4693
CONTACT: DALE HOOD

TELEPHONE
AT&T
615.595.7816
CONTACT: DAVID TUTTEROW

WATER
MILCROFTON
FRANKLIN, TN
615.794.5947
CONTACT: MIKE JONES

SITE DATA:

PROJECT NAME:

PARISH PRESBYTERIAN CHURCH
DEVELOPMENT PLAN
5995

PROJECT NUMBER:

NA

SUBDIVISION:

NA

LOT NUMBER:

4150-60 CLOVERCROFT ROAD

ADDRESS:

FRANKLIN, TN

CITY:

WILLIAMSON

COUNTY:

TENNESSEE

STATE:

14TH CIVIL DISTRICT

CIVIL DISTRICT:

MAP 80, PARCELS 11.01 & 12.05

MAP, GROUP, PARCEL NUMBERS:

WILLIAMSON COUNTY

EXISTING ZONING:

SUBURBAN ESTATE

PROPOSED ZONING:

CI CIVIC & INSTITUTIONAL

CHARACTER AREA OVERLAY:

SWCO-4

APPLICABLE DEVELOPMENT STANDARD:

CONVENTIONAL

TOTAL ACREAGE:

13.6 AC

TOTAL SQUARE FOOTAGE:

592,416 SF

MINIMUM REQUIRED SETBACKS:

FRONT YARD: 20'

SIDE YARD: 10'

REAR YARD: 25'

COF 5995

COF 5995

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

COF 5995

CARIS RES IDERIA IDIRCO

DECEME

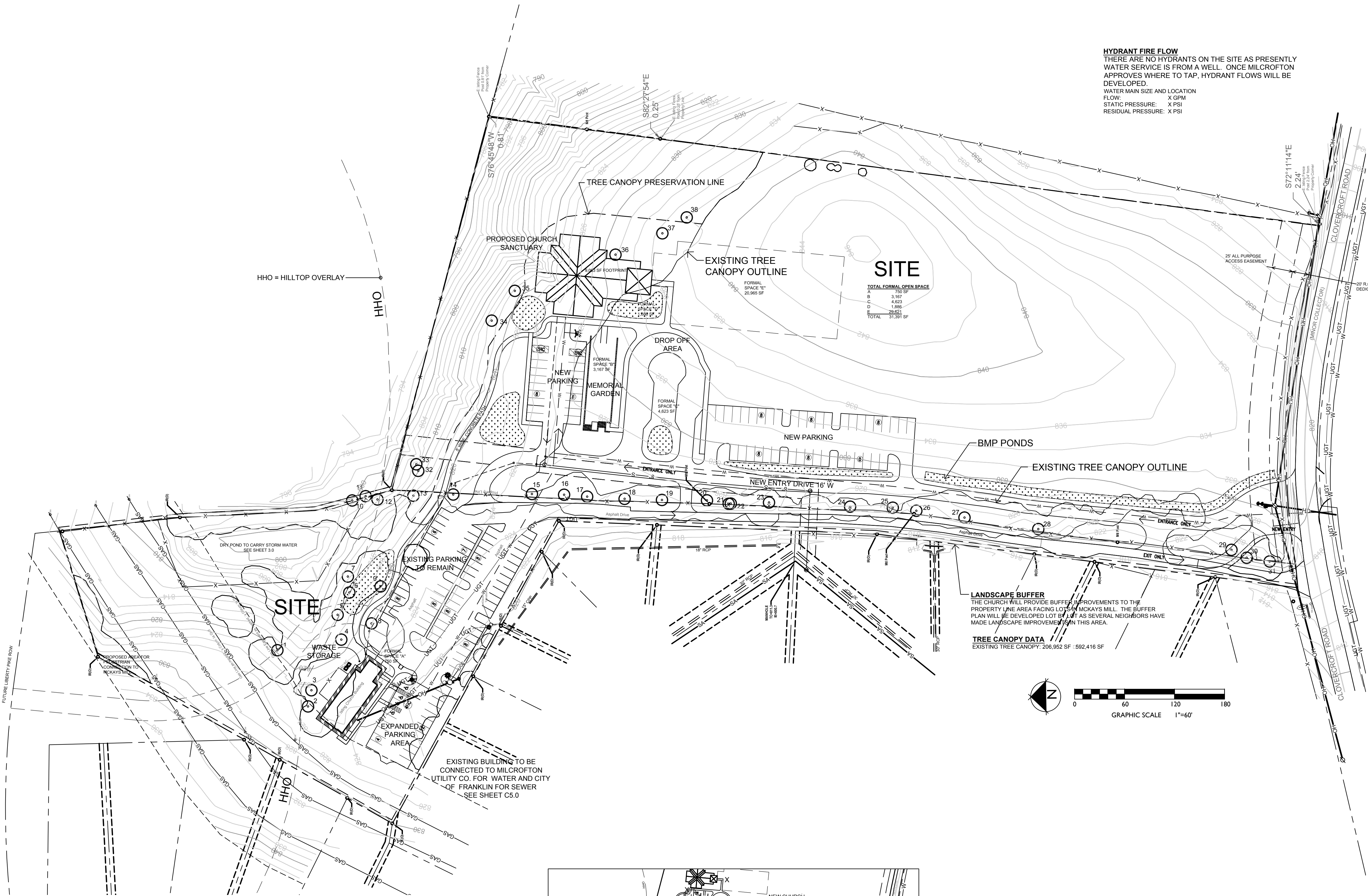
M



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

EXISTING
CONDITIONS
PLAN

COF 5995



HYDRANT FIRE FLOW
THERE ARE NO HYDRANTS ON THE SITE AS PRESENTLY WATER SERVICE IS FROM A WELL. ONCE MILCROFTON APPROVES WHERE TO TAP, HYDRANT FLOWS WILL BE DEVELOPED.
WATER MAIN SIZE AND LOCATION
FLOW: X GPM
STATIC PRESSURE: X PSI
RESIDUAL PRESSURE: X PSI

SITE

TOTAL FORMAL OPEN SPACE	
A	700 SF
B	3,167
C	4,623
D	1,896
E	28,621
TOTAL	31,391 SF

LANDSCAPE BUFFER
THE CHURCH WILL PROVIDE BUFFER IMPROVEMENTS TO THE PROPERTY LINE AREA FACING LOTS 10 & 11. THE BUFFER PLAN WILL BE DEVELOPED LOT BY LOT AS SEVERAL NEIGHBORS HAVE MADE LANDSCAPE IMPROVEMENTS IN THIS AREA.

TREE CANOPY DATA
EXISTING TREE CANOPY: 206,852 SF : 592,416 SF

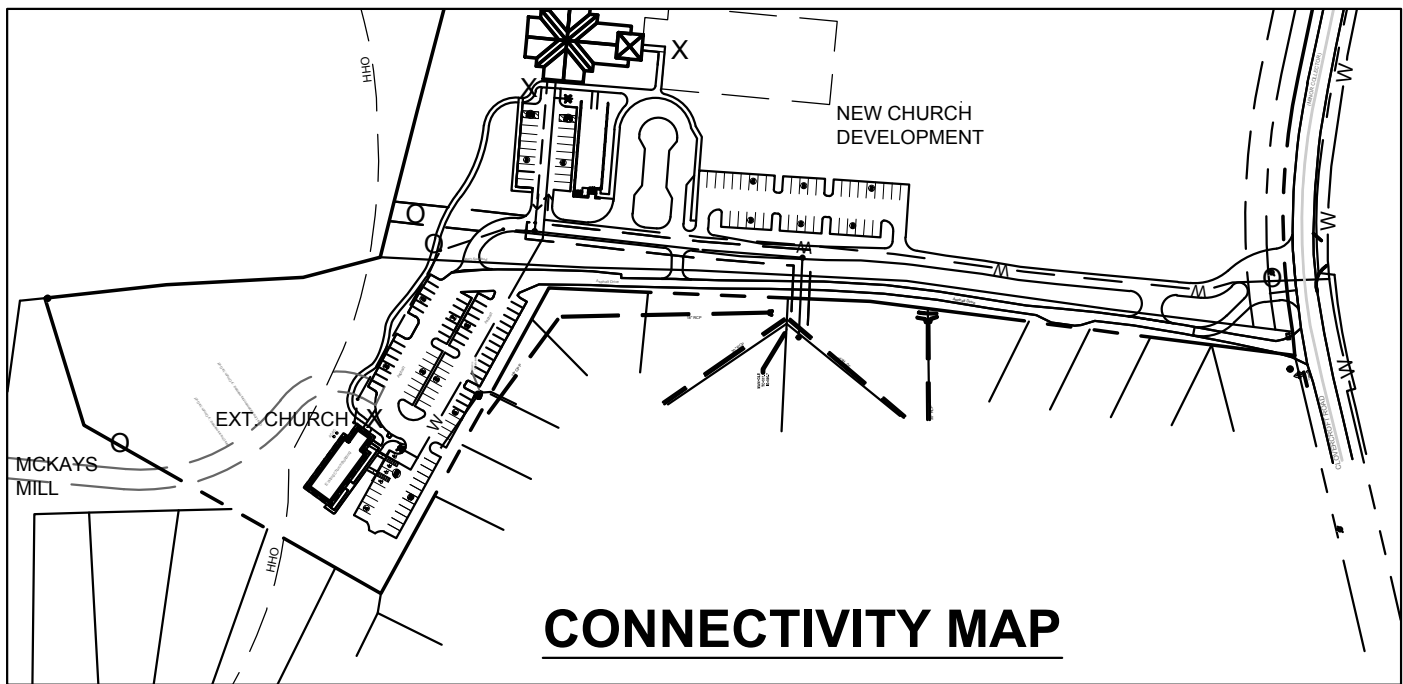
CONNECTIVITY INDEX

0 LINKS 6
X NODES 2

INDEX = 3

OFF-SITE CONNECTION IS PROPOSED FOR THIS DEVELOPMENT.

CONNECTIVITY MAP



SITE DATA:

PROJECT NAME:	PARISH PRESBYTERIAN CHURCH DEVELOPMENT PLAN
PROJECT NUMBER:	5995
SUBDIVISION:	NA
LOT NUMBER:	NA
ADDRESS:	4150-60 CLOVERCROFT ROAD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 80, PARCELS 11.01 & 12.05
EXISTING ZONING:	WILLIAMSON COUNTY SUBURBAN ESTATE
PROPOSED ZONING:	CI
CHARACTER AREA OVERLAY:	CIVIC & INSTITUTIONAL
APPLICABLE DEVELOPMENT STANDARD:	SWO-4 CONVENTIONAL
TOTAL ACREAGE:	13.6 AC
TOTAL SQUARE FOOTAGE:	592,416 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 20'	
SIDE YARD: 10'	
REAR YARD: 25'	
APPLICANT / OWNER 3.6 A:	PARISH PRESBYTERIAN CHURCH
ADDRESS:	4150 CLOVERCROFT ROAD
CONTACT:	FRANKLIN, TN 37064
	NATHAN GEORGE
OWNER 10 A:	MANN FAMILY LIMITED PARTNERSHIP
ADDRESS:	1828 TYNE BLVD, NASHVILLE, TN 37215
OFFICE PHONE:	615-440-4678
EMAIL ADDRESS:	acru@tractorsupply.com
CONTACT:	ANTHONY CRUDELE
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
EMAIL ADDRESS:	greggamb@me2009@gmail.com
CONTACT:	GREG GAMBLE

PROJECT CHARACTERISTICS

BUILDING SQUARE FOOTAGE:	EXISTING 3,696 SF 1 STORY
	NEW 9,063 1ST FLOOR
	NEW 9,063 2ND FLOOR
TOTAL	21,822 SF
BUILDING HEIGHT - 2 STORY	38 FEET (NOT INCLUDING TOWER)
LANDSCAPE SURFACE RATIO:	0.75
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES, TYPE B BUFFER TO NORTH
MINIMUM PARKING REQUIRED (400 SEATS):	1 SPACE : 3 SEATS = 133
MAXIMUM PARKING LIMIT (120' X 133):	160
EXISTING PARKING:	57 SPACES
NEW PARKING:	93 SPACES
PARKING PROVIDED (TOTAL):	150 SPACES
BICYCLE PARKING (120 OF SPACES)	8 SPACES

EXISTING TREE CANOPY:	4.75 AC
PRESERVED TREE CANOPY:	2.86 AC
PARKLAND:	NA

OPEN SPACE:	
TOTAL REQUIRED (5% OF 13.6 ACREAGE) =	.68 AC OR 29,621 SF
FORMAL (100% OF REQUIRED) =	.68 AC
PROVIDED:	
INFORMAL (NOT REQUIRED)	= .72 AC OR 31,391 SF

STATEMENT OF IMPACTS

BUILDING DESIGN
THE NEW CHURCH IS OF TRADITIONAL DESIGN. IT WILL COMPLIMENT THE EXISTING BUILDING ON-SITE, AND BECAUSE OF ITS SECLUDED LOCATION BE HARDLY SEEBABLE FROM MCKAY'S MILL OR CLOVERCROFT. THE BUILDING IS MODELED AFTER RURAL HISTORIC CHURCHES FROM THE TURN OF THE CENTURY WITH PLANK SIDING AND STEEP ROOF PITCH. THE EXISTING BUILDING IS IN VERY GOOD CONDITION. IT IS AN ADAPTED HUNTING LODGE THAT WILL EVENTUALLY HAVE INTERIOR AND EXTERIOR UPGRADES.

DRAINAGE FACILITIES
THE HIGHER PARTS OF THE PROPERTY WILL BE DRAINED TO RAIN PONDS EVENTUALLY LEADING TO MAYERS CREEK. THE REAR OF THE PROPERTY WILL DRAIN TO THE EXISTING DRY POND. STORMWATER WILL BE TREATED WITH MULTIPLE RAINPONDS. THE FLOW OFF THE STREET WILL REMAIN THE SAME, NOT INCREASED.

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

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE. THIS MAY CHANGE IF CONTRIBUTIONS ARE LESS THAN EXPECTED.

POLICE AND FIRE LOCATION
FRANKLIN FIRE DEPT STATION : 6 - 2.7 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 6.4 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
NONE

RECREATION FACILITIES
THE CHURCH DESIRES TO CONNECT TO THE MCKAY'S MILL OPEN SPACE AREA. THEY WILL PETITION THE HOMEOWNERS ASSOCIATION TO TRY TO CONNECT THEIR FUTURE TRAILS TO THOSE AT MCKAY'S MILL.

REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE VIA ROLL OUT CANS.

RESTRICTIVE COVENANTS
THERE ARE NONE.
THE CHURCH WILL MAINTAIN THE PROPERTY.

SEWER
SEWER SERVICE IS BEING REQUESTED AS A PART OF THIS PROJECT FROM THE CITY OF FRANKLIN. SEWER MAIN CONNECTIONS WILL BE MADE IN MCKAY'S MILL THROUGH ONE OF THE EXISTING UTILITY EASEMENTS OR ON CLOVERCROFT ROAD.

SITE DESIGN
SEWARD HALL CHARACTER AREA DESCRIBES THE INCLUSION OF RURAL CHARACTER AND PRESERVATION OF NATURAL FEATURES. THE CHURCH AND SITE DESIGNERS HAVE PRACTICED PRESERVING RURAL CHARACTER AND NATURAL FEATURE PRESERVATION BY:
A) MAINTAINING THE LARGE TREE STANDS.
B) PROVIDING SPACE AROUND THE TREE FENCE ROWS TO PRESERVE THEM.
C) PRESERVING LARGE FIELD OPEN SPACE AREAS BY POISING THE NEW BUILDING TO THE REAR OF THE PROPERTY - NOT IN THE MIDDLE OR FRONT.
D) PLACING SEVERAL RAINPONDS INSTEAD OF 1 LARGE POND. 1 LARGE POND WOULD VISUALLY BREAK UP THE SITE AND DETER FROM THE VIEW OF THE TREES AND ROLLING TOPOGRAPHY.

TRAFFIC AND PARKING
THE CHURCH WILL BUILD NEW PARKING LOTS TO SERVE THE CONGREGATION. THE ENTRY WILL BE SHIFTED TO PROVIDE AN IMPROVED AND SAFE SIGHT-LINE. A TRAFFIC STUDY REPORT IS AVAILABLE TO CONCUR WITH ENTRY DRIVEWAY IMPROVEMENTS.

WATER(DOMESTIC)
WATER SERVICE WILL BE PROVIDED BY THE MILCROFTON UTILITY DISTRICT. SITE WILL GAIN FIRE WATER SERVICE. WATER SERVICE PRESENTLY IS BY WELL.

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100; NAD 83 DATUM.

NOTE: AERIAL PHOTO & PARCEL LINES INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

COF 5995

REVISIONS

DESCRIPTION

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

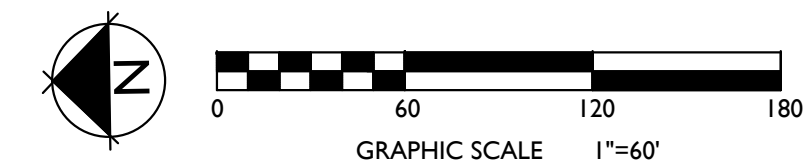
CARIS DEFECTION



GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb@me2009@gmail.com
615.975.5765

OVERALL
DEVELOPMENT
PLAN

C2.



TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	177,226 SF	78,379 SF	98,847 SF
TREE B	26,401 SF	4,451 SF	22,040 SF
TREE C	2,899 SF	0 SF	2,899 SF
TREE D	336 SF	0 SF	336 SF
TOTAL SF	206,952 SF	82,830 SF	124,122 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 206,952 SF
 206,952 SF 592,416 SF = 349 (34.9%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
 24% OF TOTAL CANOPY
 206,952 SF (24%) = 49,668 SF

PROVIDED CANOPY PRESERVED =
 124,122 SF (60%) OF TOTAL EXISTING CANOPY

 SPECIMEN TREE: □ 24"

SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	ASH	28	GOOD	RETAINED
2	MAPLE	28	GOOD	RETAINED
3	MAPLE	24	GOOD	RETAINED
4	OAK	24	GOOD	RETAINED
5	OAK	24	GOOD	RETAINED
6	OAK	24	GOOD	RETAINED
7	WALNUT	24	GOOD	RETAINED
8	OAK	24	GOOD	RETAINED
9	ASH	28	GOOD	RETAINED
10	OAK	24	GOOD	RETAINED
11	OAK	24	GOOD	RETAINED
12	OAK	28	GOOD	RETAINED
13	CERRY	24	GOOD	RETAINED
14	HICKORY	28	GOOD	RETAINED
15	HICK	28	GOOD	RETAINED
16	OAK	36	GOOD	RETAINED
17	OAK	48	GOOD	RETAINED
18	CERRY	28	GOOD	RETAINED
19	OAK	28	GOOD	RETAINED
20	CERRY	24	GOOD	RETAINED
21	CERRY	24	GOOD	RETAINED
22	CHERRY	24	GOOD	RETAINED
23	OAK	24	GOOD	RETAINED
24	ASH	24	GOOD	RETAINED
25	ASH	30	GOOD	RETAINED
26	ASH	24	GOOD	RETAINED
27	OAK	28	GOOD	RETAINED
28	OAK	24	GOOD	RETAINED
29	OAK	30	GOOD	RETAINED
30	OAK	24	GOOD	RETAINED
31	OAK	30	GOOD	RETAINED
32	MAPLE	24	GOOD	RETAINED
33	MAPLE	27	GOOD	RETAINED
34	POPLAR	30	GOOD	RETAINED
35	POPLAR	45	GOOD	RETAINED
36	POPLAR	30	GOOD	RETAINED
37	HACKBERRY	30	GOOD	RETAINED

COF 5995

Grading & Drainage General Notes

- Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
- The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

STATEMENT OF IMPACTS

City of Franklin approved BMP's will be utilized to meet or exceed water quality requirements. The post-dev runoff flows and volumes from each of the basins will not exceed the pre-dev levels.

STORMWATER NARRATIVE

The additional impervious area to this site will be treated using approved City of Franklin BMPs as described below to ensure that the post development effective Rv is and % removal is achieved.

North Basin:

Runoff from impervious areas will either sheet flow or be collected in a subsurface drainage network and discharged into several level 2 bioretention areas (B2). The effective Rv of the level 2 bioretention areas is 0.19 and the required treatment volume (Tv) is 3,449 cu. ft. The drainage will then enter an existing farm pond that will be modified to be used for detention (D1). The combined effective Rv including the pond is 0.17 and the total required treatment volume (Tv) is 5,128 cu. ft.

West Basin:

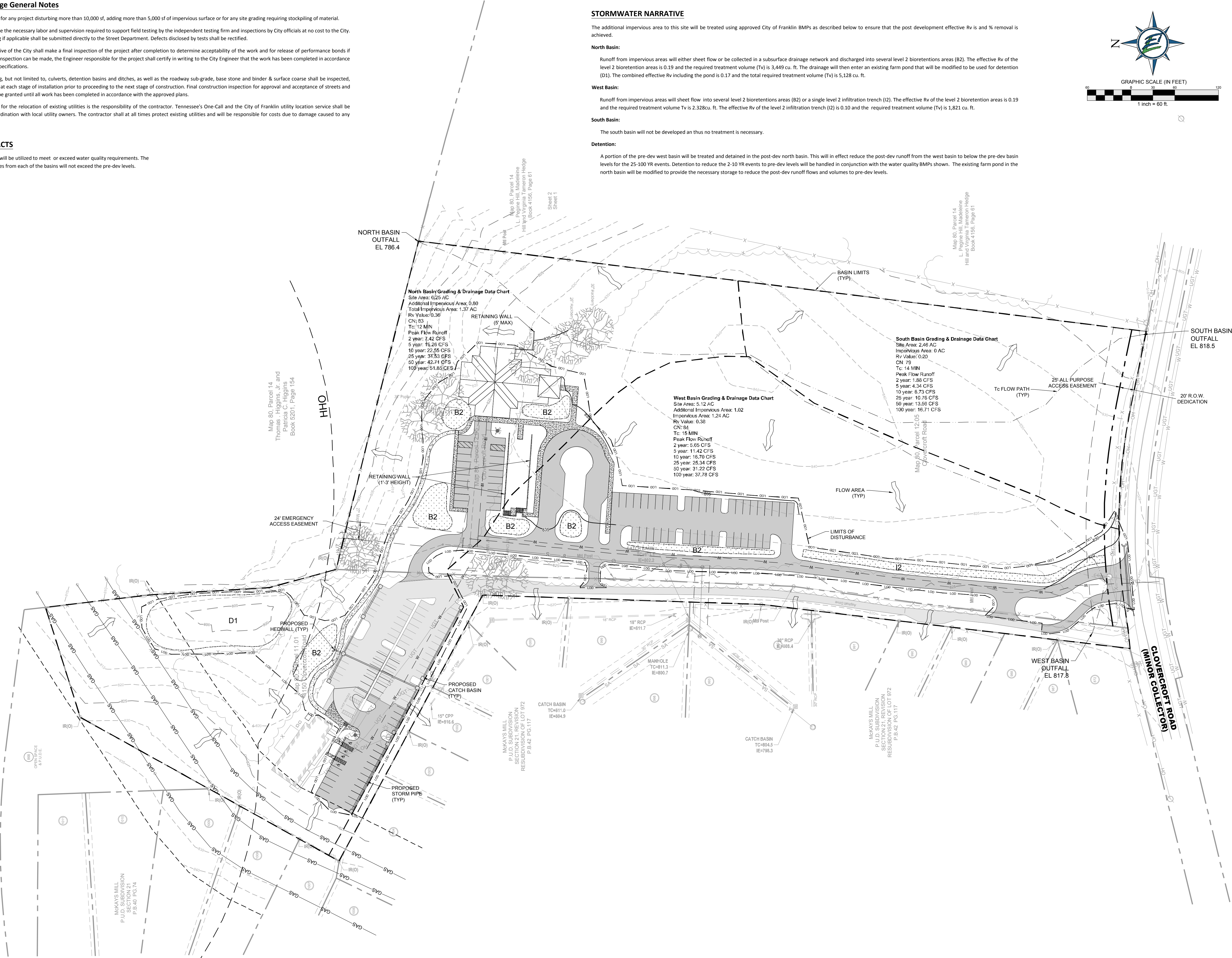
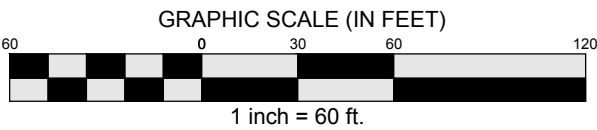
Runoff from impervious areas will sheet flow into several level 2 bioretention areas (B2) or a single level 2 infiltration trench (I2). The effective Rv of the level 2 bioretention areas is 0.19 and the required treatment volume Tv is 2,328cu. ft. The effective Rv of the level 2 infiltration trench (I2) is 0.10 and the required treatment volume (Tv) is 1,821 cu. ft.

South Basin:

The south basin will not be developed an thus no treatment is necessary.

Detention:

A portion of the pre-dev west basin will be treated and detained in the post-dev north basin. This will in effect reduce the post-dev runoff from the west basin to below the pre-dev basin levels for the 25-100 YR events. Detention to reduce the 2-10 YR events to pre-dev levels will be handled in conjunction with the water quality BMPs shown. The existing farm pond in the north basin will be modified to provide the necessary storage to reduce the post-dev runoff flows and volumes to pre-dev levels.



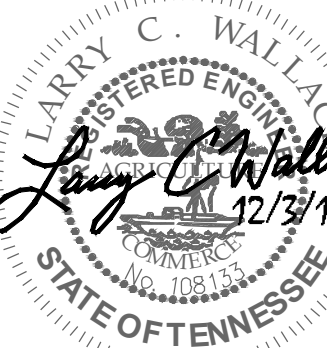
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

**PARISH PRESBYTERIAN
DEVELOPMENT PLAN**
COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	12/3/15		



Issue Date: November 9, 2015
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:
**OVERALL
GRADING &
DRAINAGE
PLAN**

Sheet No.
C3.0

Parish Presbyterian Church R.O.W. & Access Data Chart

Daily Trip Generation: N/A
Peak Hour Trip Generation: 200 veh per hour
Traffic Impact Study Required: no
Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014
Design Vehicle: N/A - Private Drive
Design Speed / Posted Speed: N/A - Private Drive
Stopping Sight Distance: N/A - Private Drive
Intersection/Driveway Sight Distance: N/A - Private Drive

Horizontal Alignment

Min. Centerline Radius: N/A - Private Drive
Min. Tangent Between Curves/Intersections: N/A - Private Drive
Min. Centerline Arc Length: N/A - Private Drive

Vertical Alignment

Min. / Max. Centerline Grade: N/A - Private Drive
Max. Approach Centerline Grade: N/A - Private Drive
Crest / Sag Curve K-Value: N/A - Private Drive

Access Management

Min. Distance Between Intersection: N/A - Private Drive
Min. Distance Between high volume/alleys & Intersections: N/A - Private Drive
Min. Distance Between driveway & Intersections: N/A - Private Drive
Driveway Width (two-way): 10 (existing)-16 (proposed) ft
Driveway Approach Street Configuration: 25 ft Radius Return

Roadway Network Narrative

The existing private drive will continue to be used for two way traffic while the proposed entrance drive is being construction. No ROW Dedication will be necessary.

Roadway Impact Statement

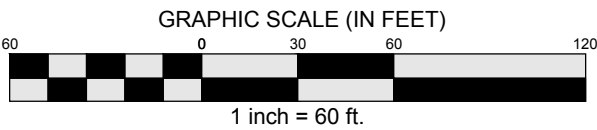
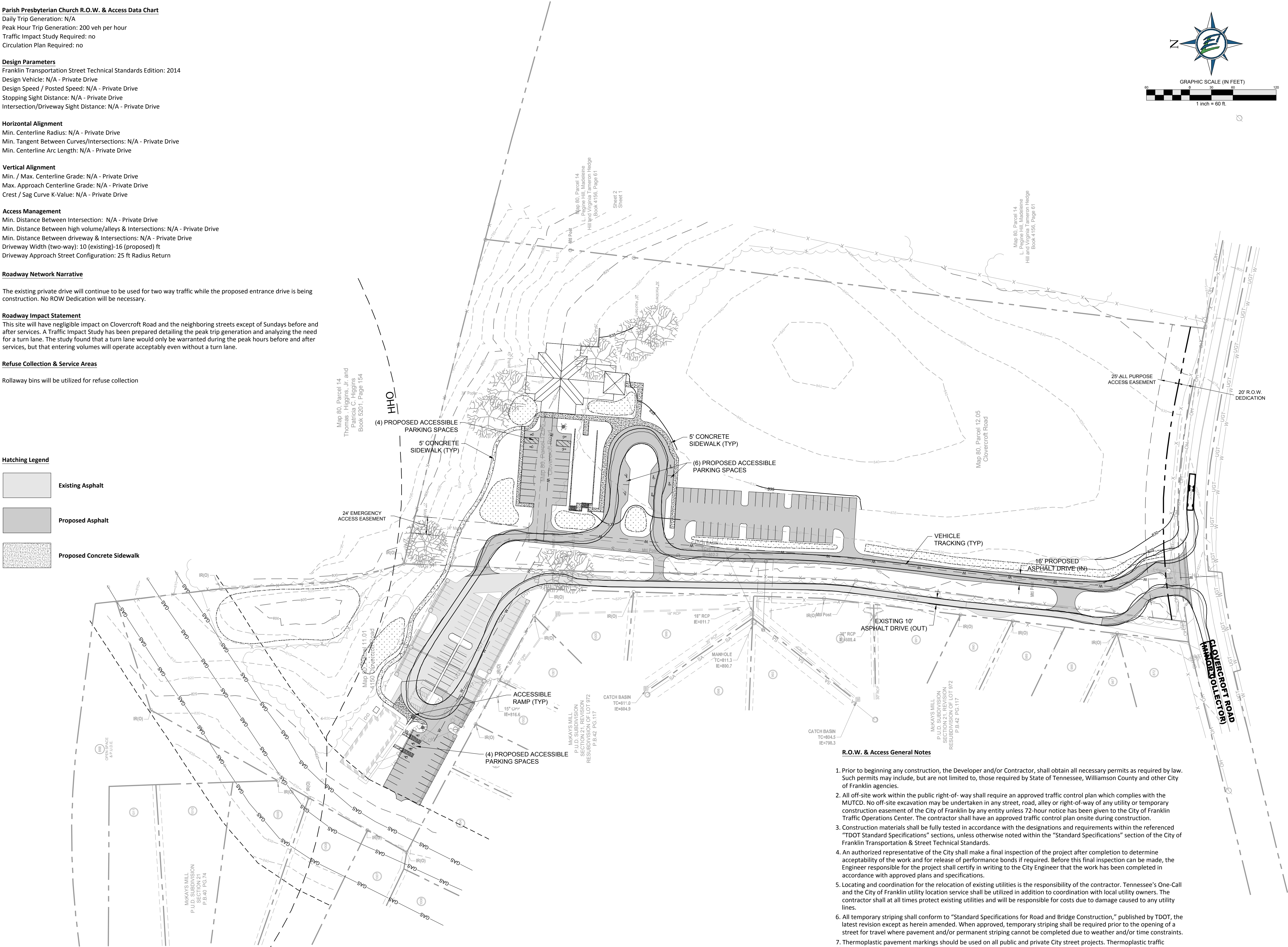
This site will have negligible impact on Clovercroft Road and the neighboring streets except of Sundays before and after services. A Traffic Impact Study has been prepared detailing the peak trip generation and analyzing the need for a turn lane. The study found that a turn lane would only be warranted during the peak hours before and after services, but that entering volumes will operate acceptably even without a turn lane.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection

Hatching Legend

- Existing Asphalt
- Proposed Asphalt
- Proposed Concrete Sidewalk



R.O.W. & Access General Notes

- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
- An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
- Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
- All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
- Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.



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DEVELOPMENT PLANNING AND
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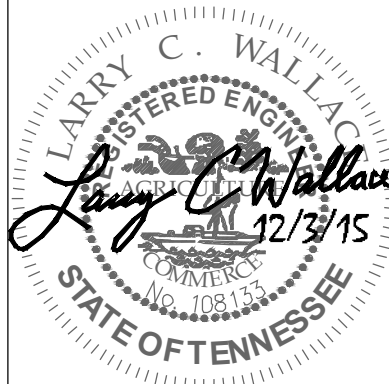
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PARISH PRESBYTERIAN
DEVELOPMENT PLAN

COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	12/3/15		



Issue Date: November 9, 2015
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:

OVERALL
ROW &
ACCESS
PLAN

Sheet No.

C4.0

Filename: W:\15-11-1107-parish_presbyterian_church\CAD\production drawings\development plan\C5.0 Overall Utility Plan.dwg
Plotted: Wednesday, December 02, 2015 - 1:53 pm
By: Goyw

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Facility Type: Church (small)
Unit Flow in GPD: 5 GPD per Sanctuary Seat (New Building)
Number of Units: 410 (New Building)
Flow in GPD: 2,050 GPD (New Building)

Unit Flow in GPD: 5 GPD per Sanctuary Seat (Existing Building)
Number of Units: 165
Flow in GPD: 825 GPD

Total Flow in GPD: 2,875 GPD

Utility Network Narrative

The existing building currently uses a well for its water source and septic for its sanitary sewer disposal. Water and sewer services will be provided through Milcrofton Utility District and the City of Franklin Sewer respectively to both buildings via this plan. Both buildings will be sprinkled.

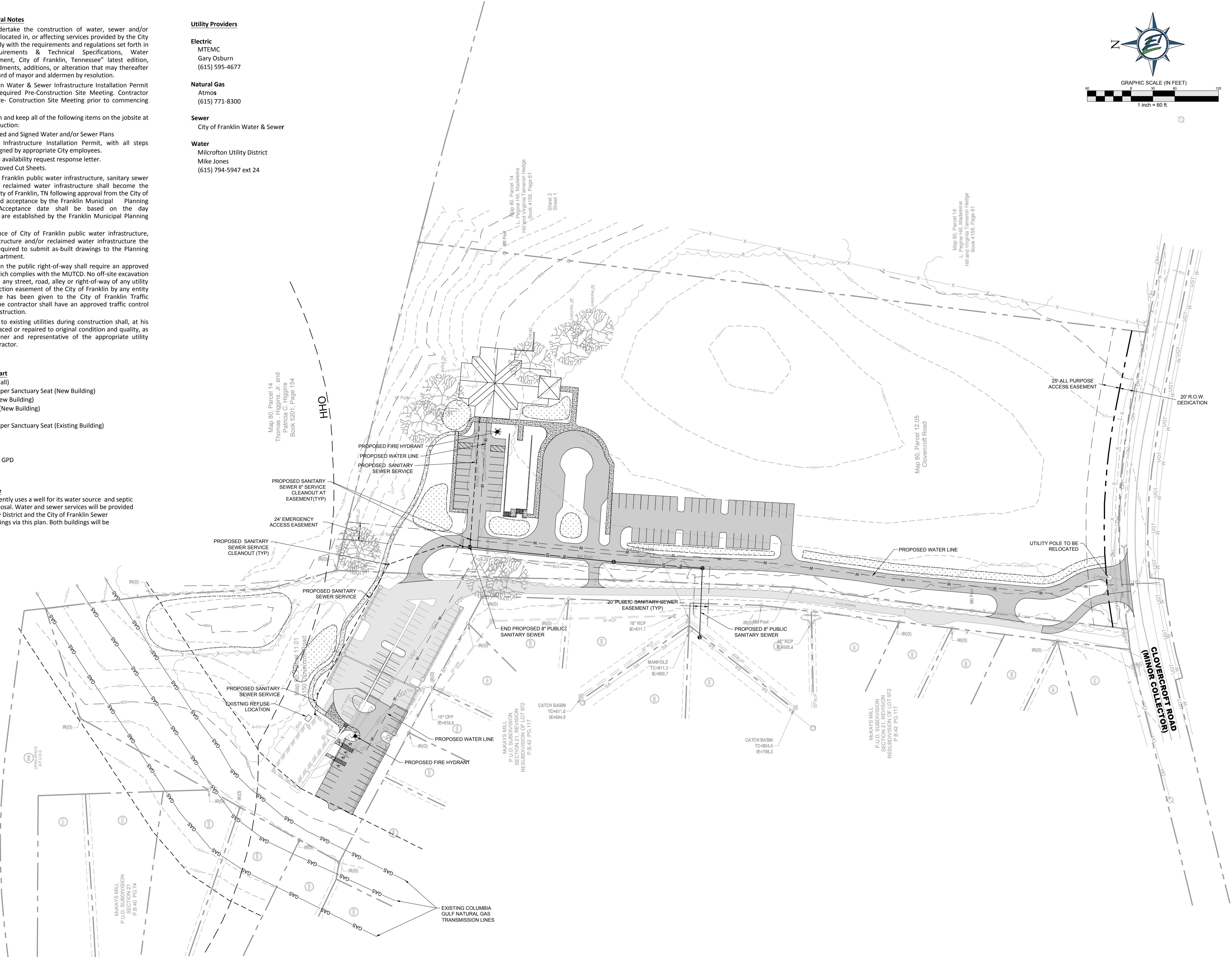
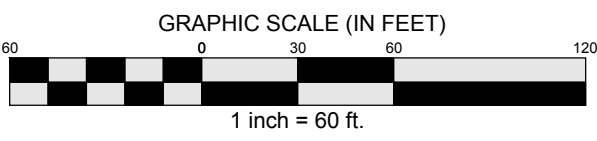
Utility Providers

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

Sewer
City of Franklin Water & Sewer

Water
Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

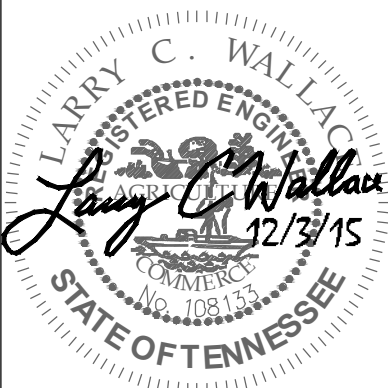
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



PARISH PRESBYTERIAN
DEVELOPMENT PLAN

COF PROJECT # 5995
MAP 80 PARCELS 11.01 & 12.05
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	12/3/15	Per City of Franklin Comments



Issue Date: November 9, 2015
ELI Project No: 15-11-1107
Drafted By: LCW
Checked By: LCW

Sheet Title:

OVERALL
UTILITY
PLAN

Sheet No.

C5.0

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE4100; NAD 83 DATUM



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



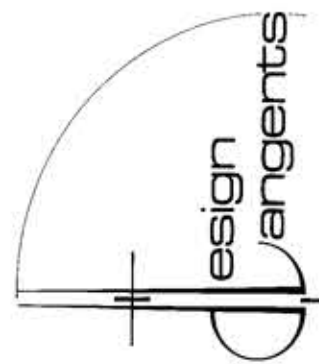
LEFT ELEVATION



BUILDING ELEVATIONS

REVISIONS	
△	
△	
△	
△	
△	
△	

330 FRANKLIN ROAD, #135A-238
BRENTWOOD, TENNESSEE 37027
TELEPHONE: (615) 603-5236
e-mail: designtangents@gmail.com



PARISH PRESBYTERIAN CHURCH
4150 CLOVERCROFT ROAD
FRANKLIN, TENNESSEE 37067

THESE DRAWINGS ARE OWNED BY THE ARCHITECT WHO PREPARED THEM dba DESIGN TANGENTS AND ARE TO BE USED SOLELY WITH RESPECT TO PARISH PRESBYTERIAN CHURCH IN FRANKLIN, TENNESSEE. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THESE DRAWINGS ARE NOT TO BE USED BY THE BUILDER (CONTRACTOR), ANY SUBCONTRACTOR, SUPPLIER, OR OTHERS FOR OTHER PROJECTS OR FOR FUTURE ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DRAWN
JMG

CHECKED

DATE
09/25/15

SCALE
1/16" = 1'-0"

JOB NUMBER
15XXXX

SHEET

A-1

ORDINANCE 2015-79

TO BE ENTITLED, “AN ORDINANCE TO REZONE 10.09 ACRES FROM AGRICULTURAL (AG) DISTRICT AND ESTATE RESIDENTIAL (ER) DISTRICT TO NEIGHBORHOOD COMMERCIAL (NC) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SOUTH CAROTHERS PARKWAY AND SOUTH CAROTHERS ROAD.”

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

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

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of (AG) Agricultural District and (ER) Estate Residential District to (NC) Neighborhood Commercial District:

PREMISES CONSIDERED

Map-Parcel	Acres
89-49.01	6.55
89-50	2.00
89-50.02	1.64
Total	10.09

BEGINNING at a point 84 poles east of Jessie Pierce's southwest corner; thence east 47 poles to Hillary Harvey's northwest corner; thence south 1° west 132 poles to a stake; thence east 5 ½ poles to a honey locust; thence south 1° east 30 poles to the center of Big Harpeth River; thence south 89° west 18 ½ poles to a stone; thence south 19 poles to the center of the river; thence with the meanderings of the river on or about 54 poles to two sycamore trees on the north bank of said river; thence northeasterly, with the new line fence, to the place of beginning and containing 60 acres, more or less.

Being the same property conveyed to John Thomas Helm, III and Susie Thompson Helm from Gladys Skelley by Warranty Deed of record in Book 148, page 186, Register's Office of Williamson County, Tennessee, and the same property with respect to which Susie Thompson Helm did convey her entire interest therein to John Thomas Helm, III by Quitclaim Deed of record in Book 617, page 344, Register's Office of Williamson County, Tennessee; LESS AND EXCEPT 2.00 acres conveyed to Lillian M. Helm by Quitclaim Deed, dated May 18, 2005 and of record in Book 3560, page 83, Register's Office of said county; LESS AND EXCEPT 5.076 ACRES CONVEYED TO THE City of Franklin by Warranty Deed, dated December 2, 2009 and of record in Book 4971, page 337, Register's Office of said county; and LESS AND EXCEPT that tract of or parcel conveyed to Lillian M. Helm from the Estate of John T. Helm, III, John T. Helm, IV, and Ellen Helm Sacchi by Quitclaim Deed of record in Book 5616, at page 864, Register's Office of said county, said tract or parcel comprised of 1.59 acres more or less, as more particularly described in a survey prepared by Ronny G. Brown, surveyor, RLS #763, said survey being attached hereto as Exhibit B and specifically incorporated herein by reference.

And

Beginning at a point on the south margin of Carothers Road, said point also being on Bond's east property line and 27 feet S of his NE corner; thence with the south margin of Carothers Road, S 83 degrees 00 minutes E 198.00 feet to a point; thence with a new line S 10 degrees 15 minutes W 440.00 feet to a point; thence N 83 degrees 00 minutes W 198.00 feet to a point on Bond's east fence line; thence with Bond's east fence line, N 10 degrees 15 minutes E 440.00 feet to the point of beginning, containing 2.00 acres, more or less.

Being the same property conveyed to John Thomas Helm, III by warranty deed of record in Book 1204, page 518, Register's Office for Williamson County, Tennessee.

And

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being bounded on the South & West by South Carothers Parkway, on the North by a Connector Road and on the East by Lillian M. Helm & Crescent Helm, LLC, properties and being more particularly described as follows;

Commencing at the intersection of South Carothers Parkway and the Connector Road to South Carothers Road, thence in a easterly direction 88.5 +/- feet to a point situated in the Northeasterly margin of South Carothers Parkway being the westerly most corner of the subject property and being the Point of Beginning of herein described property;

Thence leaving the margin of South Carothers Parkway, N 23°54'16" E, a distance of 35.36 feet to a point in the Southerly margin of the Connector Road;

Thence, with the margin of said road for the next three calls, N 68°54'16" E, a distance of 172.68 feet to a point;

Thence, with a curve to the right, having a Radius of 565.00 feet, Delta angle of 34°25'14", Tangent of 175.01 feet, Arc Length of 39.42 feet, with a chord bearing of N 86°03'53" E, a chord distance of 334.43 feet to a point;

Thence, S 76°40'30" E, a distance of 22.99 feet to a point being the Northwest corner of Lillian M. Helm property record in Book 5616, Page 864, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said road with the Helm Western property line, S 10°39'44" W, a distance of 392.93 feet to a 48" diameter dead hackberry found in the Westerly line of Helm property;

Thence, with Helm Westerly property line S 09°34'04" W, passing a corner at 59.82 feet being the Northwest corner for Crescent Helm, LLC, property as recorded in Deed Book 5975, Page 22, in the Register's Office for Williamson County, Tennessee, being a total distance of 612.03 feet to a Spike survey marker in the root of a cedar tree and on the Easterly margin of the South Carothers Parkway, as partially constructed;

Thence, with the margin of said road N 70°40'52" W, a distance of 22.50 feet to a point;

Thence, with the margin of said road N 21°05'44" W, a distance of 932.89 feet to the Point of Beginning and containing 283,148.205 square feet or 6.500 acres of land, the information for this legal description was taken from an November 20, 2012 survey by Dale & Associates, project # 12066 that was updated on March 28, 2014;

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;

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**SOUTH CAROTHERS ROAD NEIGHBORHOOD COMMERCIAL REZONING
ORDINANCE # 2015-77
DECEMBER 17, 2015**

Site

Project Information

Existing Zoning: ER Estate Residential and AG Agricultural District

Proposed Zoning: NC Neighborhood Commercial

Existing Land Use: Residential and Vacant

Proposed Land Use: Retail and Local Services

Character Area: GCCO-4

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 10.09 acres

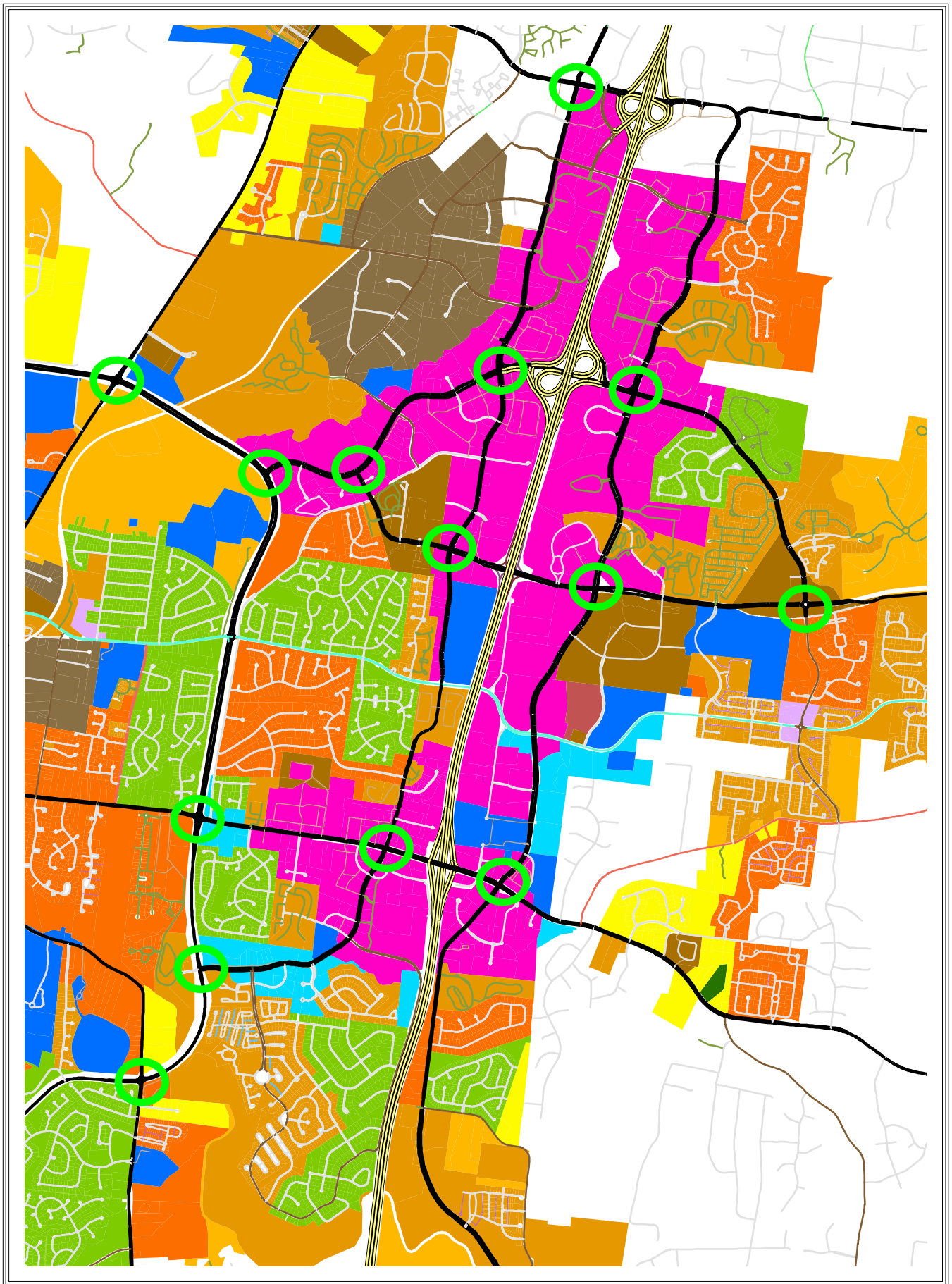
	South Carothers Rezoning		SD-R Specific Development-Residential
	Woodlands Subdivision		SD-X Specific Development-Variety
	AG Agricultural District		OR Office Residential District
	ER Estate Residential		GO General Office District
	R-1 Residential District		CC Central Commercial District
	R-2 Residential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



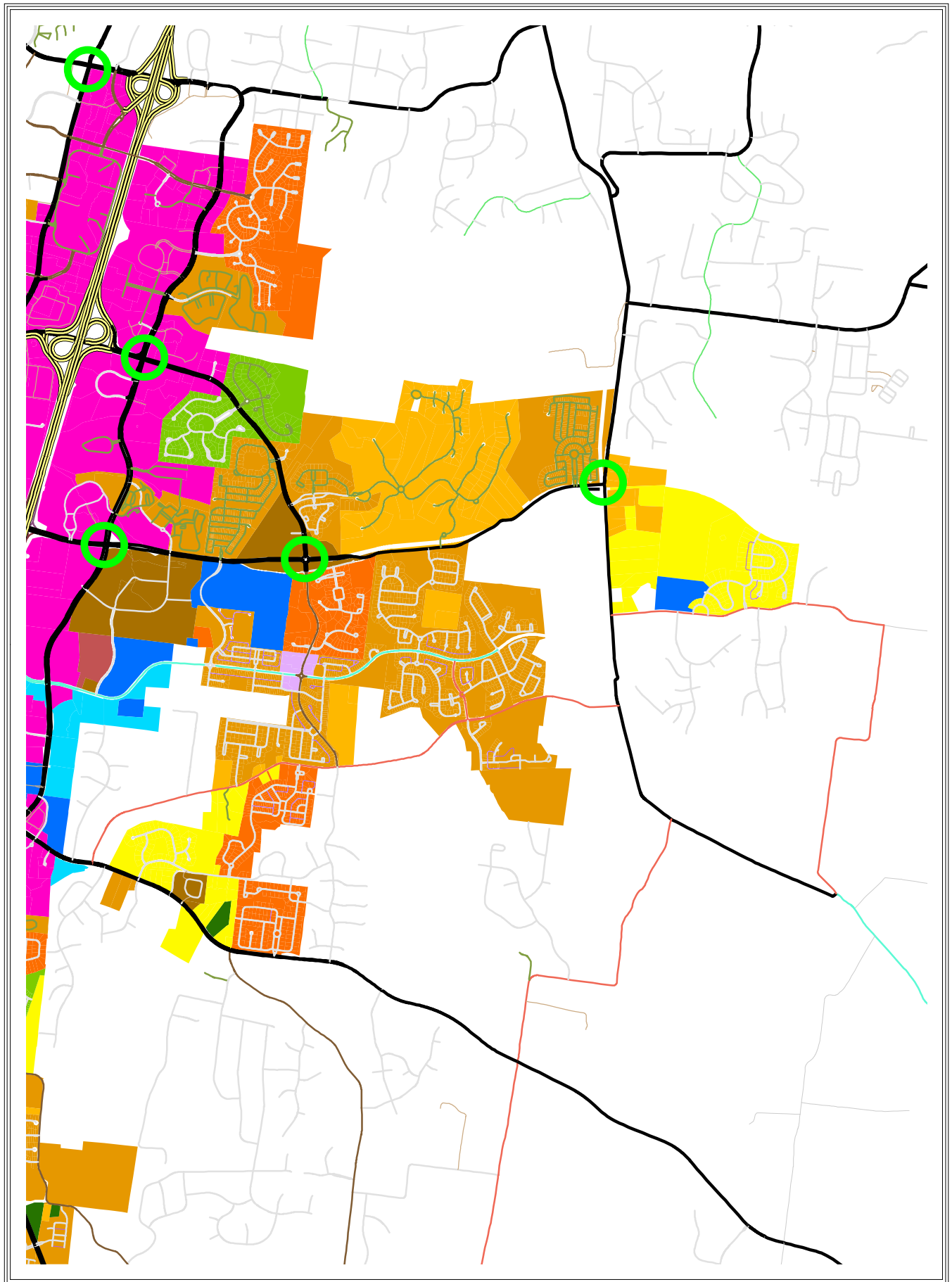
0 250 500 1,000
Feet

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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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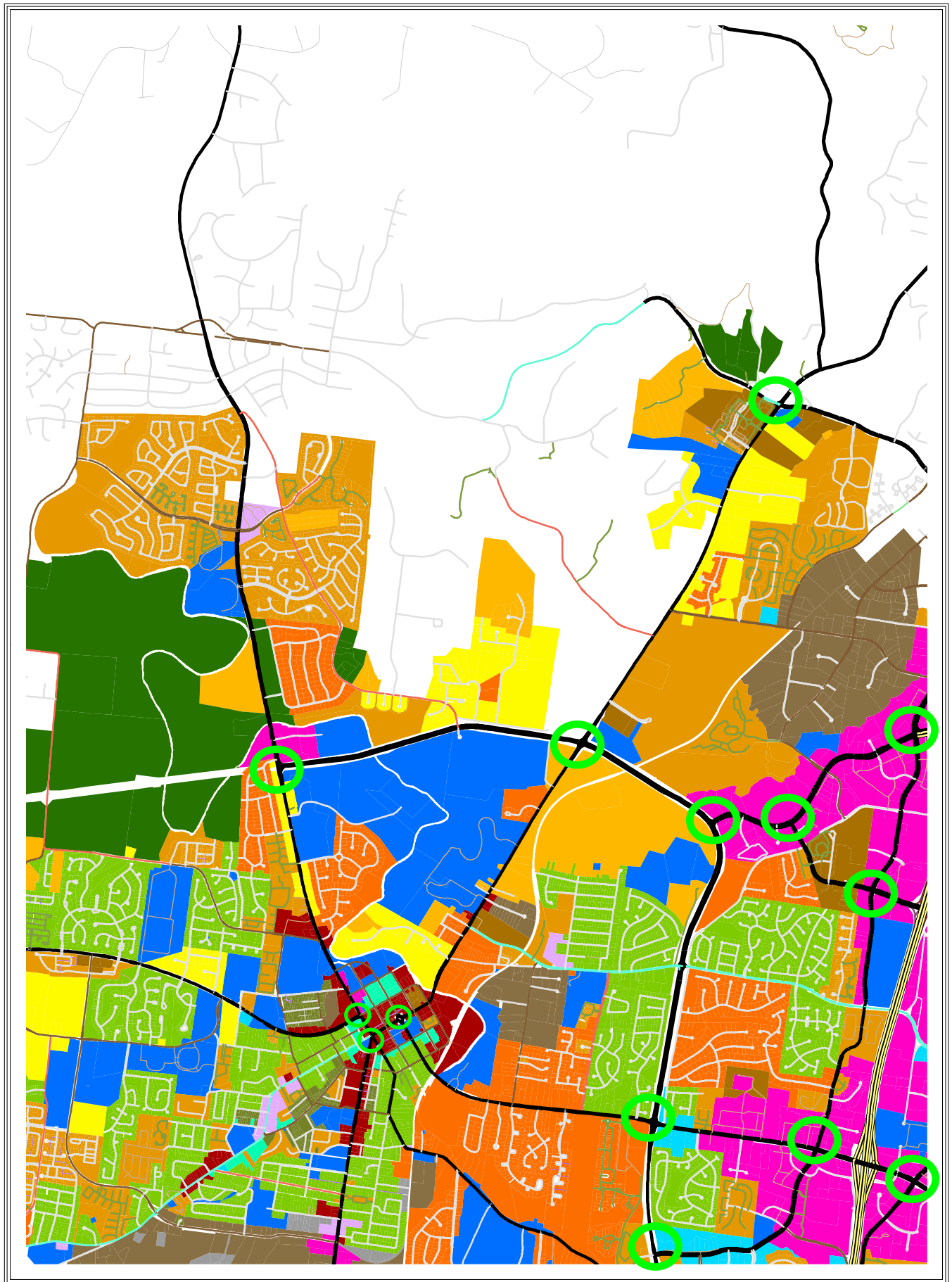
Cool Springs Corridor



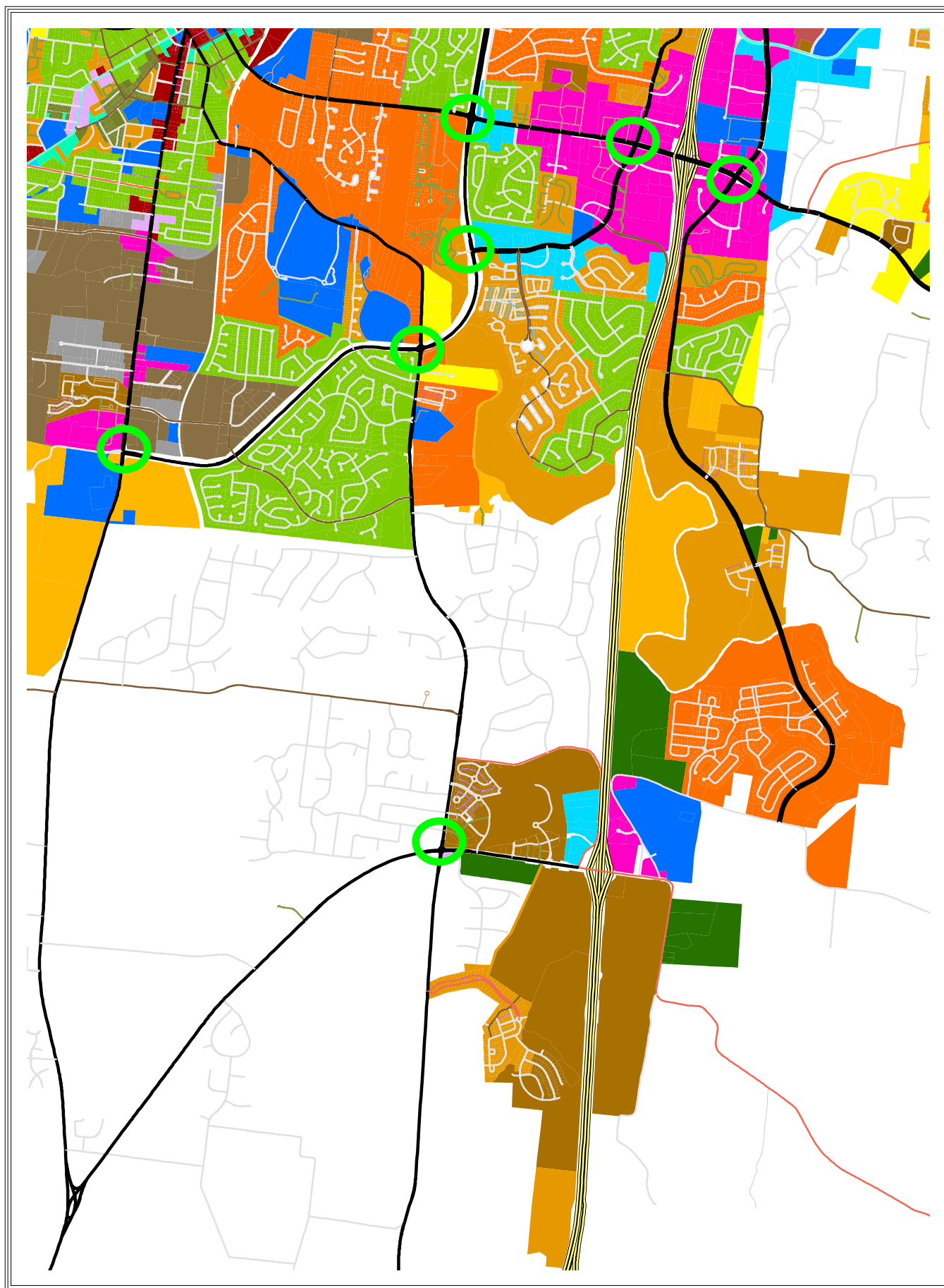
Eastern Quadrant



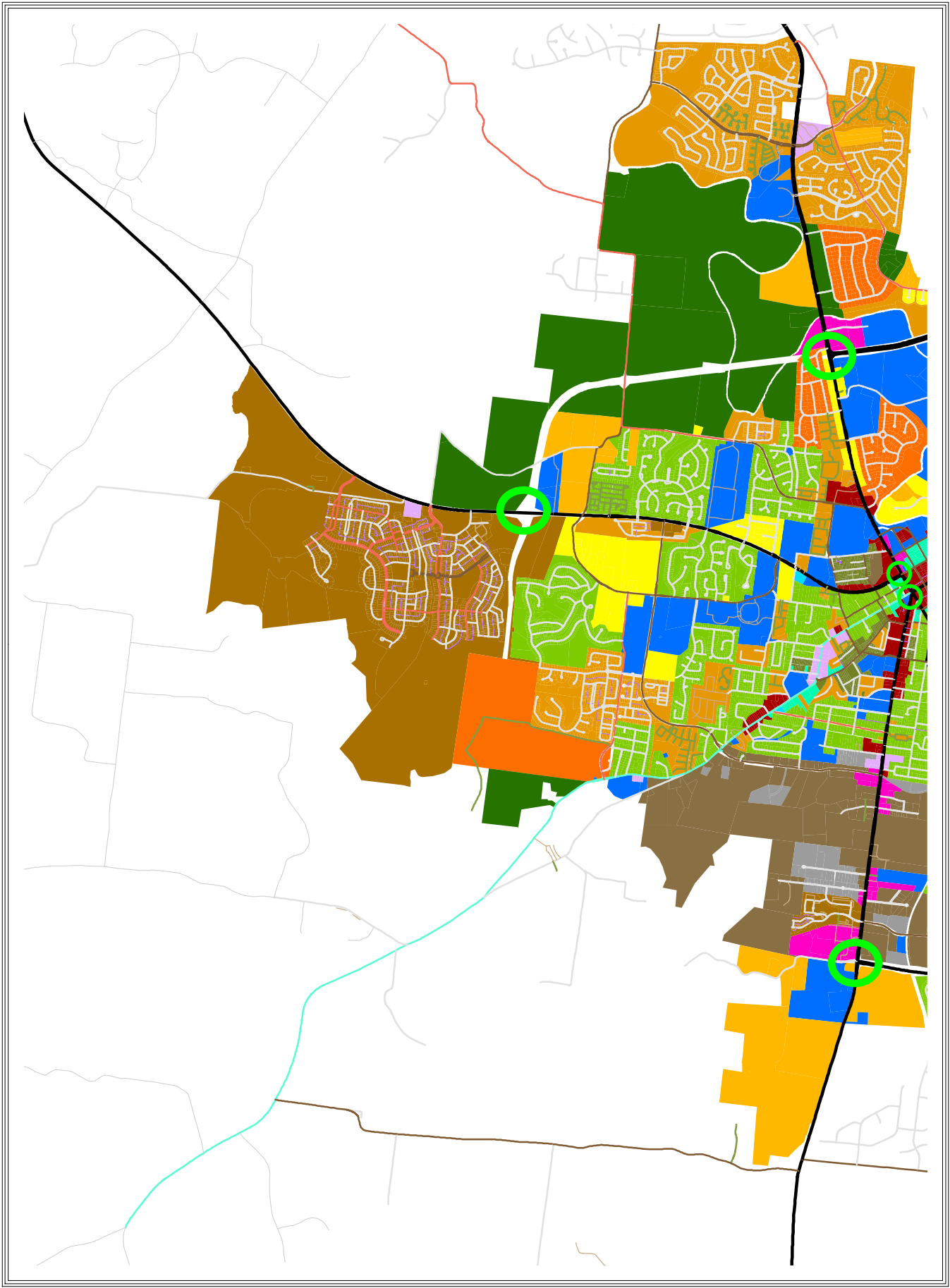
Northern Quadrant



Southern Quadrant



Western Quadrant



**ORDINANCE 2015-51
(AS AMENDED)**

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, CHAPTER 3, SECTION 3.2, SUBSECTION 3.2.7(5) PERTAINING TO CONVENIENCE STORES AND AUTOMOTIVE FUEL SALES AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(3) PERTAINING TO AUTOMOTIVE USES ON LOTS LOCATED AT MAJOR INTERSECTIONS AND TO MODIFY FIGURE 5-37 WHICH REFERENCES SUBSECTION 5.3.6 (3) AND TO AMEND CHAPTER 5, SECTION 5.3, SUBSECTION 5.3.6(9) WHICH REFERENCES ROOF TYPES ON NON RESIDENTIAL STRUCTURES.”

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance also contains specific requirements in Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) that regulate the location of convenience stores and automotive-related uses at the intersection of two public streets; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated Chapter 3, Section 3.2, Subsection 3.2.7(5) and Chapter 5, Section 5.3, Subsection 5.3.6(3) and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance provide the necessary site development standards needed to ensure that convenience stores and automotive-related uses can be appropriately developed at the intersection of two public streets and that the prohibition against these uses can be removed from the Franklin Zoning Ordinance.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.7(5) of the Franklin Zoning Ordinance shall be, and is hereby, amended to delete the following text noted with a ~~strike through~~, to add the following text noted in **bold**, and is approved to read as follows:

3.2.7 Regulations for Commercial Uses

(5) Convenience Stores and Automotive Fuel Sales

Convenience stores that sell gasoline and facilities for automotive fuel sales are prohibited from locating ~~at the intersection of two public streets~~ **adjacent to residentially zoned properties or properties whose primary use is residential in nature; unless approved by the Board of Mayor and Alderman as part of a PUD Development Plan.**

SECTION II. That Chapter 5, Section 5.3, Subsection 5.3.6(3) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

5.3.6 Nonresidential and Mixed-Use Development

(3) Major Intersections

Lots located on a street intersection composed of ~~one~~ **two** or more **major or minor** arterials shall not include an automotive fuel sales or other automotive-oriented service and sales use, including, but not limited to, automobile sales or leasing establishments.

SECTION III. That Chapter 5, Section 5.3, Subsection 5.3.6(3), Figure 5-37 of the Franklin Zoning Ordinance is hereby amended to modify the following illustration and caption text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:



Figure 5-37: Corner lots on major intersections ~~can be~~ **are inappropriate** places for automobile fuel sales or similar automobile service and sales uses. See Section 5.3.6(3) for prohibited locations.

SECTION IV. That Chapter 5, Section 5.3, Subsection 5.3.6 (9) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

(e) For structures intended for automotive fuel sales or automotive-oriented service uses, pitched roofs shall be required for the principal structure and associated canopies. Canopies shall also meet the requirements of Section 4.1.6(2).

SECTION V.

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:

By: _____

Eric Stuckey
City Administrator/Recorder

Approved as to form by:

Shauna R. Billingsley
City Attorney

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore
Mayor

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-78

TO BE ENTITLED: “AN ORDINANCE TO REZONE 0.45 ACRES FROM R-3 - DETACHED RESIDENTIAL 3 DISTRICT TO SD-R 1.2 SPECIFIC DEVELOPMENT RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED EAST OF COLUMBIA AVENUE AND NORTH OF GIST STREET, LOCATED AT 117 GIST STREET.”

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

WHEREAS, the SD-R 1.2 – Specific Development - Residential District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2015-110, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of R-3 Detached Residential 3 District to SD-R 1.2 - Specific Development Residential District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078K-B-01600	0.45
Total	0.45

Land in Williamson County, Tennessee, being Lot No. 1 on the Plan of Gist Street of record in Plat Book 18, Page 1, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Kendall, an unmarried man, by Warranty Deed, from Jeffrey M. Tock and wife, Mary Ann Tock, dated July 31, 2007, of record in Book 4344, Page 98, Register's Office for Williamson County, Tennessee.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator/Recorder

Approved as to form by:

By: _____

Dr. Ken Moore

Mayor

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION **DISAPPROVED:**

December 17, 2015

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

117 GIST STREET PUD SUBDIVISION, REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



117 Gist Street PUD Subdivision, Rezoning

 117 Gist Street PUD Subdivision

 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 0.015 0.03 0.06 Miles



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117 GIST STREET REZONING SUBMITTAL

CITY OF FRANKLIN, TN

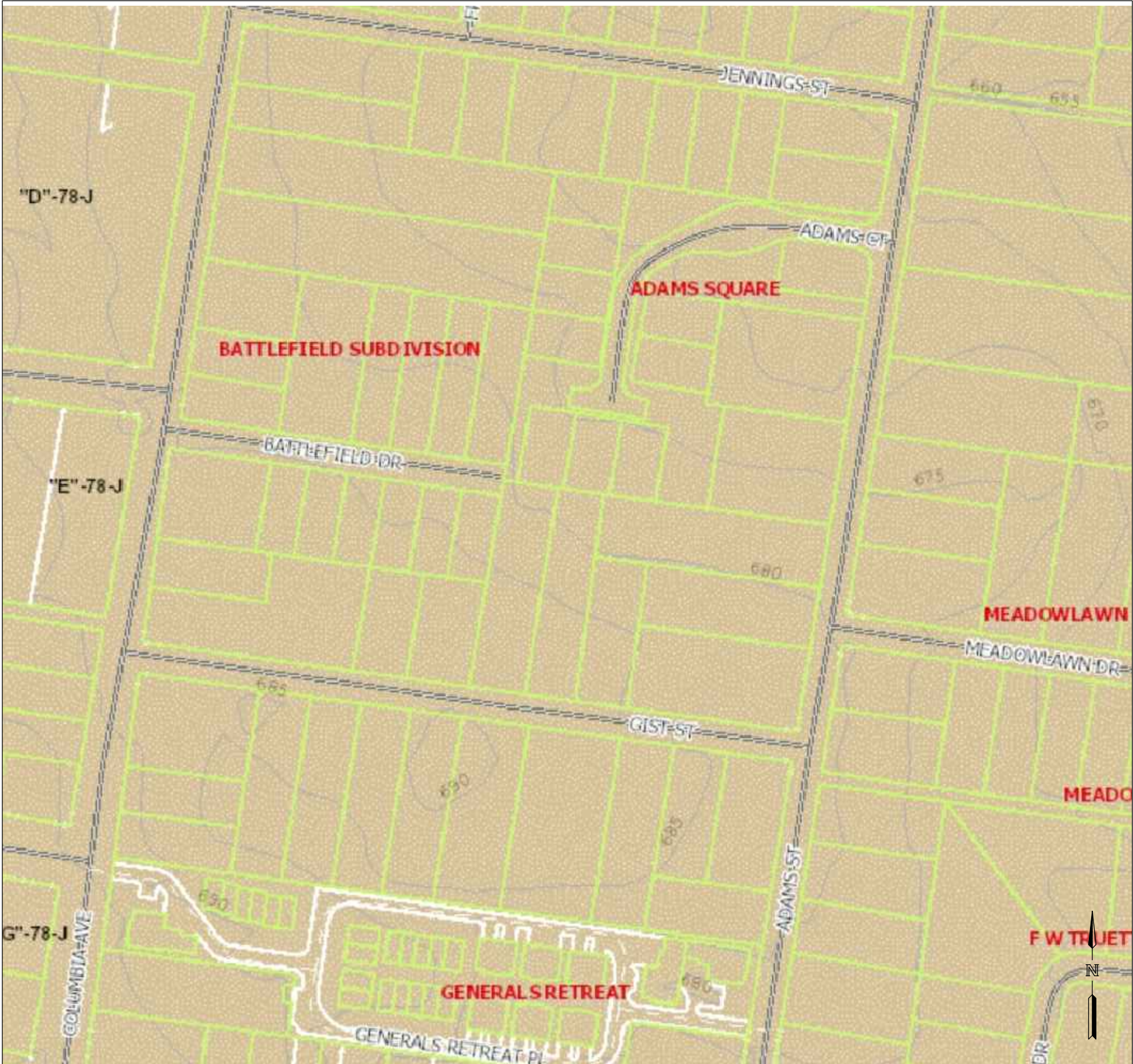
TAX MAP 078K, GROUP B, PARCEL 01600
PROJECT #5960

SHEET INDEX

COVER SHEET

L1.0 EXISTING CONDITIONS (OVERALL)

L1.1 EXISTING CONDITIONS PLAN



VICINITY MAP

OWNER:
GARDEN GATE DEVELOPMENT CO.
MATT CHRISTENSEN
427 MURFREESBORO ROAD
FRANKLIN, TN 37064
matt.christensen@comcast.net
615.456.5515

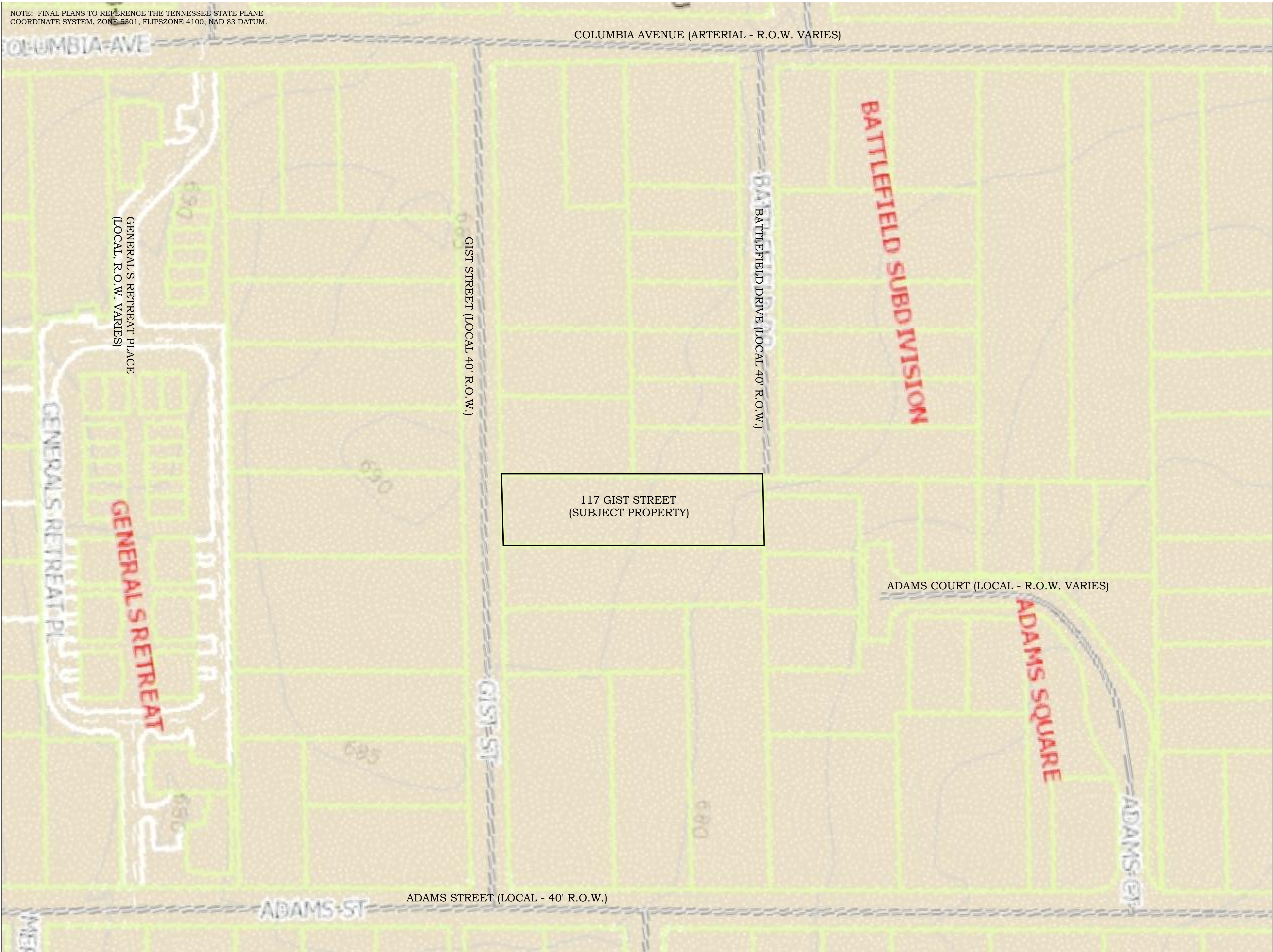
APPLICANT:
THE ADDISON GROUP
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DANIEL WOODS
dwoods@addison-group.com
615.440.7804

theaddisongroup
DESIGN + DEVELOPMENT
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DWOODS@ADDISON-GROUP.COM
615.440.7804

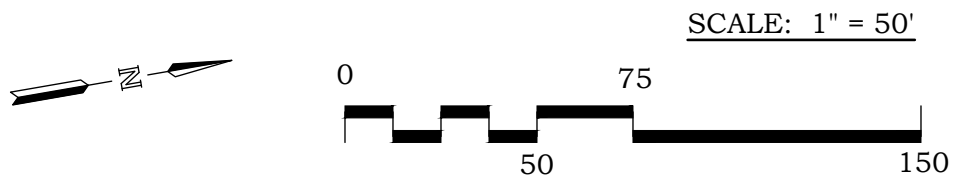


12.03.15

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5801, FLIPSZONE 4100; NAD 83 DATUM.



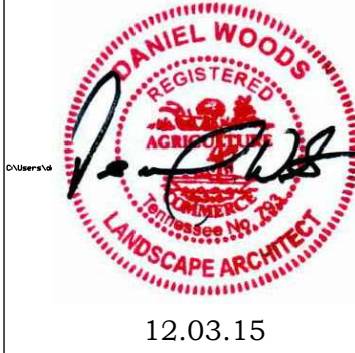
**EXISTING CONDITIONS PLAN
(OVERALL)**



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED
WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

REZONING SUBMITTAL
PROJECT #5960
117 GIST ST
FRANKLIN, TENNESSEE



2015 The Addison Group LLC Drawings,
written material, and design concepts shall not
be used or reproduced in whole or part in any
form or format without prior written consent of
The Addison Group, LLC

DATE:	10.12.15
REVISIONS:	
	12.03.15

SHEET NO.
L1.0

theadisongroup
DESIGN + DEVELOPMENT
dwoods@addison-group.com
Office 615.440.7804 • www.theadisongroupllc.com



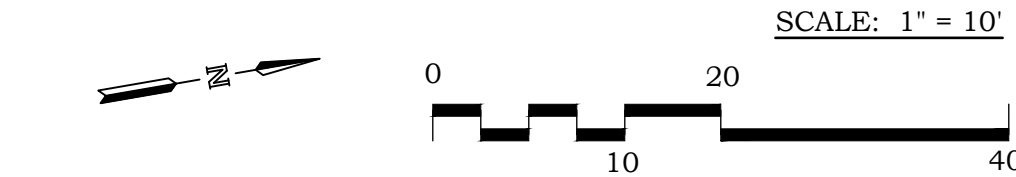
EXISTING CONDITIONS PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.



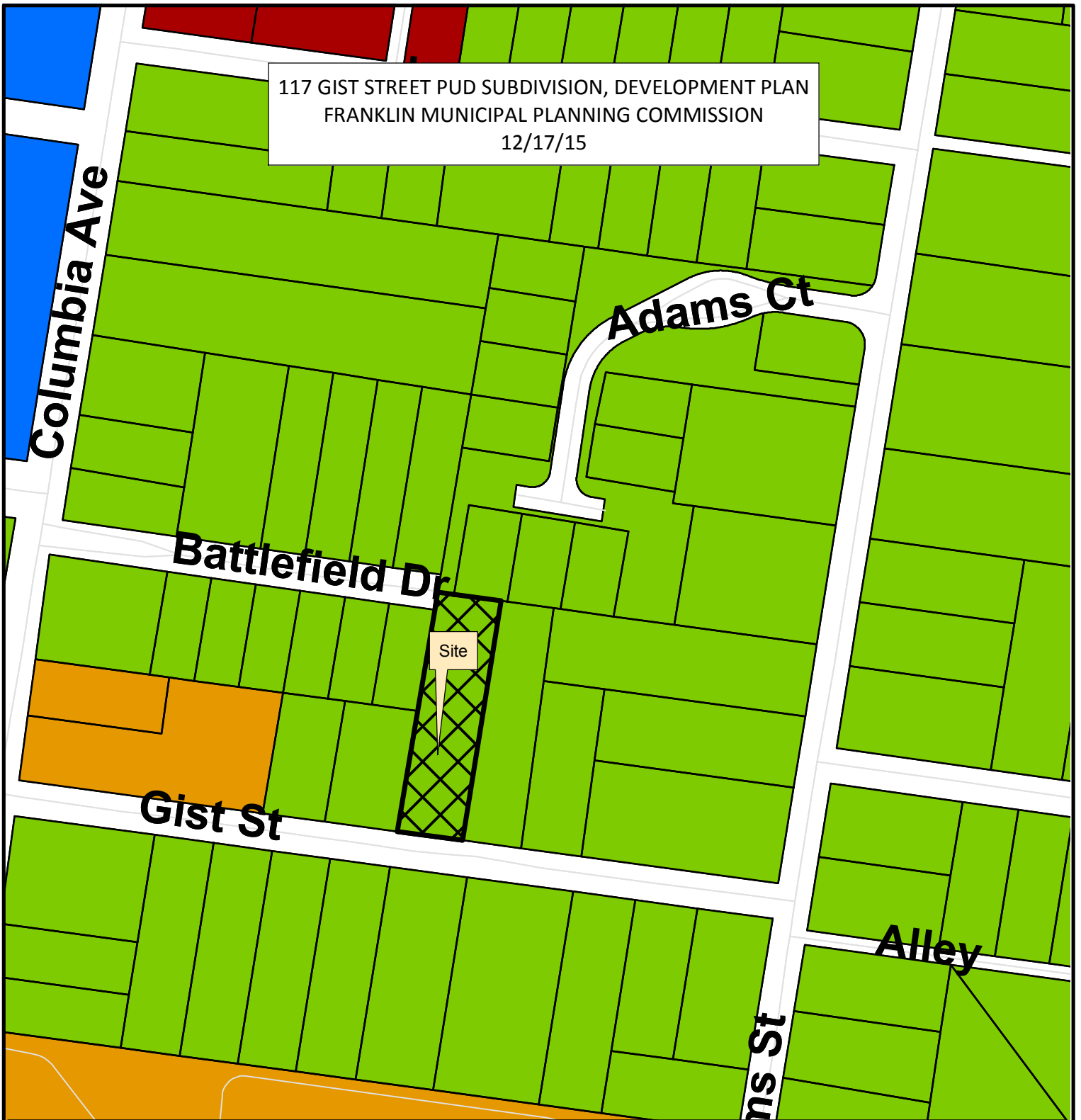
MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)



2015 The Addison Group LLC Drawings, written material, and design concepts shall not be used or reproduced in whole or part in any form or format without prior written consent of The Addison Group, LLC

DATE:	10.12.15
REVISIONS:	
	12.03.15

117 GIST STREET PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/17/15



117 Gist Street PUD Subdivision, Development Plan

 117 Gist Street PUD Subdivision

 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 0.015 0.03 0.06 Miles

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RESOLUTION 2015-110

TO BE ENTITLED: “A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR 117 GIST STREET PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF COLUMBIA AVENUE AND NORTH OF GIST STREET, LOCATED AT 117 GIST STREET.”

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve zoning for the property as part of Ordinance 2015-78; and

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
078K-B-01600	0.45
Total	0.45

Land in Williamson County, Tennessee, being Lot No. 1 on the Plan of Gist Street of record in Plat Book 18, Page 1, Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Kendall, an unmarried man, by Warranty Deed, from Jeffrey M. Tock and wife, Mary Ann Tock, dated July 31, 2007, of record in Book 4344, Page 98, Register's Office for Williamson County, Tennessee.

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

SECTION III: That the overall entitlements for the 117 Gist Street PUD Subdivision are as follows:

Entitlements	Robert Baker PUD Subdivision
Base Zone District	SD-R 4.44- Specific Development-Residential
Character Area Overlay	CFCO-3 – Central Franklin Character Area
Other Zoning Overlays	NA
Development Standard	Traditional
Number of Dwelling Units	2
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	NA
Open Space Requirements	NA
Number of Phases in Development	NA

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

[117 Gist - dev plan pkg.pdf](#)

1. Stormwater Infrastructure

- Applicant has not addressed the comment. Properties may not discharge Stormwater onto adjacent or downstream properties without the appropriate drainage easements. As discussed, applicant must discharge Stormwater into a Stormwater conveyance system. As proposed the Stormwater system is vague at best and shall be seriously reconsidered.

Engineering - PUD Plan Checklist

General Comments

2. E. Existing Conditions Plan

- The previous comment, "Applicant shall show driveway locations for adjacent properties on Gist St. and Battlefield Drive on all plan sheets." has not been fully addressed. Show the driveway locations for adjacent properties on Gist St.

3. H. Stormwater Management Plan

- Stormwater may not be discharged onto neighboring properties without appropriate stormwater easements. Applicant shall provide details and easements, where appropriate, to clearly depict how stormwater is to be discharged from each property. A drainage easement is required for any stormwater conveyance carrying runoff from 2 or more lots.

This is an advisory comment for Site Plan, and will not hinder Development Plan approval. Applicant shall be advised that the appropriate off-site easements must be acquired prior to final approval of the Site Plan.

4. F. Development Plan

- Applicant shall clarify discrepancy in the width of ROW abutting the northwest corner of the property. This width was initially shown to be 17', but is now shown as 20' on the resubmittal. Why the change? Be advised that if the proposed driveway encroaches onto the neighboring property, a permanent access easement will be required to be obtained from the property owner for the encroachment.

5. F. Development Plan

- Applicant shall show all proposed connections to existing and proposed streets located outside the development. Applicant shall show the Gist Street pavement and the driveway connection to it. Either radii or a flare are required for the driveway apron.

Planning

[117 Gist - dev plan pkg.pdf](#)

6. Zoning

- Applicant shall include correct density (SD-R 4.44)

117 GIST STREET

DEVELOPMENT PLAN SUBMITTAL

CITY OF FRANKLIN, TN

TAX MAP 078K, GROUP B, PARCEL 01600
PROJECT #5961

- SHEET INDEX
- COVER SHEET
- L1.0 EXISTING CONDITIONS (OVERALL)
- L1.1 EXISTING CONDITIONS PLAN
- L2.0 DEVELOPMENT PLAN
- L3.0 GRADING, DRAINAGE, & UTILITY PLAN
- A5.1 ARCHITECTURAL ELEVATION (LOT 1 and Lot 2)



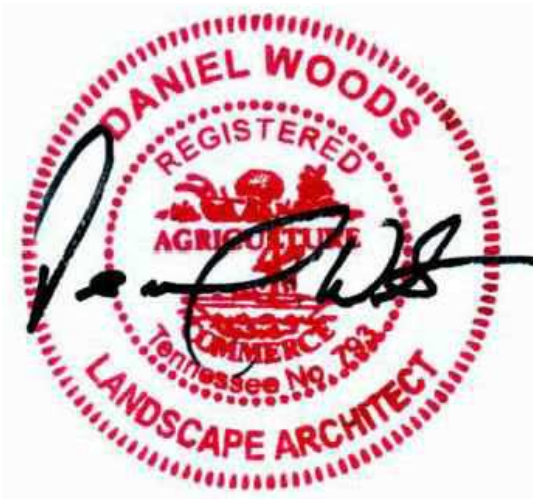
VICINITY MAP

OWNER:
GARDEN GATE DEVELOPMENT CO.
MATT CHRISTENSEN
427 MURFREESBORO ROAD
FRANKLIN, TN 37064
matt.christensen@comcast.net
615.456.5515

APPLICANT:
THE ADDISON GROUP
1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DANIEL WOODS
dwoods@addison-group.com
615.440.7804

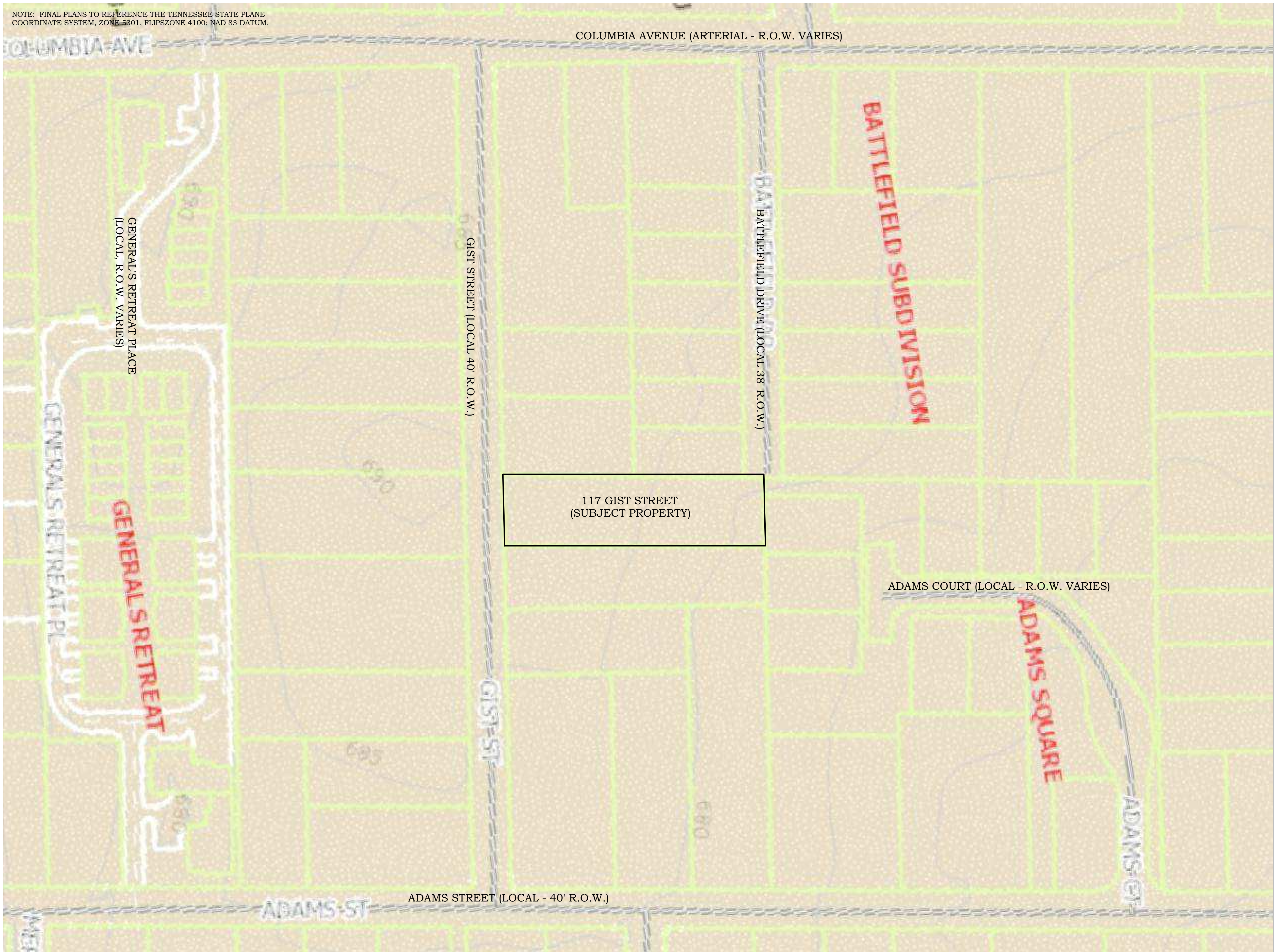
theaddisongroup
DESIGN + DEVELOPMENT

1220 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
DWOODS@ADDISON-GROUP.COM
615.440.7804

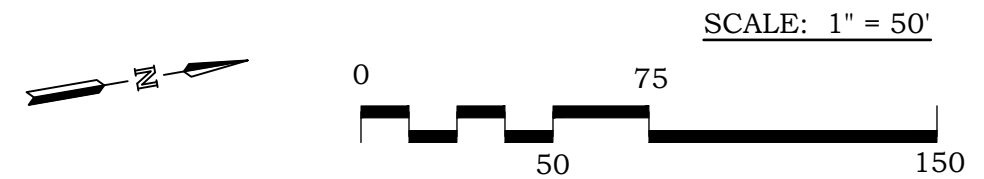


12.03.15

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5801, FLIPZONE 4100; NAD 83 DATUM.



EXISTING CONDITIONS PLAN (OVERALL)



MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED
WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

The Addison Group, LLC 2015

theadisongroup
DESIGN + DEVELOPMENT
dwoods@addison-group.com
Office 615.440.7804 - www.theadisongroup.com

Prepared For: DEVELOPMENT PLAN
PROJECT #5%1

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE



12.03.15

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REVISIONS:

12.03.15

SHEET NO.

L1.0



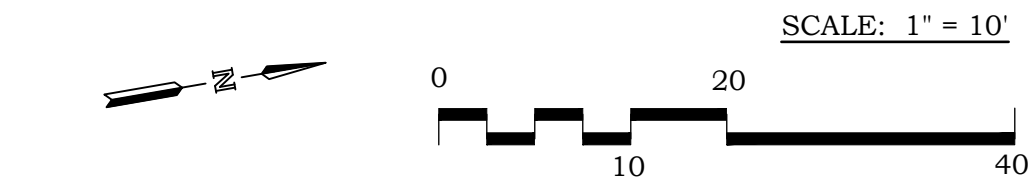
EXISTING CONDITIONS PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL

ALL INFORMATION RELATIVE TO SUBJECT PROPERTY IS PER SURVEY DATA PROVIDED BY ARROWHEAD SURVEYING, (615) 476-2652. ALL OTHER REGIONAL DATA TAKEN FROM WILLIAMSON COUNTY GIS MAPS.

STORMWATER NARRATIVE: PROPERTY IS RELATIVELY FLAT BY MIDDLE TENNESSEE STANDARDS. THERE ARE NO SLOPES ON SITE GREATER THAN 5%. PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA. THERE IS A 10' DRAINAGE EASEMENT SHOWN ON THE PLAT THAT IS ON THE NORTH END OF THE PROPERTY. THE PURPOSE OF THIS EASEMENT IS UNKNOWN, AS THERE IS NO INFRASTRUCTURE OR DRAINAGE SWALE IN THIS AREA.

CURRENTLY, ANY DRAINAGE THAT ENTERS THE SITE INFILTRATES INTO THE GROUND THROUGH THE EXISTING TURF AREAS ON THE NORTH END OF THE PROPERTY.



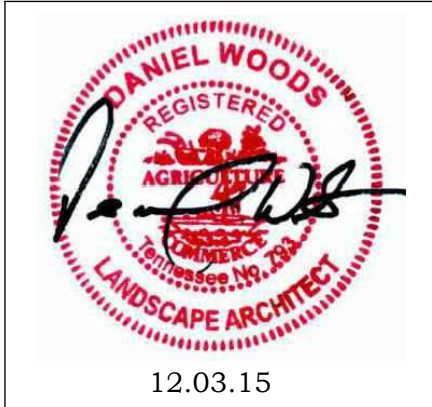
MINERAL RIGHTS: MINERAL RIGHTS FOR 117 GIST STREET ARE RETAINED WITH THE PROPERTY OWNER (GARDEN GATE DEVELOPMENT CO.)

Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE



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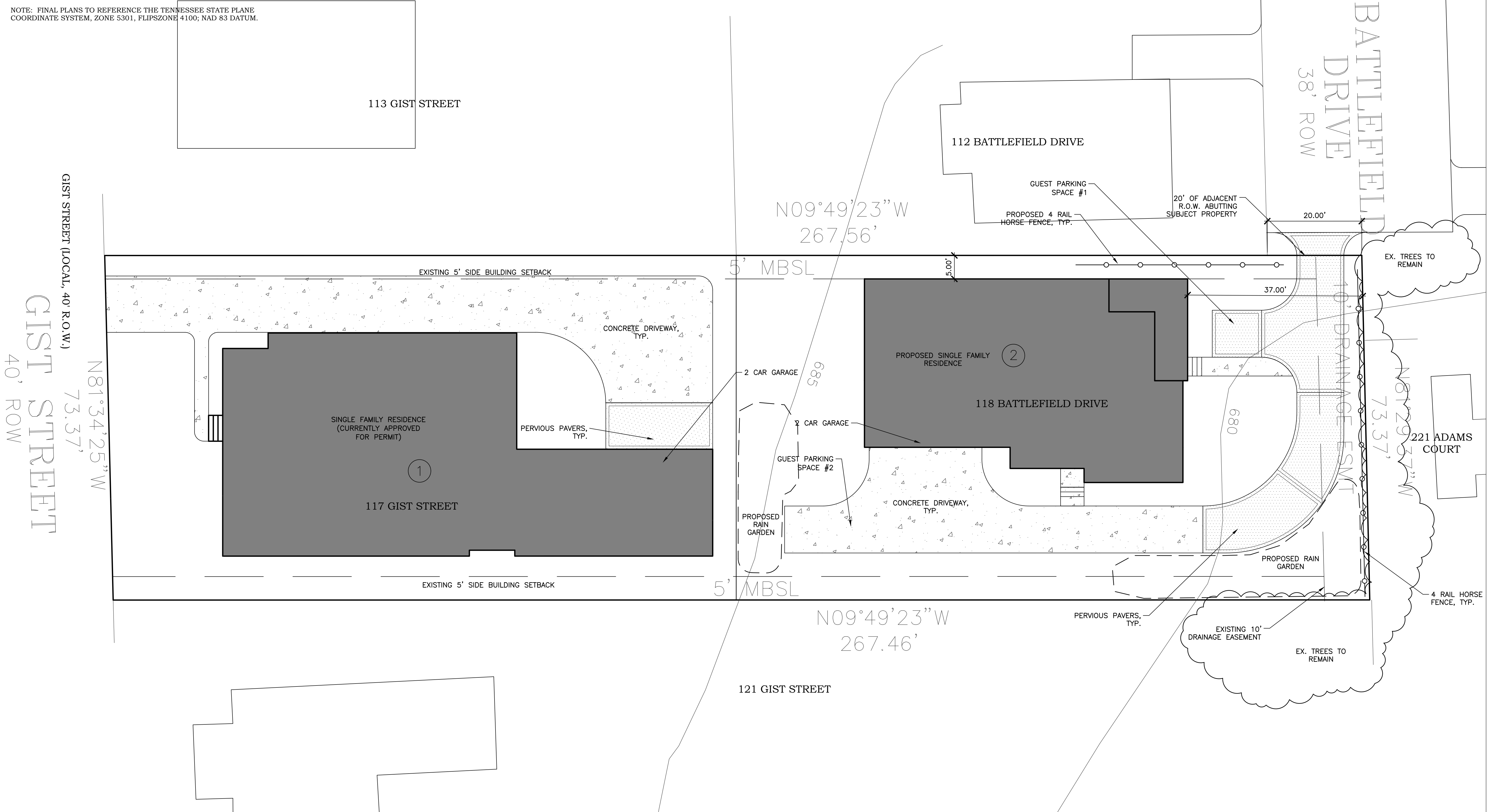
DATE: 10.12.15

REVISIONS:

12.03.15

SHEET NO.

L1.1



DEVELOPMENT PLAN

SITE DATA CHART
ADDRESS: 117 GIST STREET
ACREAGE: 0.45 ACRES (19, 622 SF)
DENSITY: SD-R 1.2
EXISTING BASE ZONING: R-3, RESIDENTIAL
EXISTING CHARACTER AREA: CFCO-3
PROPOSED ZONING: SD-R, SPECIFIC DEVELOPMENT
RESIDENTIAL
FLOODWAY & FLOODWAY FRINGE: NOT APPLICABLE
HILLSIDE & HILLSIDE BUFFER: NOT APPLICABLE
DEVELOPMENT DESIGN STANDARD: TRADITIONAL
EXISTING DENSITY: 2.22 UNITS PER ACRE
PROPOSED DENSITY: 4.44 UNITS PER ACRE
TOTAL # OF PROPOSED UNITS: 2 (SINGLE FAMILY)
OVERALL DENSITY: 4.44 UNITS PER ACRE
NET DENSITY: 4.44 UNITS PER ACRE
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 2
RESIDENTIAL SQUARE FOOTAGE: N/A
NUMBER OF ACREAGE BY USE, ENTIRE SITE: 0.45 ACRES
NUMBER OF ACREAGE BY USE, PER SECTION: 0.45 ACRES

LOT 1 (PROPOSED)
AREA = 0.224 AC (9,793 SF)
HOUSE FOOTPRINT SF = 3,877 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = 3,670
HEIGHT = +/- 26' TOTAL (2 STORY)

LOT 2 (PROPOSED)
AREA = 0.225 AC (9,829 SF)
HOUSE FOOTPRINT SF = ESTIMATED TO BE +/- 2,679 SF (INCLUDES GARAGE)
HOUSE TOTAL HEATED SF = ESTIMATED TO BE +/- 3,600 SF
HEIGHT = ESTIMATED TO BE +/- 26' TOTAL (2 STORY)

LAND USE PLAN COMPLIANCE: THE SUBJECT PROPERTY IS LOCATED WITHIN THE "CFCO-3" CHARACTER AREA. CFCO-3 GUIDELINES CALL FOR "TRADITIONAL" DEVELOPMENT. IT STATES: "THE COMMUNITY DESIRES TO MAINTAIN THE ESTABLISHED RESIDENTIAL CHARACTER AND SCALE OF THE AREA." CFCO-3 ALLOWS FOR BUILDINGS UP TO 3 STORIES IN HEIGHT.

THE CENTRAL FRANKLIN CENTRAL AREA PLAN STATES: "THE PREDOMINANT USES WILL INCLUDE DETACHED AND ATTACHED RESIDENTIAL DEVELOPMENT, INSTITUTIONAL AND CIVIC USES. ACCESSORY DWELLINGS ARE APPROPRIATE IN THE AREA."

ADDITIONALLY, ON STREET PARKING IS ENCOURAGED IN THIS AREA.

THE PROPOSED DEVELOPMENT CALLS FOR 2 SINGLE FAMILY LOTS THAT MATCH THE LOT WIDTHS AND DEPTHS EXACTLY AS THEY ARE CURRENTLY ALONG GIST STREET AND BATTLEFIELD DRIVE. ALTHOUGH THIS PROPERTY AND SURROUNDING AREA ARE ZONED R-3, ALL OF THE LOTS ON BATTLEFIELD AND MOST OF THE LOTS ON GIST ST ARE 0.20 TO 0.25 ACRES AND THEREFORE "NON-COMPLIANT."

BOTH HOMES WILL BE 2 STORIES MAXIMUM AND MATCH THE SETBACKS OF THE OTHER HOMES ALONG BATTLEFIELD DRIVE AND GIST ST. THE ARCHITECTURAL STYLE FOR BOTH HOMES WILL BE CONSISTENT WITH THE ADJACENT PROPERTIES AS WELL AS OTHER INFILL DEVELOPMENT OCCURING IN DOWNTOWN FRANKLIN.

IMPACT STATEMENT: THE PROPERTY IS PROPOSED TO BE SUBDIVIDED FROM 1 SINGLE FAMILY LOT TO 2 SINGLE FAMILY LOTS (TOTAL). BECAUSE ONLY 1 ADDITIONAL SINGLE FAMILY HOME IS PROPOSED, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES IS INTENDED TO BE INSIGNIFICANT. SINCE THIS REQUEST IS TO ADD ONE ADDITIONAL DWELLING UNIT, THE RESULT IS A NET INCREASE OF 1 UNIT OF FLOW (350 GALLONS/DAY). WATER AND SEWER AVAILABILITY LETTER HAS BEEN PROVIDED BY CITY OF FRANKLIN WATER DEPARTMENT.

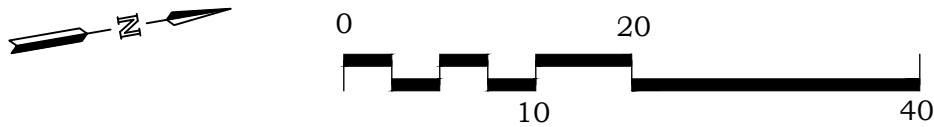
STATEMENT OF ARCHITECTURAL INTENT: THE ARCHITECTURAL INTENT OF THIS PROJECT IS TO DELIVER TWO SINGLE FAMILY HOMES, 2 STORIES IN HEIGHT MAXIMUM. ARCHITECTURAL PLANS FOR "LOT 1" HAVE BEEN INCLUDED IN THIS PACKAGE (SHEET A5.1). "LOT 1" IS A "FRENCH COTTAGE" STYLE ARCHITECTURE. "LOT 2" WILL BE A SIMILAR STYLE AND SCALE (FINAL DESIGN YET TO BE DETERMINED).

Existing Grading & Drainage Data Chart

- Site Area: 1.46 AC
 - Impervious Area: 0.54 AC
- Peak Flow Runoff
- 2 year: 1.76 CFS
 - 5 year: 3.12 CFS
 - 10 year: 4.08 CFS
 - 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart

- Site Area: 1.46 AC
 - Impervious Area: 0.71 AC
- Peak Flow Runoff
- 2 year: 1.59 CFS
 - 5 year: 2.35 CFS
 - 10 year: 3.98 CFS
 - 100 year: 7.26 CFS



4 RAIL HORSE FENCE



The Addison Group, LLC 2015

NOTE: FINAL PLANS TO REFERENCE THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100; NAD 83 DATUM.

113 GIST STREET

112 BATTLEFIELD DRIVE

BATTLEFIELD
DRIVE
38' ROW

ex. water line

N09°49'23"W
267.56'

5' MBS

20.00'

EX. TREES TO
REMAIN

221 ADAMS
COURT

N09°49'23"W
73.37'

118 BATTLEFIELD DRIVE

N09°49'23"W
267.46'

121 GIST STREET

117 GIST STREET

GIST STREET (LOCAL, 40' R.O.W.)

GIST STREET

40' ROW

existing water

N08°34'25"W
73.37'

svc (lot 1)

ex SS svc (lot 1)

proposed SS svc (lot 2)

ex. sewer

ex. water line

ex. manhole

GRADING, DRAINAGE, & UTILITY PLAN

Existing Grading & Drainage Data Chart

- Site Area: 1.46 AC
- Impervious Area: 0.54 AC
- Peak Flow Runoff
 - 2 year: 1.76 CFS
 - 5 year: 3.12 CFS
 - 10 year: 4.08 CFS
 - 100 year: 7.29 CFS

Proposed Grading & Drainage Data Chart

- Site Area: 1.46 AC
- Impervious Area: 0.71 AC
- Peak Flow Runoff
 - 2 year: 1.59 CFS
 - 5 year: 2.35 CFS
 - 10 year: 3.98 CFS
 - 100 year: 7.26 CFS

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.

3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

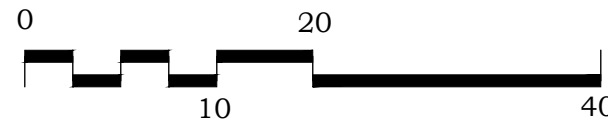
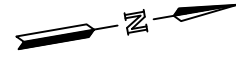
Grading & Drainage Data Chart

- Site Area: 0.45 AC (19,622 SF)
- Impervious Area: 0.224 AC (9,796 SF)
- Disturbed Area: 0.26 AC (11,325 SF)
- Total Pervious Area: 0.225 AC (9,826 SF)
- Landscape Surface Ratio: 0.50

STORMWATER NARRATIVE & IMPACT STATEMENT: PROPERTY SLOPES FROM FRONT TO BACK (GIST STREET SIDE TO BATTLEFIELD DRIVE SIDE). BATTLEFIELD DRIVE SLOPES FROM WEST TO EAST AND EMPTIES MOST OF THE STORM DRAINAGE ON TO THIS PROPERTY. THERE ARE NO EXISTING CITY STORM DRAINS ON BATTLEFIELD DRIVE, SO THERE IS NO PUBLIC INFRASTRUCTURE TO CARRY STORMWATER OUT OF THIS AREA.

SINCE THERE IS NO PUBLIC INFRASTRUCTURE AVAILABLE, THE PROPOSAL IS TO DRAIN THE SITE THROUGH GRASS SWALES, LEADING TO 2 RAIN GARDEN AREAS TOWARDS THE REAR OF THE SITE. THESE RAIN GARDENS WILL BE DESIGNED SO AS TO RETAIN STORMWATER ON SITE UNTIL IT CAN EVENTUALLY INFILTRATE INTO THE SOIL. THE RAIN GARDENS WILL BE PLANTED WITH BIO-PLANTINGS (SUCH AS ITEA OR MISCANTHUS), SO THAT IT WILL HELP REDUCE RUNOFF AND TREAT THE STORMWATER BEFORE IT INFILTRATES INTO THE GROUND.

UTILITY IMPACT STATEMENT:
Water & Sewer - With the addition of 1 single family lot, it is anticipated that 350 gpd will be added to this area. A request for water and sewer availability has been submitted to the City of Franklin.



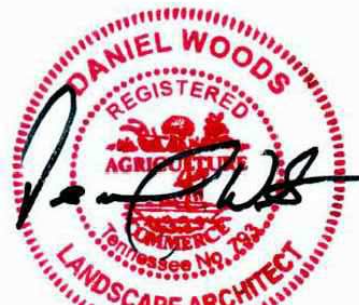
UTILITIES
ELECTRIC - MIDDLE TENNESSEE ELECTRIC
SEWER - CITY OF FRANKLIN
WATER - CITY OF FRANKLIN
GAS - ATMOS

Prepared For:

DEVELOPMENT PLAN
PROJECT #5961

117 GIST ST & 118 BATTLEFIELD DR

FRANKLIN, TENNESSEE



12.03.15

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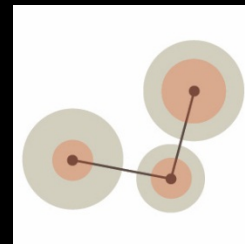
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CONNECT FRANKLIN

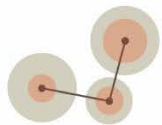
A Comprehensive Transportation Plan

Joint BOMA/Plan Commission Meeting
December 17, 2015



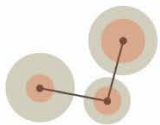
Agenda

- Schedule
- Transit
- Bike/Pedestrian Plan
- Cross Sections



Schedule

- December 17, 2015 BOMA/FMPC Meeting: transit, bike/ped, corridor character application
- January 12, 2016 BOMA Meeting: preliminary approval of transit, bike/ped, corridor character application
- January 28, 2016: BOMA & FMPC Meetings: overall presentation of CTNP
- February 2 or 3, 2016 Public Meeting: Presentation of Recommendations of CTNP
- February 9, 2016: BOMA Working Meeting: discussion of CTNP
- February 23, 2016: BOMA Meeting: recommendation of approval of CTNP to FMPC
- February 25, 2016 FMPC meeting: presentation of CTNP and final approval

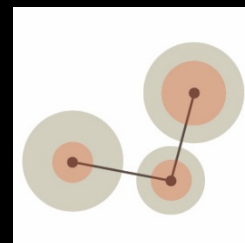




Transit Plan

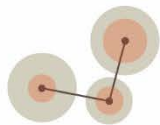
Joint BOMA/Plan Commission Meeting

December 17, 2015



Focus of Transit Plan

- Reviewed Franklin Transit Authority's transit service and Cool Springs Multi-modal Transportation Network Study (CSMNS)
- Overall Franklin has good transit services that provides services to much of the geographical footprint
- However.....
 - With the level of job growth and residential growth an opportunity exists for transit to play a larger role in the multi-modal network.



CONNECT FRANKLIN

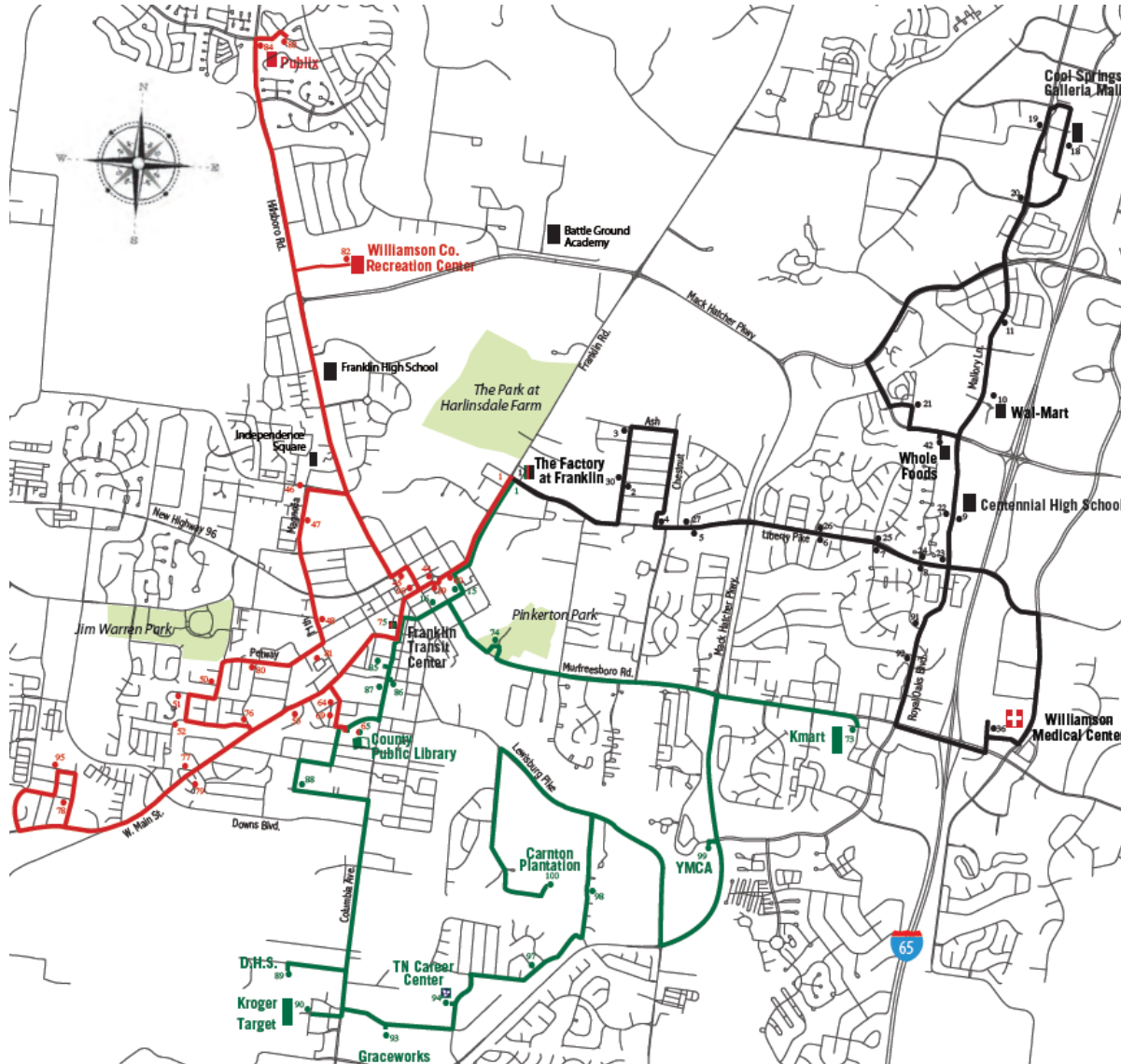
CITY OF FRANKLIN, TENNESSEE

A COMPREHENSIVE TRANSPORTATION PLAN



HISTORIC
FRANKLIN
TENNESSEE

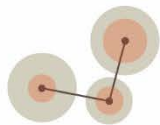
Existing Fixed Route Service



- West Bound Route
- East Bound Route
- South Bound Route

Key Observations

- Current bus facility is too small to store and park vehicles.
- Current transit routes do not service many residential areas
- Access to and from bus stop to create accessible accommodations. Sidewalks are not available in the majority of areas
- There has been a transit focus in the Cool Springs Area, but more is needed for Carothers Parkway
- Downtown has a great anchor for a certain group of folks in Franklin.
- Transit can improve with better coordination and integration with the City's transportation infrastructure.



CONNECT FRANKLIN

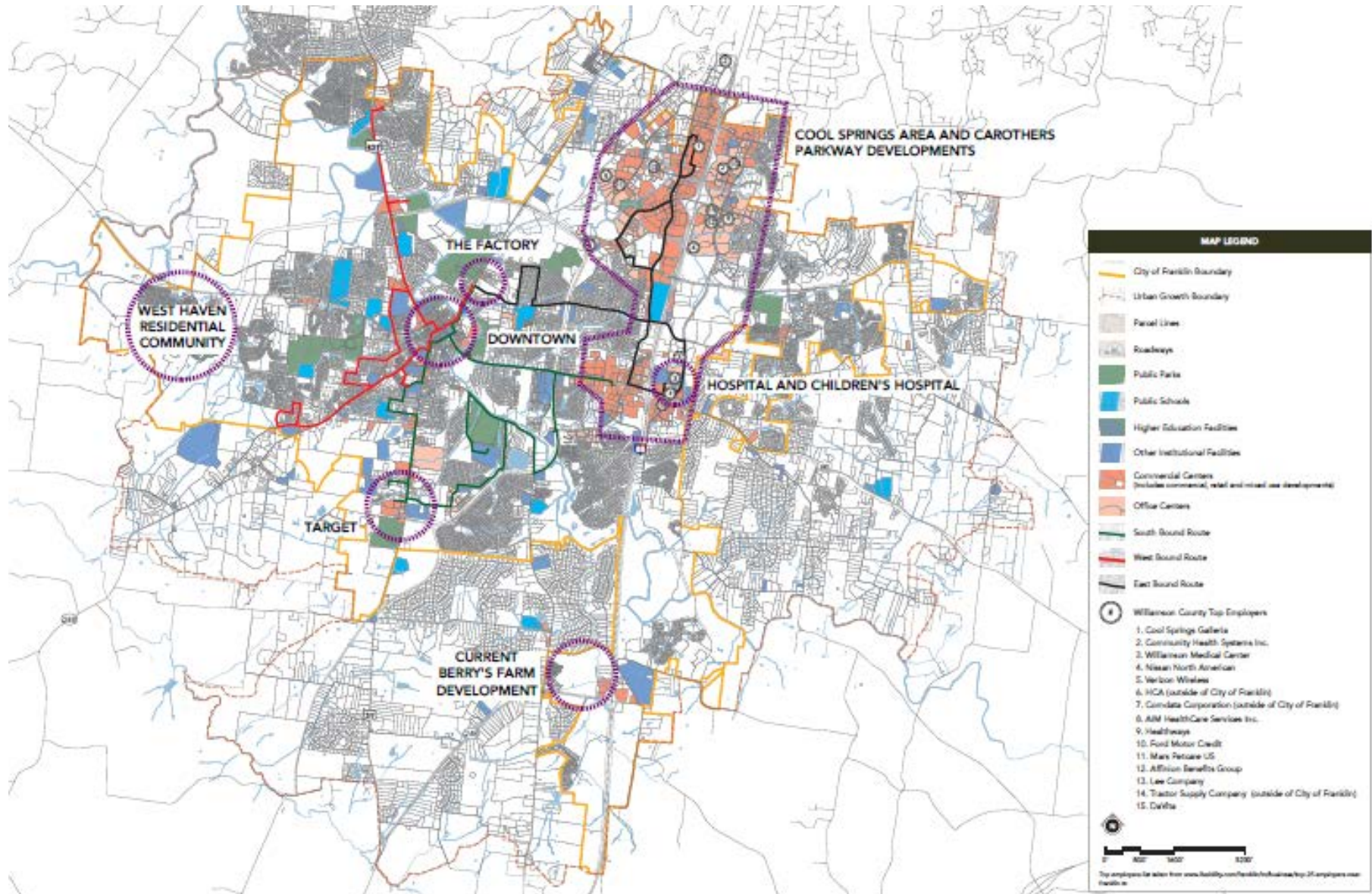
CITY OF FRANKLIN, TENNESSEE

A COMPREHENSIVE TRANSPORTATION PLAN

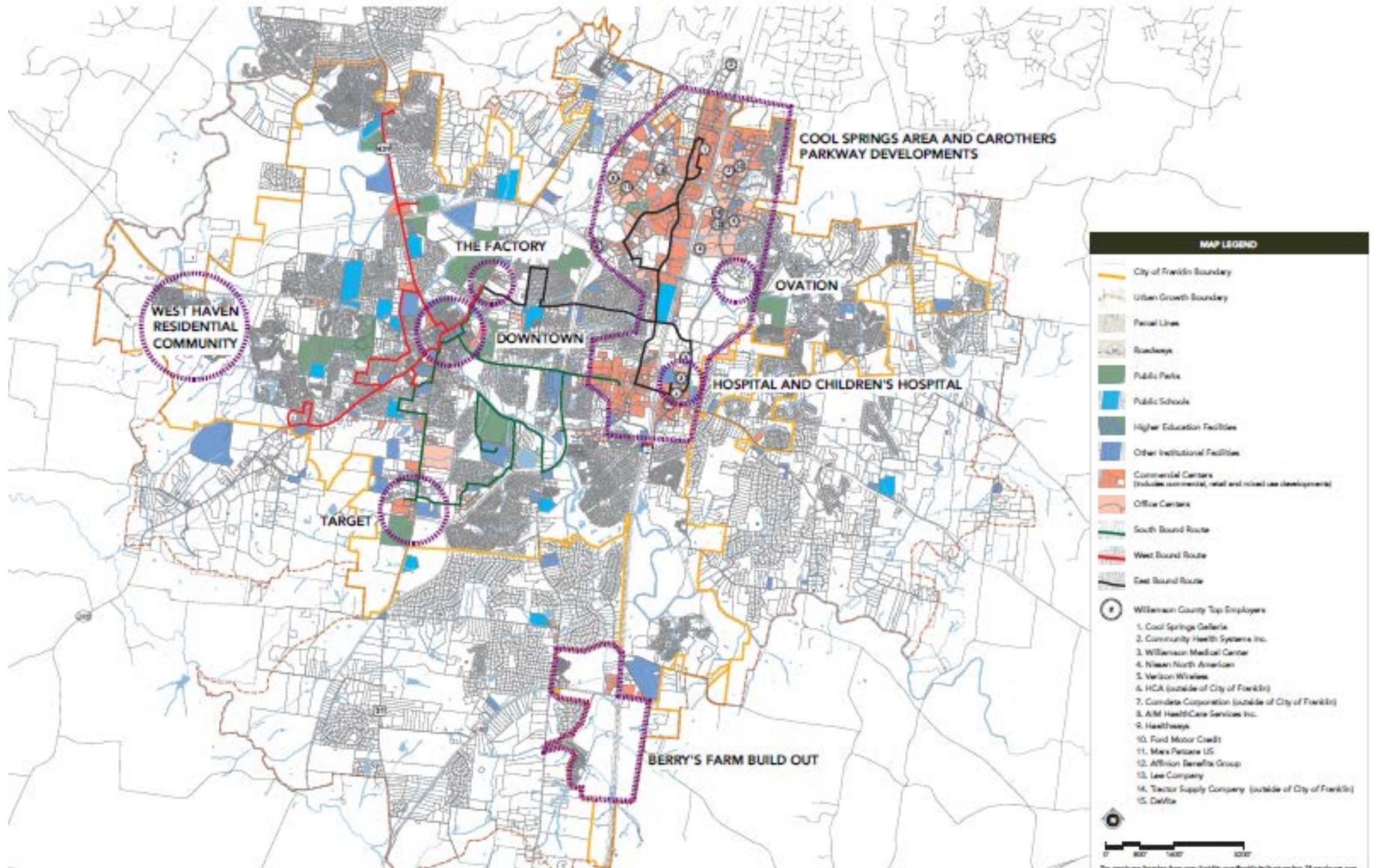


HISTORIC
FRANKLIN
TENNESSEE

Existing Activity Centers

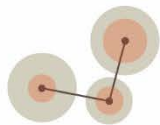


Future Activity Centers



Recommendations in CTNP

- Create a system wide transit plan to complement the work done on the CSMNS
- Service additional residential areas
- Lengthen hours of services
- Partner with area employers, social service agencies and others
- Improved commuter service
- Incorporating transit into transportation infrastructure
- Increased technology use

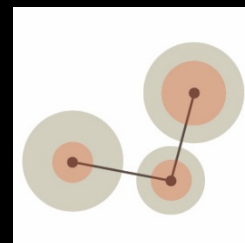




Bike/Pedestrian Plan

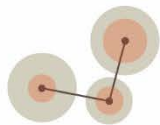
Joint BOMA/Plan Commission Meeting

December 17, 2015



Focus of Bike/Ped Plan

- Reviewed Greenways and Trails Master Plan (GTMP) and Existing information provided by Engineering for roadways to determine gaps and overlap in the entire bike and ped system
- GTMP focuses mainly with some on off-street facilities but do recommend some on-street facility
- CTNP currently focuses on roadways and intersection improvements
- Combined plan will take into account GTMP and fill in the gaps to create one master bike/ped plan that can be incorporated into public and private roadway projects



Facility Definitions

- **Sidewalks**

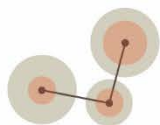
- Sidewalks and associated intersection crossings that have dedicated space for pedestrians
- Separated from travel lanes
- Appropriate intersection and mid-block crossing treatments

- **Bikeways**

- On-street facilities with dedicated space for bicyclists'
- Wayfinding and pavement markings
- Appropriate intersection crossing treatments

- **Multi-Use Paths**

- Paved pathways for walking, biking and other non-motorized activities
- Adjacent roadway pathways will have appropriate buffer space
- Appropriate intersection and mid-block crossing treatments

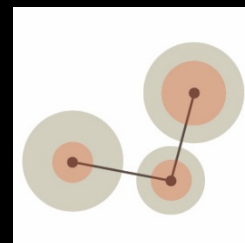




Sections

Joint BOMA/Plan Commission Meeting

December 17, 2015



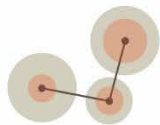
Roadway Cross Sections

- **Past Sections (14)**

- 2 each of major & minor arterial, major collector
- 4 minor collector
- 3 two lane local (based on volume)
- 1 alley

- **Current Sections (7)**

- 2 – two lane sections with option (local streets and minor collectors only)
- 2 – three lane sections with options (local streets and minor collectors only)
- 2 – four lane sections with options (major/minor arterials and collectors)
- 1 alley



Section 2A:

2 Lane 62'

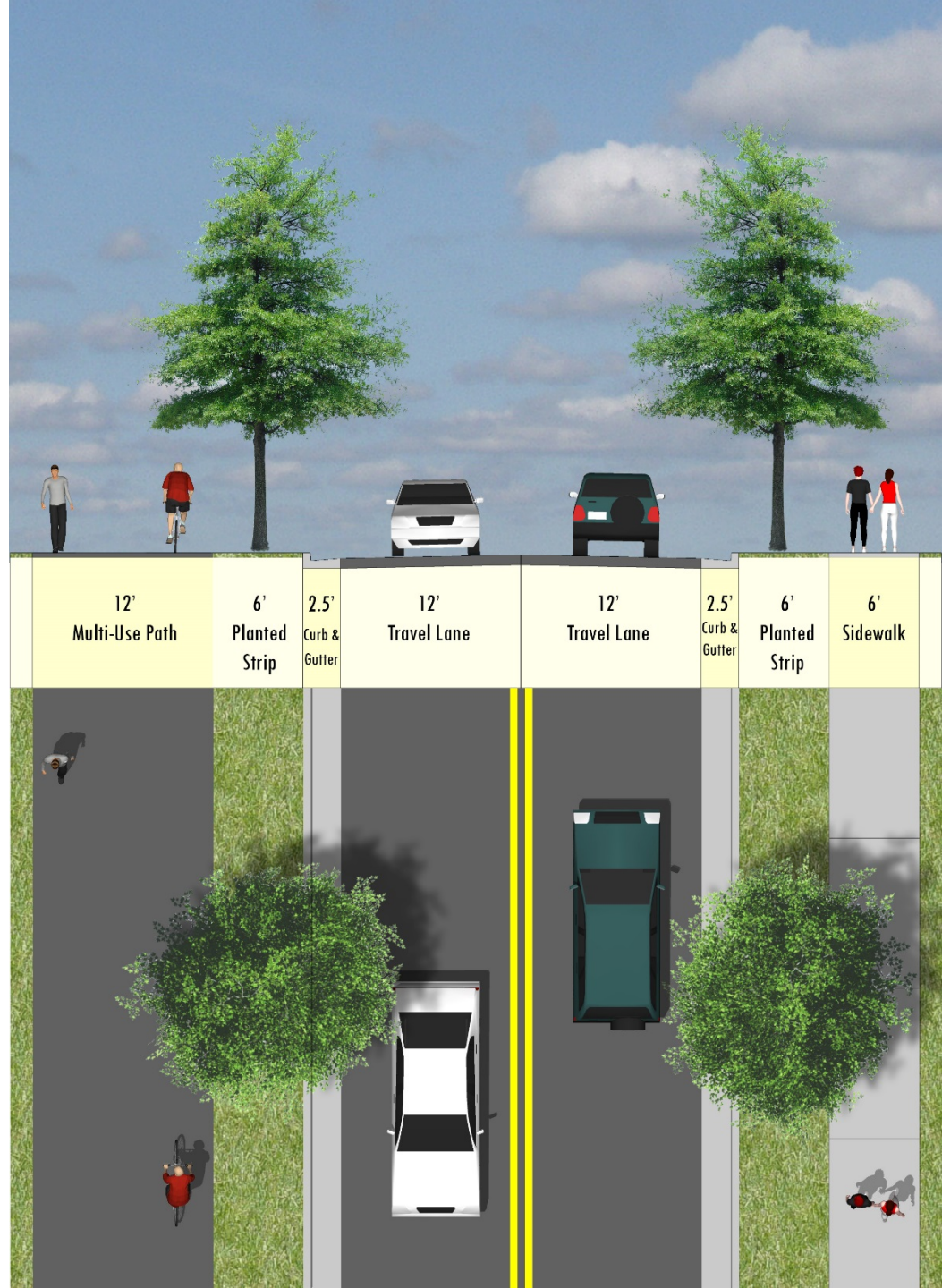
(Local Streets and Minor Collectors Only)

Typical

- 1 - 12' multi-use path
- 1 - 6' sidewalk

Options

- 2 - 6' sidewalks
- 2 - 6' on-street bike-lanes
- 1 - 9' parking lane
- 1 - 12' transit lane



Section 2B:

2 Lane 68'

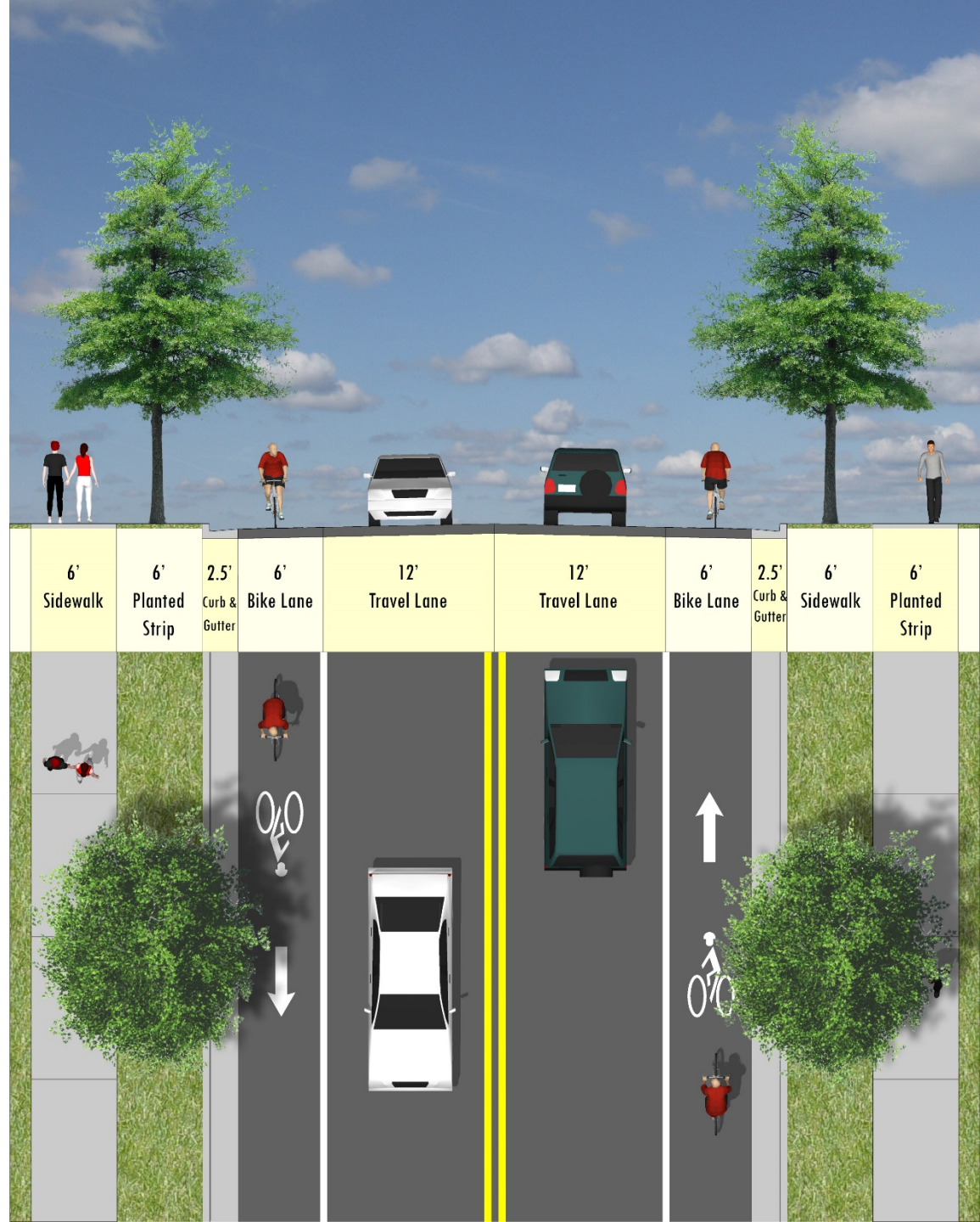
(Local Streets and Minor Collectors Only)

Typical

- 2 - 6' sidewalks
- 2 - 6' on-street bike-lanes

Options

- 1 - 12' multi-use path
- 1 - 6' sidewalk
- 1 - 9' parking lane
- 1 - 12' transit lane



Section 3A:

3 Lane 74'

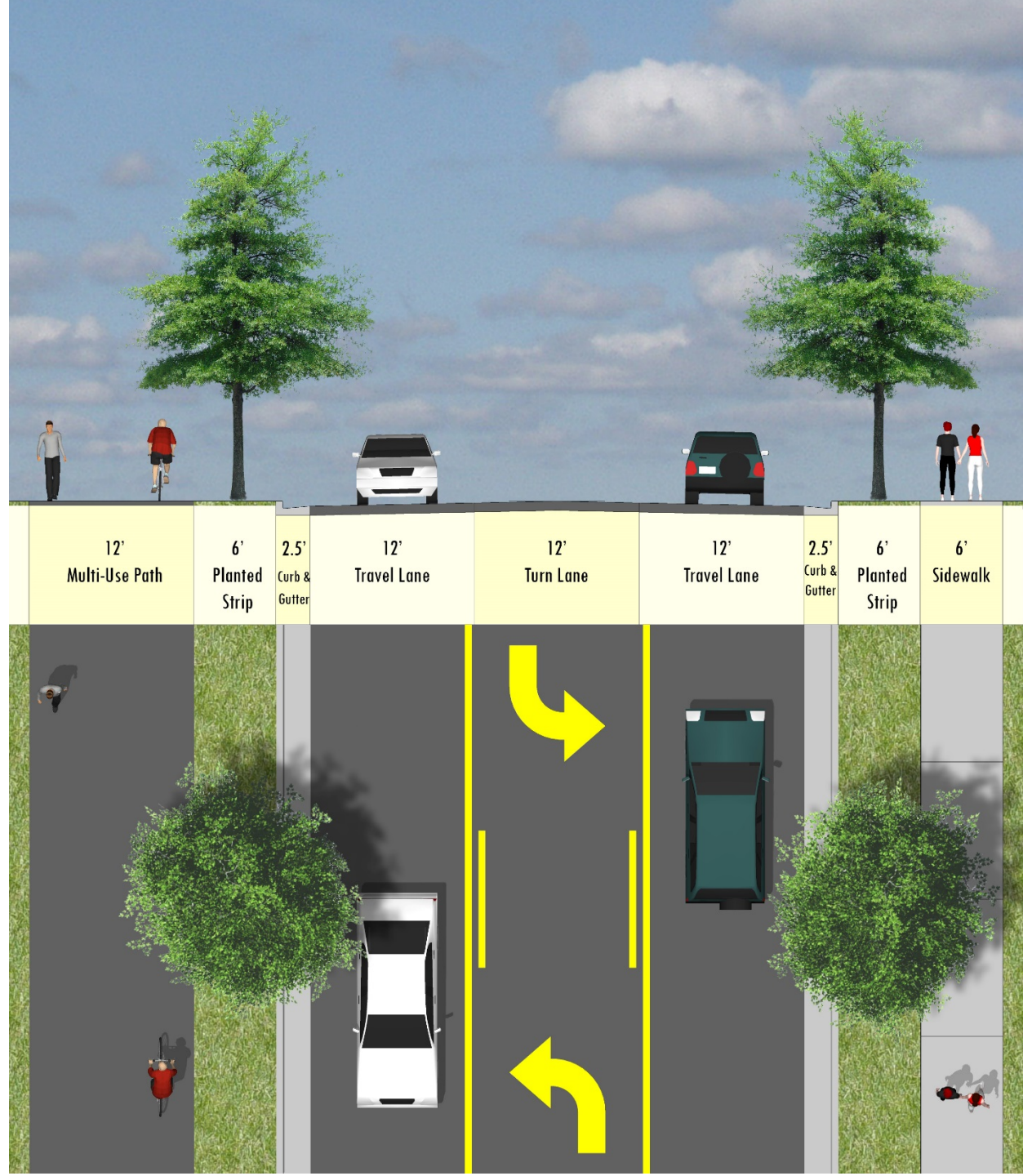
(Local Streets and Minor Collectors Only)

Typical

- 1 - 6' sidewalks
- 1 - 12' multi-use path

Options

- 2 - 6' sidewalk
- 1 - 9' parking lane
- 1 - 12' transit lane
- 1 - min 8' Raised Median



Section

3B: 3

Lane 80'

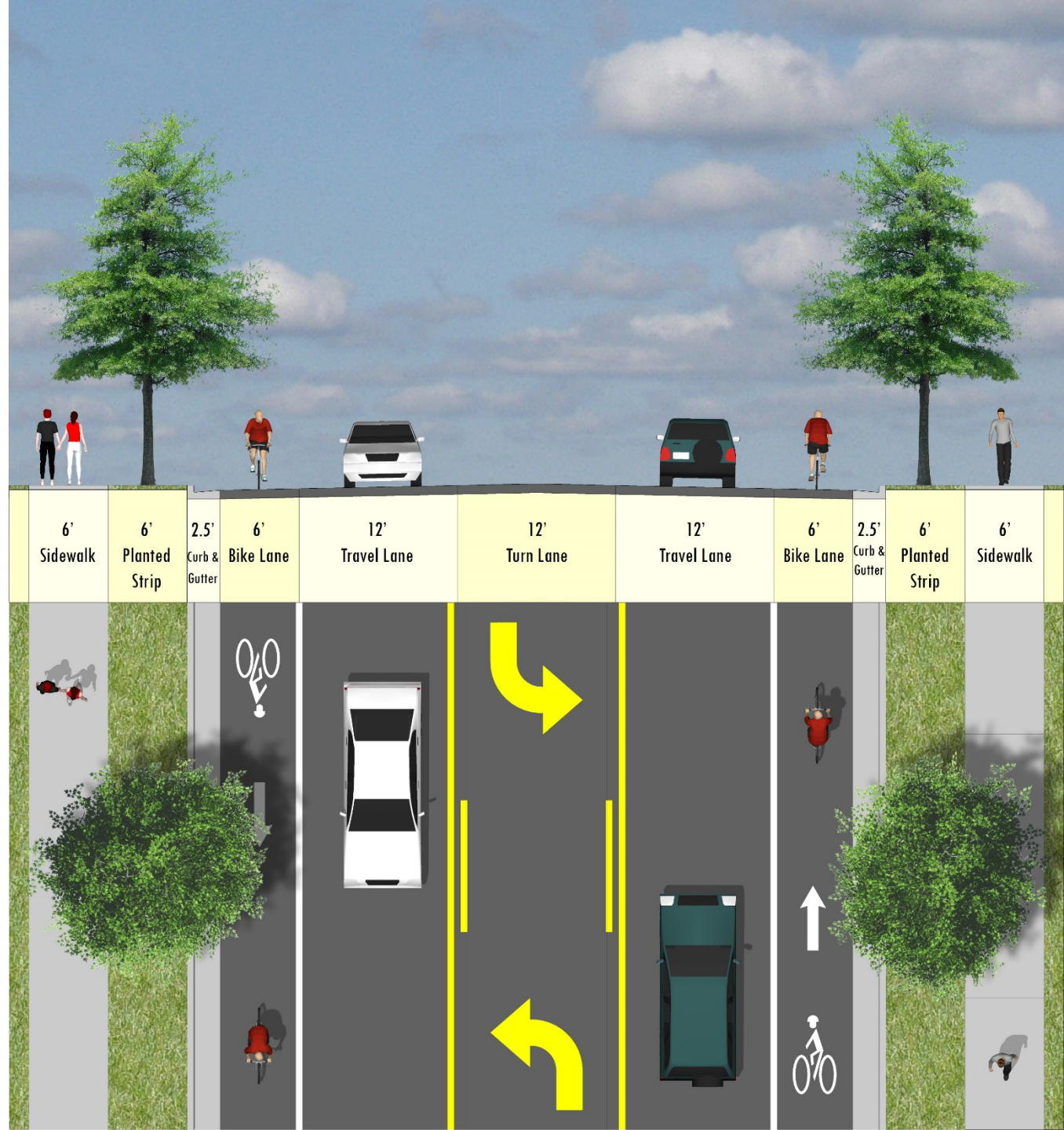
(Local Streets and Minor Collectors Only)

Typical

- 2 - 6' sidewalks
- 2 - 6' on-street bike-lanes

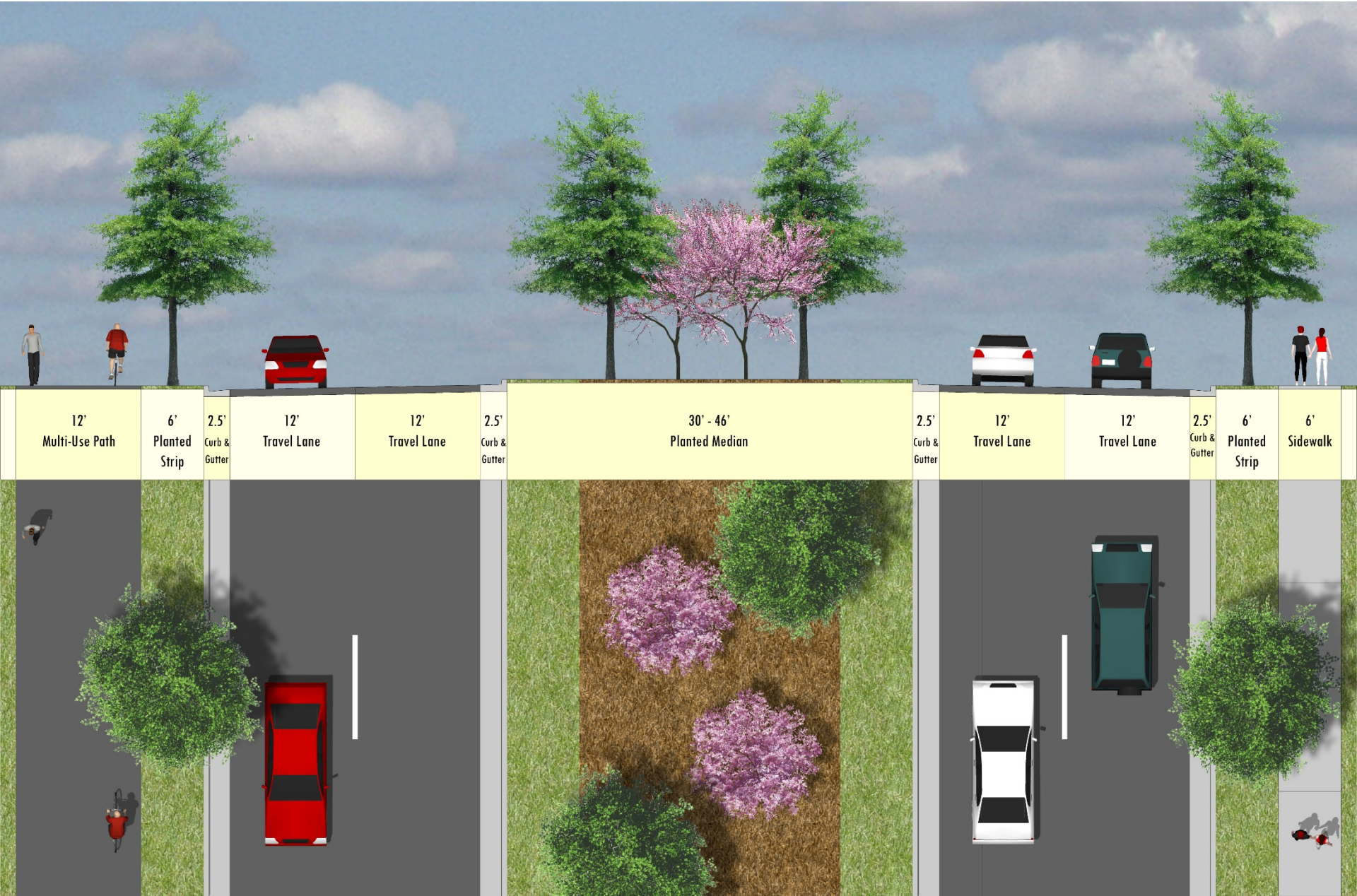
Options

- 1 - 12' multi-use path
- 1 - 9' parking lane
- 1 - 12' transit lane
- 1 - min 8' Raised Median



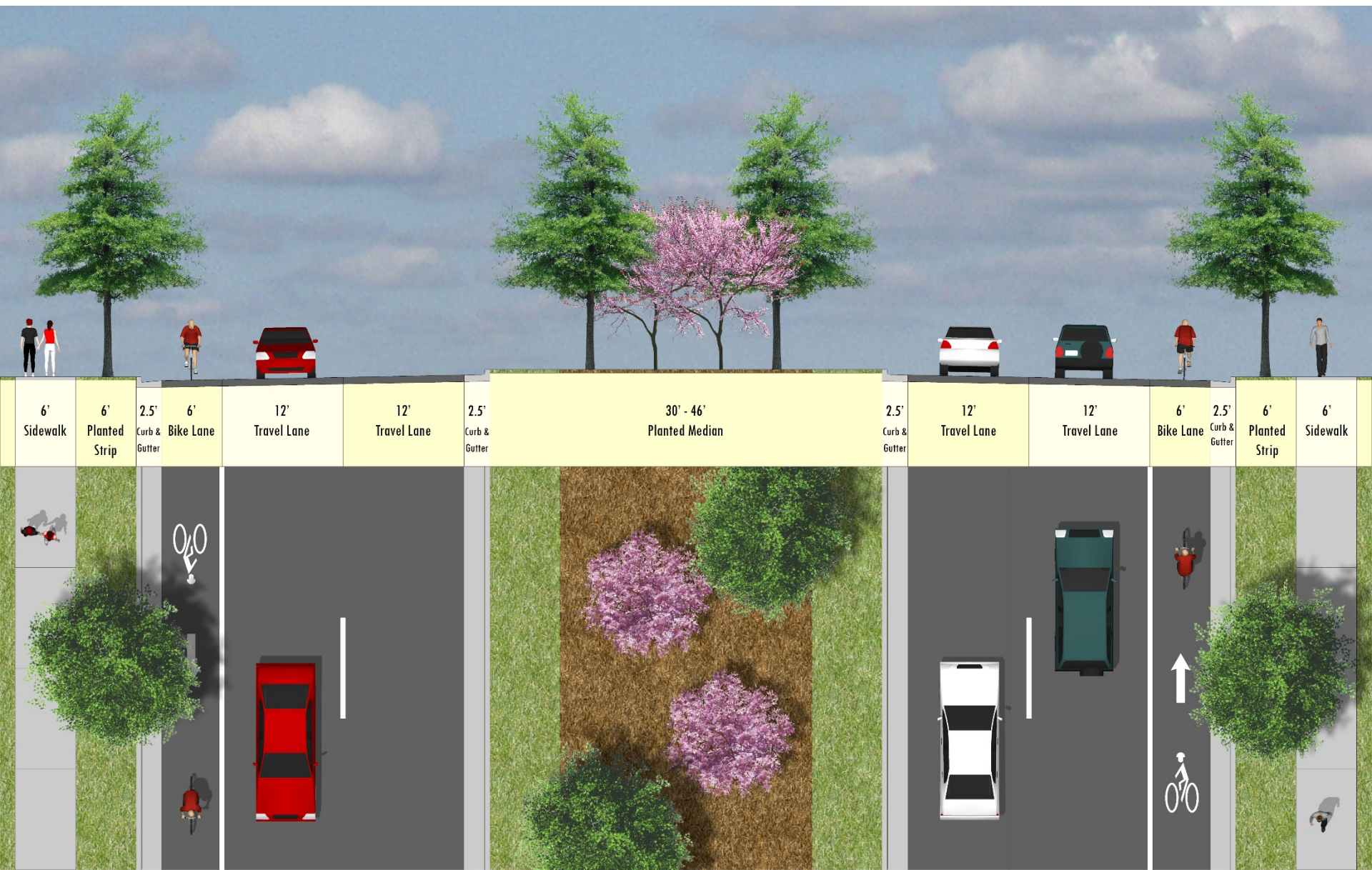
Section 4A: 4 Lane 120' to 136'

Major Arterial: 46' Median
Minor Arterial: 40' Median
Major and Minor Collector: 30' Median



Section 4B: 4 Lane 126' to 142'

Major Arterial: 46' Median
Minor Arterial: 40' Median
Major and Minor Collector: 30' Median

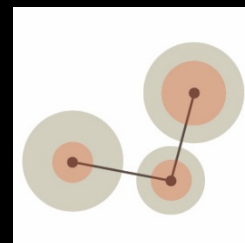




Schedule

Joint BOMA/Plan Commission Meeting

August 27, 2015

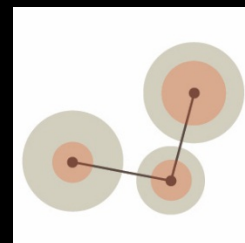




CONNECT FRANKLIN

A Comprehensive Transportation Plan

August 27, 2015

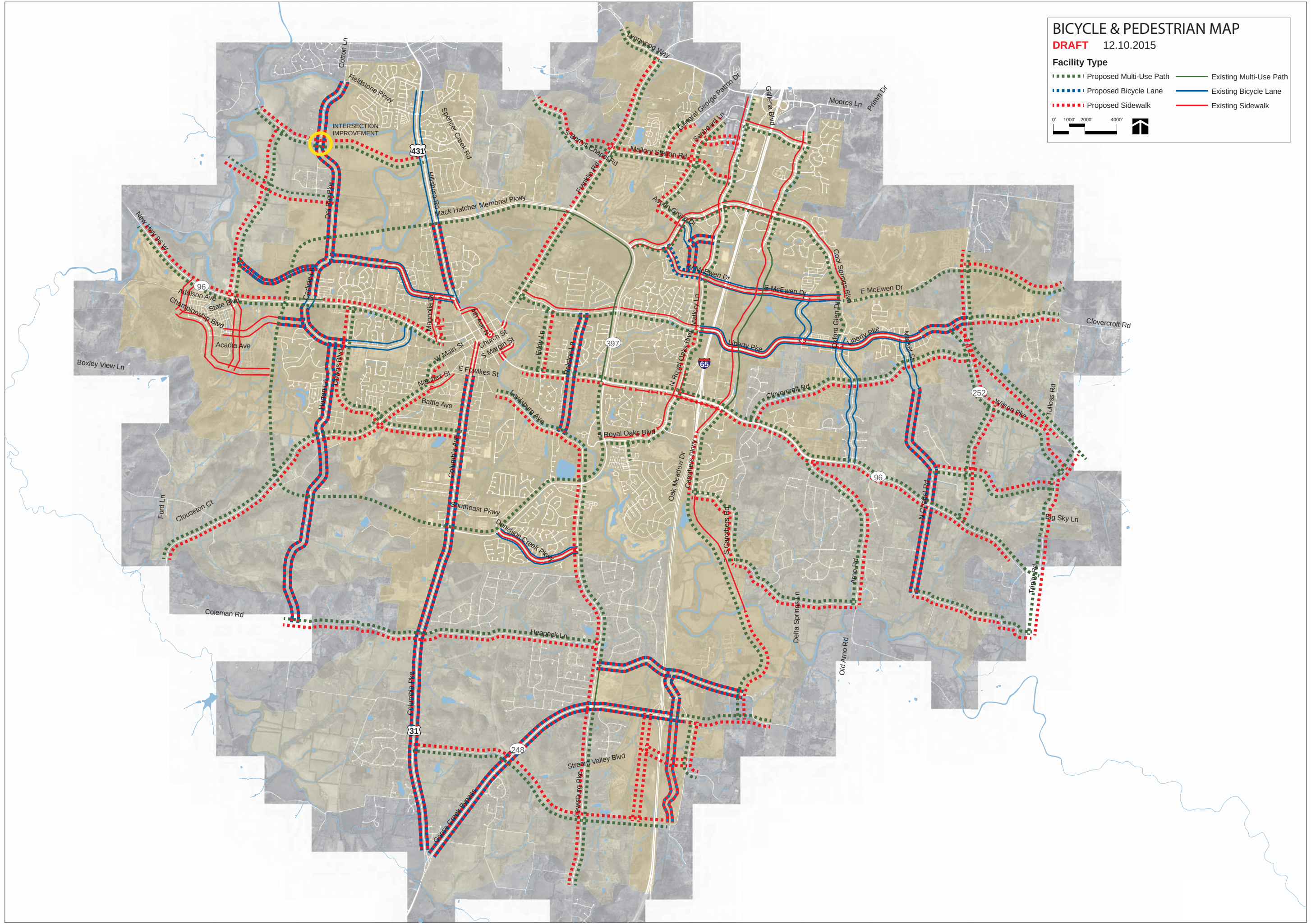


DRAFT 12.10.2015

 Proposed Multi-Use Path
  Existing Multi-Use Path

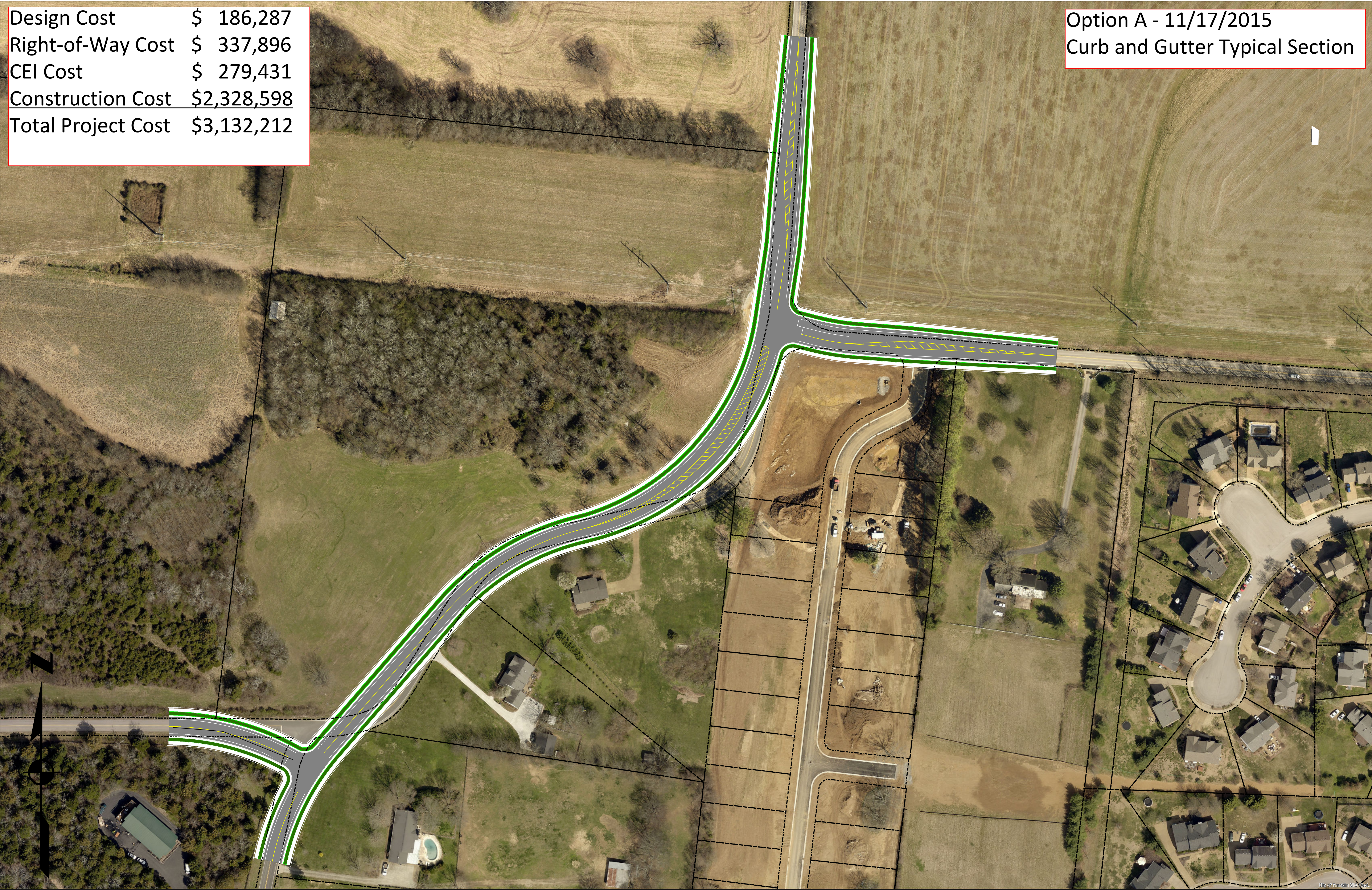
 Proposed Bicycle Lane
  Existing Bicycle Lane

 Proposed Sidewalk
  Existing Sidewalk



Design Cost	\$ 186,287
Right-of-Way Cost	\$ 337,896
CEI Cost	\$ 279,431
Construction Cost	\$2,328,598
Total Project Cost	\$3,132,212

Option A - 11/17/2015
Curb and Gutter Typical Section



Design Cost	\$ 167,659
Right-of-Way Cost	\$ 544,662
CEI Cost	\$ 251,488
Construction Cost	\$2,095,738
Total Project Cost	\$3,059,547

Option B - 11/17/2015
Open Ditch Typical Section



Design Cost	\$ 100,000
Right-of-Way Cost	\$ 159,421
CEI Cost	\$ 111,363
Construction Cost	\$ 928,030
Total Project Cost	\$1,298,814

Option C - 11/17/2015
Open Ditch Typical Section



Design Cost	\$	75,000
Right-of-Way Cost	\$	112,028
CEI Cost	\$	81,818
Construction Cost	\$	681,818
Total Project Cost	\$	950,664

Option D - 11/17/2015
Open Ditch Typical Section





City of Franklin, Tennessee

Citizen Survey

Sample Open Ended Questions

- If you could change one thing in Franklin, what would it be?**
- What is the one public amenity you would add to Franklin?**
- What is the single biggest challenge or problem Franklin will have to face in the next 5 years?**
- What would you say is the most serious issue facing Franklin at this time?**
- What one thing do you like most about living in Franklin?**

DATE: November 30, 2015

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Business Process Improvement Manager

RE: Follow-up Questions & Answers RE: Citizens Survey

As a result of our last work session, staff followed-up with the National Research Center on a series of questions regarding their product, the National Citizens Survey. We received, along with these answers three attachments –

- a) Sample Custom Questions
- b) Survey Validity Statement
- c) List of Communities using or have used National Citizens Survey

Questions asked by staff are in **BLACK**. Responses from the National Research Center are in **RED**.

- 1) Is there a way to limit the open web survey? By requesting e-mail addresses or limiting submissions to one per IP address?

We are able to track IP addresses in the software we use for the web survey so we can plan to keep an eye on responses from duplicate IP addresses and opt to remove all but the first submitted response. The caution here is we wouldn't want to remove responses that could be coming from shared computers (at the library, etc.). It's worth noting that we find that it can be difficult enough to get residents to respond to a survey even once, and rarely run into the issue where residents are ballot-stuffing. If we do run into this, it is highly unlikely that receiving multiple responses from one individual will have an impact on the aggregate dataset (a few responses out of hundreds is still a very small percentage).

- 2) What is the typical return rate from the formal randomized survey?

We typically find response rates range from 20% to 40% on the higher end. If you mail to 2,600, you'll likely hear from a minimum of 500 (conservative estimate based on a less than 20% response rate).

- 3) The BOMA is concerned about such a small sample of the population being surveyed. What research/statements do you have which supports the formal survey approach and why is 1400 or 2600 households considered a statistically significant sample?

I've attached some language about survey validity if it's helpful to pass this along to those who voiced concern. [See attachment "New Item – Survey Validity.pdf"] The short answer is that our methods in randomly selecting survey recipients from all households in the community allows us to confidently say that responses from those we hear back from represent the entire community within a margin of error based on the number of responses. For example, if you opt to mail to 2,600 we'd likely hear back from about 500 or more residents. This number of responses yields a margin of error of four percent, meaning we can be confident the survey results are within plus or minus four percentage points of what the results would be if we had surveyed and heard back from every adult in Franklin.

A part of this conversation also includes costs. If cost was not a concern, we'd like to be able to survey each household in the community, but implementing methodology that allows for scientific validity is the next best thing and a cost-effective way to learn about resident opinion.

As a general note, our methods are an industry best practice and we are continually researching and reviewing our methods to ensure we are staying current and offering the best solutions in survey research to local governments.

I am happy to chat about this further!

4) What cities in Tennessee have used the NCS?

Our benchmarking database houses data for more than 500 communities and is ever changing as we add more data and remove old data (more than 5 years old) from the comparisons in an effort to keep the data relevant and fresh. We add NCS data as well as data from custom surveys we conduct, and we also add data collected by other consultants or data collected in-house at a city, town, county, etc. Below I have outlined which communities in TN are in our database, and of those, which are NCS and which are not NCS.

- o Johnson City (NCS)
- o White House (NCS)
- o Morristown (NCS)
- o Sevierville (NCS)
- o Bristol (NCS)
- o Cookeville (non-NCS)
- o Germantown (non-NCS)
- o Brentwood (non-NCS)
- o Chattanooga (non-NCS)

5) Do you have a list of all cities which have used the NCS?

I have attached two lists; one is all the communities in our database with data less than 5 years old (575) and the second is all communities in our database that are NCS communities with data

less than 5 years old (205). [See Attachment – New Item - List of Communitites.xlsx] There are so many that I didn't want to add them to the e-mail here ☺

- 6) What does final report look like? What comparative data is presented? Would it be possible to identify “comparable communities” nationwide which are like Franklin?

[Here](#) is a sample report for reference. We also offer a handful of other reports with the basic service that include a technical appendices with detailed methods and full frequencies of the results along with a trend report (comparing past data you've collected) and a dashboard report that is a quick 3 pages outlining all the data in an easily navigable table.

A national comparison is a part of the basic service cost and each additional custom comparison is \$891. Most participants in The NCS choose a custom benchmark based on geography (e.g., region or state), population range, a combination of both or sometimes we have communities hand-pick a group of communities to be compared to. We can certainly work with you to identify communities in our database that you deem comparable to Franklin.

- 7) Do you have samples of the custom questions and the open-ended questions?

I have attached a document including some sample custom questions. [See Attachment – New – Item - Sample Custom Questions.pdf] Below are a couple open-ended questions we most commonly see used. In regards to all custom questions including the open-ended questions, we will work with you to craft these and will offer our expertise in suggesting wording changes to ensure the question is asked in a way that yields the most useful data for your purposes.

- What is the single biggest challenge or problem ABC will have to face in the next 5 years?
- What would you say is the most serious issue facing ABC at this time?
- What one thing do you like most, if anything, about living in ABC?

- 8) Can there be more than one-opened question?

We are happy to include more than one open-ended question on the survey. Each open-ended question is the additional cost of \$1,665. I would note here that we rarely have communities offer more than one open-ended question, as we find that the space available for custom questions can be better used by asking closed-response questions. I am happy to chat about this further!

- 9) We are concerned about non-computer users for the web-based open survey. For an additional fee, can we submit print versions of the survey for you to tabulate?

I'd be happy to put together a cost estimate for this, if you'd like which would likely be based on the number of print surveys we'd need to enter. The other option, that would be no additional cost, would be for someone on your City staff to collect any hard copy surveys that residents filled out and enter them into the web survey.

Survey Validity

The question of survey validity has two parts: 1) how can a community be confident that the results from those who completed the questionnaire are representative of the results that would have been obtained had the survey been administered to the entire population? and 2) how closely do the perspectives recorded on the survey reflect what residents really believe or do?

To answer the first question, the best survey research practices were used for the resources spent to ensure that the results from the survey respondents reflect the opinions of residents in the entire community. These practices include:

- Using a mail-out/mail-back methodology, which typically gets a higher response rate than phone for the same dollars spent. A higher response rate lessens the worry that those who did not respond are different than those who did respond.
- Selecting households at random within the community to receive the survey to ensure that the households selected to receive the survey are representative of the larger community.
- Over-sampling multi-family housing units to improve response from hard-to-reach, lower income or younger apartment dwellers.
- Selecting the respondent within the household using an unbiased sampling procedure; in this case, the “birthday method.” The cover letter included an instruction requesting that the respondent in the household be the adult (18 years old or older) who most recently had a birthday, irrespective of year of birth.
- Contacting potential respondents three times to encourage response from people who may have different opinions or habits than those who would respond with only a single prompt.
- Inviting response in a compelling manner (using appropriate letterhead/logos and a signature of a visible leader) to appeal to recipients’ sense of civic responsibility.
- Providing a pre-addressed, postage-paid return envelope.
- Offering the survey in Spanish or other language when requested by a given community.
- Weighting the results to reflect the demographics of the population.

The answer to the second question about how closely the perspectives recorded on the survey reflect what residents really believe or do is more complex. Resident responses to surveys are influenced by a variety of factors. For questions about service quality, residents’ expectations for service quality play a role as well as the “objective” quality of the service provided, the way the resident perceives the entire community (that is, the context in which the service is provided), the scale on which the resident is asked to record his or her opinion and, of course, the opinion, itself, that a resident holds about the service. Similarly a resident’s report of certain behaviors is colored by what he or she believes is the socially desirable response (e.g., reporting tolerant behaviors toward “oppressed groups,” likelihood of voting for a tax increase for services to poor people, use of alternative modes of travel to work besides the single occupancy vehicle), his or her memory of the actual behavior (if it is not a question speculating about future actions, like a vote), his or her confidence that he or she can be honest without suffering any negative consequences (thus the need for anonymity) as well as the actual behavior itself.

How closely survey results come to recording the way a person really feels or behaves often is measured by the coincidence of reported behavior with observed current behavior (e.g., driving habits), reported intentions to behave with observed future behavior (e.g., voting choices) or reported opinions about current community quality with objective characteristics of the community (e.g., feelings of safety correlated with rates of crime). There is a body of scientific literature that has investigated the relationship between reported behaviors and actual behaviors. Well-conducted surveys, by and large, do capture true respondent behaviors or intentions to act with great accuracy. Predictions of voting outcomes tend to be quite accurate using survey research, as do reported behaviors that are not about highly sensitive issues (e.g., family abuse or other illegal or morally sanctioned activities). For self-reports about highly sensitive issues, statistical adjustments can be made to correct for the respondents’ tendency to report what they think the “correct” response should be.

Research on the correlation of resident opinion about service quality and “objective” ratings of service quality vary, with some showing stronger relationships than others. NRC’s own research has demonstrated that residents who report the lowest ratings of street repair live in communities with objectively worse street conditions than those who report high ratings of street repair (based on road quality, delay in street repair, number of road repair employees). Similarly, the lowest rated fire services appear to be “objectively” worse than the highest rated fire services (expenditures per capita, response time, “professional” status of firefighters, breadth of services and training provided). Resident opinion commonly reflects objective performance data but is an important measure on its own. NRC principals have written, “If you collect trash three times a day but residents think that your trash haul is lousy, you still have a problem.”

Confidence Intervals

It is customary to describe the precision of estimates made from surveys by a “level of confidence” and accompanying “confidence interval” (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval can be any size and quantifies the sampling error or imprecision of the survey results because some residents’ opinions are relied on to estimate all residents’ opinions.¹

The margin of error for a sample of 300 is no greater than plus or minus six percentage points around any given percent reported for the entire sample (350 is five percentage points and 500 is four percentage points).

For subgroups of responses, the margin of error increases because the sample size for the subgroup is smaller. For subgroups of approximately 100 respondents, the margin of error is plus or minus 10 percentage points.

¹ A 95% confidence interval indicates that for every 100 random samples of this many residents, 95 of the confidence intervals created will include the “true” population response. This theory is applied in practice to mean that the “true” perspective of the target population lies within the confidence interval created for a single survey. For example, if 75% of residents rate a service as “excellent” or “good,” then the 4% margin of error (for the 95% confidence interval) indicates that the range of likely responses for the entire community is between 71% and 79%. This source of uncertainty is called sampling error. In addition to sampling error, other sources of error may affect any survey, including the non-response of residents with opinions different from survey responders. Though standardized on The NCS, on other surveys, differences in question wording, order, translation and data entry, as examples, can lead to somewhat varying results.

Jurisdiction Name	StateID
Apache Junction	AZ
Casa Grande	AZ
Gilbert	AZ
Goodyear	AZ
Peoria	AZ
Sahuarita	AZ
Scottsdale	AZ
Surprise	AZ
Fort Smith	AR
American Canyon	CA
Benicia	CA
Clovis	CA
Coronado	CA
Dublin	CA
El Cerrito	CA
Elk Grove	CA
Laguna Beach	CA
Livermore	CA
Martinez	CA
Menlo Park	CA
Monterey	CA
Palo Alto	CA
Richmond	CA
San Jose	CA
Seaside	CA
South Lake Tahoe	CA
Sunnyvale	CA
Tracy	CA
Walnut Creek	CA
Brighton	CO
Denver	CO
Englewood	CO
Erie	CO
Estes Park	CO
Gunnison County	CO
Jefferson County	CO
Lafayette	CO
Thornton	CO
Windsor	CO
Cape Coral	FL
Charlotte County	FL
Clearwater	FL
Delray Beach	FL
Destin	FL
Jupiter	FL
Key West	FL

Miami	FL
Oakland Park	FL
Oviedo	FL
Palm Coast	FL
Pasco County	FL
Sanford	FL
Winter Garden	FL
Cartersville	GA
Decatur	GA
McDonough	GA
Milton	GA
Sandy Springs	GA
Snellville	GA
Suwanee	GA
Honolulu	HI
Pocatello	ID
Post Falls	ID
Twin Falls	ID
Collinsville	IL
Crystal Lake	IL
Highland Park	IL
Lake Zurich	IL
Libertyville	IL
Oak Park	IL
O'Fallon	IL
Orland Park	IL
Peoria	IL
Peoria County	IL
Schaumburg	IL
Shorewood	IL
Skokie	IL
St. Charles	IL
Sugar Grove	IL
Western Springs	IL
Brownsburg	IN
Fishers	IN
Noblesville	IN
Yorktown	IN
Ankeny	IA
Bettendorf	IA
Clive	IA
Iowa City	IA
Muscatine	IA
Newton	IA
Polk County	IA
Urbandale	IA
Lindsborg	KS

Wichita	KS
Bowling Green	KY
Danville	KY
Paducah	KY
Annapolis	MD
Gaithersburg	MD
La Plata	MD
Bedford	MA
Brookline	MA
Hopkinton	MA
Needham	MA
Weston	MA
Ann Arbor	MI
Battle Creek	MI
Farmington Hills	MI
Jackson County	MI
Meridian Charter Township	MI
Midland	MI
Novi	MI
Petoskey	MI
Albert Lea	MN
Bloomington	MN
Chanhassen	MN
Duluth	MN
Hutchinson	MN
Lakeville	MN
Ramsey	MN
Richmond Heights	MO
Billings	MT
Grand Island	NE
La Vista	NE
Papillion	NE
Henderson	NV
Dover	NH
Hooksett	NH
Summit	NJ
Las Cruces	NM
San Juan County	NM
Santa Fe County	NM
Geneva	NY
Asheville	NC
Charlotte	NC
Davidson	NC
Mooresville	NC
Morrisville	NC
Winston-Salem	NC
Hamilton	OH

Hudson	OH
Piqua	OH
Broken Arrow	OK
Ashland	OR
Corvallis	OR
Lane County	OR
McMinnville	OR
Tualatin	OR
Wilsonville	OR
Chambersburg	PA
Kennett Square	PA
State College	PA
West Chester	PA
Columbia	SC
Greer	SC
Horry County	SC
Rock Hill	SC
Canton	SD
Rapid City	SD
Sioux Falls	SD
Bristol	TN
Johnson City	TN
Morristown	TN
Sevierville	TN
White House	TN
Benbrook	TX
Burleson	TX
Denison	TX
Denton	TX
Duncanville	TX
Flower Mound	TX
Galveston	TX
La Porte	TX
League City	TX
McAllen	TX
New Braunfels	TX
Pearland	TX
Temple	TX
Watauga	TX
Park City	UT
Albemarle County	VA
Ashland	VA
Charlottesville	VA
Chesterfield County	VA
Fredericksburg	VA
Hanover County	VA
Harrisonburg	VA

Lynchburg	VA
Montgomery County	VA
Norfolk	VA
Williamsburg	VA
Airway Heights	WA
Bainbridge Island	WA
Issaquah	WA
Kenmore	WA
Lynnwood	WA
Mountlake Terrace	WA
Pasco	WA
Spokane Valley	WA
Tacoma	WA
Yakima	WA
Eau Claire	WI
River Falls	WI
Wauwatosa	WI
Casper	WY

Sample Custom Questions

Identifying and Funding Priorities

- A. Please indicate how important, if at all, each of the following projects and issues will be for the City to address over the next five years:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
New indoor arena at the Fairgrounds.....	1	2	3	4	5
New Police Department building	1	2	3	4	5
Redeveloping downtown	1	2	3	4	5
Preservation of open space	1	2	3	4	5
Maintain and improve streets	1	2	3	4	5

- B. Please rate how important, if at all, each of the following strategic planning areas are to the overall quality of life in the County:**

	<i>Essential</i>	<i>Very important</i>	<i>Somewhat important</i>	<i>Not at all important</i>	<i>Don't know</i>
Cooperation between governments.....	1	2	3	4	5
Economic development	1	2	3	4	5
Education.....	1	2	3	4	5
Healthy community	1	2	3	4	5
Recreation and cultural opportunities	1	2	3	4	5
Safe community	1	2	3	4	5
Community and social supports	1	2	3	4	5

- C. How much of a priority, if any, should it be for the Town to address each of the following in the next two years?**

	<i>High Priority</i>	<i>Medium priority</i>	<i>Not a priority</i>
Commuter parking for access to public transportation	1	2	3
Bike storage facilities near bikeways, public transportation and schools	1	2	3
A Town bus that would provide fixed route service circulating around the community.....	1	2	3
Express public transportation connections to established commuter hubs such as Midtown or Commuter Rail	1	2	3

When evaluating support for a specific proposal, it is especially important to include context about the specific cost of or tradeoffs relating to the proposal.

- D. The City is considering building a new, multi-field sports park for baseball, softball, football and soccer that also includes paved walking trails, concessions and a bathroom facility. Would you support a bond election for this sports park if paying for it required a \$90 annual increase for a \$100,000 home valuation?**

- ☐ Strongly support
☐ Somewhat support
☐ Somewhat oppose
☐ Strongly oppose

E. The City is considering renovating the City Swimming pool or replacing it with a new pool. Please select a statement from the following that best reflects your view:

- ☐ In order to keep the indoor pool open, I am willing to continue to pay the current subsidy (about \$9.07 per year, based on a \$170,000 home).
- ☐ In order to cover the cost of renovations to the indoor pool, I am willing to increase the subsidy to \$20 per year.
- ☐ In order to cover the cost a new indoor pool, I am willing to increase the subsidy to \$50 per year.
- ☐ I am not willing to pay any subsidy, which would result in the closing of the current pool.
- ☐ I don't know.

For situations when specific amounts are not yet known

F. Please indicate to what extent you would support or oppose a property tax increase for each of the following to fund new facilities or services:

	<i>Strongly support</i>	<i>Somewhat support</i>	<i>Somewhat oppose</i>	<i>Strongly oppose</i>
Schools.....	1	2	3	4
Libraries	1	2	3	4
Public safety/fire and rescue services.....	1	2	3	4
Animal shelter	1	2	3	4
Youth ball fields	1	2	3	4
Indoor sports complex	1	2	3	4
Outdoor pool/splash park.....	1	2	3	4
Outdoor trails	1	2	3	4

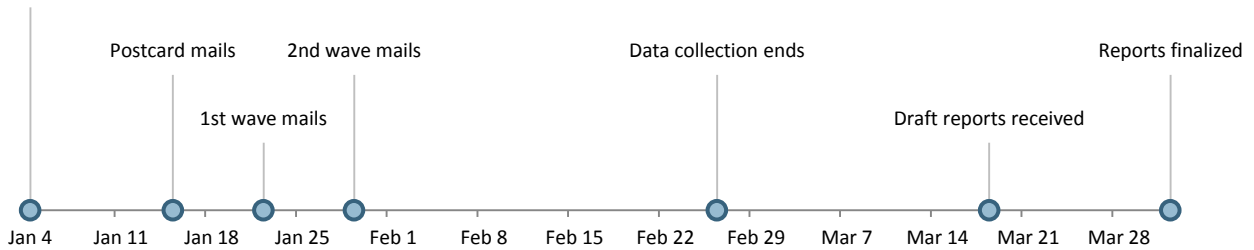
Information Sources

G. Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the City government and its activities, events and services:

	<i>Major source</i>	<i>Minor source</i>	<i>Not a source</i>
City website (www.ourfaircity.gov).....	1	2	3
Local media outlets (newspapers, radio, local television stations)	1	2	3
The local government cable Channel ##	1	2	3
City newsletter in the water bill.....	1	2	3
City Council meetings and other public meetings	1	2	3
Talking with City officials	1	2	3
City communications via social media (i.e. Facebook, Twitter or YouTube).....	1	2	3
Word-of-mouth	1	2	3

Timeline for The National Citizen Survey™

Finalize survey materials



Item	Date
Preparing for the Survey	
⦿ The NCS survey process is initiated upon receipt of your enrollment form and first payment	Nov 30
← NRC emails you information to customize The NCS	Nov 30
→ Due to NRC: Selection of add-on options	Dec 14
→ Due to NRC: Drafts of the optional custom questions to be included in the survey	Dec 14
→ Due to NRC: Zip code information and GIS boundary data	Dec 21
→ Due to NRC: Additional payment for add-on options	Dec 28
⦿ NRC finalizes the survey instrument and mailing materials and sends .pdf samples for your records	Jan 4
⦿ NRC generates the sample of households in your community	Dec 28 to Jan 4
⦿ NRC prints materials and prepares mailings	Jan 8
→ Due to NRC: Selection of custom benchmark profile(s) (if custom benchmark add-on selected)	Jan 8
Conducting the survey	
⦿ Survey materials are mailed	Jan 15 to Jan 29
⦿ Prenotification postcards sent	Jan 15
⦿ 1st wave of surveys sent	Jan 22
⦿ 2nd wave of surveys sent	Jan 29
⦿ Data collection: surveys received and processed for your community	Jan 22 to Feb 26
During this time, you will receive postcards that were undeliverable due to bad addresses, or vacant housing units. This is normal. Please count all the postcards, as we will subtract the number of returned postcards from the total number mailed to estimate the number of "eligible" households in calculating the final response rate.	
→ Due to NRC: Final count of returned postcards	Feb 26
⦿ Survey analysis and report writing	Feb 26 to Mar 18
During this time, NRC will process the surveys, perform the data analysis, and produce a draft report for your community. The report of results will contain a description of the methodology, information on understanding the results, and graphs and tables of your results, as well as a description of NRC's database of normative data from across the U.S. and actual comparisons to your results, where appropriate.	
← NRC emails draft report (in PDF format) to you along with invoice for balance due on The NCS Basic Service and any additional add-on options	Mar 18
→ Due to NRC: community feedback on the draft report (most final reports are identical to the draft reports, except being labeled as final instead of draft)	Mar 25
← NRC emails final report and data file to you	Apr 1

Legend

← Indicates when items from NRC are due to you → Indicates when items from you are due to NRC ⦿ Indicates information items

RESOLUTION 2015-102

**TO BE ENTITLED: A RESOLUTION TO AMEND THE 2015-2016 BUDGET BY AMENDING THE
TABLE OF ORGANIZATION FOR THE BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT**

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee passed its FY2015-2016 budget, which went into effect on July 1, 2015; and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, desires to modify the budget relative to the Building and Neighborhood Services organizational chart to add the position of Permit Tech (pay grade D) and delete the position of Planning Associate (pay grade D); and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin, Tennessee, desires to modify the budget relative to the Building and Neighborhood Services organizational chart to increase the number of Inspector I's (pay grade D) from zero to one and decrease the number of Inspector III's (pay grade F) from seven to six; and

WHEREAS, the modification to the Building and Neighborhood Services organizational chart is not anticipated to require a budget amendment at this time, but will be monitored through the remainder of the fiscal year with any amendment considered through the City's quarterly budget review and amendment process.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen for the City of Franklin that the Building and Neighborhood Services organization chart in the city of Franklin FY 2015-2016 budget shall be deleted in its entirety and replaced with Exhibit A to this Ordinance.

IT IS SO RESOLVED AND DONE on this 26th day of January, 2016.

ATTEST:

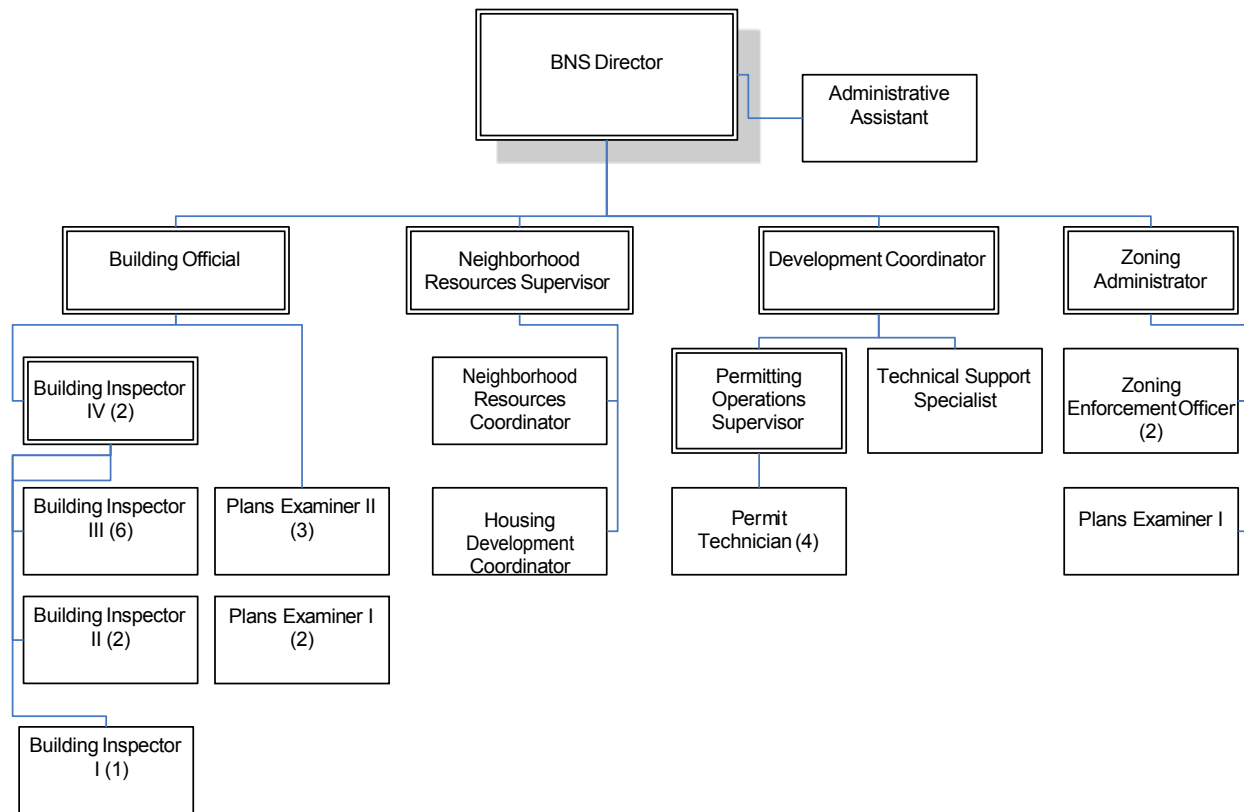
By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley
City Attorney

Exhibit A – Amended BNS Organizational Chart for FY 2015-2016 Budget



RESOLUTION 2016-01
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 26th day of January, 2016.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Administrator/Recorder

By: _____
DR. KEN MOORE
Mayor

January 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/ 31	25	26	27	28	29	30

February 2016

Su	Mo	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29					

March 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/ 31	25	26	27	28	29	30

August 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/ 30	24/ 31	25	26	27	28	29

November 2016

Sun	Mo	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Finance



CIC



BOMA



Holiday



REVISED 01-01-16