



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, January 8, 2019

5:00 PM

Board Room

Call to Order

Citizen Comments

WORKSESSION DISCUSSION ITEMS

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

Legislative History
12/11/18 Work Session referred to the Work Session
2. [18-1239](#) Consideration of Resolution 2018-102, "A Resolution Providing Design Direction for the SR96 West Multipurpose Trail Project (Vera Valley Drive to 5th Ave North) (Deferred from 12/11/18 WS; 1/08/19 and 2/12/19 WS; 03/26/19 WS)

Sponsors: Vernon Gerth and Paul Holzen
Attachments: [Res 2018-102 - SR96 WEST TRAIL.Law Approved 3.pdf](#)
 [FLOWER SHOP EXHIBIT 2-27-2019.pdf](#)
 [Res 2018-102 - SR96 WEST TRAIL.Law Approved 3](#)

Legislative History
12/11/18 Work Session referred to the Work Session
3. [18-0988](#) Consideration of Ordinance 2018-38, "An Ordinance to Establish All-Way Stop Control at the Intersection of 3rd Avenue North and 4th Avenue North" (Deferred from the 9/27/2018 CIC; 10/25/18 CIC 3-0; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen and Jonathan Marston
Attachments: [ORD 2018-38 3rd Ave North_with Exhibit.Law Approved.pdf](#)
 [All Public Comments.pdf](#)
 [Exhibit Comments 2018-38f.pdf](#)

Legislative History
9/27/18 Capital Investment referred to the Capital Investment Committee
 Committee
10/25/18 Capital Investment referred as a Consent Item to the Board of
 Committee Mayor & Aldermen
11/13/18 Work Session referred to the Work Session

11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

4. [18-0989](#) Consideration of Ordinance 2018-39, "An Ordinance to Establish All-Way Stop Control at the Intersection of 1st Avenue South and Church Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC 3-0; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [ORD 2018-39 Church Street and 1st Ave South_with Exhibits.Law Approved.pdf](#)
[All Public Comments.pdf](#)
[Exhibit Comments 2018-39f.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
10/25/18	Capital Investment Committee	referred as a Consent Item to the Board of Mayor & Aldermen
11/13/18	Work Session	referred to the Work Session
11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

5. [18-0990](#) Consideration of Ordinance 2018-40, "An Ordinance to Establish No Parking Zones and to Approve a Signage and Pavement Marking Plan for Church Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [All Public Comments.pdf](#)
[Exhibit Comments 2018-40f.pdf](#)
[ORD 2018-40 Church Street No Parking_with Exhibit_Law Approved 2.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
10/25/18	Capital Investment Committee	referred to the Work Session
11/13/18	Work Session	referred to the Work Session
11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

6. [18-0991](#) Consideration of Ordinance 2018-41, "An Ordinance to Revise the Traffic Flow, Pavement Markings, and Signage on Cummins Street between Church Street and 5th Avenue South". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen

Attachments: [ORD 2018-41 Cummins Street One Way_with Exhibits.Law Approved.pdf](#)
[All Public Comments.pdf](#)
[Exhibit Comments 2018-41f.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
10/25/18	Capital Investment Committee	referred to the Work Session
11/13/18	Work Session	referred to the Work Session
11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

7. [18-0992](#) Consideration of Ordinance 2018-42, "An Ordinance to Establish a No Parking Zone on South Margin Street and to Implement a Pavement Marking and Signage Plan". (09/27/18 CIC; Committee vote of 2-2 On Recommendation To Stripe 8 Parking Spaces.) (Deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen and Jonathan Marston

Attachments: [All Public Comments.pdf](#)
[ORD 2018-42 South Margin Street_with revised Map.Law Approved 2.pdf](#)
[Exhibit Comments 2018-42f.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Board of Mayor & Aldermen
11/13/18	Work Session	referred to the Work Session
11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

8. [18-0993](#) Consideration of Ordinance 2018-52, "An Ordinance to Establish a No Parking Zone and to Implement a Pavement Marking and Signage Plan on 7th Avenue North, between West Main Street and Fair Street". (Deferred from the 9/27/2018 CIC; 10/25/18 CIC voted 3-0 to refer this item to the 11/13 WS; deferred from 11-13-18 WS, 11-27-18 WS, 12-11-18 WS; 01/08/19 WS; 1/22/19 BOMA 1st Reading 8-0). SECOND AND FINAL READING

Sponsors: Paul Holzen

Attachments: [All Public Comments.pdf](#)
[Exhibit Comments2018-52.pdf](#)
[2018-52 ORD 7th Ave North with Map.Law Approved.pdf](#)

Legislative History

9/27/18	Capital Investment Committee	referred to the Capital Investment Committee
10/25/18	Capital Investment Committee	referred to the Work Session
11/13/18	Work Session	referred to the Work Session
11/27/18	Work Session	referred to the Work Session
12/11/18	Work Session	referred to the Work Session

9. [18-1236](#) Franklin Public Arts Commission Update

Legislative History

12/11/18	Work Session	referred to the Work Session
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10. [18-1062](#) Consideration Of Resolution 2019-06, A Resolution Authorizing the City of Franklin to Provide Sanitary Sewer Services to Deerfield Section 1, Lot 39 (Map 52 Parcel 39), 999 Scramblers Knob, Contingent Upon All Conditions Presented Herein (10/25/18 CIC Referred to 11/29/18 CIC; 11/29/18 CIC 3-0; 01/08/19 WS)

Sponsors: Michelle Hatcher

Attachments: [Resolution 2019-06 999 Scramblers Knob.Law Approved.pdf](#)
[999 Scramblers Knob - Map](#)
[Sewer Availability Application](#)
[18-1062 Fulmer letter to BOMA 999 Scramblers Knob.pdf](#)
[WMD Recommendation of Sewer for Deerfield Subdivision](#)
[20181226_PPT_Scrambler's Knob Availability_V1](#)
[20190114 RES 2019-06 For 999 Scramblers Knob_V1](#)

Legislative History

10/25/18	Capital Investment Committee	referred to the Capital Investment Committee
11/29/18	Capital Investment Committee	referred to the Board of Mayor & Aldermen

11. [18-1205](#) Consideration Of Resolution 2019-07, A Resolution Authorizing the City of Franklin to Provide Sanitary Sewer Services to Deerfield Section 2 Lot 29 (Map 52 Parcel 49), 1205 Scramblers Knob, Contingent Upon All Conditions Presented Herein. (11/29/18 CIC 3-0; 1/8/19 WS)
- Sponsors:** Michelle Hatcher
- Attachments:** [Resolution 2019-07 1205 Scramblers Knob.Law Approved.pdf](#)
[1205 Scramblers Knob - Availability Request Application](#)
[1205 Scramblers Knob - Map](#)
[WMD Recommendation of Sewer for Deerfield Subdivision](#)
[20181226 PPT Scrambler's Knob Availability V1](#)
[Resolution 2019-07 1205 Scramblers Knob V1](#)
- Legislative History**
- | | | |
|----------|------------------------------|---|
| 11/29/18 | Capital Investment Committee | referred to the Board of Mayor & Aldermen |
|----------|------------------------------|---|
12. [18-1232](#) Discussion of Wood Waste Disposal Options (Deferred from 12/11/18 WS)
- Sponsors:** Mark Hilty and Jack Tucker
- Attachments:** [20181128 PPT SES WOOD WASTE OPTIONS](#)
- Legislative History**
- | | | |
|----------|--------------|------------------------------|
| 12/11/18 | Work Session | referred to the Work Session |
|----------|--------------|------------------------------|
13. [19-0015](#) Discussion of CIP Ranking Process
- Sponsors:** Paul Holzen and Jonathan Marston
14. [18-1100](#) Consideration Of Ordinance 2018-56 - An Ordinance To Rezone 43.97 Acres From Agricultural (AG) District To Specific Development - Residential (SD-R 3.00) District For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike (The Fields At Reese Farm PUD Subdivision). (12/20/18 FMPC 8-0, 01/08/19 BOMA 1st Reading 7-0, 02/26/19 BOMA 2nd Reading 8-0) THIRD AND FINAL READING
- Sponsors:** Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews
- Attachments:** [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
[ORD 2018-56 6835 The Fields At Reese Farm PUD 12-7-2018 with Exhibits](#)
[6835 - The Fields at Reese Farm - Rezoning Request 12.06.2018](#)
- Legislative History**
- | | | |
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| 12/20/18 | Franklin Municipal Planning Commission | recommended favorably to the Board of Alderman and to the Work Session |
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15. [18-1099](#) PUBLIC HEARING: Consideration Of Resolution 2018-96 - A Resolution Approving A Development Plan For The Fields At Reese Farm PUD Subdivision For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike. (12/20/18 FMPC 6-2; 1/08/19 WS)

Sponsors:

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

Attachments:

[MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Pla](#)
[RES 2018-96 6836 The Fields At Reese Farm PUD Updated 12-7-18 with Ex](#)
[COA-6836-Conditions of Approval 01](#)

[6836 - The Fields at Reese Farm - Development Plan - 2018-12-06 Resubmittal](#)

[The Fields at Reese Farm - Survey - Del Rio Pike ALTA 5-9-18](#)

Legislative History

12/20/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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16. [18-1257](#) Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision) (12/20/18 FMPC 7-1; 1/08/19 WS; 02/12/19 BOMA 1st Reading 8-0, 3/12/19 2nd BOMA 7-0) THIRD AND FINAL READING

Sponsors:

Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:

[18-1257 ORD2018-61 Avalon Square Rev2 with map and survey.Law Approve](#)

Legislative History

12/20/18	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
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17. [18-1258](#) PUBLIC HEARING: Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive". (12/20/18 FMPC 7-1; 1/08/19 WS)

Sponsors:

Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:

[MAP AvalonSquare.pdf](#)

[2018-105 RES Avalon Square with Map Survey and Wall Exhibit.Law Approver](#)

[20171000 2018-12-12 WALL EXHIBIT.pdf](#)

[Conditions of Approval 02.pdf](#)

[FULLPLANSET.pdf](#)

[ARCH AValon.pdf](#)

Legislative History

- 12/20/18 Franklin Municipal Planning Commission recommended favorably to the Board of Alderman and to the Work Session
18. [18-1158](#) Consideration of Road Impact Fee Offset Agreement (COF 2018-0231) with Sunnybrook Investment Company, LLC for the South Carothers Road Widening Project. (Carothers Chase PUD) (01/08/19 BOMA deferred this item to 2/12/19 Old Business.)
- Sponsors:** Paul Holzen and Jimmy Wiseman
- Attachments:** [COF 2018-0231 Carothers Chase Road Impact Fee Agreement with Exhibit A.I](#)
19. [18-1270](#) *Consideration of Amendment No. 4 to the Professional Services Agreement (COF Contract No. 2014-0209) with CT Consultants, Inc. for the Preparation of Final Plans and Specifications for the Franklin Road Corridor (Streetscape) Improvements Project, from the Harpeth River Bridge to Harpeth Industrial Court, at a cost INCREASE Not-to-Exceed \$103,740.00.
- Sponsors:** Paul Holzen
- Attachments:** [18-1270 COF 2014-0209 - FRANKLIN ROAD AMENDMENT 4 with Exhibit.Lav](#)
[DRAFT COF2014-0209 Franklin Road StScape CTC PSA Amend 4](#)
[COF2014-0209 Franklin Road Amendment 4 Exhibit A Scope](#)
20. [19-0001](#) *Consideration Of RENEWAL Certificate Of Compliance For Wine In Grocery Store For Publix Tennessee, LLC #1529 Located At 5021 Hughes Crossing Boulevard, (Berry Farms), Franklin, TN, 37064 (Michael Mayhew, Managing Agent; Executive Officers: Randall T. Jones, Sr., President; John A. Attaway, Jr., Secretary; David Patrick Phillips, Treasurer; Joseph DiBenedetto, Vice President; Jeffrey G. Chamberlain, Vice President
- Sponsors:** Lanaii Benne
- Attachments:** [19-0001 Publix RENEWAL 1529 - 5021 Hughes Crossing Blvd - Retail Food Wi](#)
21. [19-0002](#) Consideration of Resolution 2018-108, A Resolution To Affirm Compliance With Federal Title VI Regulations. (1/08/19 WS)
- Sponsors:** Eric Stuckey
- Attachments:** [RES 2018-108 Affirm Compliance for 2019 with Title VI 2](#)
22. [18-0860](#) Consideration of Ordinance 2018-32, an Ordinance to Amend Title 16, Chapter 10, Section 16-1004 Relative to the Use of City Police Officers Required Under an Approved Traffic Control Plan. (Deferred from 12/11/18 and 1/08/19 WS; 1/22/19 WS, 02/12/19 BOMA 8-0) SECOND AND FINAL READING
- Sponsors:** Eric Stuckey, Vernon Gerth and Shauna Billingsley
- Attachments:** [2018-32 ORD amend Title 16 Ch 10 re to the use of police for traffic.Law Appro](#)
- Legislative History**
- 12/11/18 Work Session referred to the Work Session

Other Business

Adjournment

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

ORDINANCE 2018-38

AN ORDINANCE TO ESTABLISH ALL-WAY STOP CONTROL AT THE INTERSECTION OF 3RD AVENUE NORTH AND 4TH AVENUE NORTH."

WHEREAS, the intersection of 3rd Avenue North and 4th Avenue North is currently configured with stop control on the 4th Avenue North approach only; and

WHEREAS, the sight distance from 4th Avenue North onto 3rd Avenue North does not meet the minimum requirements as published in both the City of Franklin *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* ("MUTCD") allows the application of all-way stop control at intersections with limited sight distance that create a safety concern.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that all-way stop control is hereby established at the intersection of 3rd Avenue North and 4th Avenue North.

SECTION II: BE IT FURTHER ORDAINED that the Director of Streets is hereby authorized and directed to install stop signs at said location and as shown in Exhibit A to regulate traffic approaching this intersection.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:

25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 240'



THE CITY OF FRANKLIN
3RD AVE NORTH

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinge@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryMSeymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Hise	226 11th Ave. S	mmelisea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara Behl 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodcrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Porter~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

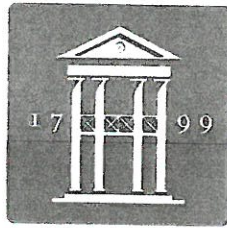
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. I. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor — Thank
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

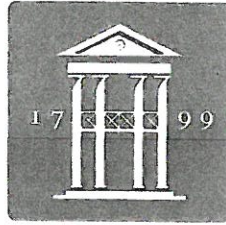
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

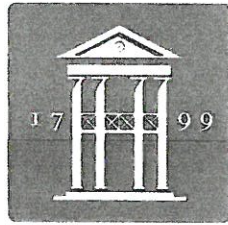
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decree system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

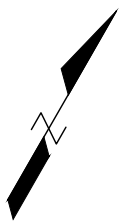
Address: 905 Fair

COMMENTS:

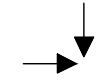
The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 3RD AVE NORTH AND 4TH AVE NORTH
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

-  RIGHT ANGLE
-  SINGLE VEHICLE OUT OF CONTROL



25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 280'

3RD AVE NORTH

STOP
ALL WAY

25 MPH SPEED LIMIT
MIN SIGHT DISTANCE = 240'

STOP
ALL WAY

4TH AVE NORTH

STOP
ALL WAY

8/13/2018

[illegible]

ORDINANCE 2018-39

AN ORDINANCE TO ESTABLISH ALL-WAY STOP CONTROL AT THE INTERSECTION OF 1ST AVENUE SOUTH AND CHURCH STREET.

WHEREAS, the intersection of 1st Avenue South and Church Street is currently configured with stop control on the Church Street approach only; and

WHEREAS, the sight distance from Church Street onto 1st Avenue South does not meet the minimum requirements as published in both the City of Franklin *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, the Federal Highway Administration's *Manual on Uniform Traffic Control Devices for Streets and Highways* ("MUTCD") allows the application of all-way stop control at intersections with limited sight distance that create a safety concern.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that all-way stop control is hereby established at the intersection of 1st Avenue South and Church Street.

SECTION II: BE IT FURTHER ORDAINED that the Director of Streets is hereby authorized and directed to install stop signs at said location and as shown in Exhibit A to regulate traffic approaching this intersection.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
City Administrator

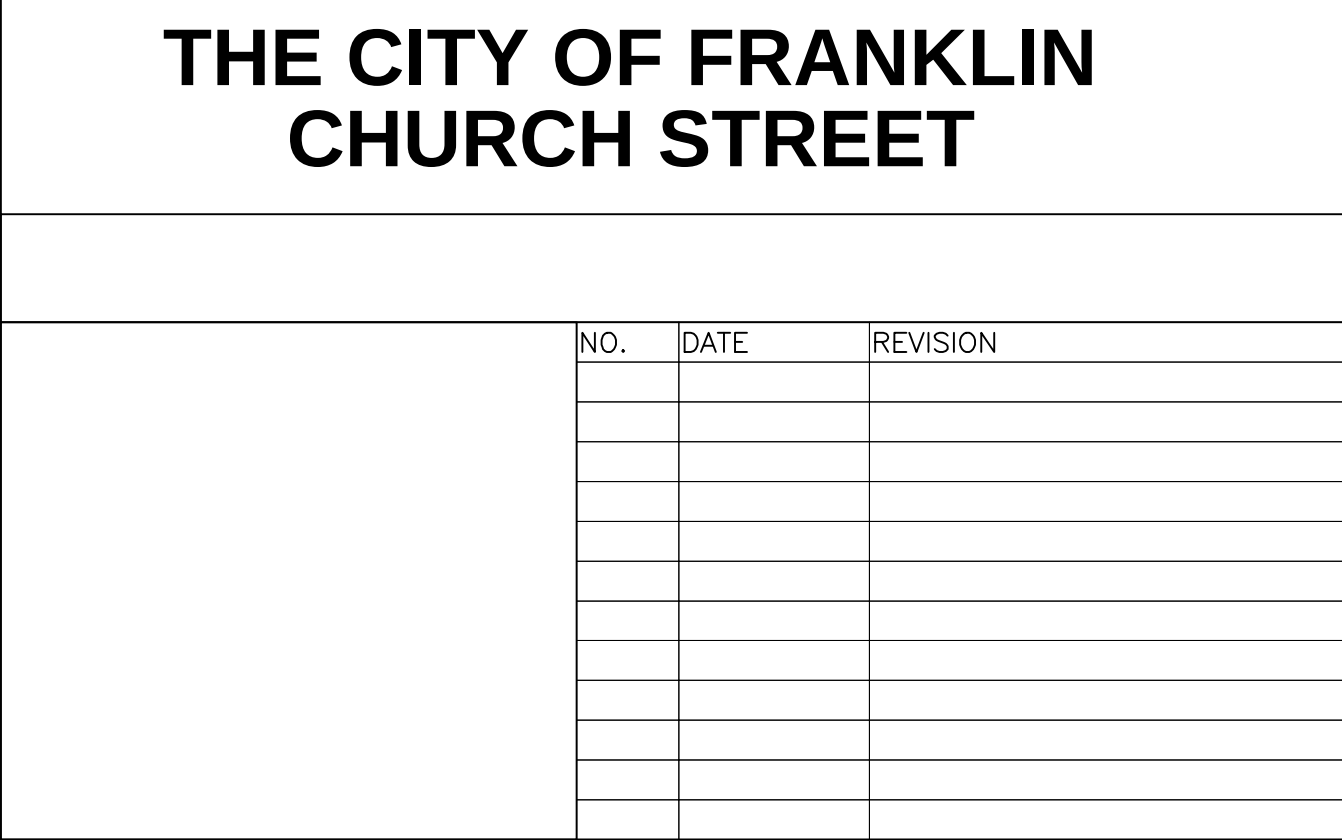
By: _____
DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:





DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbh@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryMSeymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

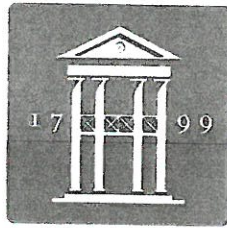
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces. — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

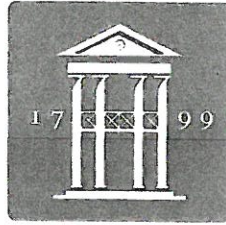
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9-30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

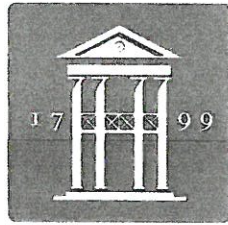
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Cathy & Don Barnett

Address: 200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Hespamb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: To Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

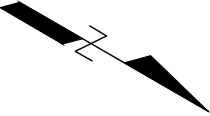
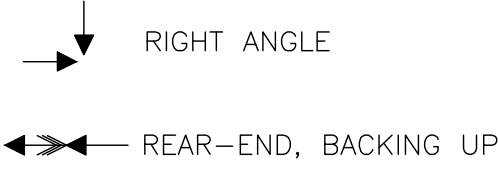
COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 1ST AVE SOUTH AND CHURCH STREET
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN

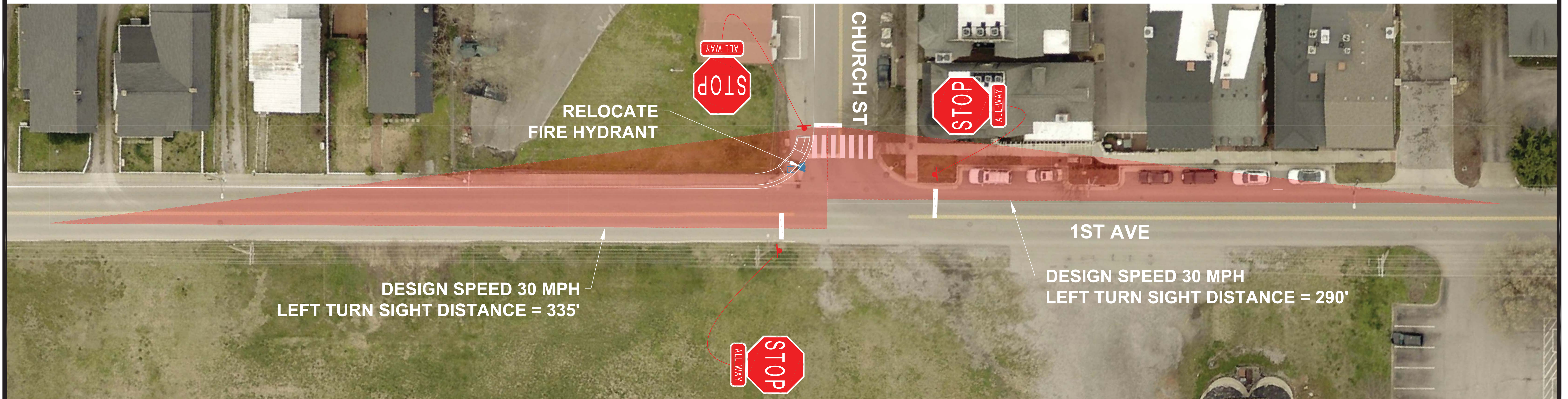
COLLISION SYMBOLS



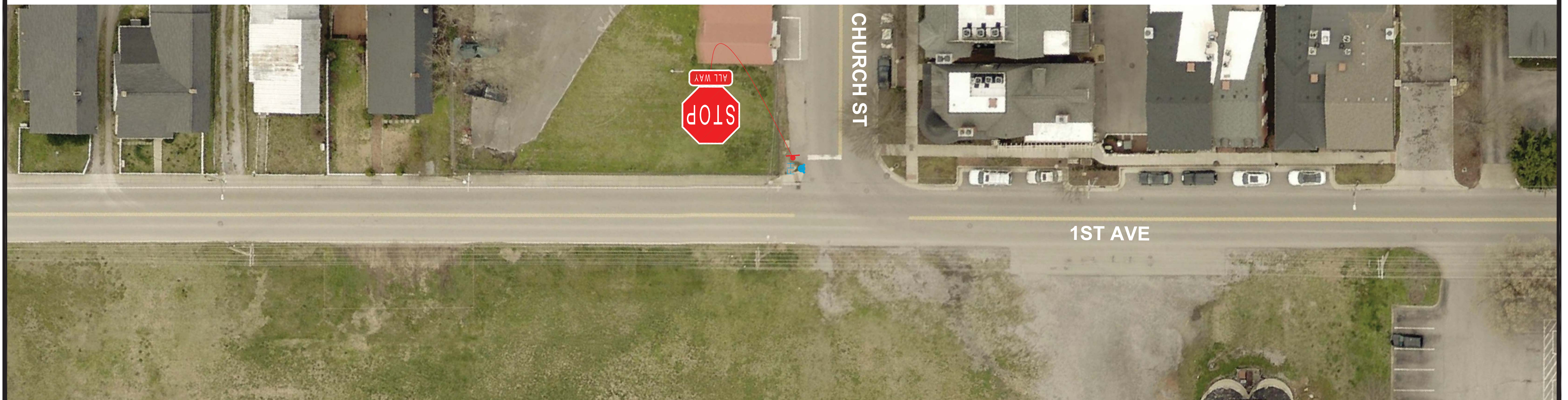
5 YEAR CRASH HISTORY

- 6 crashes
- 6 (100%) associated with sight distance problems
- Crash Rate = 1.36; State Wide Average Crash Rate = 0.173

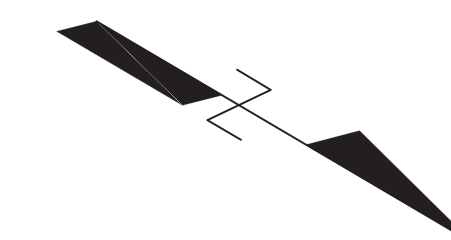
PROPOSED LAYOUT



EXISTING LAYOUT



15 - Agree with the Proposed Changes
4 - Disagree with the Proposed Changes
1 - No Opinion



**CITY OF FRANKLIN
CHURCH ST AND 1ST AVE**

8/13/2018

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinge@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffmusic.com
Rory Seymour	802 Fair St	RoryMSeymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th Ave. W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelser@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

Wednesday, August 29, 2018 at 6:00 PM

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVINE LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara Behl 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa McQueen 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

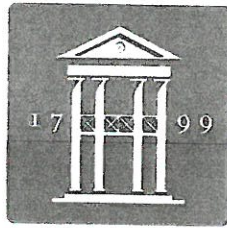
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. I. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

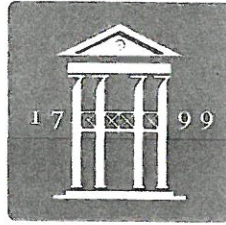
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
city cars from 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

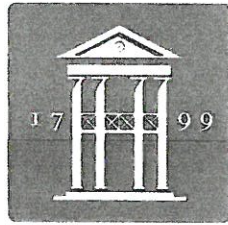
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Betsy Adgent

Address:

123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Hespamb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

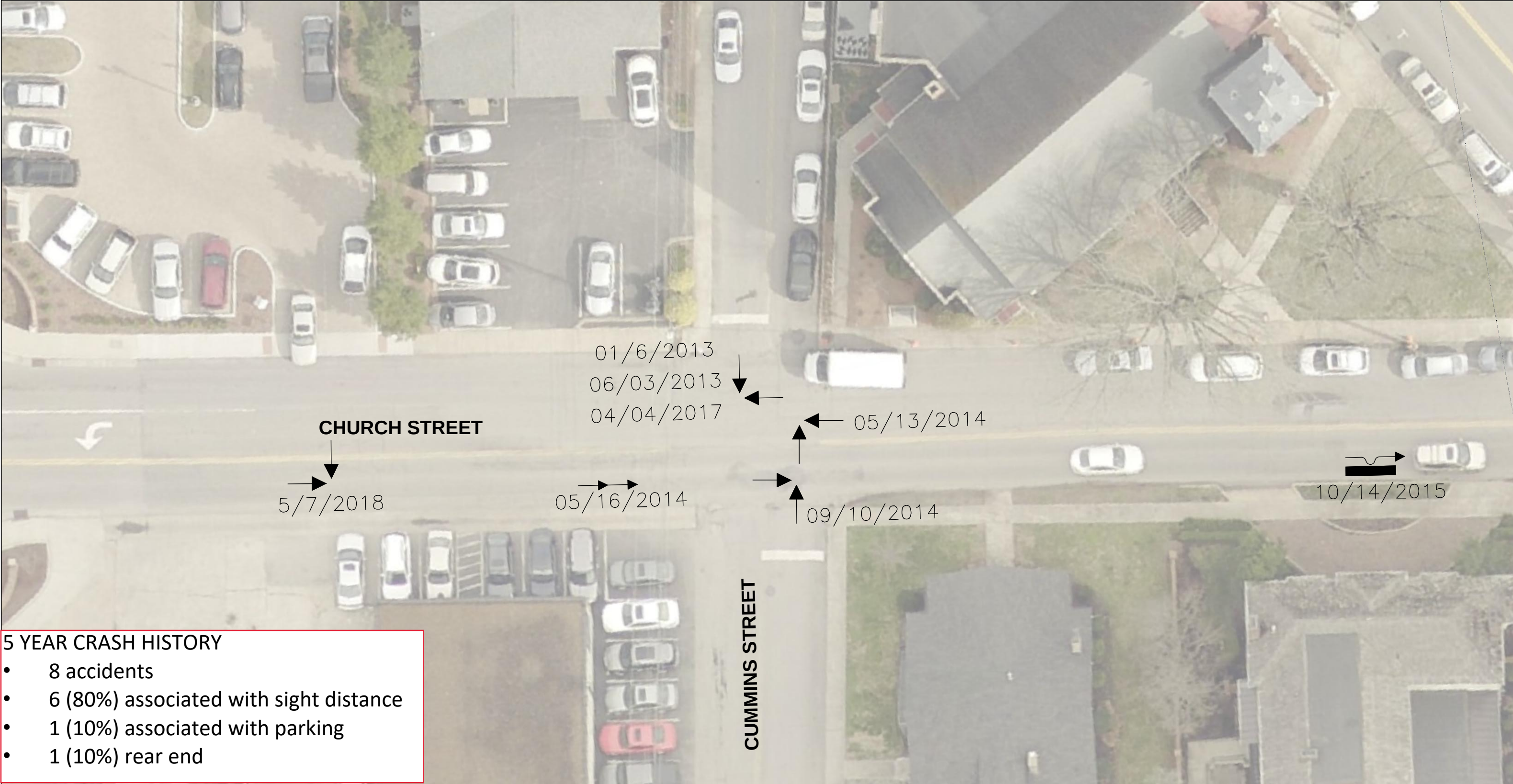
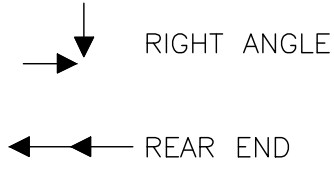
The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

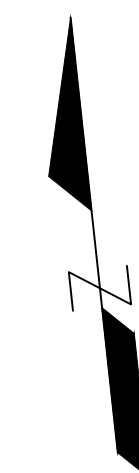
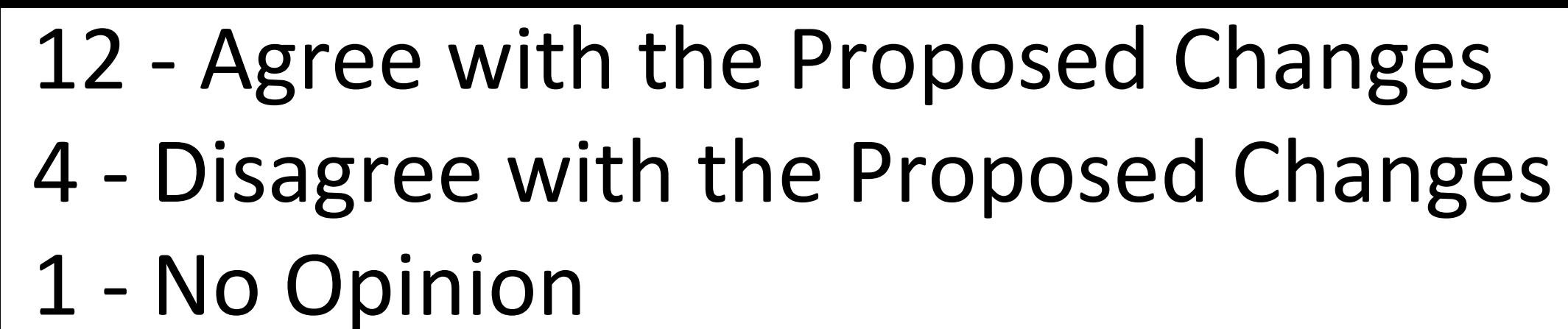
CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH ST AT CUMMINS ST.
PERIOD 2013-2018
PREPARED BY: PAUL HOLZEN



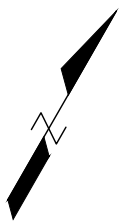
COLLISION SYMBOLS



- 5 YEAR CRASH HISTORY**
- 8 accidents
 - 6 (80%) associated with sight distance
 - 1 (10%) associated with parking
 - 1 (10%) rear end

[illegible]

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH STREET (5TH TO 4TH)
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

- SIDESWIPE, PARKED CAR
- REAR END
- RIGHT ANGLE

5 YEAR CRASH HISTORY

- 9 crashes
- 7 (80%) associated with substandard street width
- 2 (20%) rear end
- Crash Rate = 5.04; State Wide Average Crash Rate = 2.574





COLLISION SYMBOLS

 SIDESWIPE, PARKED CAR

 REAR END, PARKED CAR

 RIGHT ANGLE

5 YEAR CRASH HISTORY

- 5 crashes
- 4 (80%) associated with substandard street width
- 1 (20%) parking accidents
- Crash Rate = 5.04; State Wide Average Crash Rate = 2.574



PROPOSED LAYOUT

8'x22' (TYP)

CHURCH STREET

21'

7'x22'

7'x22'

4TH AVES

3RD AVES

8'x22' (TYP)

Signage includes: STOP, ALL WAY, NO PARKING FROM HERE TO CORNER, NO PARKING ANY TIME, EAST 96, and various arrow signs.

EXISTING LAYOUT

35.4'

3.2'

EX 5.7'x18.4'

4TH AVE S

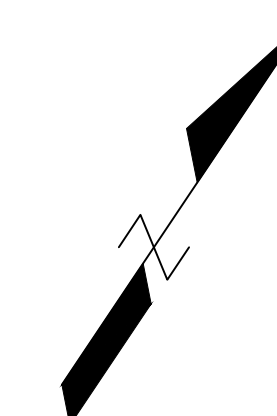
36.6'

CHURCH STREET

30'

3RD AVE S

16 - Agree with the Proposed Changes
0 - Disagree with the Proposed Changes
0 - No Opinion



**CITY OF FRANKLIN
CHURCH STREET
(4TH AVE S TO 3TH AVE S)**

[illegible]

PROPOSED LAYOUT

This aerial view illustrates the proposed layout for Church Street, showing the placement of parking spaces, crosswalks, and signage. The street is labeled "CHURCH STREET" and runs horizontally across the image. Key features include:

- Parking Spaces:** Two rows of parking spaces are shown, one above and one below the street. Each space is labeled "8'x22' (TYP)".
- Crosswalks:** Crosswalks are marked with white stripes and bollards at the intersections with 3RD AVES (left) and 2ND AVES (right).
- Signage:**
 - At the 3RD AVES intersection, there are "STOP" signs and "ALL WAY" signs for all four directions. A "96 EAST" street sign is also present.
 - At the 2ND AVES intersection, there are "STOP" signs and "ALL WAY" signs for all four directions.
 - Along Church Street, there are "NO PARKING FROM HERE TO CORNER" signs and "FREE PUBLIC PARKING" signs.
- Dimensions:** The width of the street is indicated as 21'.

EXISTING LAYOUT

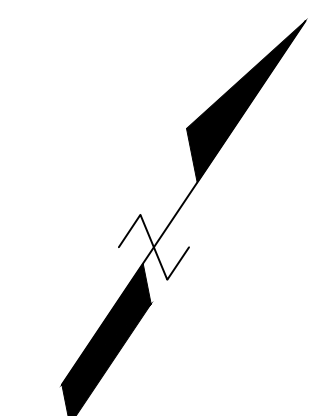
CHURCH STREET

3RD AVE S

2ND AVE S

30'

14 - Agree with the Proposed Changes
2 - Disagree with the Proposed Changes
0 - No Opinion



CITY OF FRANKLIN CHURCH STREET (3RD AVE S TO 2ND AVE S)

[illegible]

[illegible]

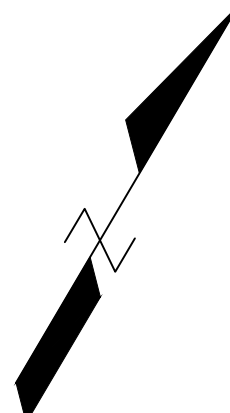
EXISTING LAYOUT

CHURCH STREET

2ND AVE S

1ST AVE SOUTH

15 - Agree with the Proposed Changes
1 - Disagree with the Proposed Changes
0 - No Opinion



**CITY OF FRANKLIN
CHURCH STREET
(2ND AVE S TO 1ST AVE S)**

[illegible]

ORDINANCE 2018-41

**AN ORDINANCE TO REVISE THE TRAFFIC FLOW, PAVEMENT MARKINGS, AND SIGNAGE
ON CUMMINS STREET BETWEEN CHURCH STREET AND 5TH AVENUE SOUTH.**

WHEREAS, Cummins Street currently allows two-way traffic with stop control on Cummins Street at its southern intersection with Church Street and at its northern entrance with 5th Avenue South; and

WHEREAS, the sight distance from Cummins Street onto 5th Avenue South does not meet the minimum requirements as published in both the City of Franklin's *Transportation & Street Technical Standards, 2017 Edition* ("Franklin Street Specs") and the American Association of State Highway and Transportation Officials' *A Policy on Geometric Design of Highways and Streets, 6th Edition, 2011* ("Green Book"); and

WHEREAS, on May 25, 2016, the City of Franklin received a petition, as shown in Exhibit A, to reconfigure the traffic flow on Cummins Street, between Church Street and 5th Avenue South, from its current configuration of two-way traffic to one-way traffic southbound; and

WHEREAS, the petition, as shown in Exhibit A, has been signed by all property owners adjacent to Cummins Street between Church Street and 5th Avenue South; and

WHEREAS, City staff has prepared two options, as shown on Exhibit B, for consideration by the Board of Mayor and Aldermen to revise traffic flow, pavement markings, and signage on Cummins Street between Church Street and 5th Avenue South.

NOW THEREFORE:

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that staff is hereby authorized and directed to proceed with the implementation of **Option A**, as shown on Exhibit B.

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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

IT IS SO ORDAINED AND DONE on this the ____ day of _____, 2018.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

ERIC S. STUCKEY
City Administrator

By: _____

DR. KEN MOORE
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PASSED FIRST READING:

PASSED SECOND READING:

May 25-2016

ORDINANCE 2018-41
EXHIBIT A
PG 1 OF 1

Engineering Director
Paul Holzen:

My concern is about the travel service and parking on Cummins Street between 5th Avenue South and Church Street. It is way to close with cars parked on one side for cars coming and going in different directions. We feel that it would be very helpful if this was a one way street going South. It would stop congestion and make room for more Much needed parking.

Thank You

- 1- *Mary Ruffel*
Vice President
First Bank Franklin Post Office Branch
May 26, 2016

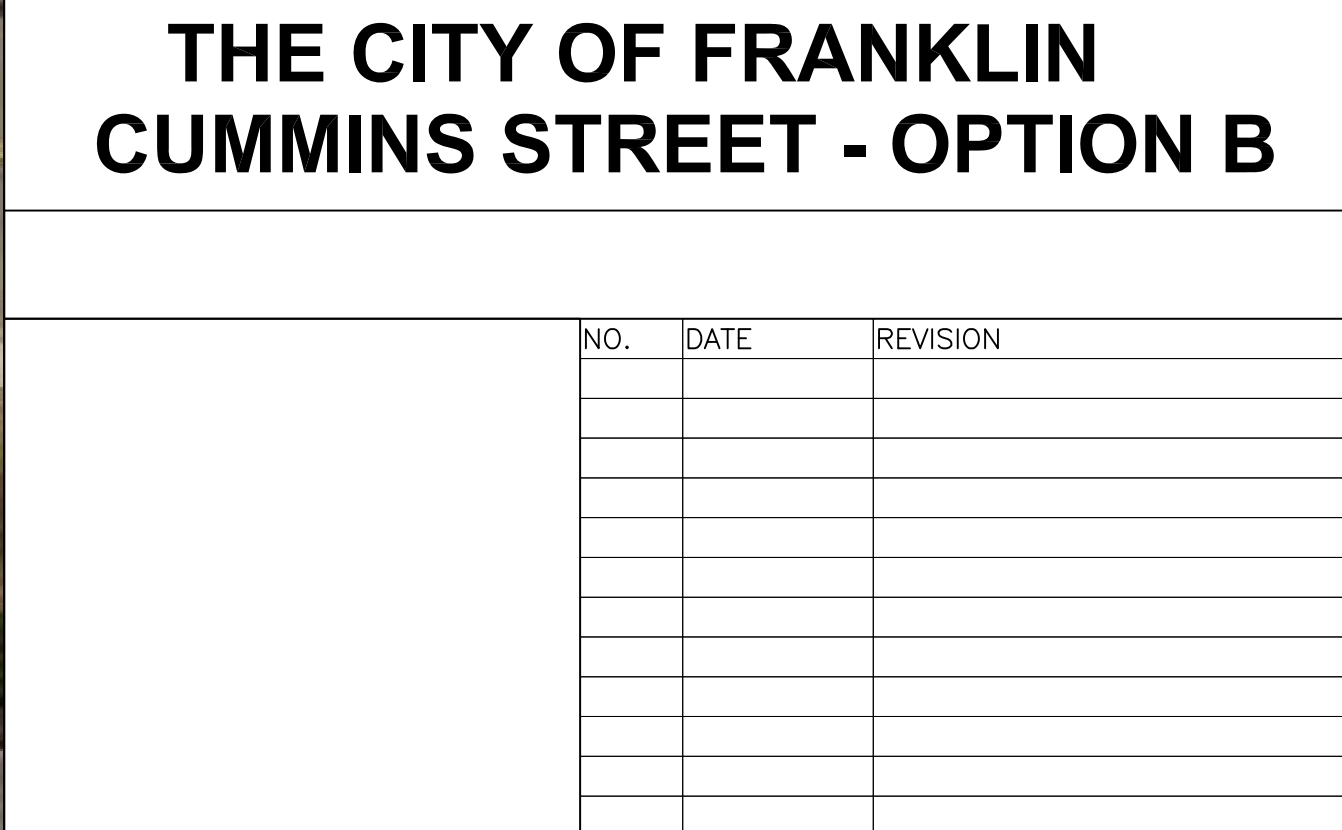
Property Currently owned by the City of Franklin, TN
- 2- *Margie Terry*
600 Church Street - Foot Doctor office.

Property Owner
- 3- *Kim Dedmon*
Chair Board of Trustees
Franklin First United Methodist Church



**THE CITY OF FRANKLIN
CUMMINS STREET - OPTION A**

[illegible]





DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbh@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara Behl 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa McQueen 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Porter~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
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Tai. Chi. Petition

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- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 COTTON LN 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. chowndale Ct. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

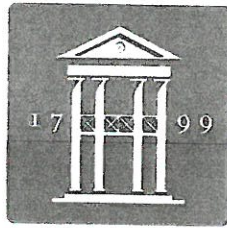
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
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TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
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TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. R. L. g.
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



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TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

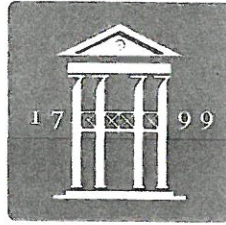
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

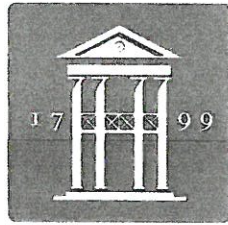
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelang

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
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TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -~~Theresa~~

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-through". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Betsy Adgent

Address:

123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Jo Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

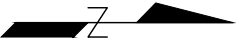
The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CUMMINS STREET;
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN

COLLISION SYMBOLS

REAR END, U–TURN BACKING UP
RIGHT ANGLE

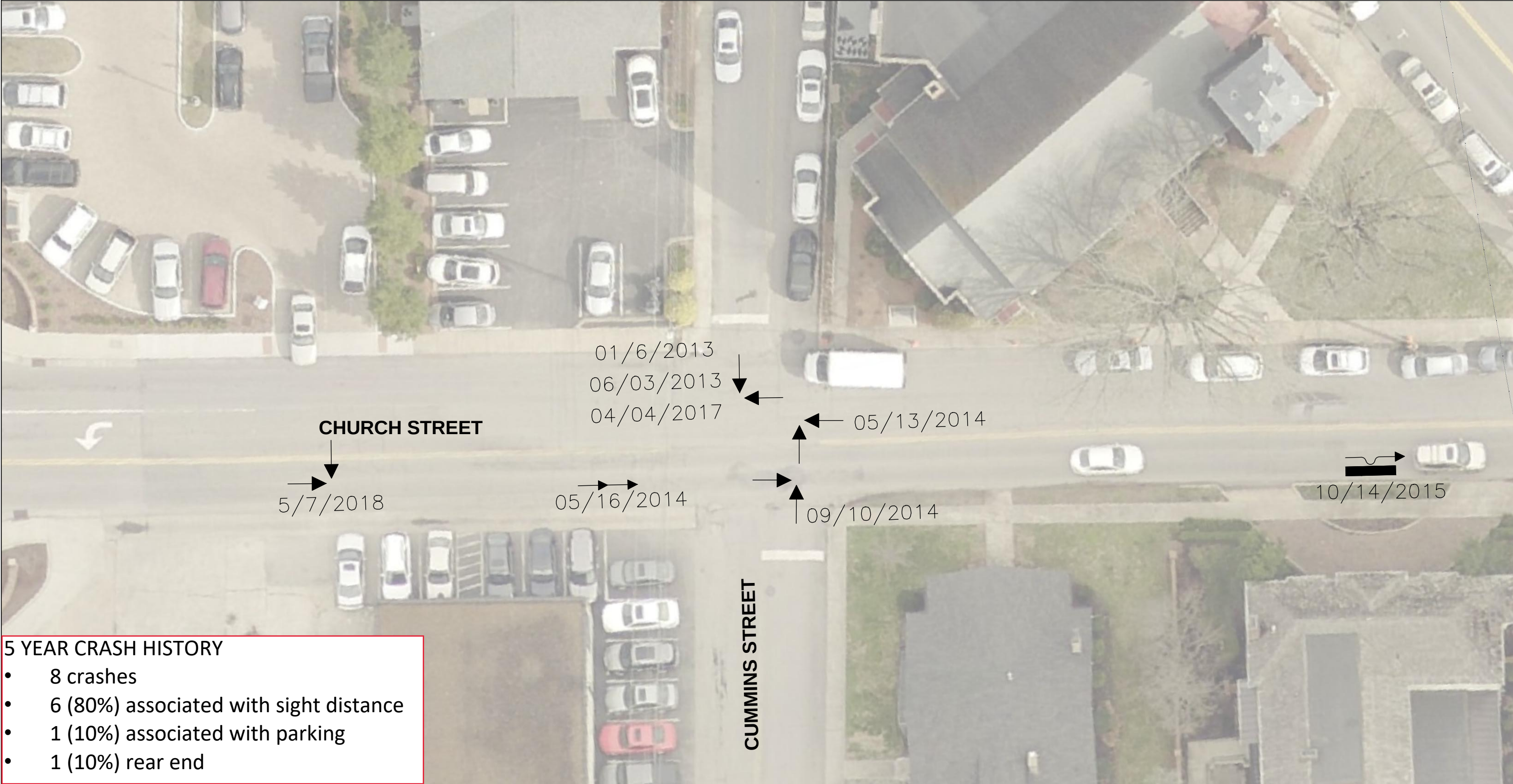
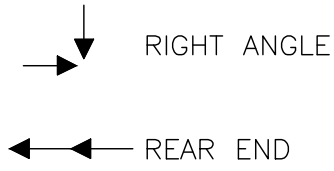


- 5 YEAR CRASH HISTORY
- 2 crashes
 - 1 (50%) associated with sight distance problems

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: CHURCH ST AT CUMMINS ST.
PERIOD 2013-2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS



5 YEAR CRASH HISTORY

- 8 crashes
- 6 (80%) associated with sight distance
- 1 (10%) associated with parking
- 1 (10%) rear end

EXISTING

CUMMINS STREET - OPTION A

CUMMINS STREET - OPTION B

3 - Agree with the Proposed Changes
0 - Disagree with the Proposed Changes
0 - No Opinion

19 - Agree with the Proposed Changes
8 - Disagree with the Proposed Changes
0 - No Opinion

5 - Agree with the Proposed Changes
7 - Disagree with the Proposed Changes
0 - No Opinion



CITY OF FRANKLIN
CUMMINS STREET OPTIONS



NO. DATE REVISION



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffmusic.com
Rory Seymour	802 Fair St	RoryMSeymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me



Sign-In Sheet

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Watershed F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodrest Ln 37067
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16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE Ln 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

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22 James L. Taylor 208 Cotton Ln 37069

23 James L. Taylor 5722 Davis Hollow 37064

24 John McHenry 118 Ridgewood USB 37064

25 Dave Bilger 313 E. Chowning Ct. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

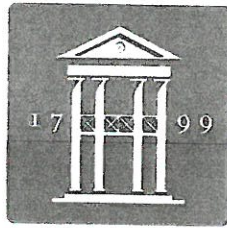
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natomas Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. Lig
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

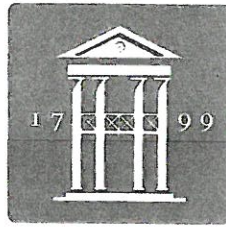
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Kolodziejcki

Address: 3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

Need more spaces for the general public
Elevator needs fixed



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

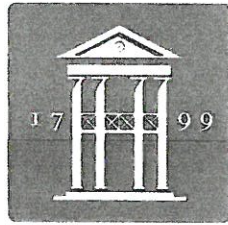
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
FACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Cathy & Don Barnett

Address:

200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decal system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Hespamb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: To Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

Address: 905 Fair

COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

CITY OF FRANKLIN, TN COLLISION DIAGRAM
INTERSECTION LOCATION: 2ND AVE S. AND S. MARGIN STREET
PERIOD 2013–2018
PREPARED BY: PAUL HOLZEN



COLLISION SYMBOLS

← SIDESWIPE, SAME DIRECTION

← RIGHT TURN SIDESWIPE, SAME DIRECTION,

5 YEAR CRASH HISTORY

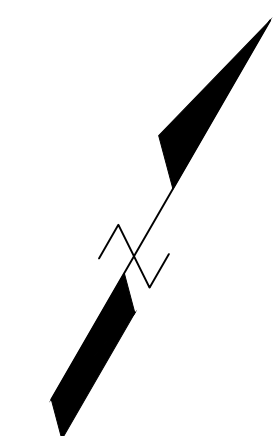
- 2 crashes
- 2 (100%) associated with sight distance problems or parking too close to the intersection



[illegible]

An aerial photograph showing the intersection of 2nd Ave South and South Margin Street. The street names are overlaid on the image: '2ND AVE SOUTH' is written vertically along the road, and 'SOUTH MARGIN STREET' is written horizontally across the road. The scene includes residential houses with various roof colors (brown, red, grey), a large white industrial building with a flat roof, a parking lot with several vehicles, and railroad tracks running parallel to the street on the right side. The surrounding area is a mix of green grass and bare trees, suggesting a late autumn or winter setting.

11 - Agree with the Proposed Changes
6 - Disagree with the Proposed Changes
1 - No Opinion

[illegible][illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Ernie Bacon	224 4th Ave. S.	ebacon224@gmail.com
Caroline Butler	217 4th Ave S	csbutler@comcast.net
Johanna Singer	3139 Vera Valley Rd	gjosinger@aol.com
Kelly Baker-Hefley	905 Fair St	kbn@hefley.org
Craig Brent	604 S Margin St	chbrent@comcast.net
Nancy Smith	212 Emily Ct.	nancysmith.flitter@gmail.com
Alma Mclemore	202 South Margin	amelemore51@a1yahoo.com
Ron Shuff	118 3rd Ave N.	RonC.Shuffsmusic.com
Rory Seymour	802 Fair St	RoryM.Seymour@yahoo
Bo Stewart	201 Lewisburg Ave	aaxxon@earthlink.net
Lillian Stewart	201 Lewisburg Ave	lgcstewart@hotmail.com
Stephen Burgess	139 2nd Ave South	Stephenpburgess@gmail.com
Betsy Adgent	123 Lewisburg Ave	lkjadg@comcast.net



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

NAME	ADDRESS	EMAIL
GARY GREENE	315 STEWART ST.	GARY.GREENE@GMAIL.COM
Danny Pugh	517 Church St	danielpugh1971@gmail.com
Bob Martin	238 3rd Ave S	
Megan Weisinger	400 Main St. Suite 200	megan@visitfranklin.com
John & Joy Morris	204 3rd Ave S	joy@joyjohn@gmail.com
Carolyn Staley	352 4th Ave S #5	staleyck@gmail.com
Margaret Martin	238 3rd Ave So	martinmar72@comcast.net
Wendy Shen	110 Cottage Lane	wshen1001@hotmail.com
MOLLY PIKE	1129 WEST MAIN	MOLLYP@FRANKLINTN.GOV
John + GREENE	118 4th A.W.	
Leanna Clifton	118 4th Ave. W.	
Betsy Hester	112 Valley Ridge Rd 37064	Hespamb@comcast.net
Gregory Flittner	212 Emily Ct.	gregoryflittner@gmail.com



PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Sign-In Sheet

[illegible]



DOWNTOWN PARKING, SIGNAGE, & PAVEMENT MARKING MODIFICATIONS **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

Sign-In Sheet

NAME	ADDRESS	EMAIL
Rev Roberts	215 4th Ave S	rev.roberts@comcast.net
JANIS HESTER	111 7TH AVE S	
LINDA WHITMORE	109 7th Ave N	linda.whitmore@me.com
Leah VanDriest	137 2nd Ave. S.	plcvd137@gmail.com
MARGIE & PAUL TIREY	601 + 600 Church St.	PM-TIREY@AOL.COM
Berkeley Vance	221 Newfrearborn Rd	berkeleyiii@gmail.com
Mary Elser	226 11th Ave. S	mmelsea@gmail.com
Margaret Martin	238 3rd Ave So.	
TED & SHELLEY TOBENS	312 STEWART ST.	STOBENS@GMAIL.COM
TROY VANLIERE	251 2ND AVE. S., SUITE 103	GKDDAO@GMAIL.COM
Bethni Hemphill	112 Church St	bannhemp@aol.com
Kim & Kelly Hammer	1007 FAIR ST	BKHAM84@gmail.com
Jen Porter Ross	130 1st Ave S	Jen@Drinkto.me

[illegible]



Sign-In Sheet

[illegible]

To: City of Franklin administrator
Eric Stuckey

Please help us get more ^{FREE} parking
spaces in the 2nd Avenue Parking
Garage St. Philip's Catholic Church

Tai Chi Tuesdays and
Thursdays at 10:00 AM

Name

Address

1. John Porter 200 IRVING LN, FRANKLIN, TN
2. Sandra Collier 2013 Barclay Ln. 37064
3. Barbara BEHL 1304 JEWELL AVE 37067
4. Vinci K. Lodziejewski 3132 Natoma Circle T.S. 37079
5. Joe K. Lodziejewski 3132 NATOMA Circle T.S. 37179
6. Bart Smith 708 W. State St 37067
7. Dick Roberts 307 Church St 37067
8. Teresa Mc Clellan 1288 Henderson F. 37067
9. Marge Middleton 2114 Hartland Rd. 37069
10. Deloras McMurray 303 Ridgewood Rd. 37064
11. Shirley Butler 1003 Solomon Ln 37174
12. Lorrie Flournoy 213 Bobby Dr 37069
13. Mike Middleton 2114 HARTLAND RD 37069
14. DIANNE Leaver 433 Woodcrest Ln 37067
15. Bitny Hester 112 Valley Ridge Rd 37064 UGB
16. Cathy Peterson 2210 Creekside Ln 37064 UGB
17. John ~~Roberts~~ 2210 CREEKSIDE LN 37064 UGB
18. Roger Brooks 306 WATERCRESS 37064
19. Ellen Brooks 306 WATERCRESS 37064

Tai. Chi. Petition

Page 2

- 20 Debbie Taylor 208 Cotton Lane 37069
- 21 Barbara Lacey 116 Forest Dr. 37064
- 22 James L. Taylor 208 Cotton Ln 37069
- 23 James L. Taylor 5722 Davis Hollow 37064
- 24 John McHenry 118 Ridgewood USB 37064
25. Dave Bilger 313 E. Chown Rd. 37064

contact: Betsy Hester

hespamb@comcast.net



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 6:00 PM

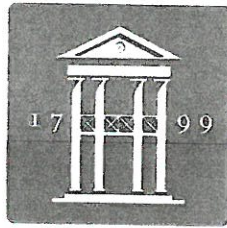
Name: TROY VANLIERE

Address: 251 2ND AVE. S., SUITE 103

COMMENTS:

ALREADY LACK OF PARKING FOR PUBLIC IN ANTIQUE DISTRICT.
LOSING ADDITIONAL PARKING ALONG MARGIN WILL CREATE
MORE CHAOS & CONGESTION IN THAT AREA.

(MARGIN & SECOND AVE.)



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Tom Galantowicz

Address: 1227 Olympian Pl
37067

COMMENTS:

Is this a public parking garage or a private one reserved for city employees and officials. An inordinate number of spaces are reserved to the detriment (and frustration) of the public (and visitors). Our public servants are crowding out those they serve



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Kathleen Gnani

Address:

1505 Fleetwood
Franklin

COMMENTS:

Downtown parking is a
nightmare. Public parking
lot is full when sign says
"5-4" causes congestion. Mostly
a sign issue. Discourages downtown
business.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Sandra Collier

Address:

2013 Barclay Ln 37064

COMMENTS:

*Give a time for city vehicles to park in
garage to open spots for citizen parking.
We need more parking during the day.*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name:

Vinici Kolodziejski

Address:

3131 Natoma Thompson's Station

COMMENTS:

I am a handicapped individual. (A St. P. Lig
parishioner) and regret that the elevator is not
working on 2nd Avenue garage and there are so
few handicapped spaces — Why not have some
next to the elevators on 2nd 3rd 4th floor? — Thanks
Blessings



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

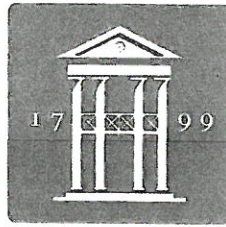
Wednesday, August 29, 2018 at 10:00 AM

Name: John PORTER

Address: 200 IRVINE Lane

COMMENTS:

move the city cars to the 4th
floor of the 2nd AVE GARAGE -
open up spaces of the reserved
CITY CARS FROM 9:30 AM TO 4:00 PM
to the public



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

Joe Kolodziejcki

Address:

3132 Natoma Circle

Thompsons Station, TN 37179

COMMENTS:

*Need more spaces for the general public
Elevator needs fixed*



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: JAMES TAYLOR

Address: 208 COTTON LN
FRANKLIN, TN.

COMMENTS:

LIMIT LENGTH OF TRUCKS THAT PARK IN
THE GARAGE. TRUCKS SHOULD PARK AT TOP.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

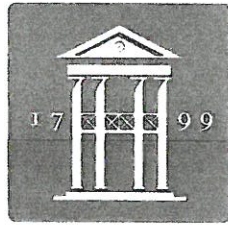
Wednesday, August 29, 2018 at 10:00 AM

Name: Joe & Janet Amelary

Address: 2495 Joston Way
Lewisburg, TN 37091

COMMENTS:

Need more parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MARY P ANDERSON

Address: 124 POTENT PL 37064

COMMENTS:

MOVE "CITY" SPOTS TO TOP LEVEL!

CONSTRUCTION WORKERS SHOULD NOT PARK IN THE
CORRAGE



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Joe Reynolds

Address: 111 Ridgewood Rd

COMMENTS:

PARK THE FRANKLIN TRUCKS ON CENTURY COURT
RACILITY



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Laura G Wheeler

Address: 64 Alton Pk Ln
37069

COMMENTS:

Please allow daytime parking in the garage while city vehicles are off site. Also, elevator repair is really slow.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Marge Ellis

Address: 115 Orleans Place
Franklin, TN 37064

COMMENTS:

The City has the majority of parking in the
2nd Ave Garage This doesn't leave
any for the citizens who attend functions
Down Town - Please find a different
location for City Parking



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: ELLEN BORCHERS

Address: 306 WATERCRESS DR

COMMENTS:

PLEASE MOVE CITY PARKING SPACES TO UPPER LEVELS.
DO NOT ALLOW CONSTRUCTION WORKERS TO PARK IN
GARAGE - THEY HAVE PARKING AVAILABLE ELSE -
WHERE.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Linda Lancaster

Address: 5013 Abington Ridge Ln
Franklin 37067

COMMENTS:

Please find a solution to lack of parking
Near St. Philip's Catholic Church downtown
regarding use of the nearby parking
garage. Sincerely, LL

Harriett Sawyer

8/30/18

2203 Morriswood Dr
37064

8/30/18

Dale Haddock

213 Lewisburg Ave. 37064

Could ^{some} City-reserved lots
be open to the public during
the day, perhaps from
9 AM - 4 PM (or 3 PM). Thank
you for considering this or
a similar arrangement.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Claudia Finnegan

Address: 704 Branch Ct. 37064

COMMENTS:

I am concerned about the lack of parking in the City. City vehicles consume a significant number of spaces in the 2nd Ave. location. ^①Can they park in the old Shoe Factory on N. Margin? ^②Lack of spaces is pressing visitors to park in yellow areas, on corners, etc. creating safety hazards. Can officers enforce these violations to avoid traffic hazards?

③ With reduced space & increased demands, can the City find another site for a multi-story parking facility?

④ Since the entire county & visitors use these spaces, can the county help pay for a new garage or seek a grant so residents don't have to bear the entire burden.

This is a problem growing exponentially! Meters won't eliminate it - just will be a parking ticket revenue source!

Claudia Finnegan
8-30-18



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Hunter Tjornhom

Address: 3032 Bridlewood Trail, Franklin TN
37067

COMMENTS:

Firstly thank you so much for taking the time to host this. I wanted to bring to attention that i think it is of very high importance that we keep as much parking owned by the city free + accesible as possible. I believe it sets a kind/welcoming message from our community and also serves people very well. Thank you so much for not

continued
on back

→ charging for city parking. I know it may be a tempting offer to monetize parking to increase revenue + turnover, but by keeping it free and accessible I believe it to be a kinder and very beneficial thing for the people who both visit, and work in Downtown Franklin.

I also ask that the new 2 hour limit be enforced with grace + leniency if it is to go into effect at all, to help the overall justice + spirit of the area.
Thank you again for your time. -Hunt

We need a crosswalk between
Frathy monkey & the steps
behind the P.O. please!

Even on Sunday mornings it's
a little dangerous crossing from
Church to parking behind P.O.
(which we have permission to use)

Thank you!!

Margie Sinkey

615-543-0491

8/29/18

200 Block sight Distance

Request

downtown streets

Paul Holzen

From: Lynne McAlister <lynnemcalister@me.com>
Sent: Monday, September 10, 2018 9:52 AM
To: Paul Holzen; Jonathan Marston
Cc: Reid Anderson; Dianne Waggoner Christian; Ernie Reynolds; Lynne McAlister; Clay Perry; Candy Sullivan; Betsy Adgent; Margaret & Jim Roberts; Juli Clendenin; Walt Green; Kelly Dannenfelser
Subject: Parking, what else?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Paul and Jonathan,

Thank you so much for your excellent presentation last week regarding streets, striping and parking in Downtown Franklin. That was a comprehensive study of the situation and potential improvements. Thank you also for reaching out to the DNA to assist in improving this situation for residents, business owners and tourist. We are excited to be a part of the discussion.

Yesterday afternoon the Downtown Neighborhood Association board met and discussed your proposals. One message came loud and clear. The DNA would not be in favor of beginning the slippery slope of creating one-way streets unless they are absolutely necessary. Based on the day-to-day experiences of the people on the DNA board, Cummings Street does not fall into a category of "necessary". As a matter of fact, we believe the confusion of such a short street becoming one-way would more likely cause accidents that prevent them. As someone who walks and drives that short street regularly, I do not see a problem that needs to be ameliorated.

Also, as we briefly discussed in the meeting, there is a concern among residents who are losing parking in front of their homes. The increase in daytime parking on residential streets is likely due to the recent changes in parking options Downtown. The driving forces have namely been when previously free lots became paid lots and then the switch from 4-hour to 2-hour parking. To assist in creating solutions for residents, we put together an initial task force led by Walt Green to look at potential options to improve parking for residents. Specifically Mr. Green's group will be looking at other towns and cities that face similar situations to see how they have most effectively dealt with this problem. Mr. Green may add other interested parties to his task force.

Thanks so much for your concern for all of Franklin's citizens. I'm sure if you could wave a magic wand and multi-story, underground parking garages would materialize you would do that. In the meantime, we look forward to working together.

Best,
Lynne

Lynne McAlister
Mobile - 919 449 4232

"All I have seen teaches me to trust the Creator for all I have not seen."



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications

PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Cathy & Don Barnett

Address: 200 Thornhill Crescent Brentwood

COMMENTS:

We have been coming to Tai Chi at St. Phillips for years & it's becoming impossible to find a parking place. The city reserved parking take up a lot of the spaces, & they are always empty. Please help.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jan Porter Ross

Address: 130 1st Ave S.

COMMENTS:

I would like to see the speed limit on
S. margin & 1st Ave S. lowered from 30mph
to 25mph



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 6:00 PM

Name: Jen Porter Ross

Address: 130 1st Ave S

COMMENTS:

Consider permitted parking or long term
lease on parking spots for residential
streets.



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave.

COMMENTS:

E. Fowlkes St. is a major safety + traffic issue. Large trucks (even 18 wheelers) use it as a "cut-throat". It does not need to be widened or improved (would result in more usage). Restriction of use by large truck/commercial/trailers would be a start.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Betsy Adgent

Address: 123 Lewisburg Ave

④ Agree w/ Ernie's comments
COMMENTS:

- ① Downtown Resident permit/decree system would be helpful.
- ② I agree w/ Ron Shuff's comments
- ③ Thought: City lease x # of spaces from church parking lots & ~~have~~ provide more spaces to public & residents.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 N. MAIN

COMMENTS:

LOWER SPEED LIMITS IN ALL HIGH
PEDESTRIAN AREAS

NEED STRIPED PARKING SPACES ON
WEST MAIN WEST OF 7TH AVE WITH TIME
LIMITS ADDITIONAL BUSINESSES ADDING TO
PARKING ISSUES



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DESIGNATE BUS DROPOFF AREAS AND
BUS PARKING AREAS

ADD PARKING SPACES (90°) ON WEST
MAIN BETWEEN 7TH AND 5TH - DO NOT
NEED WIDE STREET NOW RESCUE SQUAD
MOVED



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: MOLLY PIKE

Address: 1129 WEST MAIN

COMMENTS:

DO NOT ALLOW LARGE DELIVERY TRUCKS
DOWNTOWN. LIMIT DELIVERY TIMES TO
EARLY MORNING AND/OR LATER IN
EVENING. TODAY TRUCKS STOP IN THE
MIDDLE OF STREET TO LOAD AND UNLOAD



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name:

MOLLY PIKE

Address:

1129 WEST MAIN

COMMENTS:

NEED TIME LIMITS ON ALL ON STREET PARKING.
OR NEED PERMITS FOR RESIDENTS WHO
DEPEND ON ON STREET PARKING - ALSO
CONSIDER BUSINESS WHO DEPEND
ON DROP ~~OR~~ OFF AREAS



Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Lillian Stewart

Address: 201 Lewisburg Ave

COMMENTS:

Thanks for the "pork chop" (traffic island at Lewisburg & South Margin) - Very helpful. Also would hope to get a crosswalk between Historic Franklin Pres. Church and 1st Bank where we can park on Sunday. Helpful in traffic calming and controlling speed.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

615.790.3089

Name: Betsy Hester

Address: 112 Valley Ridge Rd
(Urban Growth Boundary) 37064

Hespanb@comcast.net

COMMENTS:

More availability of parking in 2nd Ave Parking garage... Could City of Franklin vehicles park in other places? Could day/night designations be made for COF vehicles?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: To Singer

Address: 3139 Vera Valley Rd.

COMMENTS:

I come thru town multiple times a day in my work. There is a problem with all the students at the new school where Methodist fellowship used to be - they park all over, all day. Two hour limits will keep the outlying streets - 4th's especially. and resident permit parking.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRISTOPHER ANDREWS

Address: 104 GENERALS RETREAT PL.

COMMENTS:

THE DESIGN SPEEDS FOR THE ROADS SHOULD BE EQUAL OR LESS
THAN THE VISIBILITY TRIANGLE SPEED.

EXAMPLE: SOUTH MARGIN AT 2ND AVE SPEED LIMIT = 30 mph
BUT DESIGN SPEED = 25 mph

→ S MARGIN / 3RD AVE N CAN BE LOWERED
TO 25 mph

ESTABLISH A 25 mph SPEED LIMIT IN
ALL OF DOWNTOWN?



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: CHRIS ANDREWS

Address: 104 GENERALS RETREAT PL

COMMENTS:

IS IT POSSIBLE TO BRING THE STOPPING BAR ON 3RD AVE S
AT CHURCH (COMING INTO DOWNTOWN FROM MURF. ROAD)
FURTHER FROM THE INTERSECTION? THIS MIGHT ALLOW A
LARGER TURNING RADIUS FOR TRUCKS FROM CHURCH ST. ONTO
E.B. 3RD AVE / MURF. RD.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, & Pavement Marking Modifications **PUBLIC MEETING**

Wednesday, August 29, 2018 at 10:00 AM

Name: Carolyn Staley

Address: 352 4th Ave S. #5

COMMENTS:

Thank you for a very interesting and informative and well organized presentation. Well done!

My concern is the intersection at 4th Ave S. and 3rd Margin. It is not safe for pedestrians. We need a crosswalk. Thanks.



HISTORIC
FRANKLIN
TENNESSEE

Downtown Parking, Signage, &
Pavement Marking Modifications
PUBLIC MEETING

Wednesday, August 29, 2018 at 10:00 AM

Name: Kelly Baker-Hefley

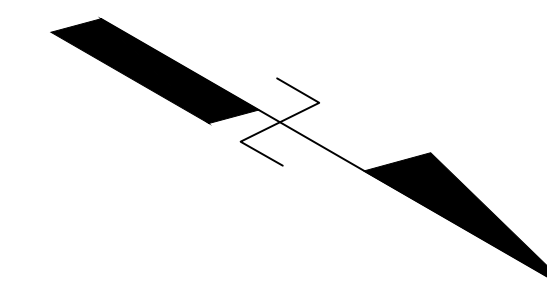
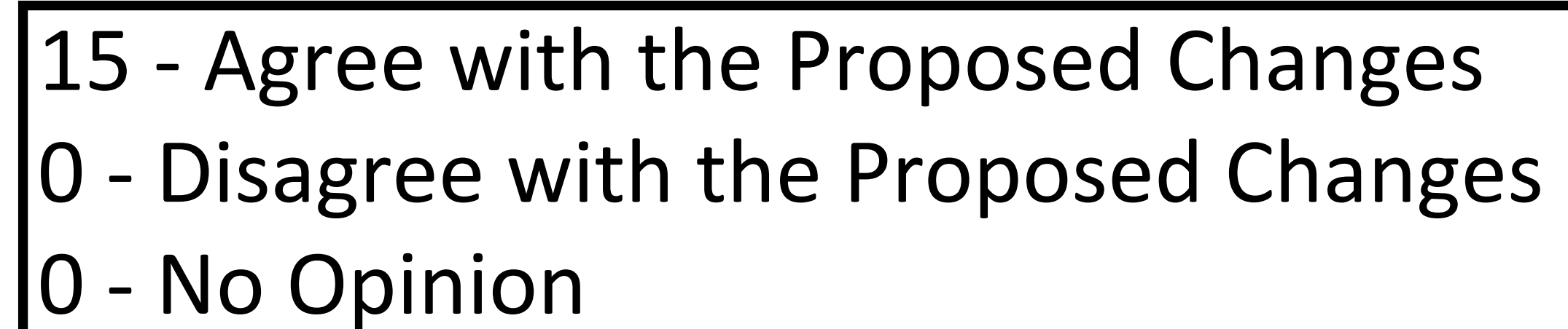
Address: 905 Fair

COMMENTS:

The entire intersection at Fair & 7th needs stripping and reinforcement. Vehicles are parked too close to all sides of the intersection, which eliminates visibility & creates a narrow tunnel of cars. This intersection is off of Newque, and people don't/can't see the stop signs. It's also a residential neighborhood, which

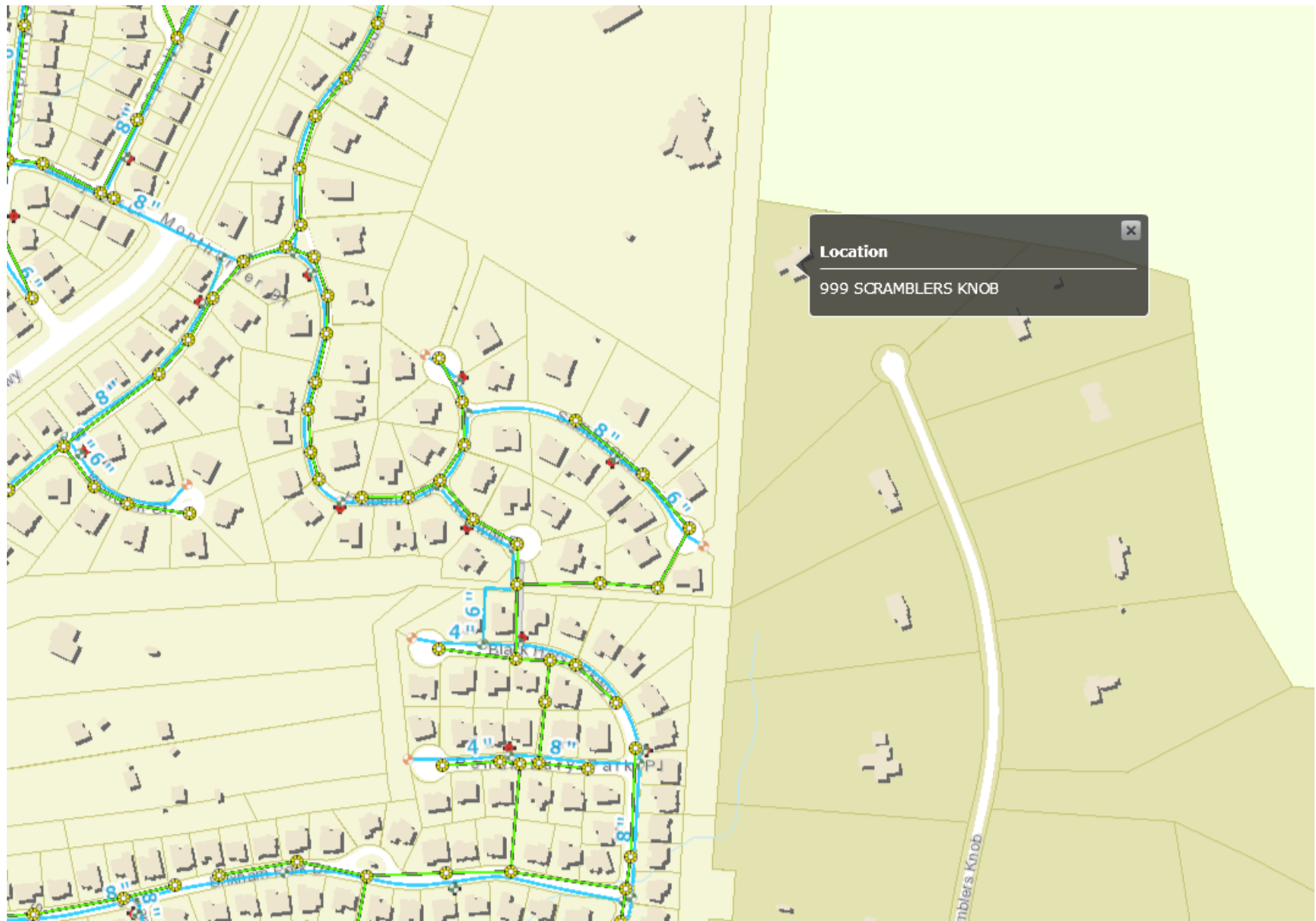
has a lot of foot traffic. Additionally, there is a gym down the street who sends their clients running down the street (not to mention all the extra cars). I worry that someone will be injured or killed. This is a daily problem.

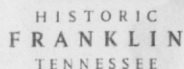
An aerial photograph of a residential neighborhood. The image is oriented horizontally. A central horizontal road is labeled '7TH AVE NORTH' in white text. To its left, a vertical road is labeled 'WEST MAIN ST' in white text. To its right, another vertical road is labeled 'FAIR ST' in white text. Below the central road, a horizontal road is labeled '7TH AVE SOUTH' in white text. The area is filled with houses, trees, and parked cars. The houses have various roof colors, including grey, brown, and red. The trees are mostly bare, suggesting a cooler season. The overall scene is a typical suburban residential area.



8/13/2018

[illegible]





Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: EngineeringMBX@franklin.tn.gov

For additional information or questions please call: 615-791-3218

Date Submitted: 8/29/18



Map for Parcel Address: 999 Scramblers Knob Franklin, TN 37069-6002 **Parcel ID:** 052 039.00



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Information Deemed Reliable But Not Guaranteed.

CIC #11
18-1062
10/25/2018

999 Scramblers Knob
Franklin, TN 37069

October 24, 2018

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

Board of Mayor and Aldermen,

Thank you for hearing our request to tap on to the city sewer line. To make any additions or changes to our house at 999 Scramblers Knob, Williamson County Sewer Disposal would require us to upgrade our septic system. We hired Earthsearch Soil Consulting to look into this and it became clear that it was not feasible to expand our septic field or create a back-up septic field.

The first map from Earthsearch Soil Consulting shows the proposed septic field in the red shaded area (Addendum 1). Since this area is heavily wooded, it would require us to take out a number of trees, changing the nature of the lot. The second aerial view from Google Earth shows the lot as it currently looks (Addendum 2). If we try to preserve trees, we run the risk of roots interfering with fill lines; a problem we've already encountered with our existing septic system.

The City of Franklin previously granted sewer service to our immediate neighbors at 1000 Scramblers Knob. Since we are up on a hill, a gravity sewer line could be installed and connected at the manhole on Stafford Close, or at the same clean out as our neighbor's, or possibly at a new manhole at our property line. Please see photos of the existing sewer lines (Addendum 3).

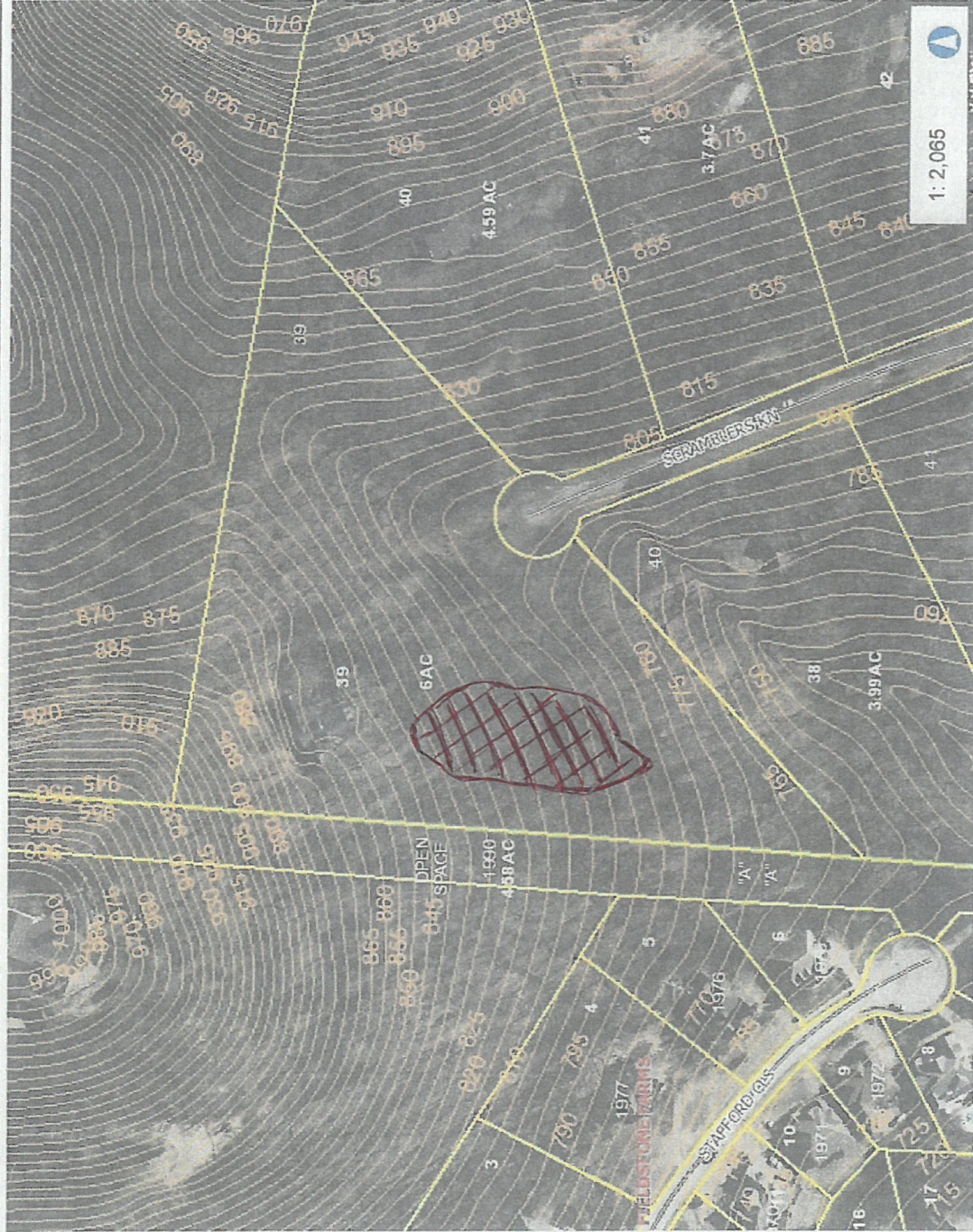
We would obviously be responsible for running the sewer line from our property to the sewer tap. There is already a six-foot wide trail on our property that runs most of the distance, so minimal clearing would be needed to install the new line. In addition, we are open to sharing the city's costs for making any changes/improvements. We are also agreeable to be annexed into the City of Franklin.

Sincerely,

Jeff and Sonja Fulmer

Tools & Features Demonstration Site



1: 2,065

0.1 0.03 0.1 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

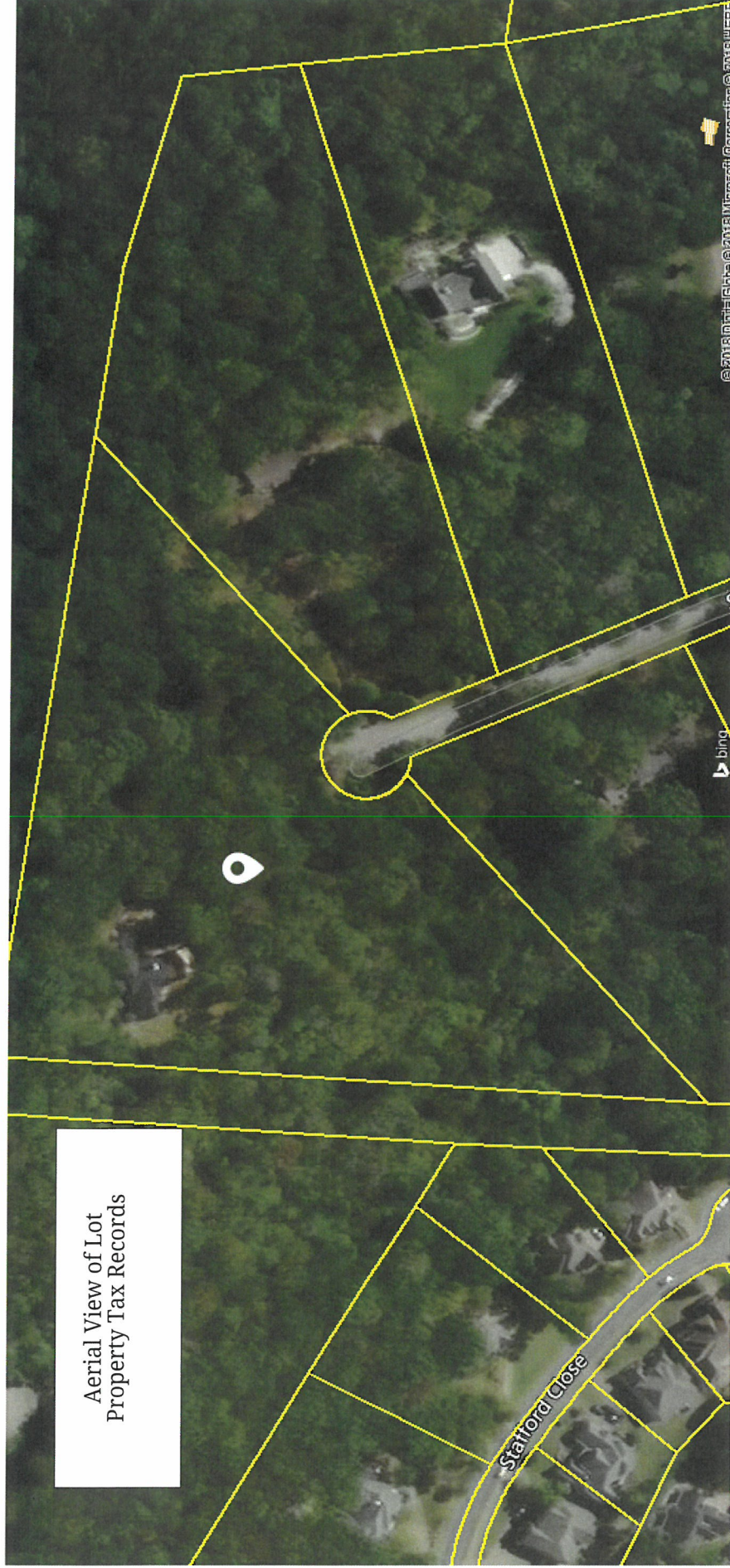
- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- 5ft Contours
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS

Notes

Approximate area within 54.4545215



2







Scramblers Knob



- SK Manhole (49)
- SK Service
- SK Gravity Main
- Zone 1
- Zone 2
- Standard
- Collectors
- Parcels

1 inch = 400 feet



City of Franklin, Tennessee
Work Session

Scramblers Knob Availability Requests

999 and 1205 Scramblers Knob

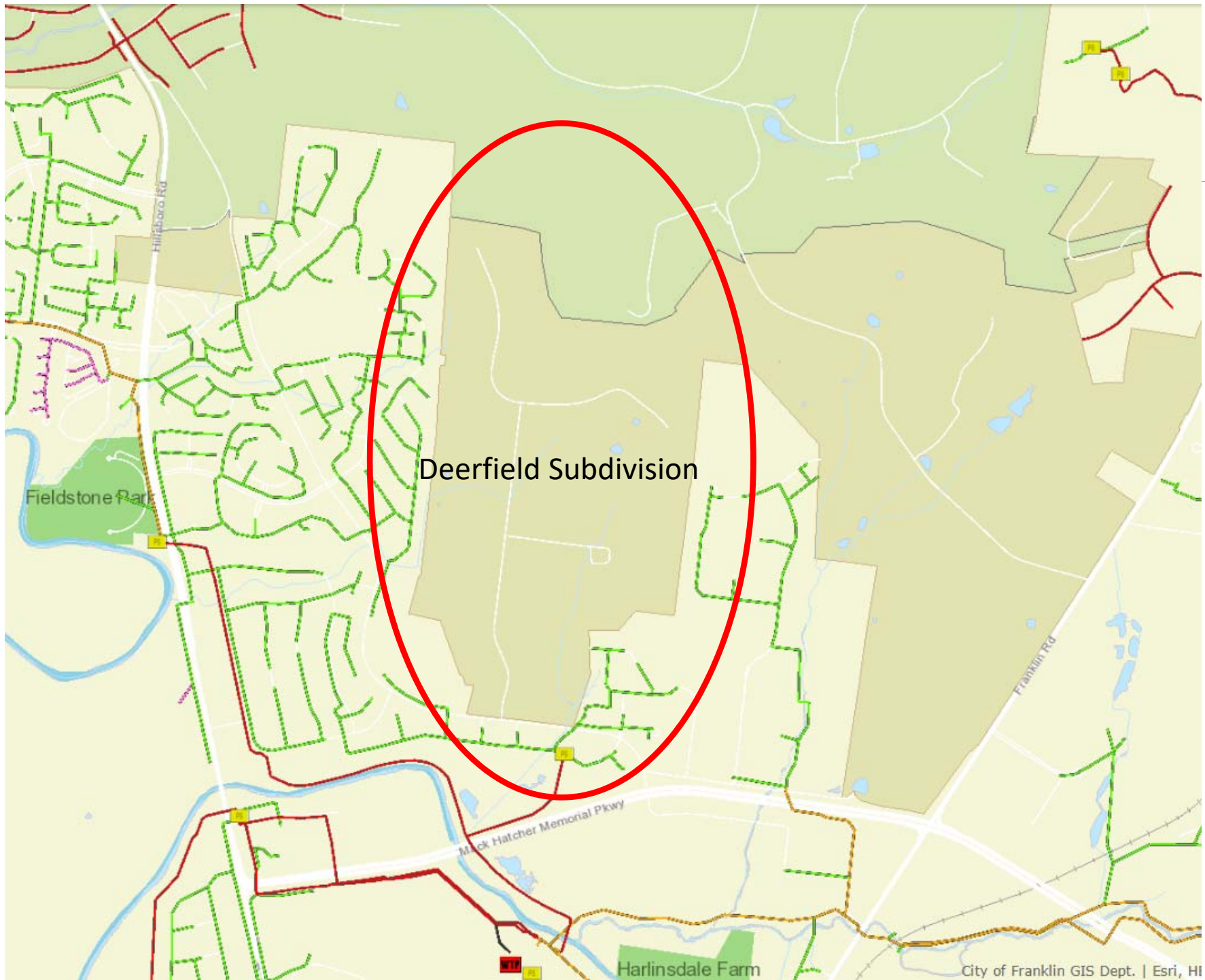
January 8, 2019

Item 18-1062 & 18-1205



City of Franklin, Tennessee **Work Session**

- Timeline of requests & discussions
- Existing sewer
- Feasibility
- Title 18
- Questions





City of Franklin, Tennessee **Timeline**

- August 29, 2018 – availability application received for 999 Scramblers Knob
- October 24, 2018 – availability application received for 1205 Scramblers Knob
- CIC October 25, 2018
 - 999 deferred for additional information
- CIC November 29, 2018
 - Moved to Work Session for discussion
- Work Session January 8, 2019
- Board Meeting January 22, 2019



City of Franklin, Tennessee

Existing Conditions





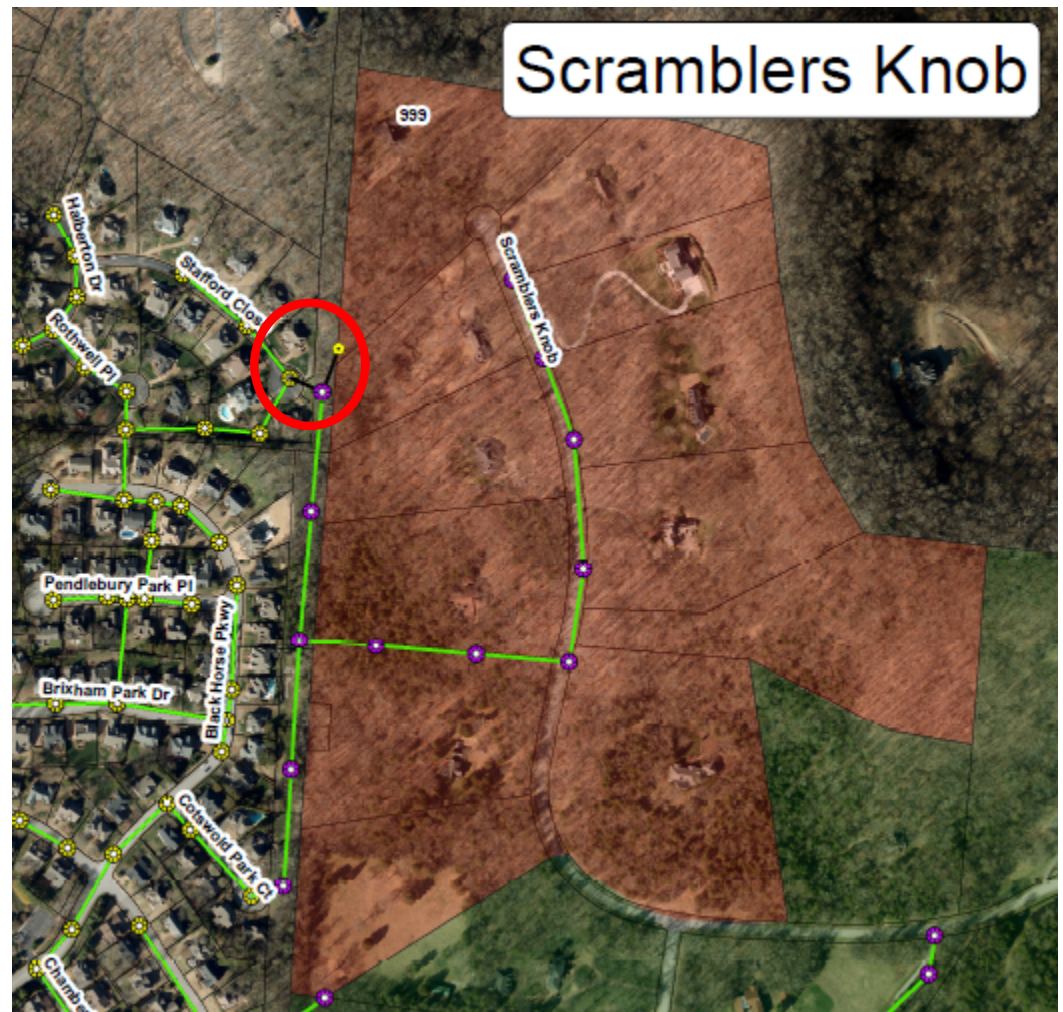
City of Franklin, Tennessee **Existing Conditions**

- April 24, 2012 – 1000 Scramblers Knob availability granted
 - Agreement Between City & Ed Cash July 30, 2012 (2012-0083)
 - Agreement registered with Register of Deeds, transferred to new property owner's
 - Participation in future special assessment district (current or future property owners) to extend sewer
 - Property owner responsible for all cost to extend public main & associated work (easements, ROW, pavement, fees, etc.)
 - Use functioning septic system until failure



City of Franklin, Tennessee **Feasibility – 999 Scramblers Knob**

- Service line connection from SMH-14031 (red circle)
- Owner responsible for approximate cost of \$3,000 for WMD to perform connection
- 999 will connect from house to property line (via cleanout)





City of Franklin, Tennessee **Feasibility – 1205 Scramblers Knob**

- Service line connection from SMH-44125
- Owner responsible for approximate cost of \$100,000 for WMD to perform connection
- Does not include easement costs through Echo Park





- Provide service to entire neighborhood currently on septic
- Zone 1 = \$814k
- Zone 2 = \$2.6M
- Total = \$3.4M

BOMA Work Session





City of Franklin, Tennessee

Municipal Code – Title 18

- Section 18-204 (4): Use of septic when sewer is provided:
 - Owners of all houses situated within the City and abutting any right-of-way or easement in which there is now located or will be in the future be located a public sewer shall connect to the sewer. The connection to the public sanitary sewer system shall be required at the property owner's expense including all applicable connection and tap fees.
- Section 18-209 (4): Construction of sewer lines:
 - The authority to extend wastewater service is permissive only, & nothing contained herein shall be construed as requiring the City to provide sewer service to any person or entity.



City of Franklin, Tennessee **Worksession**

Questions

RESOLUTION NO. 2019-06

A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO PROVIDE SANITARY SEWER SERVICES TO DEERFIELD SECTION 1 LOT 39 (MAP 52 PARCEL 39) CONTINGENT UPON ALL CONDITIONS PRESENTED HEREIN.

WHEREAS, Robert Jeffrey Fulmer and Sonja Ann Fulmer (hereinafter "Property Owners") currently own the property known as Deerfield Section 1 Lot 39 (Map 52 Parcel 39) (hereinafter "Property"); and

WHEREAS, on August 29, 2018 the Property Owners submitted a Request for Sewer Availability for 1 SFUE (1 SFUE = 350 gallons per day); and

WHEREAS, the Property Owners, on behalf of themselves, their heirs and assigns, will agree to convey unto the City of Franklin (hereafter "the City") the irrevocable and perpetual right to file on their behalf a Petition of Annexation at any time after annexation becomes possible; and

WHEREAS, as a condition of granting availability, the Property Owners shall enter into an Agreement with the City that will outline the following:

- The Property Owners and all future owners of the Property will be required to participate in any future special assessment district located in the Deerfield Subdivision that requires sanitary sewer to be extended through or adjacent to the property; and
- The Agreement shall be recorded at the Williamson County Register of Deeds; and
- The Property Owners will be responsible for all costs to connect the Property to the sanitary sewer to include, but not limited to, extending the public main, required permits, pavement restoration, property restoration and complying with all local, state and federal requirements and all costs associated with the sanitary sewer connection and required fees; and
- The Property Owners will be responsible for obtaining all easements and rights of way and dedication of said easements and rights of way to the City to be recorded via plat with the Williamson County Register of Deeds.

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

Authority is granted to the City Administrator to enter into the appropriate agreements with the Property Owners to meet the contingencies listed herein as conditions by which the City will provide sanitary sewer services to the Property.

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

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____

By: _____

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to Form

By: _____

Shauna R. Billingsley, City Attorney



CITY OF
FRANKLIN
TENNESSEE

Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

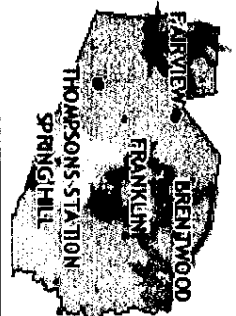
Type of Availability Requested:	CHECK ALL THAT APPLY: ☐ Water ☒ Sewer
Project Name & Subdivision, Section, Lot #	1205 Scramblers Knob Franklin, TN. Deerfield Lot 49
Map & Parcel(s) #	MAP 52 Parcel 49
Property Address:	1205 Scramblers Knob
City Project # (If Applicable)	
# of Dwelling Units (If Residential)	1
Applicant's Name & Company	Jason McConnell
Applicant's Address	8732 Wolfsbane Ln.
Applicant's Email & Phone #	Jason@McConnellhg.com 615-585-3224
Anticipated Water Meter Size(s) (see chart on pg. 3).	
Water District:	
Sewage Flow Calculations: Use the City of Franklin projected flow examples sheet -pg.4	
use additional sheets as necessary	
Anticipated sewage flows: Information Required for Sewer Service	
If County is requiring this request please indicate if you are requesting an approval or denial:	☐ DENY my Request ☐ APPROVE my request *approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial*

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

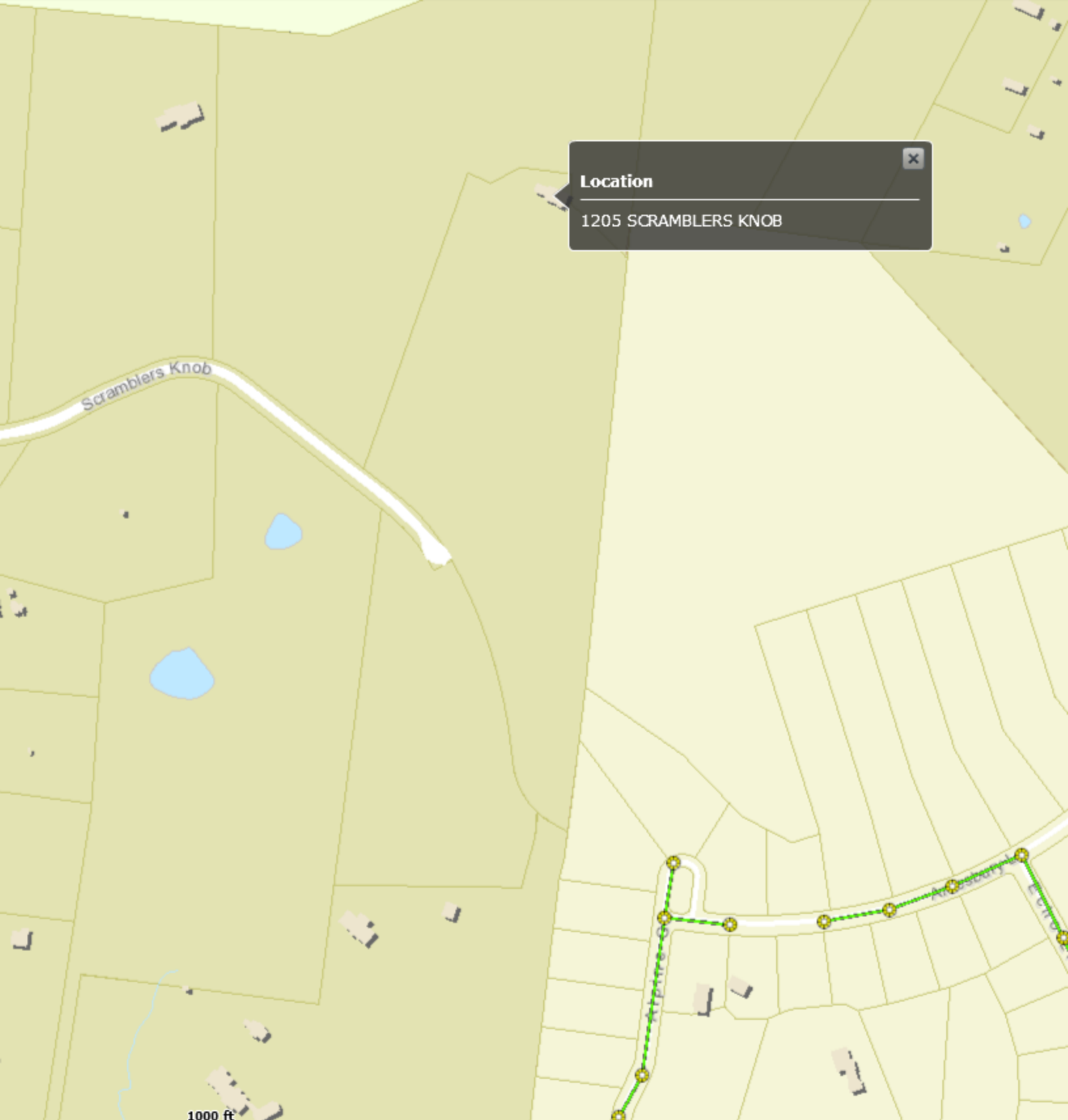
Email Application to:

For additional information or questions please call: 615-791-3218

Date Submitted: OCT. 24, 2018



Notes



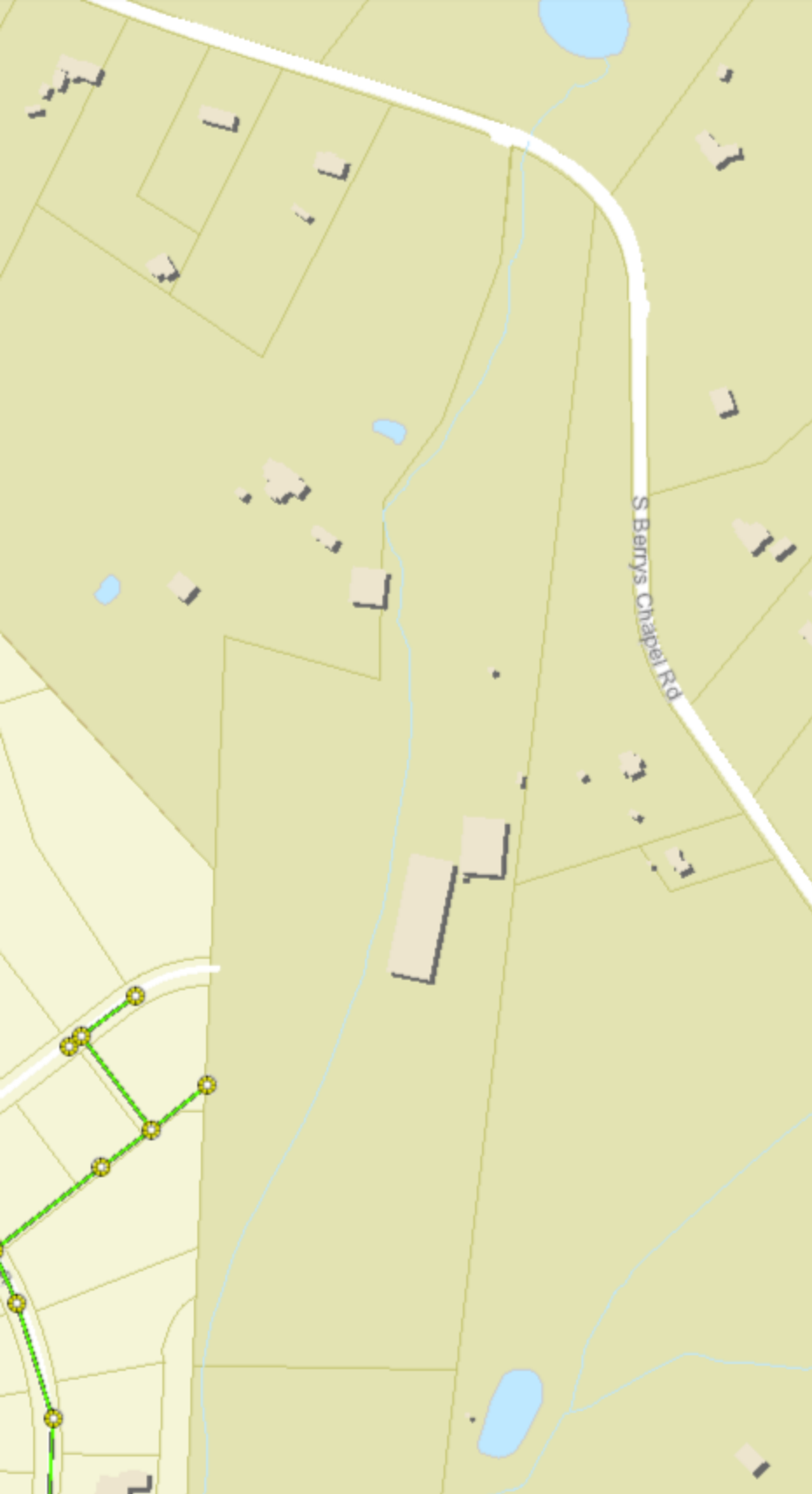
Location
1205 SCRAMBLERS KNOB

Scramblers Knob

1000 ft

Alpine

Assessory



Scramblers Knob



SK Manhole (49)

SK Service

SK Gravity Main

Zone 1

Zone 2

Standard

Collectors

Parcels

1 inch = 400 feet



City of Franklin, Tennessee
Work Session

Scramblers Knob Availability Requests

999 and 1205 Scramblers Knob

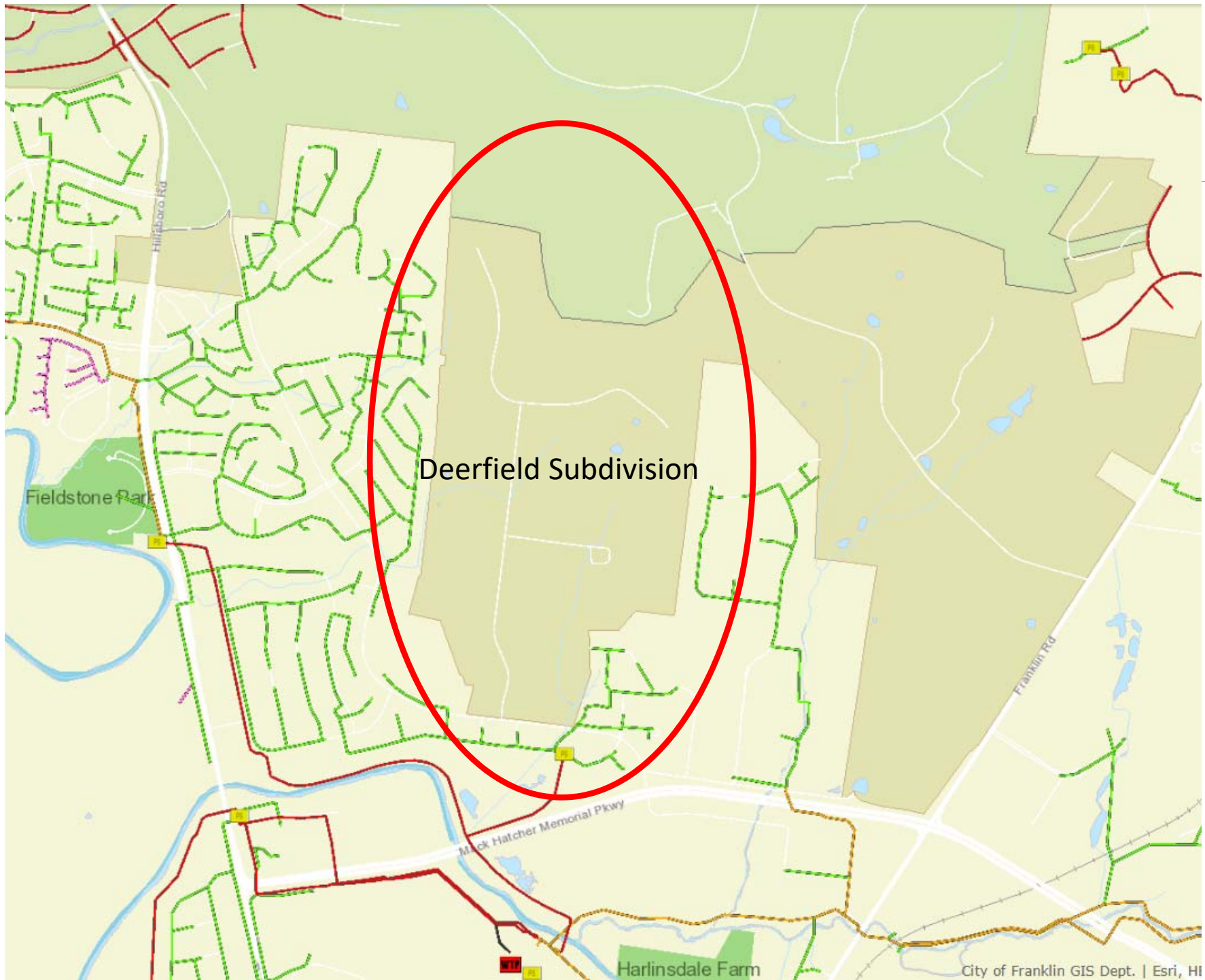
January 8, 2019

Item 18-1062 & 18-1205



City of Franklin, Tennessee **Work Session**

- Timeline of requests & discussions
- Existing sewer
- Feasibility
- Title 18
- Questions





City of Franklin, Tennessee **Timeline**

- August 29, 2018 – availability application received for 999 Scramblers Knob
- October 24, 2018 – availability application received for 1205 Scramblers Knob
- CIC October 25, 2018
 - 999 deferred for additional information
- CIC November 29, 2018
 - Moved to Work Session for discussion
- Work Session January 8, 2019
- Board Meeting January 22, 2019



City of Franklin, Tennessee

Existing Conditions





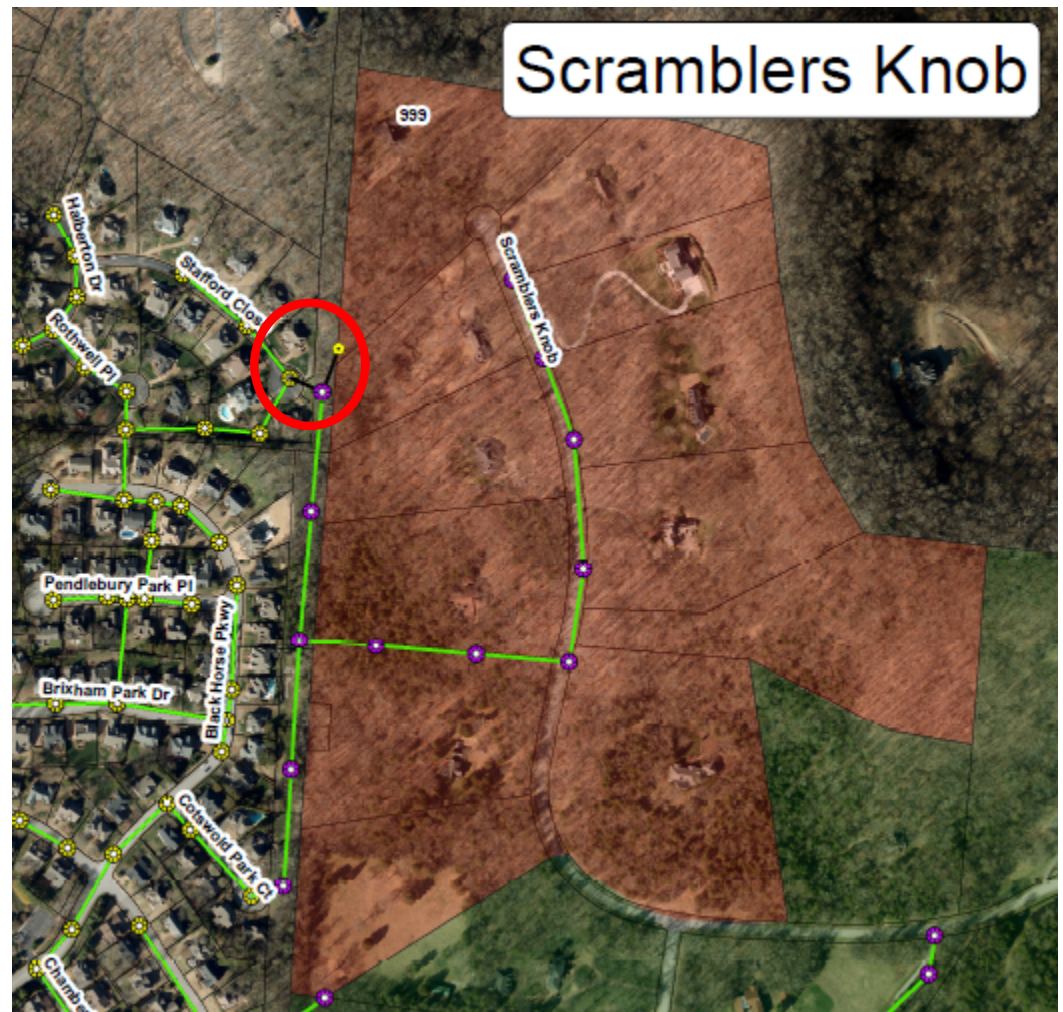
City of Franklin, Tennessee **Existing Conditions**

- April 24, 2012 – 1000 Scramblers Knob availability granted
 - Agreement Between City & Ed Cash July 30, 2012 (2012-0083)
 - Agreement registered with Register of Deeds, transferred to new property owner's
 - Participation in future special assessment district (current or future property owners) to extend sewer
 - Property owner responsible for all cost to extend public main & associated work (easements, ROW, pavement, fees, etc.)
 - Use functioning septic system until failure



City of Franklin, Tennessee **Feasibility – 999 Scramblers Knob**

- Service line connection from SMH-14031 (red circle)
- Owner responsible for approximate cost of \$3,000 for WMD to perform connection
- 999 will connect from house to property line (via cleanout)





City of Franklin, Tennessee **Feasibility – 1205 Scramblers Knob**

- Service line connection from SMH-44125
- Owner responsible for approximate cost of \$100,000 for WMD to perform connection
- Does not include easement costs through Echo Park





- Provide service to entire neighborhood currently on septic
- Zone 1 = \$814k
- Zone 2 = \$2.6M
- Total = \$3.4M

BOMA Work Session





City of Franklin, Tennessee

Municipal Code – Title 18

- Section 18-204 (4): Use of septic when sewer is provided:
 - Owners of all houses situated within the City and abutting any right-of-way or easement in which there is now located or will be in the future be located a public sewer shall connect to the sewer. The connection to the public sanitary sewer system shall be required at the property owner's expense including all applicable connection and tap fees.
- Section 18-209 (4): Construction of sewer lines:
 - The authority to extend wastewater service is permissive only, & nothing contained herein shall be construed as requiring the City to provide sewer service to any person or entity.



City of Franklin, Tennessee **Worksession**

Questions

RESOLUTION NO. 2019-07

A RESOLUTION AUTHORIZING THE CITY OF FRANKLIN TO PROVIDE SANITARY SEWER SERVICES TO DEERFIELD SECTION 2 LOT 29 (MAP 52 PARCEL 39), 1205 SCRAMBLERS KNOB, CONTINGENT UPON ALL CONDITIONS PRESENTED HEREIN.

WHEREAS, James Jason McConnell and Francesca French McConnell (hereinafter "Property Owners") currently own the property known as Deerfield Section 1 Lot 39 (Map 52 Parcel 49) (hereinafter "Property"); and

WHEREAS, on October 24, 2018 the Property Owners submitted a Request for Sewer Availability for 1 SFUE (1 SFUE = 350 gallons per day); and

WHEREAS, the Property Owners, on behalf of themselves, their heirs and assigns, will agree to convey unto the City of Franklin (hereafter "the City") the irrevocable and perpetual right to file on their behalf a Petition of Annexation at any time after annexation becomes possible; and

WHEREAS, as a condition of granting availability, the Property Owners shall enter into an Agreement with the City that will outline the following:

- The Property Owners and all future owners of the Property will be required to participate in any future special assessment district located in the Deerfield Subdivision that requires sanitary sewer to be extended through or adjacent to the property; and
- The Agreement shall be recorded at the Williamson County Register of Deeds; and
- The Property Owners will be responsible for all costs to connect the Property to the sanitary sewer to include, but not limited to, extending the public main, required permits, pavement restoration, property restoration and complying with all local, state and federal requirements and all costs associated with the sanitary sewer connection and required fees; and
- The Property Owners will be responsible for obtaining all easements and rights of way and dedication of said easements and rights of way to the City to be recorded via plat with the Williamson County Register of Deeds.

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

Authority is granted to the City Administrator to enter into the appropriate agreements with the Property Owners to meet the contingencies listed herein as conditions by which the City will provide sanitary sewer services to the Property.

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

ATTEST:

CITY OF FRANKLIN, TENNESSE

By: _____

By: _____

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to Form

By: _____

Shauna R. Billingsley, City Attorney

SANITATION AND ENVIRONMENTAL SERVICES WOOD WASTE DISCUSSION

December 11, 2018



Current Operations

- Wood waste collected by SES Collections Division Curbside or brought to SES facility by various City departments – approximately 3,500 tons annually
- Number of loads annually: 175
- Weekly loads: ~3
- Material is passed through wood grinder and loaded onto trailer
- Ground wood currently being landfilled at Bi-County
- Previously disposed of wood waste at Williamson County Landfill at no charge (changed to \$40/ton)



Wood Waste Options

Disposal Option	Annual Tons	Gate Rate	Annual Disposal Cost	Annual Transportation Cost	Estimated Annual Grinding / Burner Cost	Total Annual Disposal and Operations Cost	Annual Equipment Depreciation	Annual Disposal, Operations, Depreciation Costs
BiCounty	3,500	\$6	\$21,000	\$59,063	\$21,665	\$101,728	\$56,667	\$158,394
Williamson County	3,500	\$40	\$140,000	\$26,250	\$21,665	\$187,915	\$56,667	\$244,582
Alternate Waste	3,500	\$13	\$46,900	\$26,250	\$21,665	\$94,815	\$56,667	\$151,482
Onsite AirBurner	175	\$35	\$6,125	\$0	\$5,460	\$11,585	\$9,333	\$20,918

Proposed Operation

- Use of air curtain burner at Century Court location
- Initial Costs
 - Equipment - \$138,065
 - Electrical Work - \$16,320 (evaluating other options)
 - Site work - ~\$5,000
 - TOTAL - ~\$160,000
- Estimated 95% reduction of material
- Average throughput – 5-7 tons/hr
 - Potential to open transfer station up to commercial haulers again
 - 3,500 tons annually equates to average usage of 3.4 hours/day based on a 4 day work week
- Potential to use ash in compost operation (still researching)



Site Considerations

- Existing grinder operation location
 - Existing grinder is 1050 HP; noise measurement survey in Eldorado County indicated readings of approximately 60 dB at 300 feet.
- Proposed burner operation
 - Unit fitted with electric motors for blowers (versus diesel - diesel version is 49 HP)
 - Diesel option noise measurement at 160 feet approx. 60 dB
- Fire hydrant in close proximity

Labor and Equipment Considerations

- Labor
 - Anticipated that there will be about a 50% reduction in labor
 - Grinder requires two operators to perform function
 - Burner requires one operator
- Equipment
 - Grinder requires the following equipment:
 - Loader
 - Tractor and trailer for hauling
 - Burner requires the following equipment:
 - Loader
 - 1-ton truck to transport ash to transfer station

Budget Implications

- Estimated total cost \$160,000
- Revenue from sale of equipment
 - Grinder: ~\$250,000
 - Road tractor: ~\$50,000
 - Trailer: ~\$50,000
 - Total: ~\$350,000
- Net Revenue: ~\$190,000 (not inclusive of labor reduction)

Discussion

THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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THE FIELDS AT REESE FARM PUD REZONING REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER TRACTS:

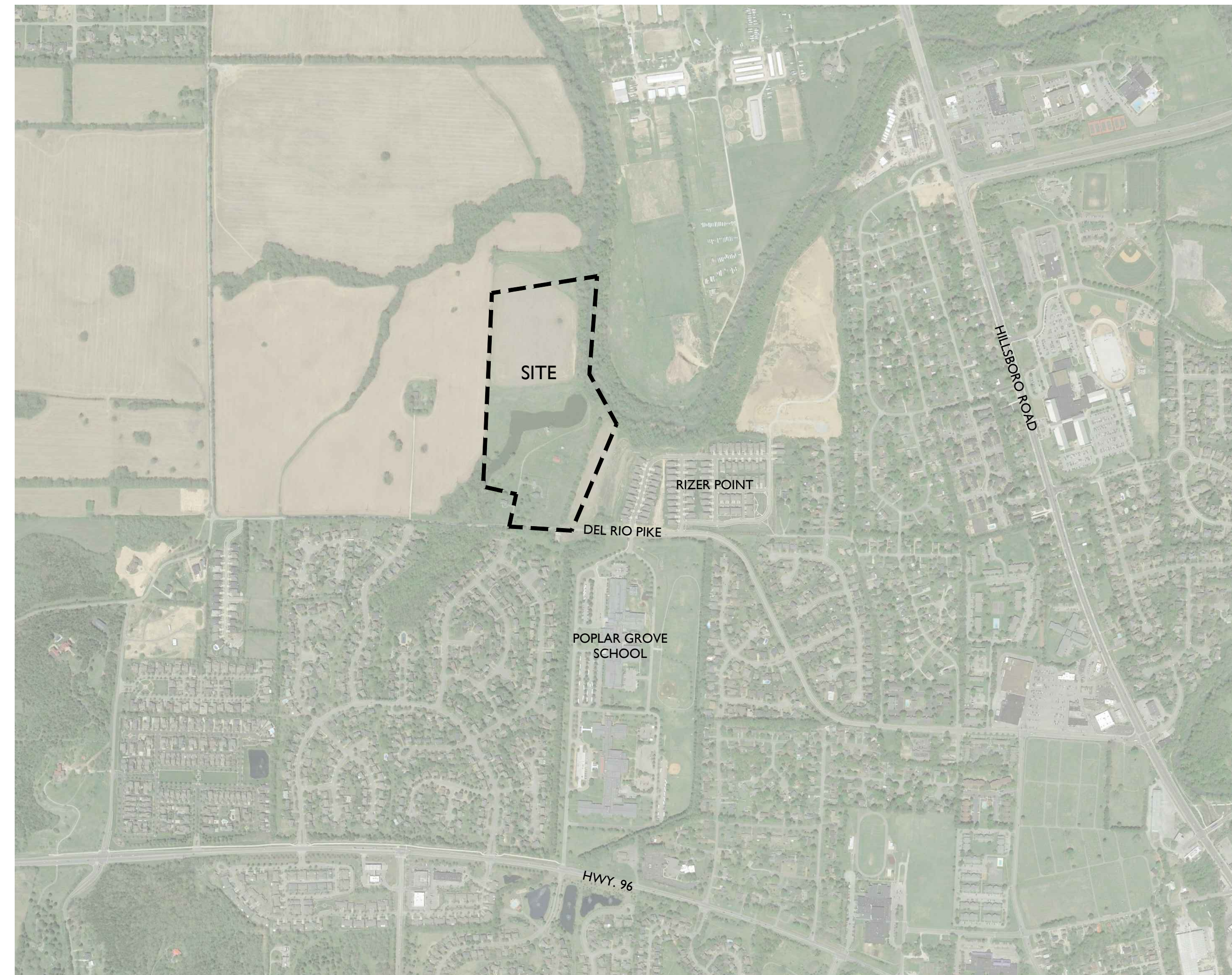
MAP 63, PARCEL 1.03
GORDON OWEN REESE

LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

ENGINEER:

KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN McMASTER
ryan.mcmaster@kimley-horn.com
615.564.2876



NTS

SHEET INDEX

C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS



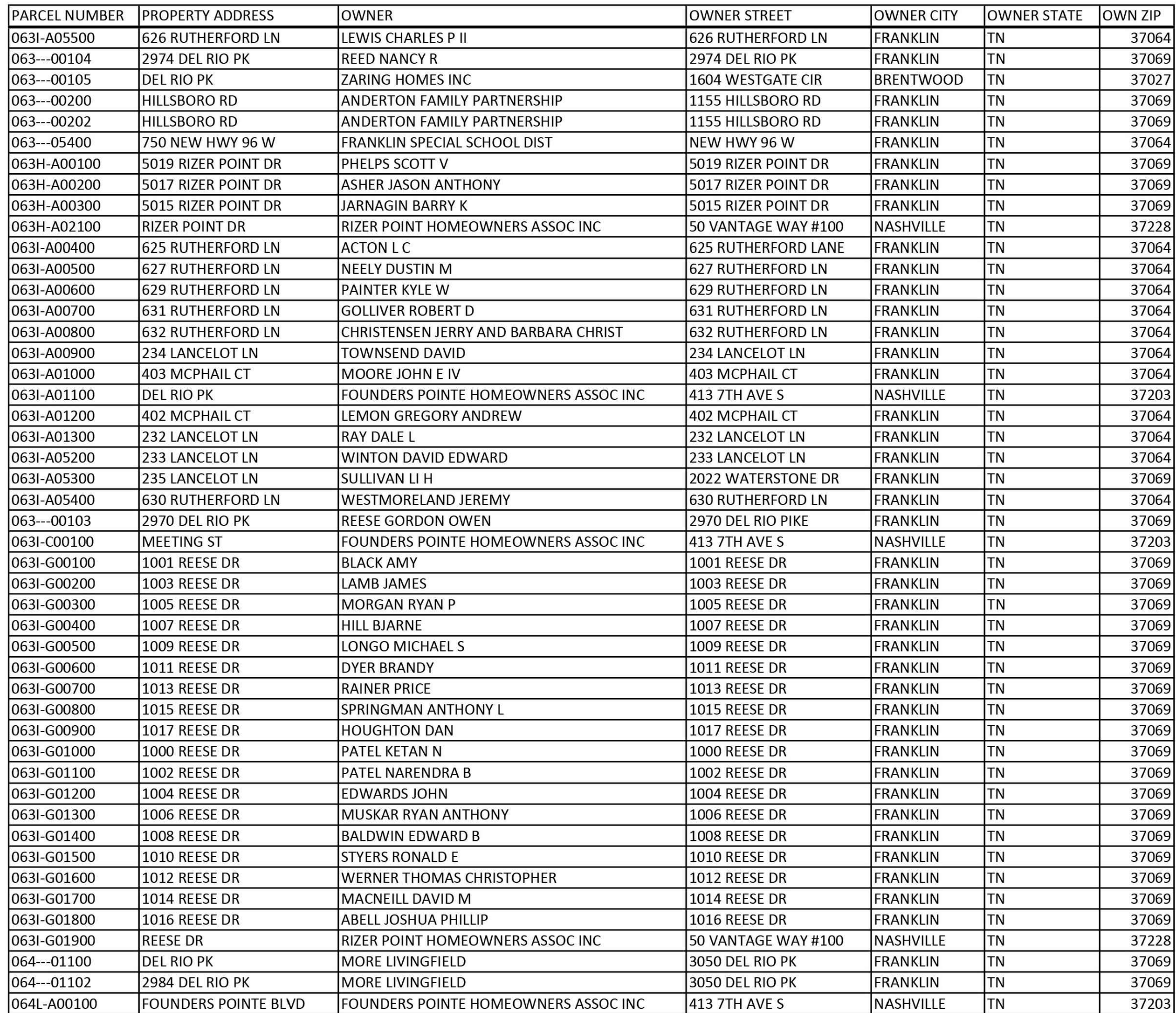
Kimley»Horn

Issued: November 12, 2018
COF #6835



Revision Date

- 1.
- 2.



PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
0631-A05500	626 RUTHERFORD LN	LEWIS CHARLES P II	626 RUTHERFORD LN	FRANKLIN	TN	37064
063---00104	2974 DEL RIO PK	REED NANCY R	2974 DEL RIO PK	FRANKLIN	TN	37069
063---00105	DEL RIO PK	ZARING HOMES INC	1604 WESTGATE CIR	BRENTWOOD	TN	37027
063---00200	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	1155 HILLSBORO RD	FRANKLIN	TN	37069
063---00202	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	1155 HILLSBORO RD	FRANKLIN	TN	37069
063---05400	750 NEW HWY 96 W	FRANKLIN SPECIAL SCHOOL DIST	NEW HWY 96 W	FRANKLIN	TN	37064
063H-A00100	5019 RIZER POINT DR	PHELPS SCOTT V	5019 RIZER POINT DR	FRANKLIN	TN	37069
063H-A00200	5017 RIZER POINT DR	ASHER JASON ANTHONY	5017 RIZER POINT DR	FRANKLIN	TN	37069
063H-A00300	5015 RIZER POINT DR	JARNAGIN BARRY K	5015 RIZER POINT DR	FRANKLIN	TN	37069
063H-A02100	RIZER POINT DR	RIZER POINT HOMEOWNERS ASSOC INC	50 VANTAGE WAY #100	NASHVILLE	TN	37228
0631-A00400	625 RUTHERFORD LN	ACTION L C	625 RUTHERFORD LANE	FRANKLIN	TN	37064
0631-A00500	627 RUTHERFORD LN	NEELY DUSTIN M	627 RUTHERFORD LN	FRANKLIN	TN	37064
0631-A00600	629 RUTHERFORD LN	PAINTER KYLE W	629 RUTHERFORD LN	FRANKLIN	TN	37064
0631-A00700	631 RUTHERFORD LN	GOLLIVER ROBERT D	631 RUTHERFORD LN	FRANKLIN	TN	37064
0631-A00800	632 RUTHERFORD LN	CHRISTENSEN JERRY AND BARBARA CHRIST	632 RUTHERFORD LN	FRANKLIN	TN	37064
0631-A00900	234 LANCELOT LN	TOWNSEND DAVID	234 LANCELOT LN	FRANKLIN	TN	37064
0631-A01000	403 MCPHAIL CT	MOORE JOHN E IV	403 MCPHAIL CT	FRANKLIN	TN	37064
0631-A01100	DEL RIO PK	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203
0631-A01200	402 MCPHAIL CT	LEMON GREGORY ANDREW	402 MCPHAIL CT	FRANKLIN	TN	37064
0631-A01300	232 LANCELOT LN	RAY DALE L	232 LANCELOT LN	FRANKLIN	TN	37064
0631-A05200	233 LANCELOT LN	WINTON DAVID EDWARD	233 LANCELOT LN	FRANKLIN	TN	37064
0631-A05300	235 LANCELOT LN	SULLIVAN LI H	2022 WATERSTONE DR	FRANKLIN	TN	37069
0631-A05400	630 RUTHERFORD LN	WESTMORELAND JEREMY	630 RUTHERFORD LN	FRANKLIN	TN	37064
063---00103	2970 DEL RIO PK	REESE GORDON OWEN	2970 DEL RIO PIKE	FRANKLIN	TN	37069
0631-C00100	MEETING ST	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203
0631-G00100	1001 REESE DR	BLACK AMY	1001 REESE DR	FRANKLIN	TN	37069
0631-G00200	1003 REESE DR	LAMB JAMES	1003 REESE DR	FRANKLIN	TN	37069
0631-G00300	1005 REESE DR	MORGAN RYAN P	1005 REESE DR	FRANKLIN	TN	37069
0631-G00400	1007 REESE DR	HILL BIARNE	1007 REESE DR	FRANKLIN	TN	37069
0631-G00500	1009 REESE DR	LONGO MICHAEL S	1009 REESE DR	FRANKLIN	TN	37069
0631-G00600	1011 REESE DR	DYER BRANDY	1011 REESE DR	FRANKLIN	TN	37069
0631-G00700	1013 REESE DR	RAINER PRICE	1013 REESE DR	FRANKLIN	TN	37069
0631-G00800	1015 REESE DR	SPRINGMAN ANTHONY L	1015 REESE DR	FRANKLIN	TN	37069
0631-G00900	1017 REESE DR	HOUGHTON DAN	1017 REESE DR	FRANKLIN	TN	37069
0631-G01000	1000 REESE DR	PATEL KETAN N	1000 REESE DR	FRANKLIN	TN	37069
0631-G01100	1002 REESE DR	PATEL NARENDRA B	1002 REESE DR	FRANKLIN	TN	37069
0631-G01200	1004 REESE DR	EDWARDS JOHN	1004 REESE DR	FRANKLIN	TN	37069
0631-G01300	1006 REESE DR	MUSKAR RYAN ANTHONY	1006 REESE DR	FRANKLIN	TN	37069
0631-G01400	1008 REESE DR	BALDWIN EDWARD B	1008 REESE DR	FRANKLIN	TN	37069
0631-G01500	1010 REESE DR	STYERS RONALD E	1010 REESE DR	FRANKLIN	TN	37069
0631-G01600	1012 REESE DR	WERNER THOMAS CHRISTOPHER	1012 REESE DR	FRANKLIN	TN	37069
0631-G01700	1014 REESE DR	MACNEILL DAVID M	1014 REESE DR	FRANKLIN	TN	37069
0631-G01800	1016 REESE DR	ABELL JOSHUA PHILIP	1016 REESE DR	FRANKLIN	TN	37069
0631-G01900	REESE DR	RIZER POINT HOMEOWNERS ASSOC INC	50 VANTAGE WAY #100	NASHVILLE	TN	37228
064---01100	DEL RIO PK	MORE LIVINGFIELD	3050 DEL RIO PK	FRANKLIN	TN	37069
064---01102	DEL RIO PK	MORE LIVINGFIELD	3050 DEL RIO PK	FRANKLIN	TN	37069
064L-A00100	FOUNDERS POINTE BLVD	FOUNDERS POINTE HOMEOWNERS ASSOC INC	413 7TH AVE S	NASHVILLE	TN	37203

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON - ASSOCIATES P.C. DATED APRIL 11, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMBLE-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL DATA.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ONE "1" AND ONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471870121845 AND MAP NO. 471870121846 WITH AN EFFECTIVE DATE OF JANUARY 22, 2016. WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ONE "1" IS AN AREA DETERMINED TO BE IN THE 0.2% ANNUAL FLOOD FREQUENCY. ONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625 RESPECTIVELY.

SLOPE LEGEND	
EXISTING SLOPES	SHADE
14-19.99	
20	

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY.





SLOPE LEGEND	
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 IS THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

LEGEND	
EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W —
SANITARY SEWER MANHOLE	⊕
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X —
FLOODWAY ZONING OVERLAY	— FWO —
FLOODWAY FRINGE ZONING OVERLAY	— FFO —
ZONE 1 (110' BUFFER)	—
ZONE 2 BUFFER	—

SITE DATA TABLE	
EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-2 AND WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC
PROPOSED ZONING:	SD-R (3.00)

- SURVEY NOTES**
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
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 3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
 4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 5. THIS PROJECT IS LOCATED IN ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0184G AND MAP NO. 47187C0185G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. BASE FLOOD ELEVATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

EXISTING TREE CANOPY NOTE

THE EXISTING TREE CANOPY AREA IS #4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

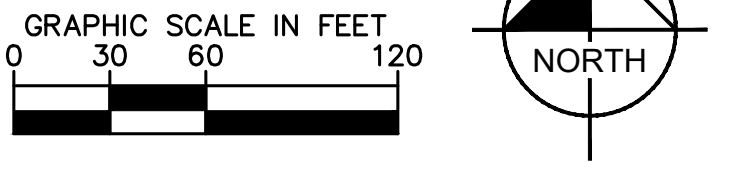
STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

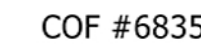
POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.





THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

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



0 250 500 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 2018-96

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE FIELDS AT REESE FARM
PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND WEST
OF REESE DRIVE, 2970 DEL RIO PIKE.**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2018-56; 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; and

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
063-1.03	43.97
Total	43.97

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

SECTION III. That the overall entitlements for The Fields at Reese Farm PUD Subdivision are as follows:

Entitlements	The Fields at Reese Farm PUD
Base Zone District	SD-R 3.00
Character Area Overlay	WHCO-2, WHCO-3
Other Zoning Overlays	FWO, FFO
Development Standard	Conventional
Number of Dwelling Units	132
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.80 (9 Links, 5 Nodes)
Open Space Requirements	6.6 AC; (Providing 21.98 AC as part of Conservation Subdivision Design Concept)
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 this Resolution shall take effect from and after the passage of Ordinance 2018-56, on third and final reading, the health, safety, and welfare of the citizens requiring it.

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

October 2, 2018

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

November 15, 2018

NEIGHBORHOOD MEETING:

November 13, 2018

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

THE FIELDS AT REESE FARM PUD SUBDIVISION
 RESOLUTION 2018-96
 ORDINANCE 2018-56
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 12/20/2018



Project Information

Existing Zoning: Agricultural (AG)
 Proposed Zoning: Specific Development Residential (SD-R 3.00)
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-2, WHCO-3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 43.97 acres
 Proposed Number of Dwelling Units: 132
 Proposed Building Height: 2 stories

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



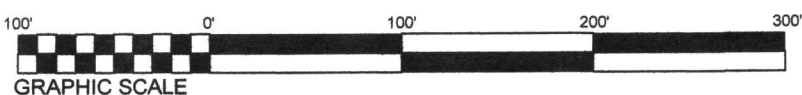
0 250 500 1,000
 Feet

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SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.), PLOTTED
This is easement is to MTEMC (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND	
EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊗
WATER VALVE	⊕
WATER METER	⊖
WATER LINE	— W — W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊖
SANITARY SEWER LINE	— S — S — S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE — OHE —
UTILITY POLE	⊗
BENCHMARK	⊕
STOCK FENCE	— X — X — X — X —



NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
3. Subsurface and environmental conditions were not examined or considered as a part of this survey.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
5. No evidence of earth moving was observed at the time of survey.
6. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
7. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
8. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
9. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.
10. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.
11. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
12. Positional accuracy: 0.08'
13. Date of survey: 04/11/2018
14. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
15. Geoid 3 Zone 7 Revised
16. No combined grid factors were used.

17. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
18. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 15, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

5-9-18
DATE

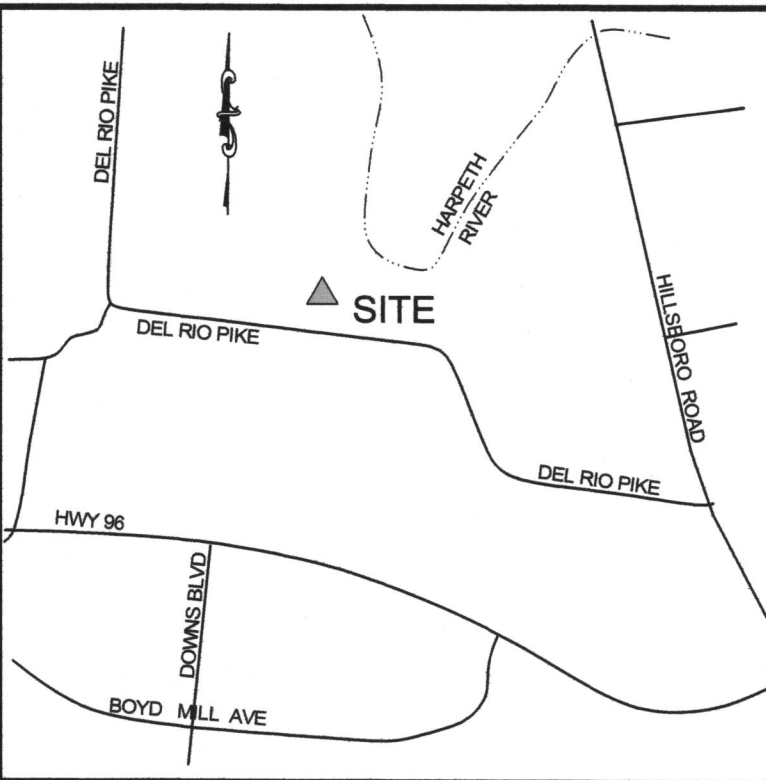
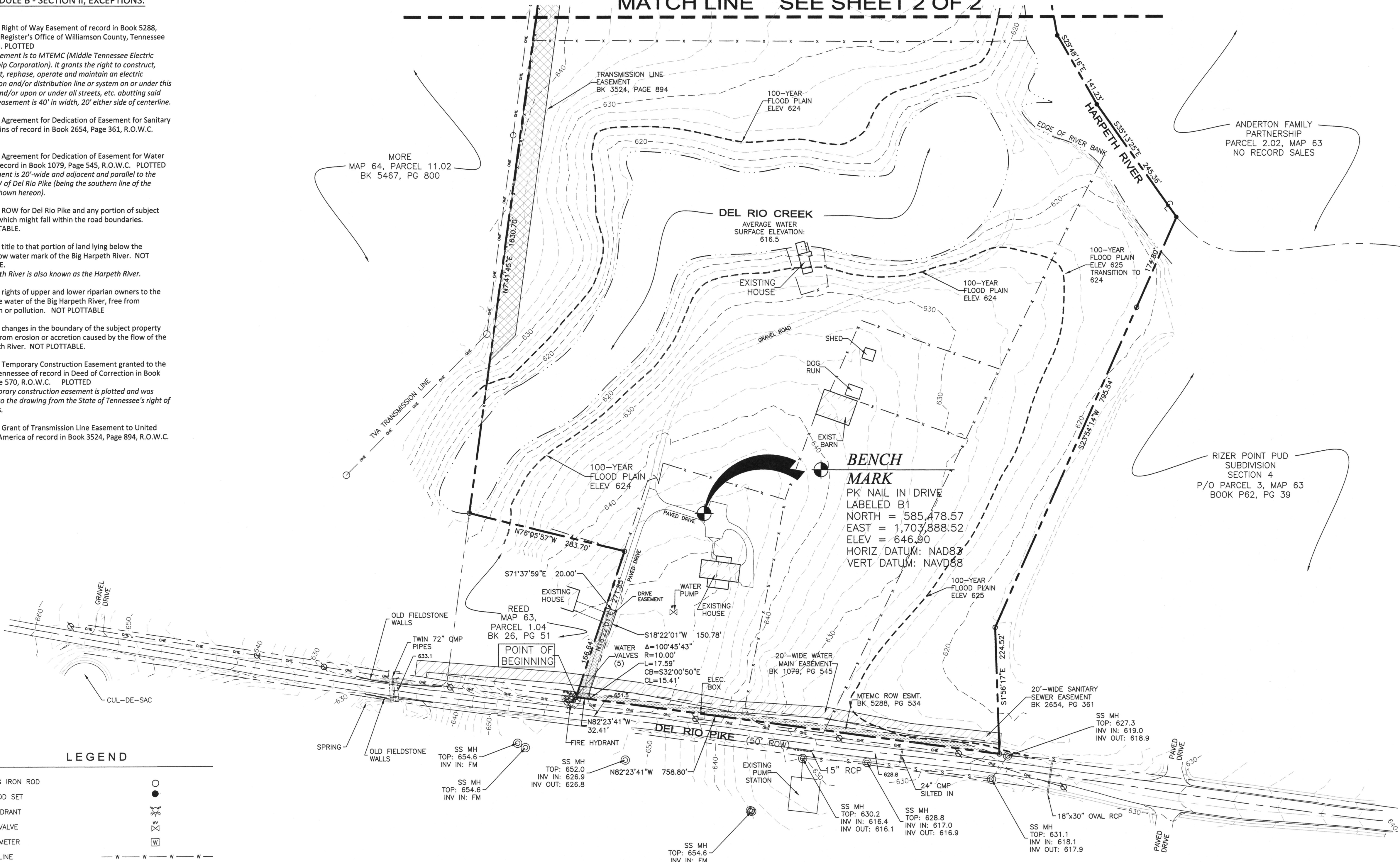
ALTA Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No., 11318
SCALE: 1"= 100'

SHEET No.

1 OF 2

MATCH LINE SEE SHEET 2 OF 2



PROPERTY DESCRIPTION

2970 Del Rio Pike
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 78°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°14'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 82°57'22" East, for a distance of 108.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record);

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.22' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls;

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old)
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 19°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.59', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

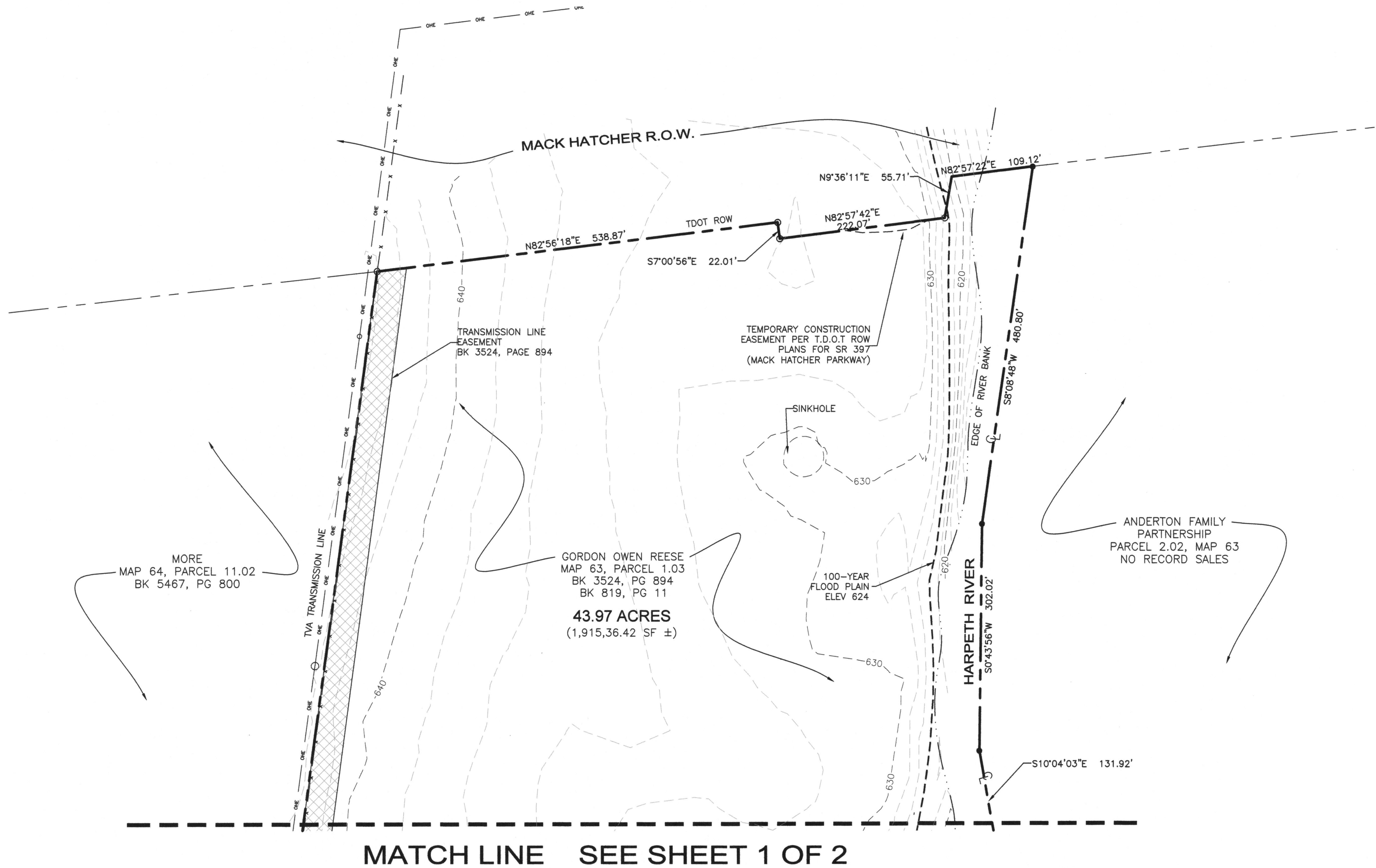
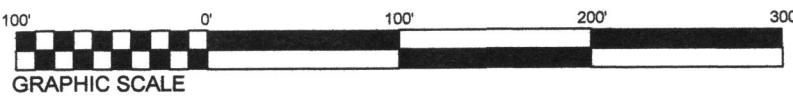
THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.). PLOTTED
This is easement is to MTEM (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	⊙
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S — S —
OVERHEAD ELECTRIC LINE	— ONE — ONE — ONE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X — X —



MATCH LINE SEE SHEET 1 OF 2

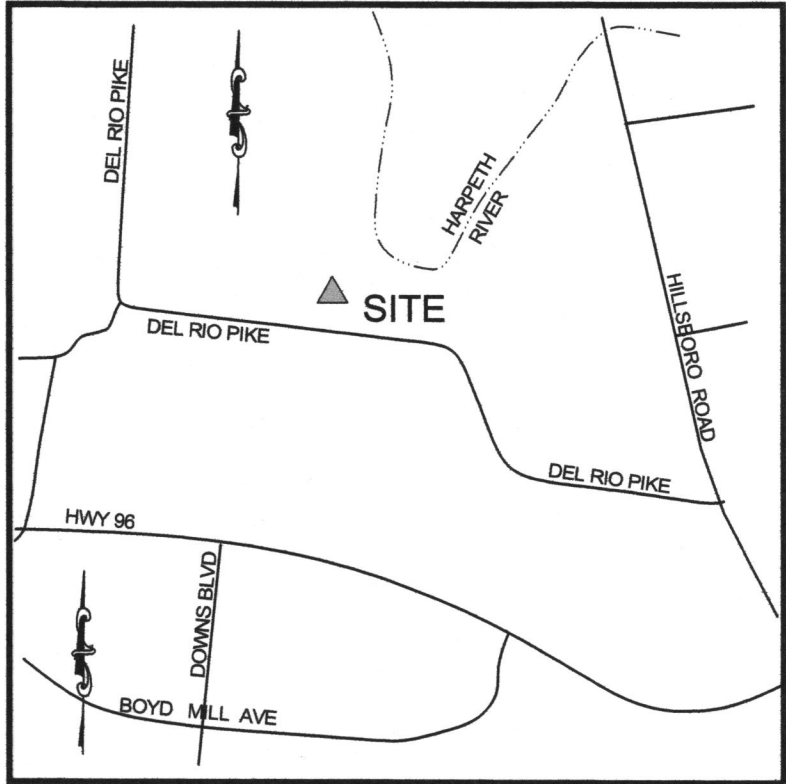
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5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
7. No evidence of earth moving was observed at the time of survey.
8. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
9. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
10. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
11. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.

12. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.

13. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
- a. Positional accuracy: 0.08'
- b. Date of survey: 04/11/2018
- c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
- d. Geoid 3 Zone 7 Revised
- e. No combined grid factors were used.

14. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
15. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



VICINITY MAP

NOT TO SCALE

PROPERTY DESCRIPTION
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°41'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 62°57'22" East, for a distance of 109.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record):

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.23' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls:

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 18°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.55', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

DATE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

ALTA / NSPS Land Title Survey

2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For

Kimley-Horn and Associates, Inc.

ALTA
Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No. 11318
SCALE: 1"= 100'

SHEET No.

2 OF 2

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Addressing

General Issues

88. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Issue re-opened

lori.jarosz@franklintn.gov Applicant shall have street names approved prior to site plan submittal.

Engineering - PUD Plan Checklist

General Issues

8. F. Development Plan

kevin.long@franklintn.gov At the site plan stage, additional details may be required to ensure the T-alley intersections are constructed properly for the access of sanitation trucks, or fire trucks if deemed necessary.

*(This comment is for internal City of Franklin reference, to be addressed at the site plan stage. No further action is necessary from the applicant, and **this comment does not hinder approval.**)*

36. I. Utility Plan

lance.fittro@franklintn.gov This is an advisory comment to be addressed at Site Plan, and **does not hinder approval of the Development Plan:**

Applicant shall coordinate with TVA for provision of their Letter of No Exception for the proposed street / ROW and proposed buildable lots to be located within their overhead easement on the western edge of the site. The Letter of No Exception shall be provided **prior to approval of any Site Plan** proposing encroachment into TVA's easement with the understanding that any requirements imposed by TVA for the encroachment may affect lot widths and/or layout. At Site Plan stage, street tree plantings within the easement shall be coordinated to comply with their list of acceptable species for planting within their easement.

92. Street Taper

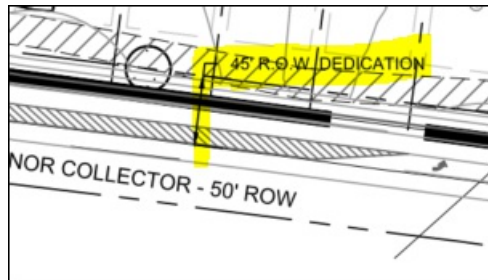
joe.marlo@franklintn.gov *The following is an Advisory Comment and **does not hinder approval of the development plan.***

Advisory Comment: At the Site Plan stage, taper lengths shall be evaluated in greater detail and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

96. ROW Dedication

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant to revise the Development Plan (C2.0) to clarify that the ROW Dedication is for the area beyond the existing ROW line (and not the full 45 feet to the centerline), similar to that shown on C4.1.



113. F. Development Plan

kevin.long@franklintn.gov *This is an advisory comment and does not hinder the approval of this development plan.*

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

120. F. Development Plan

kevin.long@franklintn.gov Applicant shall provide all residential units access to sidewalks. Alleys shall not be considered replacements for sidewalks. Water quality features shall not be located in a manner to prevent any residence from having direct access to a public sidewalk.

128. Sidewalks

joe.marlo@franklintn.gov *The following is a new comment based on new information shown.*

Applicant to revise all sidewalks immediately adjacent to on-street parking to be 7 feet wide. (C3.1 and C3.2)

Fire-Planning

General Issues

121. Access

andyk@franklintn.gov

Lots 1-5 do not have any on-street parking.
How will lots 14-27 be addressed? They are required to provide public road frontage and need adequate on-street parking.
Lots 58-70 cannot be served only by the alley as they do not have public road frontage.
Lots 97-122 cannot be served by an alley as they do not have public road frontage.
Lots 44-47 need on-street parking.

 Reply  Edit  Delete

Gamble Design
Collaborative
Greg Gamble
greggamble209@gmail.com
12/6/18 3:01 PM
3 - Planned Unit
Development

Applicant met with city staff on December 3 to review fire marshal's concerns. Per discussions with Staff, 16' pedestrian walks/emergency access drives have been added at lots fronting on open space.

AK - Apparatus cannot make the turn into the pedestrian access. Signage will be required. Fire Sprinklers will be required.

A modified alley section including 20' of pavement has been provided for lots 56-66 which front on the restored stream. Townhomes fronting on open space will be addressed from side-streets.

AK - Signage for addressing will be required.

On-street parking has been increased from 70 on-street spaces to 128 on-street spaces and has been located to provide convenient access to homes and to maintain clear intersections.

AK - Very good.

The applicant is maintaining 2 bridges across the restored stream to improve access and safety for this project and for future development. Applicant further understands that townhomes fronting on open space will be required to have sprinkler systems.

[Ver. 2] [Edited By Greg Gamble]

123. Residential Fire Sprinkler System

andyk@franklintn.gov This is all dependant upon access via public streets.

Parks

General Issues

74. Parkland information

kevinl@franklintn.gov Remember all development parkland agreements drafted must be reviewed by our Law Department and Engineering and must travel together to the FMPC and BOMA with the respective Development Plan.

Planning

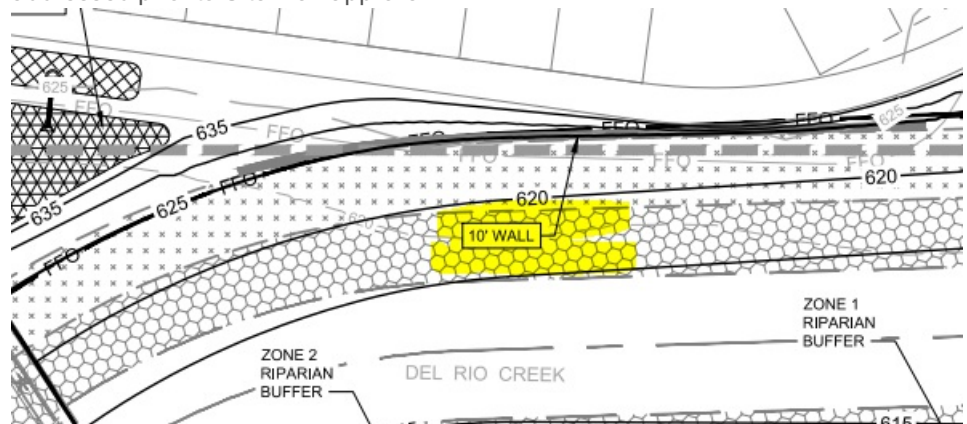
129. Lot size chart

christopher.andrews@franklinton.gov Prior to One Stop, please submit a lot chart with proposed lot sizes and uses.

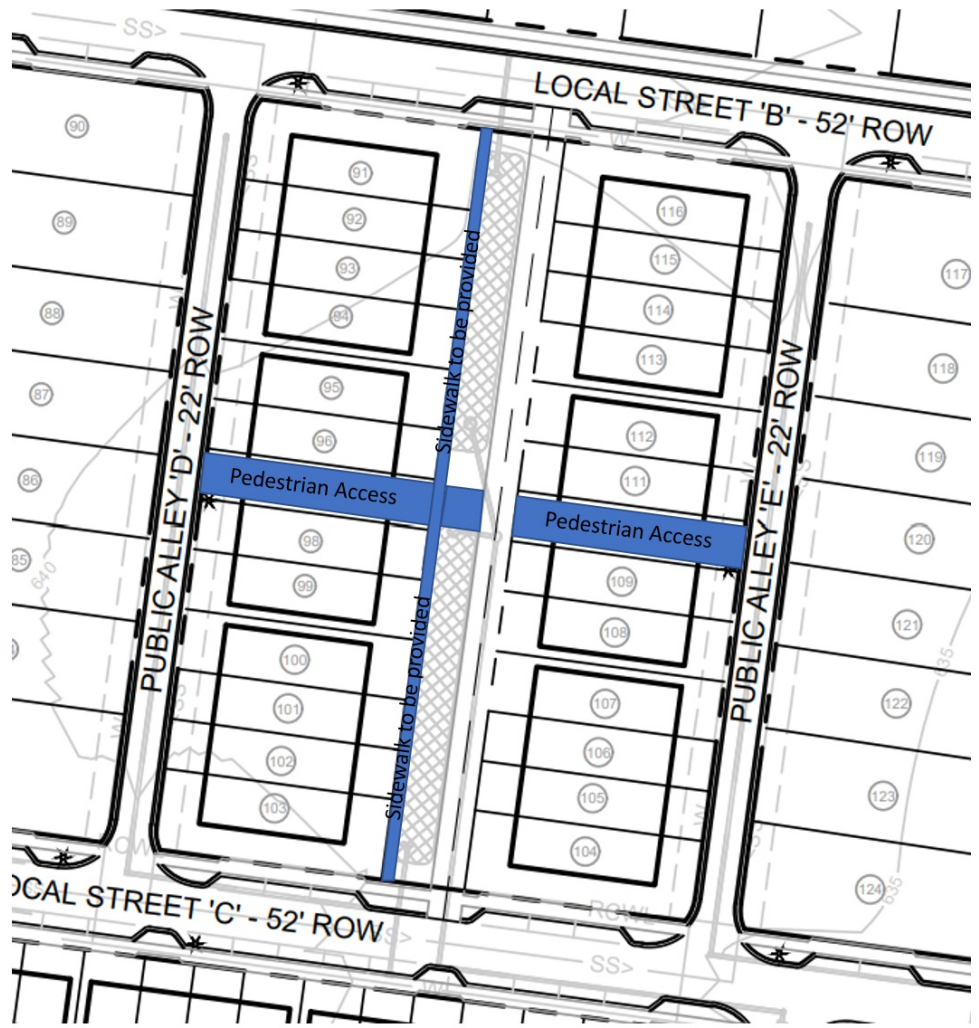
(Residential lot chart, open space lot chart...)

130. Wall Height

christopher.andrews@franklinton.gov The wall shown on Page C3.1 is labelled at 10' in height. A maximum height of 6' is allowed within residential development, unless a Modification of Standards is requested. Please modify the label to reflect a 6' height, as this item may be addressed prior to Site Plan approval.

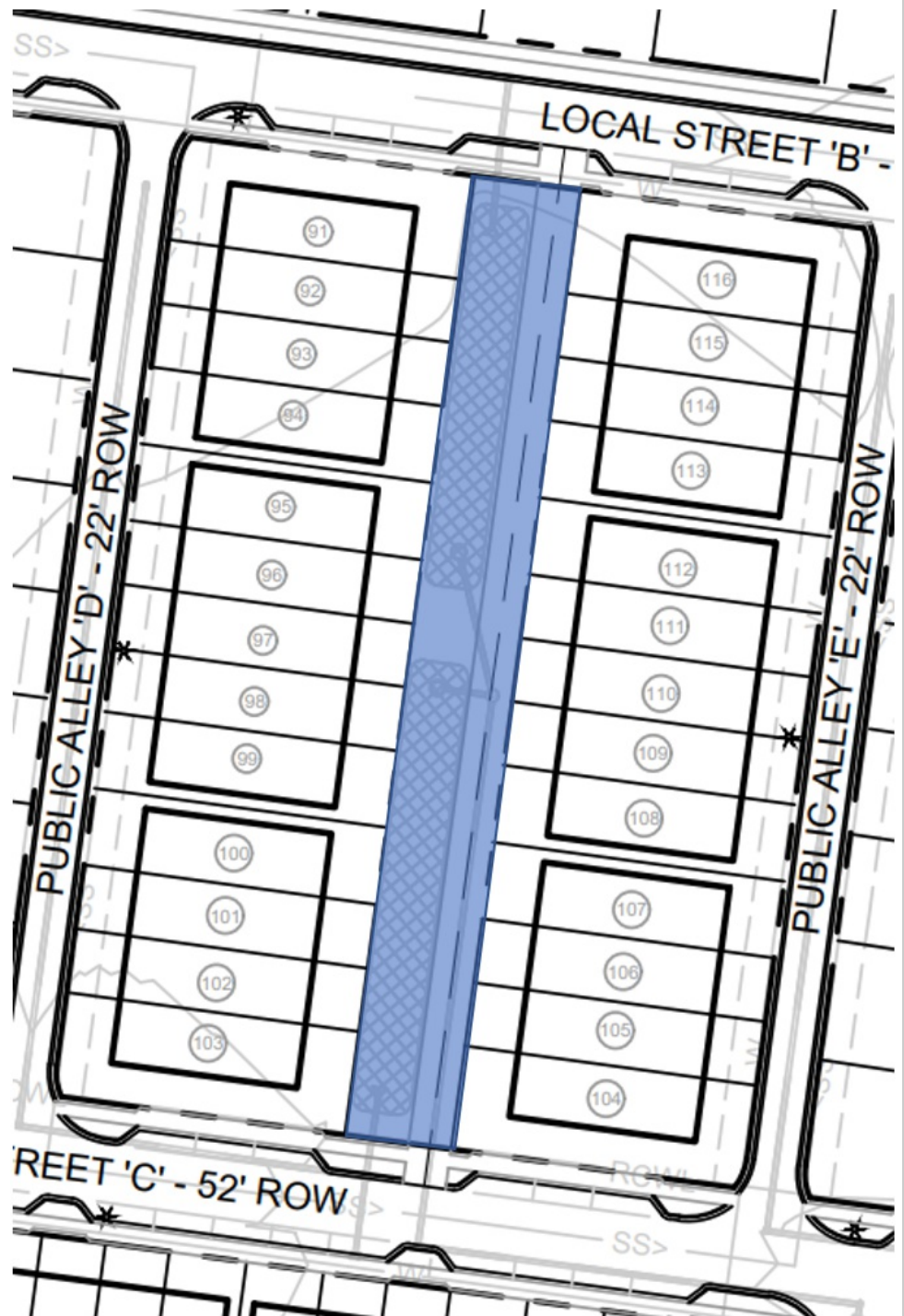
**131. Sidewalk Access in Open Space**

christopher.andrews@franklinton.gov Sidewalks shall be added to both sides of the rectangular open space in the northern portion of the development depicted below, which runs primarily north to south, and where townhouses front from both sides; and that pedestrian access be provided, running generally east to west, in between the proposed row of townhouses. The applicant recognized that as a result of this condition, a reduction in the number of buildable lots may occur.



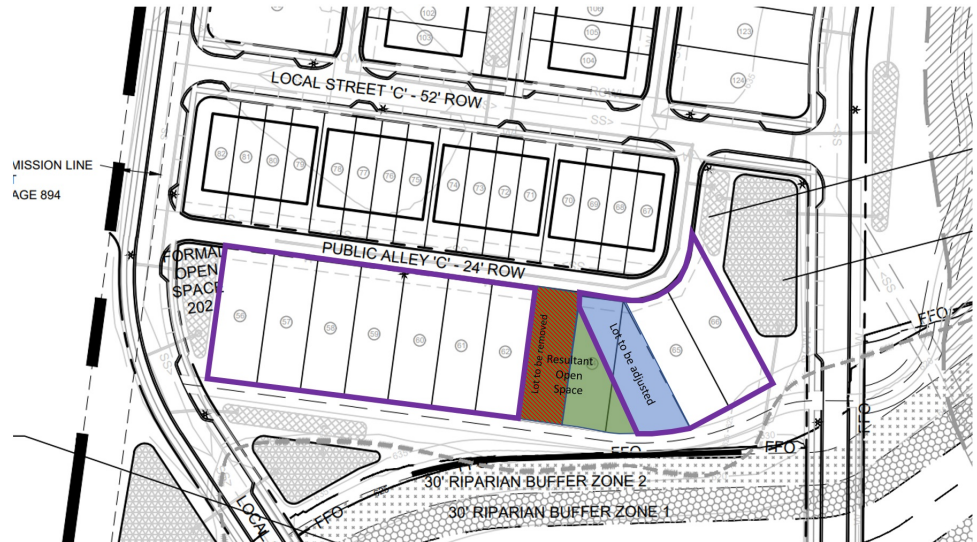
132. Lot Number for Open Space

christopher.andrews@franklinton.gov Please provide a lot number for the linear open space shown below:



133. Lots Fronting Open Space / Stream

christopher.andrews@franklintn.gov Lots with frontage along the open space containing the stream and that take rear access from proposed "Alley C" as labelled on the development plan shall be modified. Removal of Lot 63 as currently labelled on the development plan, along with the shifting of Lot 64 to be adjacent to Lot 65 helps to satisfy staff concerns related to addressing. Changes to the block layout shall be representative of the depiction below. The applicant recognizes that these changes may lead to the loss of buildable lots.



134. Townhouse Typical Architecture - Garage / Parking

christopher.andrews@franklintn.gov Applicant shall revise the typical elevations for proposed townhouses to show both a two car garage and double parking pad, accessed from alleys.

The Fields at Reese Farm - Initial Submittal 11.12.2018.pdf

119. Envision Franklin

christopher.andrews@franklintn.gov While Envision Franklin is supportive of a Conservation Subdivision for this site, the proposed lot widths included in the development plan do not conform to the sizes recommended Envision Franklin. 40-foot wide lots are not supported within Envision Franklin, and therefore, staff is not able to fully support the submitted development plan.
[Edited By Christopher Andrews]

Water/Sewer

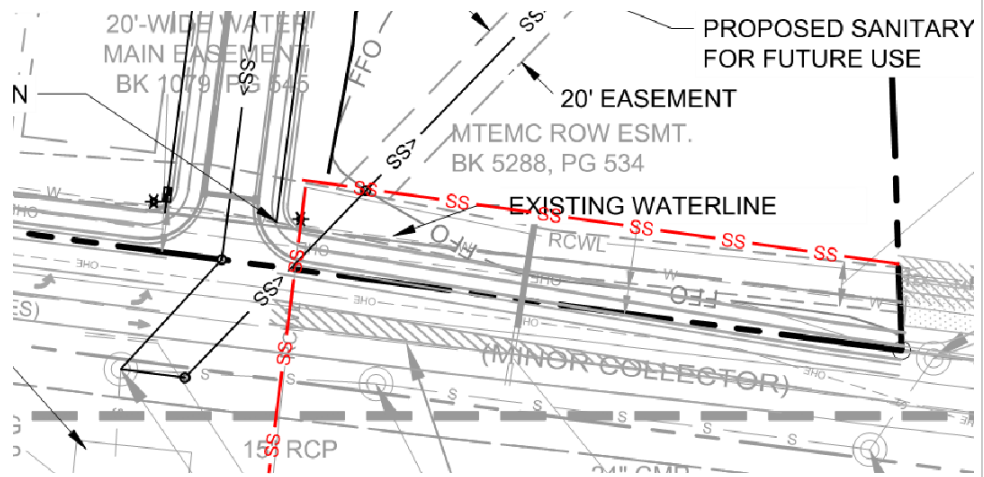
General Issues

68. Domestic water

ben.mcneil@franklintn.gov Water Management has reviewed the proposed utility layout in the ally sections and have concerns with the water and sewer being under the curbs and areas for other utilities. The layout was discussed with the applicant and Water Management has agreed to work through the issue at site plan stage. At site plan stage, the applicant shall meet all Water Management design and code specifications. The final utility layout shall be determined at that time.
[Edited By Ben Mcneil]

116. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has not added the force main location to the utility plan. The applicant did not fully address the issue, the applicant shall show the full extent of the sanitary sewer mains that are adjacent to the property as well as how they impact the subject property. This includes the force main and where it crosses the property.



[Edited By Ben Mcneil]

Zoning

General Issues

46. FFO/FEMA

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration.

48. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

Once the LOMR is approved by FEMA it must be approved by BZA.

49. FFO

shanna.mccoy@franklintn.gov comment to remain open as project note.

The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO.

50. FFO

shanna.mccoy@franklintn.gov Comment to remain open as project note.

The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.

THE FIELDS AT REESE FARM PUD

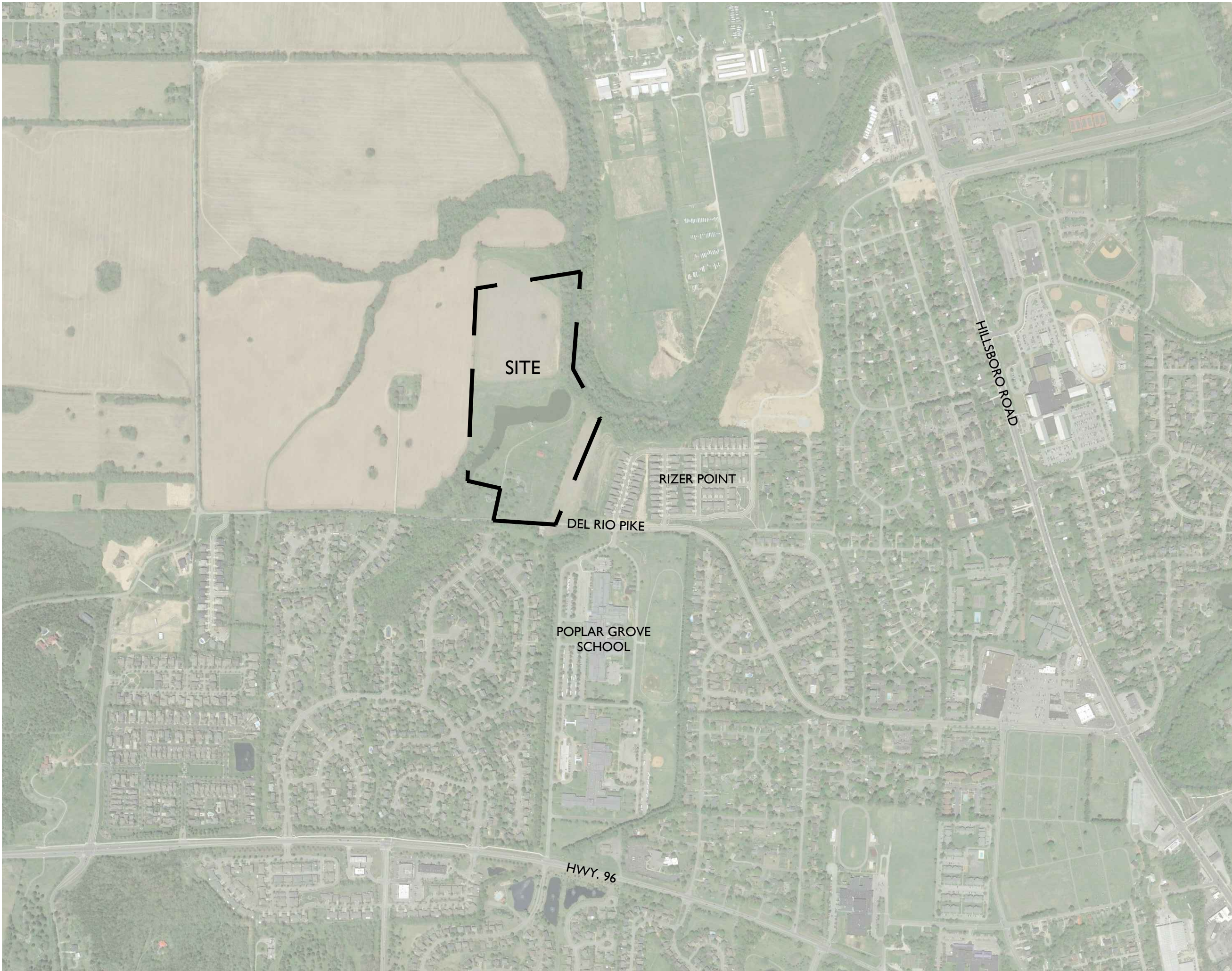
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER TRACTS:
MAP 63, PARCEL 1.03
GORDON OWEN REESE

LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
GREG GAMBLE
greg.gamble@gdc-tn.com
615.975.5765

ENGINEER:
KIMLEY-HORN
214 OCEANSIDE DRIVE
NASHVILLE, TN 37204
RYAN McMASTER
ryan.mcmaster@kimley-horn.com
615.564.2876



SHEET INDEX

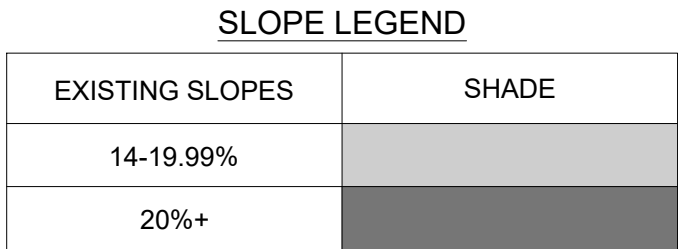
C0.0	COVER AND VICINITY MAP
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ENLARGED ROW & ACCESS PLAN
C4.2	ENLARGED ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C6.0	GREENWAY TRAIL PLAN
A1.0	TYPICAL ARCHITECTURE



Issued: Nov. 12, 2018
COF #6836



Revision	Date
1.	
2.	



STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 CAPTURES RUNOFF FROM THE HARPETH RIVER. OUTFALL 4 IS ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING IRON ROD
 IRON ROD SET
 FIRE HYDRANT
 WATER VALVE
 WATER METER
 WATER LINE
 SANITARY SINKER MANHOLE
 SANITARY SINKER CLEANOUT
 SANITARY SINKER LINE
 OVERHEAD ELECTRIC LINE
 UTILITY POLE
 BENCHMARK
 STOCK FENCE
 FLOODWAY ZONING OVERLAY
 FLOODWAY FRACTION
 ZONING OVERLAY
 ZONE 1 (10' BUFFER)
 ZONE 2 BUFFER

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL SITE AREA:	43.97 AC

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANNING COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN A.L.C. DATED APRIL 11, 2016. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED BY THE CONSULTANT. THE CONSULTANT AND HIS ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AIRPORT AERIAL PHOTOGRAPHY DATED 2015.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. "X" MEANS "LOCAL FLOOD ZONE "X" AND ZONE "AE" AS DESIGNATED ON CURRENT FLOODPLAIN MANAGEMENT AGENCY MAP NO. 4718707184G AND MAP NO. 4718701902G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2015. "X" MEANS MAKE UP TO 1% ANNUAL CHANCE FLOODPLAIN INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED BY FLOODPLAIN REGULATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY.

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

OTHER THAN THE PLANNED ROADWAYS SHOWN ON THIS PLAN, THERE ARE NO OTHER MAJOR THOROUGHFARE PROJECTS WITHIN 1500' OF THE PROJECT BOUNDARY

WATER

WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REMAINS IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD

SANITARY SEWER

SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SANITARY LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE

RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:

AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:

FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE

*NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE CITY OF FRANKLIN FIRE DEPT.

COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:

DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE

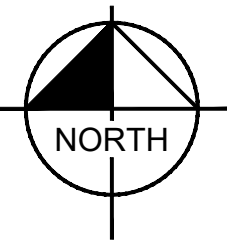
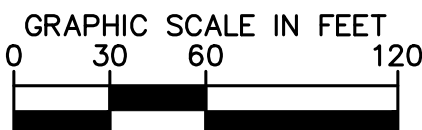
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:

132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:

PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.



Franklin, Williamson County, Tennessee



EXISTING IRON ROD
IRON ROD SET
FIRE HYDRANT
WATER VALVE
WATER METER
WATER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
SANITARY SEWER LINE
OVERHEAD ELECTRIC LINE
UTILITY POLE
BENCHMARK
STOCK FENCE
FLOODWAY ZONING OVERLAY
FLOODWAY FRINGE
ZONING OVERLAY
ZONE 1 (150' BUFFER)
ZONE 2 BUFFER

EXISTING ZONING:	AG - AGRICULTURAL DISTRICT
CHARACTER OVERLAY:	WHCO-3
OTHER APPLICABLE OVERLAYS:	FLOOD FRINGE OVERLAY
DEVELOPMENT STANDARD:	EITHER APPLY
TOTAL SITE AREA:	43.97 AC

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAIN COORDINATE SYSTEM, AND NAD 83 DATUM.

2. THE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED APRIL 11, 2018. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES DOES NOT HOLD ITSELF OUT AS PROVIDING THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.

3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.

4. THE CONSULTANT HAS CONDUCTED VISUAL EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.

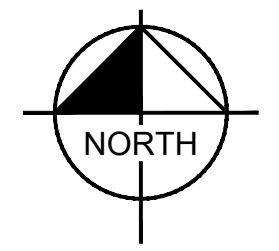
THIS PROJECT IS LOCATED IN ZONE "K" AND ZONE "AE" AS DETERMINED ON CURRENTLY EFFECTIVE EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C180AG AND MAP NO. 47187C210AG, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016. THE MAP NO. 47187C180AG IS A NATIONAL FLOOD ZONE MAP, AND THE MAP NO. 47187C210AG IS A FLOOD DEPENDENT ZONE MAP. THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE IS "AE" MEANS BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED BASED UPON FEMA 624 AND 625, "ATIONS FOR THIS PROPERTY ARE 624 AND 625, RESPECTIVELY."

THE EXISTING TREE CANOPY AREA IS ±4.2 AC, AND COVERS APPROXIMATELY 9.5 PERCENT OF THE SITE.

PLANNED ROADWAY NETWORK WITHIN 1500' OF SITE:			
COF PROJECT #	NAME	CLASSIFICATION	PRIORITY
10	MACK HATCHER PWY (SR-397)	MAJOR ARTERIAL	SHORT TERM
25	SR 96 WEST	MAJOR ARTERIAL	MID TERM
41	DEL RIO PIKE	MINOR COLLECTOR	MID TERM
66	NEW ROAD - CARLISLE LN TO DEL RIO PK	MINOR COLLECTOR	LONG TERM

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS FIELDS OF GENTLY SLOPING HILLSIDE. THE RUNOFF TRAVELS VIA SHEET FLOW TO ONE OF FOUR POSSIBLE OUTFALLS. OUTFALL 1 CAPTURES RUNOFF FROM THE NORTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 2 CAPTURES RUNOFF FROM THE SOUTHERN PORTION OF THE SITE THAT FLOWS INTO THE EXISTING POND. OUTFALL 3 CAPTURES RUNOFF FROM THE HARPETH RIVER AND CAPTURES RUNOFF FROM THE SOUTHERN PORTION. OUTFALL 4 ALSO THE HARPETH RIVER, CAPTURING RUNOFF FROM THE NORTHERN PORTION OF THE SITE. ALL OUTFALLS WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.



SITE DATA

PROJECT NAME:	REESE FARM PUD
PROJECT NUMBER:	6836
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	2970 DEL RIO PIKE FRANKLIN, TN 37069
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
TAX MAP, PARCEL:	063, 1.03
EXISTING ZONING:	AG
PROPOSED ZONING:	SD-R (3.00)
CHARACTER AREA OVERLAY:	WHCO-2, WHCO-3
OTHER APPLICABLE OVERLAYS:	FWD FLOODWAY OVERLAY FFO FLOODWAY FRINGE OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	43.97 AC
TOTAL SQUARE FOOTAGE:	1,915,336 SF
MINIMUM REQUIRED SETBACKS:	SEE ARCHITECTURAL SHEET A1.0 FOR BREAKDOWN OF SINGLE-FAMILY AND TOWNHOME SETBACKS
OWNER:	GORDON OWEN REESE
ADDRESS:	2970 DEL RIO PIKE FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greg.gamble@gdc-tn.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.50
PROVIDED LANDSCAPE SURFACE RATIO:	0.50
MINIMUM PARKING REQUIREMENT:	SEE PARKING CHART, THIS SHEET
MAXIMUM PARKING LIMIT:	SEE PARKING CHART, THIS SHEET
EXISTING PARKING:	SEE PARKING CHART, THIS SHEET
TREE CANOPY:	3.76 AC EXISTING, 9% OF SITE
PARKLAND DEDICATION:	\$568,128 IMPACT FEES 132 x \$4,304/HOME = \$568,128 21.83 AC REQUIRED (AFTER ROW DEDICATION)
OPEN SPACE:	21.98 AC PROVIDED 19.74 AC INFORMAL OPEN SPACE 2.24 AC FORMAL OPEN SPACE
OVERALL DENSITY:	3.00 UNITS/AC
NET DENSITY (MINUS ROW):	3.62 UNITS/AC
NET DENSITY (MINUS ROW AND OVERLAYS):	5.21 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	28 - 65' SINGLE-FAMILY FRONT LOADED 14 - 45' SINGLE-FAMILY ALLEY LOADED 24 - 40' SINGLE-FAMILY ALLEY LOADED 68 - TOWN HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE:	14.00 AC RESIDENTIAL 21.98 AC OPEN SPACE

STATEMENT OF IMPACTS:

WATER:
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 116 SINGLE FAMILY UNIT EQUIVALENTS.
132 LOTS X 350 GPD = 46,200 GPD

SEWER:
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE SOUTHERN HALF OF THIS SITE. AFTER MACK MATCHER IS CONSTRUCTED, THE ENTIRE SITE WILL FLOW TO A PROPOSED LIFT STATION AT THE NORTHERN END OF THE REESE FARM SITE. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR 46,200 GPD.

RECLAIMED WATER LINE:
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE: ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

DESIGN INTENT:

The Fields at Reese Farm PUD is within the Conservation Subdivision Policy of Envision Franklin. This policy requires a minimum of 50% open space and is intended to conserve special environmental features of the property. The conservation areas, which comprises approximately 50% of the 44-acre property, include natural features such as a 7-acre pond, floodplain of the Harpeth River, trees along the Harpeth bank, and a 40' buffer along Mack Hatcher Parkway. There is also open space set aside along the eastern boundary where it borders Rizer Point subdivision's dedicated greenway for possible trail connections.

The natural features of the Fields at Reese Farm PUD strongly influenced the design layout of the homes such that they preserve these features and follow the Envision Franklin's conservation subdivision guidelines. There is a mix of single-family detached homes and attached townhomes. Special considerations within Envision Franklin are given to "duplexes and townhouses, in addition to the residential land uses supported in this design concept". These "are appropriate in this area as a continuation of the traditional residential development pattern found at Westhaven on the south side of New Highway 96 West."

The Fields at Reese Farm PUD, therefore, proposes 66% of its net residential area to detached single-family homes and 34% to townhomes. These homes are intentionally planned to create integrated townhomes with single-family homes. Similar to other neighborhoods in this quadrant, such as Rizer Point and West Haven, Reese Farm PUD fits within the guidelines of the Conservation Subdivision Policy of Envision Franklin.

OPEN SPACE REQUIREMENT CHART

SITE AREA: 43.97 AC
SITE AREA (MINUS R.O.W. DEDICATION): 43.93
OPEN SPACE REQUIREMENT
PERCENTAGE REQUIRED: 15%
ACREAGE REQUIRED: 6.59 AC
FORMAL OPEN SPACE REQUIRED: 34%, 2.24 AC
INFORMAL OPEN SPACE REQUIRED: 66%, 4.35 AC
TOTAL OPEN SPACE PROVIDED: 21.98 AC
FORMAL OPEN SPACE PROVIDED: 2.24 AC
INFORMAL OPEN SPACE PROVIDED: 19.74 AC

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
200	INFORMAL	STREAM RESTORATION	169,778 SF
201	INFORMAL	BUFFERS & EASEMENTS	689,990 SF
202	FORMAL	POCKET PARKS	97,562 SF

ENVISION FRANKLIN CONSERVATION SUBDIVISION
PER THE ENVISION FRANKLIN OPEN SPACE REQUIREMENT,
50% OF THE TOTAL SITE ACREAGE MUST BE DEDICATED OPEN SPACE.

SITE ACREAGE: 43.93
REQUIRED OPEN SPACE: 21.97 AC (50%)
PROVIDED OPEN SPACE: 21.98 AC (50%)

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	115,370 SF	1,386 SF	113,983 SF
TREE B	30,903 SF	30,903 SF	0 SF
TREE C	17,409 SF	17,409 SF	0 SF
TOTAL	163,681 SF	49,708 SF	113,983 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 163,681 SF (3.76 AC)
3.76 AC / 43.97 SITE AC = 9% OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
54% OF TOTAL CANOPY
54% x 3.76 AC = 2.03 AC

PROVIDED CANOPY PRESERVED =
2.82 AC (70%) OF TOTAL EXISTING CANOPY

TREE CANOPY AREA

CONNECTIVITY INDEX:

▲ NODES - 5
● LINKS - 9
9 LINKS / 5 NODES = 1.80 CONNECTIVITY INDEX
(1.65 MINIMUM)

PARKING CHART

REQUIRED PARKING BREAKDOWN:

ATTACHED TOWN HOME
TOTAL UNITS: 68
REQUIRED SPACES PER UNIT: 3
(3 BEDROOM UNITS REQUIRE 3 SPACES PER UNIT)
TOTAL REQUIRED SPACES: 204

DETACHED SINGLE-FAMILY
TOTAL UNITS: 64
REQUIRED SPACES PER UNIT: 2 SPACES
TOTAL REQUIRED SPACES: 128

PROVIDED PARKING BREAKDOWN:

TOWN HOME GARAGE: 68 SPACES
TOWN HOME TANDEM SPACES: 136 SPACES
SINGLE-FAMILY GARAGE: 128 SPACES
OFF-STREET PARKING: 0 SPACES
ON-STREET PARKING: 116 SPACES

TOTAL PROVIDED PARKING: 448 SPACES
TOTAL REQUIRED PARKING: 332 SPACES
TOTAL MAXIMUM PARKING LIMIT: 399SPACES (120% OF REQUIRED)

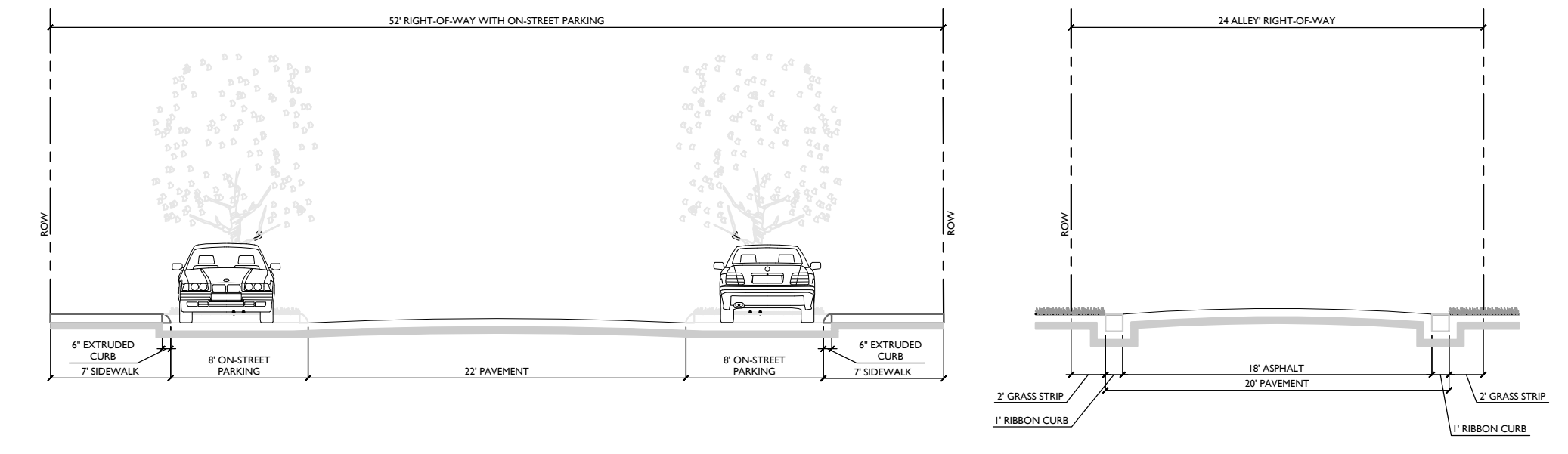
*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

KEY

- 30' RIPARIAN BUFFER ZONE 1
30' OFFSET FROM TOP OF BANK
- 30' RIPARIAN BUFFER ZONE 2
30' OFFSET OF ZONE 1 BUFFER
- 110' RIPARIAN BUFFER ZONE 1
60' OFFSET FROM TOP OF BANK PLUS 50' OFFSET BUFFER
DUE TO STEEP SLOPES
- EXISTING TREE CANOPY

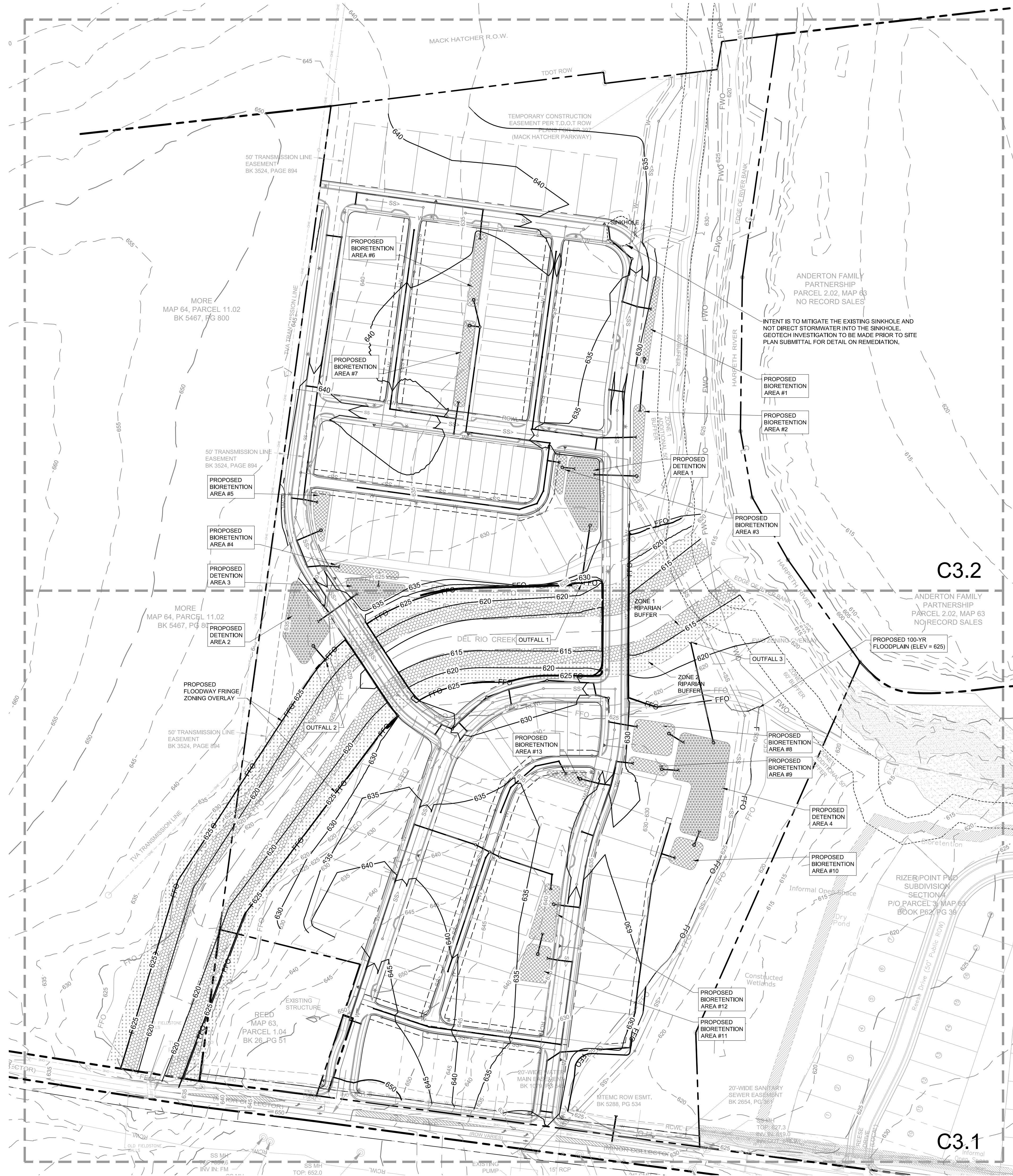
STREET SECTIONS

THE FIELDS AT REESE FARM PUD WILL UTILIZE CITY OF FRANKLIN STANDARD 52' ROW (COF TS-12) AND STANDARD 22' ALLEY (COF TS-13). IN ADDITION TO THESE STANDARD STREET SECTIONS, THIS PUD PROPOSES A MODIFIED VERSION OF COF TS-12 WITH ON STREET PARKING AND A WIDER ALLEY FOR IMPROVED EMERGENCY ACCESS AT PUBLIC ALLEY C (SEE BELOW).



RIPIARIAN BUFFER NOTE:
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PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.0 OVERALL GRADING & DRAINAGE PLAN Dec 06, 2018 2:03pm by: talia.leonard



BIORETENTION AREA TABLE		
BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
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4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

FFO NOTE

THE PROPOSED FFO LINE ON THESE PLANS REFLECTS THE PROPOSED 625 CONTOUR AND WILL BE CONFIRMED THROUGH THE LOMR PROCESS

- COF GRADING & DRAINAGE GENERAL NOTES**
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STREET NETWORK
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D
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STORMWATER MANAGEMENT PLAN:

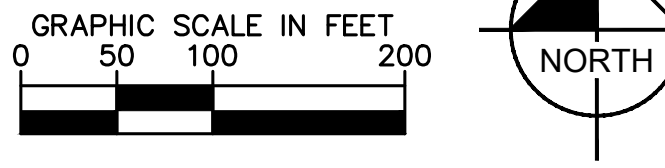
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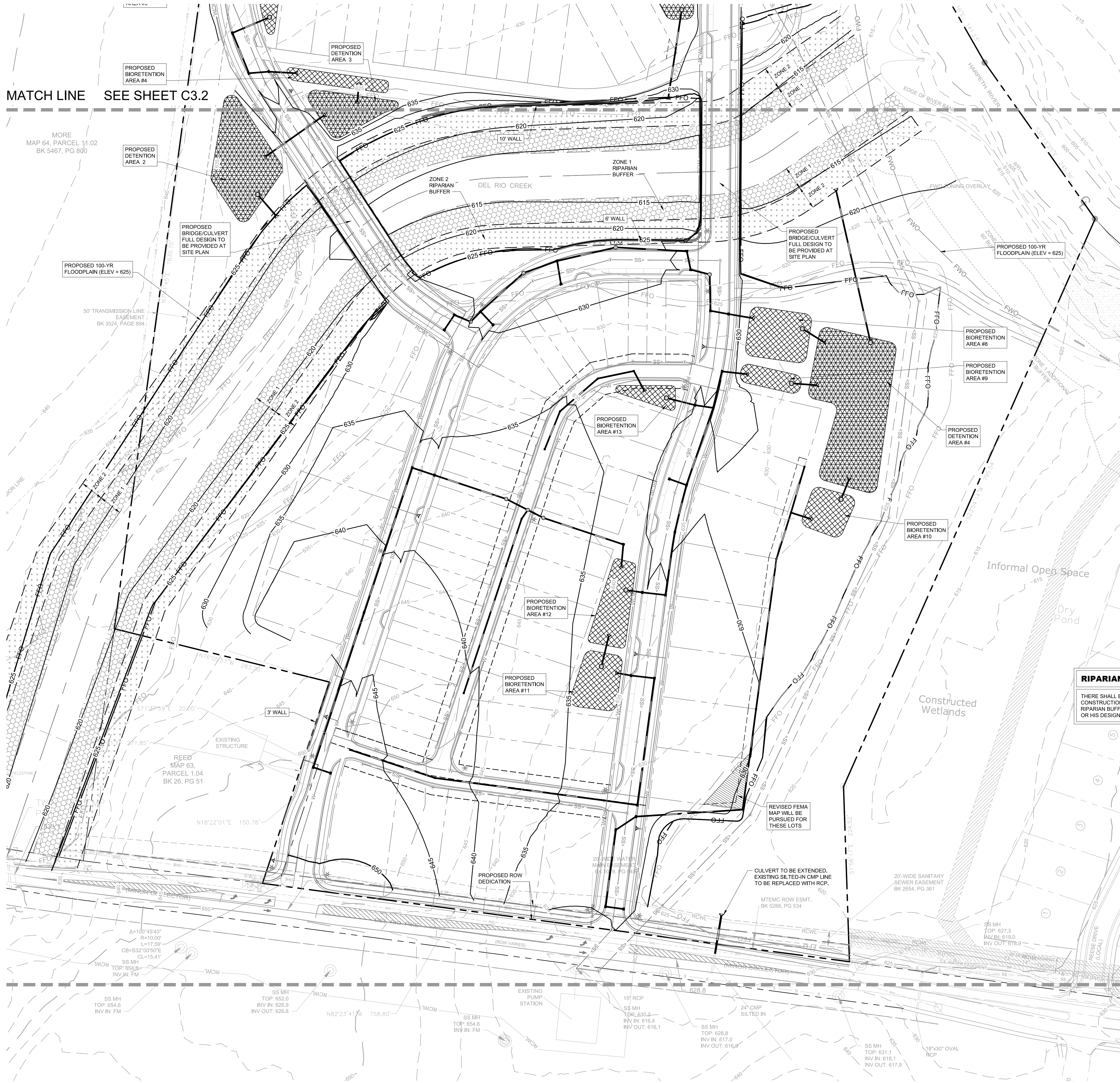
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	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
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	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
	LIGHT POLE(4000K LED LIGHT SOURCE)
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	BIORETENTION
	ZONE 1 BUFFER
	ZONE 2 BUFFER



Revision	Date
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Drawing name: K:\NSH\DEV\118213001 - reese farm\4-CADD\plansheets\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING & DRAINAGE PLAN by: talia.leonard Dec 06, 2018 3:03pm



COF GRADING & DRAINAGE GENERAL NOTES

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AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

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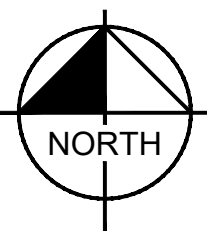
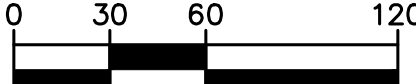
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SITE LEGEND

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W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
CHC	EXISTING WATER MAIN
SS	EXISTING OVERHEAD ELECTRIC
SS	EXISTING STORM PIPE
LDD	LIMITS OF DISTURBANCE
PH	FIRE HYDRANT
SS	SANITARY SWER MANHOLE
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XXXXXX	BIORETENTION
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GRAPHIC SCALE IN FEET



Revision	Date
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Drawing name: K:\NSH\DEV\1182\13001 - reese farm\4-CADD\plansheets\C3.1 GRADING AND DRAINAGE PLAN.dwg
Dec 06, 2018 3:03pm by: talia.leonard
C3.2 ENLARGED GRADING & DRAINAGE PLAN



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STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

THE PROPOSED WATER QUALITY INFRASTRUCTURE IS DESIGNED TO ACCOUNT FOR INFILTRATION OF THE FIRST 1 INCH OF RAINFALL. ONCE THE FIRST 1 INCH OF RAINFALL HAS BEEN INFILTRATED AT EACH BIORETENTION AREA, THE REMAINING STORMWATER RUNOFF IS CAPTURED IN THE BYPASS OUTLET STRUCTURES LOCATED WITHIN EACH BIORETENTION AREA. THE DESIGN APPROACH UTILIZED ONSITE ASSUMES THAT EACH BIORETENTION AREA ONSITE WILL FILL UP SIMULTANEOUSLY. THIS ALLOWING THE BIO PONDS TO DISCHARGE BACK INTO THE STORM NETWORK PRIOR TO OUTFALLING AT PROPOSED DETENTION PONDS ONSITE.

RIPARIAN BUFFER NOTE

THERE SHALL BE NO MOVING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

SITE AREA TABLE

TOTAL SITE AREA =	43.97 ACRES
SITE IMPERVIOUS AREA =	±15.37 ACRES
SITE DISTURBED AREA =	±32.06 ACRES

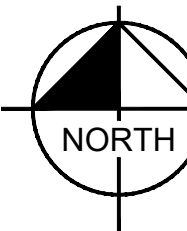
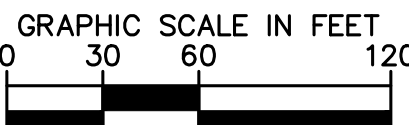
BIORETENTION AREA TABLE

BIO AREA #	TREATMENT AREA PROVIDED (SF)	TREATMENT VOLUME REQUIRED (CF)
1	2,575	3,732
2	2,846	8,626
3	1,437	3,768
4	2,060	2,273
5	2,349	6,396
6	2,920	3,630
7	3,697	8,755
8	4,937	5,583
9	1,835	4,901
10	3,014	5,808
11	3,910	8,168
12	4,295	7,943
13	1,589	2,627

SITE LEGEND

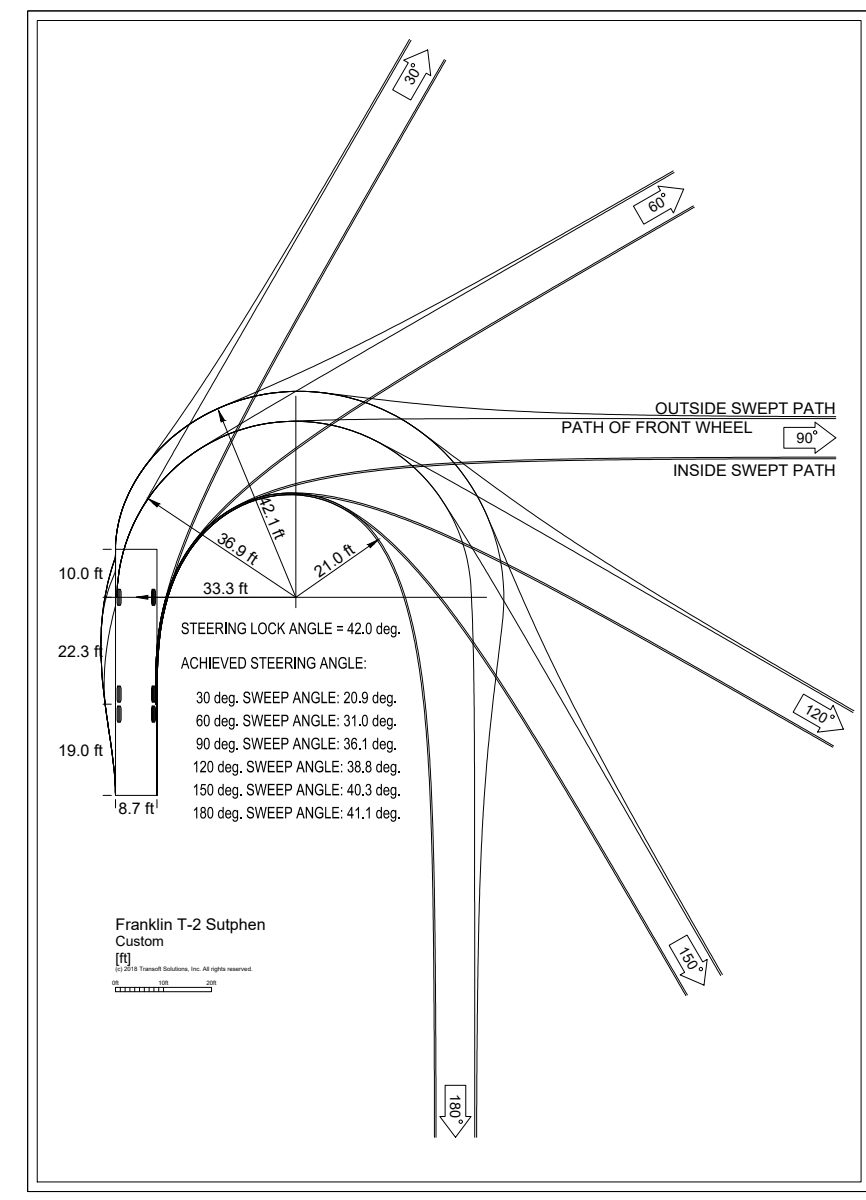
- SS - PROPOSED SANITARY SEWER PIPE
- W - PROPOSED WATER MAIN
- SS - PROPOSED STORM PIPE
- SS - EXISTING SANITARY SEWER PIPE
- RCWL - PROPOSED RECLAIMED WATER MAIN
- W - EXISTING WATER MAIN
- CHE - EXISTING OVERHEAD ELECTRIC
- SS - EXISTING STORM PIPE
- LOD - LIMITS OF DISTURBANCE
- PH - FIRE HYDRANT
- SS - SANITARY SWER MANHOLE
- ★ - LIGHT POLE(4000K LED LIGHT SOURCE)
- FWO - FLOODWAY ZONING OVERLAY
- FFO - PROPOSED FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- FFO - EXISTING FLOODWAY FRINGE ZONING OVERLAY AND 100 YR FLOODPLAIN
- XXXX - DETENTION
- XXXX - BIORETENTION
- XXXX - ZONE 1 BUFFER
- XXXX - ZONE 2 BUFFER

MATCH LINE SEE SHEET C3.1

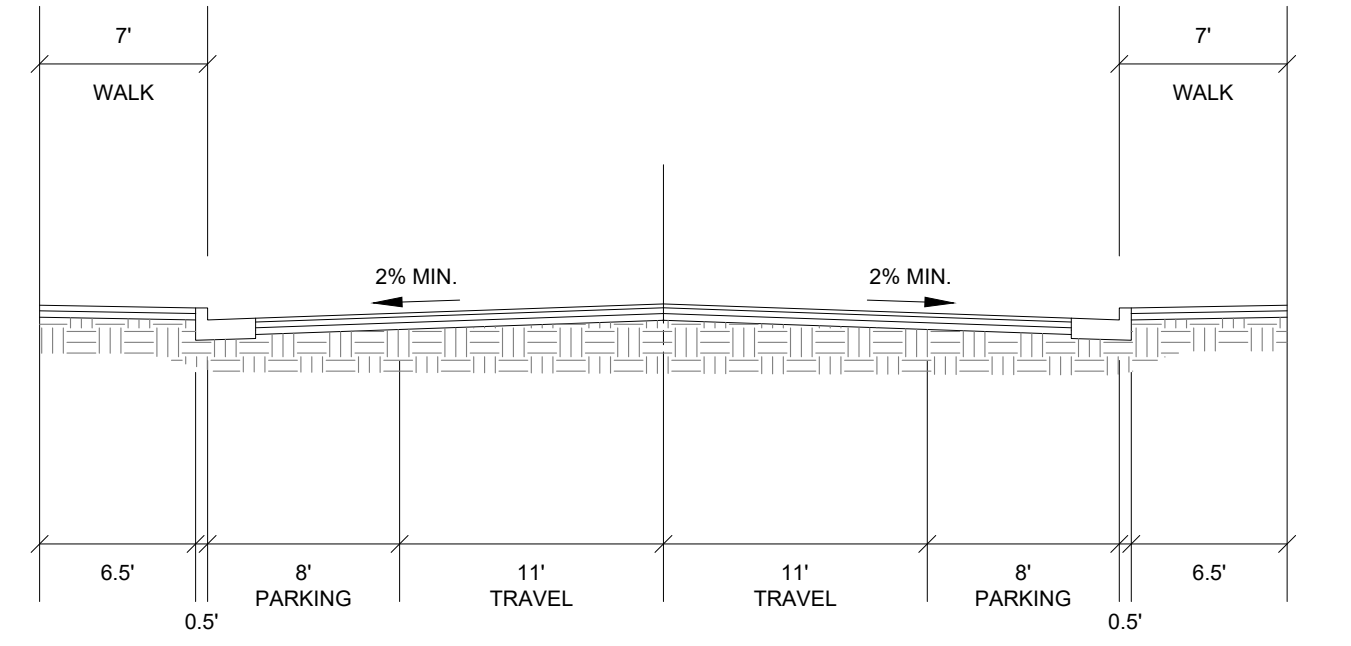


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- ### ROW & ACCESS GENERAL NOTES
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLES 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 ON-SITE DURING CONSTRUCTION.
 3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TOD STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 4. 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.
 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.
 6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', PUBLISHED BY TOD. 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.
 7. 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 (TOD), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



N.T.S.

2-LANE MINOR COLLECTOR W/ BIKE LANES

COF TS-09

DWG. NO.

EFFECTIVE DATE: 7/1/2017

CITY OF FRANKLIN ENGINEERING

109 THIRD AVE SOUTH

FRANKLIN, TN 37064

CITY ENGINEER: *[Signature]*

DATE: 7/1/2017

ASSISTANT DIRECTOR OF ENGINEERING: *[Signature]*

DATE: 7/1/2017

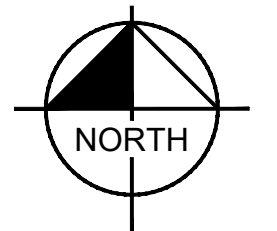
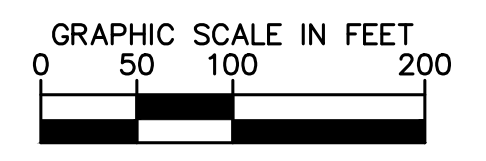
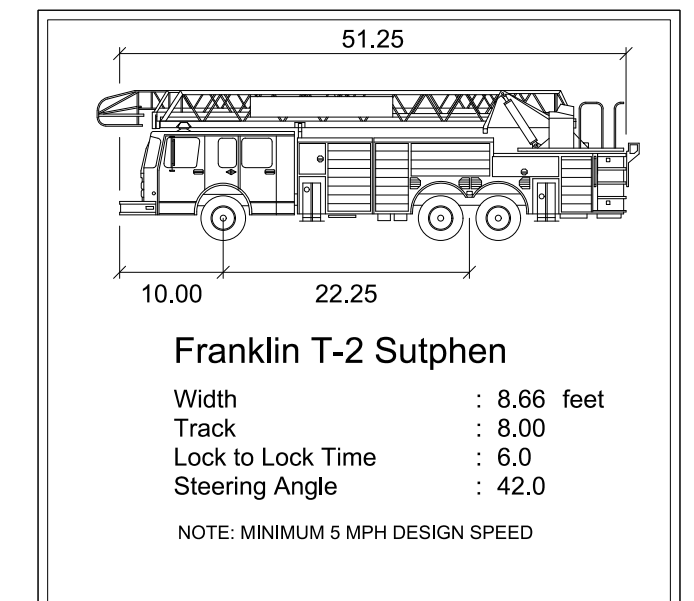
Kimley»Horn

Reese Farm (Revision #1)
Traffic Impact Analysis

The trip generation for the proposed development is summarized in Table 5.

Table 5 - Trip Generation							
ITE Land Use	Density	Daily	AM Peak Hour			PM Peak Hour	
			Total	Enter	Exit	Total	Enter
Single-Family Detached Housing (LUC 210)	74 d.u.	788	57	14	43	76	48
Multifamily Housing (Low-Rise) (LUC 220)	67 d.u.	466	32	7	25	41	26
New Trips		1,254	89	21	68	117	74

d.u. = dwelling units

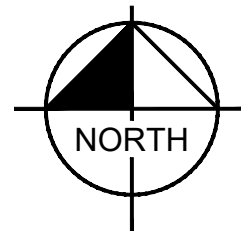
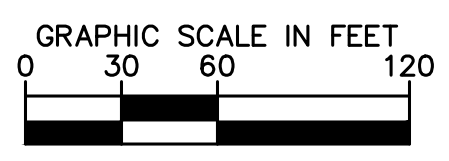
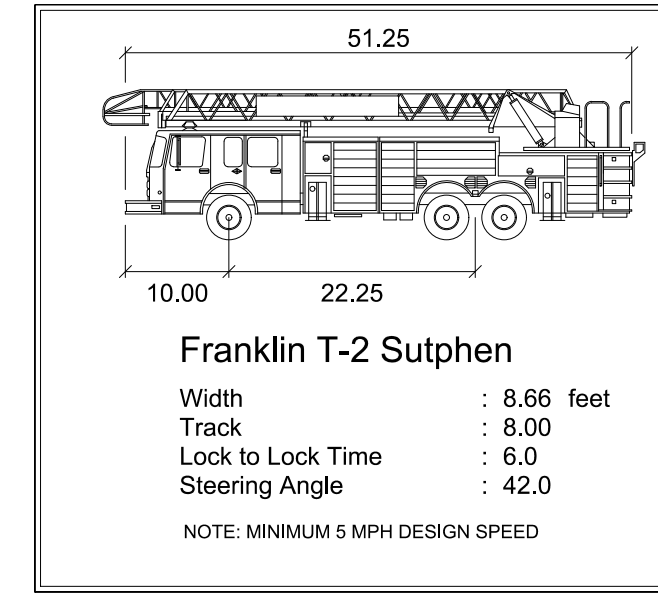
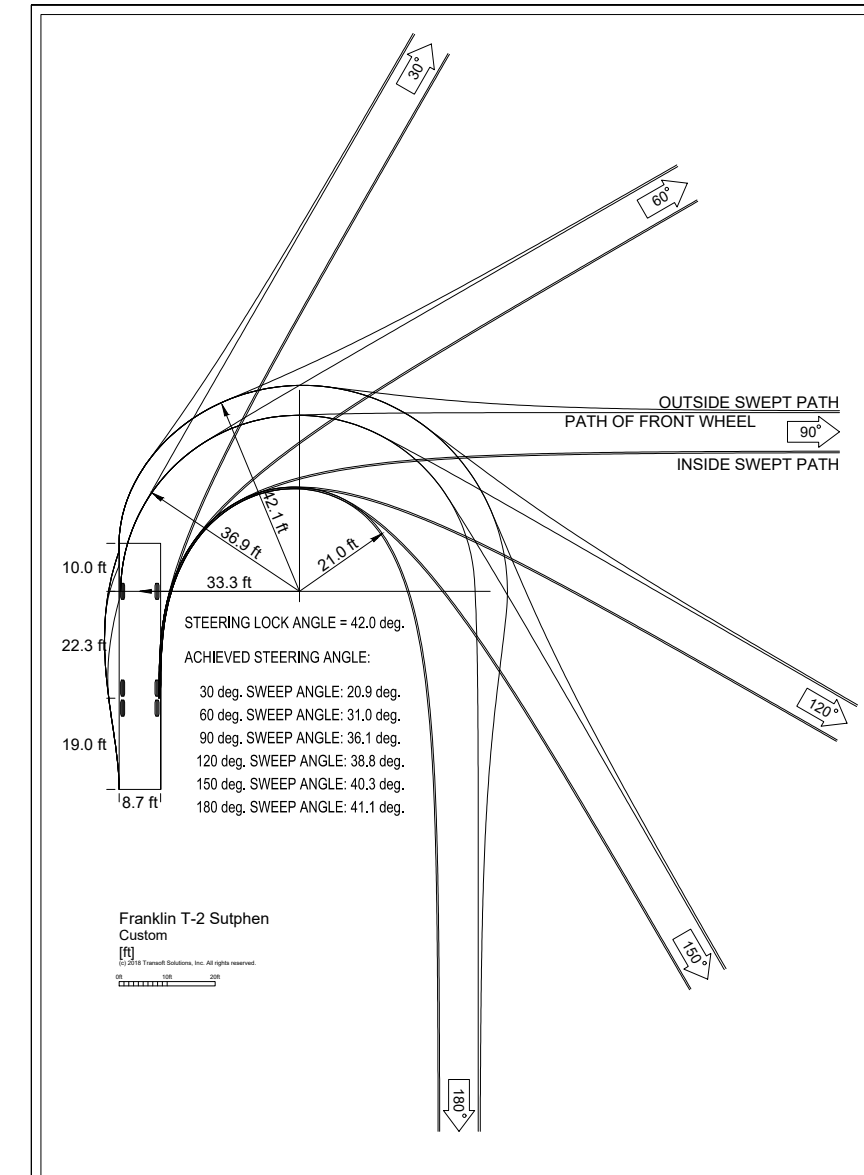


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- ROW & ACCESS GENERAL NOTES**
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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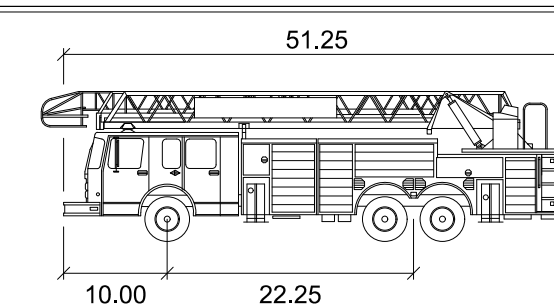
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: SEPT 24, 2018
Kimley»Horn

THE FIELDS AT REESE FARM PUD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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Franklin, Williamson County, Tennessee

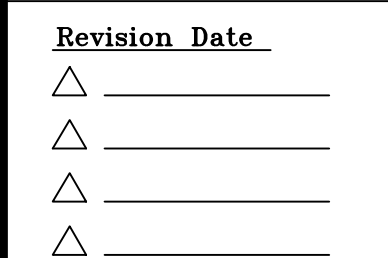


Franklin T-2 Sutphen

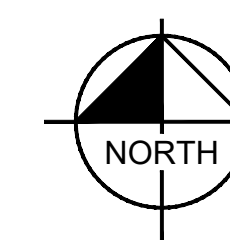
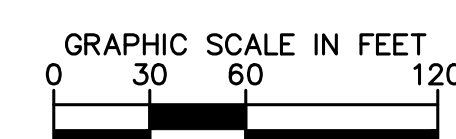
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Steering Angle	: 42.0	

NOTE: MINIMUM 5 MPH DESIGN SPEED

NOTE: MINIMUM 5 MPH DESIGN SPEED

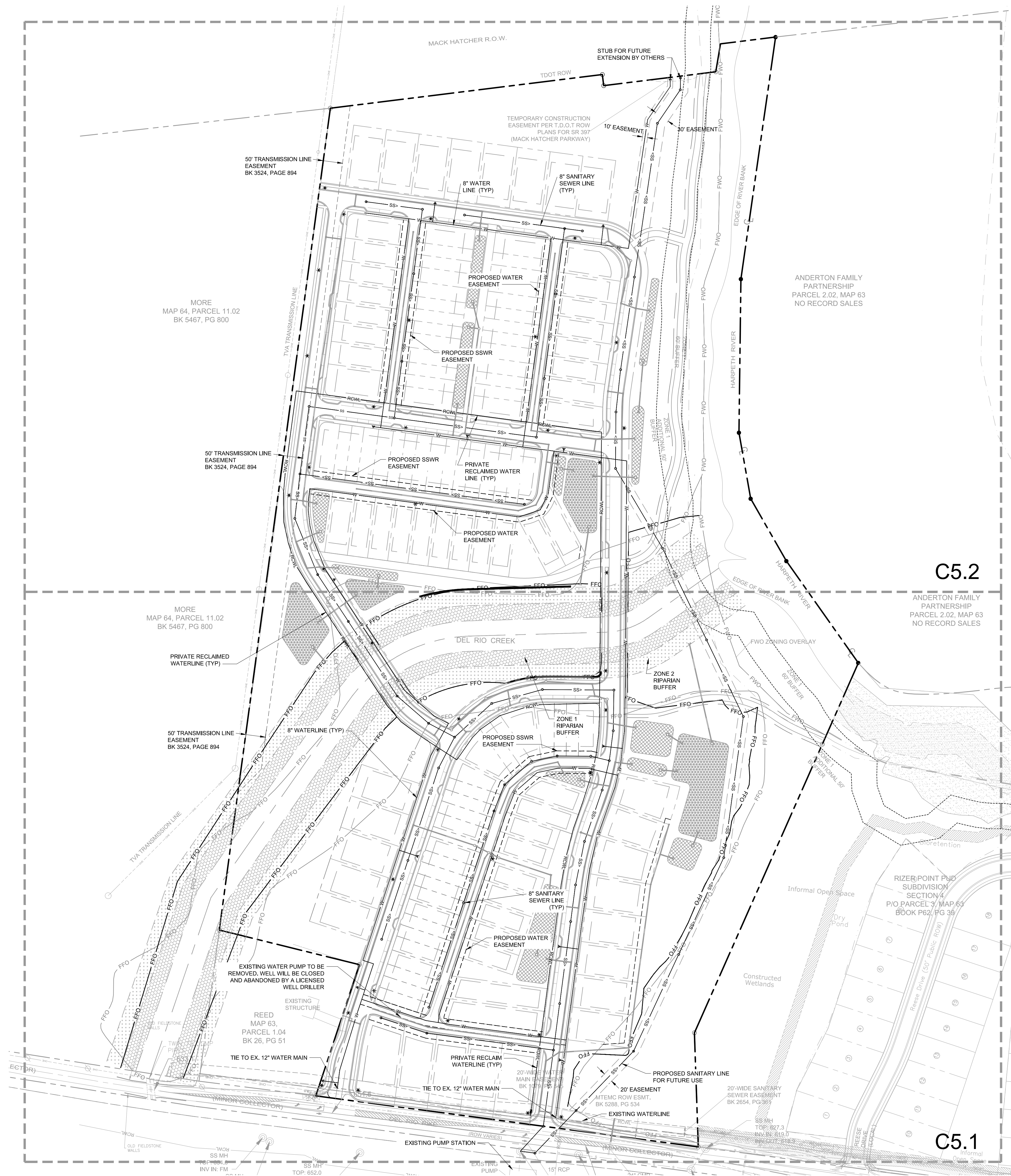


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Drawing name: K:\NSH\DEV\1182\13001 - reese farm\4-CADD\plansheets\C5.0 OVERALL UTILITY PLAN.dwg C5.0 OVERALL UTILITY PLAN Dec 06, 2018 3:03pm by: tatta.leonard



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 584-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2159 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAUCH PK. SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

RECLAIMED WATER NOTE

PROPOSED RECLAIMED WATERLINE TO BE PRIVATE AND INSTALLED OUTSIDE OF PROPOSED ROW.

PROPOSED UTILITIES NOTE

ALL PROPOSED UTILITIES TO MAINTAIN 10' HORIZONTAL SEPARATION AND 1.5' VERTICAL SEPARATION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
S	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
RCWL	EXISTING RECLAIMED WATER MAIN
W	EXISTING WATER MAIN
ONE	EXISTING OVERHEAD ELECTRIC
SS	EXISTING STORM PIPE
100'	LIMITS OF DISTURBANCE
⊙	FIRE HYDRANT
⊙	SANITARY SWER MANHOLE
⊙	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY
FFO	PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
FFO	EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
XXXX	DETENTION
XXXX	BIORETENTION
XXXX	30' ZONE 1 BUFFER
XXXX	30' ZONE 2 BUFFER

UTILITY NOTES

- 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.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
 - A COPY OF ALL APPROVED CUT SHEETS.
- 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.
- 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.
- 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.
- 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

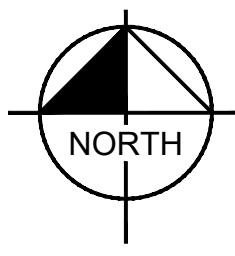
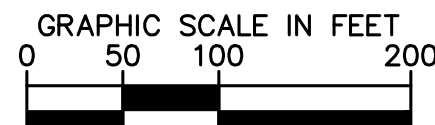
RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.



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C5.2 ENLARGED UTILITY PLAN (2 OF 2)
Dec 06, 2018 3:04pm
by: tolloleopard



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MIDDLE TN ELECTRIC 2156 EDWARD CURRD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 PHONE: (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: JOSH KING 615-550-6977 ENGINEERING: LANCE FITTRO 615-550-6676

UTILITY LAYOUT NOTE

ALL UTILITY LAYOUTS ARE CONCEPT DESIGN ONLY. DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811TN ONE CALL. CONTACT COF W/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTE

THE APPLICANT IS RESPONSIBLE FOR ANY UPGRADES DETERMINED AT SITE PLAN STAGE TO THE EXISTING SANITARY PUMP STATION THAT SERVES THIS PROPERTY. SANITARY SEWER DEPTHS FOR THE INTERNAL NETWORK SERVING THE LOTS ARE ANTICIPATED TO BE DESIGNED AT MINIMAL DEPTH. THE SANITARY SEWER LINE TO THE NORTH MAY BE DEEPER AT CERTAIN LOCATIONS DUE TO THE STREAM CROSSING. THE DESIGN CURRENTLY ALLOWS FOR WIDER EASEMENTS IF DURING SP THEY ARE DETERMINED TO BE NEEDED.

P.U.D.E. NOTE

NO HVAC EQUIPMENT IS ALLOWED TO BE INSTALLED WITHIN P.U.D.E.'S

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
FM	PROPOSED SANITARY SEWER FORCE MAIN
W	PROPOSED WATER MAIN
SS	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
RCWL	PROPOSED RECLAIMED WATER MAIN
RCWL	EXISTING RECLAIMED WATER MAIN
W	EXISTING WATER MAIN
OH	EXISTING OVERHEAD ELECTRIC
LOD	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FD	FIRE HYDRANT
SM	SANITARY SWER MANHOLE
LP	LIGHT POLE(4000K LED LIGHT SOURCE)
FWO	FLOODWAY
FFO	PROPOSED FLOODWAY FRINGE / 100 YR FLOODPLAIN
FFO	EXISTING FLOODWAY FRINGE / 100 YR FLOODPLAIN
DET	DETENTION
BI	BIORETENTION
30'	30' ZONE 1 BUFFER
60'	30' ZONE 2 BUFFER

UTILITY NOTES

- 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.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
 - A COPY OF ALL APPROVED CUT SHEETS.
- 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.
- 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.
- 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.
- 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS IN DEL RIO PIKE. WATER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN FOR APPROXIMATELY 132 SINGLE FAMILY UNIT EQUIVALENTS. 132 LOTS X 350 GPD = 46,200 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING SEWER LIFT STATION SOUTH OF DEL RIO PIKE TO SERVE THE DEVELOPMENT. ULTIMATELY, AS PROPERTY TO THE NORTH IS DEVELOPED, A PROPOSED REGIONAL PUMP STATION WILL BE CONSTRUCTED BY OTHERS AND THIS SITE WILL GRAVITY FLOW TO THE PUMP STATION.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT ALONG DEL RIO PIKE AND WILL BE PROVIDED THROUGH THE FIELDS AT REESE FARM DEVELOPMENT.

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN, DEL RIO PIKE IS A MINOR COLLECTOR STREET.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #1 - 1.5 MILES DRIVING DISTANCE
*NOTE - ALL TOWNHOMES AND HOMES NORTH OF THE POND WILL REQUIRE A RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D.
COLUMBIA AVE. POLICE STATION - 2.3 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
DEL RIO PARK - 0.6 MILES WALKING/DRIVING DISTANCE
JIM WARREN PARK - 1.49 MILES WALKING/DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
132 HOMES X 0.64 STUDENTS = 85 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

12' (W)

SEE APPROVED PLANS

1.5% CROSS SLOPE

COMPACTED SUBGRADE

PAVEMENT SCHEDULE

① 1.5" - BITUMINOUS SURFACE COURSE (ROADWAY)

② TACK COAT

③ 2" - BITUMINOUS AGGREGATE BASE FOR TACK COAT (TC) 80.07 GAL/SY (80.10 GAL/SY MILLED SURFACES)

④ 2" - BITUMINOUS AGGREGATE BASE FOR PRIME COAT (PC) 80.07 GAL/SY (80.10 GAL/SY MILLED SURFACES)

⑤ 4" MINERAL AGGREGATE BASE 303-01 MINERAL

⑥ 4" MINERAL AGGREGATE BASE 303-01 MINERAL

⑦ 4" MINERAL AGGREGATE BASE 303-01 MINERAL

⑧ 4" MINERAL AGGREGATE BASE 303-01 MINERAL

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GENERAL NOTES

1. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY

2. DIFFERENCE, SECTION, AND GRADING SPECIFICATIONS FOR ROAD AND BRIDGE

3. CONSTRUCTION

4. CROWNLINE SHALL CROSS SLOPE IS 1.0%, ABSOLUTE MAXIMUM IS 2.0%.

5. N.T.S.

CITY OF FRANKLIN

MULTI-USE TRAIL (PUBLIC AND PRIVATE)

DWG. NO. RD-4

EFFECTIVE DATE: 8/1/2018

CITY ENGINEER: *[Signature]* 8/1/2018

DATE: 8/1/2018

ASST. DIRECTOR OF ENG. *[Signature]* 8/1/2018

DATE: 8/1/2018

GREENWAY TRAIL DATA:

+/- 2,142 TOTAL LF

12' TRAIL - 1,550 LF

16' TRAIL - 592 LF

STREAM BUFFER KEY

30' RIPARIAN BUFFER ZONE 1

30' FROM TOP OF BANK

30' RIPARIAN BUFFER ZONE 2

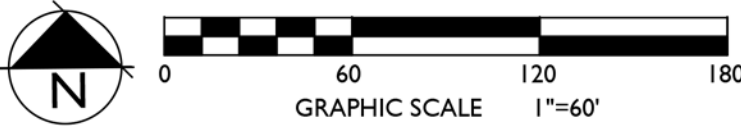
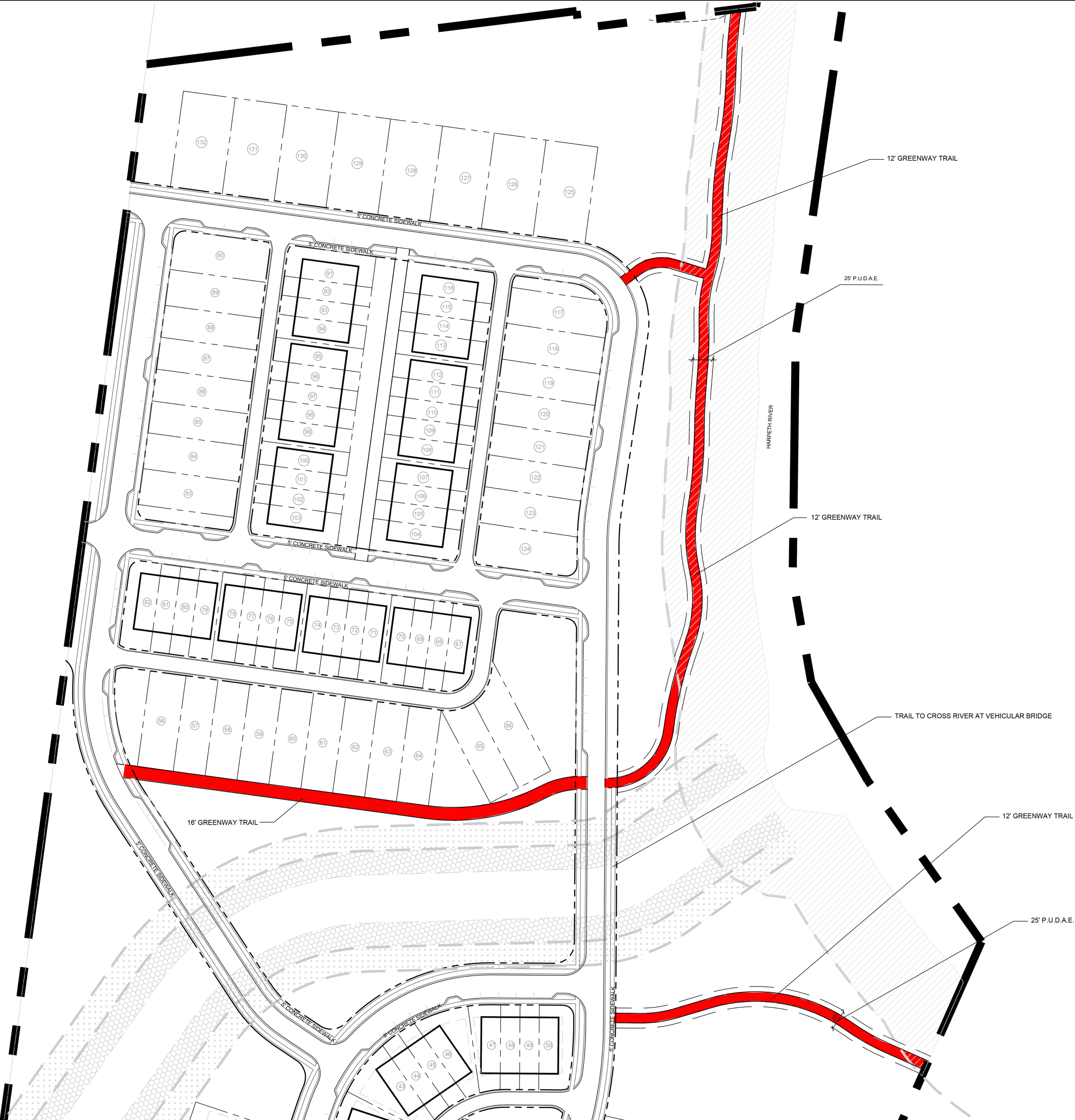
30' OFFSET OF ZONE 1 BUFFER

110' RIPARIAN BUFFER ZONE 1

60' OFFSET FROM TOP OF BANK

WITH 50' ADDITIONAL BUFFER DUE TO

STEEP SLOPES GREATER THAN 25%



GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

THE FIELDS AT REESE FARM PUD

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Issued: Nov. 12, 2018

Revision Date

△

△

△

△

GREENWAY

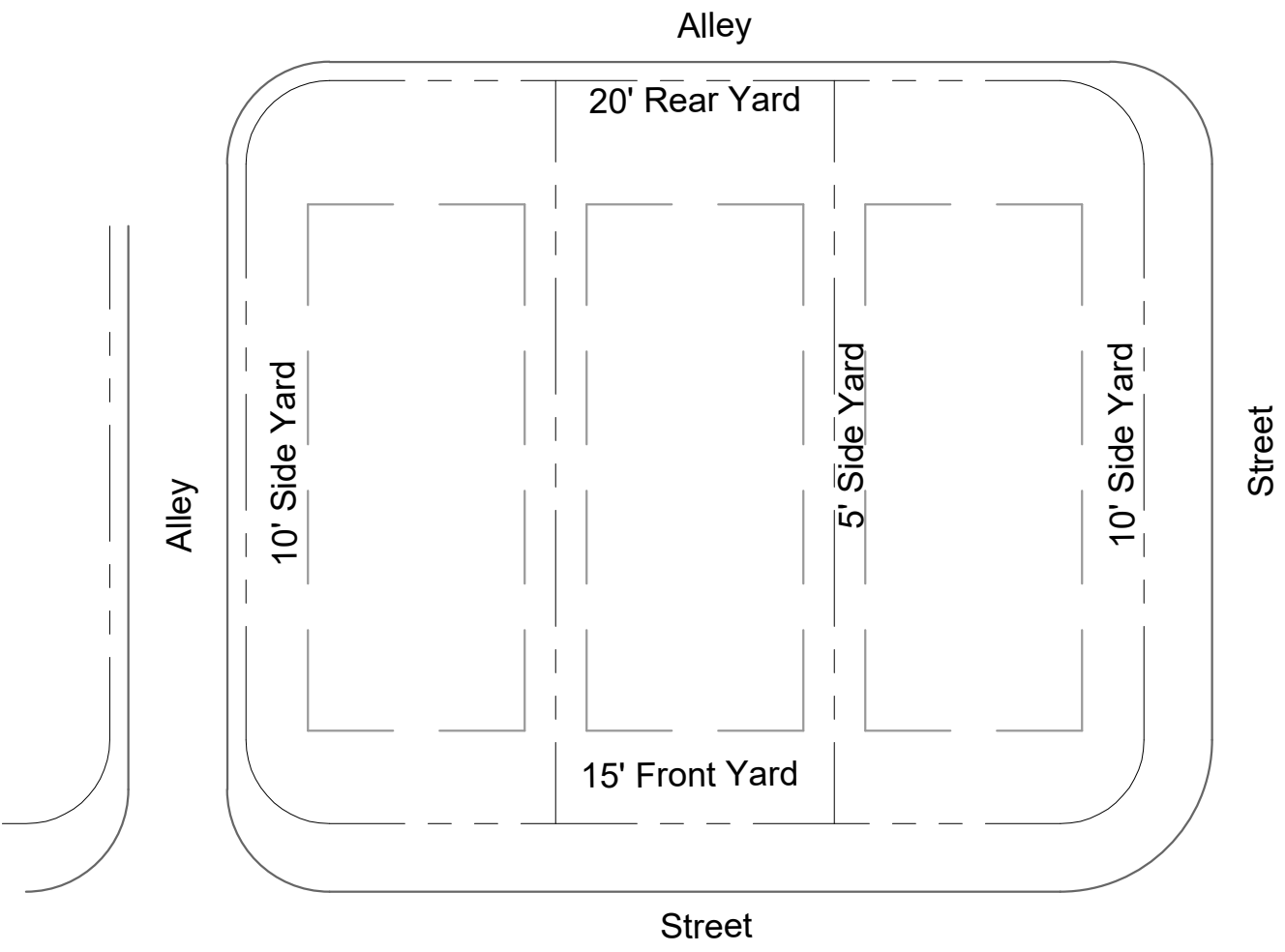
TRAIL

PLAN

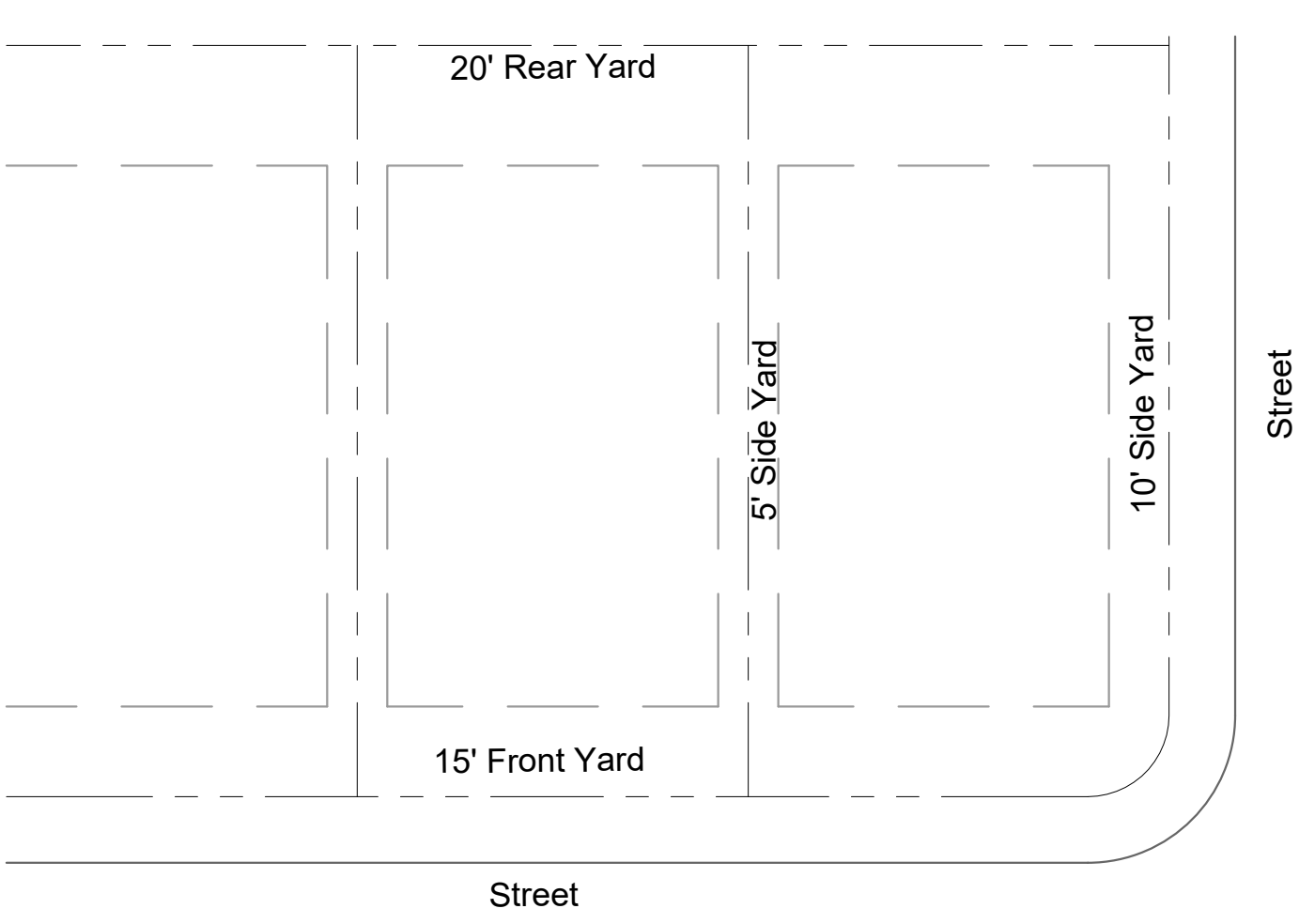
C6.0

COF #6836

65' SINGLE-FAMILY
FRONT LOADED
HOMES

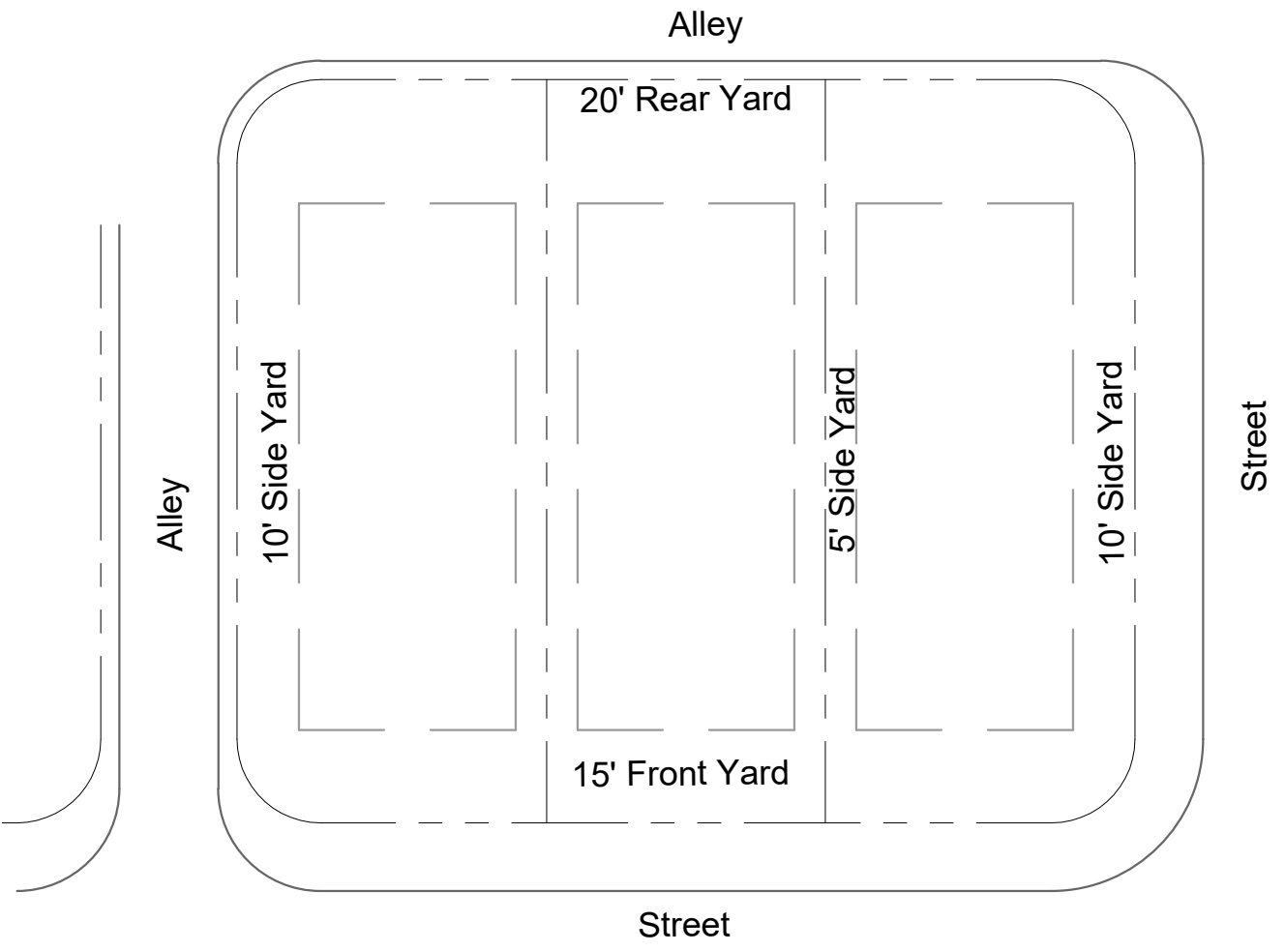


40' Single Family



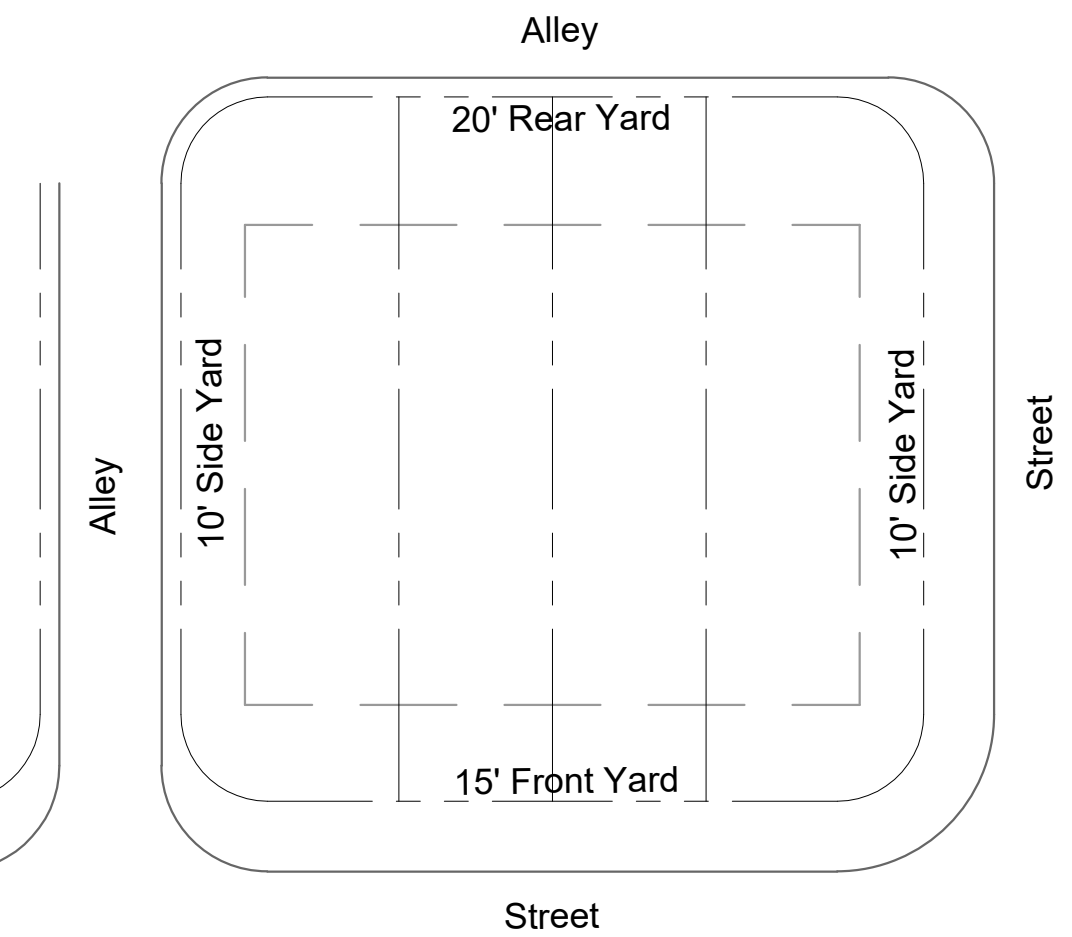
65' Single Family

45' SINGLE-FAMILY
ALLEY LOADED
HOMES



45' Single Family

SINGLE-FAMILY LOT STANDARDS
PROVIDED PARKING
2 GARAGE PARKING SPACES PER UNIT
2 DRIVEWAY PARKING SPACES PER UNIT



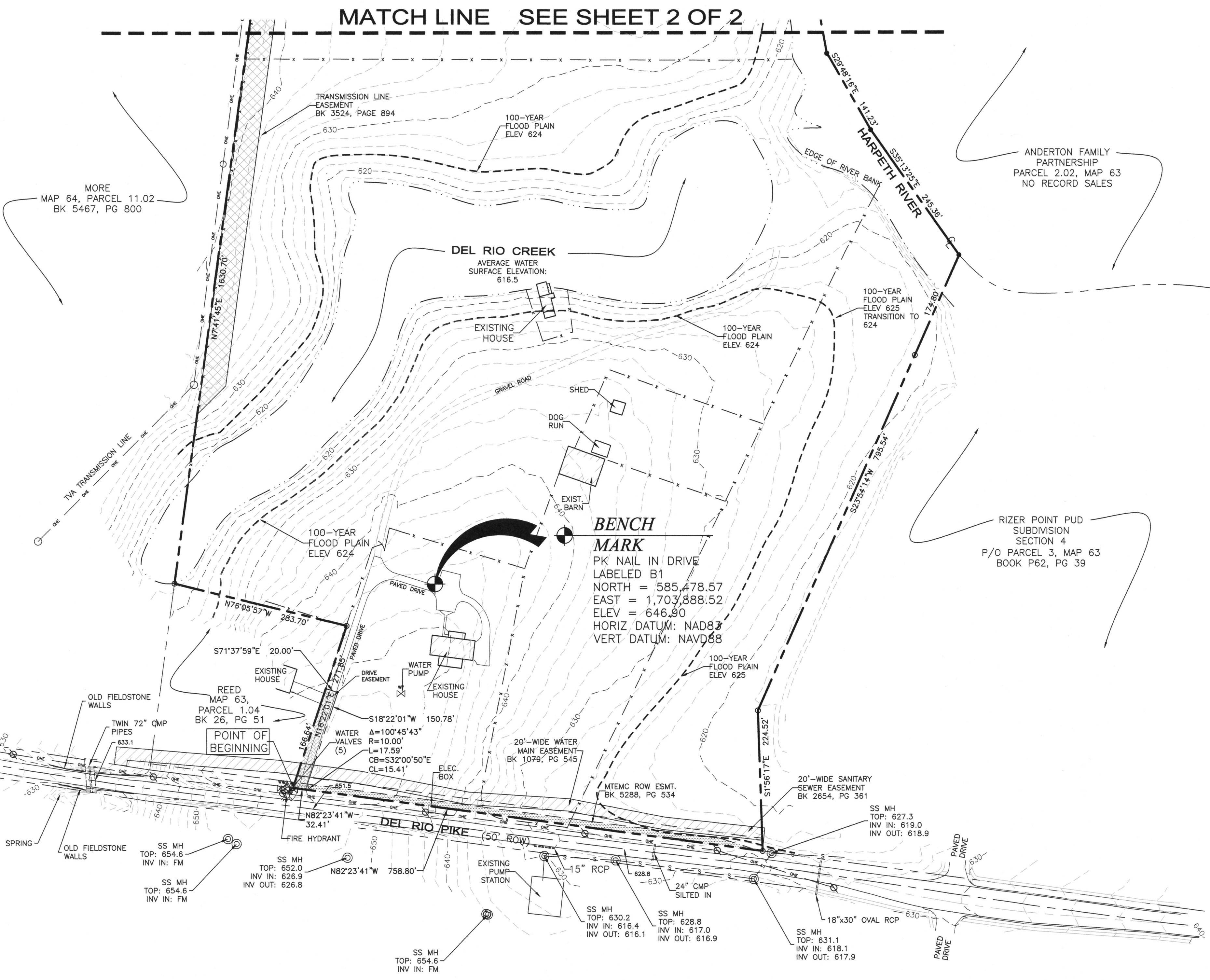
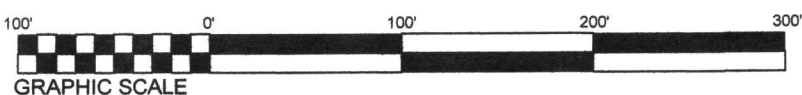
Townhomes

TOWNHOME LOT STANDARDS
PROVIDED PARKING
1 GARAGE PARKING SPACE PER UNIT
2 SIDE-BY-SIDE DRIVEWAY PARKING SPACES PER UNIT

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.), PLOTTED
This is easement is to MTEMC (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND	
EXISTING IRON ROD	○
IRON ROD SET	●
FIRE HYDRANT	⊗
WATER VALVE	⊗
WATER METER	⊗
WATER LINE	— W — W — W — W —
SANITARY SEWER MANHOLE	⊗
SANITARY SEWER CLEANOUT	⊗
SANITARY SEWER LINE	— S — S — S — S —
OVERHEAD ELECTRIC LINE	— OHE — OHE — OHE —
UTILITY POLE	⊗
BENCHMARK	⊗
STOCK FENCE	— X — X — X — X —



NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
3. Subsurface and environmental conditions were not examined or considered as a part of this survey.
4. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
5. No evidence of earth moving was observed at the time of survey.
6. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
7. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
8. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
9. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.
10. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
11. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.
12. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
- a. Positional accuracy: 0.08'
- b. Date of survey: 04/11/2018
- c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
- d. Geoid 3 Zone 7 Revised
- e. No combined grid factors were used.
13. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
14. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.

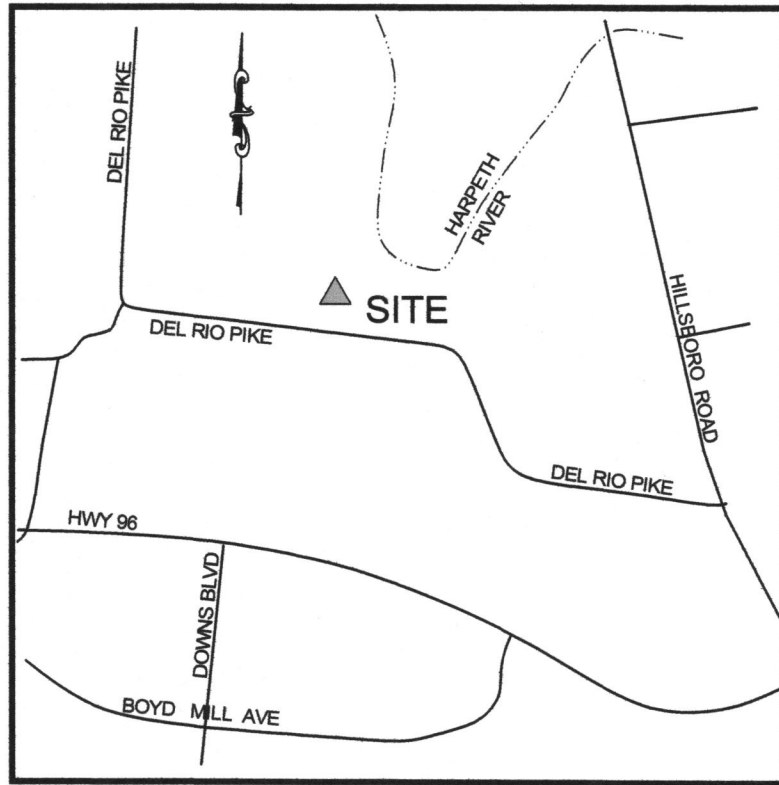


CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 15, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com



PROPERTY DESCRIPTION

2970 Del Rio Pike
Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 78°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°14'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 82°57'22" East, for a distance of 108.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record);

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.22' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls;

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 19°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.59', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

ALTA / NSPS Land Title Survey
2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For
Kimley-Horn and Associates, Inc.

ALTA Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No., 11318
SCALE: 1"= 100'

SHEET No.

1 OF 2

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

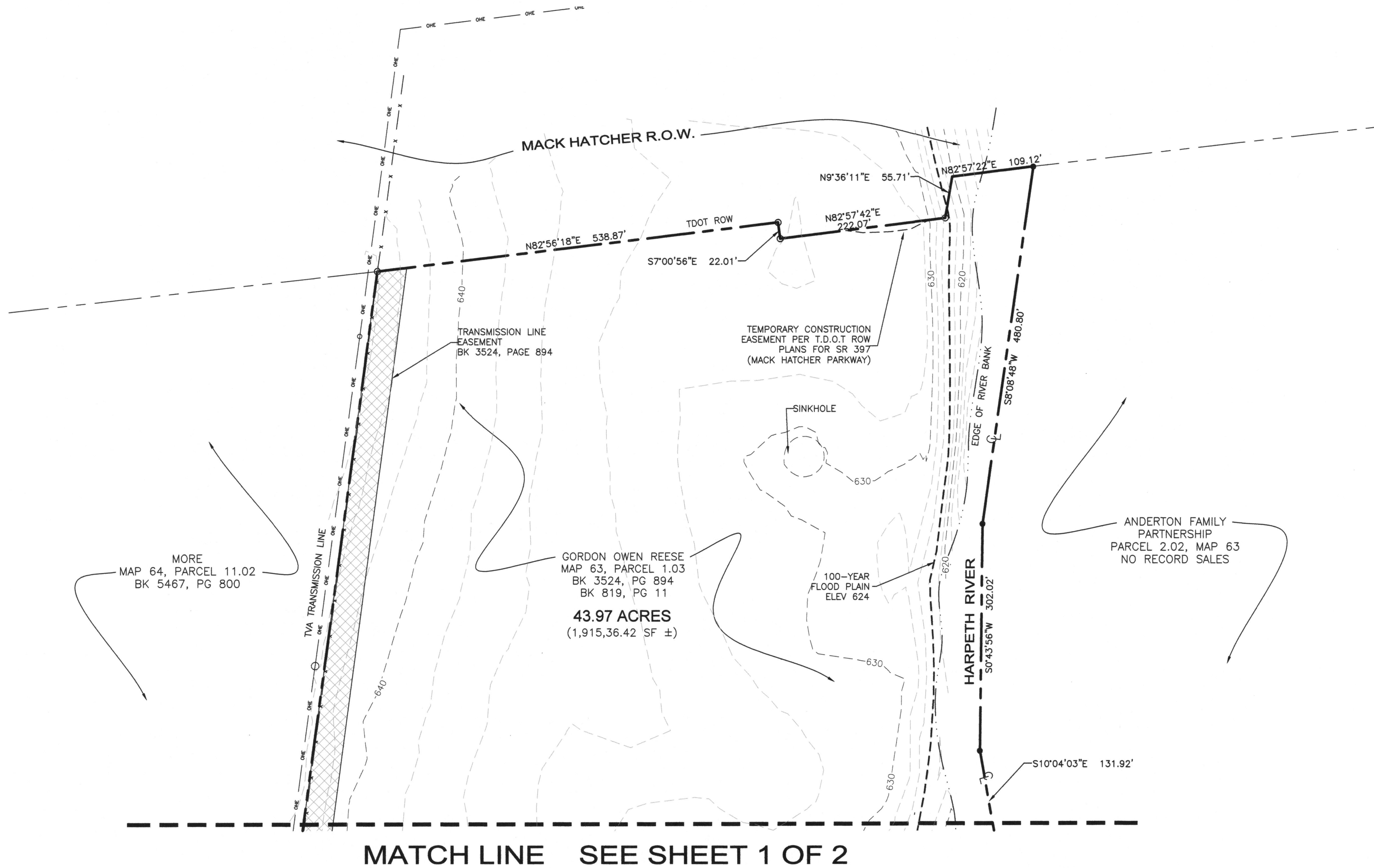
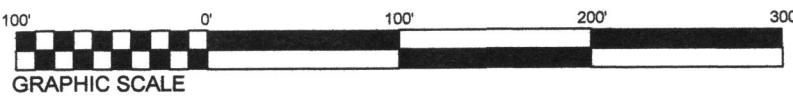
NO.	DATE	COMMENT

SCHEDULE B - SECTION II, EXCEPTIONS:

9. Subject to Right of Way Easement of record in Book 5288, Page 534, Register's Office of Williamson County, Tennessee (R.O.W.C.). PLOTTED
This is easement is to MTEM (Middle Tennessee Electric Membership Corporation). It grants the right to construct, reconstruct, rephase, operate and maintain an electric transmission and/or distribution line or system on or under this property and/or upon or under all streets, etc. abutting said land. The easement is 40' in width, 20' either side of centerline.
10. Subject to Agreement for Dedication of Easement for Sanitary Sewer Mains of record in Book 2654, Page 361, R.O.W.C. PLOTTED
11. Subject to Agreement for Dedication of Easement for Water Mains of record in Book 1079, Page 545, R.O.W.C. PLOTTED
This easement is 20'-wide and adjacent and parallel to the north ROW of Del Rio Pike (being the southern line of the property shown hereon).
12. Subject to ROW for Del Rio Pike and any portion of subject property which might fall within the road boundaries. NOT PLOTTABLE.
13. Subject to title to that portion of land lying below the ordinary low water mark of the Big Harpeth River. NOT PLOTTABLE.
Big Harpeth River is also known as the Harpeth River.
14. Subject to rights of upper and lower riparian owners to the flow of the water of the Big Harpeth River, free from diminution or pollution. NOT PLOTTABLE
15. Subject to changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Big Harpeth River. NOT PLOTTABLE.
16. Subject to Temporary Construction Easement granted to the State of Tennessee of record in Deed of Correction in Book 7217, Page 570, R.O.W.C. PLOTTED
The temporary construction easement is plotted and was scaled into the drawing from the State of Tennessee's right of way plans.
17. Subject to Grant of Transmission Line Easement to United States of America of record in Book 3524, Page 894, R.O.W.C. PLOTTED

LEGEND

EXISTING IRON ROD	○
IRON ROD SET	⊙
FIRE HYDRANT	⊕
WATER VALVE	⊕
WATER METER	⊕
WATER LINE	— W — W — W —
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊕
SANITARY SEWER LINE	— S — S — S —
OVERHEAD ELECTRIC LINE	— ONE — ONE — ONE —
UTILITY POLE	⊕
BENCHMARK	⊕
STOCK FENCE	— X — X — X —



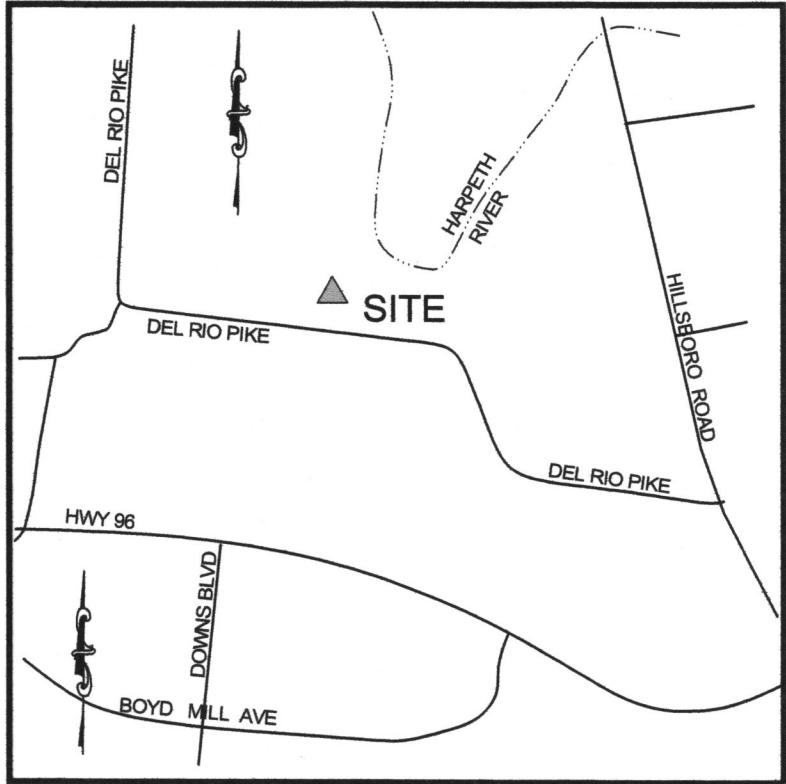
NOTES:

1. Subject property is presently identified as Parcel 1.03 on Williamson County Property Map 63 with an address of 2970 Del Rio Pike, Franklin, Tennessee 37069.
2. The word "certify" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. Declaration is made to the client and is not transferable to additional persons, institutions or subsequent owners of the subject property.
5. Subsurface and environmental conditions were not examined or considered as a part of this survey.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor. Other documents of record may exist that would affect this parcel.
7. No evidence of earth moving was observed at the time of survey.
8. A title commitment issued by Stewart Title Guaranty Company was furnished to this surveyor, Commitment No. 2017-080, and dated November 21, 2017.
9. Bearings shown hereon are based on the Tennessee State Plane Coordinate System (NAD83).
10. All corners shown on the face of the survey are marked either found or set. Any missing corners are marked with an iron rod and cap bearing this surveyors company name.
11. Utilities shown hereon were taken from visible structures at the site and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. This surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Verification of existence, locations, and depth should be made before conducting any excavation in the vicinity of the utility.

12. Based on field-run elevations, this property lies within Other Areas Zone "X" and Zone "AE" as designated on current Federal Emergency Management Agency Map No. 47187C0184G and Map No. 47187C0192G, with an effective date of December 22, 2016, which make up a part of the National Flood Insurance Program. Zone "X" is an area determined to be outside the 0.2% annual chance floodplain. Zone "AE" means base flood elevations have been determined. Base flood elevations for this property are 624 and 625 respectively.

13. I hereby certify that this is a category I survey and was conducted in accordance with rule 0820-03.11 (Global Position Systems Surveys) according to the current Tennessee Minimum Standards of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors. This survey was conducted with dual-frequency RTK GPS equipment based on the TDOT CORPS network.
- a. Positional accuracy: 0.08'
- b. Date of survey: 04/11/2018
- c. Datum/Epoch: Tennessee State Plane (NAD83). Occupations for control points are 3 minutes each, side shots are 3 seconds.
- d. Geoid 3 Zone 7 Revised
- e. No combined grid factors were used.

14. I further hereby certify that the boundary lines shown are based on monuments found and noted hereon, information from previous surveys, record documents, and tax maps. The boundary line along the center of the Harpeth River is referenced to a survey by Corbin L. Caruthers, TN RLS # 2362 of Foresight Land Surveying entitled Plat of Survey Reese Property, dated 2-28-17.
15. I hereby certify that the topographic information depicted hereon as contours and elevations are correct to the best of my knowledge and belief and are based on an actual field survey conducted under my direct supervision.



VICINITY MAP

PROPERTY DESCRIPTION

Franklin, Williamson County, Tennessee

BEING a certain parcel or tract of land lying in the 9th Civil District of Williamson County, Tennessee, and being the property conveyed to Gordon Owen Reese by deed of record in Book 3524, Page 894 and Book 819, Page 11, in the Register's Office for Williamson County, Tennessee (R.O.W.C.); said property being bounded on the south by Del Rio Pike (50' ROW), on the west by Reed, Book 26, Page 51, and by More, Book 5467, Page 800, on the north by the south right of way of Mack Hatcher Parkway, and on the east by the Harpeth River; said parcel is more particularly described as follows:

BEGINNING at an iron rod (old) in the north right of way of Del Rio Pike being the southeast corner of Reed, Book 26, Page 51, and the southwest corner of said herein-described tract;

THENCE, leaving Del Rio with the east line of Reed North 18°22'01" East, for a distance of 271.85' to an iron rod (old) at Reed's northeast corner;

THENCE, with the north line of Reed, North 76°05'57" West, for a distance of 283.70' to an iron rod (old), said iron rod being Reed's northwest corner, the southeast corner of More, Book 5467, Page 800, and a southwest corner of said herein-described tract;

THENCE, with More's east line being the west line of said herein-described tract and running generally with an existing fence line, North 07°41'45" East, for a distance of 1630.70' to an iron rod (old) in the south right of way of Mack Hatcher Parkway;

THENCE, with said south right of way for the following calls:

North 82°56'18" East, for a distance of 538.87' to an iron rod (old);
South 07°00'56" East, for a distance of 22.01' to an iron rod (old);
North 82°57'42" East, for a distance of 222.07' to an iron rod (old);
North 09°36'11" East, for a distance of 55.71 feet to a point;
North 62°57'22" East, for a distance of 109.12' to a point in the Harpeth River;

THENCE, with the meanders of the Harpeth River for the following calls (the center of the Harpeth River being the east line of said herein-described property and the west line of Anderton Family Partnership, no sales of record):

South 08°08'48" West, for a distance of 480.80' to a point;
South 00°43'56" West, for a distance of 302.02' to a point;
South 10°04'03" East, for a distance of 131.92' to a point;
South 29°48'16" East, for a distance of 141.23' to a point;
South 35°13'25" East, for a distance of 245.36' to a point, said point being the southwest corner of Anderton Family Partnership and the northwest corner of Rizer Point P.U.D. Subdivision Section 4 as of record in Book p62, Page 39;

THENCE, leaving the Harpeth River and with Rizer Point for the following calls:

South 23°54'14" West, for a distance of 795.54' (passing an iron rod at 174.80') to an iron rod (old);
South 01°56'17" East, for a distance of 224.52' to an iron rod (old) in the north right of way of Del Rio Pike, said iron rod being the southeasterly corner of said herein-described parcel;

THENCE, with said north right of way of Del Rio Pike, North 82°23'41" West, for a distance of 758.80' to the POINT OF BEGINNING and CONTAINING 43.97 Acres (1,915,336.42 square feet), more or less, according to a survey by Wilson & Associates on April 30, 2018.

20'-WIDE INGRESS/EGRESS DESCRIPTION

THIS property is subject to a 20'-wide ingress-egress easement for a shared driveway with Reed. Said easement is described as follows:

BEGINNING at an iron pin (old) at the southeast corner of Reed, Book 26, Page 51, being the southwest corner of said herein-described tract;

THENCE, with the common line, North 18°22'01" East, for a distance of 166.64' to a point;

THENCE, leaving Reed and crossing Reese for the following:

South 71°37'59" East, for a distance of 20.00' to a point;
South 18°22'01" West, for a distance of 150.78' to a point;
Southeasterly with a curve to the left, said curve having a radius of 10.00', an arc length of 17.55', a delta angle of 100°45'43", and a chord bearing South 32°00'50" East, for a distance of 15.41' to a point in the north right of way of Del Rio Pike;

THENCE, with Del Rio Pike, North 82°23'41" West, for a distance of 32.41' to the POINT OF BEGINNING.

CERTIFICATION OF SURVEYOR FOR BOUNDARY, FOUNDATION, AND AS-BUILT SURVEYS

To: Stewart Title Guaranty Company and Clayton Properties Group, Inc. and their successors and/or assigns as their respective interests may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 11, 13, 16, 17, 19, and 20 on Table A thereof. The field work was completed on 04/17/18.

KEITH RYAN BROTHERTON, RLS # 2850
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
email: kbrotherton@wilsonpc.com

DATE

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

ALTA / NSPS Land Title Survey

2970 Del Rio Pike, Franklin
9th Civil District, Williamson County, TN
For

Kimley-Horn and Associates, Inc.

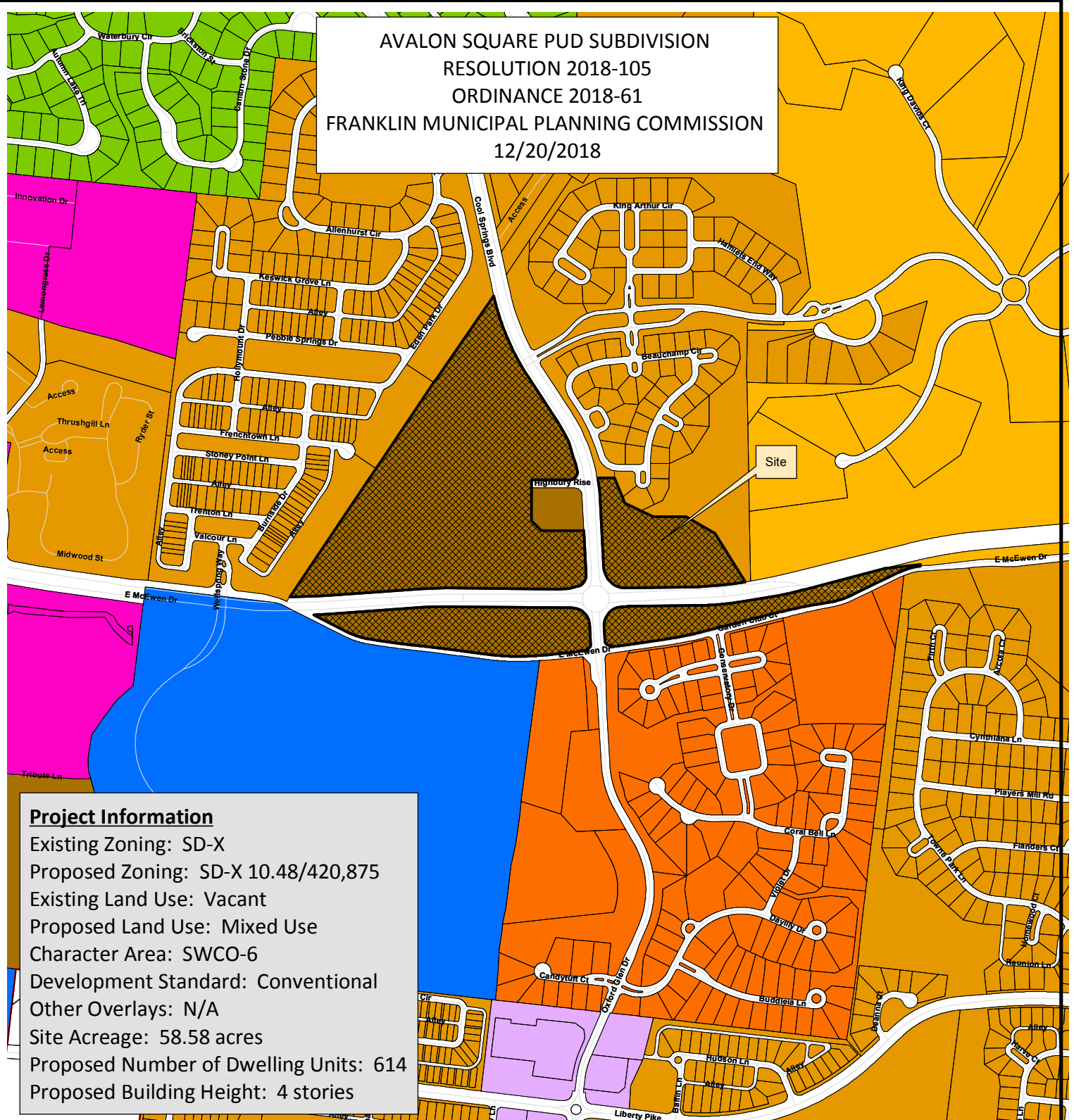
ALTA
Survey

DRAWN BY: JAG
APPVD. BY:JCW II
DATE 04/18/18
PROJ. No. 11318
SCALE: 1"= 100'

SHEET No.

2 OF 2

AVALON SQUARE PUD SUBDIVISION
RESOLUTION 2018-105
ORDINANCE 2018-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/20/2018



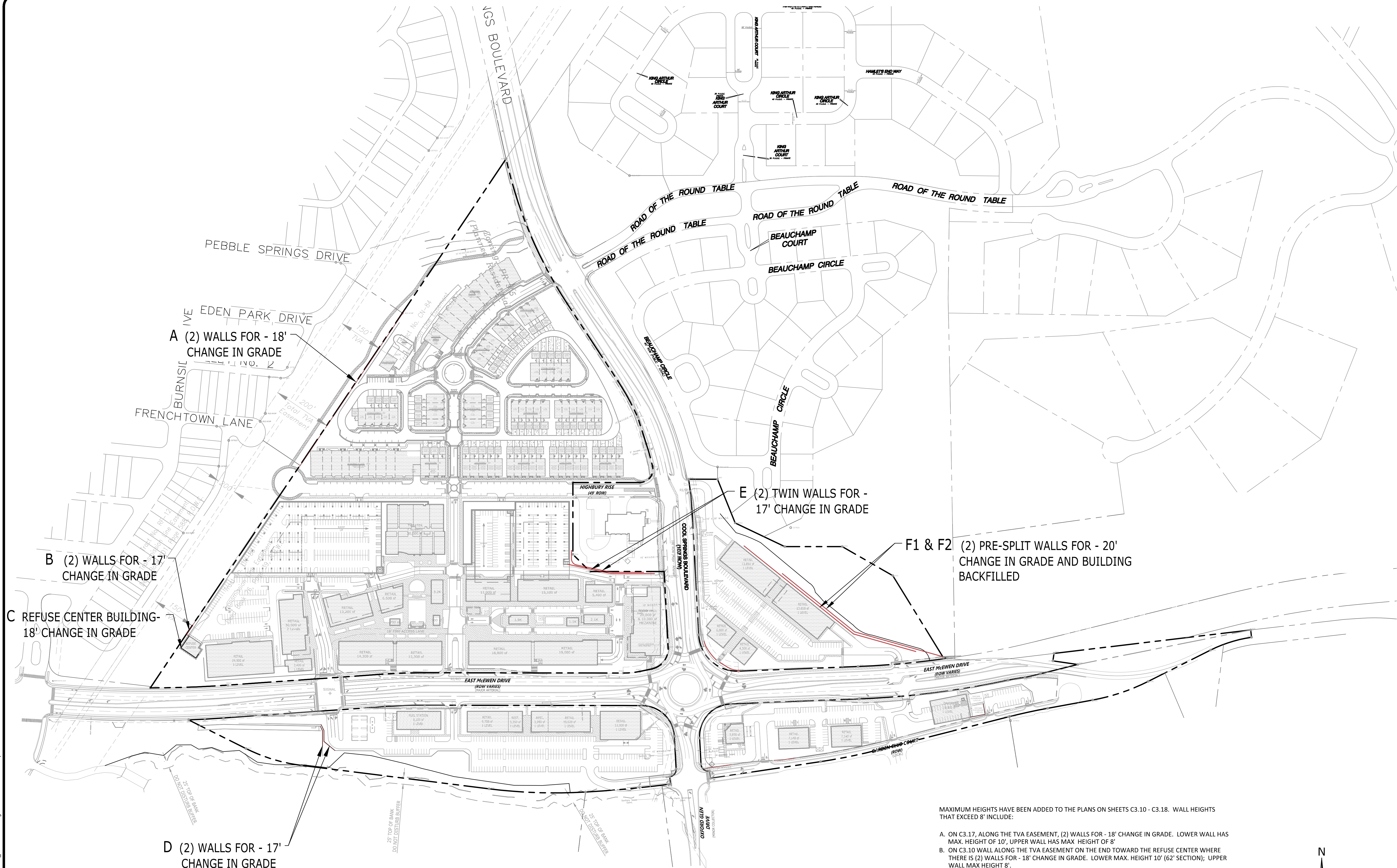
- | | |
|--|---------------------------------------|
| Avalon Square PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2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



0 375 750 1,500
 Feet

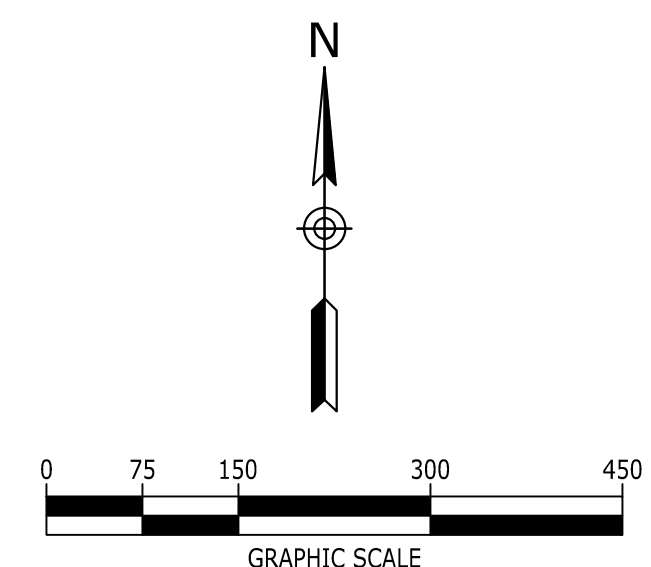
This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

P:\2017\20171000\dwg\Exhibits\20171000_WALL EXH2.dwg-WALL EXHIBIT Dec 12, 2018 ehll



MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- A. ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR -18' CHANGE IN GRADE. LOWER WALL HAS MAX. HEIGHT OF 10', UPPER WALL HAS MAX. HEIGHT OF 8'
 - B. ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR -18' CHANGE IN GRADE. LOWER MAX. HEIGHT 10' (62' SECTION); UPPER WALL MAX HEIGHT 8'
 - C. ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE. (SINGLE FOUNDATION WALL)
 - D. ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR -17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 9'; UPPER WALL MAX. HEIGHT 9'
 - E. ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR -17' CHANGE IN GRADE. LOWER WALL MAX. HEIGHT 10'; UPPER WALL MAX. HEIGHT 8'
 - F1. ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) WALLS FOR -20' CHANGE IN GRADE. BOTH WALL WILL HAVE A MAX. HEIGHT OF 12'. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN.
 - F2. MATERIAL CHANGE REQUEST FOR WALLS TO BE PRE-SPLIT ROCK.
- PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM



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

CONDITIONS OF APPROVAL:

Open Issues: 36 These issues are currently being filtered

Addressing

General Issues

182. Subdivision and Street Name Approval

lori.jarosz@franklin.tn.gov Applicant shall have all street names approved before site plan submittal. Submit to lori.jarosz@franklin.tn.gov

Engineering - PUD Plan Checklist

General Issues

40. F. Development Plan

jimmy.wiseman@franklin.tn.gov Improvements to the southern leg of the round-a-bout have been added to the scope of the City project. The development plan shall reflect the needed ROW of for these improvements.

85. F. Development Plan

jimmy.wiseman@franklin.tn.gov The applicant has requested the following improvements. Beside each improvement, a note has been added in this comment recognizing whether the request qualifies or is does not qualify for an offset agreement. All offset agreements must be approved by the Board of Mayor and Alderman in conjunction with the development plan. Estimates and itemized bid tabs shall be submitted to Engineering with the next submittal to proceed with the request.

1. Developer plans to appeal staff's decision that the traffic signal at Cool Springs Boulevard and Road of the Roundtable is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. **Does Not Qualify (Not on the Signal Master Plan)**
2. Developer plans to appeal staff's decision that the traffic signal on East McEwen Drive and the main entrance to Avalon Franklin is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. **Does Not Qualify (Not on the Signal Master Plan)**
3. Developer plans to appeal staff's decision that the 4 deceleration lanes to be constructed on Cool Springs Boulevard are not available for an offset agreement. 3 deceleration lanes are to be constructed. The 4th is already constructed at Cool Springs Boulevard and Highbury Rise (Provide 125 of storage per Traffic Impact Analysis). Please see the attached Decel Lane and Median Exhibit and the Decel Lanes Cool Springs Boulevard (Lanes #5, #6, and #9) itemized estimates. **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
4. Developer plans to appeal staff's decision that the 6 deceleration lanes to be constructed on East McEwen Drive are not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and

the Decel Lanes East McEwen (Lanes #1, #2, #3, #4, #7, & #8) itemized estimates. **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**

5. Developer requests offsets for required turn lane and median modification on Cool Springs Boulevard. See attached Decel Lane and Median Exhibit and the Median Cool Springs Boulevard estimate (Median #10). **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
6. Median Closure on East McEwen Drive. Please see attached Exhibit and the Medians East McEwen Drive (Median #12) itemized estimate. **Qualifies**
7. Developer requests offsets for median modification on East McEwen Drive. See attached Decel Lane and Median Exhibit and the Medians East McEwen estimate (Median #13). **Qualifies**
8. Developer requests offsets for required turn lane. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). **Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)**
9. Developer requests offsets for median modification on Oxford Glen Drive. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). **Qualifies**

City Staff will prepare a memo to the Board of Mayor and Alderman reflecting the applicant's request and Staff's position.

86. F. Development Plan

jimmy.wiseman@franklin.tn.gov **This is an advisory comment.** All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will be allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards.
[Edited By Jimmy Wiseman]

89. ROW Dedication

joe.marlo@franklin.tn.gov After further discussion with City of Franklin Engineering Staff, Applicant to revise drawings as follows:

1. Replace "ROW Dedication" labels on the drawings with "Future ROW"
2. Add the following note to the drawings:

"Future ROW shown on drawings shall be dedicated or reserved as follows:

1. *Future ROW required for the development of Avalon Square, along Garden Club Court, and improvements required by the Traffic Impact Study shall be dedicated to the City of Franklin at the time of construction of the improvements by final plat.*
2. *Future ROW required for City Capital Improvement Projects (East McEwen Drive Phase 4 Improvements and East McEwen Drive Roundabout) shall be reserved."*

96. Work within TVA Easement

joe.marlo@franklin.tn.gov The following comment is a Reminder to COF Staff, **but does not hinder approval of the Development Plan.**

Advisory Comment: With the Site Plan submittal, Applicant will be required to provide documentation from Ashton Park HOA and TVA showing they have no exceptions to the work proposed within their open space / easement.

112. F. Development Plan

kevin.long@franklin.tn.gov **This is an advisory comment and does not hinder the approval of this development plan.**

All streets, both public and private, shall be evaluated at the site plan stage against the City of Franklin Street Standards and the typical sections approved in this development plan. Dimensions shown on the horizontal plan view are considered conceptual in nature and are not to be considered approved. At the site plan stage, all streets not meeting City of Franklin dimensional standards shall require an exception to the Street Standards to be approved by the Engineering Department.

[Edited By Kevin Long]

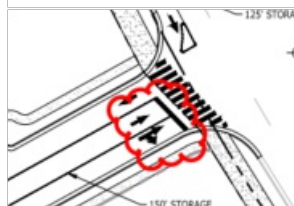
132. Traffic Impact Analysis

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to modify the intersection of Cool Springs Boulevard and Road of the Round Table (C2.18) to incorporate the results of the TIA, including the following:

1. Correct lane markings, including left turn lane arrow. Stop bar to be perpendicular to curb/gutter.

1. The project access should be constructed to include one entering lane and two exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of these turn lanes should include at least 150 feet of storage.



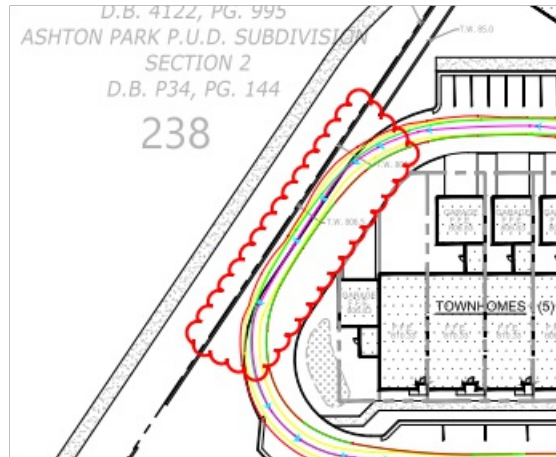
carlb@franklin.tn.gov

The applicant is hereby notified that according to the TIA, that build-out of the development as proposed is projected to create **failure of traffic flow** at the McEwen Drive roundabout during both the AM and PM peak hours, even with the COF proposed improvements to the roundabout. COF Engineering staff expects to bring this issue to the attention of the FMPC for their consideration.

136. Autoturn

joe.marlo@franklin.tn.gov

Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.

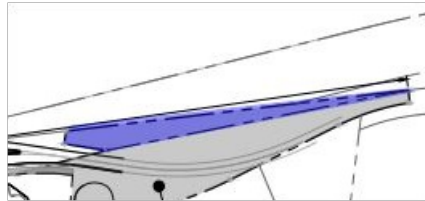


139. ROW Dedication

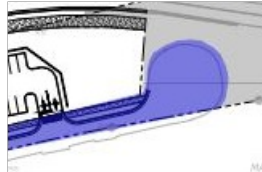
joe.marlo@franklin.tn.gov

Applicant to revise the areas of Future ROW in the southeast quadrant as indicated below.

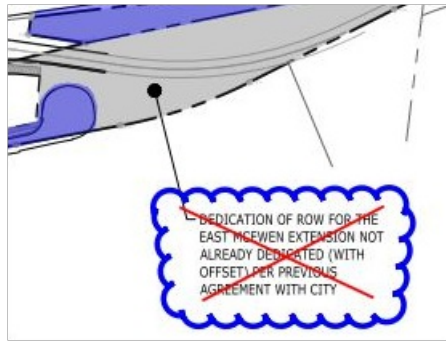
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



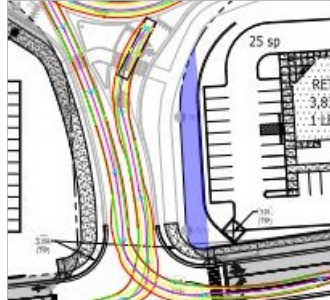
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



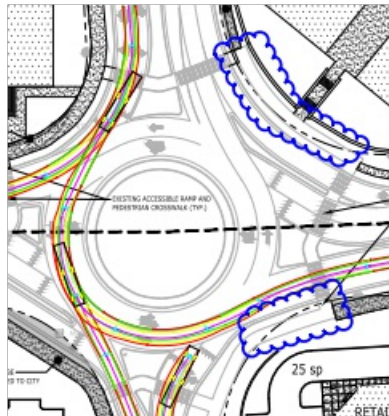
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



4. Show 'Future ROW' for the 12 feet needed for the additional lane at the south leg of the roundabout, per the TIA review. (C4.0, 4.14)



5. Show "Future ROW" for the sidewalks clouded below at the E. McEwen Drive / Cool Springs Blvd Intersection. (C4.14)



140. Gas Line Easement

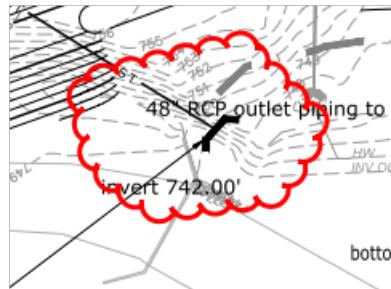
joe.marlo@franklin.tn.gov The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

Advisory Comment: At Site Plan, the Applicant will be required to show the full width of Garden Club Court milled and overlaid along the length of the relocated gas line.

147. Stream Buffer

joe.marlo@franklin.tn.gov The top of bank and stream buffer have been revised (thank you).

Applicant to remove 48" RCP outlet from stream buffer. (C3.12)



149. Storm Infrastructure

joe.marlo@franklin.tn.gov Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.**

At the Site Plan stage, Applicant to shift the proposed junction box clouded below to be out of the turn lane. (C3.13). Additionally, the 54" RCP should be directed to discharge more parallel to the retaining walls adjacent to the bioretention areas instead of perpendicular, as schematically shown in the sketch above.

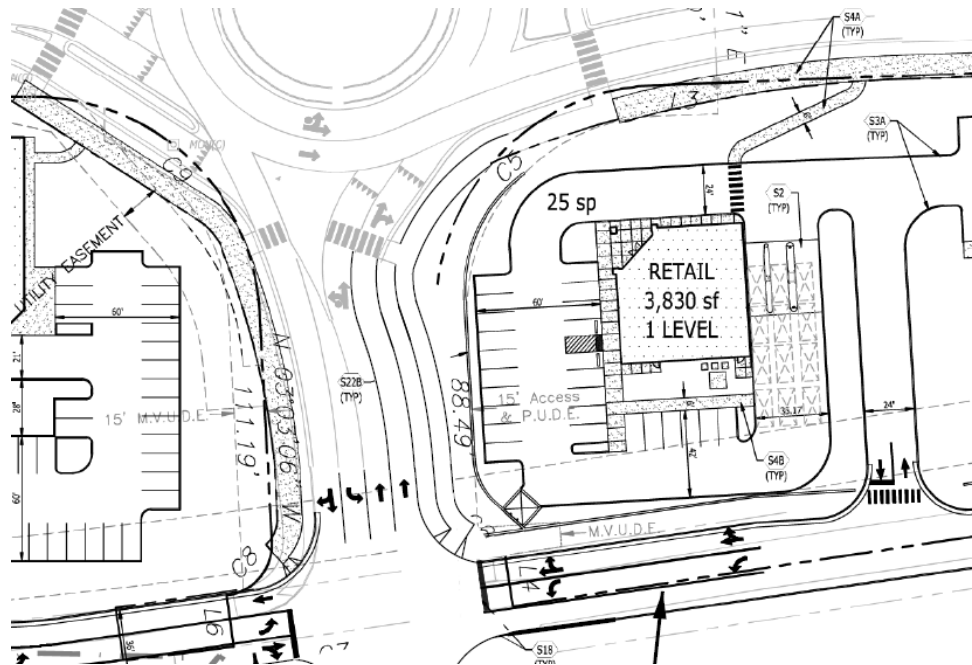
150. Sight Distance

joe.marlo@franklin.tn.gov The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

Advisory Comment: Several walls adjacent to intersections are shown on the Development Plan. At Site Plan, the Applicant will be required to show sight triangles showing that the walls do not interfere with intersection sight distance.

154. F. Development Plan

Per the third-party review of 12-11-18 as uploaded into IDT, the development impacts on the south leg of the roundabout (northbound Oxford Glen Drive) extend to approximately 500 feet south of Garden Club Court. This result indicates a recommended second northbound through lane from that point into the slip lane just south of the roundabout. Due to the constraints of making this improvement in the off-site portion of Oxford Glen Drive to the south of Garden Club Court, the applicant shall provide future ROW for adding the second lane widening of Oxford Glen Drive only between Garden Club Court and the slip lane just south of the roundabout. The applicant shall redesign the development layout on this frontage of Oxford Glen Drive accordingly to accommodate this widening, similar to that shown below.



[Edited By Carl Baughman]

155. F. Development Plan

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

159. Street Sections

joe.marlo@franklin.tn.gov Comment not adequately addressed. TND-1 section added does not appear applicable. No sections have been provided for private streets and alleys. Plan layouts do not appear to match the street sections provided.

Applicant to supplement the street section on Sheet C2.12 to include all street sections proposed in the development, including alley sections and street sections with and without on-street parking. Provide street names associated with each section. Revise streets / alleys shown on plan such that they match the street sections provided.

170. H. Stormwater Management Plan

lance.fittro@franklin.tn.gov The previous comment has largely been addressed (thank you), but the box shown below which persists on sheet C3.18 shall be removed:

BIOFILTRATION AREA
3' BOTTOM WIDTH
3:1 SIDESLOPES
1.5% SLOPE
(80% TSS REMOVAL)
FLOW CAPACITY:
Q actual = 13.3 cfs
Q capacity = 27.1 cfs

and another reference to TSS removal requirements remains in the narrative on sheet C3.01:

NORTHWEST RESIDENTIAL BLOCK
THE NORTHWEST RESIDENTIAL BLOCK OF THE DEVELOPMENT INCLUDES THOSE PORTIONS NORTH OF MCEWEN AND WEST OF COOL SPRINGS AND NORTH OF THE PRIVATE DRIVE. THE NORTHWEST RESIDENTIAL BLOCK CONSISTS OF A LARGE PORTION OF THE OVERALL DEVELOPMENT AND WILL UTILIZE SEVERAL GREEN INFRASTRUCTURE PRACTICES (GIP)S, INCLUDING BUT NOT LIMITED TO THOSE LISTED, TO ACHIEVE THE REQUIRED ~~82% TSS REMOVAL~~ BY COF. GENERALLY, SEVERAL DISTINCT BIORETENTION AREAS WILL BE STRATEGICALLY LOCATED TO BREAK THE SITE INTO SMALLER WATER QUALITY BASINS, AS WELL AS AREAS OF

Applicant shall revise the narrative for the Northwest Residential Block to read "0.18 Effective RV" rather than "82% TSS Removal".

[Edited By Lance Fittro]

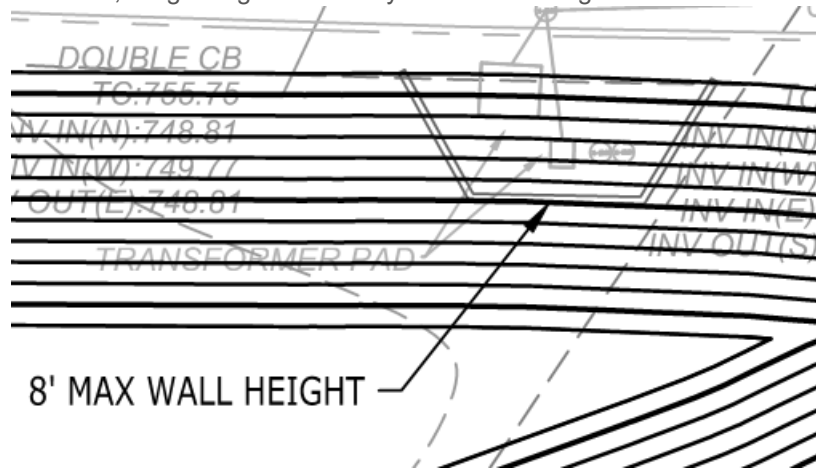
172. I. Utility Plan

lance.fittro@franklin.tn.gov Applicant shall coordinate all necessary utility relocations and easement encroachments with the utility providers and reflect the necessary details on the construction plans submitted at Site Plan. All utilities, including those of non-City entities (including TVA, Mallory Valley Utility District, Atmos Gas, Middle Tennessee Electric Membership Corporation) shall be shown on the submitted Site Plan, and any necessary revisions or relocations required reflected on the plans. It should be understood that substantial revisions to the layout of the development to accommodate utility impacts at the Site Plan stage may necessitate a revision to the Development Plan.

173. G. Grading Plan

lance.fittro@franklin.tn.gov

While a wall has been added around the transformer pad to address the previous comment, the grading in the vicinity remains unchanged:



A similar issue persists with the next transformer pad to the east (adjacent to the large bioretention installation proposed):



These issues can be addressed in detail at Site Plan stage, but applicant shall be aware that any existing City infrastructure shall be protected from impacts by the proposed grading and development. Any proposed relocation or modification of public infrastructure shall require approval of the City Engineer.

175. Easements

joe.marlo@franklin.tn.gov

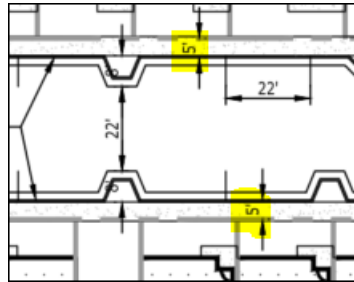
The following is a new comment due to new information shown.

Applicant to show the easements immediately to the west of the development, including the TVA easement, on Sheets C2.0 and C2.17, similar to that shown on the previous submittal.

176. Sidewalk Width

joe.marlo@franklinn.gov *The following is an Advisory Comment, **but does not hinder approval of the Development Plan.***

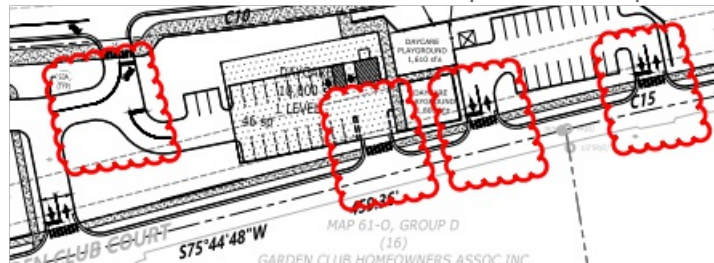
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

joe.marlo@franklinn.gov The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

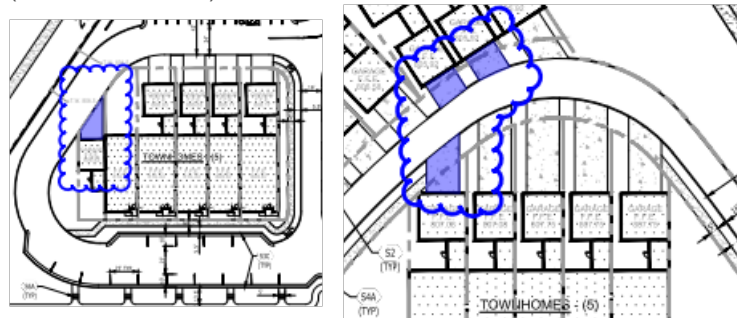
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)



180. Driveway Length

joe.marlo@franklinton.gov The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

Advisory Comment: At Site Plan, the Applicant will be required to revise driveways such that all portions of driveway lengths are either 5 feet or less, or 20 feet or more, from the edge of pavement to the face of garage, including those highlighted below. (C2.17 and C2.18)



Fire-Planning

General Issues

101. Connectivity

josh.king@franklintn.gov The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

107. Fire Protection

andyk@franklintn.gov Thank you. This is much clearer. I met with MVUD and our concept for this site differs greatly from what you have shown. Please expect more public mains, connectivity to Frenchtown Lane, public hydrants, and fire meters to serve such a large project. Additionally, any private fire line will need to meet the requirements of NFPA 24 and have indicating valves (PIVs) where appropriate.

165. On-Street Parking

andyk@franklintn.gov Thank you. We will confirm the 6.5' parking lane(s) is acceptable with engineering.

General Issue

[20171000_2018-03-08_AVALON FRANKLIN SUBMITTAL.pdf](#)

74. MVUD Application

bnutt@mvud.org MVUD understands the desire to wait until the approval for the development plan. MVUD cautions that the current plan does not reflect the water layout that will be required by MVUD. The current plan shown does not reflect the correct pipe sizing and easement locations onsite and offsite that will be required to serve this property. Developer will be required to follow MVUD design specifications including the requirement of Exclusive easements.

Parks

General Issues

20. Parkland information

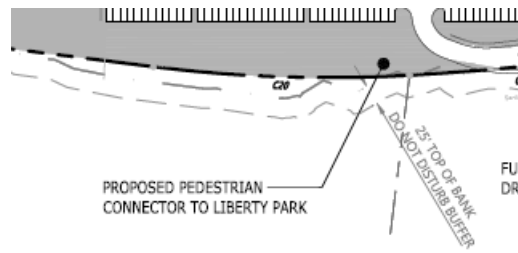
kevinl@franklintn.gov The attachment was presented by email to Josh King from Craig Baucom referring to the 172 units previously approved.

Proposed Zoning		Avalon Square		Site Statistics		
Gross Density						
	Total Acres	Residential		Commercial		
		Total Units	Units/Acre	Total SF Bldg	Actual FAR	Allow FAR
Lot 1 - Townhome Section (PC)	16.55	106				
Lot 2 - NW Corner (PC) (169,500 sf Retail / 85,350 sf Office)	19.86	66		254,850	0.348	
Lot 3 - NE Corner (PC)	7.58			37,000	0.116	
Lot 5 - SW Corner (PC)	8.54			50,000	0.139	
Lot 4 - Dedicated Fire Hall	1.76					
Lot 7 - Dedicated Police Station - Dedicated Roads	0.74 10.97					
Totals	66	172	2.61	341,850	0.119	0.6
Lot 6 - SE Corner (NC)	3.54			23,300	0.15	0.3
Lot 8 - SE (NC)	1.83			0	0.000	0.3
Residential Net Density						
Proposed Net Density for the residential portion of the project is calculated by subtracting proposed Open space and ROW from the total development.						

131. Parkland information

kevinl@franklintn.gov

There is still a reference to the connection on page C2.0. Please remove the comment.



Parks-The connection point at which you are wanting to enter the Liberty Park property will not work for Parks. The design of hole 3 of the disk golf course will be impacted with this access. To make a connection to this park would take a large bridge and would be intrusive to the park currently. At this time, Parks will not support the MOS for the connection as you have sidewalk connection to the park currently. Fees shall be required for the total amount. When the next phase of Liberty is being considered, a connection point can be discussed and incorporated with this phase of construction.

[Edited By Kevin Lindsey]

Planning

General Issues

178. Architecture

amy.diaz-
barriga@franklintn.gov

It is our understanding that the refuse center at the southwest corner of the development is to be a fully enclosed building, and not merely a screen wall as depicted in the plans. As such, the applicant shall change this label to reflect their design intent.

The applicant shall also be aware that this building will require elevations at site plan, meeting the standards of section 5.3.6 of the Zoning Ordinance.

183. Townhome Section

josh.king@franklintn.gov

To be addressed at site plan

This section of townhomes is not approvable as designed. Applicant shall provide an alley type cross section for the area behind the townhomes and the future pool complex or redesign this area to meet COF standards for multifamily.

Stormwater

General Issues

158. Installation

ellen.moore@franklintn.gov *This comment is an advisory comment and does not hide PUD approval.*

Stormwater Management features that serve multiple phases shall be installed within the infrastructure site plan or with the first site plan within the contributing drainage area of the stormwater management features. Sureties pertaining to the stormwater features shall not be released until all contributing drainage area is built out and stabilized.

[Edited By Ellen Moore]

160. Riparian Buffer

jeff.willoughby@franklintn.gov As explained both in a meeting with City staff, and an email sent to the applicant on November 19, 2018, a stream buffer variance submittal will be required due to the turn lanes encroaching into the 25' stream buffer. This shall be submitted and approved prior to development plan approval.

181. Permits

Doug.Noonan@franklintn.gov Advisory comment: All TDEC permits appear to be expired/inactive. All construction activity shall be covered under an active CGP NOC and any stream alterations shall covered under an active ARAP NOC

Water/Sewer

General Issues

83. Sanitary sewer Availability

ben.mcneil@franklintn.gov *****This comment is to remain open until the issue with the offsite sanitary sewer solution has been agreed upon and a plan in place.*****

The City of Franklin Water Management department is currently finalizing the extent of offsite requirements for approvals of the development plan. There will be sanitary sewer upgrades required and identifying the proportionate share for the applicant is a priority. The applicant will be required to meet with Franklin Water Management to review the findings as soon as they have been completed. The development plan cannot move forward to one stop until all offsite agreements have gone to BOMA and approved. The applicant shall contact Ben McNeil or Scott Andrews for questions. (615) 794-4554











**ROAD IMPACT FEE OFFSET AGREEMENT
COF CONTRACT No. 2018-0231**

This agreement is entered into between THE CITY OF FRANKLIN, TENNESSEE (“City”) and Sunnybrook Investment Company, LLC, (“Developer”), on this the _____ day of _____, 2018, pursuant to Title 16, Chapter 4 of the Franklin Municipal Code (“FMC”).

WHEREAS, the Developer has previously submitted to the Franklin Municipal Planning Commission a Development Plan for Carothers Chase PUD Subdivision (the “Development Project”); and

WHEREAS, the City has required the Developer to design and construct certain roadway improvements to include the dedication of collector right-of-way, the engineering design of non-site related collector improvements and/or the construction of certain non-site related collector improvements as a requirement of the Development Project; and

WHEREAS, the estimated Collector Impact Fees to be generated by the development is One Hundred Fifty Thousand Three Hundred and 00/100 Dollars (\$150,300.00) (45 single-family homes at \$3,340/single-family home); and

WHEREAS, the Developer has made application to offset a portion of the costs of construction of these improvements against any Road Impact Fees due from the Development Project, and the estimated amount of such eligible costs, and potential offset, was determined by the Road Impact Fee Administrator (City Engineer) on September 14, 2018, to be \$312,250.00 as shown on Exhibit A.

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

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Developer has submitted reliable information, as shown in Exhibit A, related to the costs of construction of the following arterial roadway improvements and/or works:

South Carothers Roadway

3. The total estimated costs of engineering/design, right-of-way and construction of the Improvements is **Three Hundred Twelve Thousand Two Hundred Fifty and No/100 Dollars (\$312,250.00)** for the Development Project and the total reimbursement to the Developer is **One Hundred Fifty Thousand Three Hundred and No/100 Dollars (\$150,300.00)**. The following costs are specifically excluded: fiscal cost, including interest of money borrowed to finance the construction, cost for utility relocations, turn lanes, internal management fees and signals improvements that benefit solely the development and not the collector roadway. **At no time shall reimbursement exceed the Collector Impact Fees collected as part of the Development Project.**
4. Pursuant to the Franklin Municipal Code, the eligible reimbursement shall not exceed the total of the Collector Road Impact Fees due for the Development Project and the City agrees to contribute the Collector Impact Fees collected as part of the Carothers Chase PUD Development Project.

5. The Developer shall be responsible for obtaining all offsite right-of-way and easements associated with the offsite collector improvements. Should negotiations fail, the city agrees to acquire the right-of-way and easements necessary for the Collector Roadway Improvements as shown in Exhibit A.
6. The City Engineer shall review and approve all design contracts, ROW acquisition offers and construction bids prior to the spending of any funding in which the Developer is seeking reimbursement from the City. The Developer agrees that failure to obtain contract approval from the City Engineer may result in loss of City funding / reimbursement.
7. Reimbursement of funding is contingent upon the Franklin Municipal Planning Commission approval to reclassify South Carothers Roadway as a Collector Road. Should this amendment be disapproved by the Franklin Municipal Planning Commission, the developer agrees to make all improvements required as part of the Development Plan approval.
8. The Developer may submit periodic invoices to the City during the course of construction (not more frequently than every ninety (90) days), which invoices shall be payable within thirty (30) days after approval by the Road Impact Fee Administrator (City Engineer), subject to collected impact fees and paragraph 3 above. Invoices shall include copies of approved contracts and invoices associated with the collector roadway improvements and copies of checks to show proof of payment.
9. Within 60 days of completion and acceptance of the improvements, the Developer and the City shall settle on a final billing. The Developer will provide reasonable documentation for all such cost and provide notarized release of liens.
10. The City and Developer agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
11. The City shall have no liability except as specifically provided in this Agreement.
12. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
13. Entire Agreement. This Agreement together with its exhibit(s) constitutes the entire agreement between the parties and may not be modified except as by a written agreement by both parties.

Approved by the Franklin Board of Mayor and Aldermen on _____, 2018.

WITNESS our hands on the dates as indicated.

DEVELOPER

Sunnybrook Investment Company, LLC.

By: _____

Print Name: _____

Title: _____

STATE OF TENNESSEE)

)

COUNTY OF _____)

Before me, _____, a Notary Public of said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ (or other officer authorized to execute the instrument) of _____, the within named bargainor, a _____, and that _____ as such _____ executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____

CITY

CITY OF FRANKLIN, TENNESSEE,
a municipality

By: _____
DR. KEN MOORE
Mayor

Date: _____

By: _____
ERIC S. STUCKEY
City Administrator

Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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

Witness my hand and seal this day of , 20 .

Notary Public
My Commission Expires

Approved as to form by:

Tiffani M. Pope, Staff Attorney



9/14/18

JOBSITE: CAROTHERS ROAD IMPROVEMENTS
FRANKLIN, TN USA
ENGINEER: DEWEY ENGINEERING
PROJECT #:
PLAN DATE: 8/2/18

RE: BUDGET PROPOSAL: GRADING, EROSION CONTROL, STORM DRAINAGE, PAVING,
CONCRETE SIDEWALK, CURB & GUTTER, AND STRIPING

I. GRADING & EROSION CONTROL

1. Mobilization
2. Survey & Layout (*Jarrett Builders Scopes only*)
3. Clearing & Grubbing Per Plans
4. Install silt fence per plans
5. Install inlet protection per plans
6. Strip and stock pile 6" of topsoil in designated area
7. Cut and fill site to subgrade per plans +/- 0.1 (*Site, Concrete Flatwork, Curb & Building pad to be at subgrade / excludes shoring of any kind, installation of stone, or foundation excavation*)
8. Place 6" of topsoil per plans (*haul surplus topsoil off site*)
9. Fine Grading (*Dozer finish, no handwork, not sifted*)

- Bid excludes undercut and rock excavation as there is no Geo-report

II. STORM DRAINAGE

1. Install approx. 750' lf of 30" RCP Drainage Pipe
2. Install (5) – Storm Drainage Structures
3. Installation & acceptance to Local Standard & Procedure

HEAVY DUTY PAVING TO INCLUDE:

1. Place 10" average compacted thickness of Crush Stone Base
2. Prime Coat as needed
3. Place 4" average compacted thickness of A Mix
4. Place 3" average compacted thickness of Binder Mix
5. Tack Coat as needed
6. Place 1.5" average compacted thickness of Surface E Mix
7. Install Thermo Plastic Striping per plans
8. Install Curb and Gutter
9. Install Sidewalk

Total Cost of Work Described Above: \$ 312,250.00

- Price does not include landscaping or irrigation

*1106 Lebanon Pike, Nashville, TN 37210
Phone (615) 515 - 1270 / Fax (615) 515 - 1271*

Initials _____



Scope of Work	Quantity	Unit	Unit Price	Total
Survey and Layout	1	LS	\$ 5,900.00	\$ 5,900.00
Silt Fence	690	LF	\$ 3.50	\$ 2,415.00
30" RCP Storm Drain	750	LF	\$ 125.00	\$ 93,750.00
Catch Basin	5	EA	\$ 5,200.00	\$ 26,000.00
Grading	1	LS	\$36,236.00	\$ 36,236.00
Topsoil off and back	1	LS	\$ 5,800.00	\$ 5,800.00
Sidewalk	3450	SF	\$ 6.60	\$ 22,770.00
Curb and Gutter	690	LF	\$ 33.00	\$ 22,770.00
Traffic Control	1	LS	\$ 5,500.00	\$ 5,500.00
Thermo Plastic Pavement Marki	1	LS	\$12,000.00	\$ 12,000.00
Base Binder and A Mix	770	SY	\$ 65.90	\$ 50,743.00
Surface Mix	2600	SY	\$ 10.91	\$ 28,366.00
		Total		\$312,250.00

Notes & Exclusions:

- a. **Proposal to be used for Budget purposes only. Actual cost may vary.**
- b. Bid honored for (30) days after proposal date.
- c. Bid includes (1) mobilization and demobilization, additional mobilizations will be priced accordingly if required.
- d. Bid provided is based off civil drawings only. Bid excludes any & all work associated with any other divisional plans including but not limited to plumbing / architectural / etc.
- e. Storm invert elevations not provided. Bid assumes storm invert elevation to be 6' v.f. or less. Depth exceeding 6' v.f. may alter pricing.
- f. Bid excludes sifting of any topsoil or fill material.
- g. Bid excludes handling any hazard material
- h. Bid excludes rock excavation, see rates below if required:
 - i. Excavator with 10,000 lb hammer and operator: **\$475.00 per hour**
 - ii. Excavator with 5,500 lb hammer and operator: **\$295.00 per hour**
 - iii. Excavator with 2,500 lb hammer and operator: **\$250.00 per hour**
1. *Rates above have 4-hour daily minimums*
- i. Geotechnical Report is inconclusive for utility installation. Rock excavation is excluded. Rock Excavation rates (hourly / cubic yard / lump sum) are available upon request.
- j. Bid excludes cleaning of pipe debris outside the limits of worked in existing pipe described above.
- k. Bid excludes Dewatering / Rock Excavation or Undercut / Sifting Topsoil / Excavation beyond 6' vertical feet / Ductile after backflow / Fire Meter / Backflows / FDC (*storz or knox locks not specified on plans and are excluded*) / PIV / Hydrants / Pressure Regulating Devices / Base Stone / Asphalt / Concrete (**See Alternate**) / Relocation, Demo, Abandonment or Adjustments of existing utilities or structures / Other Utilities Not Listed / Irrigation / Irrigation Past Backflow / Grading / Shoring / Soil Testing / Electrical to Appurtenances / Retaining Walls, Fences, Bollards or Railing / Structural Excavation or Backfill (*retaining walls, footers, buildings,*

*1106 Lebanon Pike, Nashville, TN 37210
Phone (615) 515 - 1270 / Fax (615) 515 - 1271*

Initials _____



etc.) / Signage (traffic controls, etc...) / landscaping, seed, straw, matting, sod, watering or maintenance of dirt or landscape / Bonds, Fees, Permits, / Erosion Control, Tree Protection or removal / Survey, Engineering Work (traffic control plan, SWPP, etc.) or GPS - As Built Drawings / Export of spoil material off site (**See Alternate**) / Temporary Water / Work After Hours (*weekends / nights*) / TDOT Road Work / Tunneling, Boring, Casing or Encasement / TV or Camera of Lines / Not liable or responsible for other trades trash, debris or spoils / Adapters for roof drains are excluded (*unless specified above*) / pavement repair/restoration of existing asphalt due to limited access of jobsite /

- I. Bid per scope & plan referenced above, any alterations or additional requirements by governing authority or from any unforeseen preexisting underground conditions (*structures, sinkholes, etc.*) will be priced accordingly.

Accepted by:

Print: _____

Sign: _____

Date: _____

*Signature indicates owner and / or representative accepts all pricing, notes and conditions stated in said proposal.
Original signed copy to be mailed & returned with contract.*

Please call Michael Wood at 615-979-5369 with any questions or email to
michael@jarrettbuildersinc.com

Please call Justin Luther at 615-499-9070 with any questions or email to
justin@jarrettbuildersinc.com

Please call Mitize Stidham at 615-571-7312 with any questions or email to
mitize@jarrettbuildersinc.com

Please call Joseph Smith at 629-333-5947 with any questions or email to
joe@jarrettbuildersinc.com

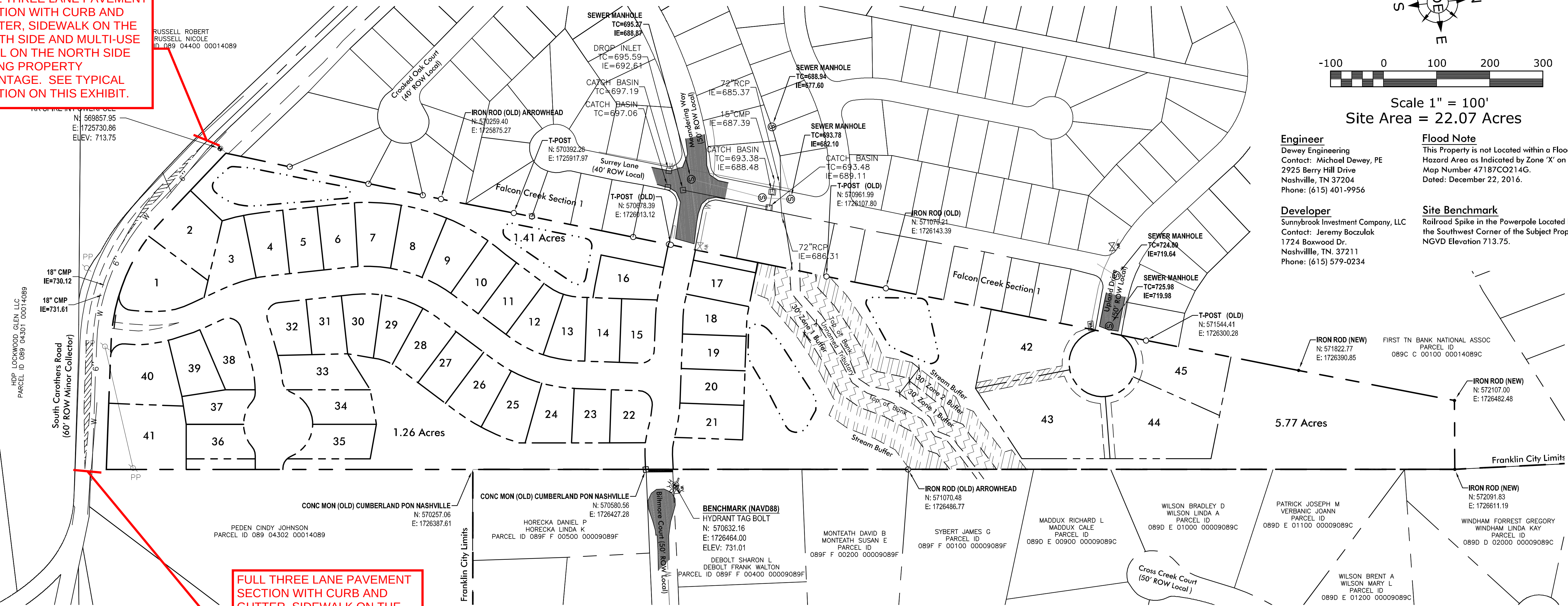
Please call Luke Cain at 615-487-4509 with any questions or email to
luke@jarrettbuildersinc.com

*1106 Lebanon Pike, Nashville, TN 37210
Phone (615) 515 - 1270 / Fax (615) 515 - 1271*

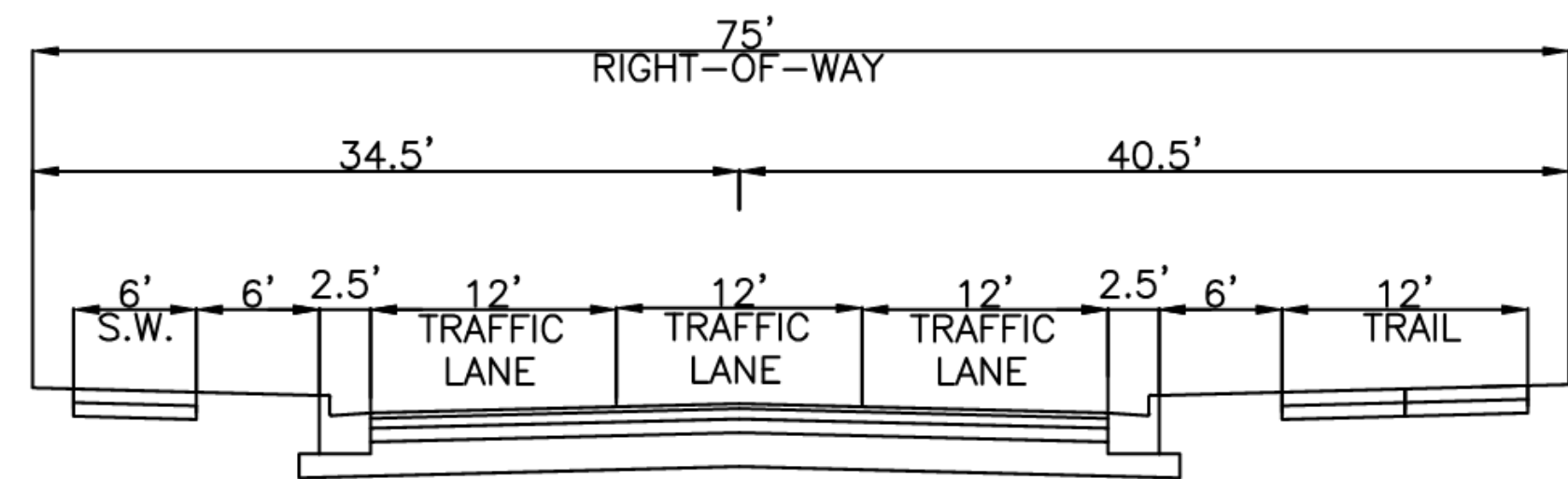
Initials _____

FULL THREE LANE PAVEMENT SECTION WITH CURB AND GUTTER, SIDEWALK ON THE SOUTH SIDE AND MULTI-USE TRAIL ON THE NORTH SIDE ALONG PROPERTY FRONTAGE. SEE TYPICAL SECTION ON THIS EXHIBIT.

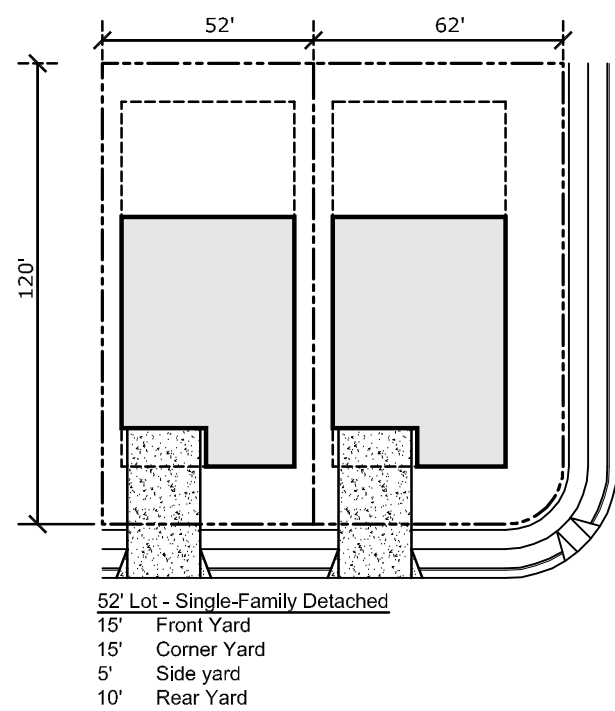
RUSSELL ROBERT
RUSSELL NICOLE
D. 089 04400 00014089



FULL THREE LANE PAVEMENT SECTION WITH CURB AND GUTTER, SIDEWALK ON THE SOUTH SIDE AND MULTI-USE TRAIL ON THE NORTH SIDE ALONG PROPERTY FRONTAGE. SEE TYPICAL SECTION ON THIS EXHIBIT.



TYPICAL SECTION
SOUTH CAROTHERS ROAD



Lot Standards

Typical House Square Footage - 2,200 - 3,000 sf

- Notes:
- * Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
 - + Denotes Critical Tree Lots.
 - All Street Lights Shall Have a LED Light Source

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.
45 SFUE * 350 GPD = 15,750 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY AND SURREY LANE & UPLAND DRIVE. SEWER SHALL BE EXTENDED WEST ALONG SOUTH CAROTHERS ROAD TO THE EXISTING PUMP STATION LOCATED IN FALCON CREEK, SECTION 2.

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS NOT AVAILABLE

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPETH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

POLICE AND FIRE
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

RECREATION FACILITIES
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
45 X .64 = 28.8 STUDENTS

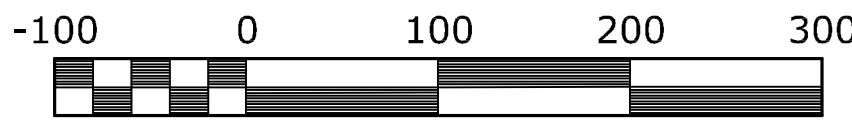
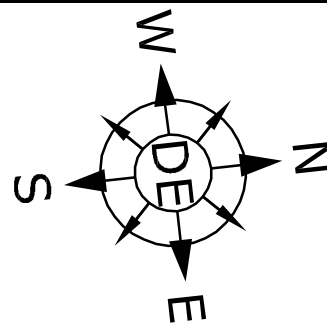
REFUSE COLLECTION
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

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

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: MECO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.
1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

LOCAL COMPATIBILITY
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.



Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

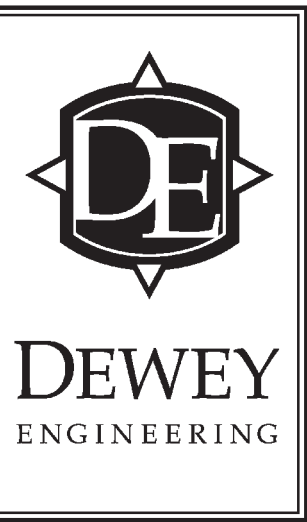
Revisions:

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: August 23, 2018

Carothers Chase
Development Plan

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall
Development
Plan

Job No. 17048

C2.0

Exhibit A
COF Contract 2014-0209
Amendment No. 4



December 11, 2018

Mr. William Banks
City of Franklin, Tennessee
109 3rd Avenue South
Franklin, TN 37064

Re: Proposal for Additional Scope of Work
Franklin Road Corridor Improvements, Harpeth
Bridge to Harpeth Industrial Court, COF Contract
No. 2014-0209

Dear William:

In follow-up to our recent conversations, we are submitting this proposal related to additional services for the Franklin Road project to address the requested changes and to finalize the drawings for construction this upcoming year. The following is a list of items that are required to accomplish this.

1. At this time, we are aware of needed plan revisions to seven (7) different parcels based upon meetings between Ben Worley and the property owners. Additional meetings are forthcoming and additional revisions are anticipated.
2. Extend proposed sidewalks to the north side of Hooper Lane.
3. Addition of storm structures for yard inlet connections.
4. Regrading of the property along Harlinsdale Farm with a 4:1 maximum slope.
5. Update Erosion and Sediment Control Plans.
6. Updated Landscaping Plans to accurately reflect the City arborists determination on trees to remain and to be removed and cross-sections as needed.
7. Update Property Maps, Acquisition Tables and General Notes to accurately reflect the secured easements and current TDOT standards.
8. The majority of the legal descriptions and exhibits have been completed for this project, with the exception of Tracts 1 and 32. No revisions to previously prepared legal descriptions and exhibits are anticipated (nor included in our fee proposal) at this time. One legal description and two-page exhibit is anticipated for each parcel.
9. Once all of the plan revisions are completed, we will tabulate all of the anticipated quantities and provide an updated Opinion of Probable Construction Costs. Although quantities were previously provided, due to the number of revisions since 2014, all quantities will need to be reviewed and updated for accuracy.
10. Revise the Traffic Control Plans to accurately reflect the constructability of the project including the additional underground utilities that were recently added under Franklin Road.
11. Finalize the traffic signal design along Franklin Road at Old Liberty Pike and New Liberty Pike. Revisions include the use of Wavetronix Detection Devices, replacement of existing traffic signal poles at Liberty Pike, installation of LED street signs and installation of traffic signal arrows onto side streets. Revise signage and pavement marking plans to accommodate the City's decision regarding revised drive lane widths and unshared bike lanes. This also includes the addition of pavement marking plans along Franklin Road/Main Street) between 1st Avenue and the north side of the Harpeth River Bridge. (Aerial imagery and City GIS information will be utilized for this section.)



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Mr. William Banks

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12. Finalize decorative hand rail details for retaining wall adjacent to the Harpeth River Bridge and provide sign details for Mapco, McCall's and the Harpeth Meadows Subdivision and related submittals/coordination to/with appropriate City Departments for review and approval.
13. Finalize lighting plans in accordance with current TDOT requirements utilizing the luminaires and light poles previously selected.
14. Revise and update Electric and Telecommunications Plans. This includes the addition of AT&T fiber optic duct bank and manhole system to accommodate the relocation of the existing underground AT&T facilities, AT&T revisions finalizing service connections and tie-in points, revising Comcast facilities, revising Level 3 facilities per the FCS design, revise MTEMC plans, revise Windstream plans, finalize XO communications design and Zayo design. This also includes one (1) trip to the project area for PTA (Electrical Engineer) to coordinate final design revisions, field investigation and a meeting with the utility companies. It is anticipated that a City representative will be present for any field investigations that include entry into buildings. Review all potential utility conflicts.
15. Prepare Atmos Gas Line Plans as directed by the Atmos Gas Company.
16. Utilize the Sanitary Sewer plans previously provided by SSR to prepare current sanitary sewer plans and profiles that reflect the changes, as directed by the City, to accommodate property owner concerns regarding tree removals and to minimize impacts to private property. This includes checking potential conflicts with the relocation of overhead utilities, water mains, storm sewers and gas lines.
17. Utilize the Water Main plans previously provided by SSR to prepare current water main plans and profiles that reflect the changes, as directed by the City, to accommodate property owner concerns regarding tree removals and to minimize impacts to private property. This includes checking potential conflicts with the relocation of overhead utilities, sanitary sewers, storm sewers and gas lines.
18. Submit plans to City, TDOT and utilities for review, revise plans per comments and provide one resubmission for final approval.
19. Prepare bid book utilizing current City of Franklin contract documents and requirements.

The total for all of the aforementioned items is \$131,740, which includes reimbursable expenses. Understanding that our current agreement does include some of these items and further recognizing that the available funds in our current agreement totals approximately \$28,000, we are requesting an additional \$103,740 to complete the Franklin Road plans.

Again, CT is very pleased to continue our working relationship with the City of Franklin on the Franklin Road Project. Please review the proposal and call me at 615-349-4025 or by email at jgolias@ctconsultants.com to discuss any questions you may have.

Respectfully,

CT Consultants, Inc.

James G. Golias II, P.E.
Regional Manager



HISTORIC
FRANKLIN
TENNESSEE

**CERTIFICATE OF COMPLIANCE
(RENEWAL)**

RETAIL FOOD STORE WINE

(Publix Tennessee, LLC #1529) – (5021 Hughes Crossing Boulevard, Franklin, TN 37064)

The City of Franklin hereby certifies the following facts concerning application in the name of Michael H. Mayhew (Managing Agent) with Publix Tennessee, LLC, and Executive Officers Randall T. Jones, John a Attaway, Jr., David Patrick Phillips, Joseph DiBenedetto, and Jeffrey G. Chamberlain, who have made application for a Certificate of Compliance to sell retail food store wine at 5021 Hughes Crossing Boulevard, Franklin, TN, 37064 which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 8th day of January, 2019

Dr. Ken Moore, Mayor
City of Franklin

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

RESOLUTION 2018-108
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 22nd day of January, 2019.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

By: _____
ERIC S. STUCKEY
City Recorder

By: _____
DR. KEN MOORE
Mayor