



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 25, 2024

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

1. Staff Presentation
2. Public comments
3. Applicant presentation, and
4. Motion / discussion / vote

Applicants are encouraged to attend the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov before noon on the day of the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 14, 2023, FMPC Minutes.

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

ANNOUNCEMENTS**CONSENT AGENDA**

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

3. Consideration Of Approval Of Items 4-28 On The Consent Agenda.

SITE PLAN SURETIES

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage And Sidewalks Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Landscaping Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Sections 2-6; Accept The Landscaping Buffer Management, Landscaping Section 3, Landscaping Section 4 And Landscaping Section 6 Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1; Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2 And Landscaping Phase 3 Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sewer, Sidewalks And Streets Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Carothers Development Property Subdivision, Site Plan, Lot 2; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Replacement Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Get Ready Subdivision, Site Plan; Accept The Drainage Improvement, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Extend The Performance Agreement For Landscaping (Building C) Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement, (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

19. Longview Subdivision, Site Plan, Lots 11 and 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

20. Preserve At Echo Estates PUD Subdivision, Site Plan; Accept The Landscaping Section 2 Buffers Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

21. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

22. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

23. Seward Hall Subdivision, Final Plat; Extend The Performance Agreement For Left Turn Lane And Stormwater Drainage Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

24. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Extend The Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

25. Tap Root Hills PUD Subdivision, Final Plat, Section 1; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

26. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

27. Westhaven PUD Subdivision, Final Plat, Section 34; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

28. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

29. Consideration Of Resolution 2023-81, A Resolution Amending The Tuck Away PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga

REZONINGS/DEVELOPMENT PLANS

30. Consideration Of Ordinance 2023-42, An Ordinance to Rezone 2.004 Acres From Residential 3 (R3) District To Civic Institutional (CI) District For the Property Located South Of Del Rio Pike And West Of Alexander Drive, At 810 Del Rio Pike.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

31. Consideration Of Ordinance 2023-43, An Ordinance To Rezone 93.32 Acres From Planned (PD 12.76/1,156,378/315) District To Planned (PD 15.15/1,092,515/315) District For The Property Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive (McEwen Place Town Center PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

32. Consideration Of Resolution 2023-84, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 07:02 PM

Board Members Present: Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, Ann Petersen, Jennifer Williamson

Board Members Absent: None

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on a non-consent agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Lindsey asked for citizen comments. There were none.

Comments on agenda items may be made in person at City Hall or by emailing recorder@franklinton.gov by noon on the day prior to the meeting. Comments will be submitted for the record.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 26, 2023 FMPC Minutes.

Sponsors:

- Attachments:**
1. FINAL October 26 2023 FMPC Minutes
 2. Item#26 Applicant Handout

Chair Lindsey asked for a motion to approve the Minutes from the October 26, 2023, FMPC meeting.

Commissioner Harrison moved, seconded by Commissioner McLemore, to Approve the Minutes.

Chair Lindsey asked for a roll call vote. The motion carried 9-0.

ANNOUNCEMENTS

Chair Lindsey asked if Staff had any announcements. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3-9 And 11-13 On The Consent Agenda.

Sponsors:

- Attachments:** None

Chair Lindsey called for a motion to approve the Consent Agenda items 3-9 and 11-13.

Commissioner Harrison moved, seconded by Commissioner Orr, to Approve items 3-9 and 11-13 on the Consent Agenda.

Chair Lindsey asked for a roll call vote. The motion carried 9-0.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 2; Accept The Sidewalk Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Streets Improvement To June 27, 2024. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

5. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvement To December 12, 2024. (CONSENT AGENDA)

- Sponsors:** Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

6. Echelon PUD Subdivision, Final Plat, Section 2; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

7. Highland At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

8. Preserve At Echo Estates PUD Subdivision, Final Plat, Section 2; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

9. Quail Hollow Business Park Subdivision, Final Plat, Section 2, Revision 4; Extend The Maintenance Agreement For Sewer Improvement to December 12, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

This item was approved on the Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

10. Consideration Of Resolution 2023-74, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A Special Consideration For Properties Located On The "East Side Of Columbia Avenue Between Ninth Avenue and Blackburn Street" for the Neighborhood Mixed-Use Design Concept.

Sponsors: Emily Wright, Andrew Orr, Teresa Anderson, Kelly Dannenfelser

Attachments:

1. Location Map
2. Applicant Submittal
3. Resolution 2023-074
4. Heritage Foundation Letter

Staff: Teresa Anderson. This application request is to add a new Special Consideration to the Neighborhood Mixed-Use Design Concept called "East side of Columbia Avenue Between Ninth Avenue and Blackburn Street". The Special Consideration includes four parcels along Columbia Avenue, starting with the Handy Hardware site and stretching to the

Branch Building Group Building. The property currently falls into the “Columbia Avenue between Five Points to Fowlkes Street” Neighborhood Mixed-Use Special Consideration and the Columbia Avenue Overlay district. The applicant is requesting the current Special Consideration, which allows a maximum height of two stories, to be removed for these properties and replaced with the proposed language to only apply to the four parcels between Ninth Avenue and Blackburn Street on the east side of Columbia Avenue. The proposed Special Consideration reads as follows:

“New development should be two stories in height along the street but may be up to three-and-one-half stories if the upper story-and-a-half is recessed a minimum of 10 feet from the lower floors. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.” The Applicant is also requesting the removal of Figure 4.3 Conceptual Plan - Columbia Avenue between Five Points and Fowlkes Street, which shows which buildings should be preserved along Columbia Avenue.

1. Since the adoption of Envision Franklin in 2017, there have not been major changes to the built environment along Columbia Ave. The corridor had already seen some redevelopment by 2016, including the TMA building (two stories), the Synergy Bank buildings (two stories on Columbia Ave and three stories on 9th), the Police Headquarters (two stories on Columbia with an exposed lower level on 9th Ave), and the AutoZone building (one story). In 2016, the Columbia Avenue Overlay District was updated, and the height maximum was a point of discussion during the public process. Due to the low-scale nature of the corridor between Five Points and Fowlkes Street, including the historic Handy Hardware building, as well as the historic buildings and National Historic Landmark (the Carter House south of Fowlkes Street, the building height maximum was reduced to two stories with a provision for the largest parcel, the HG Hill Property, that may have three-story buildings internal to the site since the topography falls away from Columbia Avenue. With this application, the developer has acquired multiple adjoining small, shallow parcels along Columbia Avenue and seeks to take a master-planned approach.
2. The proposal is generally consistent with the intent of the Plan, but the staff has concerns about building height exceeding three stories because it would be taller than the maximum height recommendation for the Main Street design concept and because of the precedent it may set for the Columbia Avenue corridor with continued redevelopment pressures.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved. At more than three stories, this development would be the tallest on Columbia Avenue and, across four parcels, could create an abrupt change in massing and scale, especially to those properties on Cummins Street. The staff believes a building height of two stories with a recessed third story is more appropriate due to the prevailing building heights of existing buildings, the low-scale residential character along Cummins Street, and the desired vision of the corridor based upon previous community outreach.
4. This proposal should not negatively impact the health or safety of residents, outside of construction-related disturbances.
5. Amending Envision Franklin for these properties could improve the quality of life for residents by activating this part of Columbia Avenue with a vibrant mixed-use project in a walkable area. A virtual neighborhood meeting was held on October 5th, 2023. A recording of the meeting is located on the City’s website at www.franklintn.gov/neighborhoodmeetings. The meeting was attended by nearby residents along Cummins Street who were mainly concerned with parking and extra traffic.

Project Considerations:

The four parcels considered have a depth of only about half of a typical standard block dimension, meaning the development envelope and required parking will be more difficult to achieve, so the applicant is seeking to provide underground parking. The project also includes the historic Handy Hardware building which will be preserved as part of the project. All other buildings are proposed to be demolished. The staff generally agrees that through careful architectural design, a recessed third story could be appropriate. However, the staff has concerns about building heights exceeding three stories due to the existing low-scale character of Columbia Avenue, the low-scale residential uses along Cummins Street, and the public outreach that occurred in 2016 which informed the current policy. The staff recognizes that the shallowness of the parcels combined with the City’s parking requirements for their proposed uses, makes it challenging to redevelop properties at this location. If the plan amendment is successful, the staff will initiate a zoning text amendment to the Columbia Avenue Overlay related to building height. Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin’s Zoning Ordinance. Approval of the Envision Franklin plan amendment should not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of a future process to ensure the development meets all requirements.

Recommendations:

Staff recommends approval, with the condition that the applicant's proposed language for the amendment reflect two stories with a recessed third.

Public (not necessarily in speaking order):

Bari Beasley, 3043 Old Hillsboro Road. Ms. Beasley stated that she is the current president and CEO of the Heritage Foundation. The Heritage Foundation has eagerly participated in the updating process of Envision Franklin and believes that these safeguards will preserve and maintain the historic heritage of Franklin for the future. After talking with staff and reviewing the proposed updates, the Heritage Foundation sent a letter to the Planning Commission offering their perspective on several proposed updates that are of concern. As an advocacy group for all of Williamson County, the Foundation strives to have open dialog with city officials, developers, and property owners. The Heritage Foundation encourages the Commission to listen to the community about preserving historic places and gateways, green spaces, and heritage corridors to ensure vibrancy and viability for all who live here now and in the future.

Julian Bibb, 918 Fair Street. Mr. Bibb explained that living and working in downtown Franklin, he's had the opportunity to watch the streetscape development over the years. The proposed project is like an extension of streetscape improvements we've seen recently. Preservation of Handy Hardware, addition of underground parking, retail, and restaurants are all improvements needed in this part of Franklin. The enrichment of Columbia Avenue will only enhance the experience leading to the Carter House area with its soon-to-be new Visitors Center. Mr. Bibb urged the Commissioner to vote favorably on this application.

Bob Ravener, 221 3rd Ave South. To continue the viability and sustainability of Franklin, smart growth is required much like what the developers are proposing. The developer proposes to preserve Handy Hardware, which doesn't fall into the historical overlay and doesn't require preservation, but also incorporate smart growth for the city's economy. As an extension of downtown, the proposed application allows for a true mixed-use or living work area that will encourage more walkability. The developers appear to have bent over backwards to accommodate the city's requests. Smart growth in a city requires a developer who will do what's best for the city along with what's best for the city's economy.

Jim Roberts, 1327 Adams Street. Mr. Roberts spoke in support of the project, noting the focus on the preservation of Handy Hardware, street improvements along Cummins Street (enhancing walkability), and parking requirements at 100 % or more than required by the city. The area along Columbia Avenue from Handy Hardware down to Fowlkes Street does not fall into the historical overlay, meaning preservation is not required, and it's unusual for a developer to ask that a building be rehabilitated. The height of the proposed building is one foot shorter than the Police Station, and along with the 10-foot setback of the uppermost level will read similarly to other projects approved in downtown Franklin. Mr. Roberts urged the commissioners to vote in support of the applicant's request.

Margie Tirey, 2211 Oakbranch Circle. Ms. Tirey stated that she owns properties at 600 & 601 Church Street and 417 Cummins Street. Preservation of Handy Hardware is a positive component of the application, but Ms. Tirey has concerns about the blasting that would be required for an underground parking garage as her buildings are made of cement block and brick and are very close to the proposed building. Ms. Tirey explained that she is in support of the project other than the underground parking. Ms. Tirey would like to see other parking solutions for this area.

Gale Haddock, 213 Lewisburg Ave. Ms. Haddock explained that she is also representing her mother, who owns the home on the corner of Church Street and Fifth Avenue South (201 Fifth Avenue South). Ms. Haddock stated that the height of the proposed building impinges on the adjacent residential areas in a negative manner. Secondly, existing traffic issues on South Margin Street paired with new traffic congestion generated from this project will further inhibit the flow of traffic. Thirdly, Ms. Haddock stated that the location of the project is not appropriate as the Carter House historic area is more of a quiet, dignified setting not suited for entertainment and traffic congestion. Lastly, Ms. Haddock noted that an underground parking garage may create more drainage issues, especially along Fifth Avenue South.

Ken Moore, 725 W Main St. Mayor Moore explained that the City of Franklin, over the last 15 plus years, invested \$36 million in the new Police Station and \$20 million in streetscape/ infrastructure improvements along Columbia Avenue with the goal of encouraging economic development. Although there has been some development in this area, the city has not experienced the economic progress desired in this part of Franklin. The potential impact the proposed project could have on the city's economy is tremendous. This project will not only preserve Handy Hardware but allow for more mixed-use

development that will expand the vitality of downtown. Pairing this project along with the fully funded Carter House Visitor Center will attract locals and tourists alike. Lastly, Mayor Moore applauded the developer's conceptual design and vision of the project and stated that he gladly supports approval of the project.

Jason Potts, 615 Watson Branch Drive. Alderman Potts began by thanking the Commissioners for their countless hours of work and leadership on behalf of the City of Franklin and its citizens. Alderman Potts stated that he is pleased to see that historic preservation is a significant part of the discussions and is excited to see the proposed plans for the preservation of Handy Hardware, a cornerstone in the community.

Applicant: Devin McLendon. Mr. McLendon stated that the entire project team is present to answer any questions, and he thanked community members that participated and engaged with the project team during the neighborhood meetings. Mr. McLendon stated that they are asking for approval of the amendment to Envision Franklin to establish a special consideration for properties located on the "east side of Columbia Avenue between Ninth Avenue and Blackburn Street" for the neighborhood's mixed-use design concept. The request is specific to the number of stories allowed, which "we" are requesting three and a half stories be allowed at the same height as a three-story building. The proposed residential third story contributes to a true mixed-use (live, work, play) concept, ultimately reducing traffic. To reduce the appearance of the third story and in keeping with Envision Franklin goals, the team proposes stepping back or recessing the third story. The setback allows the building to read as a two-story while also providing a transition buffer to the residential homes on Cummins and Evans Street. The residential third story space will include a "loft" as part of the living area that will be included in the overall height of a three-story building. This extra square footage is critical to the project to offset the cost and provides affordability for preserving Handy Hardware. Without the resources from the additional square footage the half story provides, it wouldn't be possible to rehabilitate/preserve Handy Hardware, which has been a primary goal of the project for three years. The team believes that the proposed project provides consistency to the existing Columbia Avenue corridor when considering the Police Station and the Bank. The best way to save Handy Hardware was to incorporate preservation into a larger project while meeting the goals of Envision Franklin, and the team feels like this has been accomplished.

Commissioner Franks motioned to approve Resolution 2023-74, a plan amendment to Envision Franklin, seconded by Commissioner McLemore.

Commissioner Williamson stated that the applicant has a very good architectural solution for what is trying to be achieved. Although the building is proposed to be three and a half stories, the applicant has created an architectural plan that creates residential space without the outside appearance of a fourth story. The biggest concern revolved around a four-story building being built along Columbia Pike is the size and height, but it appears the applicant has created a design that will allow the character and charm of downtown to extend to the Columbia Pike corridor.

Commissioner Allen asked staff for confirmation on whether the Commission is voting on 3 stories, as recommended by staff, or 3.5 stories as presented by the applicant. "Does staff's recommendation change since the applicant is requesting 3.5 stories instead of 3?"

Ms. Wright explained that the initial submittal did not include the level of detail as presented by the applicant. Staff based their analysis on the height of the Police Station compared to the proposed building. The new information presented tonight by the applicant was not considered as part of the staff's recommendation.

Commissioner Allen thanked staff for the clarification and stated that she loves the project and will support the project moving forward.

Commissioner Harrison stated that, based on building height, the building is a 3-story building. The half story will be compensated for internally by creating a mezzanine level or loft level.

Applicant. Mr. McLendon stated that internally, the configuration will work within the allotted height of a 3-story building. With help from staff and following the zoning ordinance definition of a half story, it was determined that the only way to create the residential space needed was to define part of the internal area as a half story. The intent is to build a half story within each residential space.

Ms. Wright confirmed that zoning ordinance defines a half story as a loft or mezzanine level.

Commissioner Orr asked the applicant about potential windows that may be on the half story and their visibility to the public.

Mr. McLendon explained that because of the step back of the 3rd level, it would be difficult to see the windows unless you are a block and half away from Columbia Pike. The stepback of the third level will allow for window expression without being seen as the focus of the building.

Mr. McLendon noted that the building window expression would be a configuration of windows for 2 stories, possibly including transoms. At this stage of the process, there are still several design concepts to explore.

Commissioners Orr and Williamson both stressed the importance of window design and how the building will “read” according to the shape, size, and location of the windows. “Please don’t design windows so that the building appears to be four stories.”

Mr. McLendon explained that if approval is received this evening, they should and hope to be back in the spring with the project plan.

Mr. Wright noted that should the application receive approval tonight, a text amendment to the zoning ordinance will be needed prior to submittal of a project plan. Staff is currently working on the amendment and, if approved, will come before the Commission at the January Joint workshop.

Commissioner Orr asked for more clarification about how traffic will flow if Margin Street is closed, and Ninth Street is extended.

Mr. Wiseman stated that a scoping meeting had taken place and discussions were ongoing about whether the roadwork would be integrated into the Handy Hardware project or if the city would complete the road upgrades. If the resolution is passed tonight and a development plan submitted, a traffic study would begin with the results of the traffic study being presented at the Joint Conceptual Workshop. At that time, staff will provide results of the TIA and recommendations on moving forward with road updates.

Commissioner Mann noted his concerns about flooding in this area of town, and if the resolution is approved and a site plan submitted, he would like for the Commission to carefully discuss and consider the effects development will have on residents adjacent to the project. Regarding building height, the subject building appears to be slightly shorter than the bank building.

Commissioner McLemore echoed the neighborhood concerns about blasting in the area.

Mr. McLendon explained that the most important concerns received from community feedback revolve around the length of time that the building would be under construction. There are two ways to excavate the area, one being hoe ramming and the other a concentrated boom. Hoe ramming is constant pounding for weeks or months, whereas a blasting would involve a strong blast with a period of debris clearing. The team is open to a hybrid solution for excavation, and it’s understood that an enormous amount of consideration will be required before blasting can occur.

Mr. Wiseman stated that all blasting permits are handled by the state fire marshal along with the blasting survey that will be sent to neighboring businesses or residents.

Chair Lindsey asked how many levels of subgrade parking are being considered.

Mr. McLendon stated that part of the commitment to neighbors and the city is to provide at least 100% parking availability for the project. The team is considering two or possibly three levels of subgrade parking.

Chair Lindsey said an important part of the project to consider is building massing and density and if it fits into the existing area's context. Regarding flooding, Chair Lindsey noted that he has been involved with a structure in downtown Nashville that routinely blocks off their 4th level of subgrade parking to avoid cars being flooded. Drainage will be an important consideration for this project.

There being no further discussion, Chair Lindsey asked for the Commissioners to vote on the motion to approve resolution 2023-74 (plan amendment to Envision Franklin) as presented by roll call vote. The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 4309 S. Carothers Subdivision, Final Plat, Creating One Commercial Lot, Dedicating Easements, And Abandoning A Drainage Easement, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 4309 S. Carothers Road Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8319 4309 S. Carothers Road Subdivision, Final Plat
3. FINAL PLAT 8219 4309 S. Carothers Road Subdivision, Final Plat

This item was approved on the Consent Agenda.

12. The Madison At Franklin PUD Subdivision, Final Plat, Creating 1 Lot, On 20.0 Acres, Located At 801 Del Rio Pike. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP The Madison at Franklin PUD Subdivision Final Plat
2. 8316 Madison at Franklin PUD FP_Conditions of Approval_01
3. 2023.11.02_Madison at Franklin (Final Plat)

This item was approved on the Consent Agenda.

13. The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP The Madison at Franklin PUD Subdivision, Site Plan
2. 8315 Madison at Franklin PUD SP_Conditions of Approval_01
3. 1-6 Pages from 2023.11.02_Madison at Franklin- Site Plans
4. 7-12 Pages from 2023.11.02_Madison at Franklin- Site Plans-2
5. 13-18 Pages from 2023.11.02_Madison at Franklin- Site Plans-3
6. 19-24 Pages from 2023.11.02_Madison at Franklin- Site Plans-4
7. 25-30 Pages from 2023.11.02_Madison at Franklin- Site Plans-5
8. 31-36 Pages from 2023.11.02_Madison at Franklin- Site Plans-6
9. 37-42 Pages from 2023.11.02_Madison at Franklin- Site Plans-7
10. 43-44 Pages from 2023.11.02_Madison at Franklin- Site Plans-8

This item was approved on the Consent Agenda.

14. Silagi Subdivision, Preliminary Plat, Creating 12 Residential Lots And 5 Open Space Lots, On Approximately 4.54 Acres, Located Along Liberty Pike, West Of Mack Hatcher Memorial Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

Attachments:

1. MAP Silagi Subdivision, Preliminary Plat
2. Conditions of Approval
3. 8274_Preliminary Plat_Silagi Subdivision
4. citizen comment Silagi Preliminary Plat

Staff: Amy Diaz-Barriga. The applicant is requesting approval of a preliminary plat to subdivide the 4.54-acre property located along Liberty Pike into 12 residential lots and 5 open space lots, as well as proposed dedication of right-of-way. The 12 residential lots include 4 Multiplex lots, and 8 Duplex lots. The property is zoned MR Mixed Residential, and each proposed lot meets the lot standards for the MR District. The preliminary plat, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance and Subdivision Regulations. Staff recommends approval with conditions of Silagi Subdivision, Preliminary Plat.

Public Comment

John Power, 1289 Buckingham Circle. Mr. Power stated that he is opposed to the development of the subdivision on such a small piece of land. The proposed development would be better suited elsewhere in Franklin. Mr. Power is concerned about congestion and devaluation of his property if this project is allowed to move forward.

Millicent Branch, 1288 Buckingham Circle. Ms. Branch stated her concerns revolve around the potential increase in traffic congestion around the school and during Factory Events. The possibility of drainage issues and the loss of wildlife habitat are also concerns that should be considered.

Tim Gill, 1282 Buckingham Circle. Mr. Gill expressed his concerns about drainage and downstream stormwater infrastructure. The loss of the tree canopy is a concern. The safety of children walking from Liberty Elementary paired with the increased traffic is another matter the Board should consider.

Applicant: Christopher Wood. Mr. Wood stated that they do not take exception to any staff conditions and requests approval of the preliminary plat.

Commissioner Franks motioned to approve the Silagi Subdivision/Preliminary Plat with staff conditions, seconded by Commissioner Harrison.

Commissioner Allen stated that she cannot support the preliminary plat in this location. The corner of Liberty Pike and Mack Hatcher is congested as it is now and to create 32 dwelling units on 4.5 acres will only add to traffic and safety concerns.

Commissioner Mann expressed his concerns about the number of dwelling units proposed and asked staff if a traffic study will be conducted.

Ms. Diaz-Barriga explained that the number of units proposed meets the base zoning requirements. The duplexes placed along the border of the proposed subdivision adjacent to the single-family homes meet the zoning guidelines along with the multi-plex buildings that are interior to the design. Staff are bound by the base districts' requirements and if a project meets those requirements, approval should be recommended.

Mr. Wiseman stated that the base triggers for a standard traffic study which are 100 peak hour trips or 1000 daily trips, were not met. At this time, a traffic study was not warranted, but as more development occurs around the Factory, the Liberty Pike corridor will be studied again and again.

Commissioner Allen and McLemore noted their concerns about traffic in this area even though a traffic study wasn't triggered.

Commissioner McLemore asked the applicant about the price range of the 32 dwelling units proposed. As discussed in the Joint Conceptional Workshop meeting, affordable housing is a continual concern.

Adam Balash. The project itself mimics duplexes like those on Fairground Street which are in the range of \$500,000-\$600,000 which is in keeping with 120-125% of the workforce median income for this area. A traffic study was completed outside of any requirements by the city that concluded that 12 cars would be added to peak traffic times at the Mack Hatcher and Liberty Pike intersection. This is a nominal number of cars when considering 1200 additional cars would be needed to initiate road improvements. Mr. Balash applauded Commissioner McLemore and the rest of the Board on their emphasis on workforce housing.

Commissioner Mann and McLemore thanked Mr. Balash for the information on the parking study.

Chair Lindsey asked if all 32 units will be for sale or rental. As mentioned in a previous item, the Board must determine if the massing and density of the project fits within the confines of the property and if they are suitable to the existing context of the neighborhood.

Commissioner Williamson also expressed her concerns about the density of this project. Commissioner Williamson stated, for the record, that her maiden name was Silagi but she has no family relationship to this project.

There being no further discussion, Chair Lindsey asked the Commissioner to vote on the motion to approve a preliminary plat/ Silagi Subdivision with staff conditions by roll call vote. The motion carried 8-1 (Commissioner Allen notion against).

ANY OTHER BUSINESS

Chair Lindsey asked if there was any further business. There was none.

ADJOURN

Chair Lindsey asked for a motion to Adjourn.

Commissioner Allen motioned, seconded by Commissioner Harrison, to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 08:21 PM p.m.

Chair

Date



File #: 21-05794

DATE: January 3, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development

SUBJECT:

Consideration Of Resolution 2023-81, A Resolution Amending The Tuck Away PUD Subdivision To Extend The Vested Rights, For The Property Located South Of Bowman Road And West Of Lewisburg Pike, Located At 1190 Lewisburg Pike And 2208 Crossway Drive.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Tuck Away PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multiphase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for three years, from March 22, 2024 until March 22, 2027, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Tuck Away PUD was approved by BOMA on March 23, 2021. The development plan was submitted after it received an Envision Franklin Plan Amendment, changing the site's Design Concept from Large Lot Residential to Single-Family Residential, and was submitted as part of an annexation and plan of services request. The plan includes 37 single-family homes, inclusive of the three existing homes on the property, to be developed in three phases. Lots were approved with a minimum of 95 feet in width and one acre in size. The project had one Modification of Standards, regarding connectivity, of which staff recommended disapproval. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 6-1.

MODIFICATION OF STANDARDS:

MOS #1: Request to remove the southern boundary connectivity requirement. Staff recommended disapproval, and noted that the Williamson County Highway Board denied full access to the northwestern connection at Crossway Drive, allowing for an emergency access gate only. The MOS was approved by BOMA by a 5-2 vote.

CURRENT STATUS

This plan is within the first three-year period and is vested until March 22, 2024. The applicant submitted a site plan for section 1, which was approved with conditions on the June 2021 Administrative Agenda, although the applicant has not yet fulfilled the conditions of approval to receive complete approval of the site plan. No permits have been issued for the site, nor has site prep begun.

VESTING IMPACTS

If the vesting period is not extended, the project entitlements would cease to exist. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/30/2019) are minor, and could be incorporated into the design without major changes to the plan. The Zoning Ordinance would still require a connection to the south, and staff would still recommend disapproval of an MOS which proposes to remove this connection. Staff still sees value and foresight in providing connections in all for directions of the property, to aid in circulation for the development itself but also the larger area. Since this project was approved, the county property to the south has shown interest is acquiring city sewer services. The sewer line to serve this development runs across the Tuck Away property. Thinking through our typical annexation policy, if this southern property was granted sewer, City policy recommends also annexing this property. However, the only City land contiguous to this southern property is the Tuck Away project. If the Tuck Away project were to lose vesting, and started over to gain back entitlements, it would be even more prudent to deny the MOS request to remove the southern connection, as it would be removing the only connection point another potential annexation request would have available to connect to the City roadway network.

PROCESS CONSIDERATIONS

This request before you is to extend the vesting of the existing plan of 37 single-family lots. The Planning Commission and BOMA have seen a proposal at the January Joint Conceptual Workshop for a revision to this plan that would trigger a BOMA-level approval of the PUD. BOMA, as the original grantor of the vested rights, can consider the revision in terms of vesting. The vesting of the *proposed* revision can be denied if it is deemed that the change affects vesting as listed in state law, such as by altering the proposed use or altering the size of nonresidential structures included in the development.

The vesting extension of the *existing* plan could be denied if FMPC and BOMA feel that it is not in the best interest of the community. If FMPC/BOMA denies the plan under the *existing* vesting, the proposed revision must be resubmitted as a new PUD under today's development standards.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-81 if they determine that the continuation of vested rights is in the best interest of the community.

TUCK AWAY PUD SUBDIVISION VESTING EXTENSION REQUEST RESOLUTION 2023-81

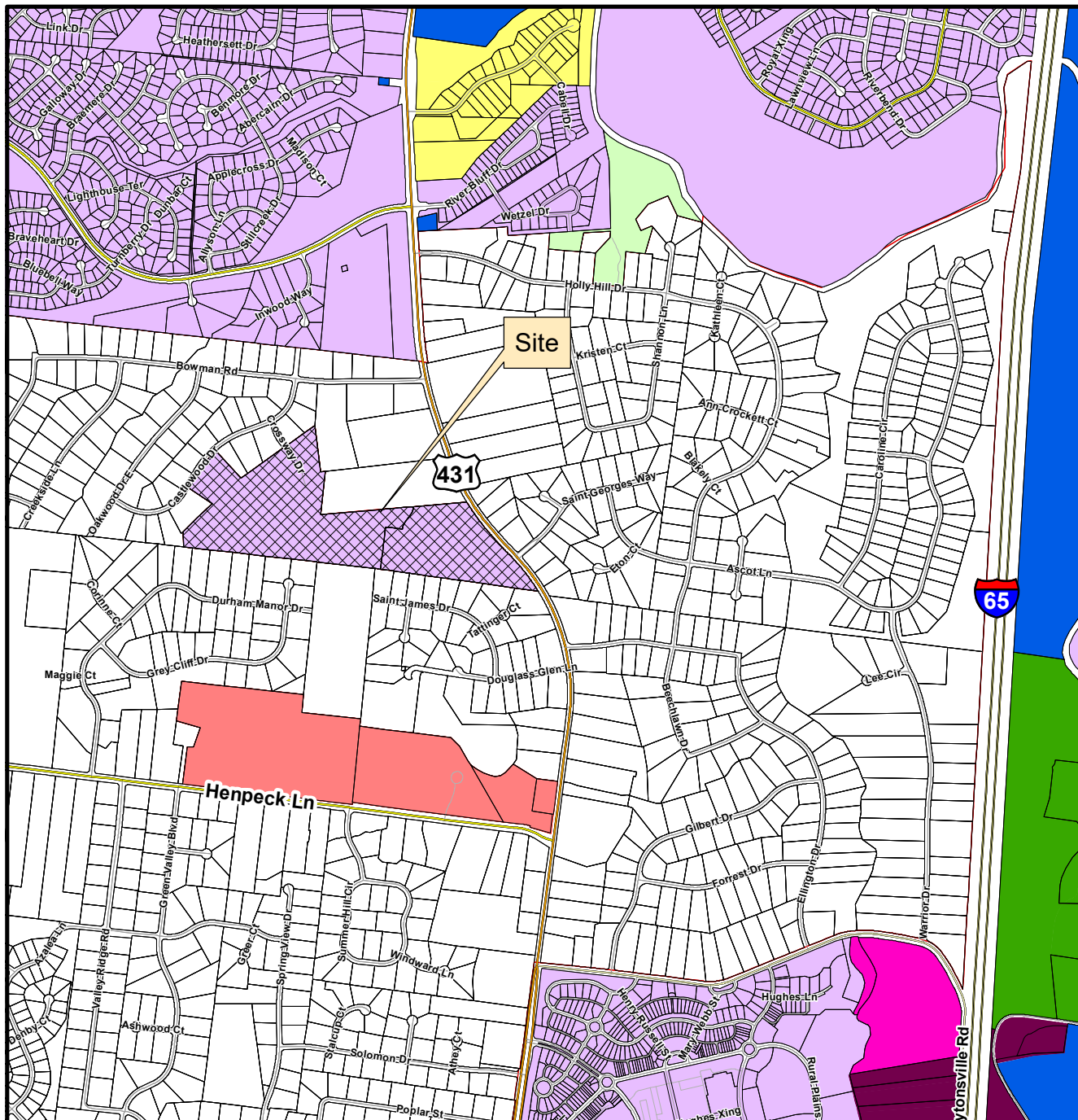
Project Information

Existing Zoning: PD 0.73
Overlay Districts: HHO
Site Acreage: 52.00 acres
Number of Dwelling Units: 37

Legend

Tuck Away PUD

-  Tuck Away PUD
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2023-81

A RESOLUTION AMENDING THE TUCK AWAY PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF BOWMAN ROAD AND WEST OF LEWISBURG PIKE, LOCATED AT 1190 LEWISBURG PIKE AND 2208 CROSSWAY DRIVE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2020-35; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2020-297; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Tuck Away PUD vesting period began on March 23, 2021 and is set to expire on March 23, 2024, and the applicant has not yet secured necessary permits or begun site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right; and

WHEREAS, the Franklin Zoning Ordinance § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for three years, until March 23, 2027.

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
105-28.01	34.79
106-08.00	17.21
Total	52.00

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 Tuck Away PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Tuck Away PUD
Base Zone District	PD 0.73
Other Zoning Overlays	HHO, 500ft Hillside buffer
Number of Dwelling Units	37
Number of Nonresidential Square Footage	n/a
Number of Hotel Rooms	n/a
Open Space Requirements	5% open 10% natural area
Number of Phases in Development	1

SECTION IV. That the following Modifications of Development Standards (MOS) with the attached supplemental packet were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: request to remove external street stub connection to southern property Approved: __X__ Denied: _____	9.5.1(B): Street connections, street stubs, or internal drive connections shall be provided in all directions (north, south, east, and west). <i>Staff recommended disapproval.</i>
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SECTION V. That the original vesting period was initiated on March 23, 2021 and was set to expire on March 23, 2024. The amended development plan will now have until March 23, 2027 to secure an approved site plans, secure any necessary permits, and begin site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION VI. That the total vesting period of ten years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the preliminary development plan March 23, 2021 and shall remain at March 23, 2031.

SECTION VII. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the originally 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 VIII. BE IT FINALLY RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Resolution shall take effect from and after its passage on final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

TUCK AWAY PUD SUBDIVISION VESTING EXTENSION REQUEST RESOLUTION 2023-81

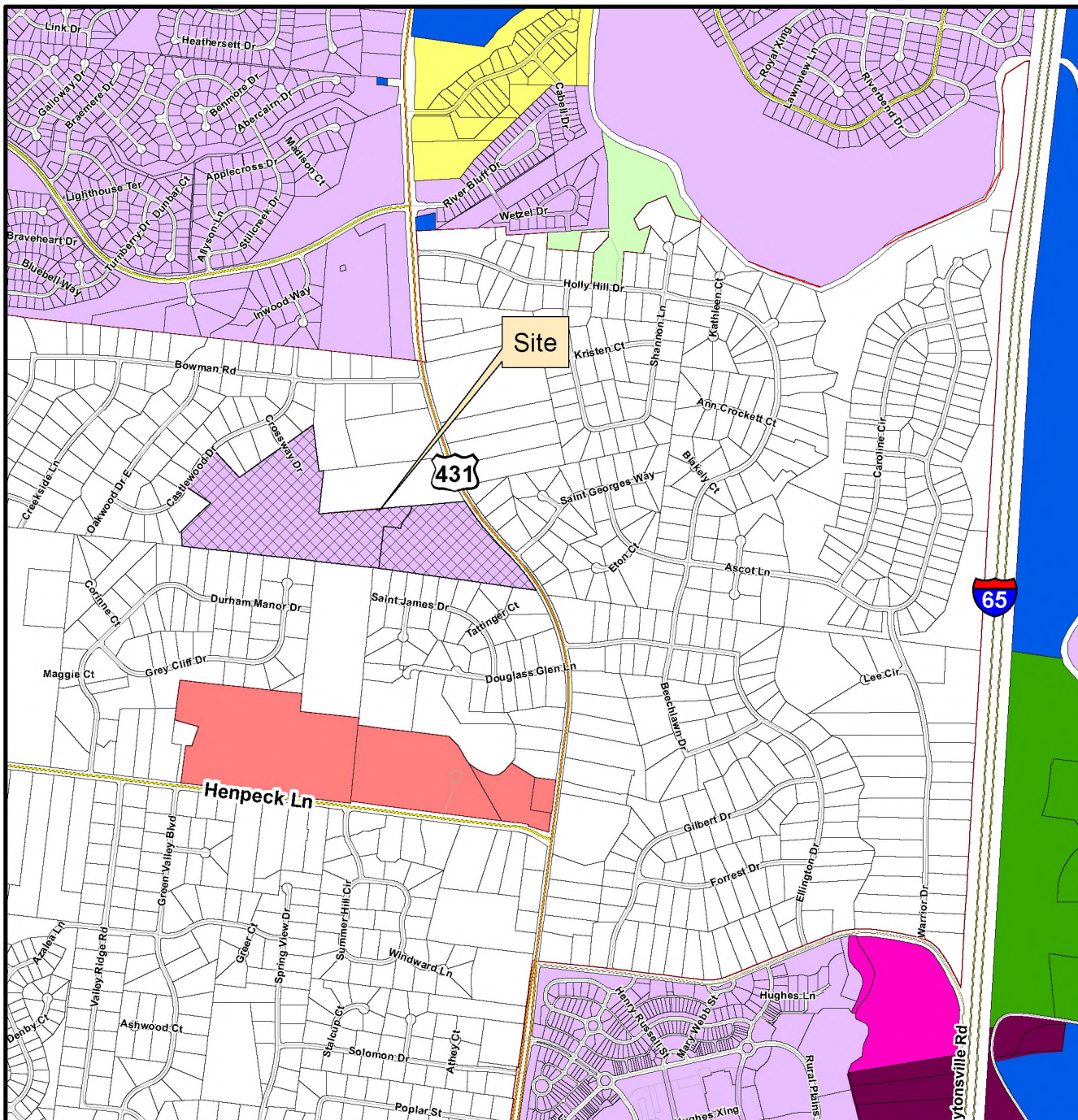
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-  OR Office Residential District
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HISTORIC
FRANKLIN
TENNESSEE

TUCK AWAY

PD SUBDIVISION

DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)

FRANKLIN, WILLIAMSON, TENNESSEE

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

C2.0 DEVELOPMENT PLAN
C2.1 DEV. PLAN ENLARGEMENT
C2.2 DEV. PLAN ENLARGEMENT
C2.3 DEV. PLAN ENLARGEMENT
C2.4 DEV. PLAN ENLARGEMENT

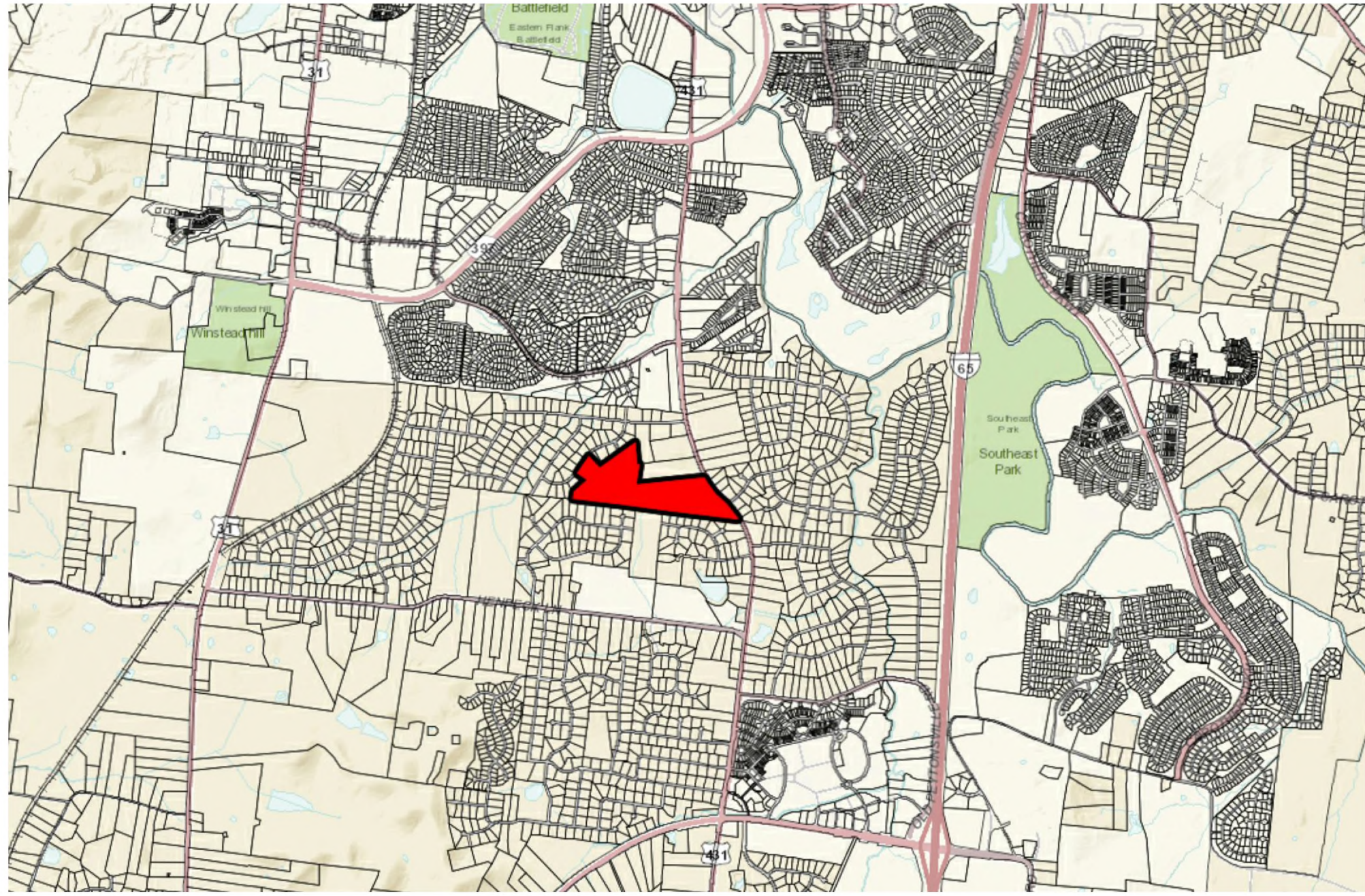
C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN
C3.2 ENLARGED GRADING & DRAINAGE PLAN

C4.0 OVERALL ROW & ACCESS PLAN
C4.1 ENLARGED ROW & ACCESS PLAN
C4.2 ENLARGED ROW & ACCESS PLAN
C4.3 ENLARGED ROW & ACCESS PLAN

C5.0 OVERALL SITE UTILITY PLAN
C5.1 ENLARGED SITE UTILITY PLAN
C5.2 ENLARGED SITE UTILITY PLAN
C5.3 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

L1.0 TREE PRESERVATION PLAN
L1.1 TREE PRES. ENLARGEMENT
L1.2 TREE PRES. ENLARGEMENT
L1.3 TREE PRES. ENLARGEMENT
L1.4 TREE PRES. ENLARGEMENT



NOT TO SCALE

VICINITY MAP

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:

JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES

SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION

14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

MOS I

Section 9.5.1(B) External Connectivity.

B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.

Request to remove external street stub connections to southern boundary.

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

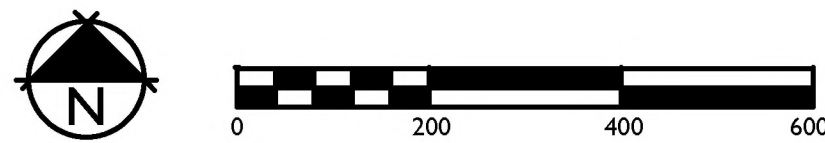
This site is unique in that it is surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission, Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in Williamson County jurisdiction that could only be annexed in the City of Franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

Single-Family policy established in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin and creating transition back to these neighborhoods.



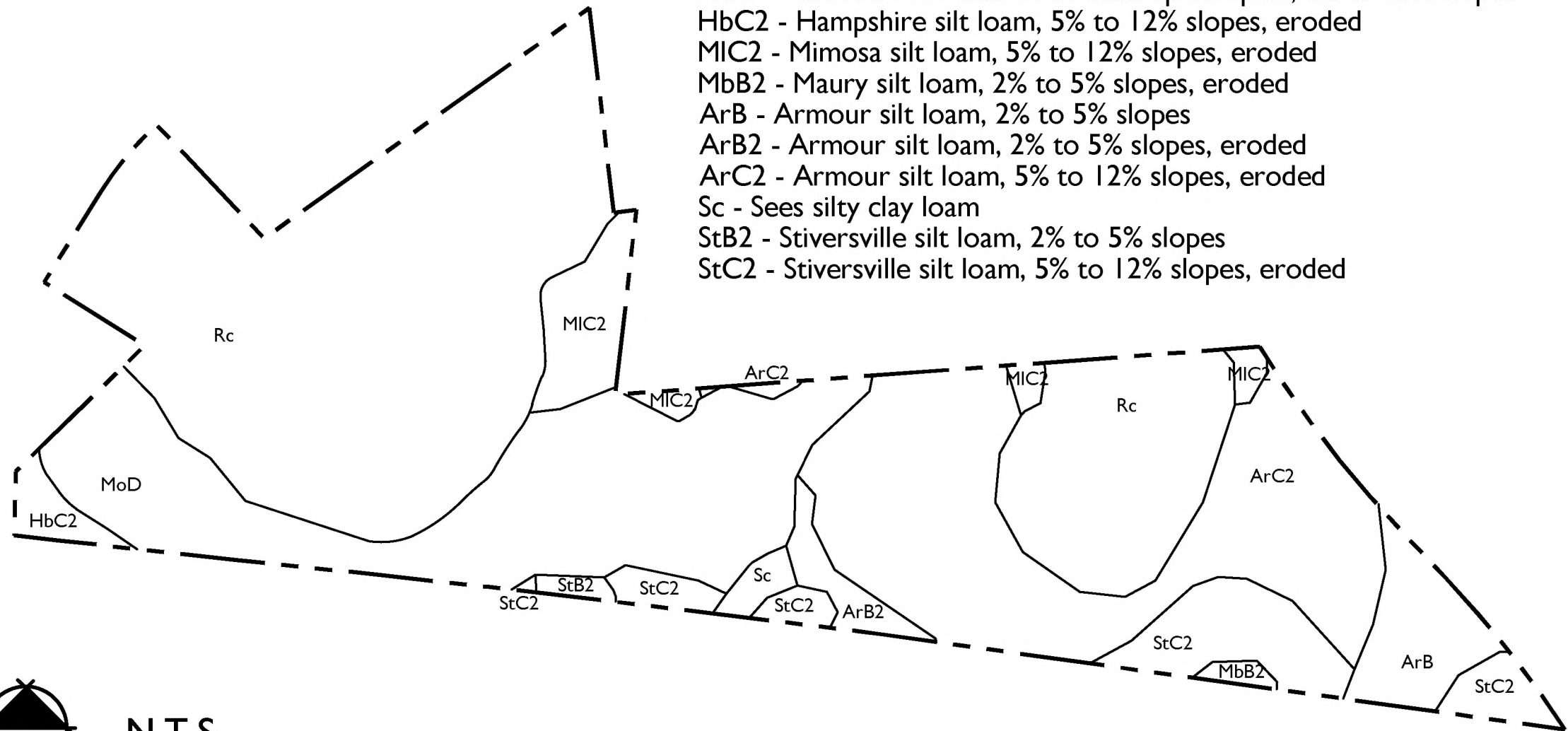
PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: JANUARY 7, 2021
ONE STOP: April 19, 2021
COF #: 7374

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



SOIL DATA

- Rc - Rockland, 3% to 30% slopes
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
HbC2 - Hampshire silt loam, 5% to 12% slopes, eroded
MIC2 - Mimosa silt loam, 5% to 12% slopes, eroded
MbB2 - Maury silt loam, 2% to 5% slopes, eroded
ArB - Armour silt loam, 2% to 5% slopes
ArB2 - Armour silt loam, 2% to 5% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded



SITE DATA CHART

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ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145 (615) 975-5765
PHONE:	
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY	
	SLOPES 14%-19.99%
	SLOPES 20%+
	PROPERTY LINE
	HHO & 500' HHO BUFFER
	EXISTING TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,261,220 SF (52 AC)			
EXISTING TREE CANOPY	REMOVED TREE CANOPY	PRESERVED TREE CANOPY	
17.92 AC 780,781 SF	1.53 AC 66,685 SF	16.39 AC	714,095 SF
TREE CANOPY DATA:			
TOTAL EXISTING TREE CANOPY:	781,030.8 SF:	17.93 AC (34.5% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48%	(374,894.8 SF; 8.61 AC)	
PROVIDED CANOPY PRESERVATION:	91%	(710,095 SF; 16.3 AC)	

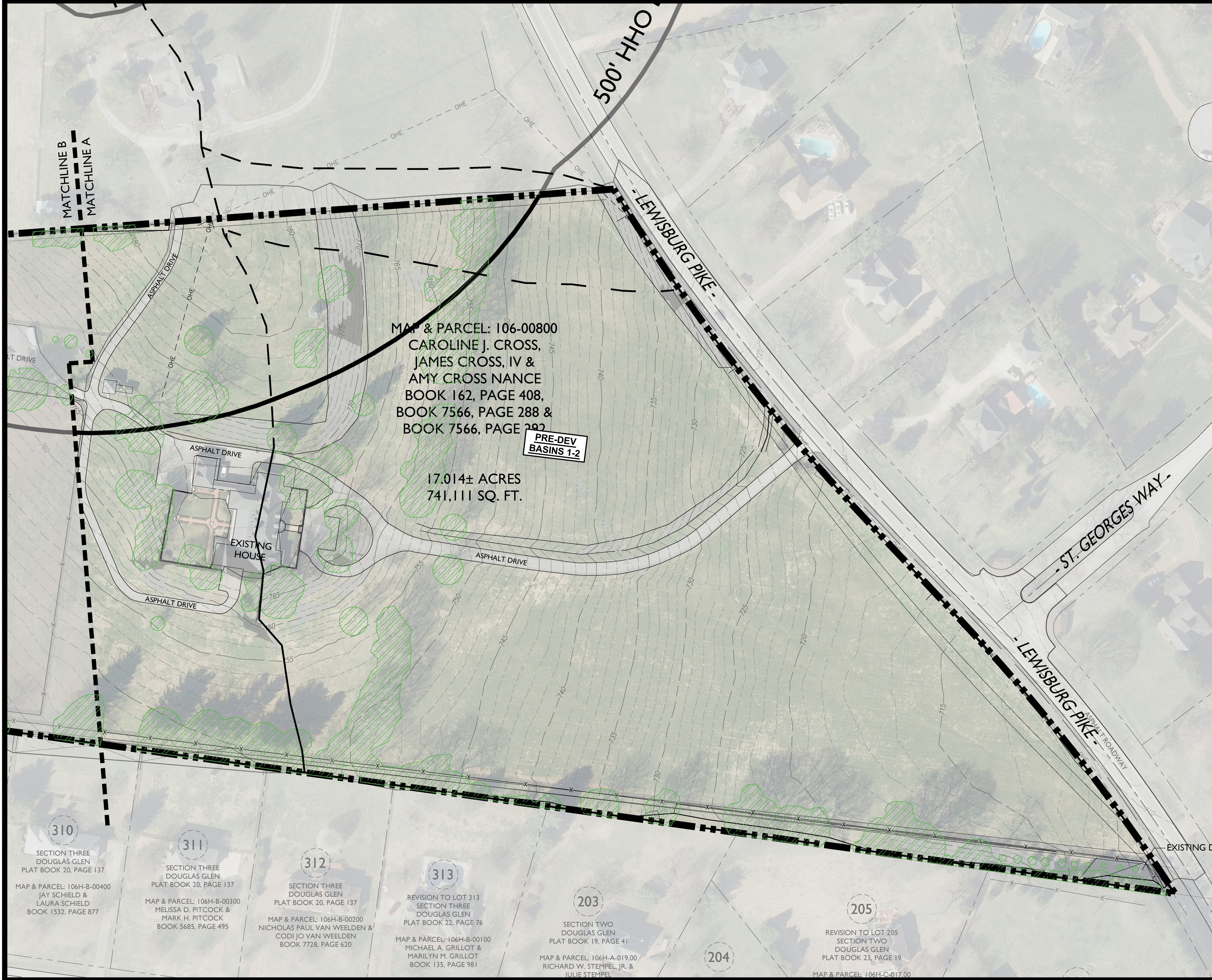
NOTES:

SURVEY BY:	TWM ENGINEERING & GEOSPATIAL SERVICES
METHOD:	FIELD-RUN TOPO
DATE:	07-10-2020
SOIL SURVEY:	NRCS WEB SOIL SURVEY

Pre-Dev Basin 1 Grading & Drainage Data Chart	Pre-Dev Basins 3-4 Grading & Drainage Data Chart	Pre-Dev Basins 5-6 Grading & Drainage Data Chart
• Basin Area: 12.92 AC • Impervious Area: 0 AC • CN: 79 • Peak Flow Runoff • 2 year: 31.72 CFS • 5 year: 44.02 CFS • 10 year: 54.16 CFS • 25 year: 68.86 CFS • 50 year: 80.56 CFS • 100 year: 92.84 CFS	• Basin Area: 29.48 AC • Impervious Area: 0.21 AC • CN: 78 • Peak Flow Runoff • 2 year: 76.44 CFS • 5 year: 106.49 CFS • 10 year: 131.46 CFS • 25 year: 167.26 CFS • 50 year: 196.66 CFS • 100 year: 227.04 CFS	• Site Area: 14.91 AC • Impervious Area: 0.09 AC • CN: 76 • Peak Flow Runoff • 2 year: 35.40 CFS • 5 year: 49.97 CFS • 10 year: 62.34 CFS • 25 year: 80.19 CFS • 50 year: 94.92 CFS • 100 year: 110.19 CFS



Revision Date
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KEY PLAN

KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date

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EXISTING
CONDITIONS

SHEET

C1.2

COF #7374

CEL: 107-028.01
ILY LIMITED
NERSHIP
6, PAGE 883
E ACRES
9 SQ. FT.

MATCHLINE C
MATCHLINE B

NOR
PAGE 148
SE A-03500
ARA &
ARA
GE 993

113
DURHAM MANOR
PLAT BOOK P46, PAGE 148
MAP & PARCEL: 105E-A-01400
VICTOR A. SEBASTIAN &
MICHELLE SEBASTIAN
BOOK 5737, PAGE 251

112
DURHAM MANOR
PLAT BOOK P46, PAGE 148
MAP & PARCEL: 105E-A-01300
FORREST R. HARRIS &
JANET HARRIS
BOOK 4131, PAGE 548

MAP & PARCEL: 105-02802
ALAN ROBERTSON
BOOK 2156, PAGE 268

MAP & PARCEL: 106-00700
DONALD E. BEATTY &
DONNA J. BEATTY
BOOK 1321, PAGE 800

PRE-DEV
BASINS 3-4

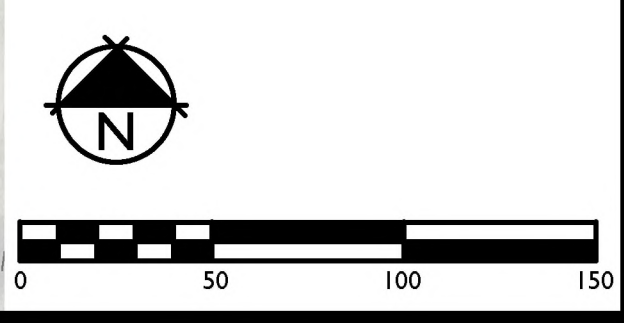
EXISTING
BARN

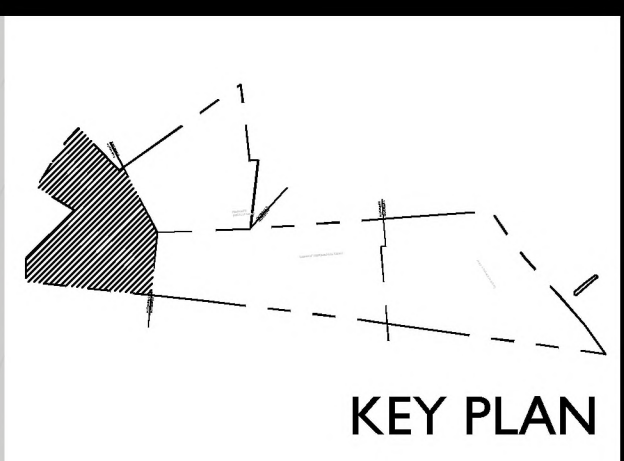
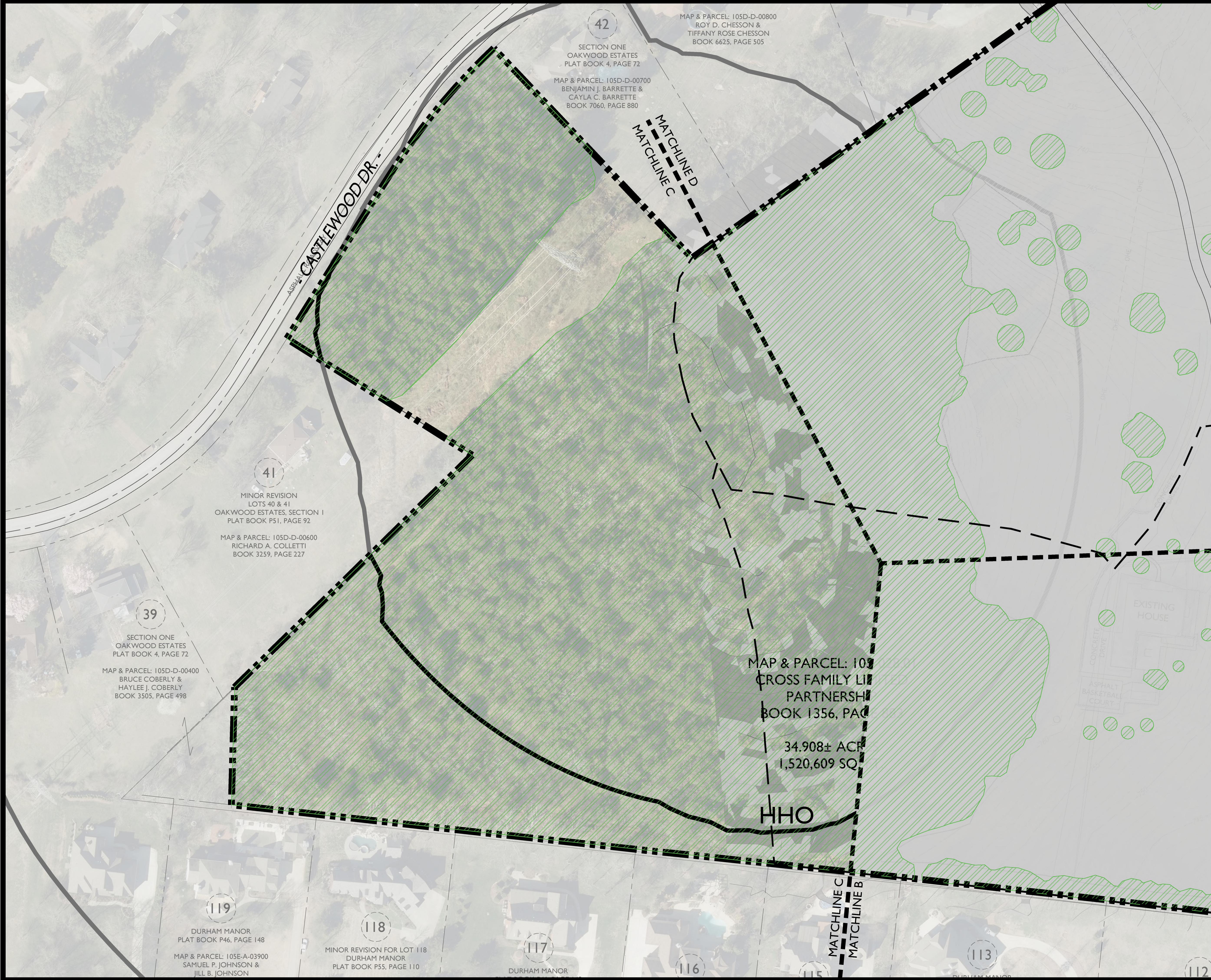
ASPHALT DRIVE

ASPHALT DRIVE

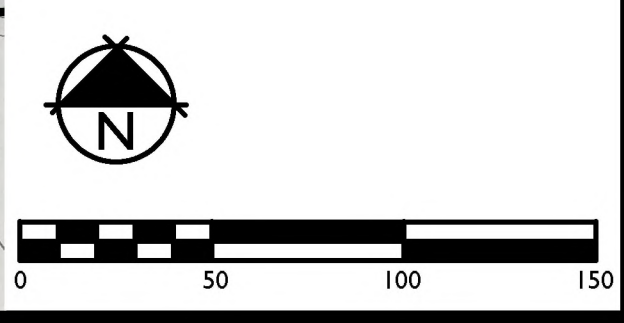
309
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137
MAP & PARCEL: 106H-B-00500
LARRY M. FORT &
LESLIE FORT
BOOK 4248, PAGE 140

310
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137
MAP & PARCEL: 106H-B-00400
JAY SCHIELD &





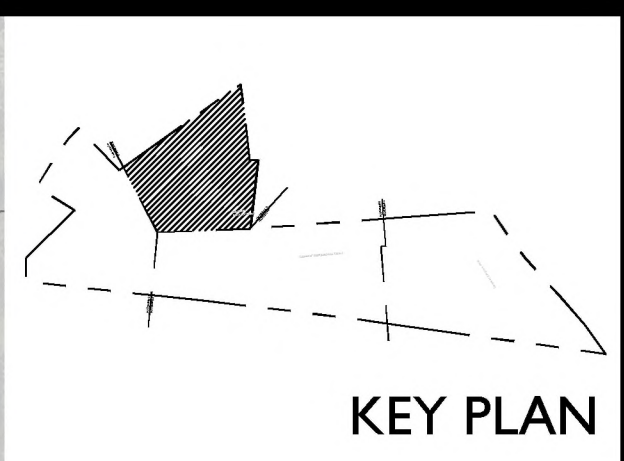
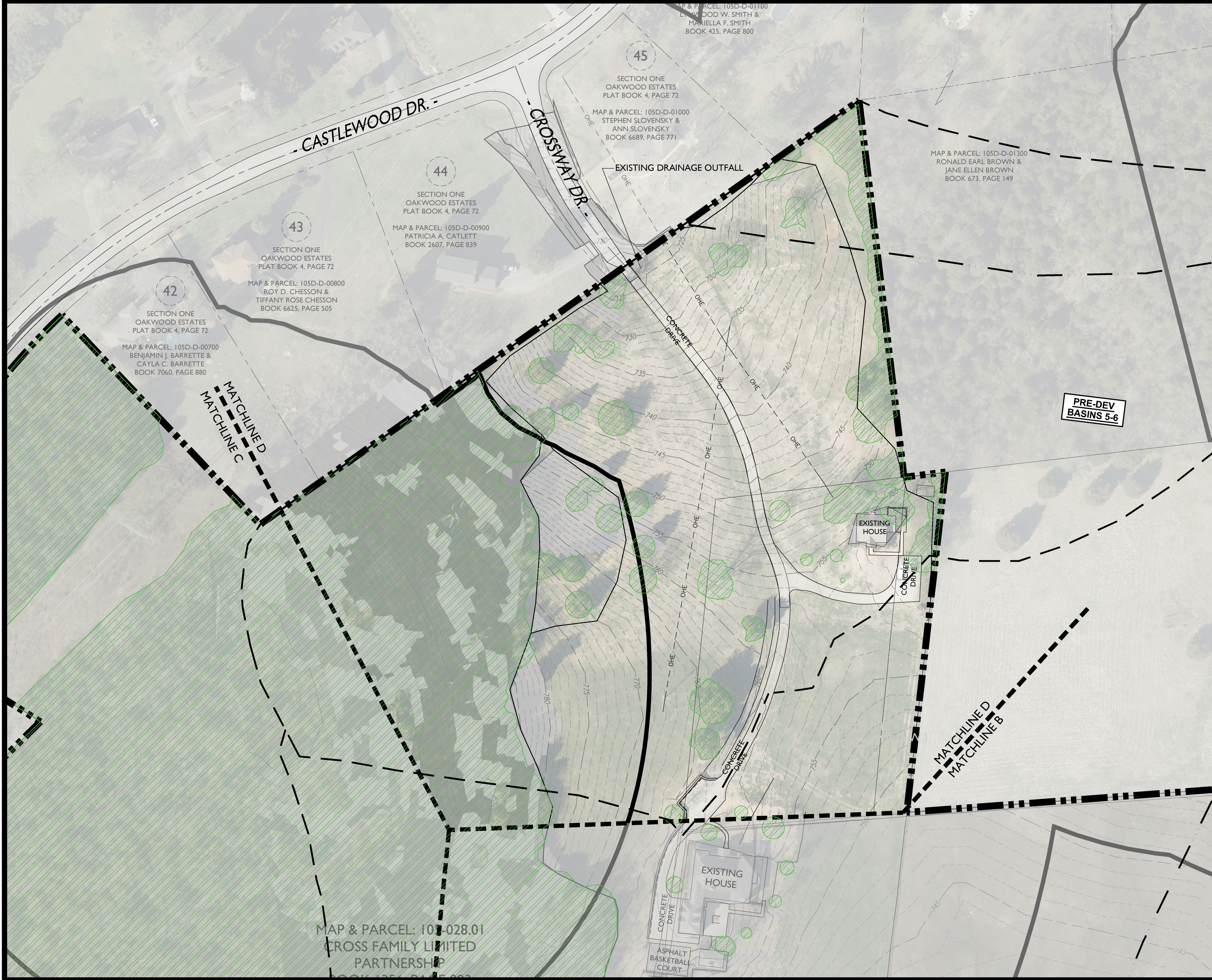
KEY	
	SLOPES 14%-19.99%
	SLOPES 20%+
	PROPERTY LINE
	HHO & 500' BUFFER
	EXST. TREES



**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

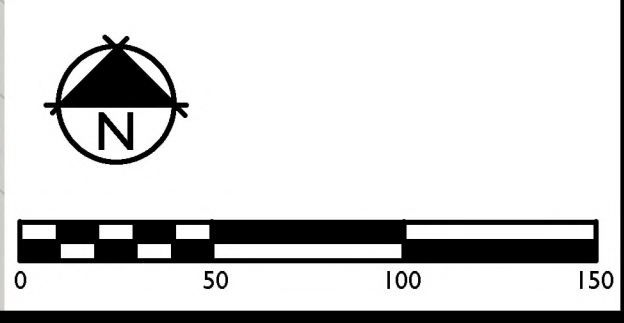


Revision Date
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KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
- HHO & 500' BUFFER
- EXST. TREES



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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE NO. 10000
LANDSCAPE ARCHITECT

Revision Date _____

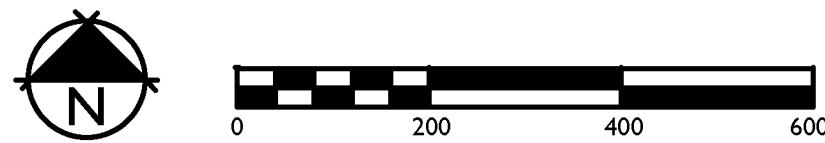
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EXISTING
CONDITIONS
SHEET
CI.4
COF #7374



SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

TOTAL 2,261,220 SF ~ 1,075,270 SF (FROM LOTS > 30,000 SF)
= 1,185,950 SF APPLICABLE TO REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 59,300 SF
(5% MIN. OPEN SPACE x 1,185,950 SF = 59,300 SF, 1.36 AC)

ADDITIONAL NATURAL AREA REQUIREMENT: 10%
REQUIRED TOTAL = 118,600
(10% ADDITIONAL 'NATURAL AREA' x 1,185,950 SF = 118,600 SF)

REQUIRED: 177,900 SF, 4.08 AC TOTAL
PROVIDED: 284,010 SF, 5.69 AC TOTAL (139.4%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL 'NATURAL AREA' = 203,860 SF, 3.85 AC)

LOT	TYPE	AREA (ACRES)
100	NATURAL AREA	1.77 AC
101	POCKET PARK	0.63 AC
102	POCKET PARK	0.39 AC
103	COURTYARD	0.82 AC
104	NATURAL AREA	2.08 AC

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

KEY

OPEN SPACE

TREE PRESERVATION

* CRITICAL LOTS

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,261,220 SF (52 AC)					
EXISTING TREE CANOPY	REMOVED TREE CANOPY	PRESERVED TREE CANOPY			
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TOTAL EXISTING TREE CANOPY:	781,030.8 SF: 17.93 AC (34.5% OF SITE)				
REQUIRED CANOPY PRESERVATION:	48% (374,894.8 SF; 8.61 AC)				
PROVIDED CANOPY PRESERVATION:	91% (710,133 SF; 16.3 AC)				



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

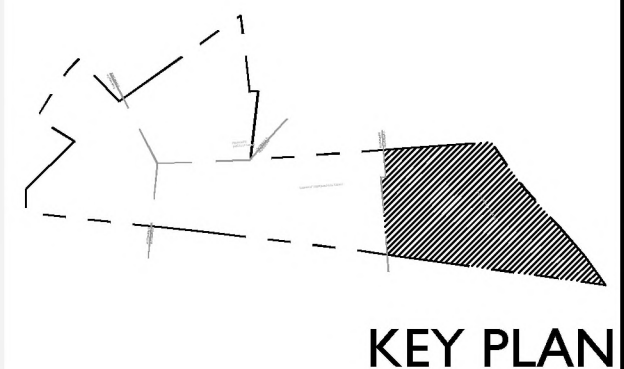
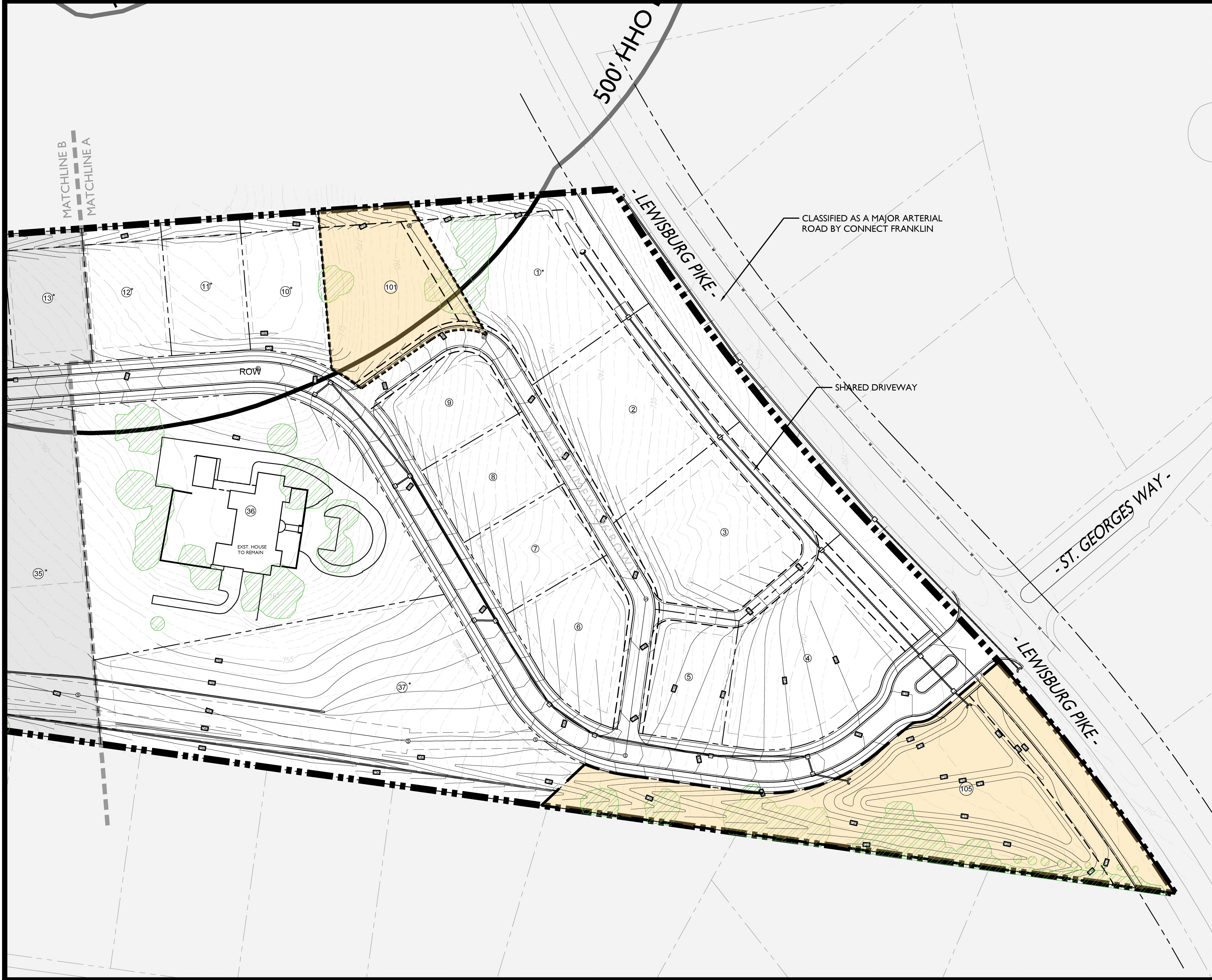


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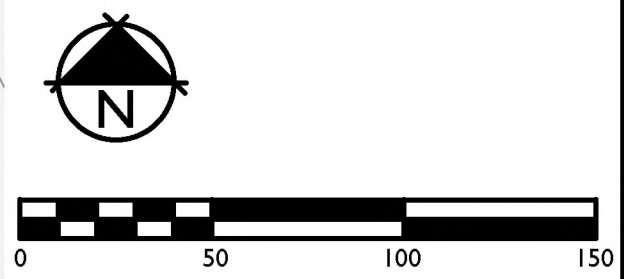
DEVELOPMENT PLAN

SHEET
C2.0

COF #7374



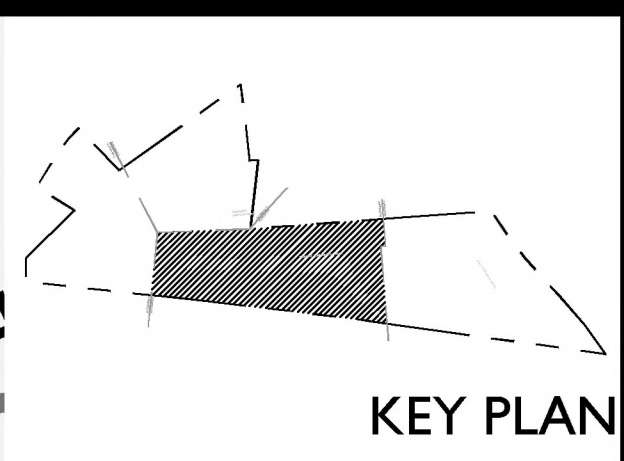
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	TREE PRESERVATION
*	CRITICAL LOTS



**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

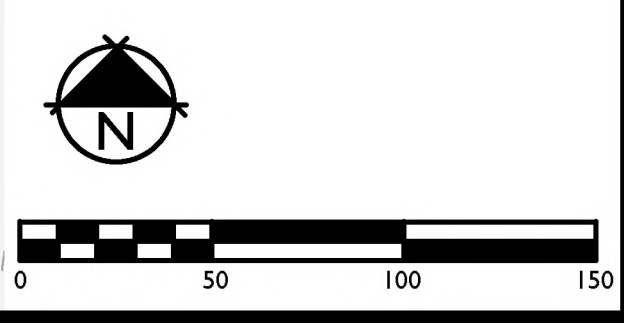


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KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS



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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

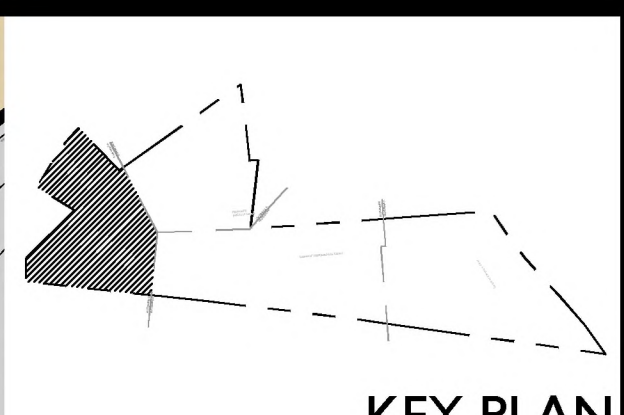
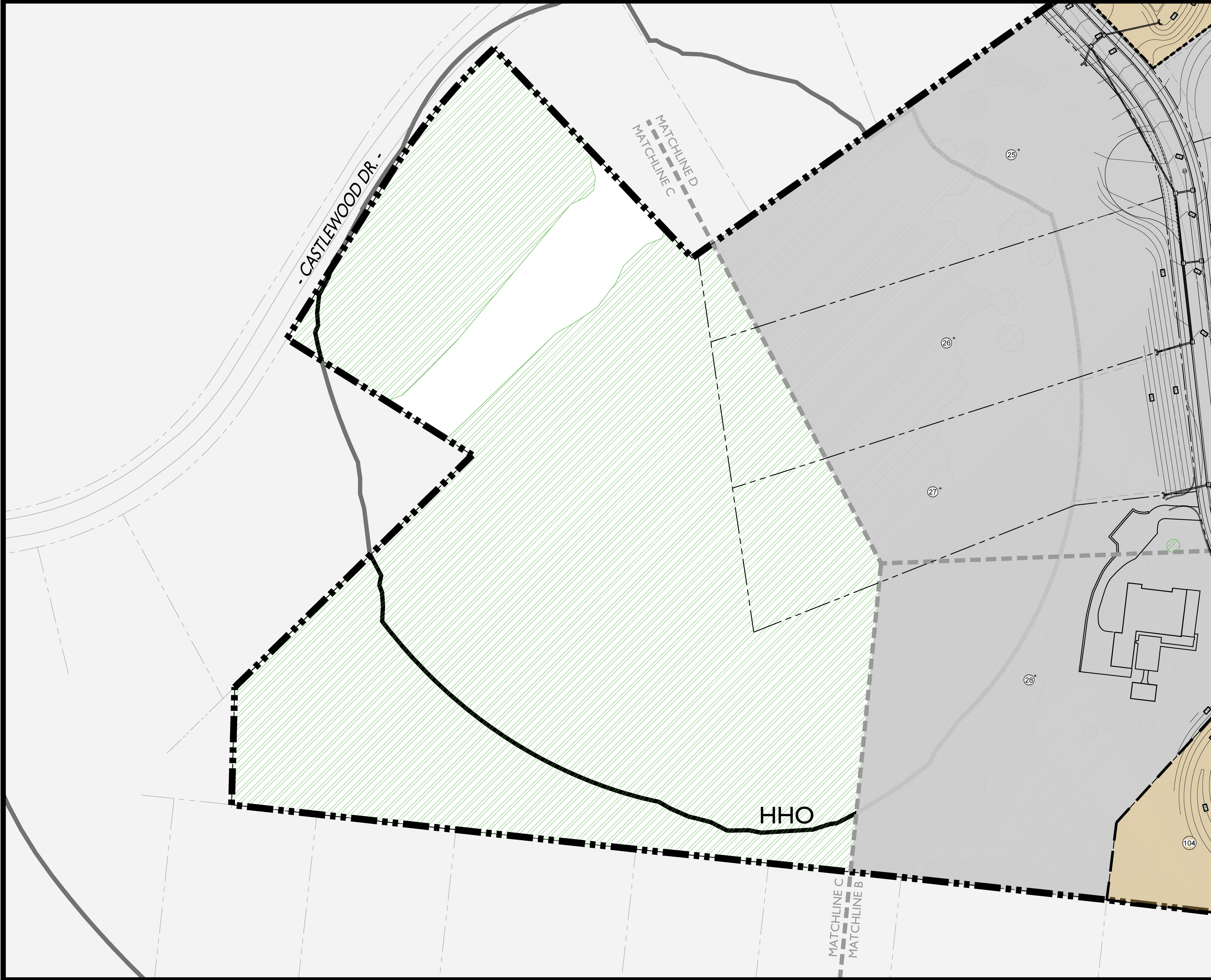
Drake A. Reeder
REGISTERED
Tennessee No. 0000000000
LANDSCAPE ARCHITECT

Revision Date

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- △
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DEVELOPMENT PLAN

SHEET
C2.2
COF #7374

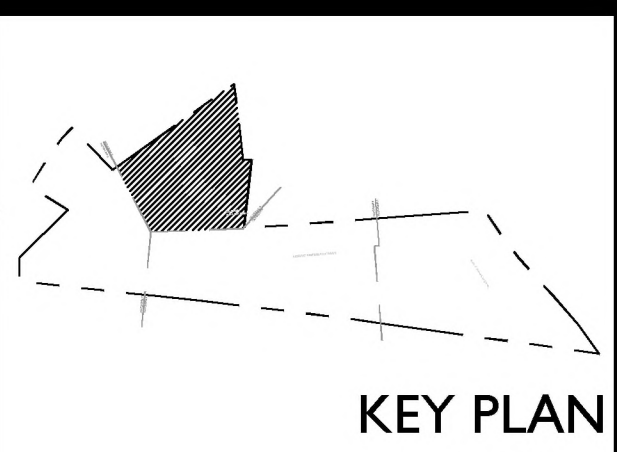
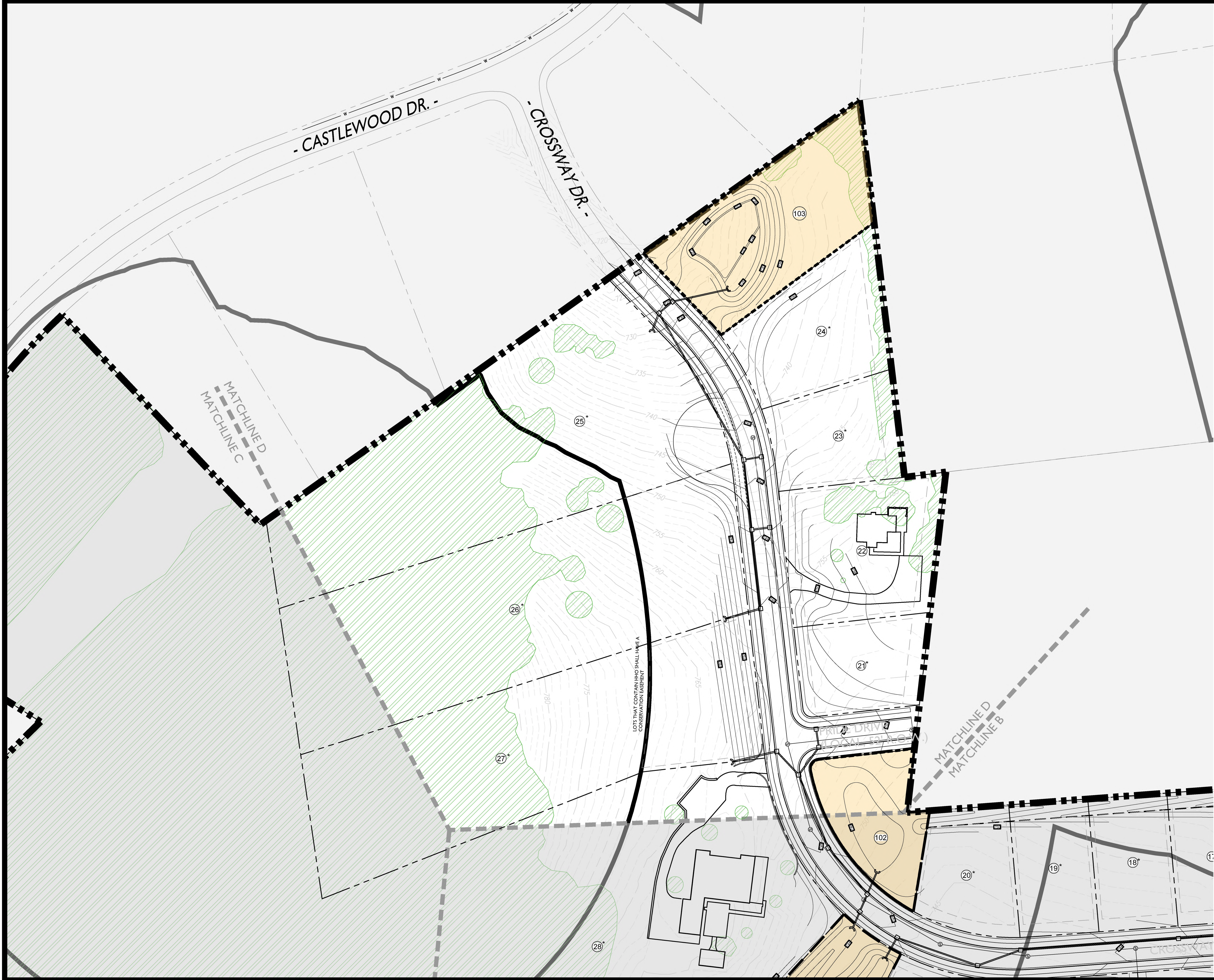


KEY	
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	TREE PRESERVATION
*	CRITICAL LOTS

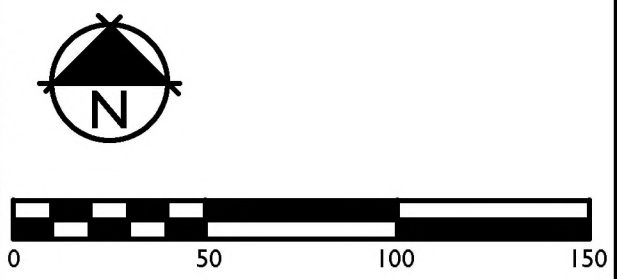
**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date
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KEY	
	OPEN SPACE
	TREE PRESERVATION
	CRITICAL LOTS



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TENNESSEE
LICENSE NO. 25142

Revision Date _____
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN

SHEET
C2.4
COF #7374

Runoff from Basin 1 will be conveyed to a level 1 bioretention basin. This basin drains to the roadside ditch along the west side of Lewisburg Pike.

Runoff from Basin 3 will be conveyed to the same dry detention pond described in Basin 2 and then to the existing offsite conveyance to the south.

Runoff from Basin 5 will be conveyed to a level 1 bioretention basin. This basin drains to the ditch along Crossway Drive toward Castlewood Drive.

The cumulative pre-treatment and post-treatment weighted R_v is 0.300 and 0.197 respectively. Practices will be sized such that adjusted curve numbers incorporated in the post-development runoff hydrographs combined with the dry detention pond will reduce post-development peak flows to rates at or below pre-development peak flows.

The treated post-development Rv for the site will meet the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development peak flow runoff rates will be less than the pre-development conditions for each of the 2-100 YR events.

There are no jurisdictional water features located on or immediately adjacent to the site. The western portions of the site are located in the Donelson Creek basin while the eastern portions of the site are in the Fivemile Creek basin.

- Basin Area: 13.09 AC
- Impervious Area: 2.42 AC
- Disturbed Area: 12.63 AC
- Adjusted CN: 73
- Peak Flow Runoff
 - 2 year: 26.90 CFS
 - 5 year: 39.04 CFS
 - 10 year: 49.26 CFS
 - 25 year: 64.50 CFS
 - 50 year: 77.17 CFS
 - 100 year: 90.39 CFS

- Basin Area: 13.17 AC
- Impervious Area: 2.58 AC
- Disturbed Area: 13.17 AC
- Adjusted CN: 81
- Peak Flow Runoff
 - 2 year: 41.17 CFS
 - 5 year: 55.86 CFS
 - 10 year: 67.85 CFS
 - 25 year: 84.87 CFS
 - 50 year: 98.74 CFS
 - 100 year: 113.01 CFS

- Site Area: 13.17 AC
- Impervious Area: 2.58 AC
- Disturbed Area: 13.17 AC
- Adjusted CN: 81
- Peak Flow Runoff
 - 2 year: 11.92 CFS
 - 5 year: 16.79 CFS
 - 10 year: 20.59 CFS
 - 25 year: 25.57 CFS
 - 50 year: 28.27 CFS
 - 100 year: 30.71 CFS

- Basin Area: 17.60 AC
- Impervious Area: 1.21 AC
- Disturbed Area: 9.5 AC
- CN: 79
- Peak Flow Runoff
 - 2 year: 47.61 CFS
 - 5 year: 65.88 CFS
 - 10 year: 80.92 CFS
 - 25 year: 102.42 CFS
 - 50 year: 120.04 CFS
 - 100 year: 138.21 CFS

- Site Area: 30.77 AC
- Impervious Area: 3.79 AC
- Disturbed Area: 22.67 AC
- Adjustd CN: 80
- Peak Flow Runoff
 - 2 year: 58.43 CFS
 - 5 year: 80.82 CFS
 - 10 year: 99.04 CFS
 - 25 year: 124.69 CFS
 - 50 year: 145.15 CFS
 - 100 year: 165.84 CFS

- Site Area: 13.47 AC
- Impervious Area: 1.12 AC
- Disturbed Area: 8.5 AC
- Adjustd CN: 76
- Peak Flow Runoff
 - 2 year: 31.98 CFS
 - 5 year: 45.14 CFS
 - 10 year: 56.31 CFS
 - 25 year: 72.44 CFS
 - 50 year: 85.75 CFS
 - 100 year: 99.55 CFS



GRAPHIC SCALE (IN FEET)

0 50 100 200

1 inch = 100 ft.



ENERGY LAND & INFRASTRUCTURE
4420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.EUI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



TUCK AWAY DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

[illegible]

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW
Sheet Title:

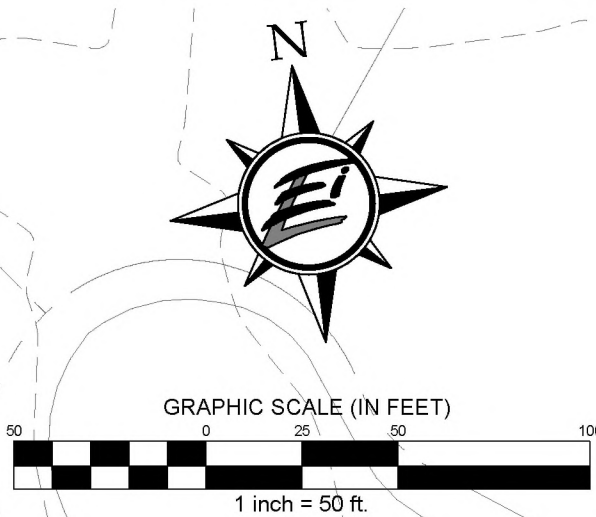
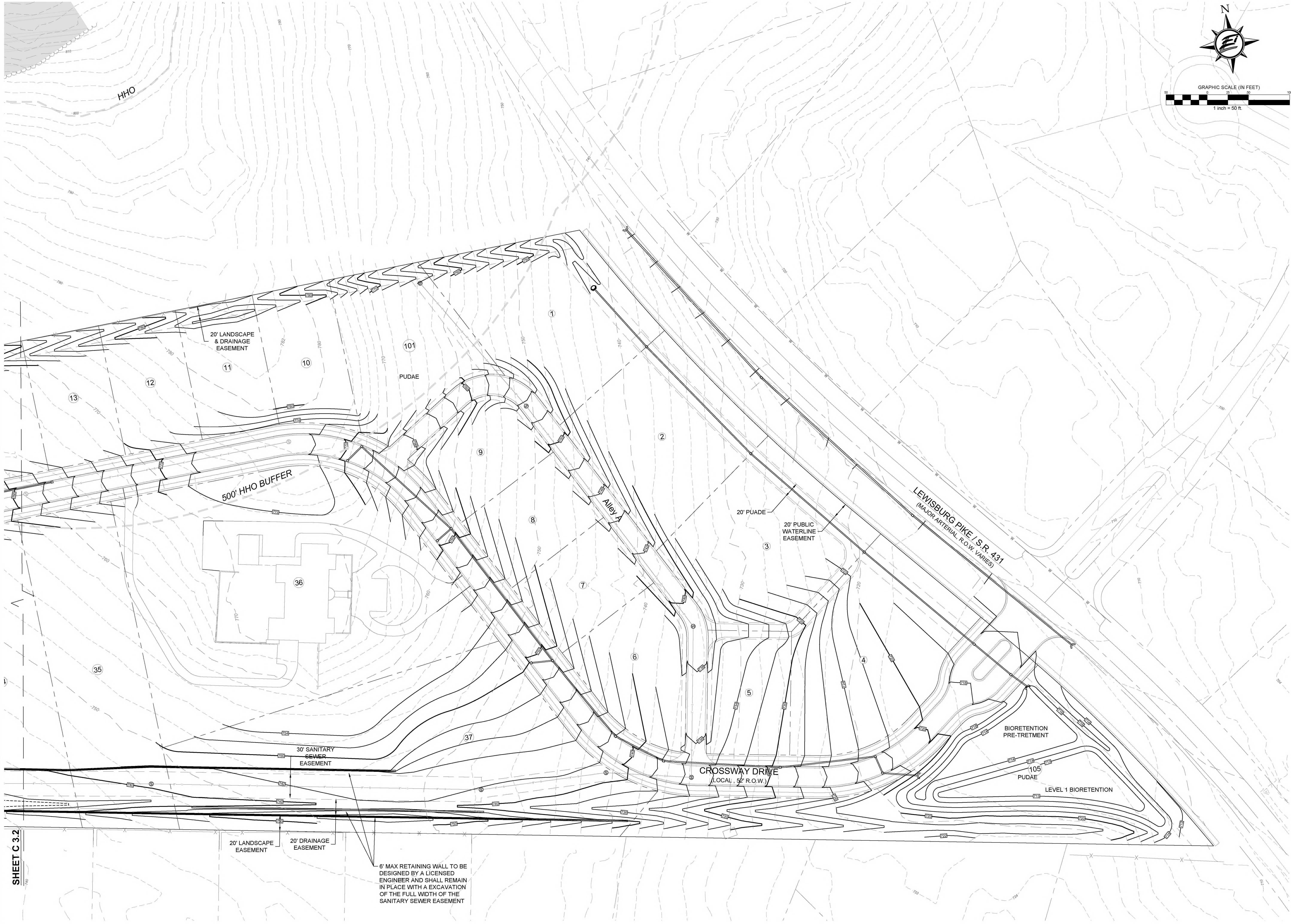
OVERALL GRADING & DRAINAGE PLAN

Sheet No.

C 3.0

Filename: W:\20-11-1108_cross property\3_CAD\production\development_plan\Cross Dev GRADING.dwg
Plotted: Monday, April 19, 2021 - 12:30 pm
By: cloyw

SHEET C 3.2



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ELI
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**TUCK AWAY
DEVELOPMENT PLAN**

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. —
FRANKLIN, TENNESSEE

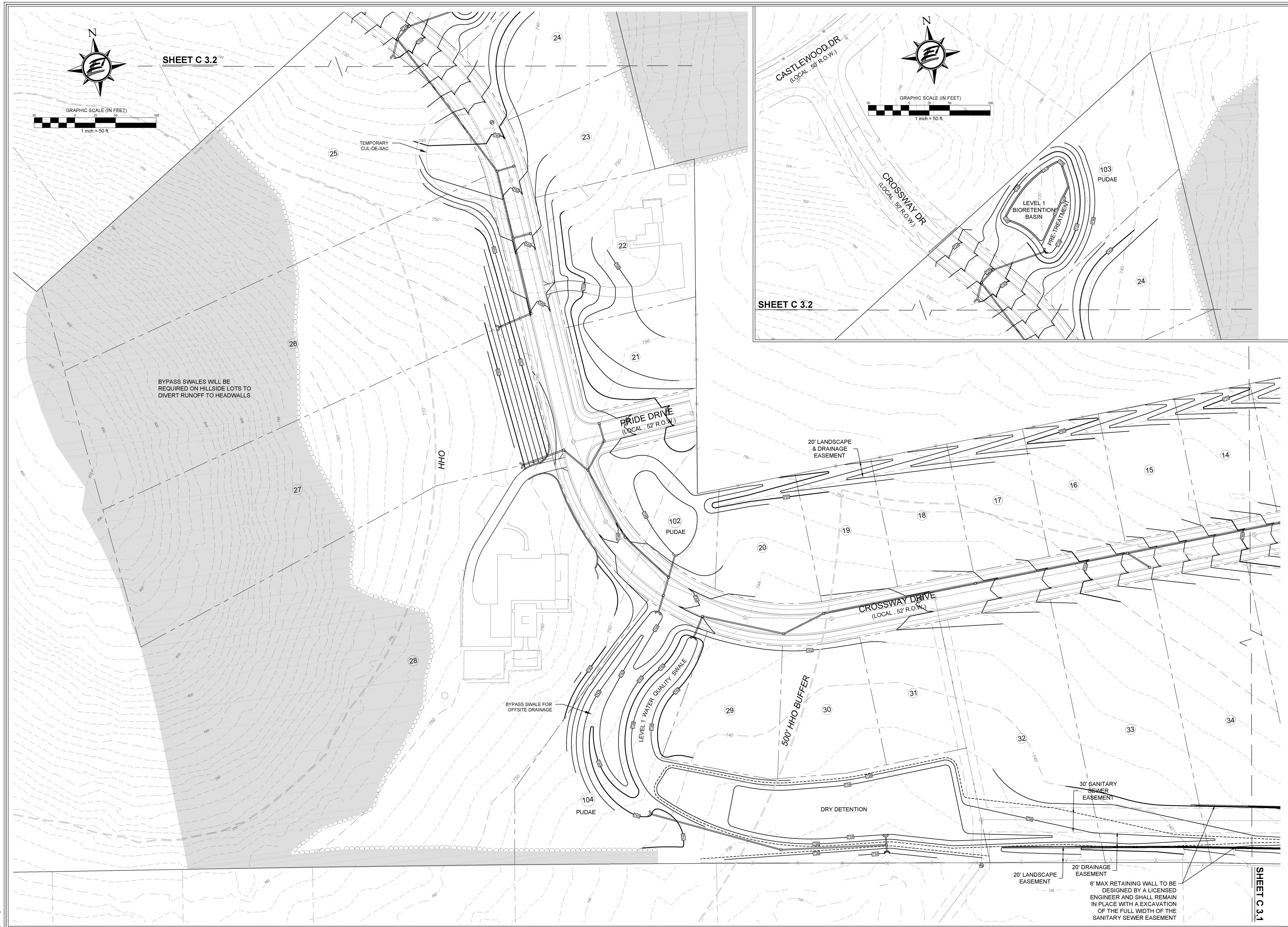
Rev.	Date	Revision Description
2	4/19/21	Per City of Franklin Comments
1	1/17/21	Per City of Franklin Comments



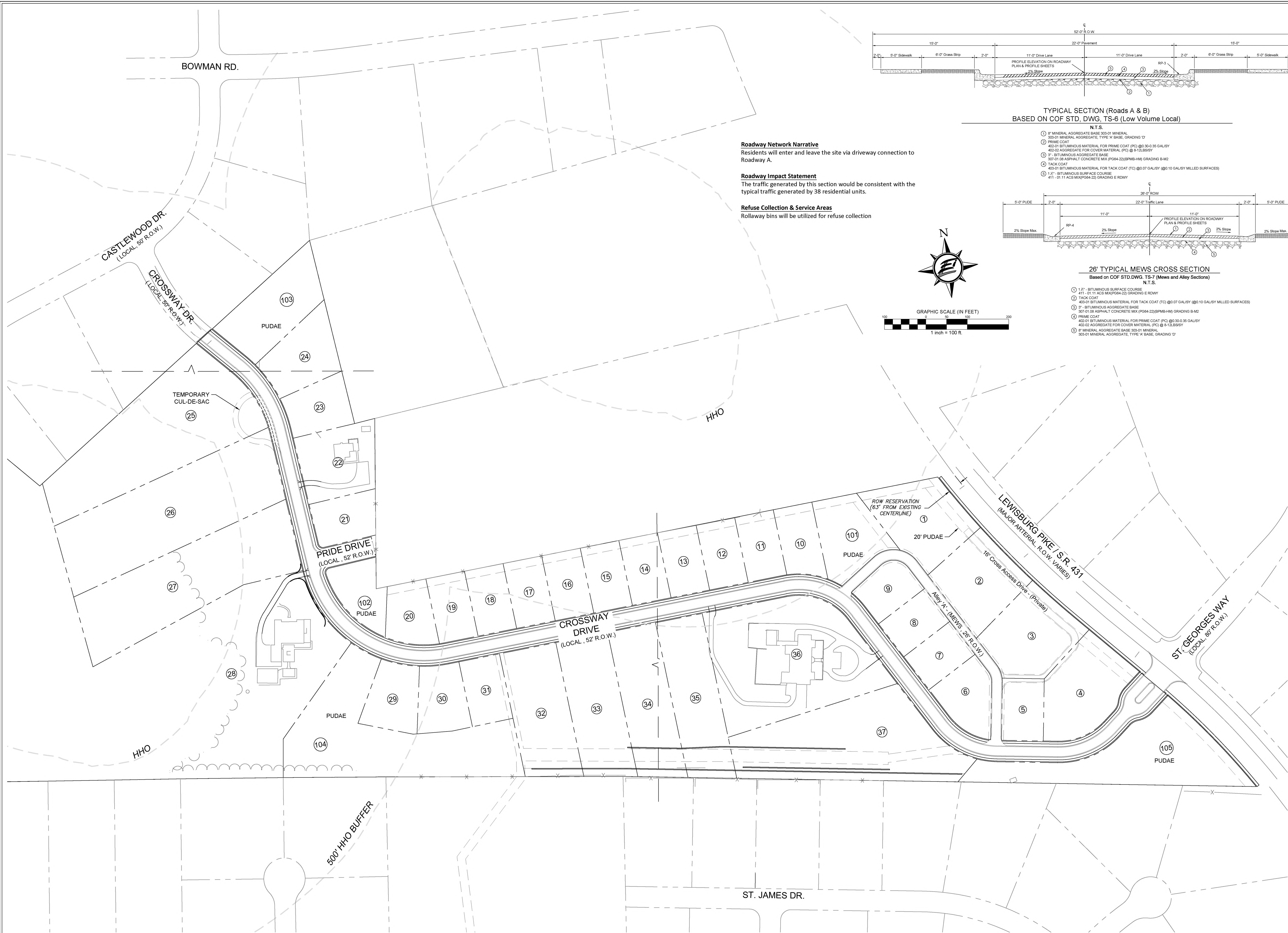
Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
**ENLARGED
GRADING &
DRAINAGE
PLAN**

Sheet No.
C 3.1



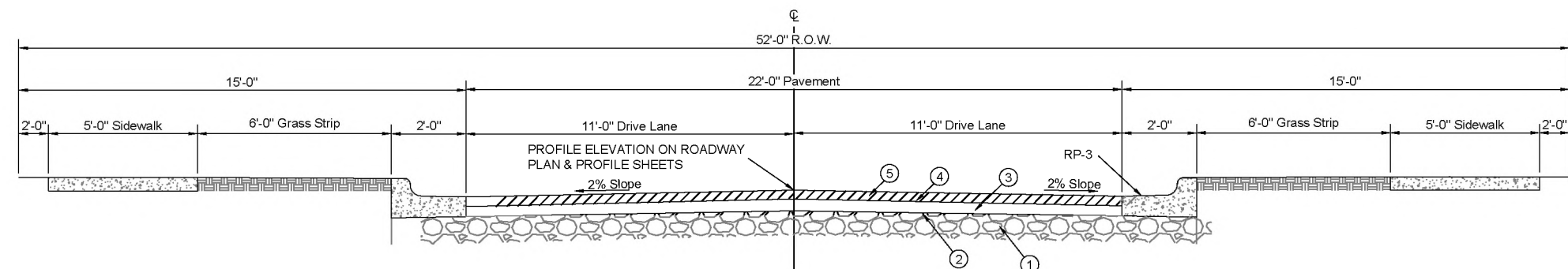
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By: cloyw



Roadway Network Narrative
Residents will enter and leave the site via driveway connection to Roadway A.

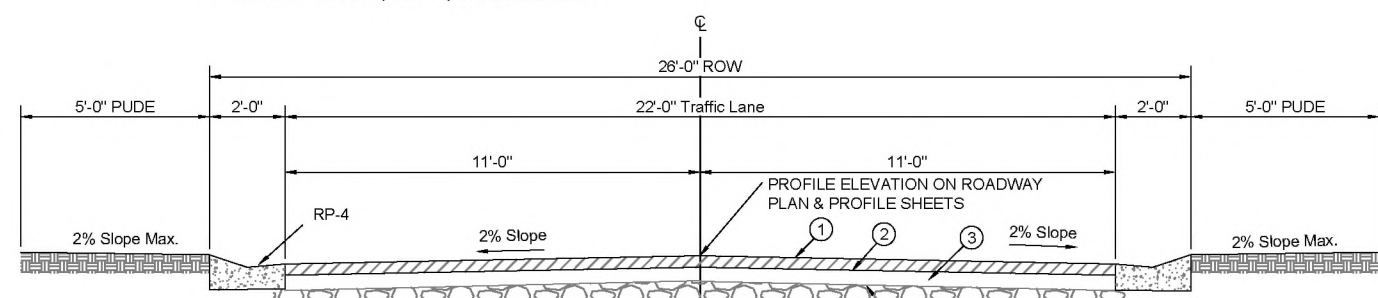
Roadway Impact Statement
The traffic generated by this section would be consistent with the typical traffic generated by 38 residential units.

Refuse Collection & Service Areas
Rollaway bins will be utilized for refuse collection



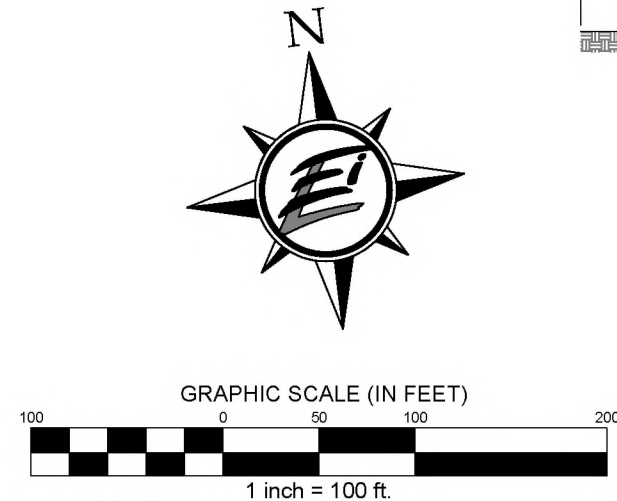
TYPICAL SECTION (Roads A & B)
BASED ON COF STD, DWG, TS-6 (Low Volume Local)

- N.T.S.
- ① 8" MINERAL AGGREGATE BASE 303-01 MINERAL
 - ② 303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'
 - ③ PRIME COAT
 - ④ 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @ 30.0 GAL/SY
 - ⑤ 402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 5-12.85/SY
 - ⑥ 307-01 08 ASPHALT CONCRETE MIX (PG64-22)(BPM-B-HM) GRADING B-M2
 - ⑦ 3" BITUMINOUS AGGREGATE BASE
 - ⑧ TACK COAT
 - ⑨ 402-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.07 GAL/SY (@ 0.10 GAL/SY MILLED SURFACES)
 - ⑩ 1 1/2" BITUMINOUS SURFACE COURSE
 - ⑪ 411 - 01 11 ACS MIX (PG64-22) GRADING E ROWY



28' TYPICAL MEWS CROSS SECTION
Based on COF STD, DWG, TS-7 (Mews and Alley Sections)

- N.T.S.
- ① 1 1/2" BITUMINOUS SURFACE COURSE
 - ② 411 - 01 11 ACS MIX (PG64-22) GRADING E ROWY
 - ③ TACK COAT
 - ④ 402-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @ 0.07 GAL/SY (@ 0.10 GAL/SY MILLED SURFACES)
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 - ⑩ 8" MINERAL AGGREGATE BASE 303-01 MINERAL
 - ⑪ 303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'



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ENERGY LAND & INFRASTRUCTURE
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ELI

**TUCK AWAY
DEVELOPMENT PLAN**

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. —
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
2	4/19/21	Per City of Franklin Comments
1	1/7/21	Per City of Franklin Comments



Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
**OVERALL
R.O.W. &
ACCESS
PLAN**

Sheet No.
C 4.0

TUCK AWAY DEVELOPMENT PLAN

1190 LEWISBURG PIKE
MAP 105, PARCEL .028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

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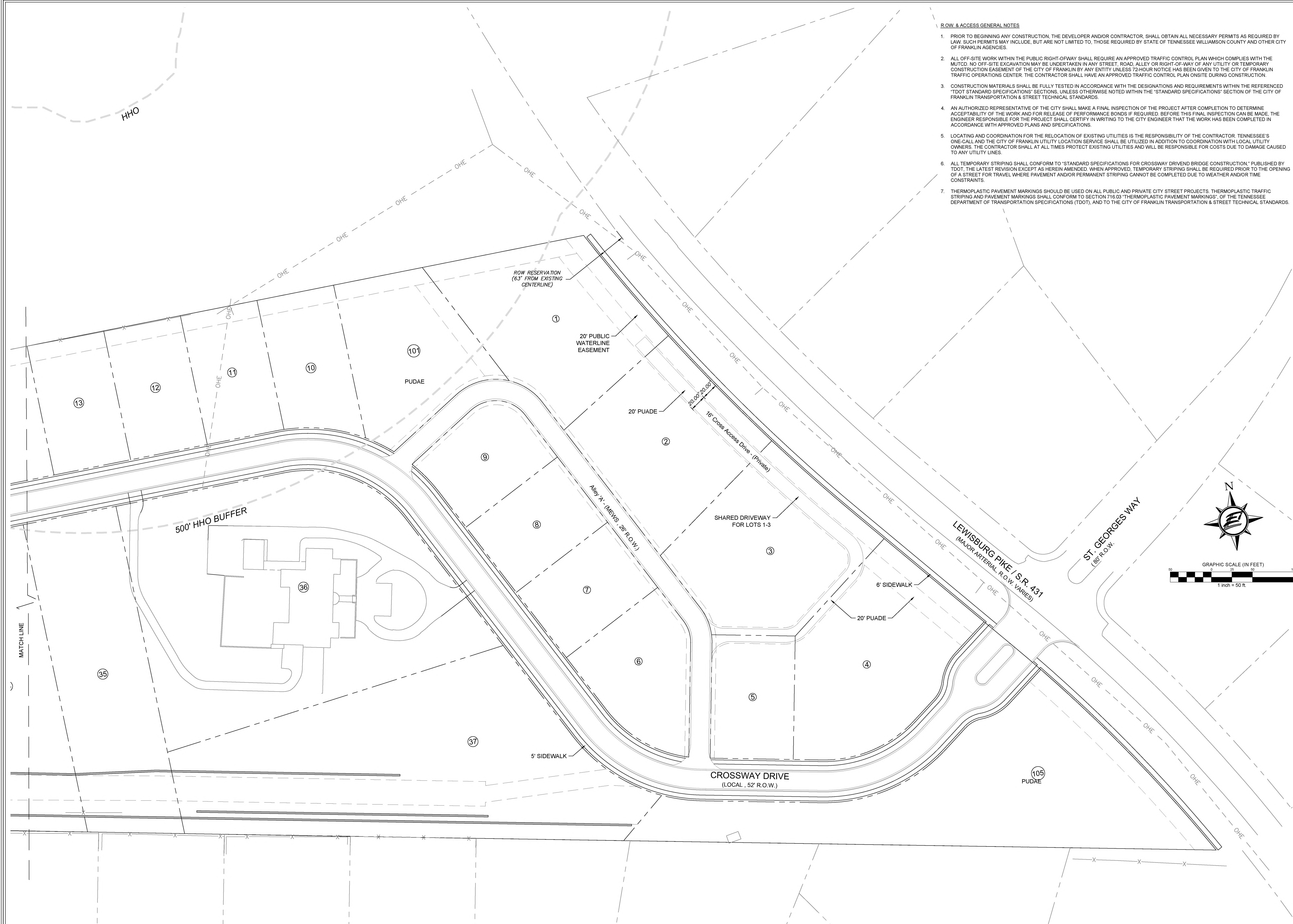
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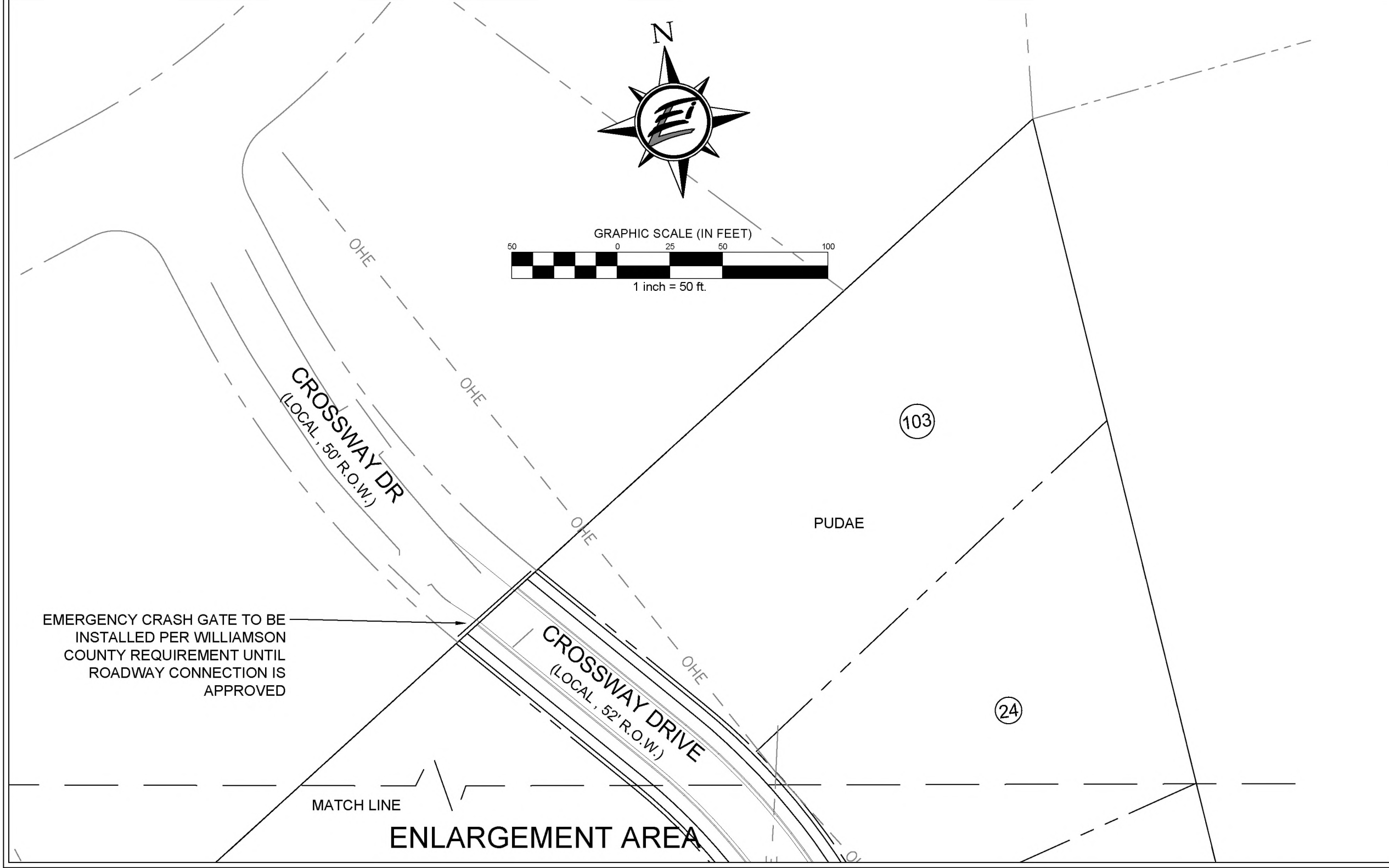
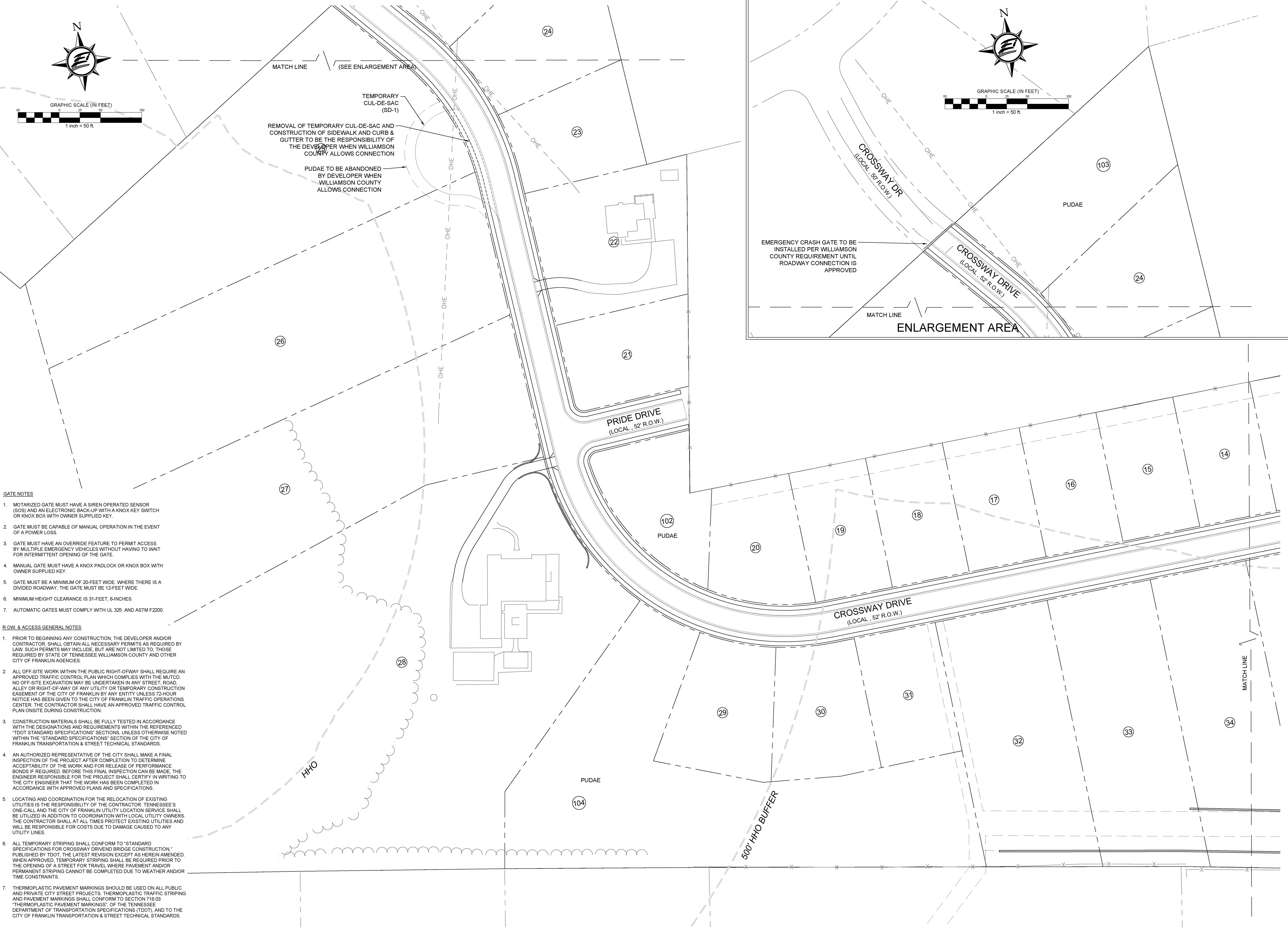


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Plotted: Monday, April 19, 2021 12:31 pm
By: cloy

- GATE NOTES
1. MOTORIZED GATE MUST HAVE A SIREN OPERATED SENSOR (SOS) AND AN ELECTRONIC BACK-UP WITH A KNOX KEY SWITCH OR KNOX BOX WITH OWNER SUPPLIED KEY.
 2. GATE MUST BE CAPABLE OF MANUAL OPERATION IN THE EVENT OF A POWER LOSS.
 3. GATE MUST HAVE AN OVERRIDE FEATURE TO PERMIT ACCESS BY MULTIPLE EMERGENCY VEHICLES WITHOUT HAVING TO WAIT FOR INTERMITTENT OPENING OF THE GATE.
 4. MANUAL GATE MUST HAVE A KNOX PADLOCK OR KNOX BOX WITH OWNER SUPPLIED KEY.
 5. GATE MUST BE A MINIMUM OF 20-FEET WIDE WHERE THERE IS A DIVIDED ROADWAY, THE GATE MUST BE 12-FEET WIDE.
 6. MINIMUM HEIGHT CLEARANCE IS 31-FEET, 6-INCHES.
 7. AUTOMATIC GATES MUST COMPLY WITH UL 325 AND ASTM F2200.

R.O.W. & 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 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 ON-SITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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 CROSSWAY DRIVEND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT. THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
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 (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

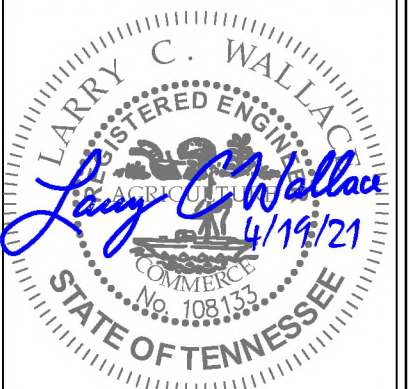
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**TUCK AWAY
DEVELOPMENT PLAN**

1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. —
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
2	4/19/21	Per City of Franklin Comments
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Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
**ENLARGED
R.O.W. &
ACCESS
PLAN**

Sheet No.
C 4.2

DATE: 11/3/2020

FLOW	934 GPM @ 20 PSI
STATIC (B)	56 PSI
RESIDUAL (B)	42 PSI

FLOW	1,042 GPM @ 20 PS
STATIC (B)	70 PSI
RESIDUAL (B)	58 PSI

Electric
MTEMC
Gary Osburn
(615) 595-4677

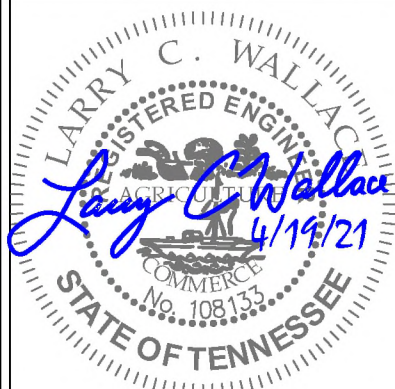
Atmos
(615) 771-8300

CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554

GAMBLE
DESIGN COLLABORATIVE



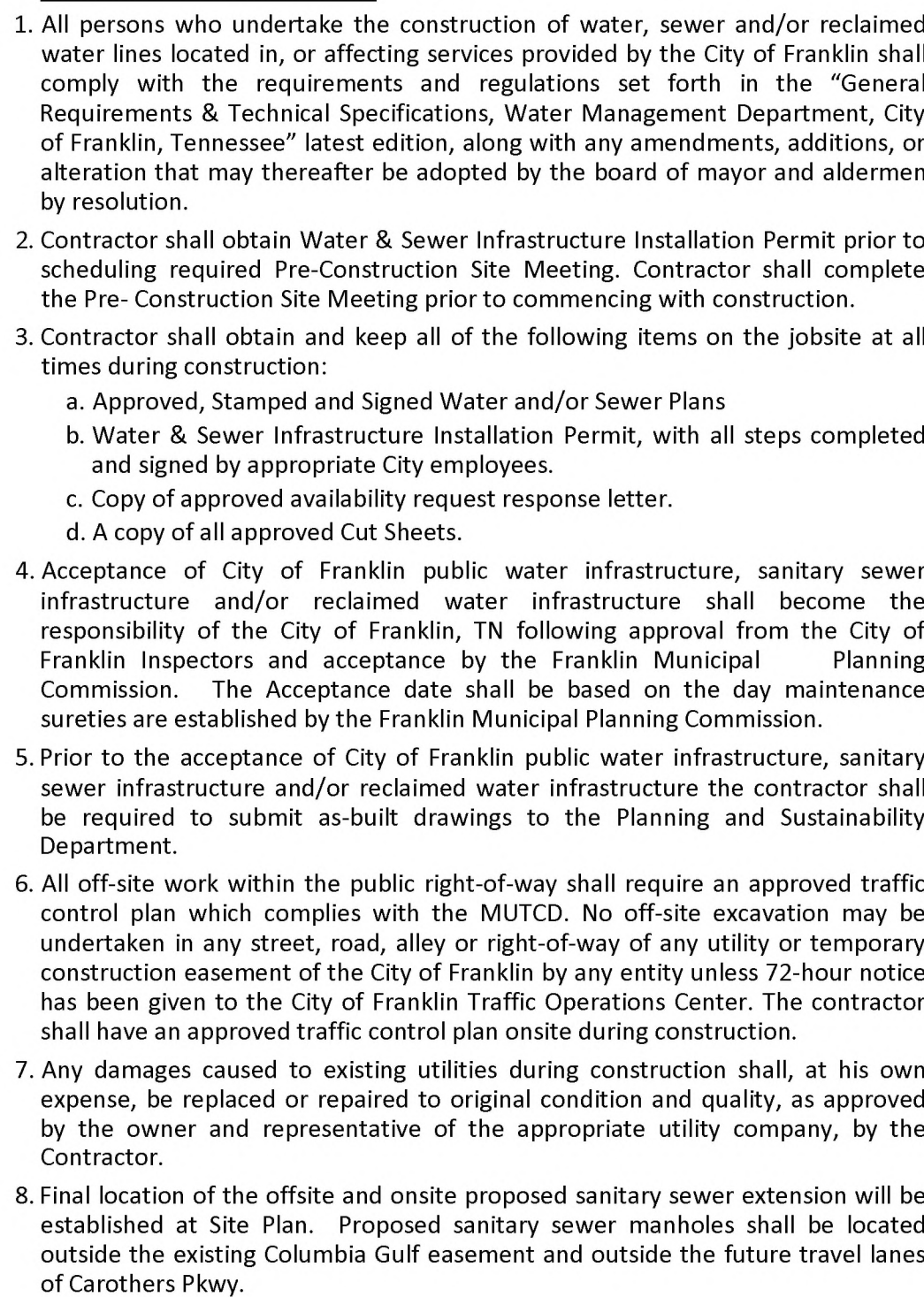
1190 LEWISBURG PIKE
MAP 105, PARCEL .028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

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Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW
Sheet Title:

OVERALL UTILITY PLAN

C 5.0



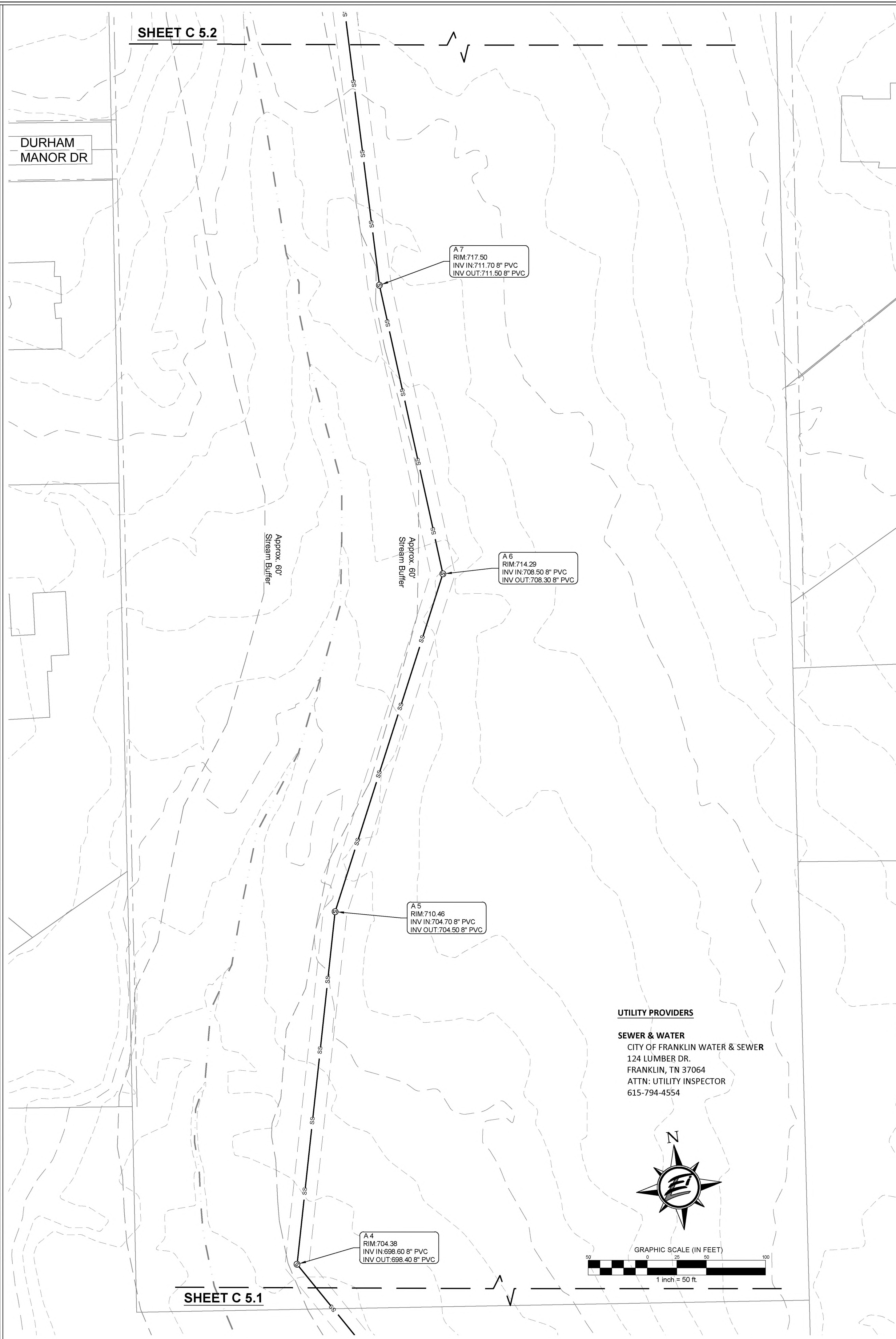
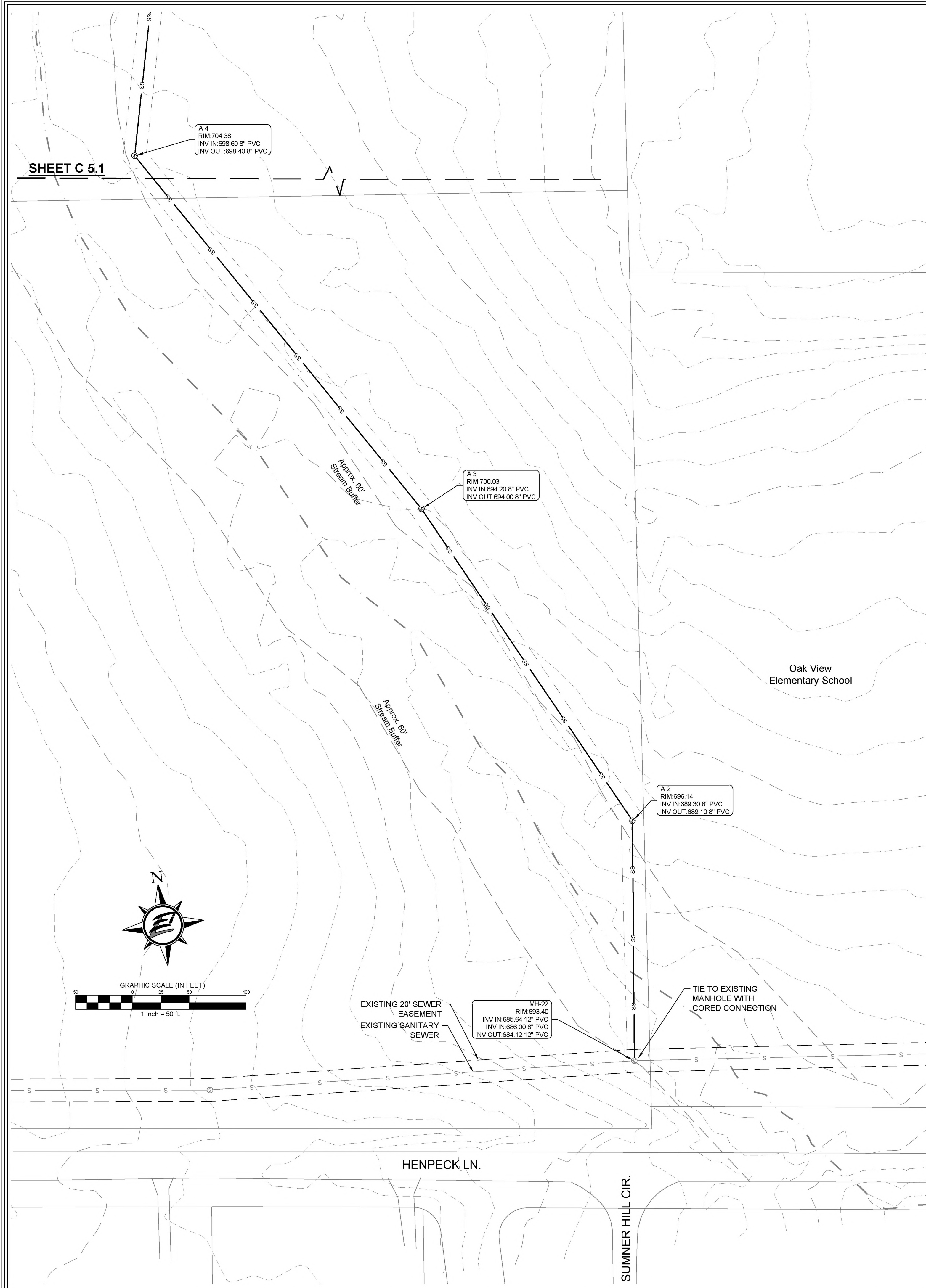
Development Type: Single Family Residential Development
Unit Flow in GPD: 350 GPD
Number of Units: 37 (Residential Units)
Flow in GPD: 12,950 GPD

Proposed 8" waterline to connect to existing 16" water main along Lewisburg Pike. Offsite sewer is proposed to run south through the vacant parcel and tie in along Henpeck Lane near Oak View Elementary School. Sewer depths within residential development exceed 12' depths.

The anticipated demand for water and sewer is 12,950 GPD based on a 350 GPD unit flow and 37 residential units. There are no reclaimed water lines in the vicinity.

All street lights shall have a LED light source.

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Plotted: Monday, April 19, 2021 - 12:31 pm
By: cloyw



GDC
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FRANKLIN, TENNESSEE

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LARRY C. WALLACE
REGISTERED ENGINEER
No. 10812
STATE OF TENNESSEE
4/19/21

Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW
Sheet Title:

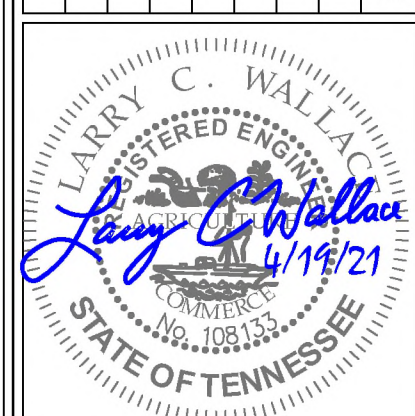
**SITE
UTILITY
PLAN**

Sheet No.
C 5.1



**TUCK AWAY
DEVELOPMENT PLAN**

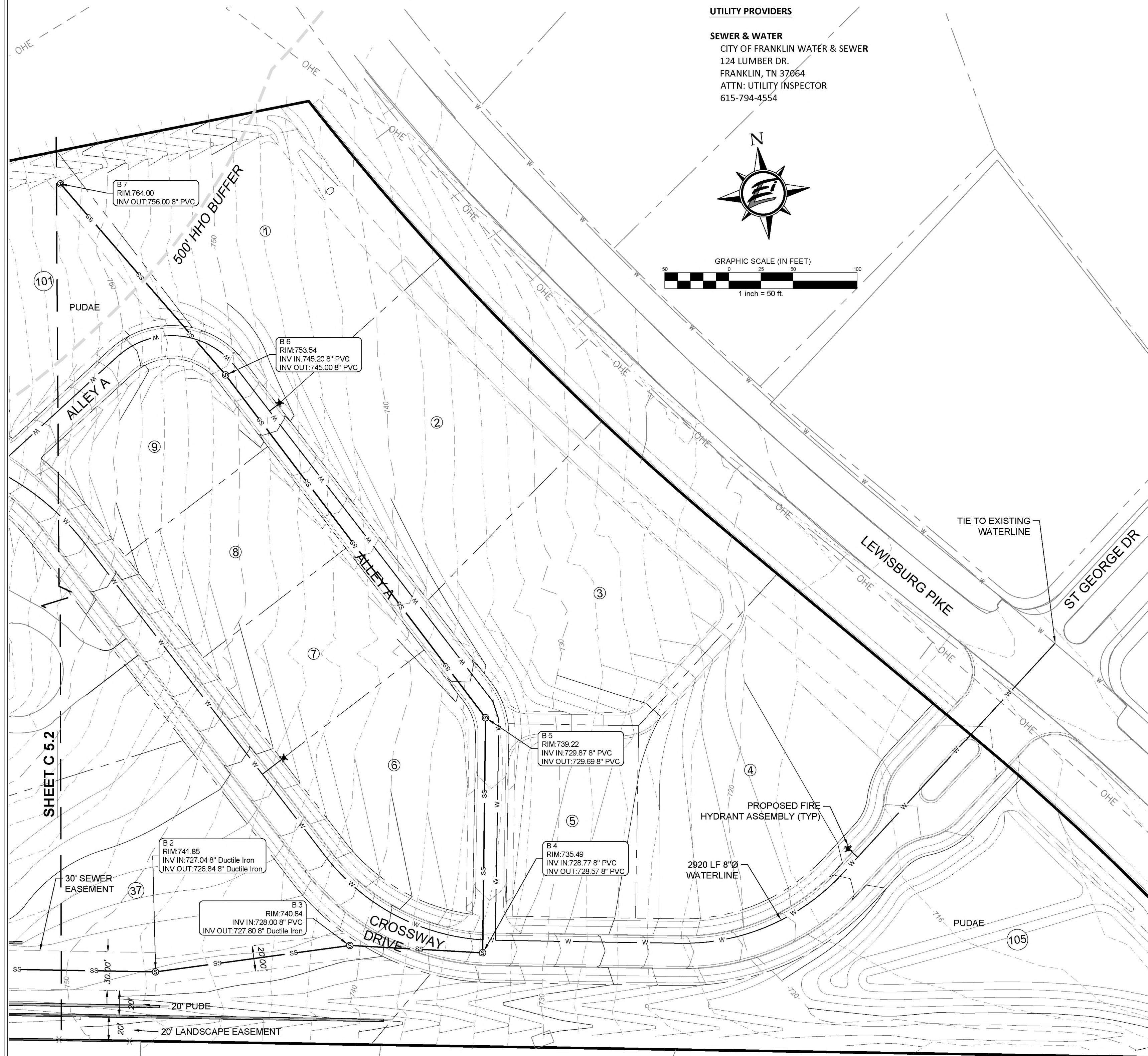
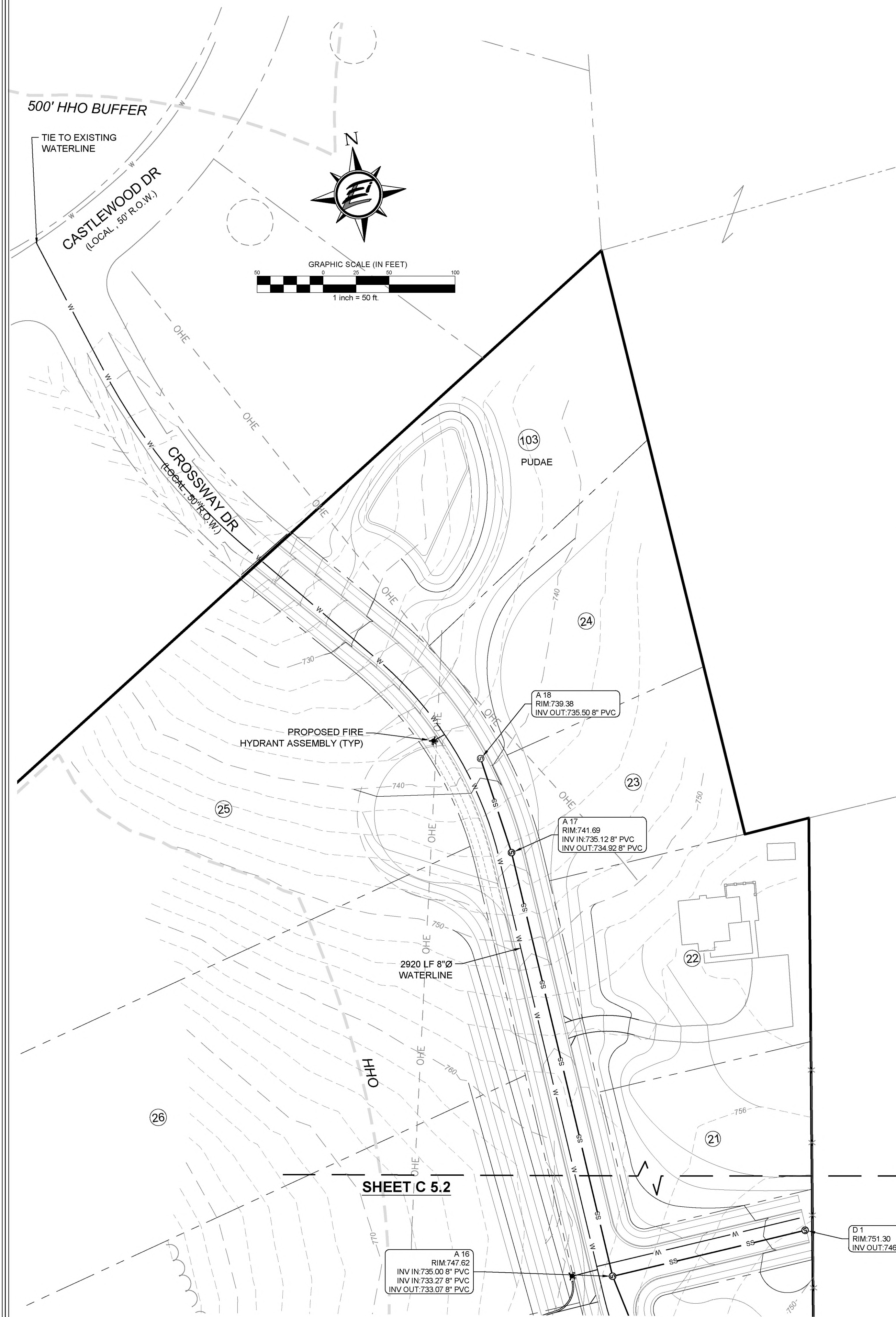
1190 LEWISBURG PIKE
MAP 105, PARCEL 028.01 & MAP 106, PARCEL 00800
CITY OF FRANKLIN PROJECT NO. ____
FRANKLIN, TENNESSEE

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Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW
Sheet Title:

SITE UTILITY PLAN

Filename: W:\20-11-1106 cross property\3_CAD\production\development plan\Cross Dev UTIL.dwg
User: cloyw
Plotted: Monday, April 19, 2021 12:31 pm
By: cloyw



UTILITY PROVIDERS

SEWER & WATER
CITY OF FRANKLIN WATER & SEWER
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
615-794-4554



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

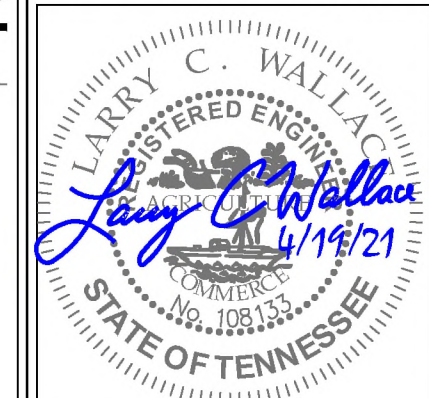
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TUCK AWAY DEVELOPMENT PLAN

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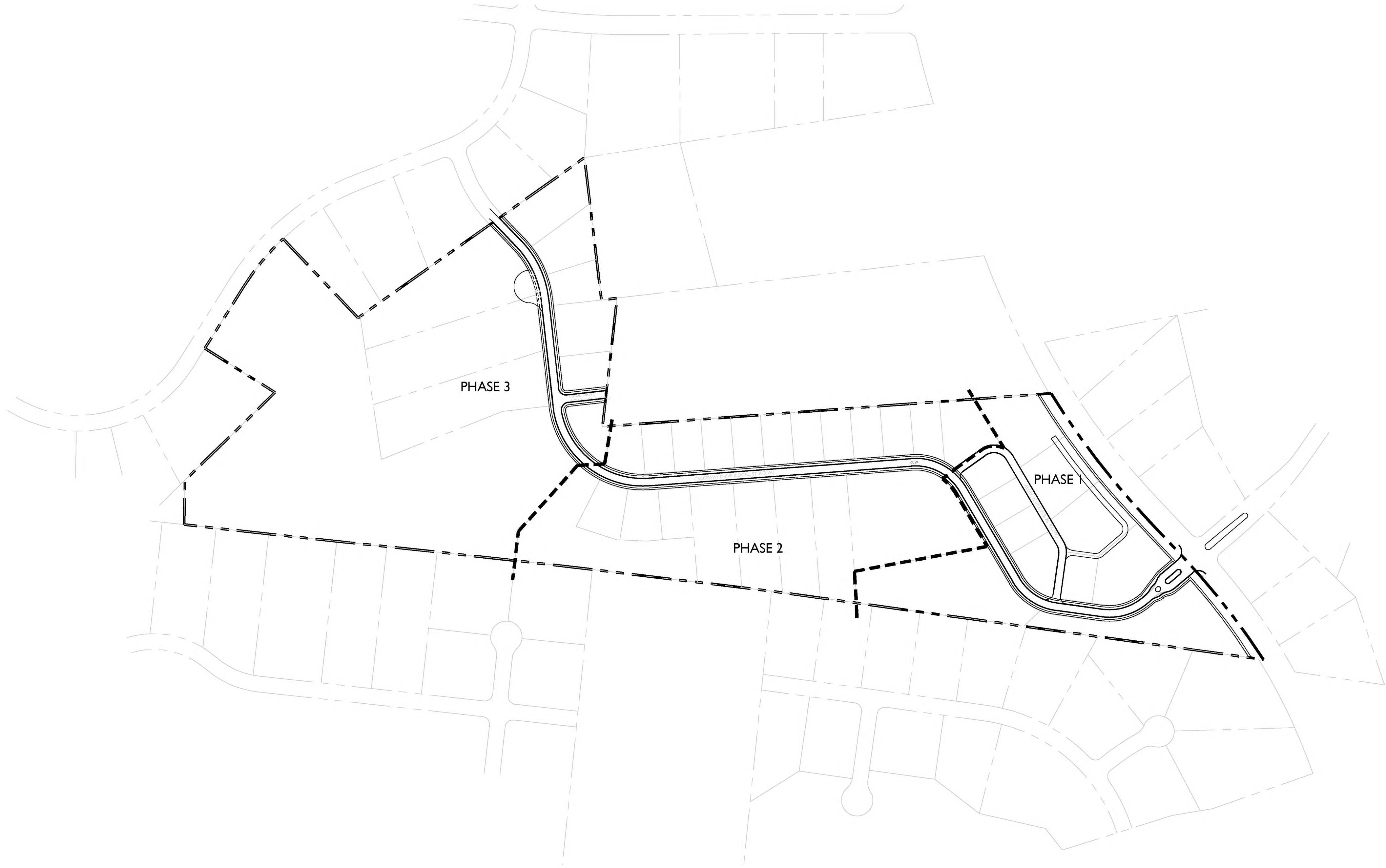
Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:

SITE UTILITY PLAN

Sheet No.

C 5.3



The connection to Crossway Drive, including the emergency gate shall be constructed with Phase 2 of the development and binder and curb & gutter must be inspected and accepted by City of Franklin inspectors prior to the issuance of building permits within the Phase 2 or 3 portions of the development.

SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145 (615) 975-5765 gdc@gamble@gcdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	



Revision Date	
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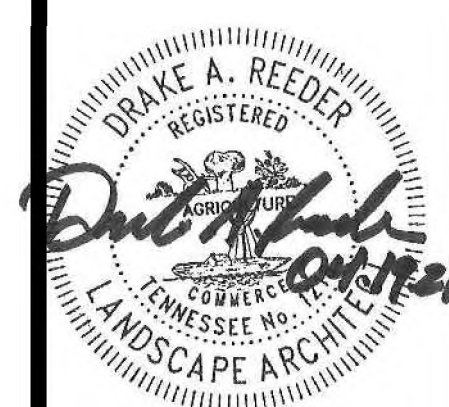
PHASING PLAN



TUCK AWAY DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Franklin, Williamson County, Tennessee



Revision Date _____

△ _____

△ _____

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△ _____

TREE PRESERVATION

SHEET

LI.0

COF #7374

PROJECT NAME:	BUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	374
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

*SPECIMEN TREES FIELD SURVEYED BY LANDSCAPE ARCHITECT.
ACTUAL SIZES / REPLACEMENT MAY VARY.

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	
5	70	Orange	
6	33	Oak	
7	30	Cedar	
8	24	Cedar	
9	27	Hackberry	REMOVED
10	34	Cedar	REMOVED
11	32	Cedar	REMOVED
12	34	Cedar	REMOVED
13	28	Cedar	REMOVED
14	25	Cedar	REMOVED
15	46	Cedar	REMOVED
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	
19	32	Pear	
20	41	Pear	
21	26	Maple	
22	42	Oak	
23	58	Hackberry	REMOVED
24	56	Hackberry	REMOVED
25	37	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	
29	34	Oak	
30	32	Hackberry	REMOVED
31	25	Cedar	
32	38	Oak	REMOVED
33	28	Hackberry	
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	REMOVED
39	36	Oak	REMOVED
40	36	Oak	REMOVED
41	30	Oak	REMOVED
42	28	Oak	REMOVED
43	24	Pine	REMOVED
44	24	Pine	REMOVED
45	24	Pine	REMOVED
TOTAL INCHES REMOVED:			857
REPLACEMENT INCHES REQ'D:			1714

[illegible]

811
Know what's below.
Call before you dig

OVERALL SITE AREA = 2,261,220 SF (52 AC)			
EXISTING TREE CANOPY	REMOVED TREE CANOPY	PRESERVED TREE CANOPY	
17.92 AC 780,781 SF	1.53 AC 66,685 SF	16.39 AC	714,096 SF
<u>TREE CANOPY DATA:</u>			
TOTAL EXISTING TREE CANOPY:	781,030.8 SF; 17.93 AC (34.5% OF SITE)		
REQUIRED CANOPY PRESERVATION:	46% (781,030.8 SF; 8.61 AC)		
PROVIDED CANOPY PRESERVATION:	91% (710, 733 SF; 16.3 AC)		

TOTAL 2.261,220 SF = 1,075,270 SF (FROM LOTS > 30,000 SF)
= 1,185,950 SF APPLICABLE TO REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 59,300 SF
(5% MIN. OPEN SPACE $\times$ 1,185,950 SF = 59,300 SF, 1.36 AC)

ADDITIONAL NATURAL AREA REQUIREMENT: 10%
REQUIRED TOTAL = 118,600
(10% ADDITIONAL NATURAL AREA $\times$ 1,185,950 SF = 118,600 SF)

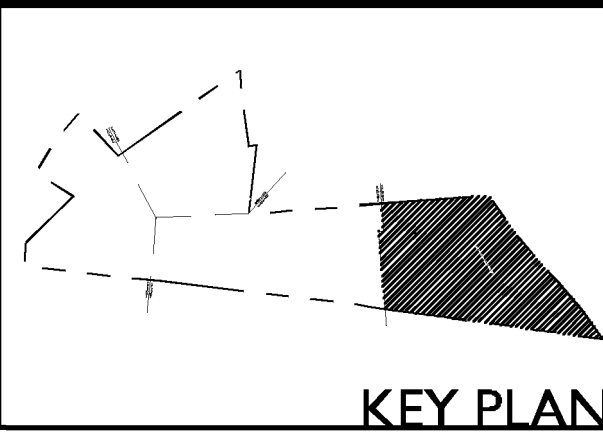
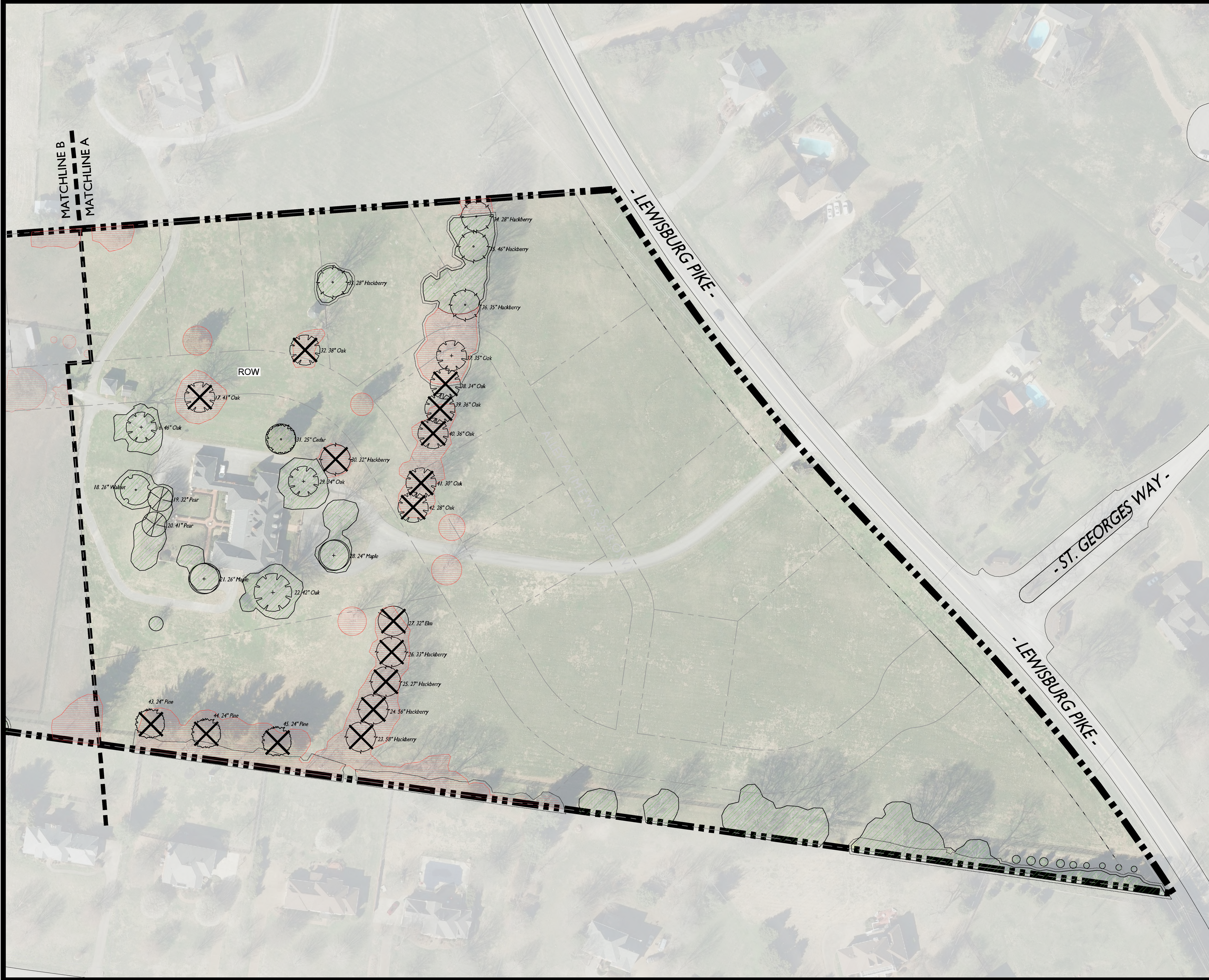
REQUIRED: 177,900 SF, 4.08 AC TOTAL
PROVIDED: 184,010 SF, 4.22 AC TOTAL (159.6%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL NATURAL AREA = 203,860 SF, 4.68 AC)

 PRESERVED TREES

 REMOVED TREES

 REMOVE SPECIMEN

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



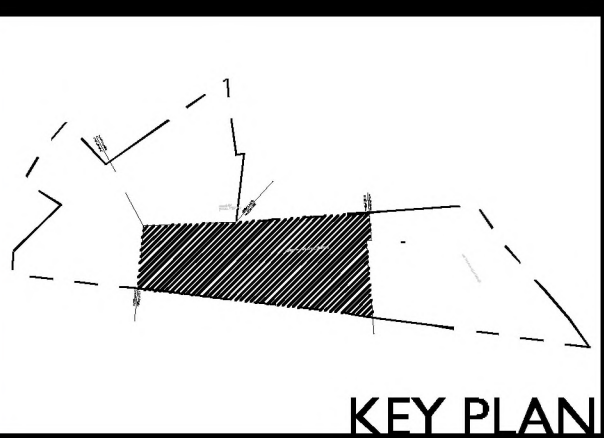
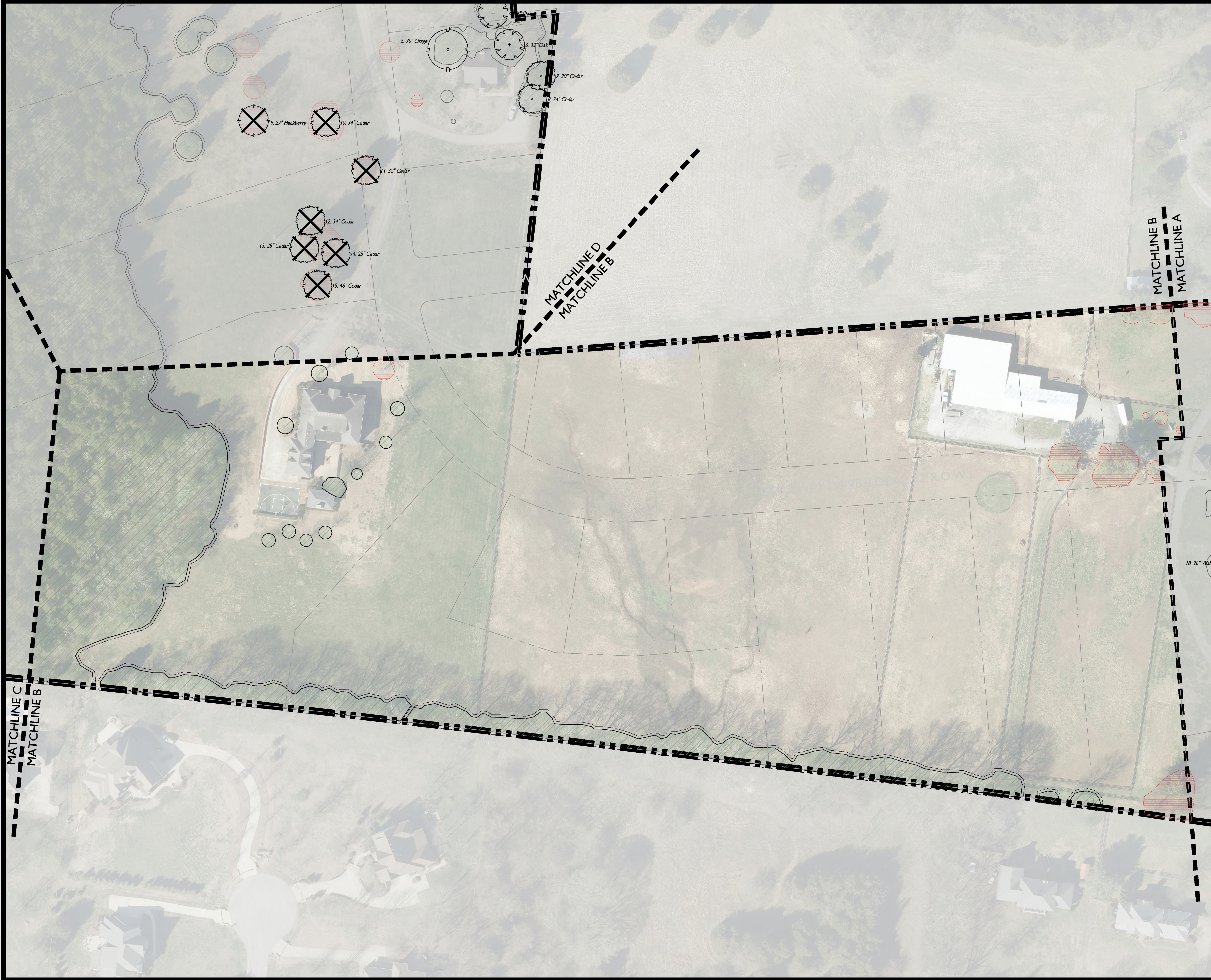
KEY		
	PRESERVED TREES	
	REMOVED TREES	
	REMOVE SPECIMEN	

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	
5	70	Osage	
6	33	Oak	
7	30	Cedar	
8	24	Cedar	
9	27	Hackberry	REMOVED
10	34	Cedar	REMOVED
11	32	Cedar	REMOVED
12	34	Cedar	REMOVED
13	28	Cedar	REMOVED
14	25	Cedar	REMOVED
15	46	Cedar	REMOVED
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	
19	32	Pear	
20	41	Pear	
21	26	Maple	
22	42	Oak	
23	58	Hackberry	REMOVED
24	56	Hackberry	REMOVED
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	
29	34	Oak	
30	32	Hackberry	REMOVED
31	25	Cedar	
32	38	Oak	REMOVED
33	28	Hackberry	
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	REMOVED
39	36	Oak	REMOVED
40	36	Oak	REMOVED
41	30	Oak	REMOVED
42	28	Oak	REMOVED
43	24	Pine	REMOVED
44	24	Pine	REMOVED
45	24	Pine	REMOVED
TOTAL INCHES REMOVED:			857
REPLACEMENT INCHES REQD:			1714

**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date
△
△
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KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	
6	33	Oak	
7	30	Cedar	
8	24	Cedar	
9	27	Hackberry	REMOVED
10	34	Cedar	REMOVED
11	32	Cedar	REMOVED
12	34	Cedar	REMOVED
13	28	Cedar	REMOVED
14	25	Cedar	REMOVED
15	46	Cedar	REMOVED
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	
19	32	Pear	
20	41	Pear	
21	26	Maple	
22	42	Oak	
23	58	Hackberry	REMOVED
24	56	Hackberry	REMOVED
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	
29	34	Oak	
30	32	Hackberry	REMOVED
31	25	Cedar	
32	38	Oak	REMOVED
33	28	Hackberry	
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	REMOVED
39	36	Oak	REMOVED
40	36	Oak	REMOVED
41	30	Oak	REMOVED
42	28	Oak	REMOVED
43	24	Pine	REMOVED
44	24	Pine	REMOVED
45	24	Pine	REMOVED
TOTAL INCHES REMOVED:			857
REPLACEMENT INCHES REQD:			1714

MATCHLINE C
MATCHLINE B

MATCHLINE D
MATCHLINE B

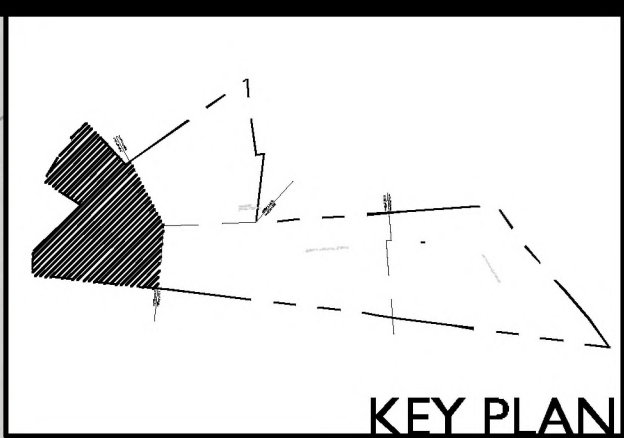
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MATCHLINE A



**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



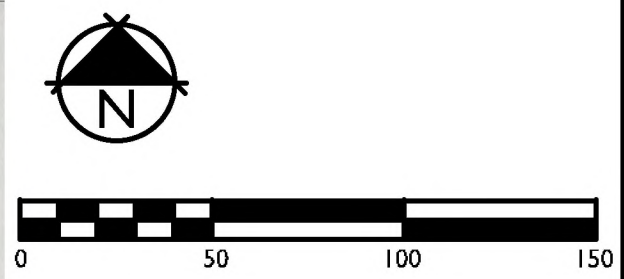
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KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

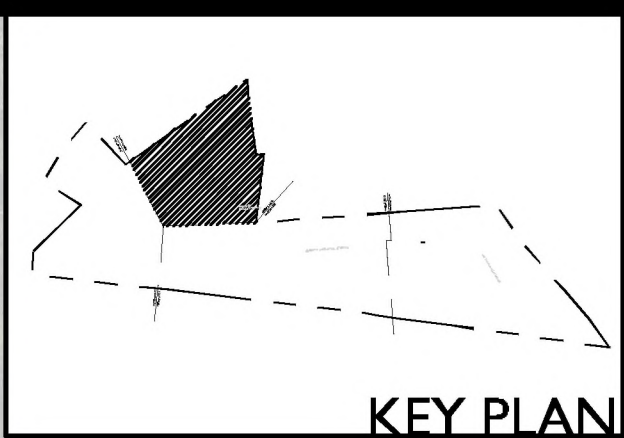
SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	
5	70	Osage	
6	33	Oak	
7	30	Cedar	
8	24	Cedar	
9	27	Hackberry	REMOVED
10	34	Cedar	REMOVED
11	32	Cedar	REMOVED
12	34	Cedar	REMOVED
13	28	Cedar	REMOVED
14	25	Cedar	REMOVED
15	46	Cedar	REMOVED
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	
19	32	Pear	
20	41	Pear	
21	26	Maple	
22	42	Oak	
23	58	Hackberry	REMOVED
24	56	Hackberry	REMOVED
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	
29	34	Oak	
30	32	Hackberry	REMOVED
31	25	Cedar	
32	38	Oak	REMOVED
33	28	Hackberry	
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	REMOVED
39	36	Oak	REMOVED
40	36	Oak	REMOVED
41	30	Oak	REMOVED
42	28	Oak	REMOVED
43	24	Pine	REMOVED
44	24	Pine	REMOVED
45	24	Pine	REMOVED
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REPLACEMENT INCHES REQD:			1714



**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



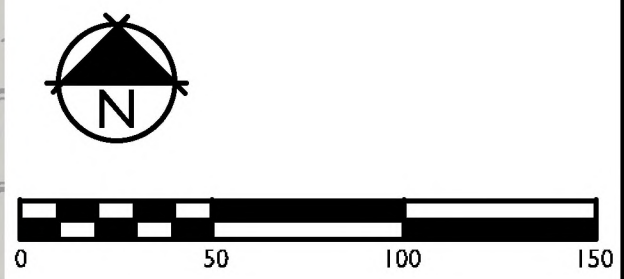
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TOTAL INCHES REMOVED:			857
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 17374

Revision Date _____
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△ _____
△ _____
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**TREE PRESERVATION
PLAN**
SHEET
L1.4
COF #7374



01

**TYP. ARCHITECTURE
NTS**

02

**TYP. ARCHITECTURE - 95' LOTS
NTS**

GDC

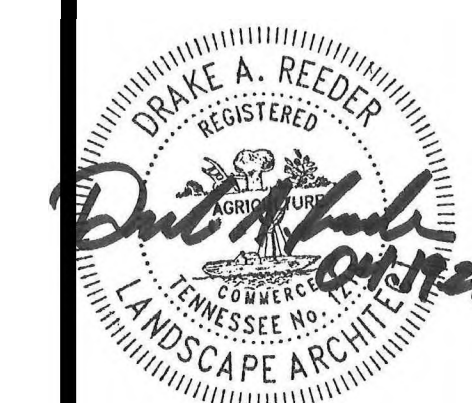
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date
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ARCHITECTURAL
ELEVATIONS
SHEET
A1.0
COF #7374



Revision Date _____

△ _____

△ _____

△ _____

△ _____

LOT LAYOUT
CONCEPTS
SHEET
A1.1
COF #7374

James W. Cross, IV
2208 Crossway Dr.
Franklin, TN. 37064

City of Franklin
Amy Diaz-Barriga, AICP
Assistant Director of Planning and Development
109 Third Ave. South
Franklin, Tn. 37064

Dear Amy,

As Property Owner and developer of Tuck Away PUD Subdivision, I am writing to request the extension of the vesting of your Development Plan. The Development Plan is set to expire on 3/22/2024.

The delay in the development of the property is primarily due to the slow acquisition of off-site sewer easements, and the consideration of a change of use for a church. We request that the Development Plan vesting be extended for three years to allow the church the opportunity to go through the plan amendment process. If they are unsuccessful, we will proceed with the Development Plan as vested for single family detached homes.

We request this item to be included on the 1/25/2024 Franklin Municipal Planning Commission (FMPC) agenda.

Thank you for your help. Please reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'JWC-IV', with a stylized flourish at the end.

James W. Cross, IV

CC: Greg Gamble

TUCK AWAY

PD SUBDIVISION

DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)

FRANKLIN, WILLIAMSON, TENNESSEE

SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 EXST. CONDITIONS ENLARGEMENT
C1.4 EXST. CONDITIONS ENLARGEMENT

C2.0 DEVELOPMENT PLAN
C2.1 DEV. PLAN ENLARGEMENT
C2.2 DEV. PLAN ENLARGEMENT
C2.3 DEV. PLAN ENLARGEMENT
C2.4 DEV. PLAN ENLARGEMENT

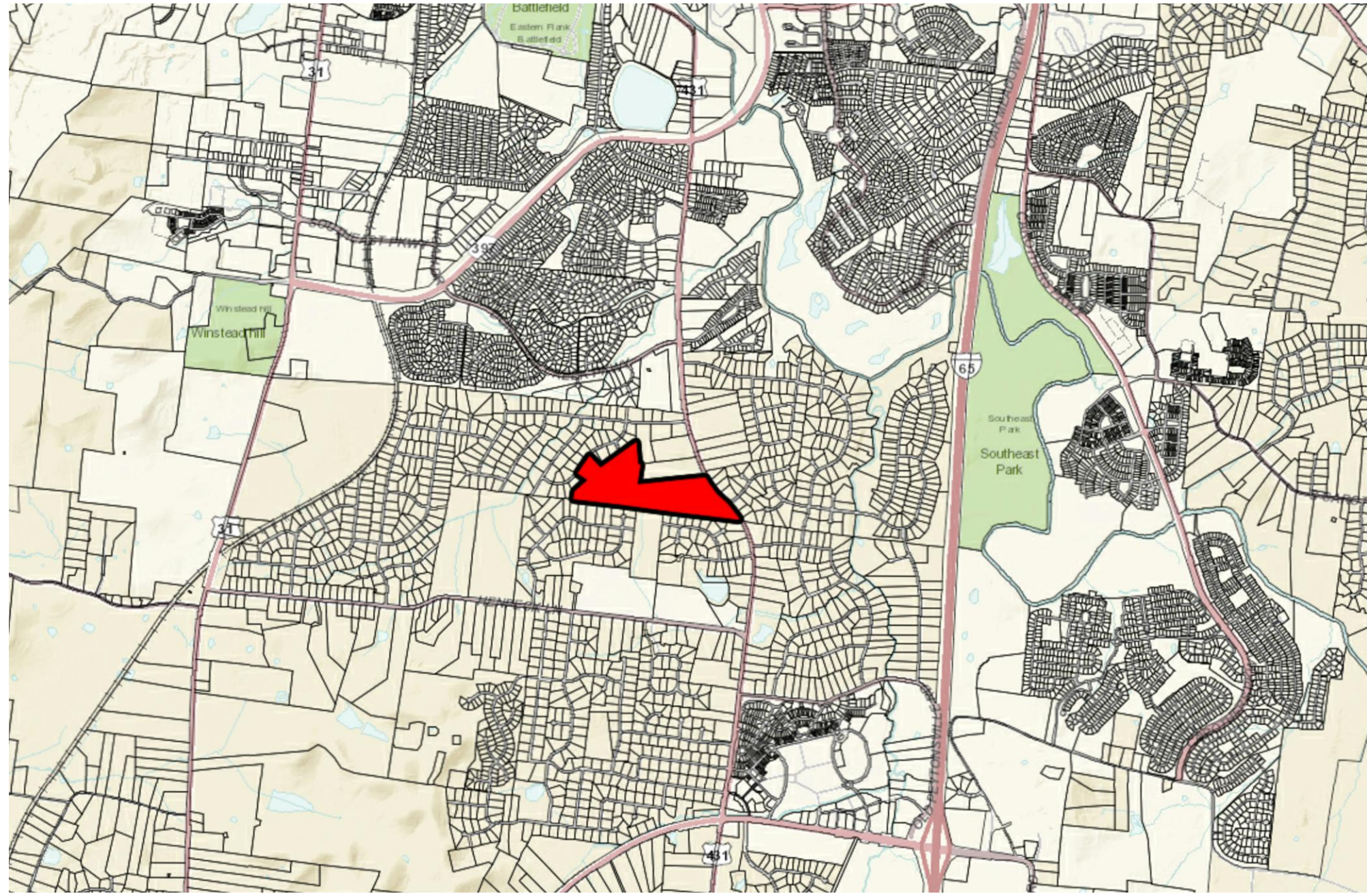
C3.0 OVERALL GRADING & DRAINAGE PLAN
C3.1 ENLARGED GRADING & DRAINAGE PLAN
C3.2 ENLARGED GRADING & DRAINAGE PLAN

C4.0 OVERALL ROW & ACCESS PLAN
C4.1 ENLARGED ROW & ACCESS PLAN
C4.2 ENLARGED ROW & ACCESS PLAN
C4.3 ENLARGED ROW & ACCESS PLAN

C5.0 OVERALL SITE UTILITY PLAN
C5.1 ENLARGED SITE UTILITY PLAN
C5.2 ENLARGED SITE UTILITY PLAN
C5.3 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

L1.0 TREE PRESERVATION PLAN
L1.1 TREE PRES. ENLARGEMENT
L1.2 TREE PRES. ENLARGEMENT
L1.3 TREE PRES. ENLARGEMENT
L1.4 TREE PRES. ENLARGEMENT



NOT TO SCALE

VICINITY MAP

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / DEVELOPER:

JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES

WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES

SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION

14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

SITE DATA CHART

PROJECT NAME:	TUCK AWAY
PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 100'
LOT SIZE (RESIDENTIAL):	1 AC, 2 AC
SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
DWELLING UNIT COUNT (BY TYPE):	37
SINGLE FAMILY:	37
BUILDING HEIGHT:	MAX 2.5 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	10%
TREE CANOPY RETENTION ACREAGE:	16.3 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X \$4,304 = \$146,336 DUE AT FINAL PLAT
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

MOS I

Section 9.5.1(B) External Connectivity.

B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.

Request to remove external street stub connections to southern boundary.

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

This site is unique in that it is surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in Williamson County jurisdiction that could only be annexed in the City of Franklin at the request of the property owner. Full unrestricted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

Single-Family policy established in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent properties to the new development. Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are established neighborhoods, currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin and creating transition back to these neighborhoods.



PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
INITIAL SUBMITTAL: OCTOBER 12, 2020
RESUBMITTAL: JANUARY 7, 2021
ONE STOP: April 19, 2021
COF #: 7374

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



SITE DATA CHART

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EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

TOTAL 2,261,220 SF - 1,075,270 SF (FROM LOTS > 30,000 SF)
= 1,185,950 SF APPLICABLE TO REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 59,300 SF
(5% MIN. OPEN SPACE x 1,185,950 SF = 59,300 SF, 1.36 AC)

ADDITIONAL NATURAL AREA REQUIREMENT: 10%
REQUIRED TOTAL = 118,600
(10% ADDITIONAL 'NATURAL AREA' x 1,185,950 SF = 118,600 SF)

REQUIRED: 177,900 SF; 4.08 AC TOTAL
PROVIDED: 284,010 SF; 5.69 AC TOTAL (139.4%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL 'NATURAL AREA' = 203,860 SF, 3.85 AC)

LOT	TYPE	AREA (ACRES)
100	NATURAL AREA	1.77 AC
101	POCKET PARK	0.63 AC
102	POCKET PARK	0.39 AC
103	COURTYARD	0.82 AC
104	NATURAL AREA	2.08 AC

NOTE: ALL OPEN SPACE LOTS SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

KEY

OPEN SPACE

TREE PRESERVATION

*CRITICAL LOTS

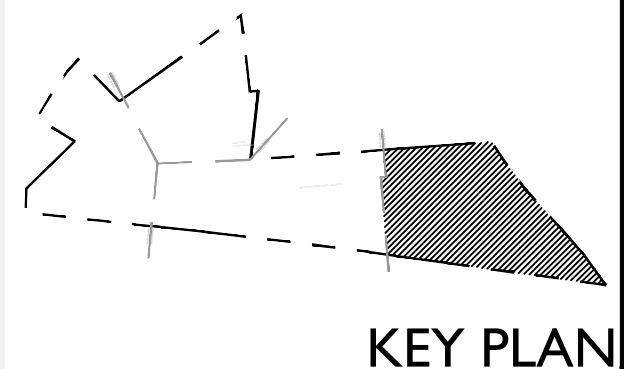
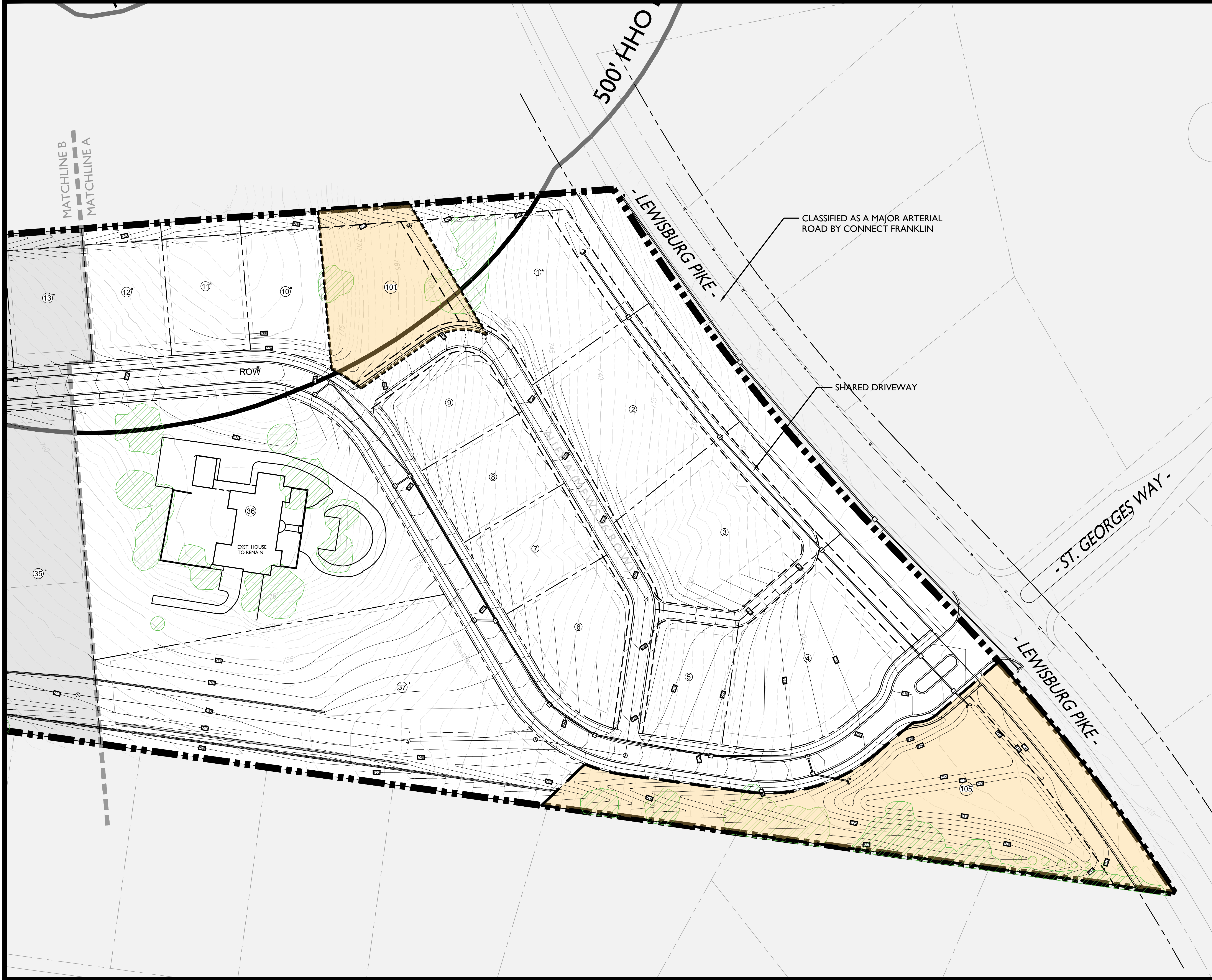
TREE CANOPY RETENTION

OVERALL SITE AREA = 2,261,220 SF (52 AC)					
EXISTING TREE CANOPY	REMOVED TREE CANOPY	PRESERVED TREE CANOPY			
17.92 AC	780,781 SF	1.53 AC	66,685 SF	16.39 AC	714,096 SF
TREE CANOPY DATA:					
TOTAL EXISTING TREE CANOPY:	781,030.8 SF; 17.93 AC (34.5% OF SITE)				
REQUIRED CANOPY PRESERVATION:	48% (374,894.8 SF; 8.61 AC)				
PROVIDED CANOPY PRESERVATION:	91% (710,133 SF; 16.3 AC)				



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DEVELOPMENT PLAN



KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

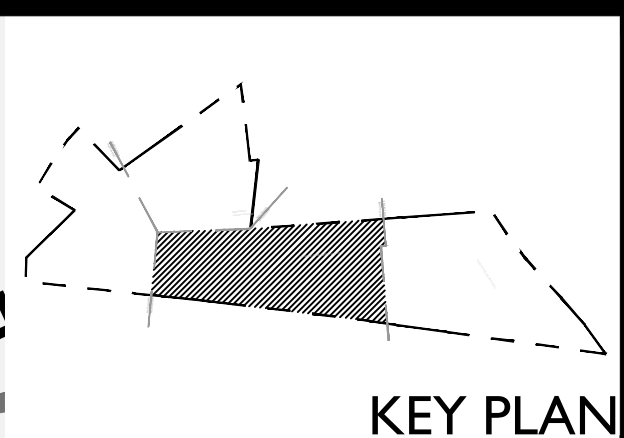
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**TUCK AWAY
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

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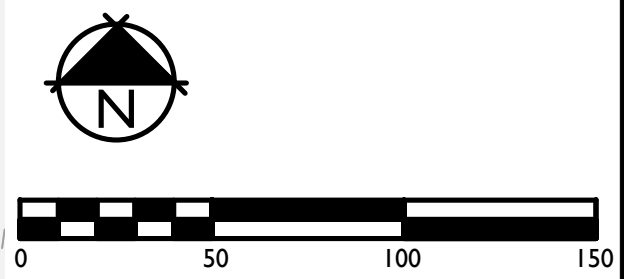
DEVELOPMENT PLAN

SHEET
C2.1
COF #7374



KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS



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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

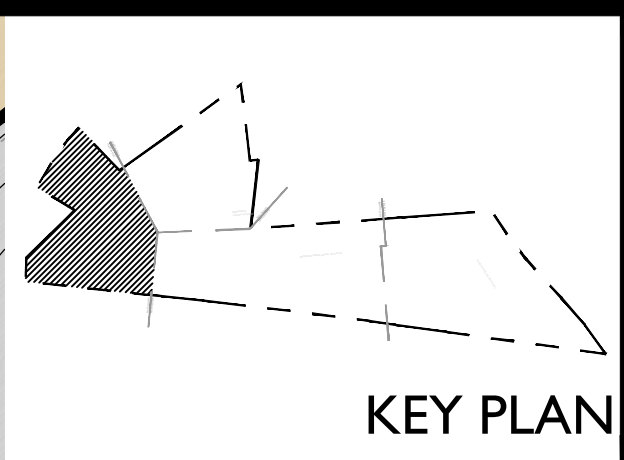
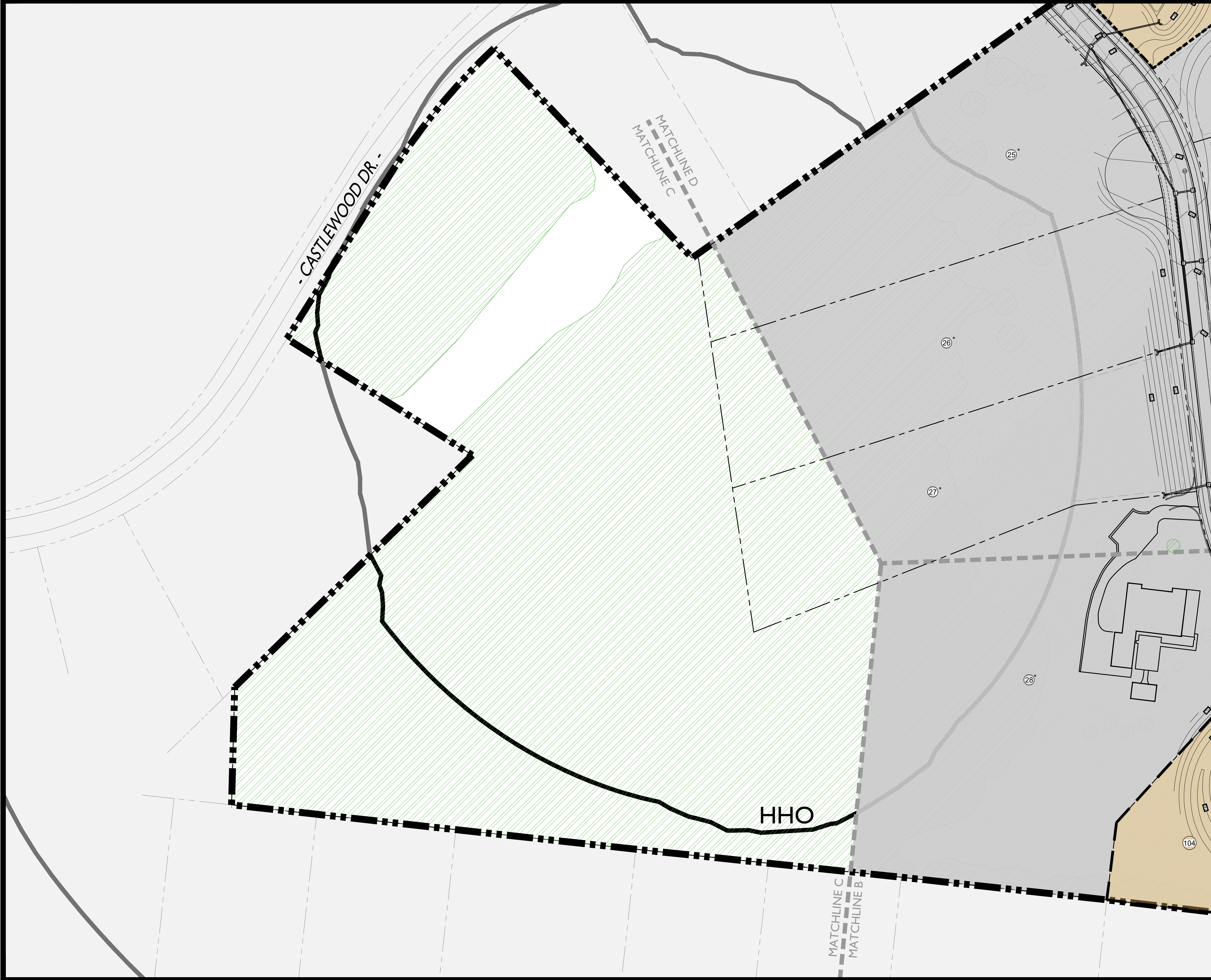
Drake A. Reeder
REGISTERED
PROFESSIONAL ENGINEER
TENNESSEE NO. 10000
LANDSCAPE ARCHITECT
TENNESSEE NO. 10000

Revision Date

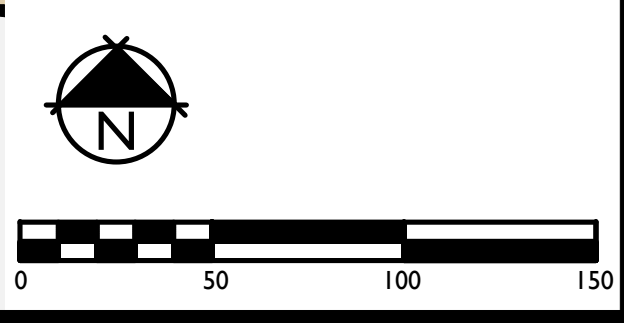
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DEVELOPMENT PLAN

SHEET
C2.2
COF #7374



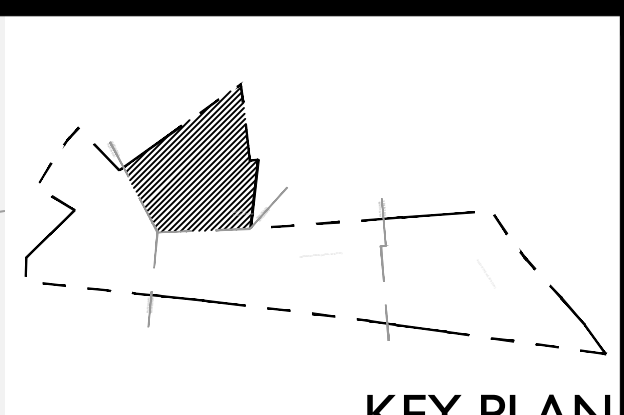
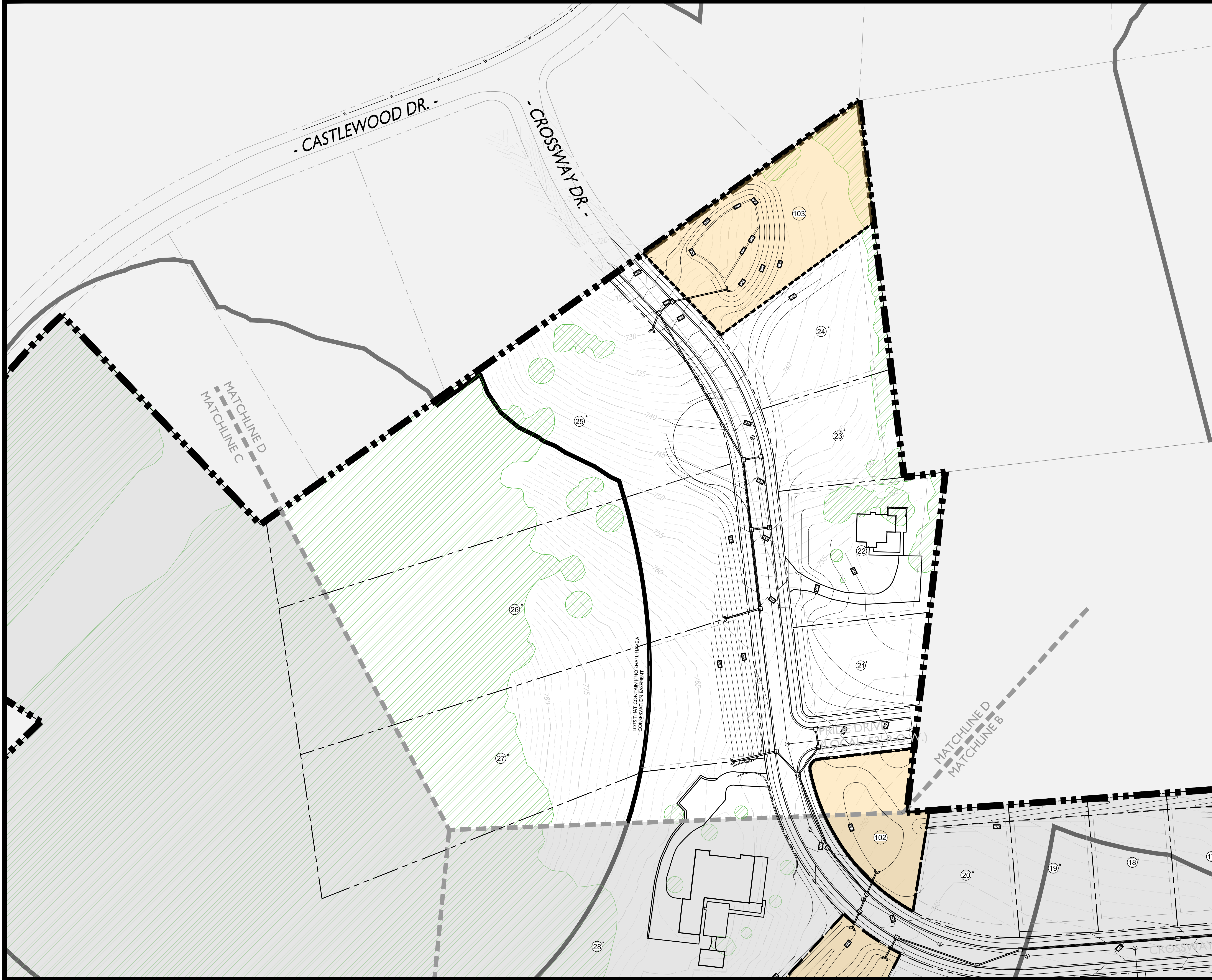
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*	CRITICAL LOTS



**TUCK AWAY
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Franklin, Williamson County, Tennessee

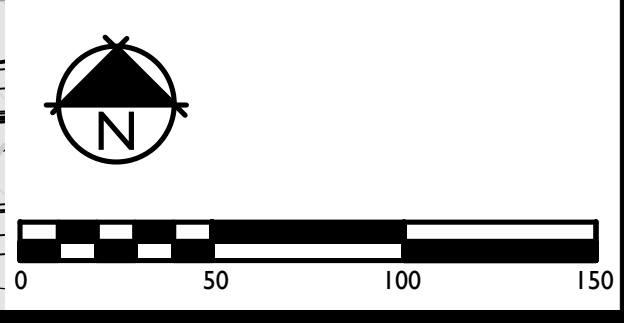


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KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS



GAMBLE
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LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
ENGINEER
STATE OF TENNESSEE No. 25457

Revision Date _____

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DEVELOPMENT PLAN

SHEET
C2.4
COF #7374

LOTS THAT CONTAIN HHO SHALL HAVE A
CONSERVATION EASEMENT

MATCHLINE D
MATCHLINE C

MATCHLINE D
MATCHLINE B

RESOLUTION 2020-297

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR TUCK AWAY PUD SUBDIVISION WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS FOR EXTERNAL CONNECTIVITY, FOR THE PROPERTY LOCATED SOUTH OF BOWMAN ROAD AND WEST OF LEWISBURG PIKE, LOCATED AT 1190 LEWISBURG PIKE AND 2208 CROSSWAY DRIVE

WHEREAS, Jim Cross, (Owner) of property located at 1190 Lewisburg Pike and 2208 Crossway Drive (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services and annexed the Property as described in Resolution 2020-295 and Resolution 2020-296; and

WHEREAS, the BOMA has, or will, approve zoning for the Property as part of Ordinance 2020-35; and

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); 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
105-28.01	34.79
106-8.00	17.21
Total	52.00

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

SECTION III: That the overall entitlements for the Tuck Away PUD Subdivision are as follows:

Entitlements	Tuck Away PUD
Base Zone District	PD 0.73
Other Zoning Overlays	HHO, 500ft Hillside Buffer
Number of Dwelling Units	37
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	5% Open 10% Natural Area
Number of Phases in Development	1

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

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

MOS 1: Request to remove external street stub connection to southern boundary. Approved:  Denied: _____	9.5.1(B): Street connections, street stubs, or internal drive connections shall be provided in all directions (north, south, east, and west). <i>Staff recommended <u>disapproval</u>.</i>
--	---

SECTION VI. That this Resolution shall take effect from and after its passage ORD 2020-35, on third and final reading, the health, safety, and welfare of the citizens requiring it.

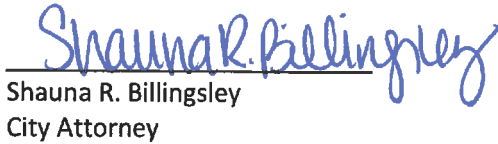


ERIC S. STUCKEY
City Administrator



DR. KEN MOORE
Mayor

Approved as to form by:



Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

_____10/6/20_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

_____10/22/20_____

NEIGHBORHOOD MEETING:

_____10/6/20_____

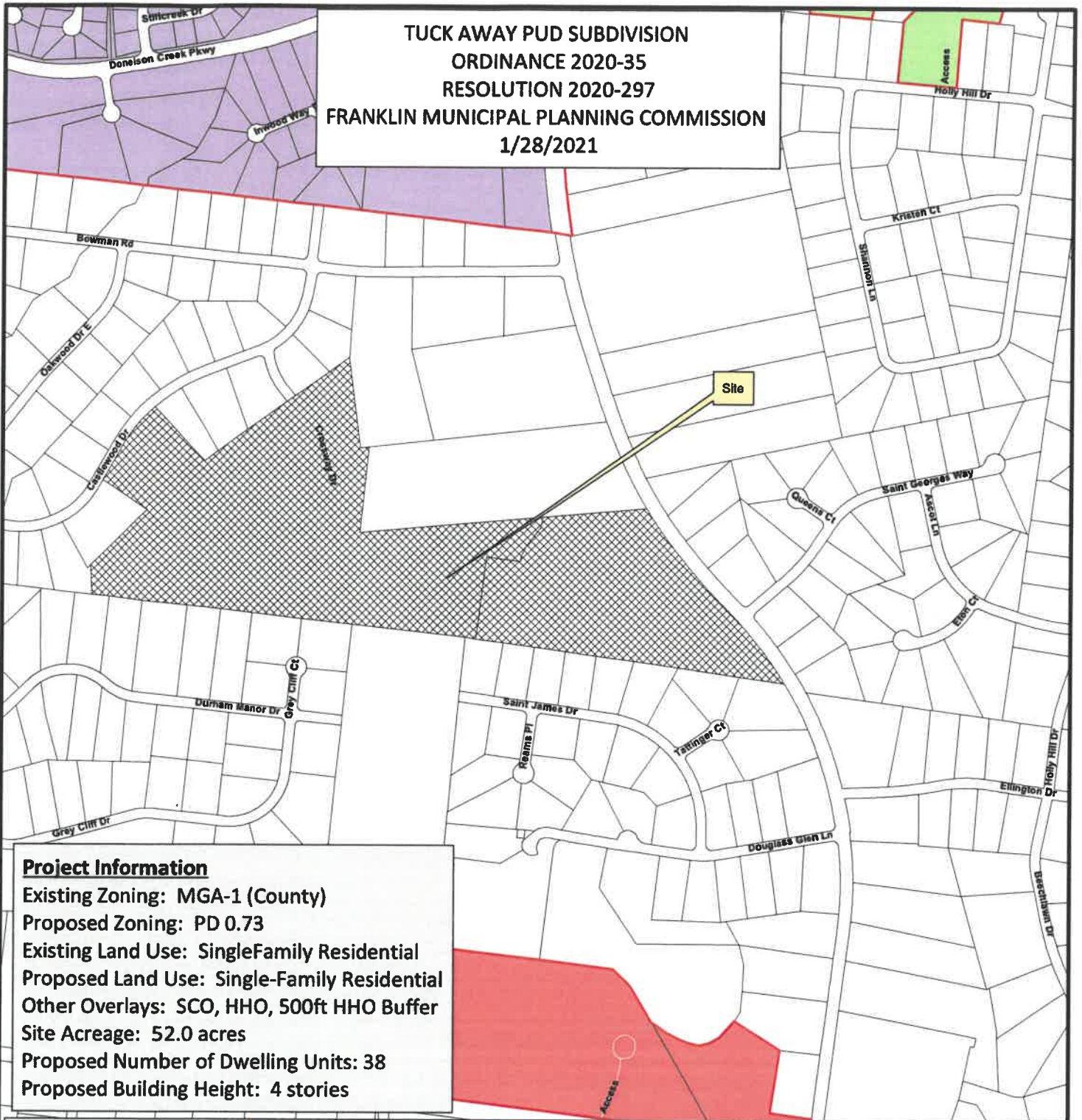
PLANNING COMMISSION RECOMMENDED _____:

_____1-28-2021_____

PUBLIC HEARING AND BOMA APPROVAL:

_____3-23-2021_____

**TUCK AWAY PUD SUBDIVISION
ORDINANCE 2020-35
RESOLUTION 2020-297
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2021**



Project Information

Existing Zoning: MGA-1 (County)
 Proposed Zoning: PD 0.73
 Existing Land Use: SingleFamily Residential
 Proposed Land Use: Single-Family Residential
 Other Overlays: SCO, HHO, 500ft HHO Buffer
 Site Acreage: 52.0 acres
 Proposed Number of Dwelling Units: 38
 Proposed Building Height: 4 stories

Tuck Away PUD Subdivision	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 21 These issues are currently being filtered

Addressing

General Issues

80. Subdivision and Street Name Approval

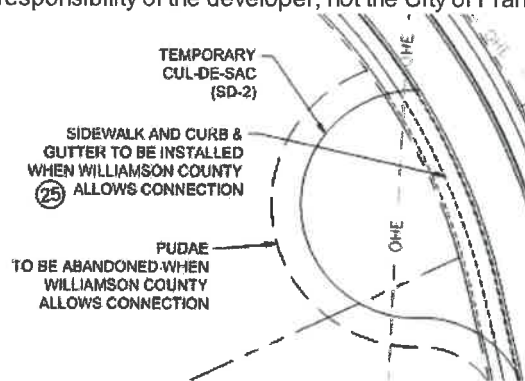
lori.jarosz@franklin.tn.gov Applicant was sent the street names that were approved.

Engineering - Checklist

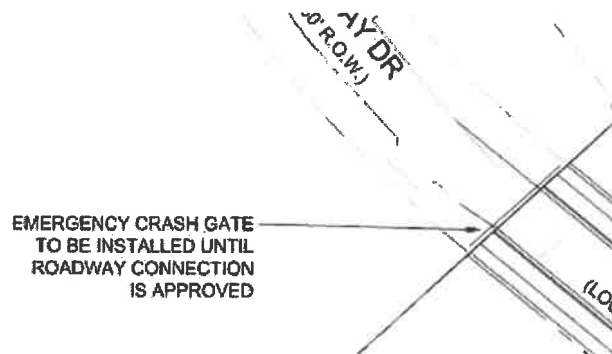
General Issues

3. Streets

lance.fittro@franklin.tn.gov For the temporary turnaround added with this submittal, applicant shall indicate on the plans that removal of the cul-de-sac pavement and installation of the sidewalk, curb and gutter are the responsibility of the Developer, not the City of Franklin. Likewise, applicant shall clarify that revising the final plat for abandonment of the PUDAE over the portion of the turnaround which lies outside of the ROW on lots 25 and 26 shall be the responsibility of the developer, not the City of Franklin.



For the emergency access gate proposed to be installed at the roadway connection to Crossway Drive, applicant shall note that it is a requirement of Williamson County, not City of Franklin, and include the information for the gate as requested by Fire Department staff per separate Condition of Approval so that uninterrupted access by emergency personnel is ensured.



Engineering - Development Plan Checklist

General Issues

40. External Connectivity

jimmy.wiseman@franklin.tn.gov

Without a planned connection to the undeveloped property to the south, any future development of that parcel will require street connections to Durham Manor Drive and Saint James Drive. Providing a future connection will allow traffic to be distributed through Tuck Away out to Lewisburg.

It is imperative that the design of this property consider future connectivity in the region. Staff recommends disapproval of the modification of standards request.

DRT has serious concerns about the development of this property with the lack of connectivity being proposed.



54. H. Stormwater Management Plan

lance.fittro@franklin.tn.gov

The previous comment, "Identify the existing stormwater outfalls from the property on the Existing Conditions Plan sheet C1.0" has not been addressed. Applicant shall label the existing stormwater outfalls on the Existing Conditions Plan sheet C1.0.

With the site plan, pre-development vs. post-development stormwater runoff shall be evaluated for each outfall separately. Where existing sheet flow is being concentrated to a point discharge onto adjacent property, off-site drainage easements shall be utilized or obtained, and analysis of downstream channels or infrastructure shall be provided to verify adequacy to receive the proposed stormwater flows. Where downstream infrastructure is inadequate to receive concentrated flows from any outfall, improvements to the downstream system will be required.

78. F. Development Plan

lance.fittro@franklin.tn.gov The previous comment, "Per Franklin Transportation and Street and Technical Standards 2.3.7 (1) (a) "In no case shall a cul-de-sac or temporary dead end street serve more than twenty (20) single-family residential lots."

Because the 20-lot limitation will be exceeded with Phase 2 of the development, the vehicular connection to Crossway Drive shall be constructed with Phase 2 of the development and accepted for public use prior to the issuance of building permits within the Phase 2 or Phase 3 portions of the development. This requirement applies whether the connection to Crossway Drive is a full connection or limited to emergency vehicles.

Applicant shall provide a note on the phasing plan sheet C6.0 to memorialize the understanding of this requirement." has not been addressed.

Applicant shall add a note to the Phasing Plan sheet C6.0 stating:
"The vehicular connection to Crossway Drive shall be constructed with Phase 2 of the development and accepted for public use prior to the issuance of building permits within the Phase 2 or Phase 3 portions of the development."

79. F. Development Plan

lance.fittro@franklin.tn.gov Applicant shall comply with Cul-de-sac requirements (Section 2.3.7 of Street Standards):

- a) Cul-de-sacs shall not extend for more than 500' as measured from the center of the cul-de-sac turn around to the nearest right-of-way boundary of the adjoining street right-of-way intersection. If adjoining properties install fire sprinkler systems, this length may be extended to 1,000' in accordance with the adopted fire code. In no case shall a cul-de-sac or temporary dead end street serve more than twenty (20) single-family residential lots.
- b) Any Local Street with a cul-de-sac that exceeds the maximum lengths above shall be provided with a secondary access point.

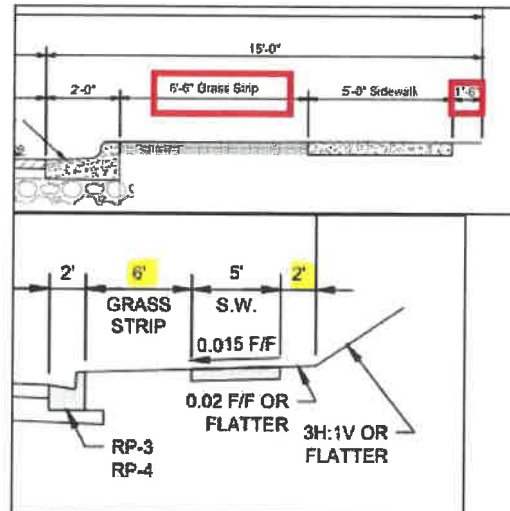
Upon further discussion with COF Fire staff, in the event that a full roadway connection to Crossway Drive is made and the required gating of the roadway by the Williamson County Highway Commission is what creates the long cul-de-sac, sprinklers for the homes on the cul-de-sac will not be required so long as the roadway connection is made and the gate is accessible by emergency personnel. Failure to complete the roadway connection and provide full access or a gate accessible by emergency personnel shall result in sprinklers being required for the homes.

87. Street Sections

joe.marlo@franklintrn.gov The following is a newcomment due to changes in the submittal.

Applicant shall revise the local street sections to match COF Standard Drawing TS-6, including providing a 6'-0" wide grass strip and 2'-0" grass strip beyond the sidewalk.

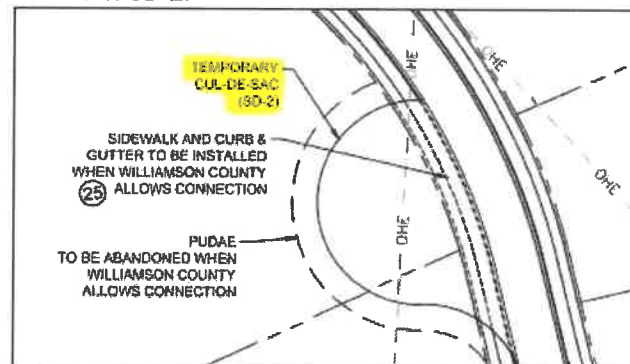
DWG NO TS-6 Low Volume Local Street Sections



89. Cul-de-sac

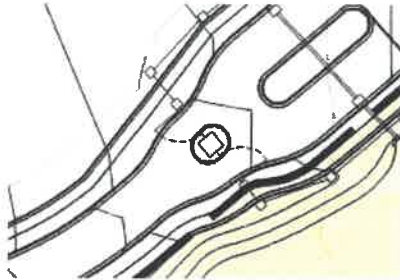
joe.marlo@franklin.tn.gov The following is a new comment based on new information shown.

Applicant shall revise the note shown below to reference COF Standard Drawing SD-1 instead of SD-2.



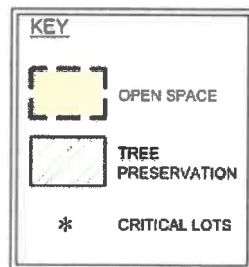
90. F. Development Plan

lance.fittro@franklin.tn.gov Linework indicating the gating of the public street at the entrance to the development that has been added to the plans with this Resubmittal shall be removed from all plan sheets. Below is one example of several where this proposed gating of the public ROW has reappeared on the plans:



91. F. Development Plan

lance.fittro@franklin.tn.gov Several of the lots previously designated as Critical Lots do not appear as such with this latest submittal. Applicant shall designate lots 13 through 20, 32 through 35, as well as all lots containing portions of the HHO and 500-foot HHO Buffer with an asterisk (*) on the lot and note them as as Critical Lots for Grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.



FIRE-Planning

General Issues

22. Connectivity

curt.edelmann@franklin.tn.gov Issue to remain open pending outcome of MOS request.

From an emergency response perspective, connectivity between properties is desirable. The fire department would like to see connectivity to the south.

The Franklin Zoning Ordinance requires a site to have connectivity in four directions to adjacent properties (9.5.1). The DRT will determine appropriate connections and may waive the requirement under certain conditions.

[Edited By Curt Edelmann]

83. Hydrant flow test

curt.edelmann@franklintn.gov Applicant provided a flow test dated November 3, 2020. The test showed an available fire flow of 1,042-gpm at 20-psi. Minimum fire flow is as follows:

- 1,000-gpm for single-family homes less than 3,600-SF
- 1,750-gpm for single-family homes from 3,600-SF to 4,800-SF

Since minimum fire flows are not available. All houses larger than 3,600-SF in the development will require fire sprinklers.

84. Gates

curt.edelmann@franklintn.gov It appears that a gate has been added to Sheet C4.3. The fire department will not address whether or not a gate is permitted. In general, the fire department discourages the use of gates because it slows emergency response. If a gate is approved, the following requirements must be met.

1. Motorized gate: Must have a Siren-Operated Sensor (SOS) and an electronic back-up with a Knox key switch or Knox Box with owner-supplied key.
2. Gate must be capable of manual operation in the event of a power loss.
3. Gate must have an override feature to permit access by multiple emergency vehicles without having to wait for intermittent opening of the gate.
4. Manual gate: Knox padlock or Knox Box with owner-supplied key.
5. Gate must be a minimum of 20-feet wide. Where there is a divided roadway, the gate must be a minimum of 12-feet wide.
6. Minimum height clearance is 13-feet, 6-inches.
7. Automatic gates must comply with UL 325 and ASTM F2200.

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov The Parkland Agreement has been sent to Law for approval. This could take up to 45 days for approval.

Planning

General Issues

66. Modification of Standards

joseph.bryan@franklintn.gov Staff is unable to recommend the MOS request to remove the required connectivity to the south.

92. Critical Lots

joseph.bryan@franklintn.gov Applicant shall label the lots with HHO as Critical lots and establish conservation easements along the established HHO lines.

93. Temporary Turnaround

joseph.bryan@franklintn.gov Applicant shall include a note that temporary turnaround must be removed within 3 years of installation per the streets standards.
[Edited By Joseph Bryan]

94. Shared Driveway

joseph.bryan@franklin.tn.gov Applicant shall label the shared driveway for the three lots along Lewisburg Pike as such.

Planning (Landscape)

General Issues

77. Specimen Trees

jason.arnold@franklin.tn.gov With the one stop submission, provide total inches of specimen trees proposed for removal.

Stormwater

General Issues

48. Drainage

ellen.moore@franklin.tn.gov Advisory comment, but does not hinder approval:

All permanent outfalls onsite shall not aggravate any downstream flooding. Offsite and hillside water shall not be diverted in such a way to add additional stormwater to any point offsite.

[Edited By Ellen Moore]

86. Stormwater Management Plan

ellen.moore@franklin.tn.gov Applicant shall be aware that if this development plan is approved by July 1, 2021 that the development plan will be vested under the 2016 BMP Manual.

SHEET INDEX

- | | |
|------|----------------------------------|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| C1.1 | EXIST. CONDITIONS ENLARGEMENT |
| C1.2 | EXIST. CONDITIONS ENLARGEMENT |
| C1.3 | EXIST. CONDITIONS ENLARGEMENT |
| C1.4 | EXIST. CONDITIONS ENLARGEMENT |
| C2.0 | DEVELOPMENT PLAN |
| C2.1 | DEV. PLAN ENLARGEMENT |
| C2.2 | DEV. PLAN ENLARGEMENT |
| C2.3 | DEV. PLAN ENLARGEMENT |
| C2.4 | DEV. PLAN ENLARGEMENT |
| C3.0 | OVERALL GRADING & DRAINAGE PLAN |
| C3.1 | OVERALL 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 |
| C4.3 | ENLARGED ROW & ACCESS PLAN |
| C5.0 | OVERALL SITE UTILITY PLAN |
| C5.1 | ENLARGED SITE UTILITY PLAN |
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| C6.0 | PHASING PLAN |
| C6.1 | TREE PRESERVATION PLAN |
| C6.2 | TREE PRES. ENLARGEMENT |
| C6.3 | TREE PRES. ENLARGEMENT |
| C6.4 | TREE PRES. ENLARGEMENT |
| C6.5 | TREE PRES. ENLARGEMENT |

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE

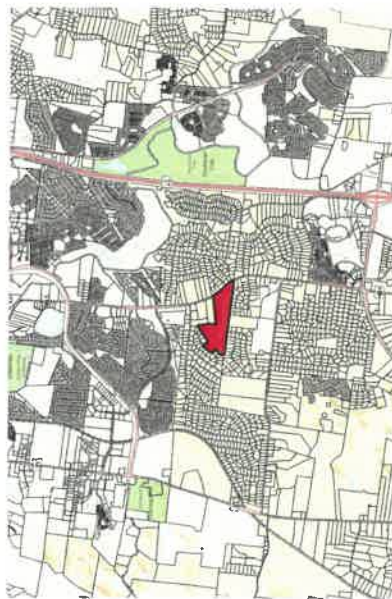
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY, LAND, AND INFRASTRUCTURE LLC.
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
(615) 383-6300

OWNER / NEVER OPER.

ARCHITECT/DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD.
SUITE 205
FRANKLIN, TN 37064



NOT TO SCALE

NEIGHBORHOOD MAP

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
37 UNITS x 350 GPD = 12,950 GPD

SEWER FACILITIES

SEWER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.8 MI (FRANKLIN FIRE STATION 5)
NEAREST RECREATIONAL FACILITY: 2.3 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT BODY: 11,000

14 ELEMENTARY SCHOOL
9 MIDDLE SCHOOL
7 HIGH SCHOOL
TOTAL 30 STUDENTS

REFEISE STORAGE AND SANITATION COLLECTION FACILITIES

USE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF
FRANKLIN

SITE DATA CHART

[illegible]

1601

Section 9.5.1 (B) External Connectivity.

Street connections, street masts, or internal drive connections shall be provided in every direction (north, south, east and west) and shall be provided in every direction (north, south, east and west) for all existing streets or internal drives adjacent to the development site.

equivalent to remove external stress connections to roughen boundary.

This modification enhances the development by providing connections to areas that have potential to be annexed into the City of Franklin. The southern boundary is bordered by established Williamson County subdivisions.

This site is unique in that it is surrounded by Williamson County property on all sides. The concern for connectivity in all discussions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission, Oakwood Estates, Durham Manor, and Douglas Glen subdivisions are already established neighborhoods, currently in the City of Franklin. Williamson County jurisdiction that could only be addressed in the City of Franklin at the request of the property owner. Full uninterrupted connectivity to these neighborhoods will increase through traffic North and South through the neighborhoods. This increase will change the character of the communities and will affect the quality of life of the residents.

single-family policy mandated in Envision Franklin speaks of creating transition from existing neighborhoods in adjacent projects to the new development. Outwood Estates, Dartmouth House, and Douglas Glen subdivisions are established neighborhoods currently in Williamson County jurisdiction and do not wish to have connections made to the new development. Our plan focuses on creating connections to areas of growth potential for the City of Franklin and creating transition back to these neighborhoods.



PRE-APP SUBMITTAL- SEPTEMBER 28, 2020
INITIAL SUBMITTAL- OCTOBER 12, 2020
RESUBMITTAL- JANUARY 7, 2021
ONE STOP:
COF #: 7376



SHEET INDEX

C0.0 COVER SHEET

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
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C1.4 EXST. CONDITIONS ENLARGEMENT

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L1.4 TREE PRES. ENLARGEMENT

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GREG GAMBLE

300 LIBERTY PIKE

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FRANKLIN, TN 37064

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greg.gamble@gdc-llc.com

ENGINEER:

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OWNER / DEVELOPER:

JIM CROSS

103 FORREST CROSSING BLVD.

SUITE 205

FRANKLIN, TN 37064

TUCK AWAY

PD SUBDIVISION

DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)

FRANKLIN, WILLIAMSON, TENNESSEE



NOT TO SCALE

VICINITY MAP

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. THIS REVIEW IS REQUIRED FOR ALL PD PLANS AND WILL BE COMPLETED PRIOR TO THE CITY OF FRANKLIN STAFF REVIEW. IF THE PD PLAN DOES NOT MEET THE CITY OF FRANKLIN STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS. THE APPLICANT SHALL BE REQUIRED TO REVISE THE PD PLAN TO MEET THE CITY OF FRANKLIN STANDARDS PRIOR TO THE CITY OF FRANKLIN STAFF REVIEW.

STATEMENT OF IMPACTS

WATER FACILITIES

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37 UNITS x 350 GPD = 12,950 GPD

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PROJECTED STUDENT POPULATION

14 ELEMENTARY SCHOOL

9 MIDDLE SCHOOL

7 HIGH SCHOOL

TOTAL 30 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF

FRANKLIN

SITE DATA CHART

PROJECT NAME:

PROJECT NUMBER:

ADDRESS:

ACRES: 1.25

ADJACENT TO:

CIVIL DISTRICT:

EXISTING ZONING:

PROPOSED ZONING:

ZONING OVERLAY:

BUILDING TYPE APPLIED:

LOT SIZE (RESIDENTIAL):

LOT WIDTH (RESIDENTIAL):

SETBACKS:

FRONT:

REAR:

DWELLING UNIT COUNT BY TYPE:

MAX. HEIGHT:

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TUCK AWAY

7704

109 LAWRENCE PIKE, FRANKLIN, TN 37064

65 AC 2.251, 2.251 SF

10TH

M00-1

PD (0.71)

HHS, 500' RHO BUFFER

SINGLE FAMILY

LOT 100' (RESIDENTIAL)

LOT 100' (RESIDENTIAL)

LOT 100' (RESIDENTIAL)

LOT 100' (RESIDENTIAL)

LOT 100' (RESIDENTIAL)

LOT 100' (RESIDENTIAL)

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GDC
GAMBLE

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-llc.com



PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
FINAL SUBMITTAL: OCTOBER 12, 2020
ONE STOP: JANUARY 7, 2021
COP 6: 234



M1D - Ashwood-Minosas-Rock outcrop complex, 5% to 15% slopes
H1C2 - Hamphshire silt loam, 5% to 12% slopes, eroded
H1C1 - Minosas silt loam, 5% to 12% slopes, eroded
A1B - Armour silt loam, 5% to 5% slopes, eroded
A1B2 - Armour silt loam, 2% to 5% slopes, eroded
A1C2 - Armour silt loam, 5% to 12% slopes
S1C - Seas silt clay loam
S1C2 - Severville silt loam, 2% to 5% slopes
S1C3 - Severville silt loam, 5% to 12% slopes, eroded

Age-Over Rating: 1-Good to Excellent, 2-Good, 3-Fair, 4-Fair to Poor, 5-Poor	Age-Over Rating: 1-Good to Excellent, 2-Good, 3-Fair, 4-Fair to Poor, 5-Poor
Age-Over Rating: 1-Good to Excellent • American Quarter Horse 13.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ	Age-Over Rating: 1-Good to Excellent • American Quarter Horse 5.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ
Age-Over Rating: 2-Good • American Quarter Horse 13.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ	Age-Over Rating: 2-Good • American Quarter Horse 5.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ
Age-Over Rating: 3-Fair • American Quarter Horse 13.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ	Age-Over Rating: 3-Fair • American Quarter Horse 5.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ
Age-Over Rating: 4-Fair to Poor • American Quarter Horse 13.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ	Age-Over Rating: 4-Fair to Poor • American Quarter Horse 5.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ
Age-Over Rating: 5-Poor • American Quarter Horse 13.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ	Age-Over Rating: 5-Poor • American Quarter Horse 5.00 AQ • Impressive Horse 5.00 AQ • Cattle 78 • Paint Horse 10.00 AQ



City of Franklin

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

File #: 21-05898

DATE: January 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-42, An Ordinance to Rezone 2.004 Acres From Residential 3 (R3) District To Civic Institutional (CI) District For the Property Located South Of Del Rio Pike And West Of Alexander Drive, At 810 Del Rio Pike.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8359
Applicant: Sean Foote, Design Constructors, Inc.
Owner: Trinitas Classical Academy, Eric Hale, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property at 810 Del Rio Pike from Residential 3 (R3) to Civic Institutional (CI) District. The property consists of two acres and is located within the Single Family Residential Design Concept. Institutional uses are allowed in a secondary capacity within the Single Family Design Concept and the site has been used for educational facilities for several decades. The request to rezone to CI meets the recommendations of Envision Franklin and maintains the established character of that section of Del Rio Pike.

PROJECT CONSIDERATIONS:

The change of base zoning districts does not trigger any sort of traffic study. If or when the school expands or redevelops, Engineering will evaluate the proposal to determine if a traffic study is warranted as part of the development approval process.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-42.

810 DEL RIO PIKE REZONING ORDINANCE 2023-42

Project Information

Existing Zoning: Residential 3 (R3)

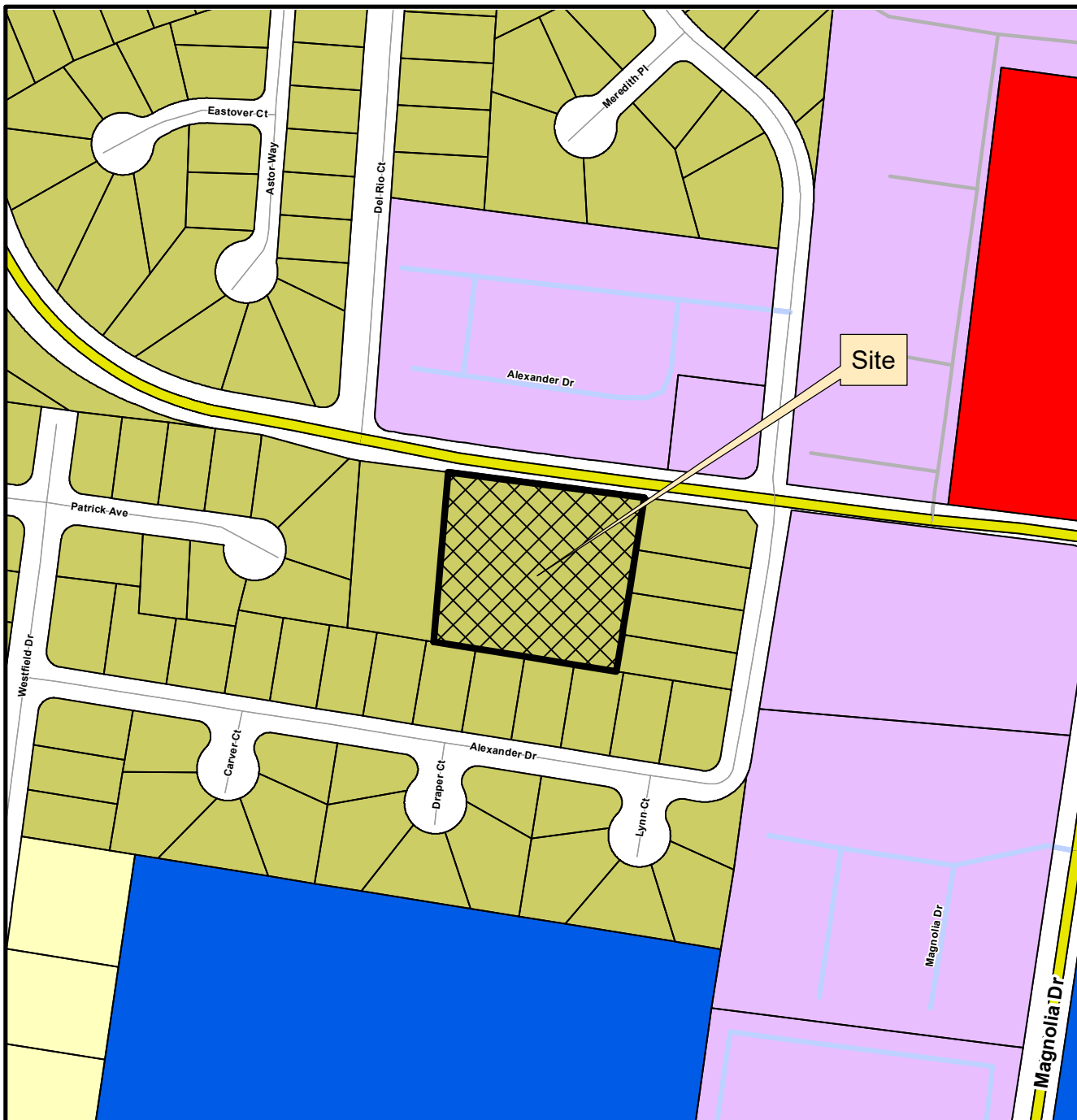
Proposed Zoning: Civic Institutional (CI)

Overlay Districts: n/a

Site Acreage: 2.04 acres

Legend

-  810 Del Rio Pike
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2023-42

AN ORDINANCE TO REZONE 2.004 ACRES FROM RESIDENTIAL 3 (R3) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF DEL RIO PIKE AND WEST OF ALEXANDER DRIVE, AT 810 DEL RIO PIKE.

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

WHEREAS, the Civic Institutional District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Residential 3 (R3)** District to **Civic Institutional (CI)** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
063 A—2.00	2.004
Total	2.004

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

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

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

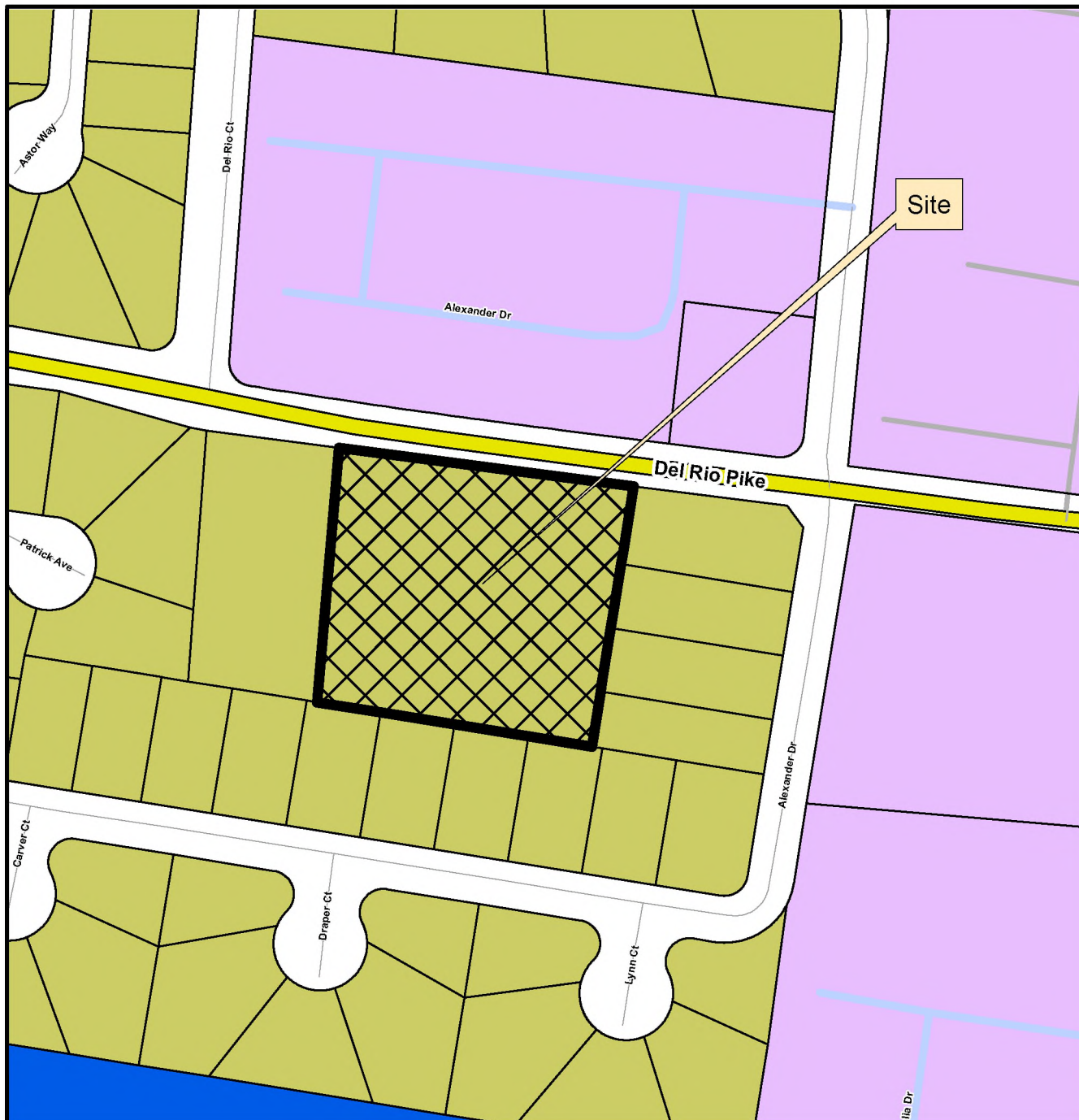
810 DEL RIO PIKE REZONING ORDINANCE 2023-42

Project Information

Existing Zoning: Residential 3 (R3)
Proposed Zoning: Civic Institutional (CI)
Overlay Districts: n/a
Site Acreage: 2.04 acres

Legend

-  810 Del Rio Pike
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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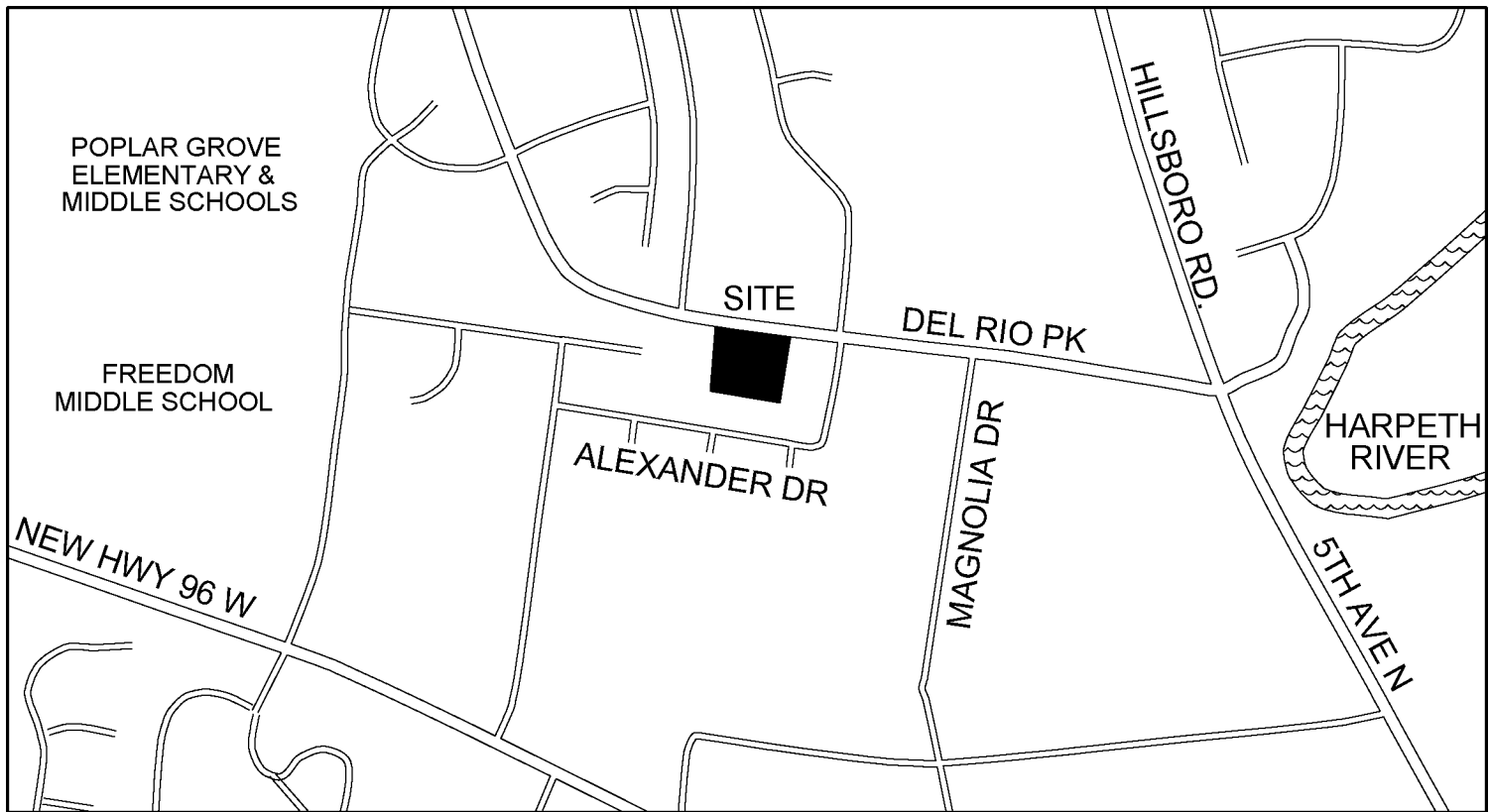


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HISTORIC
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TENNESSEE

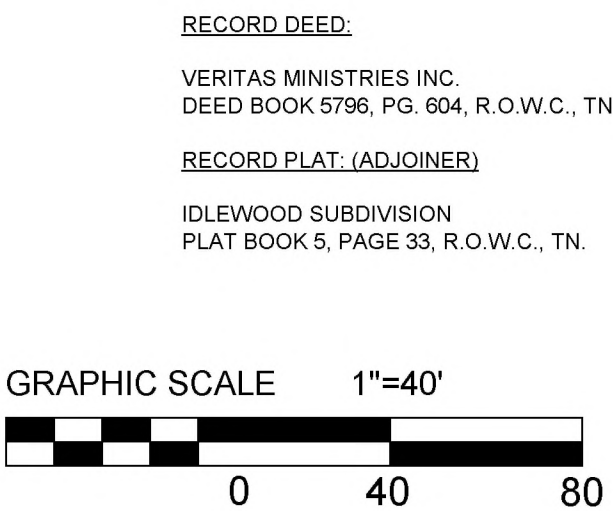
TRINITAS CLASSICAL ACADEMY - APPLICATION FOR REZONING



GENERAL NOTES:

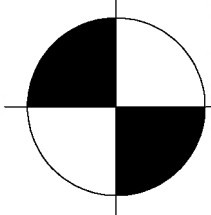
- 1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.
- 2. CONTOURS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). GPS EQUIPMENT WAS USED FOR ELEVATION DATUM.
- 3. SUBJECT PROPERTY IS TAX PARCEL 0630-A-002.00, AND HAS A STREET ADDRESS OF 810 DEL RIO PIKE, FRANKLIN, TN. 37064, CONTAINING 2.004 ACRES MORE OR LESS.
- 4. DEL RIO PIKE IS CLASSIFIED AS A MAJOR COLLECTOR ROAD IN THE CITY OF FRANKLIN. RIGHT OF WAY OF DEL RIO PIKE, AS SHOWN HEREON IS FROM CURRENT RECORD DEED. AN APPARENT WIDENING OF DEL RIO PIKE IS SHOWN ON A SITE LAYOUT SURVEY BY CIVIL SITE DESIGN, DATED 03-31-06 AND IS SHOWN AS "NEW R.O.W." HEREON. SURVEYOR WAS UNABLE TO CONFIRM THIS "NEW R.O.W." WITH THE CITY OF FRANKLIN AT TIME OF SURVEY.
- 5. CURRENT ZONING: R3 - RESIDENTIAL 3 DISTRICT SETBACKS: FRONT: 20' SIDE: 10' REAR: 30'
- 6. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- 7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 8. UTILITIES AS SHOWN ARE LOCATIONS OF ABOVE GROUND APPURTENANCES OBSERVED IN THE FIELD ON DATE OF SURVEY.

ALL ZONING INQUIRIES SHOULD BE MADE TO THE CITY OF FRANKLIN ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.



BOUNDARY & TOPOGRAPHIC SURVEY OF 810 DEL RIO PIKE FRANKLIN, TN. 37064

WILLIAMSON COUNTY TAX PARCEL 0630-A-002.00 PREPARED FOR: DESIGN CONSTRUCTORS INC.



HOMELAND SURVEYING & MAPPING, LLC

PROFESSIONAL LAND SURVEYING 4832 BETHESDA DUPLEX RD. COLLEGE GROVE, TN 37046 TN R.L.S. #2583

(615) 268-9658 jake@homelandtn.com www.HomelandTN.com

- LEGEND:
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - R.O.W.C., TN. REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
 - IRON ROD (AND CAP) FOUND
 - PROPERTY CORNER NEW
 - MONUMENT FOUND
 - STORM DRAIN
 - ELECTRIC UTILITY
 - FIRE HYDRANT
 - GAS METER
 - MANHOLE
 - SEWER WASHOUT
 - SEWER UTILITY
 - TELECOMMUNICATIONS UTILITY
 - WATER VALVE
 - WATER METER
 - EXISTING FENCELINE
 - POWER POLE AND LINES
 - TREE

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.



BOUNDARY & TOPOGRAPHIC SURVEY WILLIAMSON COUNTY, TENNESSEE

DATE OF SURVEY: 11/10/2023 FIELD WORK: 10/26/2023 CADD FILE: 810 DEL RIO PIKE PROJECT NO.: 23-455-001 SCALE: 1" = 50' SURVEYOR: JRS #2583

COVER SHEET INFORMATION

ADDRESS: 810 DEL RIO PIKE FRANKLIN, TN 37064

WILLIAMSON COUNTY TAX PARCEL 0630-A-002.00

CURRENT ZONING: R3 - RESIDENTIAL 3 DISTRICT SETBACKS: FRONT - 20' SIDE - 10' REAR - 30'

PROPOSED ZONING: CI - CIVIC / INSTITUTIONAL SETBACKS: FRONT - 25' SIDE - 25' REAR - 25'

CITY OF FRANKLIN PROJECT NUMBER: 8359

CONTACT - SCHOOL DIRECTORS ERIC HALE - HEADMASTER 810 DEL RIO PIKE FRANKLIN, TN 37064 erichale@tcafranklin.com p. 615 790-8556

CONTACT - ARCHITECT DESIGN CONSTRUCTORS INC. SEAN FOOTE, DIR. OF ARCHITECTURE 2971 KRAFT DR. NASHVILLE, TN 37204 sfoote@designconstructorsinc.com p. 615 367-9878

CONTACT - SURVEYOR HOMELAND SURVEYING & MAPPING, LLC JACOB SLAUGENHOUP, RLS 4832 BETHESDA DUPLEX RD. COLLEGE GROVE, TN 37046 jake@homelandtn.com p. 615 268-9658

COVER SHEET & PLAN TRINITAS CLASSICAL ACADEMY REZONING SUBMITTAL

810 DEL RIO PIKE FRANKLIN, TN 37064

REV.	DESCRIPTION
1	COF PLANNING REVISIONS
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January 3, 2024

Mr. Joey Bryan
City of Franklin
109 3rd Avenue South
Suite 133
Franklin, TN 37069

Re: City of Franklin Project Number 8359
810 Del Rio Pike rezoning application

Dear Mr. Bryan,

I have received your comments from December 22, 2023 on the above rezoning application. Attached to this letter are revised documents as requested:

Comment 1: Project number shall be on all sheets and future correspondence

Comment 2: Owner affidavit (executed)

Comment 3: Public notice affidavit (executed), copy of the letter, and list of property addresses within 500 feet

In addition to this PDF which was uploaded to the City of Franklin permit portal, paper copies of all will be hand delivered to the Planning Department prior to 5:00 pm on January 4, 2024.

Please let me know if you have additional questions or comments.

Sincerely,



Sean M. Foote
Director of Architecture
Design Constructors, Inc.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Veritas Ministries, Inc.

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0630-A-002.00

(Property Parcel/Tax ID Number)

and located at:

810 Del Rio Pike, Franklin, TN 37064

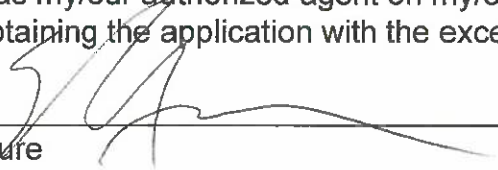
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Design Constructors Inc., attn: Sean M. Foote

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature 

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

3 day of Jan, 2024.

Denise Greer

Notary Public

My Commission Expires: 11/18/2026



PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Sean M. Foote
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

parcel 0630-A-002.00

(Property Parcel/Tax ID Number)

and located at:

810 Del Rio Pike, Franklin, TN 37064

(Street Address)

have/has provided a mailed first-class notice in accordance with section 20.2.9(B) of the Franklin Zoning Ordinance, **within 7 days of the meeting**, which included the following:

1. The application type
2. The address and general location of the property that is the subject of the application
3. A description of the nature, scope, and purpose of the application
4. The date, time, and place of the public meeting
5. The location where the public may view the application and related documents
6. Contact information for the applicant or authorized agent, including name, address, telephone, and e-mail address

Signature

Subscribed and sworn to before me this

2nd day of January, 2024.

Norma L. Harris
Notary Public

My Commission Expires: 11/4/2024





January 2, 2024

Neighbors of Trinitas Classical Academy

Re: Rezoning Application
810 Del Rio Pike
Franklin, TN 37064
City of Franklin Project Number 8359

Hello neighbors of Trinitas Classical Academy:

You are receiving this notice because you own property within 500' of Trinitas Classical Academy (TCA), located at 810 Del Rio Pike west of Alexander Drive.

TCA is requesting to rezone their property from the current R3 zoning to CI, which will allow TCA continued use of their property as a private school and will accommodate future school operations.

This matter will be heard at the Franklin Municipal Planning Commission meeting:

January 25, 2024

7:00 PM

Franklin City Hall, Board Room

109 3rd Avenue South

Franklin, TN 37064

Contact information for TCA's authorized agent in this matter is:

Sean M. Foote

Design Constructors, Inc.

2971 Kraft Drive

Nashville, TN 37204

615-301-1952

sfoote@designconstructorsinc.com

Rezoning application and related documents may be viewed in the offices of Design Constructors Inc., address per above.

Trinitas Classical Academy rezoning

810 Del Rio Pike

City of Franklin Project Number 8359

List of Adjacent property owners:

Sussex Downs LTD
PO Box 23857
Nashville, TN 37202

Elsie Cleo Holt
15 Lynn Court
Franklin, TN 37064

Envesta Partners LLC
2721 McLemore Way
Franklin, TN 37064

Enrique Banales
13 Lynn Court
Franklin, TN 37064

George Wesley Boyd
12 Lynn Court
Franklin, TN 37064

Joshua Shorey
11 Lynn Court
Franklin, TN 37064

Robert Moore
PO Box 969
Franklin, TN 37065

Brian Sherrill
1153 West Bedford Drive
Palatine, IL 60067

Cheryl Hoge
8 Draper Court
Franklin, TN 37064

Stanley Konopka
7 Draper Court
Franklin, TN 37064

Matthew Flynn
6 Draper Court
Franklin, TN 37064

Christopher Morin
5 Carver Court
Franklin, TN 37064

James Lee Winchester
Allison Smith
4 Carver Court
Franklin, TN 37064

Timothy Metzger
3 Carver Court
Franklin, TN 37064

Sandra Black
2 Carver Court
Franklin, TN 37064

Norma Ayres
1 Carver Court
Franklin, TN 37064

Sustin Anderson
1525 Gordon Petty Drive
Brentwood, TN 37027

James Thomas Stafford Jr
202 Westfield Drive
Franklin, TN 37064

Norma Hollman
200 Westfield Drive
Franklin, TN 37064

Betty Jean Carver
110 Westfield Drive
Franklin, TN 37064

Franklin Special School District
507 New Highway 96 West
Franklin, TN 37064

Cynthia Comer Borum
PO Box 248
Ashland City, TN 37015

Barbara Zientek
720 Del Rio Pike
Franklin, TN 37064

Diego Alvarez Hernandez
722 Del Rio Pike
Franklin, TN 37064

Joshua Nitz
724 Del Rio Pike
Franklin, TN 37064

Lynda Shelton
310 Norwich Court
Franklin, TN 37069

Dina Soyfer
728 Del Rio Court
Franklin, TN 37064

Bonnie Curry
730 Del Rio Pike
Franklin, TN 37064

Michael Alvey
5649 Carters Creek Pike
Thompsons Station, TN 37179

M&L Enterprises
1113 Murfreesboro Road
#106-310
Franklin, TN 37064

Margie Ritzi Tirey
2211 Oakbranch Circle
Franklin, TN 37064

Janice Liu
Lily Lam
132 Alexander Court
Franklin, TN 37064

Randall Smith
499 Jones Parkway
Brentwood, TN 37027

Dallas Wright
800 Del Rio Pike
Franklin, TN 37064

Damian Octavio
133 Alexander Drive
Franklin, TN 37064

Jesus Lopez
131 Alexander Drive
Franklin, TN 37064

James Koestner
127 Alexander Drive
Franklin, TN 37064

Tavenor Cooke
123 Alexander Drive
Franklin, TN 37064

David Mohr
121 Alexander Drive
Franklin, TN 37064

NR Properties LLC
106 Lewisburg Pike
Franklin, TN 37064

Brandon Miller
117 Alexander Drive
Franklin, TN 37064

Hugo Lopez
115 Alexander Drive
Franklin, TN 37064

Sandria Godwin
12 Cedar Court
Franklin, TN 37064

Janet Magness
111 Alexander Drive
Franklin, TN 37064

James Brady Rev Trust
109 Alexander Drive
Franklin, TN 37064

Jared Hall
107 Alexander Drive
Franklin, TN 37064

Danielle Stewart
105 Alexander Drive
Franklin, TN 37064

Robert Townsend
103 Alexander Drive
Franklin, TN 37064

Tyler Noe
101 Alexander Drive
Franklin, TN 37064

Nancy McCormick
206 Westfield Drive
Franklin, TN 37064

Joel William Evans
300 Patrick Avenue
Franklin, TN 37064

Ayres Family Rev Liv Trust
302 Patrick Avenue
Franklin, TN 37064

Timothy Stem
304 Patrick Avenue
Franklin, TN 37064

Lauren Christine Grabowski
306 Patrick Avenue
Franklin, TN 37064

William Depriest Testamentary Trust FBO Anne Longhurst
5020 Harpeth Drive
Brentwood, TN 37027

Bobby Stem
308 Patrick Avenue
Franklin, TN 37064

Carl Michael Smith
114 Poteet Place
Franklin, TN 37064

Dean Arnold
307 Patrick Avenue
Franklin, TN 37064

Robert Ramsaur
305 Patrick Avenue
Franklin, TN 37064

Onanong Gobguwittaya
303 Patrick Avenue
Franklin, TN 37064

Peggy Jackson
301 Patrick Avenue
Franklin, TN 37064

Investment VII- Madison LLC
PO Box 55465
Birmingham, AL 35205

M&P Capital LLC
127 South 11th Street
Nashville, TN 37206

Hunt SC LLC
129 South 11th Street
Nashville, TN 37206

West Coast Beach Rentals LLC
2491 North Mt Julie Road
#1958
Mt Juliet, TN 37122

Meredith Holdings, LLC
710 Evans Street
Franklin, TN 37064

Lisa Casey
1003 Del Rio Court
Franklin, TN 37069

Mary Jane Riney
310 Astor Way
Franklin, TN 37064

Adam Hudson
308 Astor Way
Franklin, TN 37064

David & Mary Wismer Irrv Exe Trust
1755 Players Mill Road
Franklin, TN 37067

Thanu Subramaniam
304 Astor Way
Franklin, TN 37064

Terrell McDaniel
Janni Snider
302 Astor Way
Franklin, TN 37064

Sheryl Melancon
300 Astor Way
Franklin, TN 37064

Randy Burklin
Sharon Hazlewood-Burklin
301 Astor Way
Franklin, TN 37064

Gary Hochberger
303 Astor Way
Franklin, TN 37064

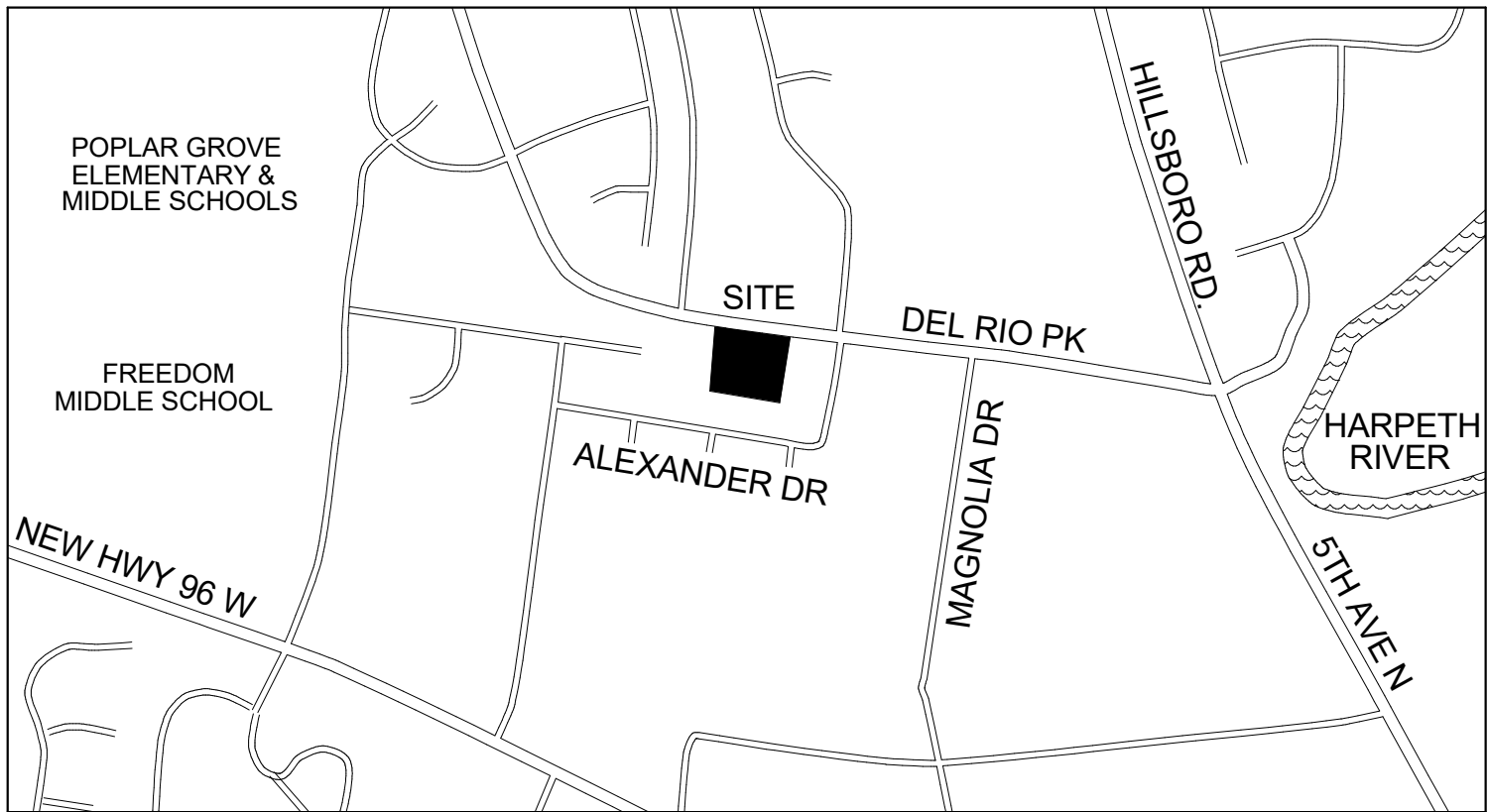
Xian Yu Wang Etal
305 Astor Way
Franklin, TN 37064

Aaron Hurt
401 Eastover Court
Franklin, TN 37064

William Marley
403 Eastover Court
Franklin, TN 37064

Robert Beitz
405 Eastover Court
Franklin, TN 37064

TRINITAS CLASSICAL ACADEMY - APPLICATION FOR REZONING



COVER SHEET INFORMATION

ADDRESS: 810 DEL RIO PIKE
FRANKLIN, TN 37064

WILLIAMSON COUNTY TAX PARCEL 0630-A-002.00

CURRENT ZONING: R3 - RESIDENTIAL 3 DISTRICT
SETBACKS:
FRONT - 20'
SIDE - 10'
REAR - 30'

PROPOSED ZONING: CI - CIVIC / INSTITUTIONAL
SETBACKS:
FRONT - 25'
SIDE - 25'
REAR - 25'

CITY OF FRANKLIN PROJECT NUMBER: 8359

CONTACT - SCHOOL DIRECTORS
ERIC HALE - HEADMASTER
810 DEL RIO PIKE
FRANKLIN, TN 37064
erichale@tcafranklin.com
p. 615 790-8556

CONTACT - ARCHITECT
DESIGN CONSTRUCTORS INC.
SEAN FOOTE, DIR. OF ARCHITECTURE
2971 KRAFT DR.
NASHVILLE, TN 37204
sfoote@designconstructorsinc.com
p. 615 367-9878

CONTACT - SURVEYOR
HOMELAND SURVEYING & MAPPING, LLC
JACOB SLAUGENHOPT, RLS
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
jake@homelandtn.com
p. 615 268-9658

GENERAL NOTES:

- BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.
- CONTOURS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). GPS EQUIPMENT WAS USED FOR ELEVATION DATUM.
- SUBJECT PROPERTY IS TAX PARCEL 0630-A-002.00, AND HAS A STREET ADDRESS OF 810 DEL RIO PIKE, FRANKLIN, TN. 37064, CONTAINING 2.004 ACRES MORE OR LESS.
- DEL RIO PIKE IS CLASSIFIED AS A MAJOR COLLECTOR ROAD IN THE CITY OF FRANKLIN. RIGHT OF WAY OF DEL RIO PIKE, AS SHOWN HEREON IS FROM CURRENT RECORD DEED. AN APPARENT WIDENING OF DEL RIO PIKE IS SHOWN ON A SITE LAYOUT SURVEY BY CIVIL SITE DESIGN, DATED 03-31-06 AND IS SHOWN AS "NEW R.O.W." HEREON. SURVEYOR WAS UNABLE TO CONFIRM THIS "NEW R.O.W." WITH THE CITY OF FRANKLIN AT TIME OF SURVEY.
- CURRENT ZONING: R3 - RESIDENTIAL 3 DISTRICT
SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 30'
- ALL ZONING INQUIRIES SHOULD BE MADE TO THE CITY OF FRANKLIN ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.
- NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES AS SHOWN ARE LOCATIONS OF ABOVE GROUND APPURTENANCES OBSERVED IN THE FIELD ON DATE OF SURVEY.

BOUNDARY & TOPOGRAPHIC SURVEY OF
810 DEL RIO PIKE
FRANKLIN, TN. 37064

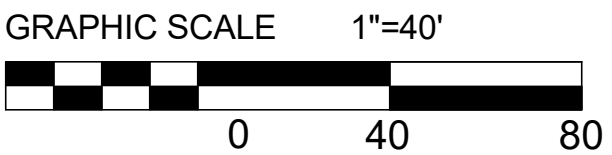
WILLIAMSON COUNTY TAX PARCEL 0630-A-002.00
PREPARED FOR: DESIGN CONSTRUCTORS INC.

HOMELAND SURVEYING & MAPPING, LLC

PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
TN R.L.S. #2583

(615) 268-9658
jake@homelandtn.com
www.HomelandTN.com

RECORD DEED:
VERITAS MINISTRIES INC.
DEED BOOK 5796, PG. 604, R.O.W.C., TN.
RECORD PLAT: (ADJOINER)
IDLEWOOD SUBDIVISION
PLAT BOOK 5, PAGE 33, R.O.W.C., TN.



BOUNDARY & TOPOGRAPHIC SURVEY
WILLIAMSON COUNTY, TENNESSEE

DATE OF SURVEY: 11/10/2023 FIELD WORK: 10/26/2023
CADD FILE: 810 DEL RIO PIKE PROJECT NO.: 23-455-001
SCALE: 1" = 50' SURVEYOR: JRS #2583



CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

- LEGEND:
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - R.O.W.C., TN. REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
 - IRON ROD (AND CAP) FOUND
 - PROPERTY CORNER NEW
 - MONUMENT FOUND
 - STORM DRAIN
 - ELECTRIC UTILITY
 - FIRE HYDRANT
 - GAS METER
 - MANHOLE
 - SEWER WASHOUT
 - SEWER UTILITY
 - TELECOMMUNICATIONS UTILITY
 - WATER VALVE
 - WATER METER
 - EXISTING FENCELINE
 - POWER POLE AND LINES
 - TREE



City of Franklin

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

File #: 21-05899

DATE: January 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2023-43, An Ordinance To Rezone 93.32 Acres From Planned (PD 12.76/1,156,378/315) District To Planned (PD 15.15/1,092,515/315) District For The Property Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive (McEwen Place Town Center PUD Subdivision).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8356
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: NR McEwen Property Owner LLC, Jeff Furman, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned (PD 12.76/1,156,378/315) District to Planned (PD 15.15/1,092,515/315) District in conjunction with the revised development plan for the McEwen Place Town Center PUD Subdivision. The development plan has been submitted concurrently with the rezoning request.

The Envision Franklin Land Use Plan places this parcel into the Regional Commerce Design Concept. Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

The proposed rezoning to PD 15.15/1,092,515/315 is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in Envision Franklin.

PROCEDURAL REQUIREMENTS:

1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-43.

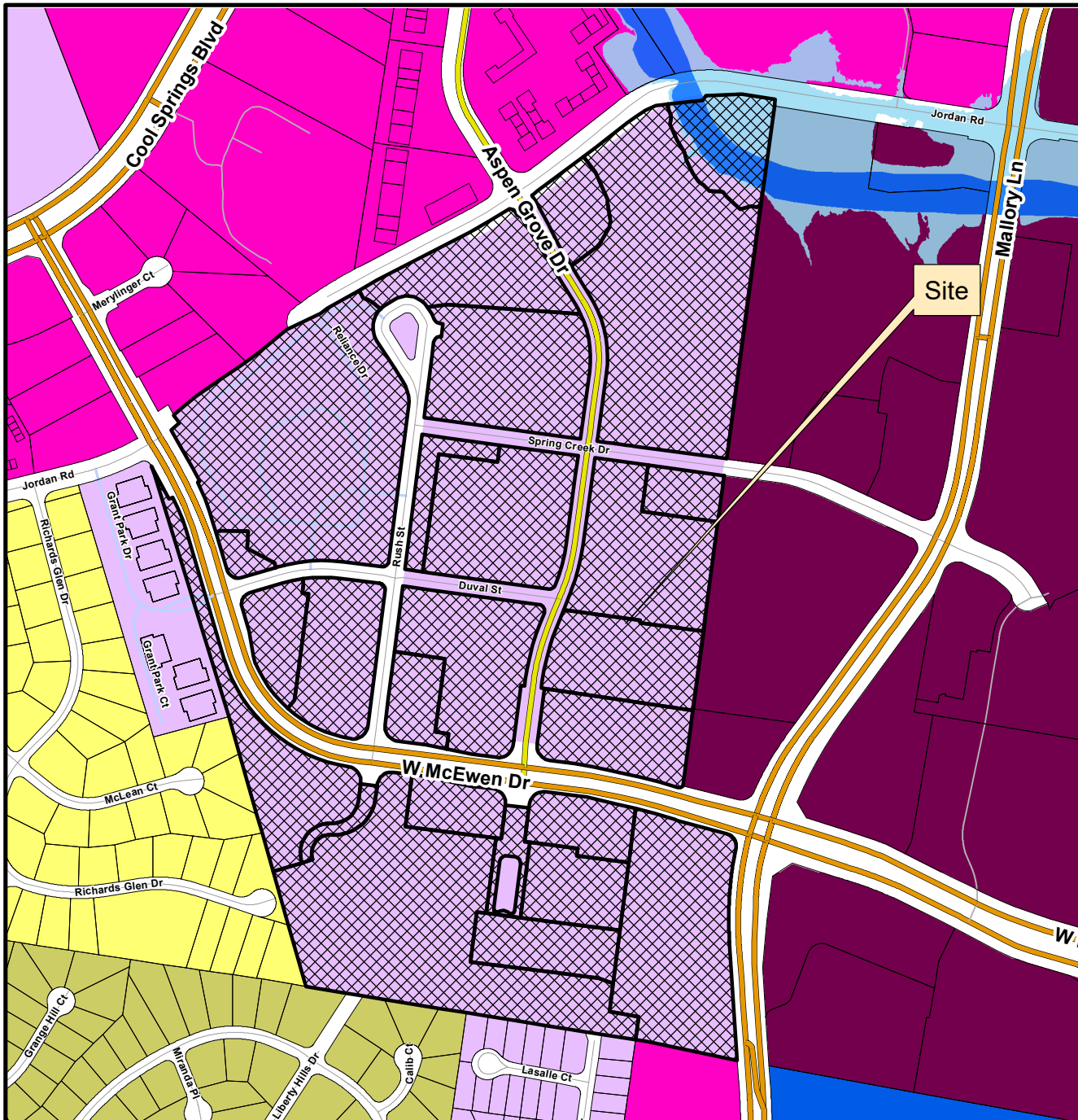
**MCEWEN PLACE TOWN CENTER PUD
SECTION 3 REVISION 8
ORDINANCE 2023-43
RESOLUTION 2023-84**

Project Information

Existing Zoning: PD 12.76/1,156,378/315
Proposed Zoning: PD 15.15/1,092,515/315
Overlay Districts: FFO, FWO
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,414
Proposed Nonresidential Square Footage: 1,092,515
Proposed Hotel Keys: 315

Legend

-  McEwen Place Town Center PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2023-43

AN ORDINANCE TO REZONE 93.32 ACRES FROM PLANNED (PD 12.76/1,156,378/315) DISTRICT TO PLANNED (PD 15.15/1,092,515/315) DISTRICT FOR THE PROPERTY LOCATED NORTH AND SOUTH OF MCEWEN DRIVE AND WEST OF MALLORY LANE, LOCATED AT 5000 ASPEN GROVE DRIVE (MCEWEN PLACE TOWN CENTER PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 15.15/1,092,515/315) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2023-84, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 12.76/1,156,378/315) District to Planned (PD 15.15/1,092,515/315) District:

PREMISES CONSIDERED

Map-Parcel	Acres
62-22.04	2.73
62-22.05	10.41
62-22.06	3.22
62-22.08	0.35
62-22.09	9.76
62-22.10	1.12
62-22.12	1.35
62-22.13	1.70
62-22.14	3.79
62-22.15	1.31
62-22.16	0.37
62-22.17	1.71
62-22.19	3.79
62-22.20	4.16
62-22.21	5.22
62-22.22	13.48

62-22.23	10.22
62-22.24	2.82
62-22.25	1.08
Total	93.32

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:	_____
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

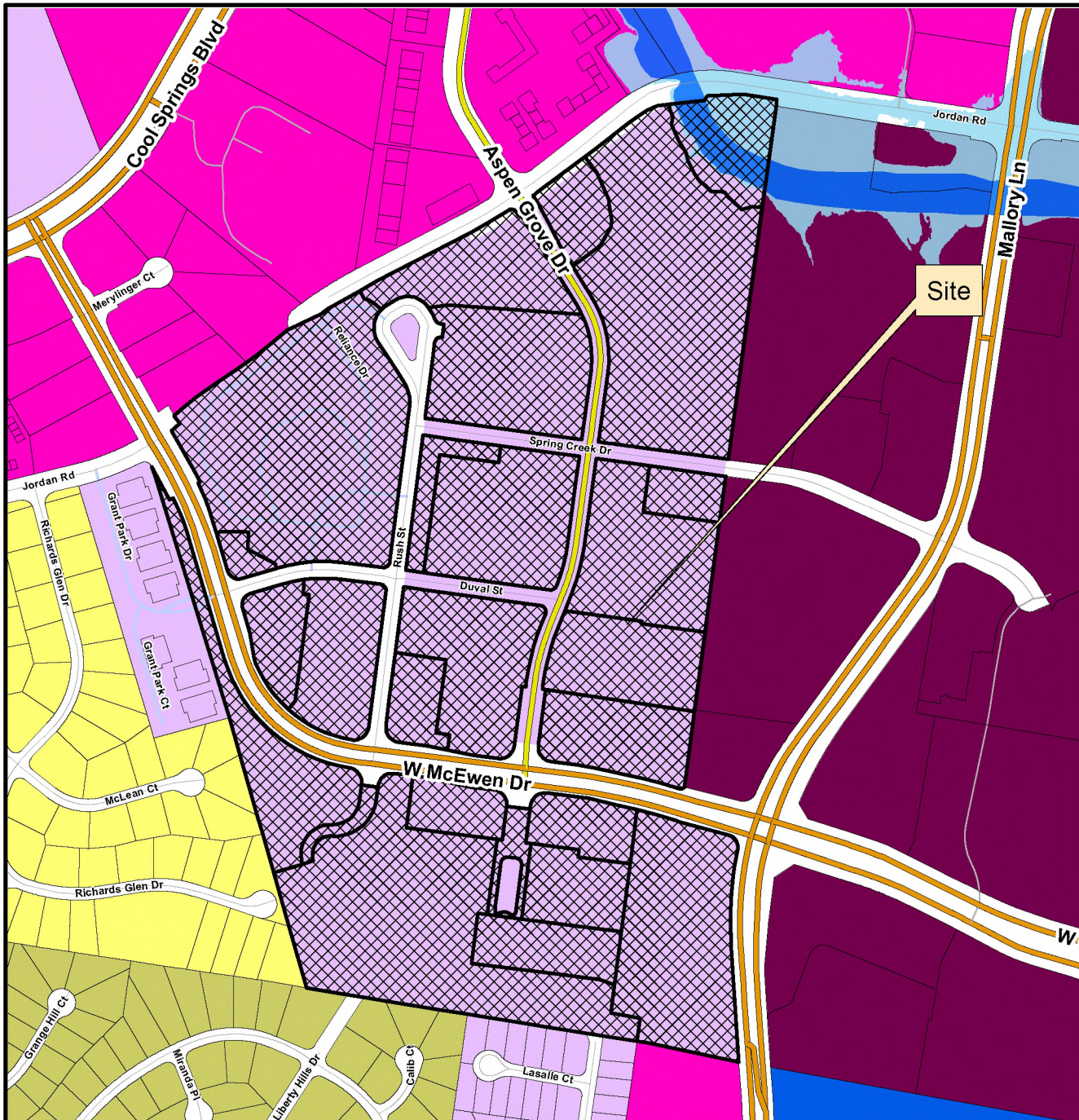
**MCEWEN PLACE TOWN CENTER PUD
SECTION 3 REVISION 8
ORDINANCE 2023-43
RESOLUTION 2023-84**

Project Information

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Proposed Hotel Keys: 315

Legend

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-  PD Planned District
-  OR Office Residential District
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-  NC Neighborhood Commercial
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

DEVELOPER



Northwood Ravin
3015 Carrington Mill
Boulevard #460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT
/ APPLICANT



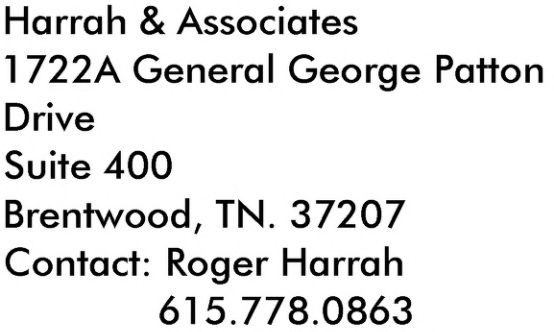
KISER VOGGRIN DESIGN

CIVIL ENGINEER



Kimley-Horn Assoc.
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

SURVEYOR



Harrah & Associates
1722A General George Patton
Drive
Suite 400
Brentwood, TN. 37207
Contact: Roger Harrah
615.778.0863

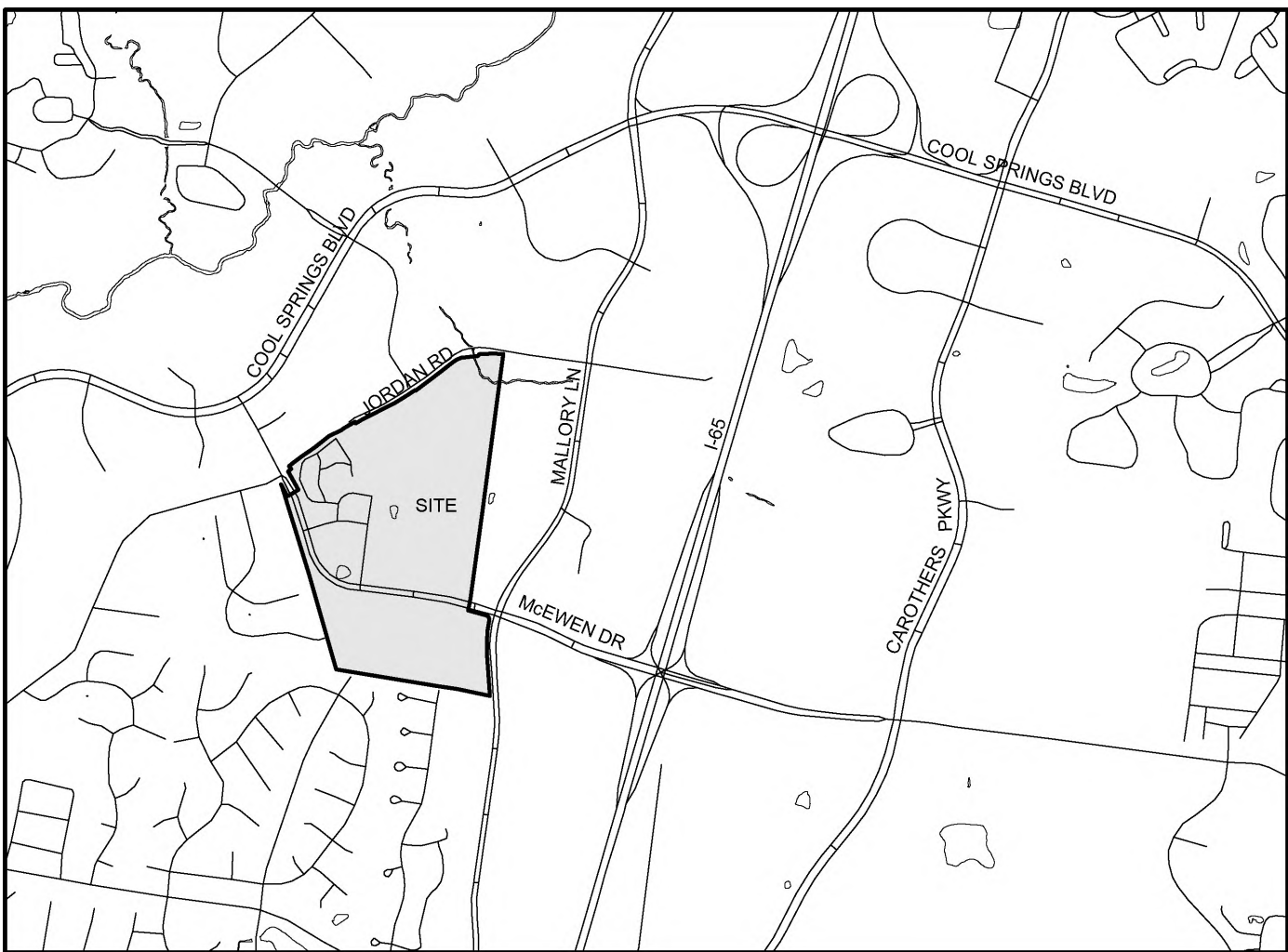
McEwen Place Town Center PUD Subdivision

Rezoning Application

TAX MAP 062, PARCELS 02204-02225

COF # 8356

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S



SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	12-11-23	01-04-24	
REZONING PLAN	C1.0	12-11-23	01-04-24	

OVERALL SITE DATA
PROJECT NAME: McEWEN TOWN CENTER COF PROJECT NUMBER: 8356 TAX MAP, PARCEL NUMBERS: 062-02204-02225 ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE CITY: FRANKLIN COUNTY: WILLIAMSON STATE: TENNESSEE CIVIL DISTRICT: 8
REGULATIONS BASE ZONING: PD - PLANNED DISTRICT 12.76 DU/A 1,156,378 Non-Residential SF 315 Hotel Keys PROPOSED ZONING: PD - PLANNED DISTRICT 15.15 DU/A 1,092,515 Non-Residential SF 315 Hotel Keys OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)
BUILDING TYPES APPLIED: COMMERCIAL/MIXED-USE BUILDING COMMERCIAL BUILDING
PUD SITE ACREAGE: +/- 93.32 AC PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF SETBACKS: FRONT: 0'-15' REAR: 0'-5' SIDE: 0'
DWELLING UNIT COUNT, BY TYPE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8 COMMERCIAL SF, BY USE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8 HOTEL KEYS: 315

STATEMENT OF IMPACTS

1. Street Network as shown on the Major Thoroughfare Plan

a. Per the major thoroughfare plan, this project is not adjacent to any planned improvements. Outside the major thoroughfare plan, the City of Franklin is in design and planning for the widening of Jordan Rd, east of Aspen Grove Dr. See chart this sheet for trip generation of the project.

b. Refer to the trip generation chart provided below on C0.0
2. Water Facilities

a. Water is to be served by Mallory Valley Utility District via existing water mains in Aspen Grove to the west and Spring Creek drive to the south. The proposed 275 dwelling units within the Blocks D & E new developments project to 379 SFUE including flow demand for a pool. The 75,000 SF of proposed retail, restaurant, and office spaces within Blocks D & E project to 396 SFUE. The 165 key hotel projects to 71 SFUE.
3. Sewer Facilities

a. Sewer will be served via City of Franklin sanitary sewer through existing mains in Aspen Grove, Spring Creek Drive, and a proposed SSWR line down Jordan Rd. The total projected gallons per day for Blocks D & E new developments are 152,250 GPD.
4. Reclaimed Water Facilities (where applicable)

a. Reclaimed water is not present on this site
5. Drainage Facilities

a. This site is within a previously approved and constructed regional stormwater area. There are two connected ponds at the north end of the site that successfully attenuate peak flows equal to or less than the pre development conditions of the site. The proposed area and impervious area of this plan are within the tolerances provided for in the regional stormwater design. Estimated impervious area to be constructed with the Blocks D & E new developments will be 3.13 acres. This has already been accounted for in the regional detention design.

Table 2: Trip Generation (January 2024 Program- 11 th Edition ITE Rates)									
ITE Code	Land Use	Density	Daily	AM Peak			PM Peak Hour		
			Total	Total	Enter	Exit	Total	Enter	Exit
222	Multi-Family Housing (Mid-Rise)	1,044 units	4,934	448	103	345	408	249	159
310	Hotel	315 rooms	2,992	150	84	66	205	105	100
710	General Office Building	718,500 sf	6,452	913	803	110	853	145	708
821	Shopping Plaza (40-150K)	61,000 sf	4,118	106	66	40	317	155	162
931	Fine Dining Restaurant	52,000 sf	4,360	38	19	19	406	272	134
932	High-Turnover (Sit-Down) Restaurant	48,000 sf	5,146	459	252	207	434	265	169
Gross Trips			28,002	2,114	1,327	787	2,623	1,191	1,432
Reduction – Internal Capture**			-10,676	-564	-282	-282	-742	-371	-371
Reduction – Pass-By			-3,096	-142	-71	-71	-286	-143	-143
New Net Trips			14,230	1,408	974	434	1,595	677	918

*Does not include The Dwell or Whole Foods
**Note: AM and PM internal capture reductions were calculated based on rates and methodology directly from ITE. Daily internal capture rates are not provided in ITE 3rd edition so the AM and PM rates were averaged to determine the daily reductions.



KVD PROJECT# : 23082
COF # : 8356

Sheet #:

C0.0

DATE: 01-04-2024

NOT FOR CONSTRUCTION

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	46.50	73.04	N37°43'30"W	55.76
C2	89°56'58"	20.00	31.41	N62°16'30"E	28.28
C3	63°48'30"	20.00	22.27	N50°49'38"W	21.14
C4	13°49'45"	77.00	16.54	N68°48'45"W	16.48
C5	90°00'17"	77.00	120.96	N77°43'30"W	108.90
C6	10°10'47"	81.00	14.58	S92°07'07"W	14.56
C7	27°17'26"	19.50	9.29	N62°07'00"W	39.58
C8	28°47'03"	79.52	40.00	N62°51'50"W	39.58
C9	5°31'19"	2238.50	215.66	N69°00'11"E	215.57
C10	61°58'38"	16.50	17.95	S81°41'11"W	16.99
C11	5°16'07"	1860.38	186.38	N75°49'43"W	186.29
C12	5°16'30"	1051.35	142.83	N78°22'14"W	142.78
C13	90°00'00"	46.50	73.04	N37°43'33"W	55.76
C14	90°00'00"	46.50	73.04	S62°16'30"W	55.76

LINE TABLE					
LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
L16	5°45'45"	100.00	10.00	S89°48'46"E	10.00
L17	8°05'28"	377.00	53.28	S87°38'13"E	53.21
L18	13°36'36"	377.00	89.50	S15°47'31"E	89.34
L19	17°45'08"	377.00	116.53	S01°07'07"E	116.07
L20	39°24'59"	353.00	222.21	N11°59'09"W	217.65
L21	13°36'36"	377.00	139.69	S14°42'04"W	139.35
L22	78°00'24"	20.00	26.06	S89°40'18"W	24.65
L23	13°36'36"	377.00	139.69	S14°42'04"W	139.48
L24	4°00'33"	649.34	55.30	S19°09'07"W	55.30
L25	9°35'05"	229.00	120.95	S12°30'53"W	120.87
L26	13°36'36"	377.00	139.69	S14°42'04"W	139.48
L27	103°58'08"	60.00	36.29	S30°17'36"E	31.51
L28	5°12'27"	303.00	52.24	S89°38'05"E	52.21
L29	35°30'36"	151.00	187.86	S08°30'25"E	186.33
L30	5°11'18"	2238.50	215.66	S69°00'11"W	215.57

LINE BEARING DISTANCE		
L1	S89°43'48"E	80.00
L2	S07°16'12"W	54.00
L3	S89°43'48"E	102.00
L4	S88°43'30"E	2.00
L5	N07°16'30"E	42.00
L6	N89°43'30"W	11.97
L7	N33°43'30"W	25.95
L8	S57°16'30"W	36.21
L9	N48°28'18"W	16.69
L10	N68°47'57"W	29.09
L11	N61°12'03"E	64.73
L12	S38°28'18"E	5.02
L13	N63°39'48"E	15.61
L14	N48°13'24"E	10.66
L15	N62°01'28"E	125.95
L16	N64°08'01"E	35.63
L17	N68°11'08"E	39.64
L18	N64°02'34"E	35.36
L19	N63°35'51"E	151.35
L20	N33°58'57"E	18.33
L21	N67°41'30"E	114.63
L22	S81°31'54"E	106.22
L23	N80°26'05"W	8.93
L24	N82°43'30"W	80.32
L25	N82°43'30"W	76.00
L26	S07°16'30"W	14.00
L27	N82°43'30"W	80.16
L28	N82°43'30"W	91.84
L29	N82°43'30"W	2.00

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°43'48"E	80.00
L2	S07°16'12"W	54.00
L3	S89°43'48"E	102.00
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L5	N07°16'30"E	42.00
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L23	N80°26'05"W	8.93
L24	N82°43'30"W	80.32
L25	N82°43'30"W	76.00
L26	S07°16'30"W	14.00
L27	N82°43'30"W	80.16
L28	N82°43'30"W	91.84
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OVERALL SITE DATA

PROJECT NAME: McEWEN TOWN CENTER
COF PROJECT NUMBER: 8356
TAX MAP, PARCEL NUMBERS: 062-02204-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE,
JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

REGULATIONS
BASE ZONING: PD - PLANNED DISTRICT
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
PROPOSED ZONING: PD - PLANNED DISTRICT
15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys
OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)

BUILDING TYPES APPLIED: COMMERCIAL/MIXED-USE BUILDING
COMMERCIAL BUILDING

PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS: FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'

DWELLING UNIT COUNT, BY TYPE: REFER TO OVERALL TAKEDOWN CHART,
REVISION 8
COMMERCIAL SF, BY USE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8
HOTEL KEYS: 315

SURVEY NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
- BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
- THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
- A PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X". NO PROPOSED BUILDINGS WITHIN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN.



McEwen Place Town Center
REZONING APPLICATION
REZONING PLAN
COF# 8356
Franklin, Williamson Co, TN

REVISIONS:
01.04.2024 COF REZONING APPLICATION RESUBMITTAL

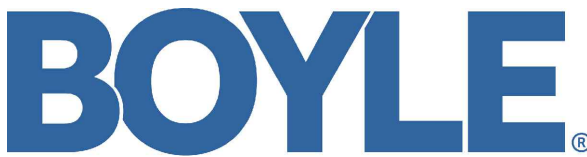
DATE: 01.04.2024
DESIGNED BY: N/A
DRAWN BY: CD
CHECKED BY: GW
Q.C. BY: GW
SCALE: AS SHOWN
PROJECT #: 23082
SHEET NUMBER:

C1.0

DEVELOPER



Northwood Ravin
3015 Carrington Mill
Boulevard #460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT
/ APPLICANT



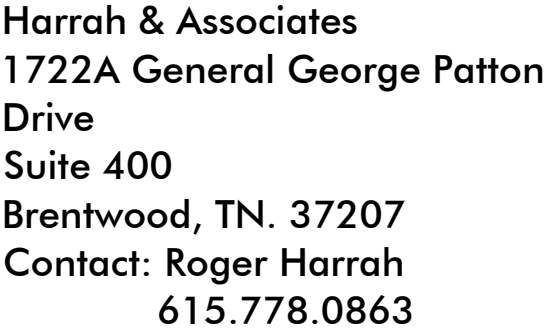
KISER VOGGRIN DESIGN

CIVIL ENGINEER



Kimley-Horn Assoc.
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

SURVEYOR



Harrah & Associates
1722A General George Patton
Drive
Suite 400
Brentwood, TN. 37207
Contact: Roger Harrah
615.778.0863

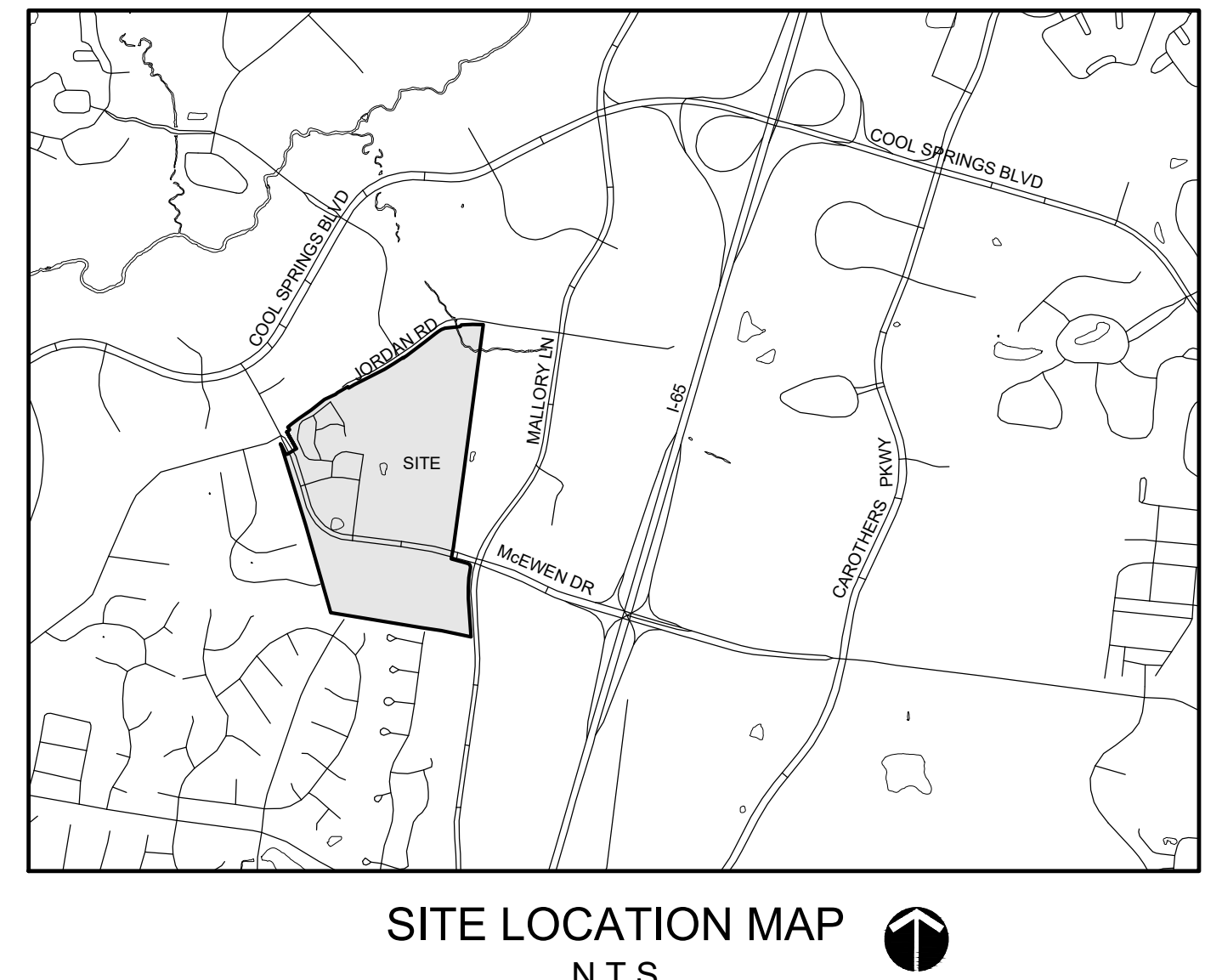
McEwen Place Town Center PUD Subdivision

Rezoning Application

TAX MAP 062, PARCELS 02204-02225

COF # 8356

FRANKLIN, WILLIAMSON CO., TN



SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	12-11-23	01-04-24	
REZONING PLAN	C1.0	12-11-23	01-04-24	

OVERALL SITE DATA

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **8356**
TAX MAP, PARCEL NUMBERS: **062-02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

REGULATIONS
BASE ZONING: **PD - PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
PROPOSED ZONING: **PD - PLANNED DISTRICT**
15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys
OTHER APPLICABLE OVERLAYS: **FLOOD FRINGE OVERLAY (FFO)**

BUILDING TYPES APPLIED: **COMMERCIAL/MIXED-USE BUILDING**
COMMERCIAL BUILDING

PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS: **FRONT: 0'-15'**
REAR: 0'-5'
SIDE: 0'

DWELLING UNIT COUNT, BY TYPE: **REFER TO OVERALL TAKEDOWN CHART, REVISION 8**
COMMERCIAL SF, BY USE: **REFER TO OVERALL TAKEDOWN CHART, REVISION 8**
HOTEL KEYS: **315**

- STATEMENT OF IMPACTS
1. Street Network as shown on the Major Thoroughfare Plan

a. Per the major thoroughfare plan, this project is not adjacent to any planned improvements. Outside the major thoroughfare plan, the City of Franklin is in design and planning for the widening of Jordan Rd, east of Aspen Grove Dr. See chart this sheet for trip generation of the project.

b. Refer to the trip generation chart provided below on C0.0

2. Water Facilities

a. Water is to be served by Mallory Valley Utility District via existing water mains in Aspen Grove to the west and Spring Creek drive to the south. The proposed 275 dwelling units within the Blocks D & E new developments project to 379 SFUE including flow demand for a pool. The 75,000 SF of proposed retail, restaurant, and office spaces within Blocks D & E project to 396 SFUE. The 165 key hotel projects to 71 SFUE.

3. Sewer Facilities

a. Sewer will be served via City of Franklin sanitary sewer through existing mains in Aspen Grove, Spring Creek Drive, and a proposed SSWR line down Jordan Rd. The total projected gallons per day for Blocks D & E new developments are 152,250 GPD.

4. Reclaimed Water Facilities (where applicable)

a. Reclaimed water is not present on this site

5. Drainage Facilities

a. This site is within a previously approved and constructed regional stormwater area. There are two connected ponds at the north end of the site that successfully attenuate peak flows equal to or less than the pre development conditions of the site. The proposed area and impervious area of this plan are within the tolerances provided for in the regional stormwater design. Estimated impervious area to be constructed with the Blocks D & E new developments will be 3.13 acres. This has already been accounted for in the regional detention design.

Table 2: Trip Generation (January 2024 Program- 11 th Edition ITE Rates)									
ITE Code	Land Use	Density	Daily	AM Peak		PM Peak Hour			
			Total	Total	Enter	Exit	Total	Enter	Exit
222	Multi-Family Housing (Mid-Rise)	1,044 units	4,934	448	103	345	408	249	159
310	Hotel	315 rooms	2,992	150	84	66	205	105	100
710	General Office Building	718,500 sf	6,452	913	803	110	853	145	708
821	Shopping Plaza (40-150K)	61,000 sf	4,118	106	66	40	317	155	162
931	Fine Dining Restaurant	52,000 sf	4,360	38	19	19	406	272	134
932	High-Turnover (Sit-Down) Restaurant	48,000 sf	5,146	459	252	207	434	265	169
Gross Trips			28,002	2,114	1,327	787	2,623	1,191	1,432
Reduction – Internal Capture**			-10,676	-564	-282	-282	-742	-371	-371
Reduction – Pass-By			-3,096	-142	-71	-71	-286	-143	-143
New Net Trips			14,230	1,408	974	434	1,595	677	918

*Does not include The Dwell or Whole Foods
**Note: AM and PM internal capture reductions were calculated based on rates and methodology directly from ITE. Daily internal capture rates are not provided in ITE 3rd edition so the AM and PM rates were averaged to determine the daily reductions.



KVD PROJECT# : 23082

COF # : 8356

Sheet #:

C0.0

DATE: 01-04-2024

NOT FOR CONSTRUCTION

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°00'00"	46.50'	23.04'	N37°43'30"W	55.76'
C2	89°56'58"	20.00'	31.41'	N82°16'30"E	28.28'
C3	53°48'30"	20.00'	22.77'	N50°48'30"W	21.14'
C4	13°47'45"	77.00'	15.54'	N85°48'45"W	15.48'
C5	90°00'17"	77.00'	120.95'	N77°43'30"W	108.90'
C6	10°14'47"	81.00'	14.88'	S52°07'07"W	14.56'
C7	27°17'26"	19.00'	9.29'	N82°07'00"W	39.58'
C8	28°47'03"	79.52'	40.00'	N82°51'50"W	39.58'
C9	5°31'19"	2238.50'	215.60'	N88°00'11"E	215.57'
C10	61°58'38"	15.50'	17.85'	S81°41'11"W	16.99'
C11	5°16'47"	1360.50'	186.36'	N75°48'43"W	186.29'
C12	5°16'30"	1551.35'	142.83'	N78°22'14"W	142.78'
C13	90°00'00"	46.50'	73.04'	N37°43'33"W	85.76'
C14	90°00'00"	46.50'	73.04'	S82°16'30"W	85.76'

LINE TABLE					
LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD
L15	5°14'24"	155.50'	5.81'	S38°14'27"E	5.81'
L16	5°48'45"	100.00'	10.00'	S89°48'46"E	10.00'
L17	6°08'38"	377.00'	53.28'	S87°08'31"E	53.24'
L18	13°36'30"	377.00'	89.50'	S75°47'31"E	89.34'
L19	17°42'08"	377.00'	115.63'	S63°07'07"E	115.07'
L20	39°24'59"	359.00'	222.21'	N11°59'09"W	217.69'
L21	13°36'30"	377.00'	89.50'	S75°47'31"E	89.34'
L22	26°00'24"	20.00'	26.06'	S59°40'24"W	25.69'
L23	13°36'30"	377.00'	89.50'	S75°47'31"E	89.34'
L24	4°00'03"	640.00'	25.30'	S79°09'07"W	25.30'
L25	9°35'05"	229.00'	120.95'	S72°50'53"W	120.87'
L26	13°36'30"	377.00'	89.50'	S75°47'31"E	89.34'
L27	103°58'06"	20.00'	36.29'	S30°17'56"E	31.51'
L28	5°14'24"	155.50'	5.81'	S38°14'27"E	5.81'
L29	5°48'45"	100.00'	10.00'	S89°48'46"E	10.00'
L30	5°14'24"	155.50'	5.81'	S38°14'27"E	5.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°43'48"E	80.00'
L2	S07°16'12"W	54.00'
L3	S82°43'48"E	102.00'
L4	S82°43'30"E	2.00'
L5	N07°16'30"E	42.00'
L6	N82°43'30"W	11.97'
L7	N32°43'30"W	25.55'
L8	S37°18'30"W	30.21'
L9	N48°28'18"W	16.89'
L10	N28°47'57"W	25.09'
L11	N61°13'03"E	54.73'
L12	S38°28'18"E	5.02'
L13	N83°30'40"E	15.61'
L14	N48°13'24"E	20.85'
L15	N82°01'28"E	125.95'
L16	N84°08'01"E	35.63'
L17	N88°11'08"E	35.64'
L18	N84°08'01"E	35.30'
L19	N83°53'51"E	151.32'
L20	N33°58'57"E	18.33'
L21	N87°41'30"E	114.83'
L22	S81°31'54"E	108.22'
L23	N80°26'05"W	8.93'
L24	N82°43'30"W	80.38'
L25	N82°43'30"W	76.00'
L26	S07°16'30"W	14.00'
L27	N82°43'30"W	80.16'
L28	N82°43'30"W	91.84'
L29	S07°16'30"W	1.00'

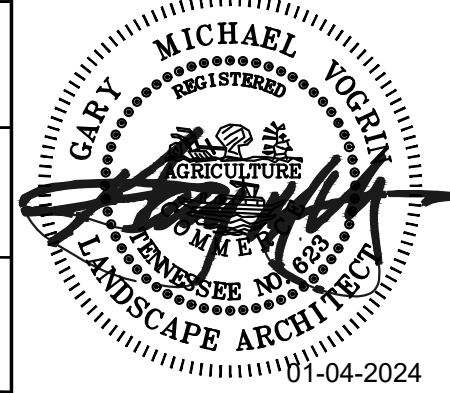
LINE BEARINGS DISTANCE		
L100	S31°41'38"E	36.08'
L31	S21°41'27"W	33.36'
L32	N07°43'21"E	19.40'
L33	S82°16'39"E	11.00'
L34	S82°16'39"E	11.00'
L35	N07°43'21"E	18.40'
L36	S08°27'15"E	59.44'
L37	S05°05'53"E	74.13'
L38	S31°41'38"E	74.16'
L39	S31°41'38"E	67.88'
L40	S82°44'38"W	55.88'

OVERALL SITE DATA

PROJECT NAME: McEWEN TOWN CENTER
COF PROJECT NUMBER: 8356
TAX MAP, PARCEL NUMBERS: 062-02204-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE,
JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
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COMMERCIAL BUILDING
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PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS: FRONT: 0'-5'
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SIDE: 0'
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REVISION 8
COMMERCIAL SF, BY USE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8
HOTEL KEYS: 315

SURVEY NOTES

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McEwen Place Town Center
REZONING APPLICATION
REZONING PLAN
COF# 8356
Franklin, Williamson Co, TN

REVISIONS:
01.04.2024 COF REZONING APPLICATION RESUBMITAL

DATE: 01.04.2024
DESIGNED BY: N/A
DRAWN BY: CD
CHECKED BY: GW
C.C. BY: GW
SCALE: AS SHOWN
PROJECT #: 23082
SHEET NUMBER:

C1.0



File #: 21-05900

DATE: January 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2023-84, A Resolution Approving A Revised Development Plan For McEwen Place Town Center PUD Subdivision, Located North And South Of McEwen Drive And West Of Mallory Lane, Located At 5000 Aspen Grove Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8357
Applicant: Gary Vogrin, Kiser + Vogrin Design
Owner: NR McEwen Property Owner LLC, Jeff Furman, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting approval for the McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 8. The subject property consists of approximately 93 acres and is located near the intersection of Mallory Lane and West McEwen Drive. The original concept plan for this property was approved by the Board of Mayor and Aldermen on January 11, 2005, and the most recent revision to the development plan was approved on August 11, 2020. The applicant is proposing to revise entitlements and change nonresidential space to multifamily use.

Envision Franklin places this property in the Regional Commerce Design Concept. For Regional Commerce, Envision Franklin states, "Higher-intensity uses should be located closer to major thoroughfares," the proposed location near the Interstate-65 and McEwen Drive interchange is appropriate for vehicular access to the site. The applicant is requesting to reduce the non-residential uses by 63,863 SF and add an additional 223 residential dwelling units to the entitlements. The revised plan maintains non-residential ground floor uses that keeps the established character of a mixed-use, pedestrian-oriented development. The revised development plan as submitted is consistent with the originally concept plan and meets the recommendations and guiding principles of Envision Franklin.

PROCEDURAL REQUIREMENTS:

1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the

online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2023-84 with conditions.

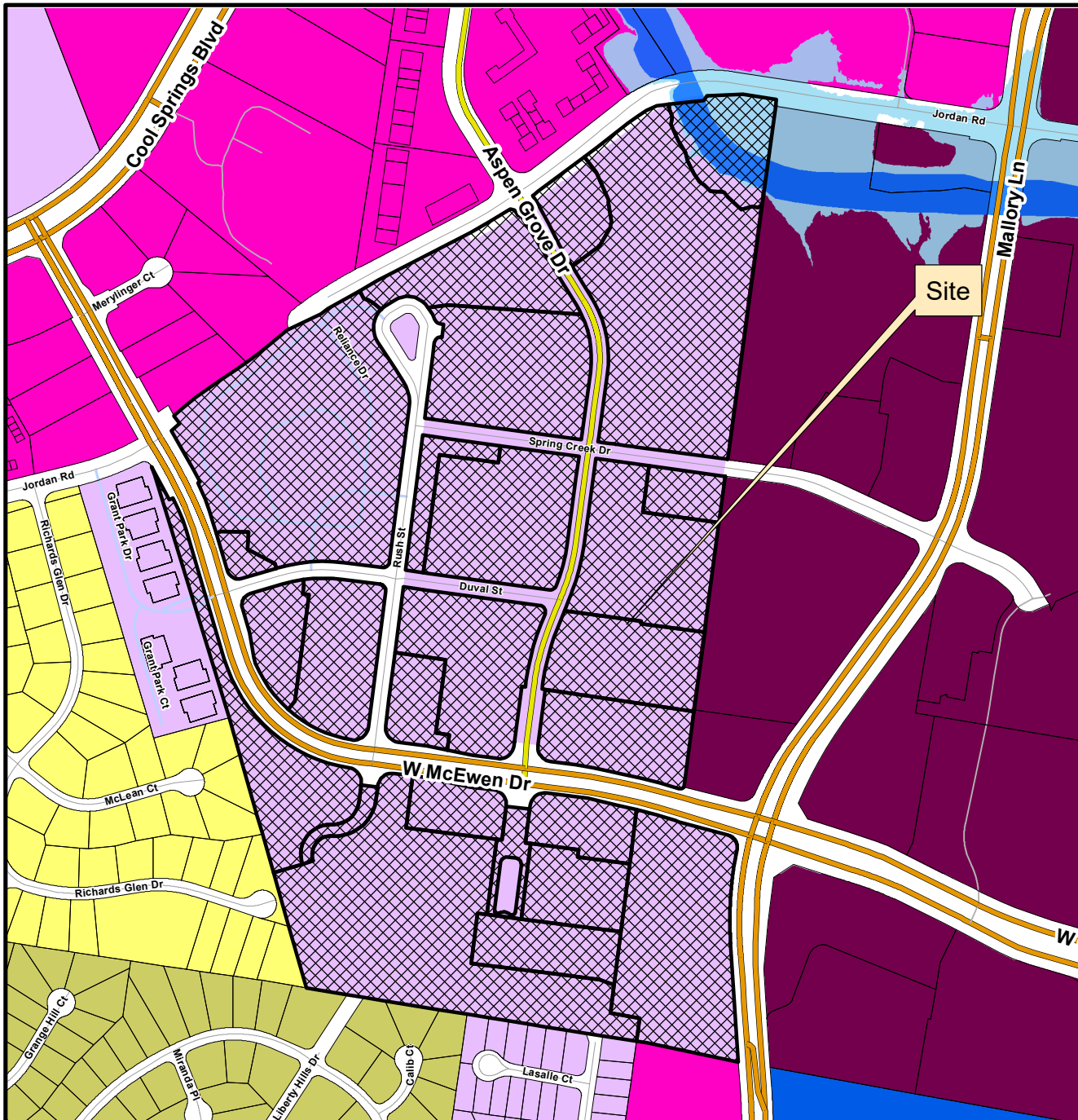
**MCEWEN PLACE TOWN CENTER PUD
SECTION 3 REVISION 8
ORDINANCE 2023-43
RESOLUTION 2023-84**

Project Information

Existing Zoning: PD 12.76/1,156,378/315
Proposed Zoning: PD 15.15/1,092,515/315
Overlay Districts: FFO, FWO
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,414
Proposed Nonresidential Square Footage: 1,092,515
Proposed Hotel Keys: 315

Legend

-  McEwen Place Town Center PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues

15. Addressing

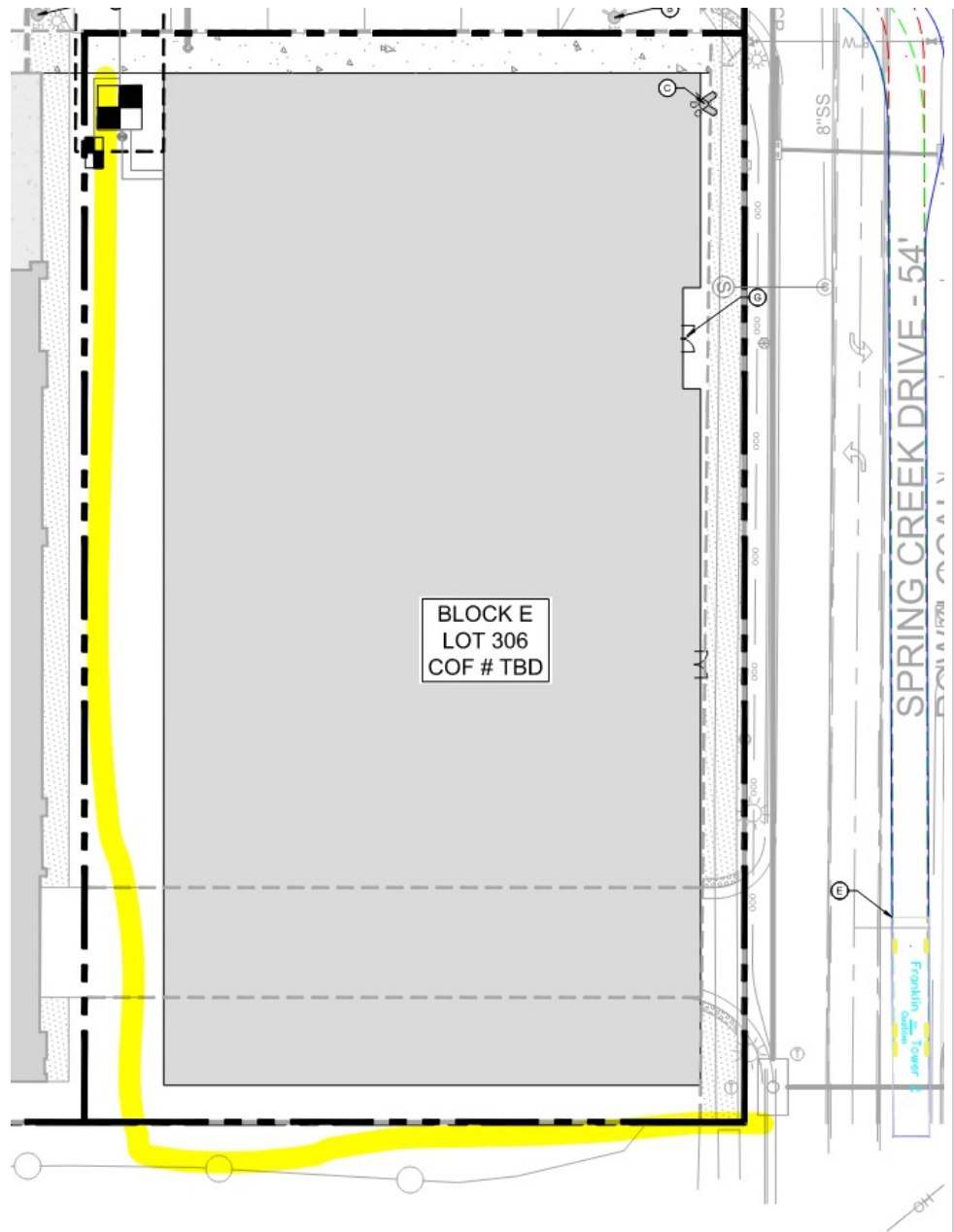
lori.jarosz@franklintn.gov Unit addresses will be done at building permit level.

FIRE--Planning--DRT

General Issues

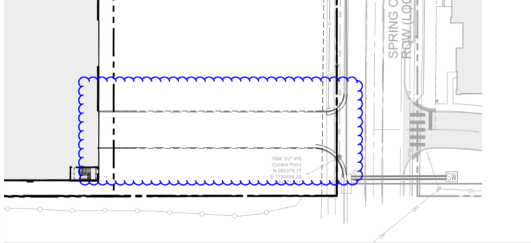
27. Access Lane

wfarris@franklintn.gov All points on perimeter of building are within 150-feet of fire department access lane.



[Edited By Will Farris]

29. FD Access

5. Fire Department Access re-open issue	
City of Franklin Curt Edelmann 9/27/22 3:46 PM 1 - Pre-Application Conference – DRT Review	The fire department evaluates access based on two code requirements. 1. All points on the perimeter of a building must be within 400-feet of a fire hydrant. 2. All points on the perimeter of a building must be with 150-feet of a parked fire vehicle. Looking at Sheet C2.1, there does not appear to be enough space on the east side of the development to provide the required fire department access. [Ver. 2] [Edited By Curt Edelmann]
Kimley-Horn Landon Allison 10/10/22 1:40 PM 1 - Pre-Application Conference – DRT Review	The deck will be sprinkled and have a standpipe system. Per the pre-app meeting with Curt Edelman, this alleviated fire code concerns. Fire access will be provided on the East side of the future lot north of the parking deck.
City of Franklin Curt Edelmann 10/17/22 10:34 AM 2 - DRT Review	When the lot north of the parking garage is developed, the drive shown on the east side will require an approved turnaround. 
Kimley-Horn Landon Allison 11/3/22 3:07 PM 2 - DRT Review	Deck to be sprinkled and fire access will not be required around the deck. The access in the blue cloud will not be used for fire access. The developer of the northern lot will be required to provide a 20' fire access area that is less than 150' long to avoid a turnaround.

Parks

General Issues

20. Parkland information

kevinl@franklintn.gov The Parkland Agreement was received 1-12-24 and sent to Law for approval.

"Conditional Approval" will be placed on this project and may move forward to Planning Commission. The Law approved agreement with signatures from applicant, shall be completed before the plan can be placed on a BOMA agenda for approval.
[Edited By Kevin Lindsey]

Water/Sewer

General Issues

9. Capacity takedown chart

scott.andrews@franklin.tn.gov

The intent of the sewer takedown chart was to review where Block D and E demands fall in relation to the demands of the overall development and what amount of availability was initially granted.

This does not prevent plan approval but WMD and the applicants will work together to have a better understanding of the status of availability for the development as a whole and each section.

10. Sanitary sewer Availability

scott.andrews@franklin.tn.gov

Availability is still under review as there have been multiple availability requests for Blocks D and E and buildings therein and WMD is still working to determine what has been requested and used without double counting flows in an effort to understand what infrastructure improvements may be required in the future.

This comment does not hinder approval and no improvements are currently anticipated.

RESOLUTION 2023-84

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR MCEWENPLACE TOWN CENTER PUD SUBDIVISION, LOCATED NORTH AND SOUTH OF MCEWEN DRIVE AND WEST OF MALLORY LANE, LOCATED AT 5000 ASPEN GROVE DRIVE

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

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

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

WHEREAS, BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 04-109 on January 11, 2005; 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 in Resolution 2020-98, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2023-43.

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 Revision, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
62-22.04	2.73
62-22.05	10.41
62-22.06	3.22
62-22.08	0.35
62-22.09	9.76
62-22.10	1.12
62-22.12	1.35
62-22.13	1.70
62-22.14	3.79
62-22.15	1.31
62-22.16	0.37
62-22.17	1.71
62-22.19	3.79
62-22.20	4.16
62-22.21	5.22
62-22.22	13.48
62-22.23	10.22
62-22.24	2.82
62-22.25	1.08
Total	93.32

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

SECTION III: That the overall entitlements, as amended, for the McEwen Place Town Center PUD are as follows:

Entitlements	McEwen Place Town Center PUD
Original Base Zone District	Planned (PD 12.76/1,156,378/315)
Requested Base Zone District	Planned (PD 15.15/1,092,515/315)
Other Zoning Overlays	FFO, FWO
Number of Dwelling Units	1,414
Number of Nonresidential Square Footage	1,092,515 SF
Number of Hotel Rooms	315
Open Space Requirements	20%

Number of Phases in Development	1
Vested Development Plan Approval	Ordinance No. 04-109 Date of approval: 1/11/2005
Development Plan Revision Number	8

SECTION IV: That the Revised 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 2023-43, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TN:

By: _____
ERIC S. STUCKEY
City Administrator

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 12/5/23 _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 12/14/23 _____

NEIGHBORHOOD MEETING: _____ 12/5/23 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

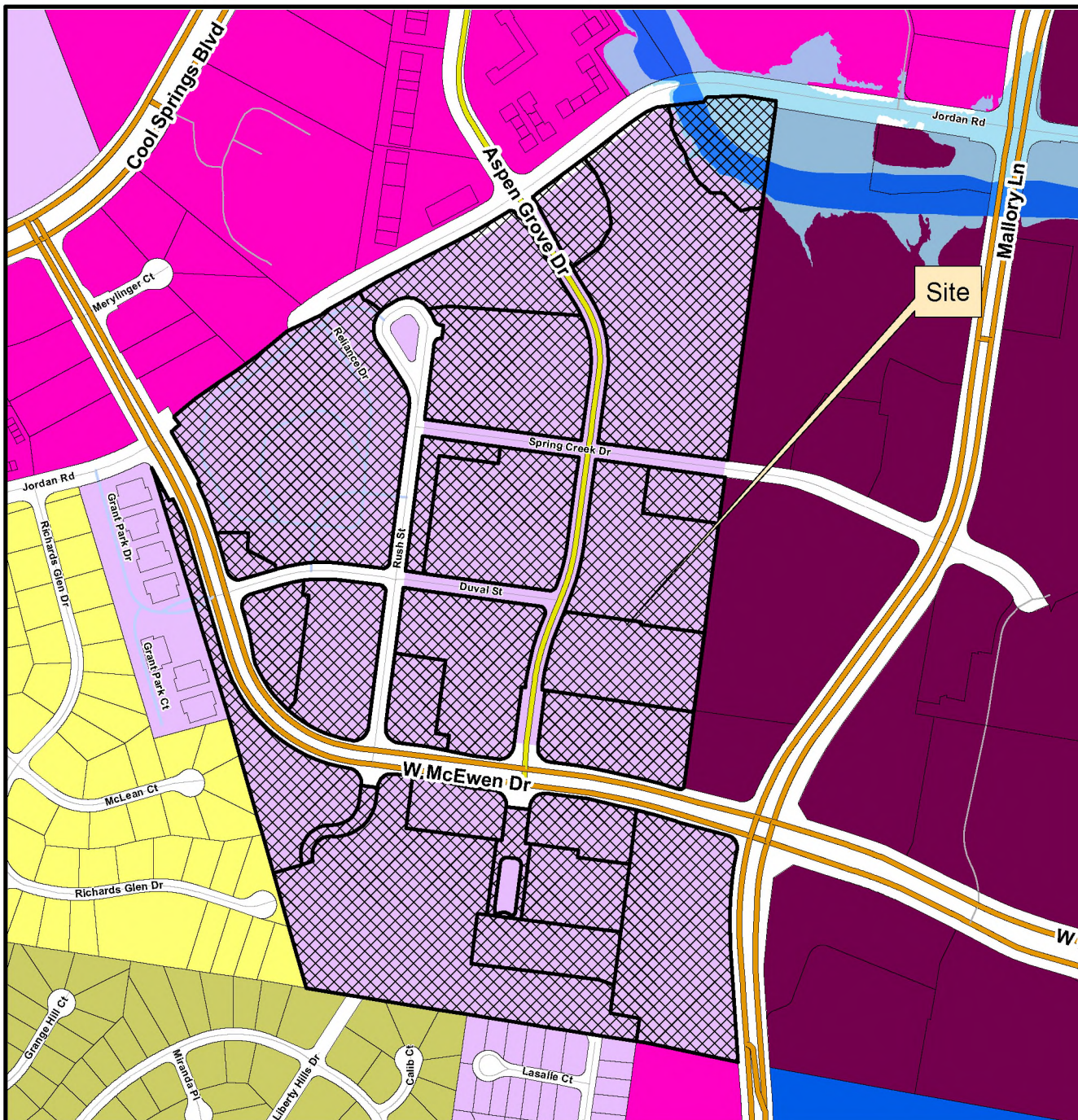
**MCEWEN PLACE TOWN CENTER PUD
SECTION 3 REVISION 8
ORDINANCE 2023-43
RESOLUTION 2023-84**

Project Information

Existing Zoning: PD 12.76/1,156,378/315
Proposed Zoning: PD 15.15/1,092,515/315
Overlay Districts: FFO, FWO
Site Acreage: 93.32 acres
Proposed Number of Dwelling Units: 1,414
Proposed Nonresidential Square Footage: 1,092,515
Proposed Hotel Keys: 315

Legend

-  McEwen Place Town Center PUD
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

DEVELOPER



Northwood Ravin
3015 Carrington Mill
Boulevard #460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin -
gary@kiservogrin.com
615.708.0567

ARCHITECT



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

Cooper Carry
191 Peachtree Street NE
Suite 2400
Atlanta, GA 30303-1770
Contact: Angelo Carusi
404.240.9554

CIVIL ENGINEER



Kimley-Horn Assoc.
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

McEwen Place Town Center PUD Subdivision

Development Plan, Section 3

Revision 8 - Blocks D and E

TAX MAP 062, PARCEL 062 02204-02225

COF # 8357

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP N.T.S



SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	11-22-23	12-11-23	01-04-24	
LAST BOMA-APPROVED DEVELOPMENT PLAN	C0.1	11-22-23	12-11-23	01-04-24	
OVERALL EXISTING CONDITIONS	C1.0	11-22-23	12-11-23	01-04-24	
ENLARGED EXISTING CONDITIONS	C1.1	11-22-23	12-11-23	01-04-24	
ENLARGED EXISTING CONDITIONS	C1.2	11-22-23	12-11-23	01-04-24	
DEVELOPMENT PLAN	C2.0	11-22-23	12-11-23	01-04-24	
ENLARGED BLOCK D DEVELOPMENT PLAN	C2.1	11-22-23	12-11-23	01-04-24	
ENLARGED BLOCK E DEVELOPMENT PLAN	C2.2	11-22-23	12-11-23	01-04-24	
OVERALL GRADING & DRAINAGE PLAN	C3.0	11-22-23	12-11-23	01-04-24	
ENLARGED GRADING & DRAINAGE PLAN	C3.1	11-22-23	12-11-23	01-04-24	
ENLARGED GRADING & DRAINAGE PLAN	C3.2	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.1	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.2	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.3	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.4	11-22-23	12-11-23	01-04-24	
ENLARGED UTILITY PLAN	C5.1	11-22-23	12-11-23	01-04-24	
ENLARGED UTILITY PLAN	C5.2	11-22-23	12-11-23	01-04-24	
AERIAL PERSPECTIVES	A00.50	11-22-23	12-11-23	01-04-24	
AERIAL PERSPECTIVES	A00.51	11-22-23	12-11-23	01-04-24	
RENDERINGS - BLOCK D	A00.60	11-22-23	12-11-23	01-04-24	

OVERALL SITE DATA
PROJECT NAME: McEWEN TOWN CENTER COF PROJECT NUMBER: 8357 TAX MAP, PARCEL NUMBERS: 062-02204-02225 ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE CITY: FRANKLIN COUNTY: WILLIAMSON STATE: TENNESSEE CIVIL DISTRICT: 8
REGULATIONS BASE ZONING: PD - PLANNED DISTRICT 12.76 DU/A 1,156,378 Non-Residential SF 315 Hotel Keys PROPOSED ZONING: PD - PLANNED DISTRICT 15.15 DU/A 1,092,515 Non-Residential SF 315 Hotel Keys OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)
BUILDING TYPES APPLIED: COMMERCIAL/MIXED-USE BUILDING COMMERCIAL BUILDING
PUD SITE ACREAGE: +/- 93.32 AC PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF SETBACKS: FRONT: 0'-15' REAR: 0'-5' SIDE: 0'
DWELLING UNIT COUNT, BY TYPE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8 COMMERCIAL SF, BY USE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8 HOTEL KEYS: 315 BUILDING HEIGHTS: 1-10 STORIES MINIMUM LANDSCAPE SURFACE AREA: 20% (18.67 AC / 813,003 SF) OPEN SPACE REQUIRED: N/A NATURAL AREA SF REQUIRED: N/A TREE CANOPY RETENTION ACREAGE: N/A PARKING REQUIRED, BY USE: REFER TO PARKING DATA CHART ON C0.0 PARKING PROVIDED, BY USE: REFER TO PARKING DATA CHART ON C0.0 HISTORIC RESOURCE TREATMENT (Y/N): N/A

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART, REVISION 8							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS (DU)	REMAINING RESIDENTIAL UNITS (DU)	PROPOSED NON RESIDENTIAL (SF)	REMAINING NON RESIDENTIAL (SF)	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	9/2/2020	1,191	-	1,156,378	-	315	-
PROPOSED CONCEPT PLAN ENTITLEMENTS	-	1,414	-	1,092,515	-	315	-
WHOLE FOODS COMMERCIAL SITE	-	-	1,414	276,718	815,797	-	315
THE DWELL	-	370	1,044	-	815,797	-	315
BLOCK B	11/16/2016	69	975	213,210	602,587	-	315
BLOCK C	11/16/2016	272	703	-	602,587	-	315
BLOCK A	7/17/2018	-	703	158,750	443,837	150	165
BLOCK F	9/2/2020	218	485	5,000	438,837	-	-
BLOCK G	9/2/2020	210	275	-	438,837	-	-
BLOCK D	-	200	75	86,273	352,564	-	165
BLOCK E	-	75	0	352,564	0	165	0
NOTE: REVISION 8 INCLUDES A REDUCTION OF 63,863 SF OF NON-RESIDENTIAL USES FROM REVISION 7. REVISION 8 INCLUDES AN INCREASE OF 223 UNITS OF RESIDENTIAL, A NET ADD FROM THE PREVIOUSLY APPROVED 52 UNITS FOR BLOCK E & 0 UNITS FOR BLOCK D.							

McEWEN PLACE TOWN CENTER BLOCK D BUILDING TYPE - USE TAKEDOWN CHART, REVISION 8							
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE				
			NON-RESIDENTIAL			HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)		
D-1	1	COMMERCIAL	11,273	-	-	-	-
D-2	5	PARKING DECK	-	-	-	-	-
D-3	6-8	MIXED USE/COMMERCIAL	12,500	12,500	50,000	-	200
SUBTOTAL			23,773	12,500	50,000	0	200
BLOCK D TOTAL			86,273	-	-	0	400

McEWEN PLACE TOWN CENTER BLOCK E BUILDING TYPE - USE TAKEDOWN CHART, REVISION 8							
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE				
			NON-RESIDENTIAL			HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)		
E-1	10	MIXED USE/COMMERCIAL	14,055	18,908	258,726	-	-
E-2	3	PARKING DECK	-	-	-	-	-
E-3	3-10	MIXED USE/COMMERCIAL	-	-	35,875	-	-
E-4	-	RESIDENTIAL MIXED	-	-	-	165	75
E-5	6-10	MIXED USE/COMMERCIAL	12,500	12,500	-	-	75
SUBTOTAL			26,555	31,408	294,601	165	75
BLOCK E TOTAL			352,564	-	-	165	75

PARKING DATA - BLOCKS D & E	
*REQUIRED OVERALL SHARED PARKING:	
BLOCK D PROVIDED PARKING: PARKING DECK = 743 SPACES SURFACE PARKING = 155 SPACES PARALLEL SPACES = 30 SPACES HEAD-IN PARKING = 125 SPACES	BLOCK E PROVIDED PARKING : PARKING DECK = 915 SPACES E-S STRUCTURAL PARKING = 91 SPACES SURFACE PARKING = 51 SPACES PARALLEL SPACES = 51 SPACES HEAD-IN PARKING = 0 SPACES
TOTAL PARKING PROVIDED: 953 SPACES	TOTAL PARKING PROVIDED: 1,057 SPACES
BLOCK D & E OVERALL PARKING: TOTAL REQUIRED PARKING: 1,955 SPACES TOTAL PROVIDED PARKING: 1,955 SPACES	
* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.	

PARKLAND DEDICATION: The McEwen Place Town Center PUD Development Plan proposes an additional 223 residential units at \$4,304/unit, generating \$959,123 in parkland impact fees. The project team intends to offset these Parkland Impact Fees through a combination of constructed improvements within outdoor amenities located in Block D, including a pool courtyard and amenity lawn. The team will work with COF Parks Staff to design and program these features to the standards required by the City and to establish the combination of fees in lieu of proposed constructed neighborhood trails and amenities.

REVISION 8 NOTE: REVISION 8 IS TO REDUCE THE NON-RESIDENTIAL USES BY 63,863 SF AND ADD AN ADDITIONAL 223 RESIDENTIAL DWELLING UNITS. REFER TO THE McEWEN PLACE TOWN CENTER PUD SUBDIVISION SECTION 3 DEVELOPMENT PLAN TAKE DOWN CHART, REVISION 8.

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12-30-2019
SUBDIVISION REGULATIONS	12-12-2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	04-25-2017
STORMWATER BMP MANUAL	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	12-10-2013
MUNICIPAL CODE	08-13-2019



01-04-2024

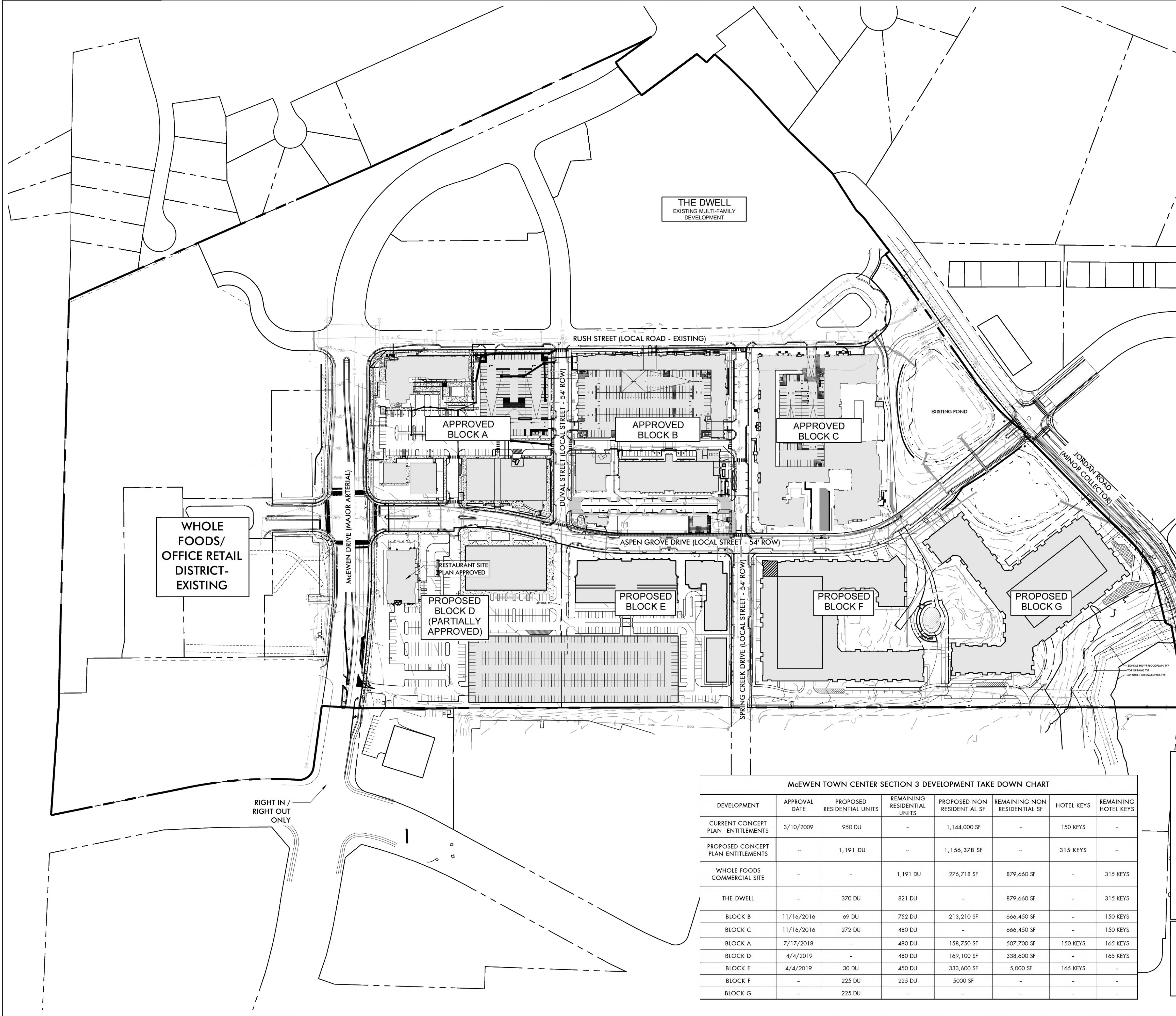
KVD PROJECT# : 23082
COF # : 8357

Sheet #:

C0.0

DATE: 01-04-2024

NOT FOR CONSTRUCTION



OVERALL SITE DATA

PROJECT NAME:
McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: 7259
TAX MAP, PARCEL NUMBERS: 062- 02204-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING: PD - PLANNED DISTRICT
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: PD-PLANNED DISTRICT
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: HTO, 1-10 STORIES

Parking	
Land Use	Parking Rates (Pattern Book)
Retail	5 / 1,000 s.f.
Fine/Casual Dining Restaurant	12 / 1,000 s.f.
Family Restaurant	12 / 1,000 s.f.
Hotel	1 / room
Conference Center	16.67 / 1,000 s.f.
Office	3.33 / 1,000 s.f.
Residential	1.75 / unit

NOTE: Includes UII shared parking factor

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART						
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	-	1,144,000 SF	-	150 KEYS
PROPOSED CONCEPT PLAN ENTITLEMENTS	-	1,191 DU	-	1,156,378 SF	-	315 KEYS
WHOLE FOODS COMMERCIAL SITE	-	-	1,191 DU	276,718 SF	879,660 SF	-
THE DWELL	-	370 DU	821 DU	-	879,660 SF	-
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	-
BLOCK C	11/16/2016	272 DU	480 DU	-	666,450 SF	-
BLOCK A	7/17/2018	-	480 DU	158,750 SF	507,700 SF	150 KEYS
BLOCK D	4/4/2019	-	480 DU	169,100 SF	338,600 SF	-
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS
BLOCK F	-	225 DU	225 DU	5000 SF	-	-
BLOCK G	-	225 DU	-	-	-	-

- NOTES:**
1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
 2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
 3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

NOT TO SCALE
(SCALED TO FIT)



REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS
07-01-2020 ONE STOP SUBMITTAL
09-02-2020 ONE STOP SUBMITTAL

DATE: 05.11.2020
DESIGNED BY: GAV
DRAWN BY: KAR
CHECKED BY: GAV
C.C. BY: KAR
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

**McEwen Place Town Center, Revision 7
(BLOCKS D,E,F & G) PUD DEVELOPMENT PLAN
DEVELOPMENT PLAN**

COF# 7259
Franklin, Williamson Co, TN

Kimley»Horn

214 OceanSide Drive
Nashville, TN 37204
www.kimley-horn.com
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KV+D
KISER VOGGRIN DESIGN

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservoggrin.com



DATE: 01.04.2024
DESIGNED BY: KR
DRAWN BY: YZ
CHECKED BY: KR
C.C. BY: KR/GAV
PROJECT #: 23082
SHEET NUMBER:
C0.1

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

**McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
LAST BOMA-APPROVED DEVELOPMENT PLAN**

COF# 8357
Franklin, Williamson Co, TN

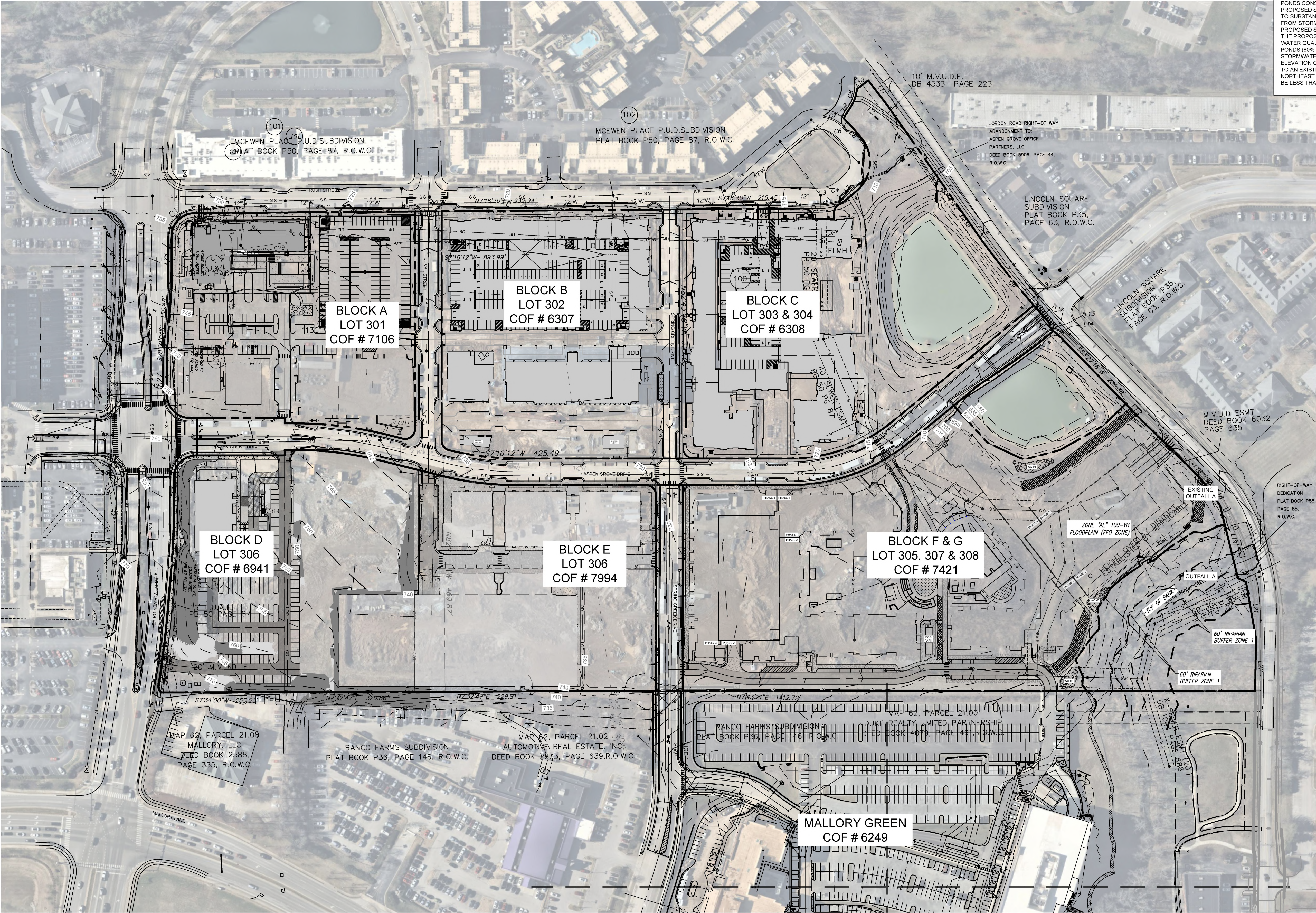


KV+D
KISER VOGGRIN DESIGN

Kimley»Horn

4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
615-564-2701
www.kimley-horn.com

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STORMWATER NARRATIVE

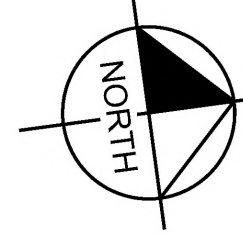
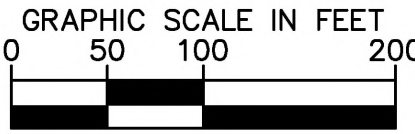
THE EXISTING STORM DESIGN FOR THIS SITE INCORPORATES TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WAS CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS FLOWS FROM SOUTH TO NORTH AND IS COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH PREVIOUS SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

OUTFALL A GRADING AND DRAINAGE CHART

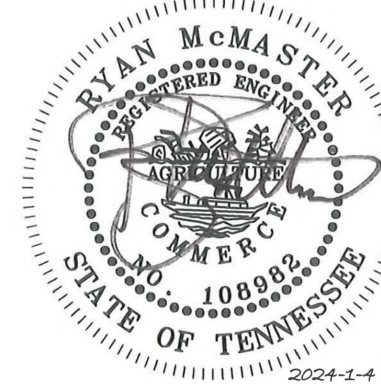
	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE (TO POND)	POST-DEV BYPASS	POST-DEV OUTFALL A	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	44.89	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	+/- 31.42 AC	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	+/- 41.50 AC	N/A
2-YEAR STORM FLOW RATE	27.42 CFS	27.80 CFS	27.42 CFS	150.99 CFS	3.90 CFS	44.16 CFS	688.09
5-YEAR STORM FLOW RATE	35.69 CFS	48.19 CFS	35.69 CFS	198.43 CFS	6.35 CFS	70.07 CFS	688.71
10-YEAR STORM FLOW RATE	42.31 CFS	66.25 CFS	42.31 CFS	233.83 CFS	8.57 CFS	90.84 CFS	689.19
25-YEAR STORM FLOW RATE	51.74 CFS	94.64 CFS	51.74 CFS	284.21 CFS	11.97 CFS	120.01 CFS	689.83
50-YEAR STORM FLOW RATE	59.37 CFS	119.41 CFS	59.37 CFS	324.89 CFS	14.93 CFS	151.41 CFS	690.30
100-YEAR STORM FLOW RATE	67.16 CFS	145.92 CFS	67.16 CFS	366.51 CFS	18.07 CFS	182.22 CFS	690.73



REVISIONS:

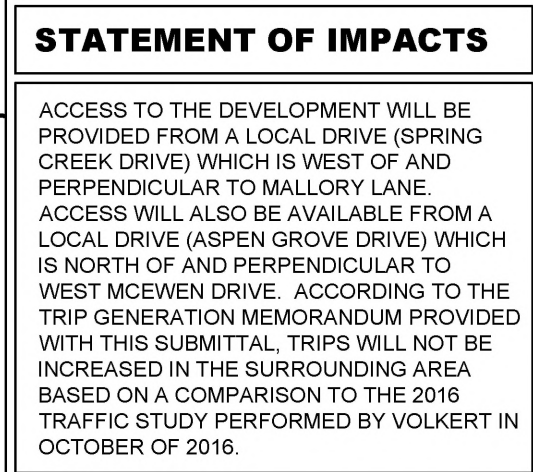
DATE: 01/04/2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 019418021
SHEET NUMBER:

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
OVERALL EXISTING CONDITIONS
COF # 8357
Franklin, Williamson Co, TN



KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kimley-horn.com

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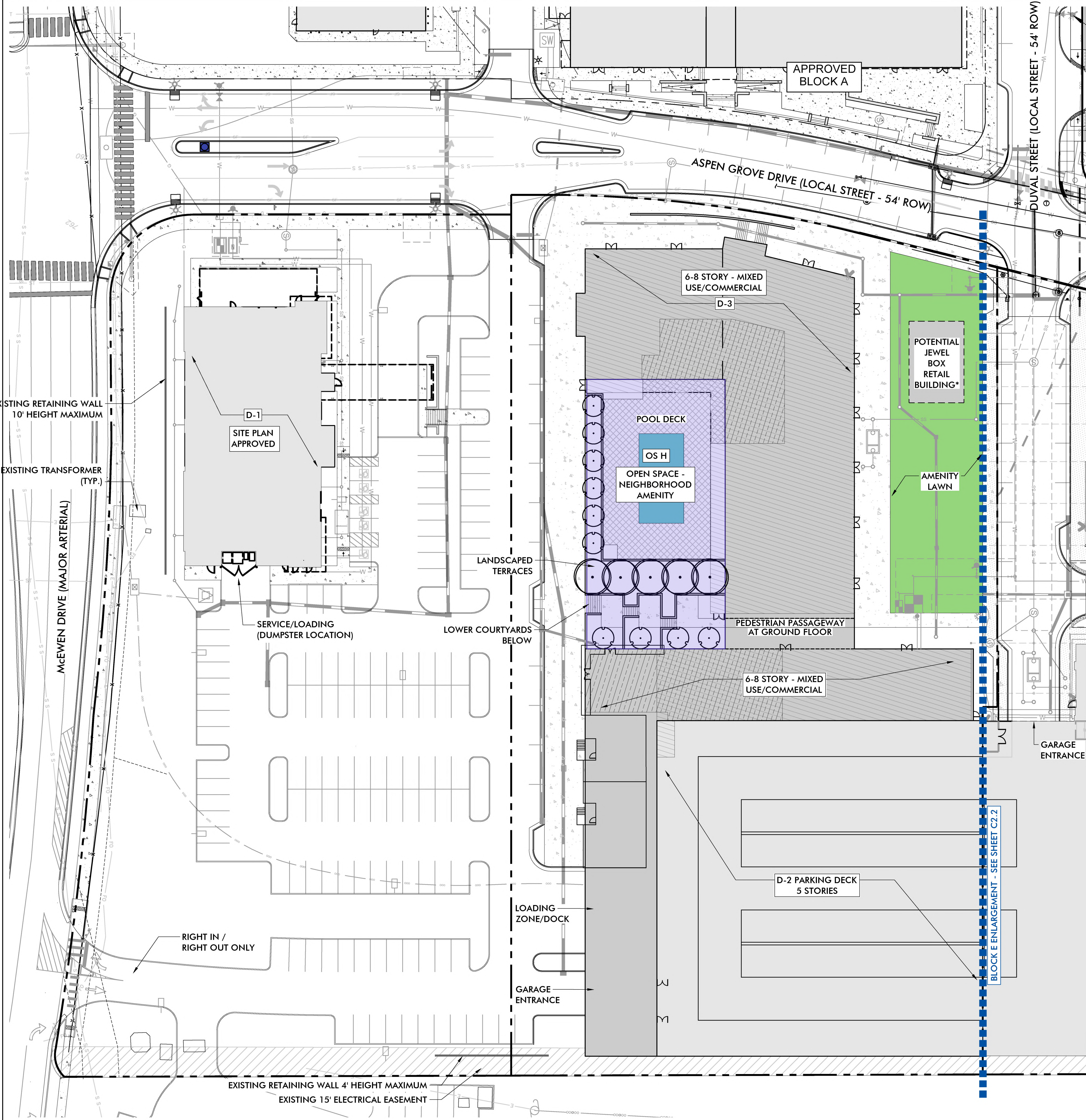


NOTE: Includes ULI shared parking factor

0 120 240 360 feet

SCALE: 1" = 120'

 NORTH



EXISTING FIRE
HYDRANT (TYP.)

McEWEN PLACE TOWN CENTER BLOCK D BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8									
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE						
			NON-RESIDENTIAL				HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)	
			RESTAURANTS (\$F)	RETAIL (\$F)	OFFICES (\$F)				
D-1	1	COMMERCIAL	11,273			-		-	
D-2	5	PARKING DECK				-		-	
D-3	6-8	MIXED USE/COMMERCIAL	12,500	12,500	50,000	-		-	200
SUBTOTAL			23,773	12,500	50,000	-		-	200
BLOCK D TOTAL			86,273				0		400

NOTES:

- This land use classification chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
- Refer to the Approved Modifications of Standards for Signage for McEwen Place Town Center.
- Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

SITE DATA - BLOCK D

PROJECT NAME: McEWEN TOWN CENTER SECTION 3
MAP, PARCEL NUMBER: 062-02223
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE,
McEWEN DRIVE & SPRING CREEK DRIVE

CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING: PD - PLANNED DISTRICT
(12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys)
PROPOSED ZONING: PD - PLANNED DISTRICT
(15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys)

OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)

SITE ACREAGE: +/- 5.48 AC
SITE SQUARE FOOTAGE: +/- 238,694 SF
PUD SITE ACREAGE: +/- 89.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: SEE SHEET C0.0 AND
SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION
MINIMUM LANDSCAPE SURFACE AREA: 20% (1,10 AC / 47,739 SF)
OPEN SPACE REQUIRED: N/A

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN
CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 1-8 STORIES

MINIMUM PERIMETER REQUIRED SETBACK LINES
(PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

PARKING DATA: REFER TO SHEET C0.0

PROPOSED RETAIL, JEWEL BOX IS SUBJECT TO
CHANGE PENDING MARKET DEMAND. FINAL
INCLUSION & LOCATION SHALL BE DENOTED AT
FUTURE SITE PLAN SUBMITTAL WITH UPDATED
TAKEDOWN CHART.

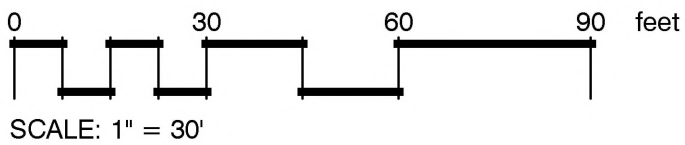
OPEN SPACE REQUIREMENTS			
OS H PRIVATE NEIGHBORHOOD AMENITY - 11,632 SF		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	5	5
	UNDERSTORY TREES	10	10
FEATURES PERMITTED	POOLS	-	X
	SPORTS COURT	-	-
	DOG PARK	-	-
	PLAYGROUNDS	-	-
	SIDEWALKS/SEATING ELEMENTS	-	X
NOTES	1. STORMWATER MANAGEMENT FEATURES ARE NOT PERMITTED WITHIN OPEN SPACE TYPE. 2. OPEN SPACE FEATURES ARE SUBJECT TO CHANGE AT SITE PLAN APPLICATION AND SHALL FOLLOW THE PERMITTED FEATURES OF THE ZONING CODE		

LEGEND

RETAIL - GROUND FLOOR STORY 1

MULTIFAMILY LEASING/AMENITY/LOBBY STORY 2

MIXED USE/COMMERCIAL (MULTIFAMILY) STORY 6-8



REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KR
DRAWN BY: YZ
CHECKED BY: KR
Q.C. BY: KR/GW
SCALE: 1" = 30'
PROJECT #: 23082
SHEET NUMBER:

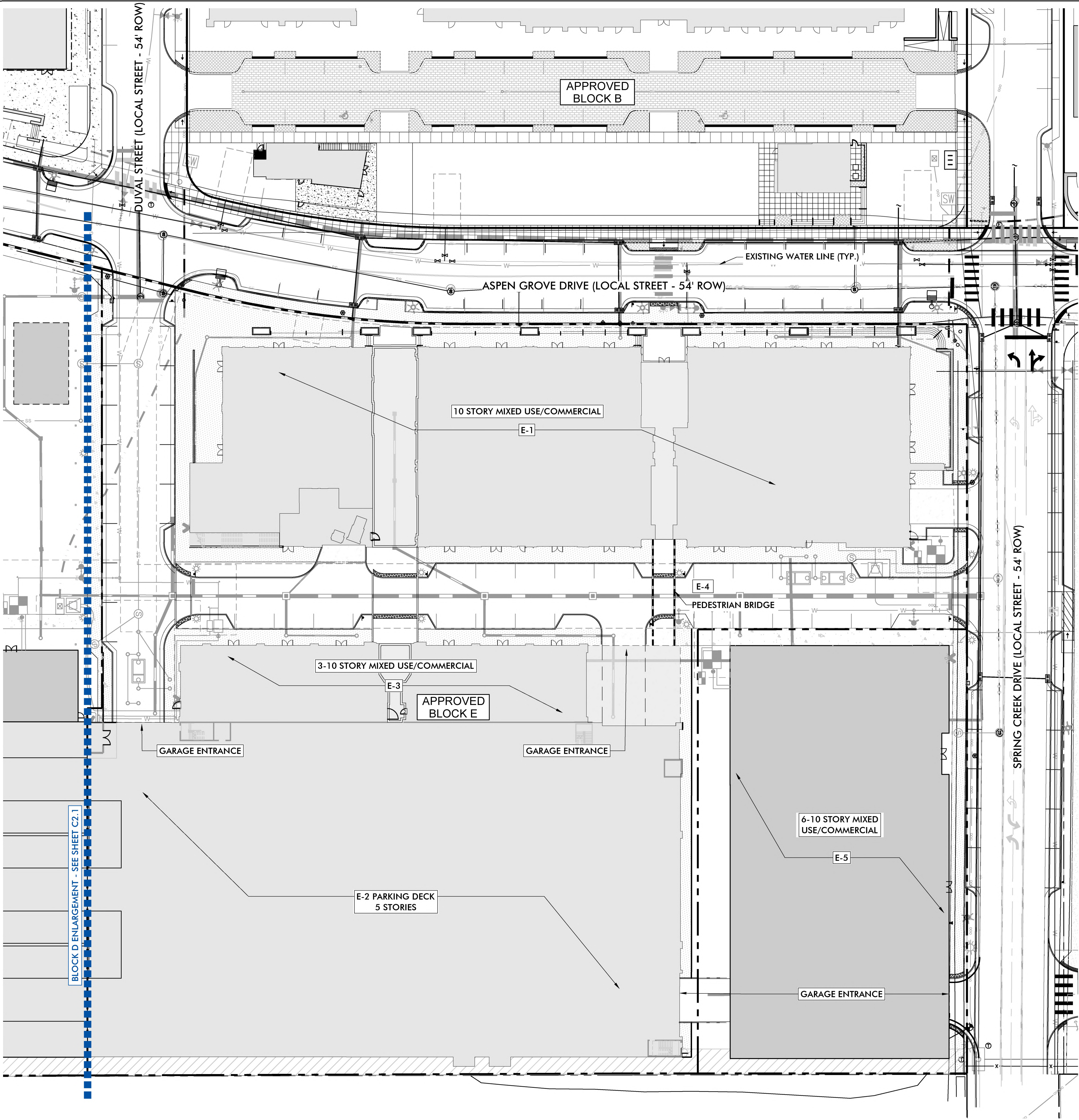
C2.1

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED BLOCK D DEVELOPMENT PLAN
COF# 8357
Franklin, Williamson Co, TN



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KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

Kimley»Horn
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
615-564-2701
www.kimley-horn.com



McEWEN PLACE TOWN CENTER BLOCK E BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8									
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE						
			NON-RESIDENTIAL			HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)		
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)				
E-1	10	MIXED USE/COMMERCIAL	14,055	18,908	258,726	-	-	-	-
E-2	5	PARKING DECK	-	-	-	-	-	-	-
E-3	3-10	MIXED USE/COMMERCIAL	-	-	35,875	-	-	-	-
E-4		PEDESTRIAN BRIDGE	-	-	-	-	-	-	-
E-5	6-10	MIXED USE/COMMERCIAL	12,500	12,500	-	165	-	75	-
SUBTOTAL			26,555	31,408	294,601	165	-	75	-
BLOCK E TOTAL			352,964			165	-	75	-

- NOTES:**
1. This land use classification chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
 2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
 3. Refer to the Approved Modifications of Standards for Signage for McEwen Place Town Center.
 4. Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

SITE DATA - BLOCK E

PROJECT NAME: McEWEN TOWN CENTER SECTION 3
MAP, PARCEL NUMBER: 062-02223
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE & SPRING CREEK DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 3-10 STORIES

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

PARKING DATA: REFER TO SHEET C0.0

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD, STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

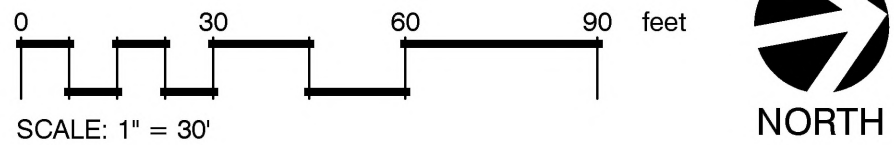
NORTHWOOD RAVIN
1057 EAST MOREHEAD STE.
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD, STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVOGGIN.COM

OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)

SITE ACREAGE: +/- 4.72 AC
SITE SQUARE FOOTAGE: +/- 208,413 SF
PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: SEE SHEET C0.0 AND SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION
MINIMUM LANDSCAPE SURFACE AREA: 20% (0.94 AC / 41,063 SF)
OPEN SPACE REQUIRED: N/A



Kimley»Horn

4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
615-564-2701
www.kimley-horn.com

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KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservoggin.com

MICHAEL J. VOGRIN
REGISTERED LANDSCAPE ARCHITECT
01.04.2024

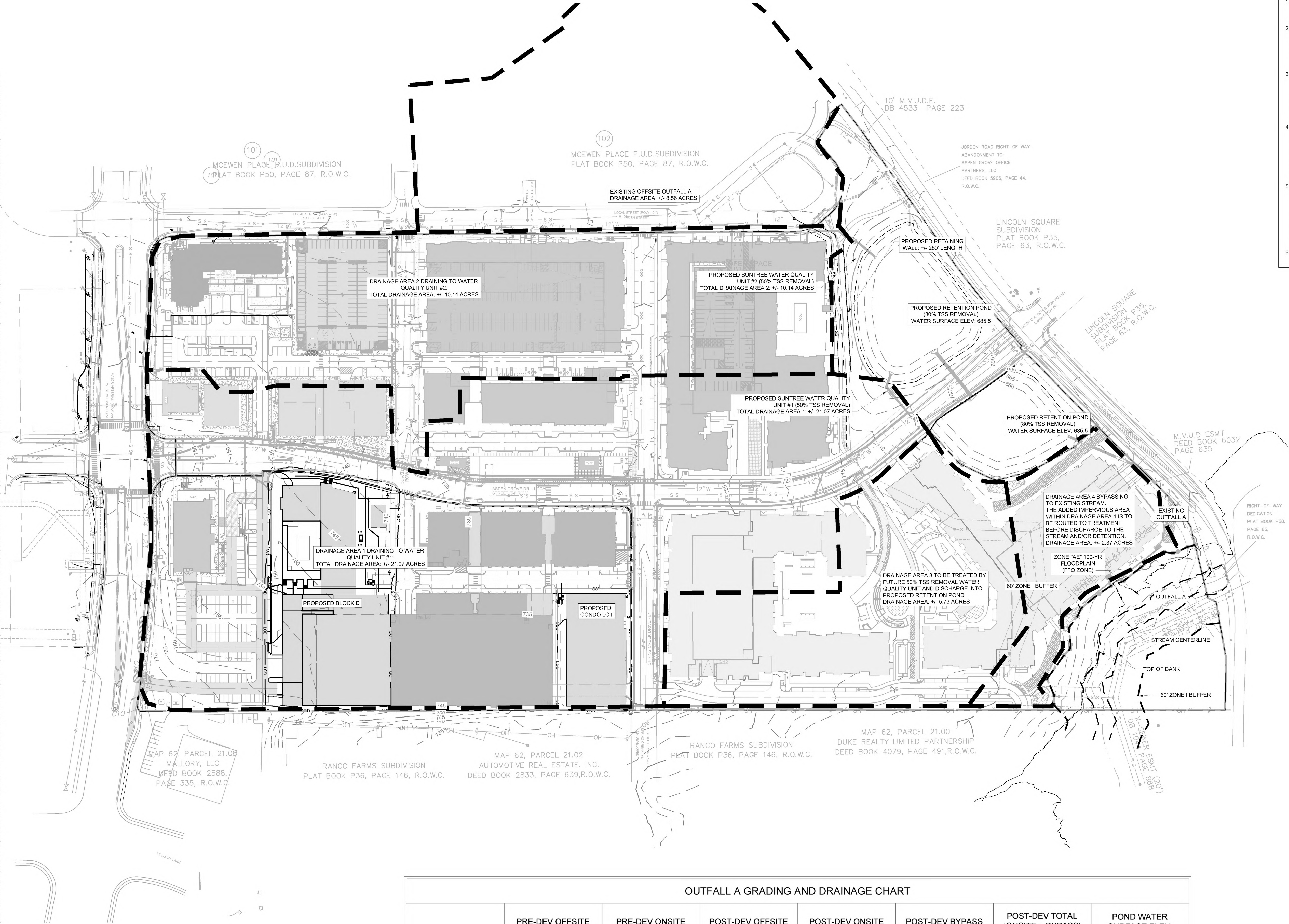
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED BLOCK E DEVELOPMENT PLAN
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KR
DRAWN BY: YZ
CHECKED BY: KR
Q.C. BY: KR/GW
SCALE: AS SHOWN
PROJECT #: 23082
SHEET NUMBER:

C2.2

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OUTFALL A GRADING AND DRAINAGE CHART							
	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POST-DEV TOTAL (ONSITE + BYPASS)	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	44.89 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	+/- 1.31 AC	32.73 AC	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 2.37 AC	42.37 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	5.74 CFS	25.87 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	8.66 CFS	46.84 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	11.20 CFS	64.27 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	14.98 CFS	87.80 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	18.16 CFS	115.9 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	21.49 CFS	145.14 CFS	690.71

GRADING AND DRAINAGE GENERAL NOTES

- GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
- THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATION.
- DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- ALL PROPOSED GRADING AND BUILDING/STRUCTURES TO BE OUTSIDE THE 100-YEAR FLOODPLAIN/FFO.

TREE PROTECTION NOTE

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

PIPE NOTE

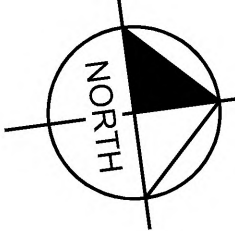
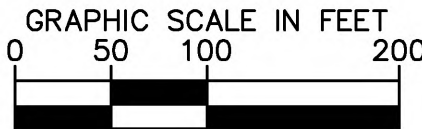
- ALL RCP TO BE CLASS III
- ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE, OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
- ALL PERMANENT STORMWATER BMPs ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.

PROPOSED STORM NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH PREVIOUS SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

STREAM BUFFER NOTE

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



REVISIONS:

DATE: 01/04/2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 01941.0021
SHEET NUMBER:

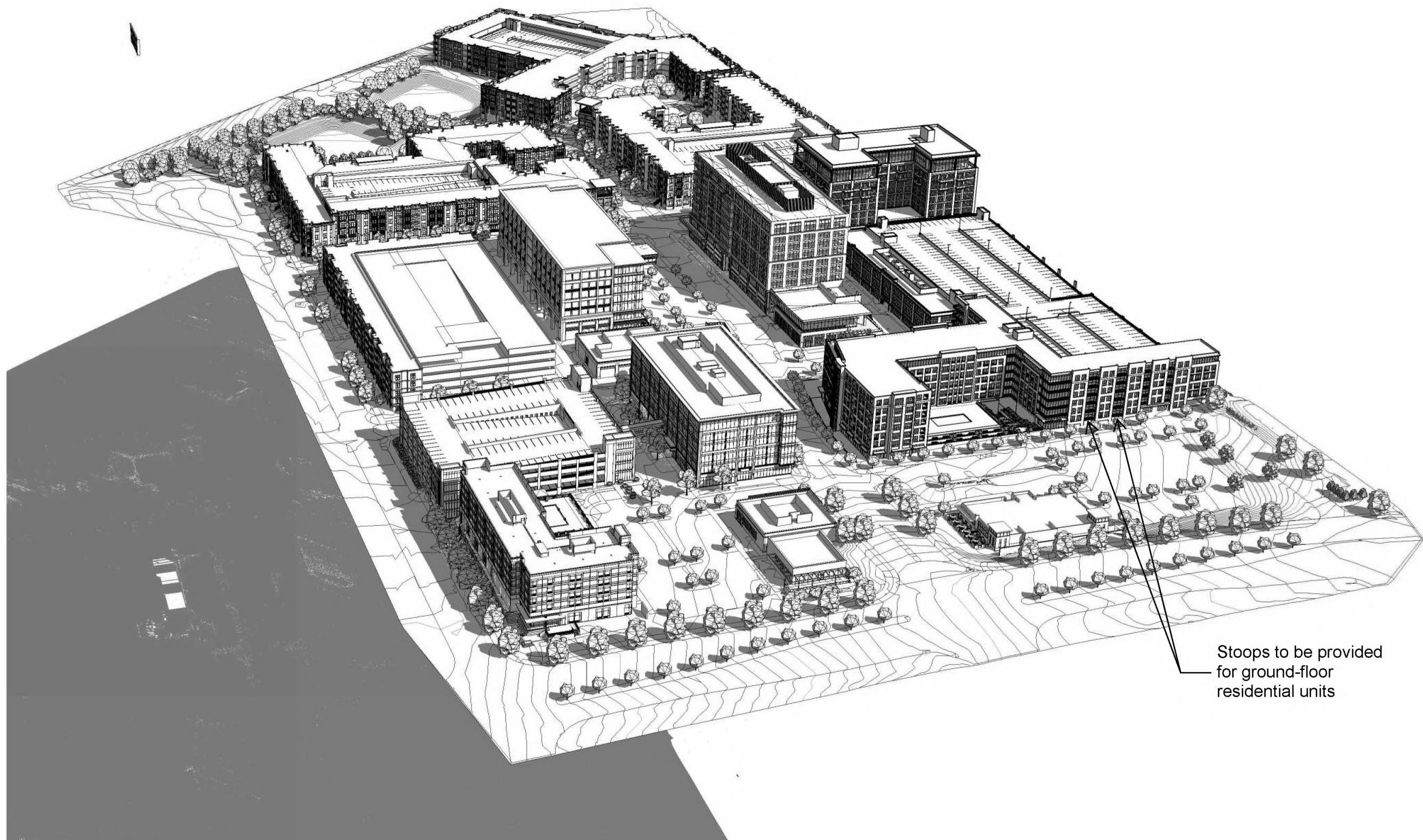
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
OVERALL GRADING & DRAINAGE PLAN
COF# 8357

Franklin, Williamson Co, TN



KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615-564-2701
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AERIAL PERSPECTIVE - OVERALL VIEW FROM SOUTH



AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.



AERIAL PERSPECTIVE - OVERALL VIEW FROM NORTHWEST



AERIAL PERSPECTIVE - VIEW FROM NORTHEAST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

DATE: 01/04/2024
DESIGNED BY: AC
DRAWN BY: SJ MG MR
CHECKED BY: AB
Q.C. BY: NTS
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.51

REVISIONS:
11/22/2023 - COF PRE-APP SUBMISSION
12/11/2023 - COF DEV PLAN INITIAL SUBMITTAL
01/04/2024 - COF DEV PLAN RE-SUBMITTAL

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
AERIAL PERSPECTIVES
COF# 8357
Franklin, Williamson Co., TN




COOPER CARRY
191 Peachtree Street NE
Suite 2400
Atlanta, Georgia 30303
404.237.7000
www.coopercarry.com


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KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com



RENDERING - OVERALL MCEWEN NORTHSIDE DEVELOPMENT, WITH PROPOSED MODIFICATIONS GHOSTED IN



RENDERING - BLOCK D - VIEW FROM THE SOUTHWEST



RENDERING - BLOCK D - VIEW FROM THE SOUTHEAST

Stoops to be provided for ground-floor residential units



RENDERING - BLOCK D - VIEW FROM THE NORTHWEST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.



COOPER CARRY
191 Peachtree Street NE
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Atlanta, Georgia 30303
404.237.2000
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615.708.0567 | www.kiservogrin.com



McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
RENDERINGS - BLOCK D
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:
11/22/2023 - COF PRE-APP SUBMISSION
12/11/2023 - COF DEV PLAN INITIAL SUBMITTAL
01/04/2024 - COF DEV PLAN RE-SUBMITTAL

DATE: 01/04/2024
DESIGNED BY: AC
DRAWN BY: SJ MG MR
CHECKED BY: AB
Q.C. BY: NTS
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.60

DEVELOPER



Northwood Ravin
3015 Carrington Mill
Boulevard #460
Morrisville, NC 27560
Contact: Jeff Furman
919.354.3677



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin -
gary@kiservogrin.com
615.708.0567

ARCHITECT



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

Cooper Carry
191 Peachtree Street NE
Suite 2400
Atlanta, GA 30303-1770
Contact: Angelo Carusi
404.240.9554

CIVIL ENGINEER



Kimley-Horn Assoc.
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

McEwen Place Town Center PUD Subdivision

Development Plan, Section 3 Revision 8 - Blocks D and E

TAX MAP 062, PARCEL 062 02204-02225

COF # 8357

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP N.T.S



SHEET INDEX:

	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	11-22-23	12-11-23	01-04-24	
LAST BOMA-APPROVED DEVELOPMENT PLAN	C0.1	11-22-23	12-11-23	01-04-24	
OVERALL EXISTING CONDITIONS	C1.0	11-22-23	12-11-23	01-04-24	
ENLARGED EXISTING CONDITIONS	C1.1	11-22-23	12-11-23	01-04-24	
ENLARGED EXISTING CONDITIONS	C1.2	11-22-23	12-11-23	01-04-24	
DEVELOPMENT PLAN	C2.0	11-22-23	12-11-23	01-04-24	
ENLARGED BLOCK D DEVELOPMENT PLAN	C2.1	11-22-23	12-11-23	01-04-24	
ENLARGED BLOCK E DEVELOPMENT PLAN	C2.2	11-22-23	12-11-23	01-04-24	
OVERALL GRADING & DRAINAGE PLAN	C3.0	11-22-23	12-11-23	01-04-24	
ENLARGED GRADING & DRAINAGE PLAN	C3.1	11-22-23	12-11-23	01-04-24	
ENLARGED GRADING & DRAINAGE PLAN	C3.2	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.1	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.2	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.3	11-22-23	12-11-23	01-04-24	
ENLARGED ROW & ACCESS PLAN	C4.4	11-22-23	12-11-23	01-04-24	
ENLARGED UTILITY PLAN	C5.1	11-22-23	12-11-23	01-04-24	
ENLARGED UTILITY PLAN	C5.2	11-22-23	12-11-23	01-04-24	
AERIAL PERSPECTIVES	A00.50	11-22-23	12-11-23	01-04-24	
AERIAL PERSPECTIVES	A00.51	11-22-23	12-11-23	01-04-24	
RENDERINGS - BLOCK D	A00.60	11-22-23	12-11-23	01-04-24	

OVERALL SITE DATA

PROJECT NAME: **McEWEN TOWN CENTER**
COF PROJECT NUMBER: **8357**
TAX MAP, PARCEL NUMBERS: **062-02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE,
JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

REGULATIONS
BASE ZONING: **PD - PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
PROPOSED ZONING: **PD - PLANNED DISTRICT**
15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys
OTHER APPLICABLE OVERLAYS: **FLOOD FRINGE OVERLAY (FFO)**

BUILDING TYPES APPLIED: **COMMERCIAL/MIXED-USE BUILDING
COMMERCIAL BUILDING**

PUD SITE ACREAGE: +/- **93.32 AC**
PUD SITE SQUARE FOOTAGE: +/- **4,065,019 SF**

SETBACKS: **FRONT: 0'-15'**
REAR: 0'-5'
SIDE: 0'

DWELLING UNIT COUNT, BY TYPE: **REFER TO OVERALL TAKEDOWN CHART, REVISION 8**
COMMERCIAL SF, BY USE: **REFER TO OVERALL TAKEDOWN CHART, REVISION 8**
HOTEL KEYS: **315**
BUILDING HEIGHTS: **1-10 STORIES**
MINIMUM LANDSCAPE SURFACE AREA: **20% (18.67 AC / 813,003 SF)**
OPEN SPACE REQUIRED: **N/A**
NATURAL AREA SF REQUIRED: **N/A**
TREE CANOPY RETENTION ACREAGE: **N/A**
PARKING REQUIRED, BY USE: **REFER TO PARKING DATA CHART ON C0.0**
PARKING PROVIDED, BY USE: **REFER TO PARKING DATA CHART ON C0.0**
HISTORIC RESOURCE TREATMENT (Y/N): **N/A**

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART, REVISION 8

DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS (DU)	REMAINING RESIDENTIAL UNITS (DU)	PROPOSED NON RESIDENTIAL (SF)	REMAINING NON RESIDENTIAL (SF)	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	9/2/2020	1,191	-	1,156,378	-	315	-
PROPOSED CONCEPT PLAN ENTITLEMENTS	-	1,414	-	1,092,515	-	315	-
WHOLE FOODS COMMERCIAL SITE	-	-	1,414	276,718	815,797	-	315
THE DWELL	-	370	1,044	-	815,797	-	315
BLOCK B	11/16/2016	69	975	213,210	602,587	-	315
BLOCK C	11/16/2016	272	703	-	602,587	-	315
BLOCK A	7/17/2018	-	703	158,750	443,837	150	165
BLOCK F	9/2/2020	218	485	5,000	438,837	-	-
BLOCK G	9/2/2020	210	275	-	438,837	-	-
BLOCK D	-	200	75	86,273	352,564	-	165
BLOCK E	-	75	0	352,564	0	165	0

NOTE: REVISION 8 INCLUDES A REDUCTION OF 63,863 SF OF NON-RESIDENTIAL USES FROM REVISION 7. REVISION 8 INCLUDES AN INCREASE OF 223 UNITS OF RESIDENTIAL, A NET ADD FROM THE PREVIOUSLY APPROVED 52 UNITS FOR BLOCK E & 0 UNITS FOR BLOCK D.

McEWEN PLACE TOWN CENTER BLOCK D BUILDING TYPE - USE TAKEDOWN CHART, REVISION 8							
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE				MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)	HOTELS (KEYS)	
D-1	1	COMMERCIAL	11,273	-	-	-	-
D-2	5	PARKING DECK	-	-	-	-	-
D-3	6-8	MIXED USE/COMMERCIAL	12,500	12,500	50,000	-	200
SUBTOTAL			23,773	12,500	50,000	0	200
BLOCK D TOTAL			86,273	-	-	0	400

McEWEN PLACE TOWN CENTER BLOCK E BUILDING TYPE - USE TAKEDOWN CHART, REVISION 8							
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE				MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)	HOTELS (KEYS)	
E-1	10	MIXED USE/COMMERCIAL	14,055	18,908	258,726	-	-
E-2	5	PARKING DECK	-	-	-	-	-
E-3	3-10	MIXED USE/COMMERCIAL	-	-	-	-	-
E-4	6-10	PEDESTRIAN BRIDGE	-	-	-	-	-
E-5	6-10	MIXED USE/COMMERCIAL	12,500	12,500	-	165	75
SUBTOTAL			26,555	31,408	294,601	165	75
BLOCK E TOTAL			352,564	-	-	165	75

PARKING DATA - BLOCKS D & E

*REQUIRED OVERALL SHARED PARKING:

BLOCK D PROVIDED PARKING:
PARKING DECK = 743 SPACES
SURFACE PARKING = 155 SPACES
PARALLEL SPACES = 30 SPACES
HEAD-IN PARKING = 125 SPACES

TOTAL PARKING PROVIDED: 953 SPACES

BLOCK D & E OVERALL PARKING:

TOTAL REQUIRED PARKING: 1,955 SPACES
TOTAL PROVIDED PARKING: 1,955 SPACES

* REFER TO THE KIMLEY HORN & ASSOCIATES ULI SHARED PARKING EVALUATION UPDATE DATED 05/08/2020 FOR FURTHER INFORMATION, INCLUDING TRIP GENERATION STUDIES.

BLOCK E PROVIDED PARKING:
PARKING DECK = 915 SPACES
E-S STRUCTURAL PARKING = 91 SPACES
SURFACE PARKING = 51 SPACES
PARALLEL SPACES = 51 SPACES
HEAD-IN PARKING = 0 SPACES

TOTAL PARKING PROVIDED: 1,057 SPACES

PARKLAND DEDICATION: The McEwen Place Town Center PUD Development Plan proposes an additional 223 residential units at \$4,304/unit, generating \$959,123 in parkland impact fees. The project team intends to offset these Parkland Impact Fees through a combination of constructed improvements within outdoor amenities located in Block D, including a pool courtyard and amenity lawn. The team will work with COF Parks Staff to design and program these features to the standards required by the City and to establish the combination of fees in lieu of proposed constructed neighborhood trails and amenities.

REVISION 8 NOTE: REVISION 8 IS TO REDUCE THE NON-RESIDENTIAL USES BY 63,863 SF AND ADD AN ADDITIONAL 223 RESIDENTIAL DWELLING UNITS. REFER TO THE McEWEN PLACE TOWN CENTER PUD SUBDIVISION SECTION 3 DEVELOPMENT PLAN TAKE DOWN CHART, REVISION 8.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	12-30-2019
SUBDIVISION REGULATIONS	12-12-2019
HISTORIC DISTRICT DESIGN GUIDELINES	N/A
TRANSPORTATION & STREET TECHNICAL STANDARDS	04-25-2017
STORMWATER BMP MANUAL	01-01-2016
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	12-10-2013
MUNICIPAL CODE	08-13-2019

CONDITIONS OF APPROVAL

(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #2150 | FMPC 01.02.2019)

1. -MODIFICATION OF STANDARDS:-

1. a. ~~MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.~~

1. b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)

1. c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.

1. d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: ~~Since this is the last undeveloped corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan)~~ Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site (Plan).

1. e. MOS5 Fences and Walls Used for Screening Vehicular Use Areas: Approve the request to remove the requirement for a 3'-6" solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)

1. f. MOS6 Maximum Lighting Height: Deny Approve the request to increase the maximum height limit for lighting fixtures to 30 feet.

1. g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOS8. (Codes)

1. h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):

1. h.a. The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage modifications would apply to Special Signage District 2. All signage modifications with the exception of 2m. Specialty Billboards and Video Monitors, 3e. Neon/LED Small Bulb Lighting, and 3f. Scrolling/Ticker-tape Style Signage would be allowed in Special Signage District 1.

1. h.b. Signage located within Special Signage District 2 shall not be visible from Mallory Lane or West McEwen Drive.

1. h.c. Deny the portion of item 1c, Monument/Ground-Mounted Signs, that sets separate dimensional standards for a multi-tenant sign. The first part of this item that increases the size and height that is allowed for monument signs shall apply to single and multi-tenant signs. There is not justification to support that the standards for single and multi-tenant signs should be differentiated by a Modification of Standards.

1. h.d. Deny item 2j, Building Top Signs. No rooftop or building top signs will be allowed in the McEwen PUD.

1. h.e. Deny the portion of item 1b, Gateway/Entry Signage that allows gateway or entry signage to span a roadway. No signage shall be allowed to span or be located above a public roadway. Street names on all sheets (including exhibits) shall be coordinated.

2. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)

3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)

4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)

5. Applicant shall explore green infrastructure practices in lieu of curb and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)

6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)

7. The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)

8. The applicant shall label adjacent property owners. (Eng)

9. The applicant shall label right-of-way for McEwen Drive and Mallory Lane. (Eng)

10. On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is on that lot is not built over and whoever it serves has another source of sanitary sewer. (Eng)

11. The applicant shall delete the proposed driveway connection with McEwen Drive, in accordance with the Franklin

Transportation and Street Technical Standards section 3.3.25(3)(a)(v). (Eng)

12. The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross-access easements. (The southern cross-access location will require a final plat revision on the part of that adjoining property owner). (Eng)

13. The following conditions related to technical requirements shall be addressed:

13. a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)

13. b. Upon final approval by the Board of Mayor and Aldermen, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine (9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)

13. c. The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame (Plan/Codes).

13. d. The city's project identification number shall be included in the title block of all sheets and on all correspondence with any city department relative to this project (Plan/Codes).

13. e. Because the applicant is not required to submit detailed plans with the submittal of a concept plan, we reserve the right to make additional comments regarding future submittals as that we are not addressing site plan details at this stage. In addition, the applicant shall not assume that any details such as access locations, building locations, parking lot configurations and so forth, are being approved or agreed upon as part of this plan. (Eng)

14. Pedestrian connections shall be made to the sidewalks that are on both West McEwen Drive and Mallory Lane at the site plan level, or a pedestrian circulation map shall be shown so that it is clear that this has been thought out by the applicant.

McEwen Town Center MOS (PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #7259 | FMPC 09.02.2020):

Multi-family Individual Entrances

The Design Team respectfully requests a Modification of Standards (MOS) for the requirement to provide Multi-family Individual Entrances. Given the existing and proposed grades of the finished floor elevations (FFE) of the residential buildings to adjacent public streets and drives we propose that a limited number of units be accessed only along Spring Creek Drive within Block F.

Block F:

Approximately 11 individual units to be accessed along Spring Creek Drive within Block F. Units vary from Studio, One bedroom, Two bedroom to Three bedroom. Final number of unit entrances along Spring Creek Drive is subject to change pending final architectural design plans. In addition to Spring Creek Drive individual unit access points, consolidated entrances shall be provided.

No individual entrances shall be provided along Aspen Grove Drive. Given the grade differential along Aspen Grove Drive, the FFE of the residential units will vary from 4.5 - 7.5 feet above street level on Block F southwest corner limiting access. Access to the Leasing/Amenity area shall be provided at street level at the northwest portion of the building adjacent Aspen Grove Drive. Currently, on Block C residential access across the street on Aspen Grove Drive no individual unit entrances have been constructed, so we are matching this streetscape element to maintain consistency/character. The building foundation shall be landscaped to provide a proper street edge.

No individual entrances shall be provided along the eastern access drive.

Majority of the parking is in the wrapped parking deck allowing for residential access. Perimeter exterior individual building entrances are risks to the automated access control for the residents.

Block G:

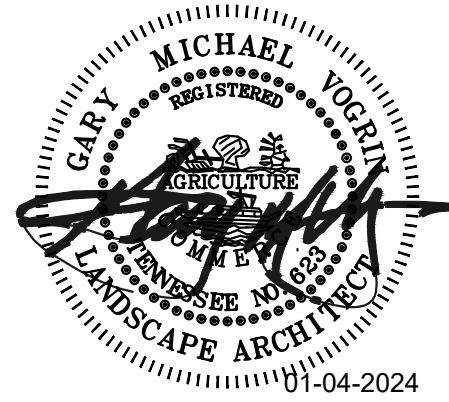
No individual entrances shall be provided on Block G. Only consolidated entrances shall be provided. The building foundation shall be landscaped to provide a proper street edge.

Given the grade differential along Aspen Grove Drive, as well as the existing retaining wall and sloping grades to the existing detention pond, individual unit access is not conducive.

No individual entrances shall be provided along Jordan Road. Along Jordan Road the FFE of the building is 8 - 14.5 feet above the street elevation due to grades. The building foundation shall be landscaped to provide a proper street edge.

No individual entrances shall be provided along the eastern access drive.

Majority of the parking is in the wrapped parking deck allowing for residential access. Perimeter exterior individual building entrances are risks to the automated access control for the residents. Unit access in courtyard/pool areas are not provided to eliminate the need for internal fencing for life safety issue.



01-04-2024

KVD PROJECT# : 23082

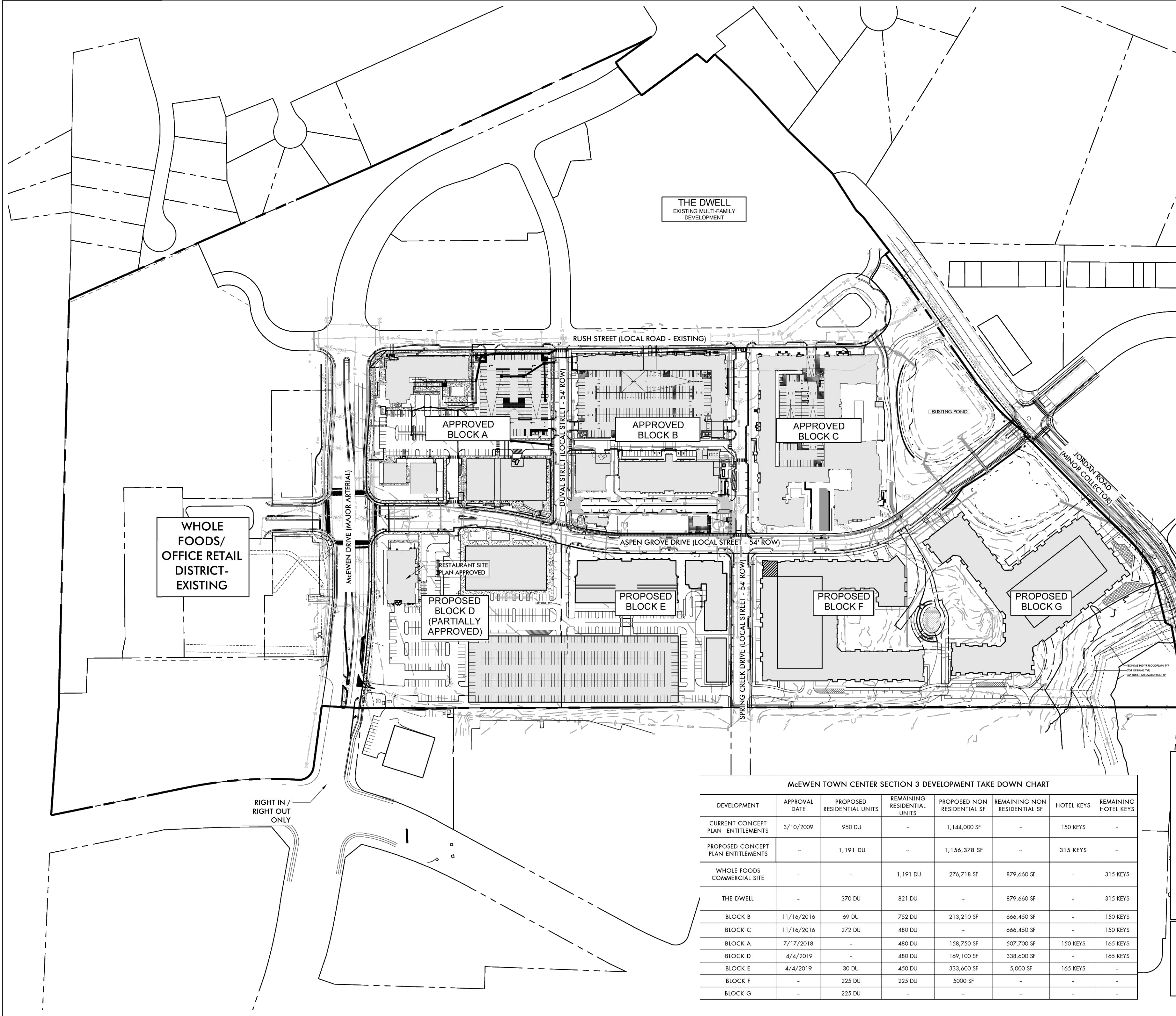
COF # : 8357

Sheet #:

C0.0

DATE: 01-04-2024

NOT FOR CONSTRUCTION



McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART						
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	3/10/2009	950 DU	-	1,144,000 SF	-	150 KEYS
PROPOSED CONCEPT PLAN ENTITLEMENTS	-	1,191 DU	-	1,156,378 SF	-	315 KEYS
WHOLE FOODS COMMERCIAL SITE	-	-	1,191 DU	276,718 SF	879,660 SF	-
THE DWELL	-	370 DU	821 DU	-	879,660 SF	-
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	-
BLOCK C	11/16/2016	272 DU	480 DU	-	666,450 SF	-
BLOCK A	7/17/2018	-	480 DU	158,750 SF	507,700 SF	150 KEYS
BLOCK D	4/4/2019	-	480 DU	169,100 SF	338,600 SF	-
BLOCK E	4/4/2019	30 DU	450 DU	333,600 SF	5,000 SF	165 KEYS
BLOCK F	-	225 DU	225 DU	5000 SF	-	-
BLOCK G	-	225 DU	-	-	-	-

OVERALL SITE DATA

PROJECT NAME:
McEWEN PLACE TOWN CENTER
COF PROJECT NUMBER: **7259**
TAX MAP, PARCEL NUMBERS: **062-02204-02225**
ADDRESS: **INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING: **PD - PLANNED DISTRICT**
10.18 DU/A | 1,144,000 Non-Residential SF | 150 Hotel Keys
PROPOSED ZONING: **PD-PLANNED DISTRICT**
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
CHARACTER AREA OVERLAY: **MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO), FLOOD FRINGE OVERLAY (FFO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**

PUD SITE ACREAGE: **+/- 93.32 AC**
PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
SETBACKS:
FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'
BUILDING HEIGHTS: **HTO, 1-10 STORIES**

Parking	
Land Use	Parking Rates (Pattern Book)
Retail	5 / 1,000 s.f.
Fine/Casual Dining Restaurant	12 / 1,000 s.f.
Family Restaurant	12 / 1,000 s.f.
Hotel	1 / room
Conference Center	16.67 / 1,000 s.f.
Office	3.33 / 1,000 s.f.
Residential	1.75 / unit

NOTE: Includes UII shared parking factor

- NOTES:**
1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
 2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
 3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.

NOT TO SCALE
(SCALED TO FIT)



REVISIONS:
06-04-2020 REVISIONS PER COF STAFF COMMENTS
07-01-2020 ONE STOP SUBMITTAL
09-02-2020 ONE STOP SUBMITTAL

DATE: 05.11.2020
DESIGNED BY: GAV
DRAWN BY: KAR
CHECKED BY: YZ
C.D. BY: KRG/GAV
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

McEwen Place Town Center, Revision 7
(BLOCKS D,E,F & G) PUD DEVELOPMENT PLAN
DEVELOPMENT PLAN
COF# 7259
Franklin, Williamson Co, TN



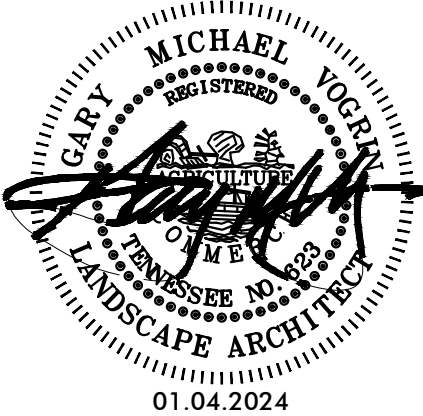
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DATE: 01.04.2024
DESIGNED BY: KRG
DRAWN BY: YZ
CHECKED BY: KRG
C.D. BY: KRG/GAV
PROJECT #: 23082
SHEET NUMBER:
C0.1

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

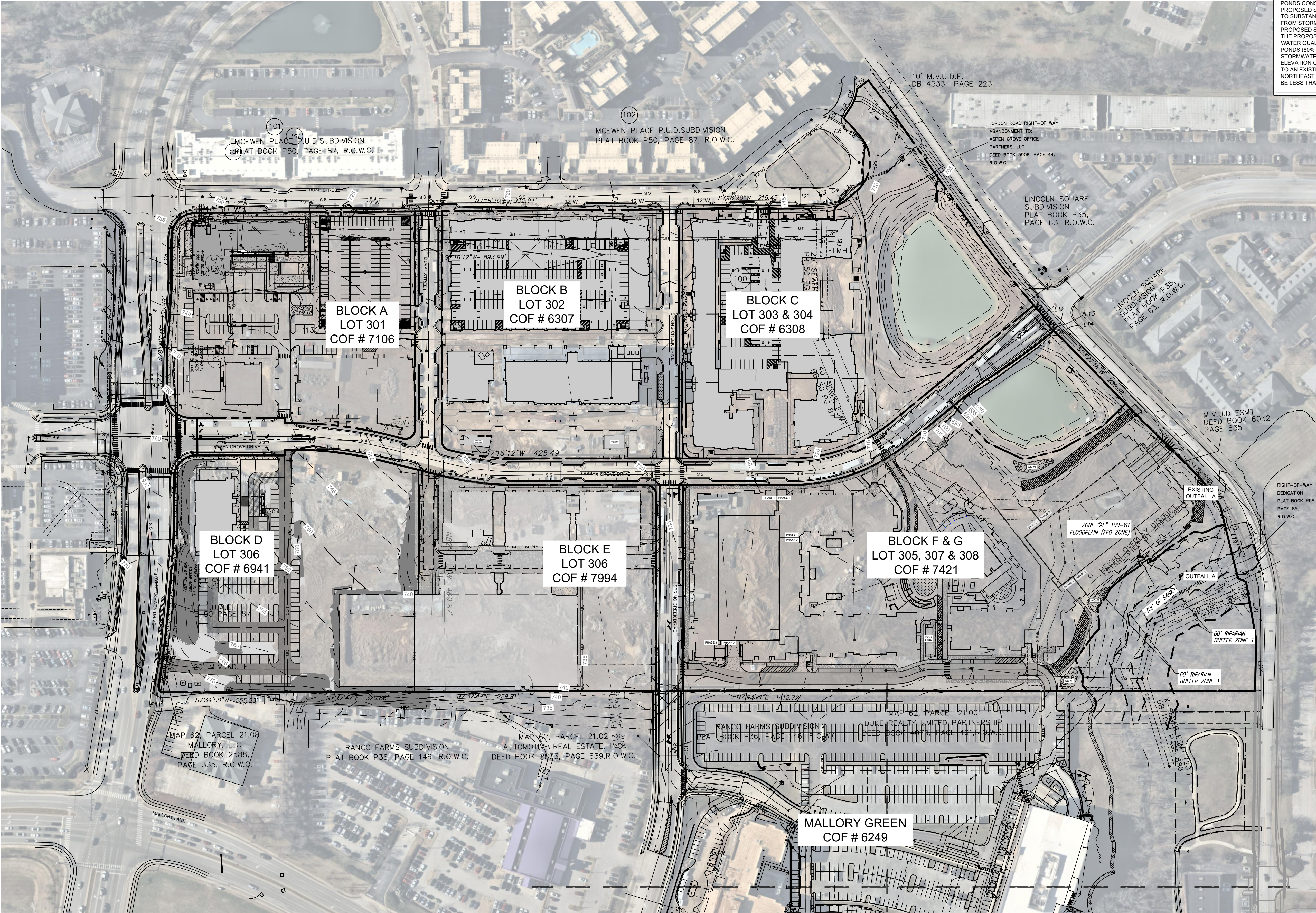
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
LAST BOMA-APPROVED DEVELOPMENT PLAN
COF# 8357
Franklin, Williamson Co, TN



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STORMWATER NARRATIVE

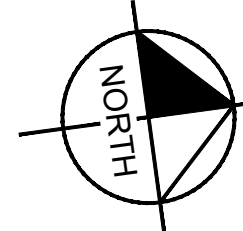
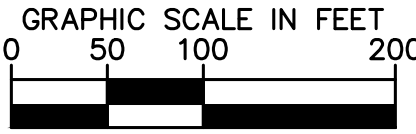
THE EXISTING STORM DESIGN FOR THIS SITE INCORPORATES TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WAS CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS FLOWS FROM SOUTH TO NORTH AND IS COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH PREVIOUS SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

OUTFALL A GRADING AND DRAINAGE CHART

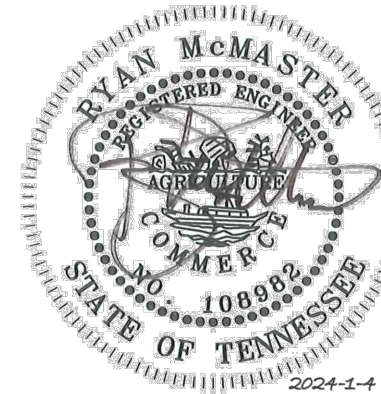
	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE (TO POND)	POST-DEV BYPASS	POST-DEV OUTFALL A	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	44.89	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	+/- 31.42 AC	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	+/- 41.50 AC	N/A
2-YEAR STORM FLOW RATE	27.42 CFS	27.80 CFS	27.42 CFS	153.99 CFS	3.90 CFS	44.16 CFS	688.09
5-YEAR STORM FLOW RATE	35.69 CFS	48.19 CFS	35.69 CFS	198.43 CFS	6.35 CFS	70.07 CFS	688.71
10-YEAR STORM FLOW RATE	42.31 CFS	66.25 CFS	42.31 CFS	233.83 CFS	8.57 CFS	90.84 CFS	689.19
25-YEAR STORM FLOW RATE	51.74 CFS	94.64 CFS	51.74 CFS	284.21 CFS	11.97 CFS	120.01 CFS	689.83
50-YEAR STORM FLOW RATE	59.37 CFS	119.41 CFS	59.37 CFS	324.89 CFS	14.93 CFS	151.41 CFS	690.30
100-YEAR STORM FLOW RATE	67.16 CFS	145.92 CFS	67.16 CFS	366.51 CFS	18.07 CFS	182.22 CFS	690.73



REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
SCALE: 1" = 100'
PROJECT #: 01941.8021
SHEET NUMBER:

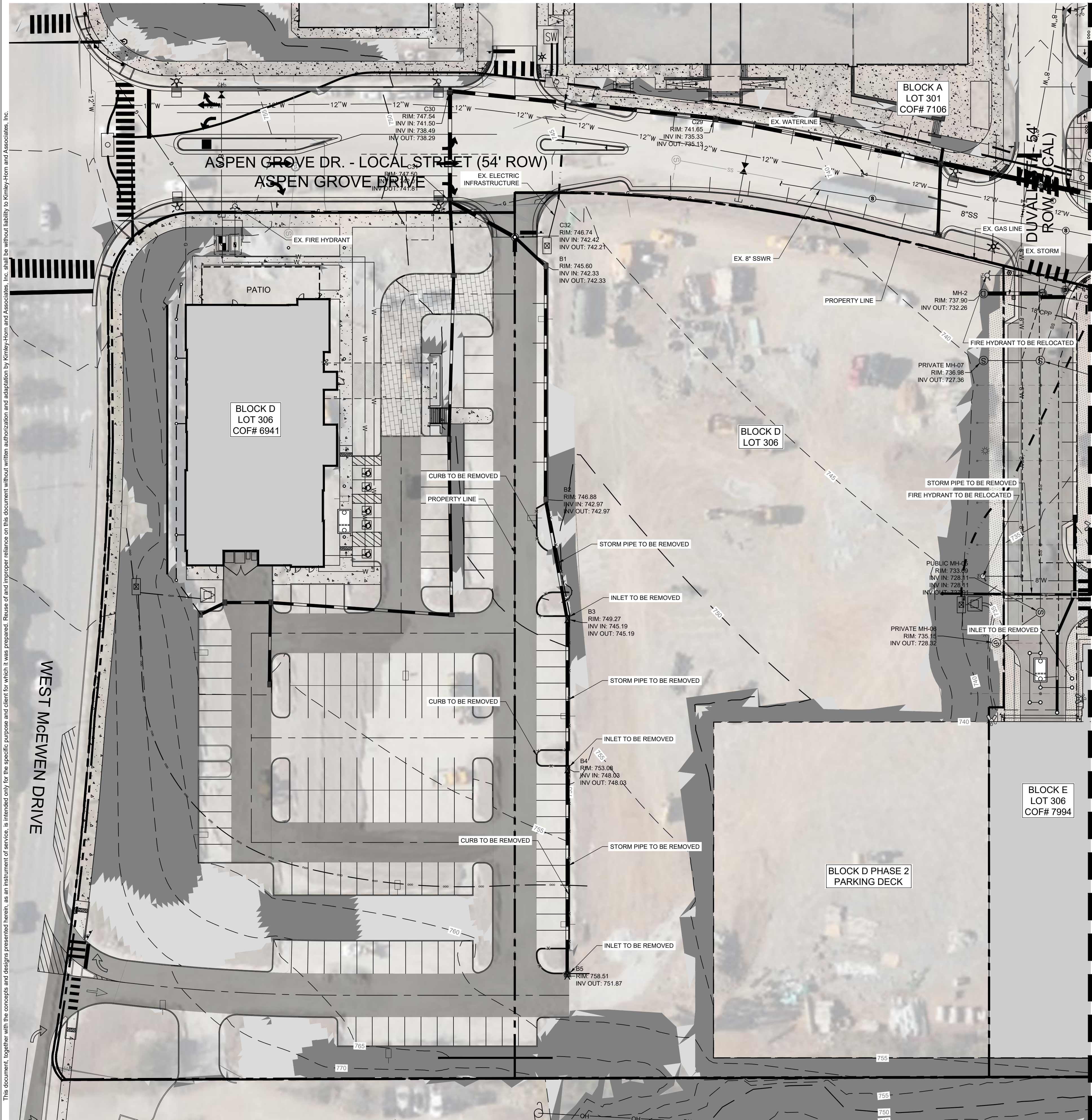
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
OVERALL EXISTING CONDITIONS
COF # 8357
Franklin, Williamson Co, TN



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KISER VOGRIN DESIGN
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SURVEY NOTE

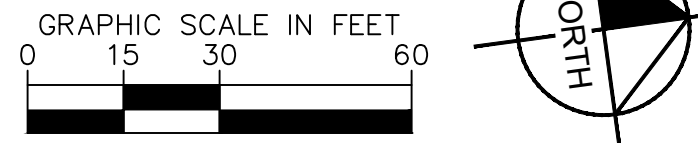
BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY YOUNG-HOBBS & ASSOCIATES, DATED AUGUST 11, 2022, AS WELL AS THE APPROVED DESIGNS FOR BLOCK A COF #7106, BLOCK B COF #6307, BLOCK C COF #6308, BLOCK D COF #6941, BLOCK E COF #7994, AND BLOCKS F&G COF #7421. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

DEMOLITION LEGEND

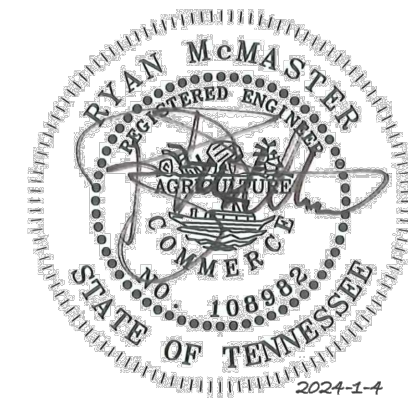
	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
-X-X-	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT



REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED EXISTING CONDITIONS
COF# 8357
Franklin, Williamson Co, TN

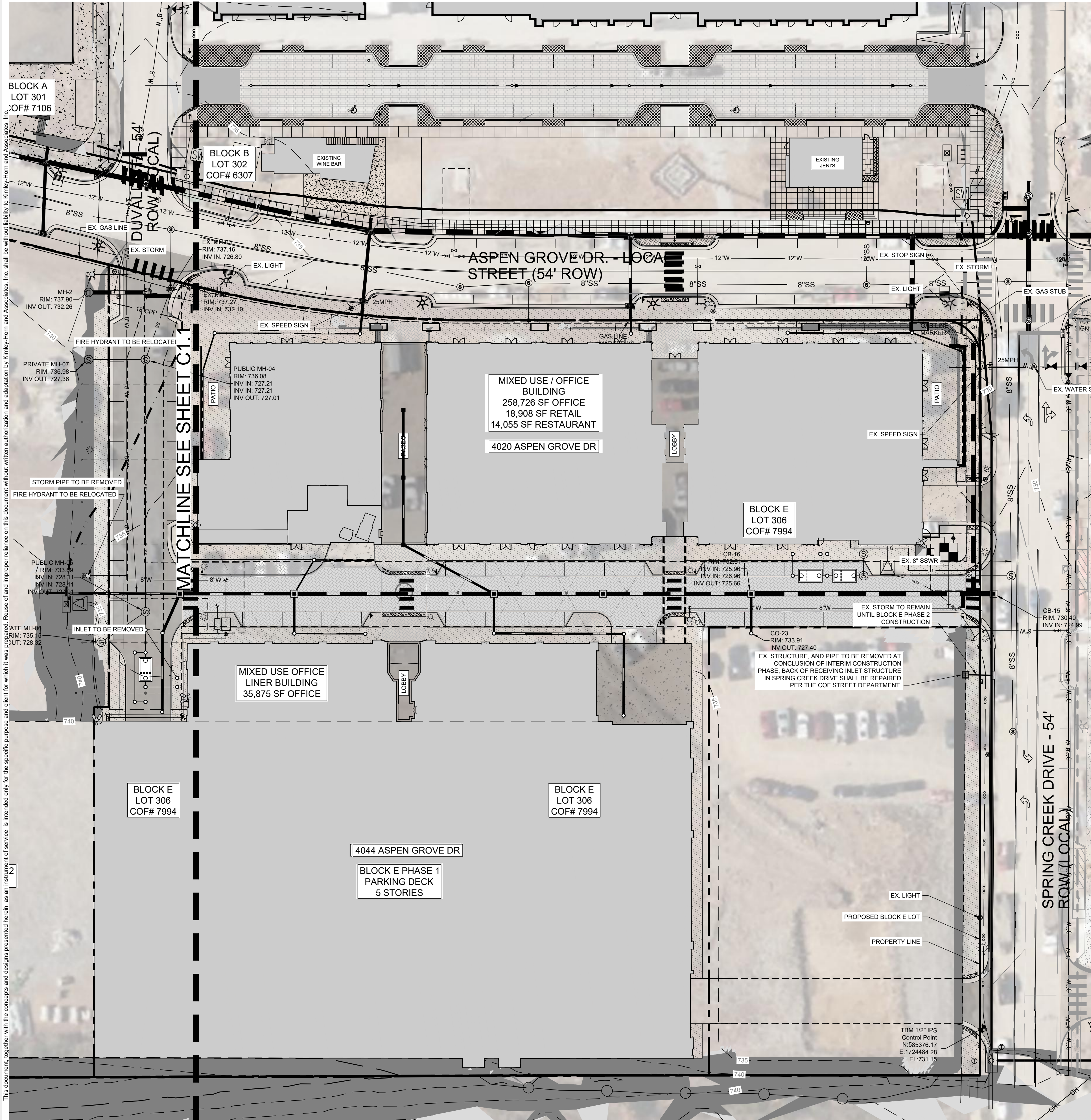


KV+D Kimley»Horn

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Franklin, TN 37067
615-564-2701
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KISER VOGRIN DESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com



SURVEY NOTE

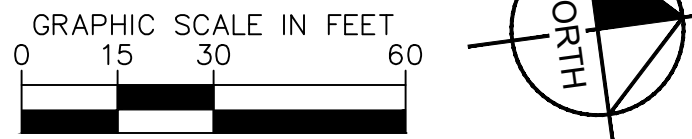
BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY YOUNG-HOBBS & ASSOCIATES, DATED AUGUST 11, 2022, AS WELL AS THE APPROVED DESIGNS FOR BLOCK A COF #7106, BLOCK B COF #6307, BLOCK C COF #6308, BLOCK D COF #6941, BLOCK E COF #7994, AND BLOCKS FAG COF #7421. ALL INFORMATION PROVIDED HEREIN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
-X-X-	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

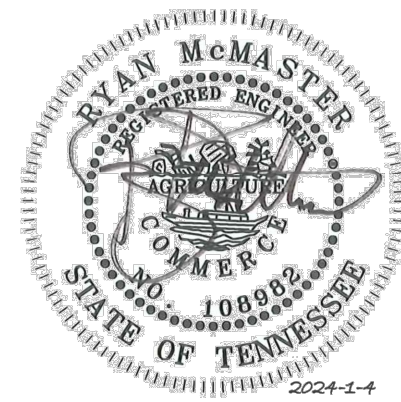


REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

C1.2

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED EXISTING CONDITIONS
COF# 8357
Franklin, Williamson Co, TN



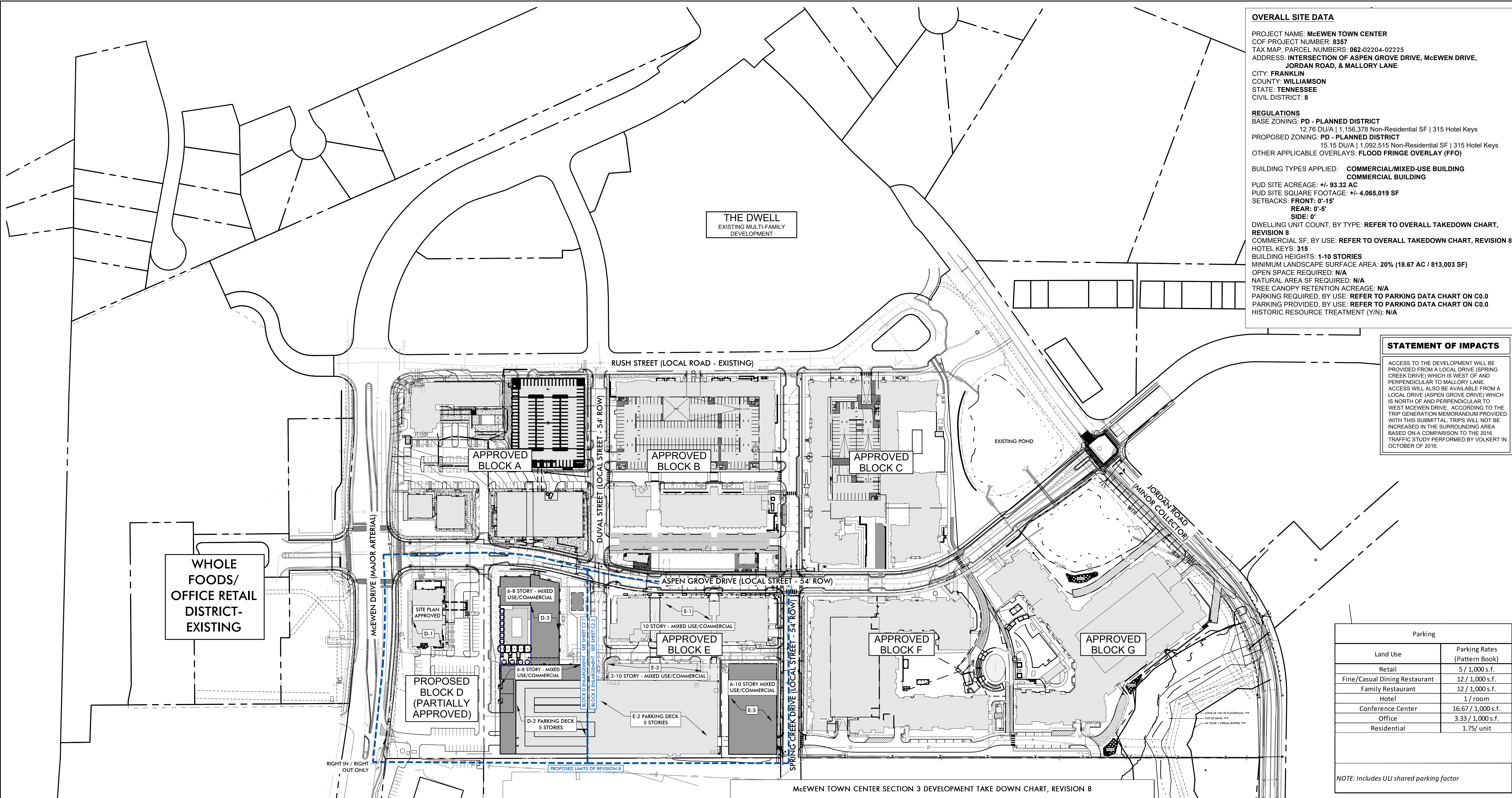
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OVERALL SITE DATA

PROJECT NAME: McEWEN TOWN CENTER
COF PROJECT NUMBER: 8357
TAX MAP, PARCEL NUMBERS: 062-02204-02225
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

REGULATIONS
BASE ZONING: PD - PLANNED DISTRICT
12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys
PROPOSED ZONING: PD - PLANNED DISTRICT
15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys
OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)

BUILDING TYPES APPLIED: COMMERCIAL/MIXED-USE BUILDING
COMMERCIAL BUILDING

PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
SETBACKS: FRONT: 0'-15'
REAR: 0'-5'
SIDE: 0'

DWELLING UNIT COUNT, BY TYPE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8
COMMERCIAL SF, BY USE: REFER TO OVERALL TAKEDOWN CHART, REVISION 8
HOTEL KEYS: 315
BUILDING HEIGHTS: 1-10 STORIES
MINIMUM LANDSCAPE SURFACE AREA: 20% (18.67 AC / 813,003 SF)
OPEN SPACE REQUIRED: N/A
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: N/A
PARKING REQUIRED, BY USE: REFER TO PARKING DATA CHART ON C0.0
PARKING PROVIDED, BY USE: REFER TO PARKING DATA CHART ON C0.0
HISTORIC RESOURCE TREATMENT (Y/N): N/A

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM A LOCAL DRIVE (SPRING CREEK DRIVE) WHICH IS WEST OF AND PERPENDICULAR TO MALLORY LANE. ACCESS WILL ALSO BE AVAILABLE FROM A LOCAL DRIVE (ASPEN GROVE DRIVE) WHICH IS NORTH OF AND PERPENDICULAR TO WEST McEWEN DRIVE. ACCORDING TO THE TRIP GENERATION MEMORANDUM PROVIDED WITH THIS SUBMITTAL, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA BASED ON A COMPARISON TO THE 2016 TRAFFIC STUDY PERFORMED BY VOLKERT IN OCTOBER OF 2016.

Parking		
Land Use	Parking Rates (Pattern Book)	
Retail	5 / 1,000 s.f.	
Fine/Casual Dining Restaurant	12 / 1,000 s.f.	
Family Restaurant	12 / 1,000 s.f.	
Hotel	1 / room	
Conference Center	16.67 / 1,000 s.f.	
Office	3.33 / 1,000 s.f.	
Residential	1.75/ unit	

NOTE: Includes UII shared parking factor

McEWEN PLACE TOWN CENTER BLOCK D BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8						
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE			
			NON-RESIDENTIAL		HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)	
D-1	1	COMMERCIAL	11,273	-	-	-
D-2	5	PARKING DECK	-	-	-	-
D-3	6-8	MIXED USE/COMMERCIAL	12,500	12,500	50,000	200
SUBTOTAL			23,773	12,500	50,000	200
BLOCK D TOTAL			86,273		0	400

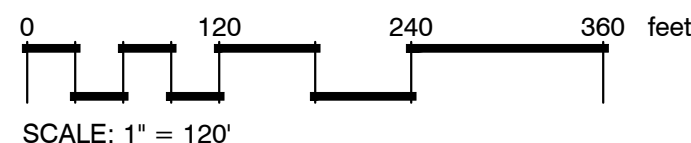
McEWEN PLACE TOWN CENTER BLOCK E BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8						
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE			
			NON-RESIDENTIAL		HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)	
E-1	10	MIXED USE/COMMERCIAL	14,055	18,908	258,726	-
E-2	5	PARKING DECK	-	-	-	-
E-3	3-10	MIXED USE/COMMERCIAL	-	-	35,875	-
E-4		PEDESTRIAN BRIDGE	-	-	-	-
E-5	6-10	MIXED USE/COMMERCIAL	12,500	12,500	-	75
SUBTOTAL			26,555	31,408	294,601	75
BLOCK E TOTAL			352,564		165	75

McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART, REVISION 8							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS (DU)	REMAINING RESIDENTIAL UNITS (DU)	PROPOSED NON RESIDENTIAL (SF)	REMAINING NON RESIDENTIAL (SF)	HOTEL KEYS	REMAINING HOTEL KEYS
CURRENT CONCEPT PLAN ENTITLEMENTS	9/2/2020	1,191	-	1,156,378	-	315	-
PROPOSED CONCEPT PLAN ENTITLEMENTS	-	1,414	-	1,092,515	-	315	-
WHOLE FOODS COMMERCIAL SITE	-	-	1,414	276,718	815,797	-	315
THE DWELL	-	370	1,044	-	815,797	-	315
BLOCK B	11/16/2016	69	975	213,210	602,587	-	315
BLOCK C	11/16/2016	272	703	-	602,587	-	315
BLOCK A	7/17/2018	-	703	158,750	443,837	150	165
BLOCK F	9/2/2020	218	485	5,000	438,837	-	-
BLOCK G	9/2/2020	210	275	-	438,837	-	-
BLOCK D	-	200	75	86,273	332,564	-	165
BLOCK E	-	75	0	352,564	0	165	0

NOTE: REVISION 8 INCLUDES A REDUCTION OF 63,863 SF OF NON-RESIDENTIAL USES FROM REVISION 7. REVISION 8 INCLUDES AN INCREASE OF 223 UNITS OF RESIDENTIAL, A NET ADD FROM THE PREVIOUSLY APPROVED 32 UNITS FOR BLOCK E & 0 UNITS FOR BLOCK D.

NOTES:

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- Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
- Refer to the Approved Modifications of Standards for Signage for McEwen Place Town Center.
- Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

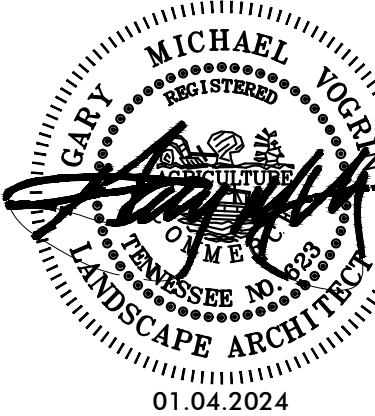


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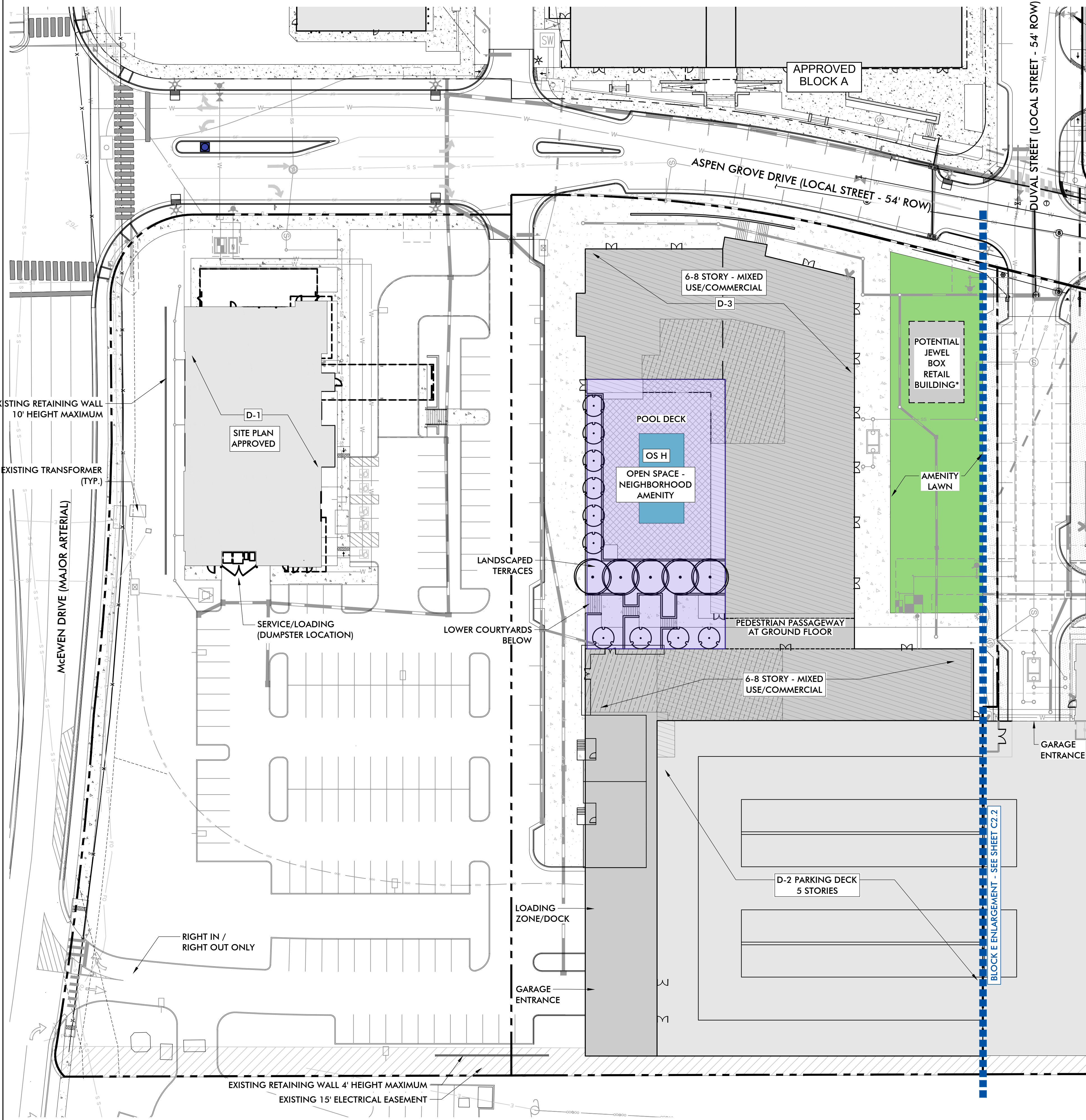


McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
DEVELOPMENT PLAN
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KRK
DRAWN BY: YZ
CHECKED BY: KRK/GMW
Q.C. BY: KRK/GMW
PROJECT #: 23082
SHEET NUMBER:

C2.0



EXISTING FIRE
HYDRANT (TYP.)

McEWEN PLACE TOWN CENTER BLOCK D BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8									
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE						
			NON-RESIDENTIAL			OFFICES USE			
			RESTAURANTS (\$F)	RETAIL (\$F)	OFFICES (\$F)		HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)	
D-1	1	COMMERCIAL	11,273	-	-	-	-	-	-
D-2	5	PARKING DECK	-	-	-	-	-	-	-
D-3	6-8	MIXED USE/COMMERCIAL	12,500	12,500	50,000	-	-	-	200
SUBTOTAL			23,773	12,500	50,000	-	-	-	200
BLOCK D TOTAL			86,273	-	-	-	0	-	400

NOTES:

1. This land use classification chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Place Town Center.
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SITE DATA - BLOCK D

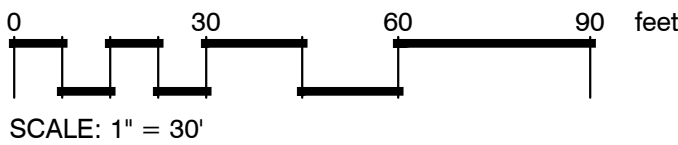
PROJECT NAME: McEWEN TOWN CENTER SECTION 3
MAP, PARCEL NUMBER: 062-02223
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE,
McEWEN DRIVE & SPRING CREEK DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8
EXISTING ZONING: PD - PLANNED DISTRICT
(12.76 DU/A | 1,156,378 Non-Residential SF | 315 Hotel Keys)
PROPOSED ZONING: PD - PLANNED DISTRICT
(15.15 DU/A | 1,092,515 Non-Residential SF | 315 Hotel Keys)
OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)
SITE ACREAGE: +/- 5.48 AC
SITE SQUARE FOOTAGE: +/- 238,694 SF
PUD SITE ACREAGE: +/- 88.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF
TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: SEE SHEET C0.0 AND
SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION
MINIMUM LANDSCAPE SURFACE AREA: 20% (1.10 AC / 47,739 SF)
OPEN SPACE REQUIRED: N/A
BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN
CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 1-8 STORIES
MINIMUM PERIMETER REQUIRED SETBACK LINES
(PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET
PARKING DATA: REFER TO SHEET C0.0
PROPOSED RETAIL JEWEL BOX IS SUBJECT TO
CHANGE PENDING MARKET DEMAND. FINAL
INCLUSION & LOCATION SHALL BE DENOTED AT
FUTURE SITE PLAN SUBMITTAL WITH UPDATED
TAKEDOWN CHART.

OPEN SPACE REQUIREMENTS

OS H PRIVATE NEIGHBORHOOD AMENITY - 11,632 SF		REQUIRED	PROPOSED
LANDSCAPE	CANOPY TREES	5	5
	UNDERSTORY TREES	10	10
FEATURES PERMITTED	POOLS	-	X
	SPORTS COURT	-	
	DOG PARK	-	
	PLAYGROUNDS	-	
	SIDEWALKS/SEATING ELEMENTS	-	X
NOTES	1. STORMWATER MANAGEMENT FEATURES ARE NOT PERMITTED WITHIN OPEN SPACE TYPE. 2. OPEN SPACE FEATURES ARE SUBJECT TO CHANGE AT SITE PLAN APPLICATION AND SHALL FOLLOW THE PERMITTED FEATURES OF THE ZONING CODE		

LEGEND

- RETAIL - GROUND FLOOR STORY 1
- MULTIFAMILY LEASING/AMENITY/LOBBY STORY 2
- MIXED USE/COMMERCIAL (MULTIFAMILY) STORY 6-8



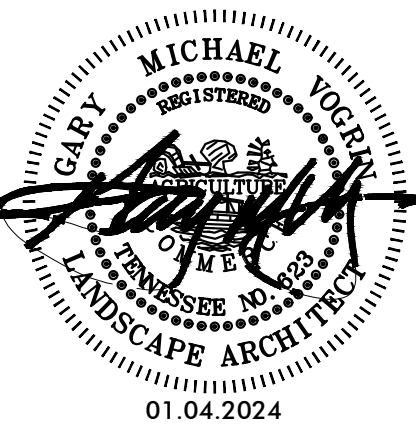
REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KRK
DRAWN BY: YZ
CHECKED BY: KRK
Q.C. BY: KRK/GMW
PROJECT #: 23082
SHEET NUMBER:

C2.1

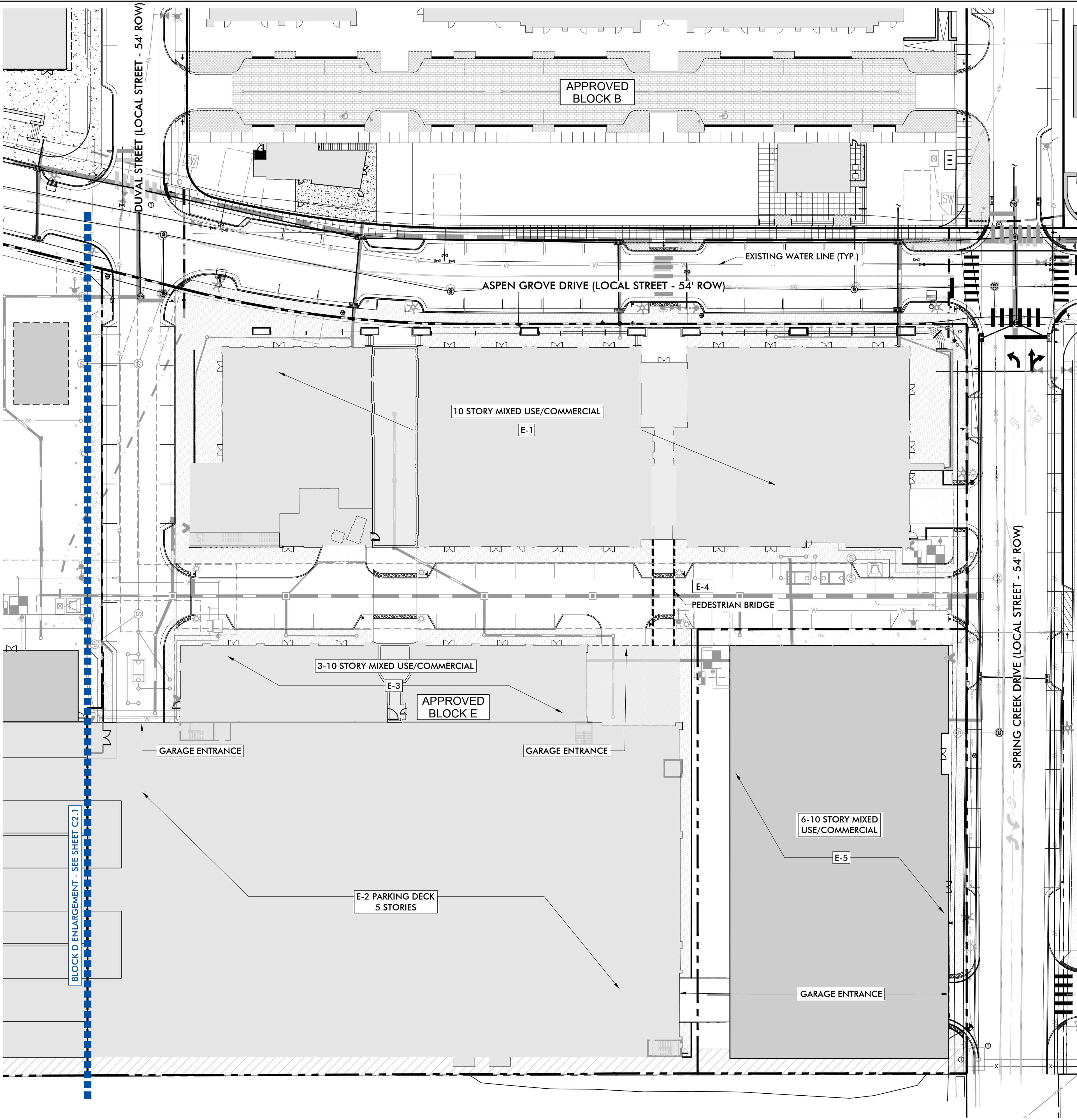
McEwen Place Town Center PUD Subdivision
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Franklin, Williamson Co, TN



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MCWEN PLACE TOWN CENTER BLOCK E BUILDING TYPE + USE TAKEDOWN CHART, REVISION 8									
BUILDING	STORIES	PROPOSED BUILDING TYPE	PROPOSED USE						
			NON-RESIDENTIAL			HOTELS (KEYS)	MULTIFAMILY RESIDENTIAL (UNITS)		
			RESTAURANTS (SF)	RETAIL (SF)	OFFICES (SF)				
E-1	10	MIXED USE/COMMERCIAL	14,055	18,908	258,726	-	-	-	
E-2	5	PARKING DECK	-	-	-	-	-	-	
E-3	3-10	MIXED USE/COMMERCIAL	-	-	35,875	-	-	-	
E-4		PEDESTRIAN BRIDGE	-	-	-	-	-	-	
E-5	6-10	MIXED USE/COMMERCIAL	12,500	12,500	-	-	-	-	
SUBTOTAL			26,555	31,408	294,601	165	75		
BLOCK E TOTAL			352,564			-	-	-	

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SITE DATA - BLOCK E

PROJECT NAME: McEWEN TOWN CENTER SECTION 3
MAP, PARCEL NUMBER: 062-02223
ADDRESS: INTERSECTION OF ASPEN GROVE DRIVE,
McEWEN DRIVE & SPRING CREEK DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING: PD - PLANNED DISTRICT
(12.76 DUA / 1,156,378 Non-Residential SF | 315 Hotel Keys)
PROPOSED ZONING: PD - PLANNED DISTRICT
(15.15 DUA / 1,092,515 Non-Residential SF | 315 Hotel Keys)

OTHER APPLICABLE OVERLAYS: FLOOD FRINGE OVERLAY (FFO)

SITE ACREAGE: +/- 4.72 AC
SITE SQUARE FOOTAGE: +/- 208,413 SF
PUD SITE ACREAGE: +/- 93.32 AC
PUD SITE SQUARE FOOTAGE: +/- 4,065,019 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: SEE SHEET C0.0 AND
SUPPLEMENTAL FORMAL PARKLAND DEDICATION APPLICATION
MINIMUM LANDSCAPE SURFACE AREA: 20% (0.94 AC / 41,063 SF)
OPEN SPACE REQUIRED: N/A

BUILDING SQUARE FOOTAGE: REFER TO TAKE
DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 3-10 STORIES

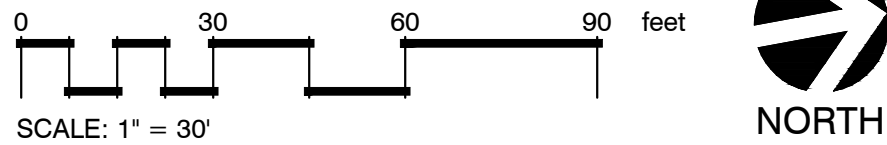
MINIMUM PERIMETER REQUIRED SETBACK LINES
(PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

PARKING DATA: REFER TO SHEET C0.0

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD., STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STE.
SUITE 300
CHARLOTTE, NC 28204
CONTACT: JEFF FURMAN
919.354.3677

APPLICANT:
KISER & VOGRIN DESIGN
5005 MERIDIAN BLVD., STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
615.708.0567
GARY@KISERVVOGRIN.COM



DATE: 01.04.2024
DESIGNED BY: KRK
DRAWN BY: YZ
CHECKED BY: KRK
C.C. BY: KRK/GMV
PROJECT #: 23082
SHEET NUMBER:
C2.2

REVISIONS:
01.04.2024 Cof DEVELOPMENT PLAN RESUBMITTAL

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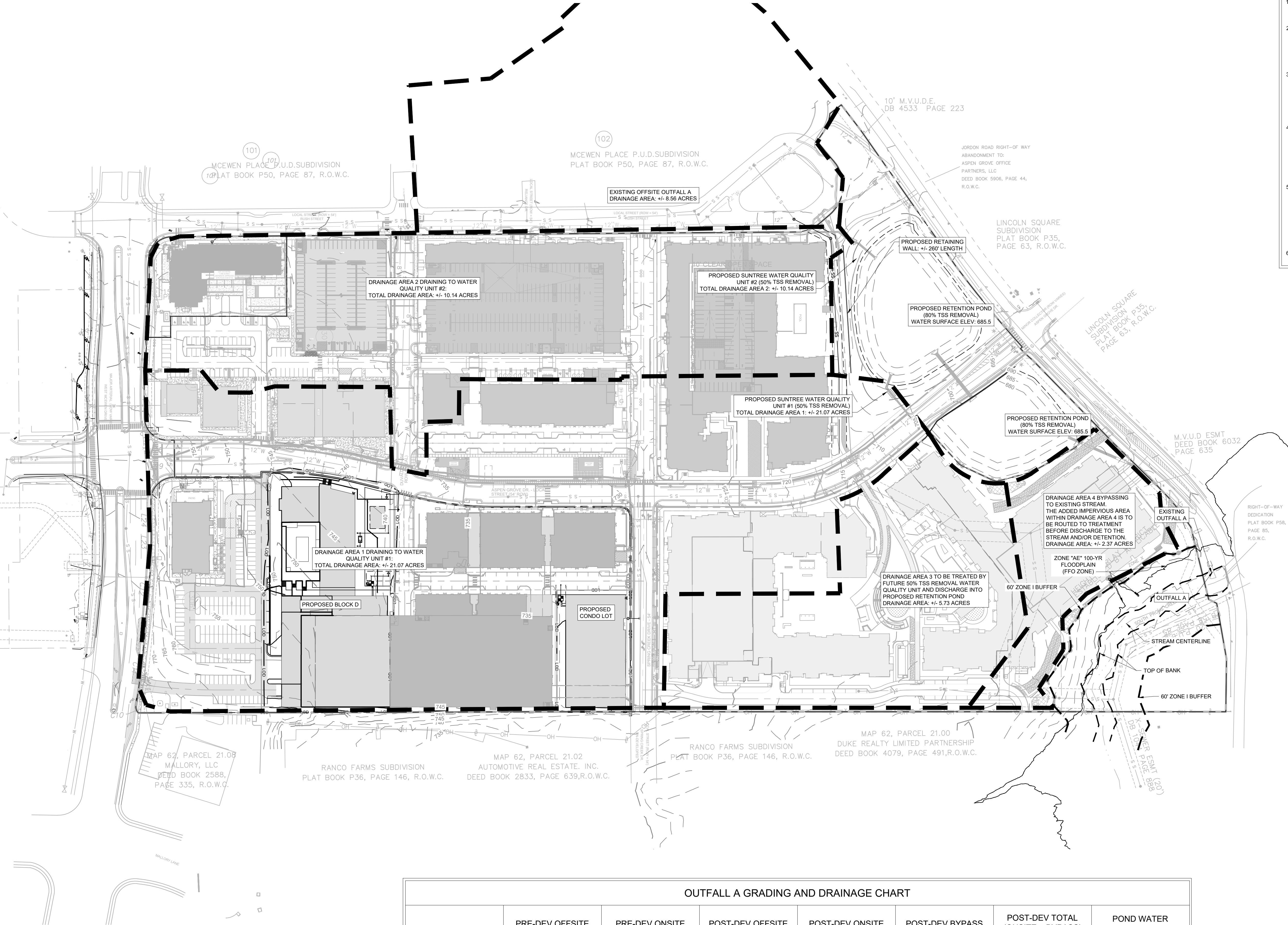
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01.04.2024

Page 132 of 144

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OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POST-DEV TOTAL (ON SITE + BYPASS)	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.56 AC	44.89 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	+/- 1.31 AC	32.73 AC	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 2.37 AC	42.37 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	5.74 CFS	25.87 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	8.66 CFS	46.84 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	11.20 CFS	64.27 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	14.98 CFS	87.80 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	18.16 CFS	115.9 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	21.49 CFS	145.14 CFS	690.71

GRADING AND DRAINAGE GENERAL NOTES

- GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
- THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATION.
- DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
- ALL PROPOSED GRADING AND BUILDING/STRUCTURES TO BE OUTSIDE THE 100-YEAR FLOODPLAIN FFO.

TREE PROTECTION NOTE

ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

PIPE NOTE

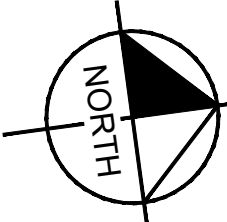
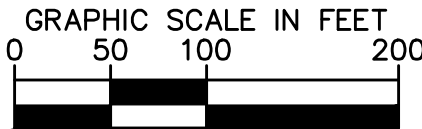
- ALL RCP TO BE CLASS III
- ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE, OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
- ALL PERMANENT STORMWATER BMPs ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.

PROPOSED STORM NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THE PLAN AND WITH PREVIOUS SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

STREAM BUFFER NOTE

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



REVISIONS:

DATE: 01.04.2024
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CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 01941.8021
SHEET NUMBER:

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
OVERALL GRADING & DRAINAGE PLAN
COF# 8357

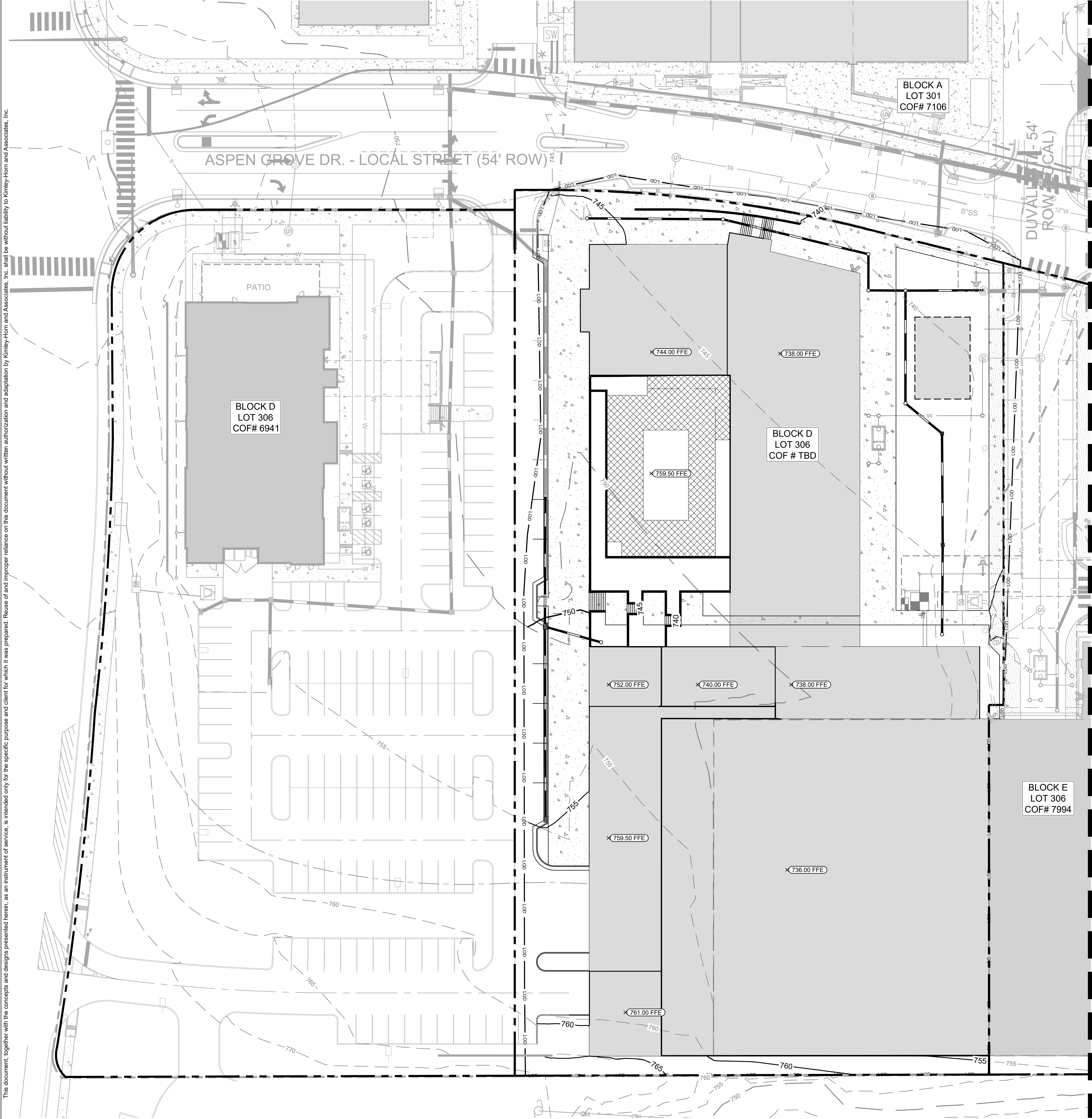
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MATCHLINE SEE SHEET C3.2

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.
7. ALL PROPOSED GRADING AND BUILDING/STRUCTURES TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN/FFO.

MCEWEN BLOCK D STORMWATER NARRATIVE NOTE

BLOCK D WILL DRAIN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM, 50% TSS WATER QUALITY UNIT, AND INTO THE WET RETENTION POND, ALL FROM THE APPROVED INFRASTRUCTURE SITE PLAN (COF 6247).

SITE AREA

TOTAL LOT 306 SITE AREA = +/- 10.22 ACRES
TOTAL DISTURBED AREA = +/- 3.76 ACRES
NEW BLOCK D DEVELOPMENT IMPERVIOUS AREA= +/-2.49 ACRES
NEW BLOCK E DEVELOPMENT IMPERVIOUS AREA= +/- 0.64 ACRES

ROOF LEADER NOTE:

ROOF LEADERS ARE TO BE COLLECTED VIA 12" HDPE PIPES AT A MINIMUM OF 1.0%. LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY LEADER LOCATION ON BUILDING. SEE PLUMBING PLANS FOR TIE-IN LOCATIONS.

DETENTION TAKEDOWN CHART

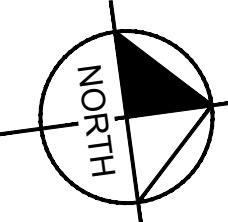
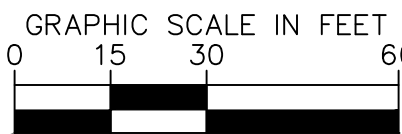
STORM DETENTION TAKE DOWN CHART		
BLOCK	BLOCK AREA (AC)	VOLUME OF RUNOFF FROM BLOCK (CF)
A	3.61	76,684.4
B	5.62	119,381.3
C	7.23	153,581.3
D	2.97	63,089.4
E PH1	4.71	100,050.9
F&G	7.43	157,829.7
EX. OFFSITE	8.87	188,418.5
D&E REM	3.94	83,694.4
TOTAL	44.38	942,730.0

WATER QUALITY UNIT TAKEDOWN CHART

WATER QUALITY UNIT #1			
	DRAINAGE AREA	IMPERVIOUS AREA	WATER QUALITY FLOW
TOTAL	± 21.07 ACRES	± 16.74 ACRES	53.15 CFS
A	± 1.54 ACRES	± 1.32 ACRES	4.02 CFS
B	± 2.07 ACRES	± 1.60 ACRES	5.15 CFS
C	± 1.56 ACRES	± 1.32 ACRES	3.88 CFS
D	± 2.97 ACRES	± 2.23 ACRES	6.79 CFS
E	± 4.71 ACRES	± 3.68 ACRES	11.31 CFS
D & E REM.	± 3.94 ACRES	± 3.13 ACRES	11.19 CFS
F&G	± 1.87 ACRES	± 1.65 ACRES	5.07 CFS
ROW	± 2.41 ACRES	± 1.81 ACRES	5.56 CFS
*SUNTFREE MODEL NSBB-10-16-125N MAX WATER QUALITY FLOW = 67 CFS			
*SUNTFREE MODEL NSBB-10-16-125N MAX PEAK FLOW = 115 CFS			

STATEMENT OF IMPACTS

THE DEVELOPMENT OF BLOCKS D & E WILL NOT REQUIRE UPDATES TO THE EXISTING STORMWATER PONDS WITHIN THE MCEWEN DEVELOPMENT. THE DEVELOPMENT OF BLOCKS D & E WILL INCLUDE STORMWATER PIPES TO CONVEY THE WATER TO THE EXISTING PONDS.



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McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED GRADING & DRAINAGE PLAN
COF# 8357

Franklin, Williamson Co, TN



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7. ALL PROPOSED GRADING AND BUILDING/STRUCTURES TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW.

BLOCK E WILL DRAIN TO THE EXISTING STORMWATER CONVEYANCE SYSTEM, 50% TSS WATER QUALITY UNIT, AND INTO THE WET RETENTION POND, ALL FROM THE APPROVED INFRASTRUCTURE SITE PLAN (COF 6247).

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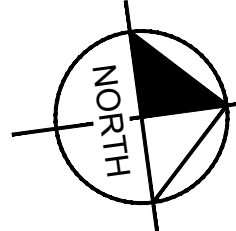
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TOTAL	44.38	942,730.0

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A	± 1.54 ACRES	± 1.32 ACRES	4.02 CFS	7.84 CFS
B	± 2.07 ACRES	± 1.60 ACRES	5.15 CFS	10.05 CFS
C	± 1.56 ACRES	± 1.32 ACRES	3.88 CFS	7.58 CFS
D	± 2.97 ACRES	± 2.23 ACRES	6.79 CFS	13.25 CFS
E	± 4.71 ACRES	± 3.68 ACRES	11.31 CFS	22.06 CFS
D & E RM.	± 3.94 ACRES	± 3.13 ACRES	11.19 CFS	22.14 CFS
F&G	± 1.87 ACRES	± 1.65 ACRES	5.07 CFS	9.89 CFS
ROW	± 2.41 ACRES	± 1.81 ACRES	5.06 CFS	10.85 CFS

*SUNTRITE MODEL NSBB-10-16-125N MAX WATER QUALITY FLOW = 57 CFS

*SUNTRITE MODEL NSBB-10-16-125N MAX PEAK FLOW = 115 CFS

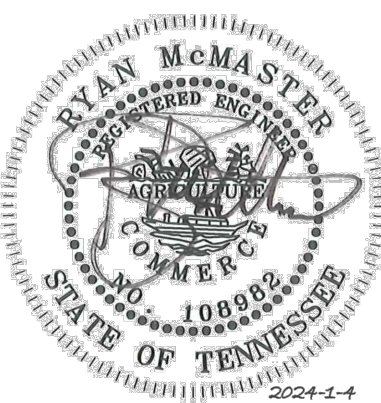
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3.2

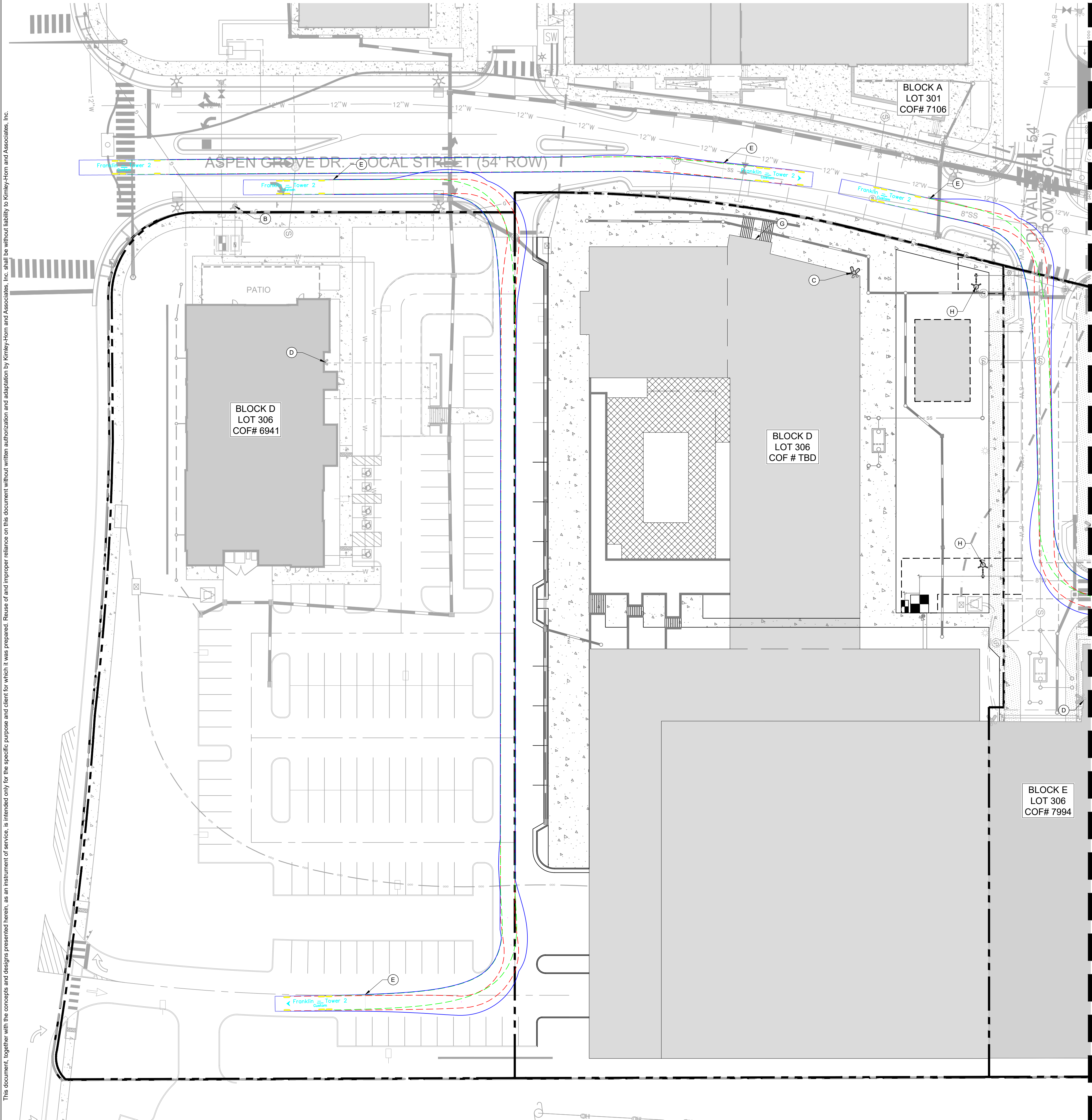
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McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED GRADING & DRAINAGE PLAN

Franklin, Williamson Co, TN

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MATCHLINE SEE SHEET C4.2

TEMPORARY ACCESS ROADS NOTE

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- TEMPORARY ACCESS ROADS SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND APPROVED BY THE FIRE MARSHAL DURING THE SITE REVIEW PROCESS.
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT.
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED OR THE MANHOLE MUST BE VISIBLY MARKED.

HYDRANT AND STANDPIPE NOTE

- HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET.
- MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
- HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
- OFFSITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
- ONE FUNCTIONAL, PERMANENT, OR TEMPORARY STANDPIPE IS REQUIRED IN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

KEYNOTE LEGEND

- | | |
|-----|--|
| (A) | PROPOSED FIRE HYDRANT ASSEMBLY |
| (B) | EXISTING FIRE HYDRANT ASSEMBLY |
| (C) | PROPOSED FIRE DEPARTMENT CONNECTION (TYP.) |
| (D) | EXISTING FIRE DEPARTMENT CONNECTION (TYP.) |
| (E) | FRANKLIN T-2 SUTPHEN FIRE TRUCK |
| (F) | CITY OF FRANKLIN GARBAGE TRUCK |
| (G) | MAIN BUILDING ENTRANCE |
| (H) | RELOCATED EXISTING FIRE HYDRANT ASSEMBLY |

ROW & ACCESS GENERAL NOTES

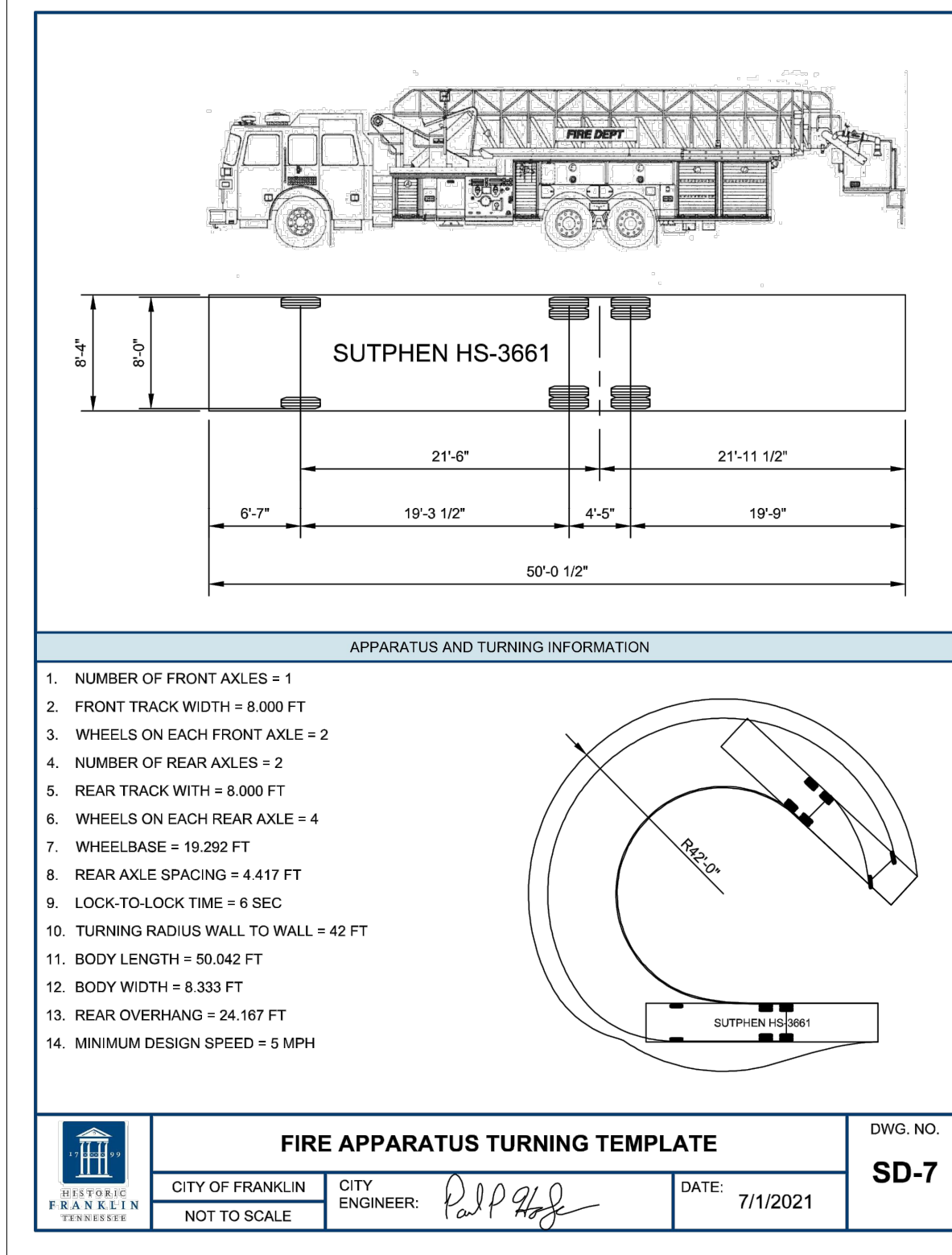
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTIFICATION HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL 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.
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- ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REMOVED PRIOR TO THE OPENING OF A STREET FOR TRAVEL. WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
- THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

VEHICLE LEGEND

- | | |
|--|--------------------------|
| | VEHICLE FENDER PATH |
| | VEHICLE FRONT WHEEL PATH |
| | VEHICLE REAR WHEEL PATH |



FIRE MAIN NOTE

FIRE MAIN TO BE DIP.

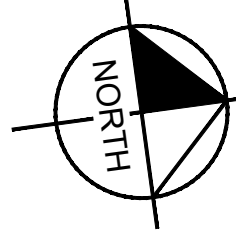
STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM A LOCAL DRIVE (SPRING CREEK DRIVE) WHICH IS WEST OF AND PERPENDICULAR TO MALLORY LANE. ACCESS WILL ALSO BE AVAILABLE FROM A LOCAL DRIVE (ASPEN GROVE DRIVE) WHICH IS NORTH OF AND PERPENDICULAR TO WEST MCEWEN DRIVE. ACCORDING TO THE TRIP GENERATION MEMORANDUM PROVIDED WITH THIS SUBMITTAL, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA BASED ON A COMPARISON TO THE 2016 TRAFFIC STUDY PERFORMED BY VOLKERT IN OCTOBER OF 2016.

FIRE FLOW TEST DATA

TEST DATE: 09/13/2023
TEST TIME: 12:00 PM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI
TOTAL GPM: 856
FLOW @ 20 PSI: 5,849
LOCATION: ALONG W MCEWEN DRIVE IN FRANKLIN, TN
TEST PERFORMED BY MANNY CANO (H&D) AND JUSTIN MAXWELL (MVUD).

GRAPHIC SCALE IN FEET
0 15 30 60

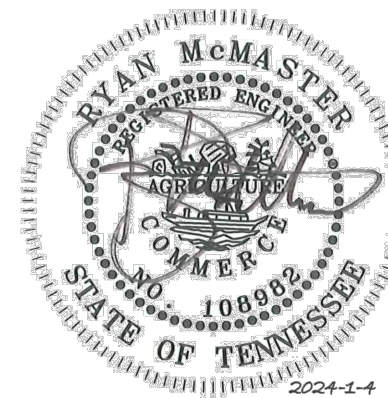


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Franklin, TN 37067
615-564-2701
www.kimley-horn.com

KV+H D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com



1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS.
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. TEMPORARY ACCESS ROADS SHALL BE CONSTRUCTED AS SHOWN ON THIS PLAN AND APPROVED BY THE FIRE MARSHAL DURING THE SITE REVIEW PROCESS.
5. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
6. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT.
7. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED OR THE MANHOLE MUST BE VISIBLY MARKED.

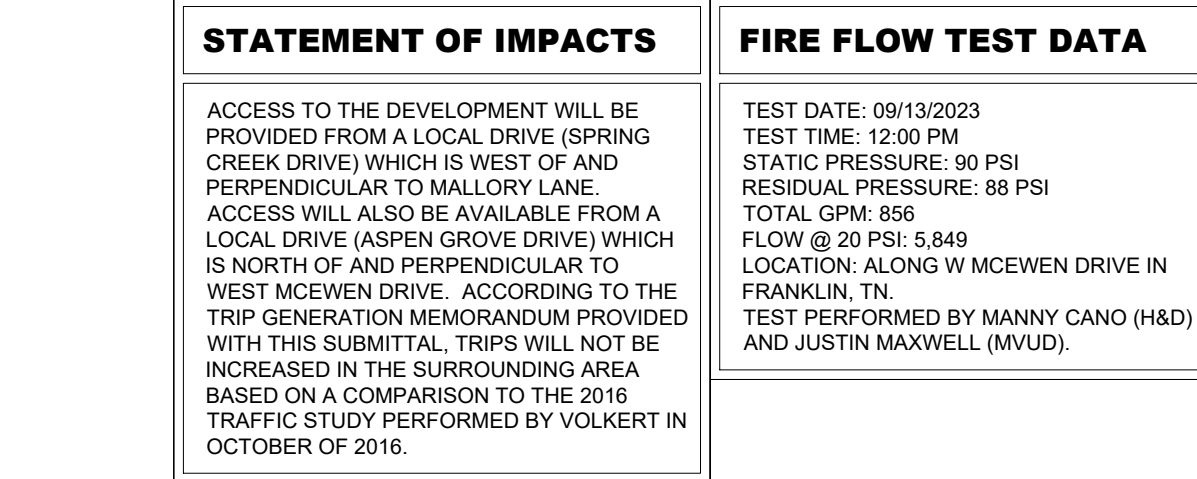
1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET.
2. MINIMUM WATER SUPPLY IS 1000-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. VISIBILITY TO HYDRANTS MUST BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT, OR TEMPORARY STANDPIPE IS REQUIRED IN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN THE 4TH FLOOR OF THE BUILDING.
6. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) PROPOSED FIRE DEPARTMENT CONNECTION (TYPE)
- (D) EXISTING FIRE DEPARTMENT CONNECTION (TYPE)
- (E) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (F) CITY OF FRANKLIN GARBAGE TRUCK
- (G) MAIN BUILDING ENTRANCE
- (H) RELOCATED EXISTING FIRE HYDRANT ASSEMBLY

4. 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
5. ALL OFF-SITE TRAFFIC WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD AND THE TENSASCO RIVER CORRIDOR TRAFFIC CONTROL PLAN. 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 DEPARTMENT SHALL BE REQUIRED TO OBTAIN AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
6. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE REQUIRED TO NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
7. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL INSPECTION OF THE PROJECT PRIOR TO THE BEGINNING OF CONSTRUCTION. ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE WRITTEN, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE PROJECT COMPLETION IS IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
8. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE LAW, CHAPTER 129, PART 1, REQUIRES THE CONTRACTOR TO LOCATE ALL UTILITIES TO 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 LINE.
9. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY DOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN TEMPORARY STRIPING IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OPENING OF A STREET FOR TRAVEL, WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR OTHER CONSTRAINTS.
10. ALL TEMPORARY TRAFFIC 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 STANDARD SPECIFICATIONS AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

MINIMUM DESIGN SPEED IS 5-MPH

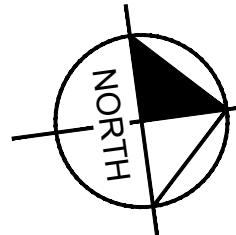
 VEHICLE FENDER PATH
 VEHICLE FRONT WHEEL PATH
 VEHICLE REAR WHEEL PATH



ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM A LOCAL DRIVE (SPRING CREEK DRIVE) WHICH IS WEST OF AND PERPENDICULAR TO MALLORY LANE. ACCESS WILL ALSO BE AVAILABLE FROM A LOCAL DRIVE (ASPEN GROVE DRIVE) WHICH IS NORTH OF AND PERPENDICULAR TO WEST MCEWEN DRIVE. ACCORDING TO THE TRIP GENERATION MEMORANDUM PROVIDED WITH THIS SUBMITTAL, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA BASED ON A COMPARISON TO THE 2016 TRAFFIC STUDY PERFORMED BY VOLKERT IN OCTOBER OF 2016.

TEST DATE: 09/13/2023
TEST TIME: 12:00 PM
STATIC PRESSURE: 90 PSI
RESIDUAL PRESSURE: 88 PSI
TOTAL GPM: 856
FLOW @ 20 PSI: 5,849
LOCATION: ALONG W MCEWEN DRIVE IN
FRANKLIN, TN.
TEST PERFORMED BY MANNY CANO (H8
AND JUSTIN MAXWELL (MVUD).

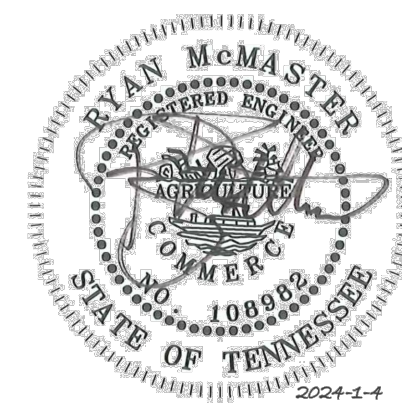
GRAPHIC SCALE IN FEET



REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

C4.2



McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED ROW & ACCESS PLAN
COF# 8357
Franklin, Williamson Co, TN

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STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM A LOCAL DRIVE (SPRING CREEK DRIVE) WHICH IS WEST OF AND PERPENDICULAR TO MALLORY LANE. ACCESS WILL ALSO BE AVAILABLE FROM A LOCAL DRIVE (ASPEN GROVE DRIVE) WHICH IS NORTH OF AND PERPENDICULAR TO WEST MCEWEN DRIVE. ACCORDING TO THE TRIP GENERATION MEMORANDUM PROVIDED WITH THIS SUBMITTAL, TRIPS WILL NOT BE INCREASED IN THE SURROUNDING AREA BASED ON A COMPARISON TO THE 2016 TRAFFIC STUDY PERFORMED BY VOLKERT IN OCTOBER OF 2016.

TRASH PICKUP NOTE

DUMPSTERS TO BE INTERNAL TO BUILDINGS AT TRASH LOADING ZONE LOCATIONS.

ROW & ACCESS GENERAL NOTES

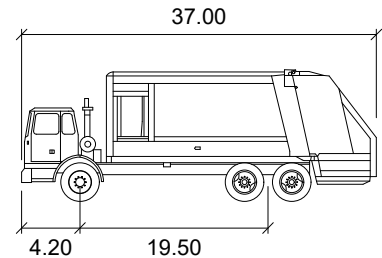
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH 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 ON-SITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL 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 COORDINATING 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 TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
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 (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

VEHICLE LEGEND

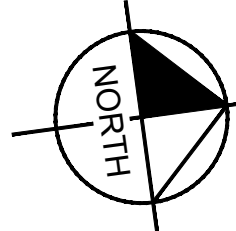
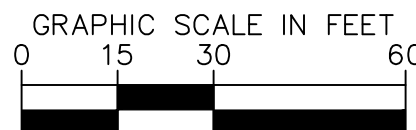
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



COF Garbage Truck

	feet
Width	8.10
Track	6.50
Lock to Lock Time	6.0
Steering Angle	25.1

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN. TRASH COLLECTION SERVICE FOR THIS BUILDING WILL BE COLLECTED VIA PRIVATE TRASH SERVICE. -GARBAGE TRUCK TURNING RADIUS = 46' -DESIGN SPEED = 5 MPH

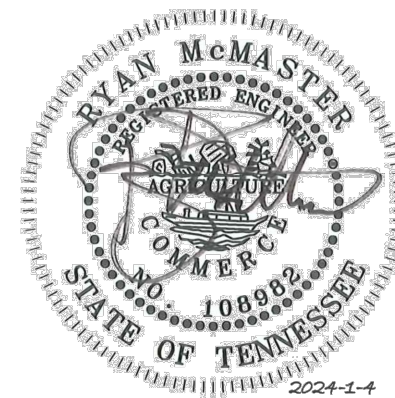


REVISIONS:

DATE: 01/04/2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

C4.3

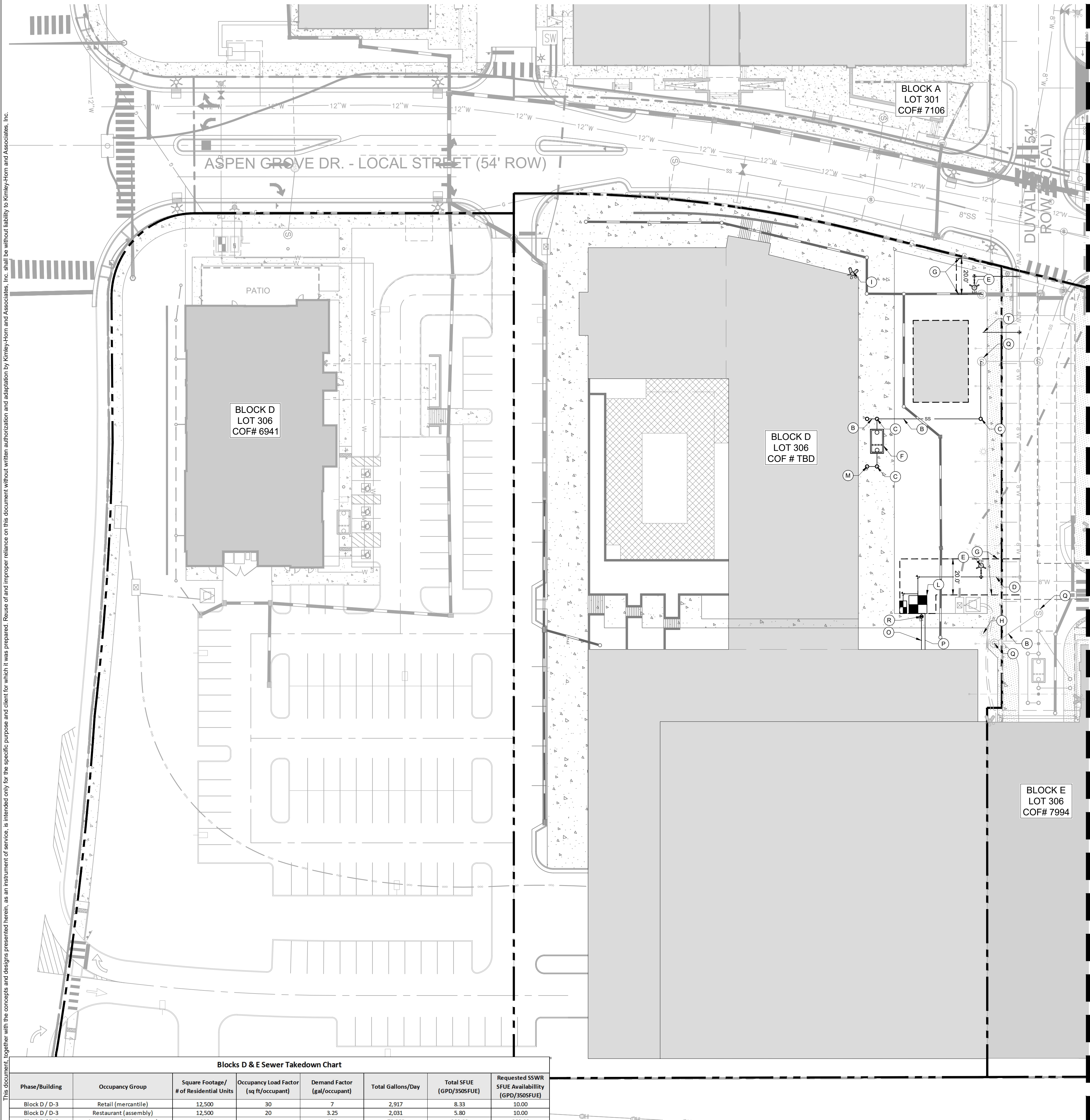
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED ROW & ACCESS PLAN
COF# 8357
Franklin, Williamson Co, TN



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MATCHLINE SEE SHEET C5.2

SITE LEGEND	
	PROPOSED SANITARY SEWER PIPE
	PROPOSED STORM PIPE
	PROPOSED WATER MAIN BY MVUD
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	EXISTING STORM PIPE
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	LIGHT POLE (LED LIGHT SOURCE)
	FDC

- ### 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 PRECONSTRUCTION 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.
 - UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. [HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/](https://franklin.idtplans.com/secure/) PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

- ### UTILITY PLAN KEYNOTE LEGEND
- | | |
|-----|--|
| (A) | EXISTING FIRE HYDRANT ASSEMBLY FROM COF #7994 BLOCK E PLAN |
| (B) | 6" PRIVATE SSWR SERVICE LINE |
| (C) | PROPOSED SANITARY SEWER CLEANOUT (TYP.) |
| (D) | PROPOSED 8" WATERLINE. FINAL DRAWINGS TO BE PROVIDED BY MVUD |
| (E) | PROPOSED FIRE HYDRANT ASSEMBLY |
| (F) | PROPOSED GREASE TRAP |
| (G) | PROPOSED 20" MVUD EASEMENT |
| (H) | EXISTING STREET LIGHT FROM COF #7994 BLOCK E PLAN |
| (I) | FIRE DEPARTMENT CONNECTION |
| (J) | EXISTING STREET LIGHT TO BE RELOCATED |
| (K) | EXISTING 8" WATERLINE FROM COF #6247 INFRASTRUCTURE PLAN |
| (L) | PROPOSED MVUD COMBINED FIRE/DOMESTIC METER BOX |
| (M) | PROPOSED 4" GREASE WASTE SERVICE |
| (N) | EXISTING 2" GAS LINE FROM COF #7994 BLOCK E PLAN |
| (O) | PROPOSED 6" FIRE SERVICE |
| (P) | PROPOSED 4" DOMESTIC WATER SERVICE |
| (Q) | EXISTING SANITARY SEWER MANHOLE FROM COF #7994 BLOCK E PLAN |
| (R) | PROPOSED POST INDICATOR VALVE |
| (S) | EXISTING SANITARY SEWER MANHOLE |
| (T) | PROPOSED 2" WATER SERVICE |

STATEMENT OF IMPACTS

FOR THE BLOCK D DEVELOPMENT, WATER WILL BE PROVIDED VIA AN 8" WATER MAIN EXTENSION FROM THE EXISTING 8" WATER LINE (FROM COF #7994) ON DUVALL STREET. BLOCK D SANITARY SEWER WILL BE PROVIDED BY TYING INTO AN EXISTING SANITARY SEWER MANHOLE (FROM COF #7994) ON DUVALL STREET.

FOR THE BLOCK E DEVELOPMENT, WATER WILL BE PROVIDED VIA AN 8" WATER MAIN EXTENSION FROM THE EXISTING 8" WATER LINE (FROM COF #7994) ON FESTIVAL DRIVE. BLOCK E SANITARY SEWER WILL BE PROVIDED BY TYING INTO AN EXISTING SANITARY SEWER MANHOLE ON SPRING CREEK DRIVE.

BLOCK D WILL HAVE AN EXPECTED SSWR NEED OF 260 SFUE BASED ON THE PROPOSED SQUARE FOOTAGE AND BUILDING TYPES OF THE DEVELOPMENT. BLOCK E WILL HAVE AN EXPECTED NEED OF 175 SFUE BASED ON THE PROPOSED BUILDING TYPE OF THE DEVELOPMENT.

ELECTRIC INFRASTRUCTURE LEGEND	
	2-4" ELECTRICAL CONDUIT (GREY CONCRETE)
	2-2" ELECTRICAL CONDUIT
	3-4" ELECTRICAL CONDUIT
	4-4" ELECTRICAL CONDUIT (RED CONCRETE)
	MTEMC SECTOR
	MTEMC MANHOLE
	MTEMC TRANSFORMER (THREE PHASE)
	MTEMC TRANSFORMER (SINGLE PHASE)
	MTEMC PULL BOX

ELECTRICAL CONDUIT NOTE

- CONTRACTOR TO CONFIRM ELECTRICAL CONDUIT BUILDING CONNECTIONS.
- SEE MEP PLANS FOR ALL INTERNAL BUILDING ELECTRICAL CONNECTION LOCATIONS.

WATER UTILITY DESIGN NOTE

THE WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DESIGN FOR CONSTRUCTION.

FIRE MAIN NOTE

FIRE MAIN TO BE DIP.

ELECTRICAL NOTE

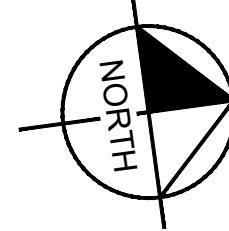
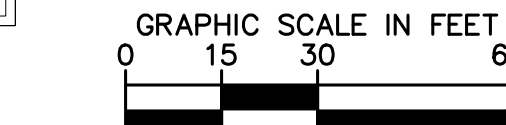
- ELECTRICAL INFRASTRUCTURE AND LAYOUT IS CONCEPTUAL, REFER TO FINAL DRAWINGS AND PLANS PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION FOR CONSTRUCTION.

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)828-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 485-6377 CONTACT: BRADIE ARMSTRONG	AT&T PHONE: (615) 943-6572 CONTACT: MIKE BOGGS MB127D@ATT.COM
ELECTRIC	SANITARY SEWER	CABLE
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)794-4554 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615)440-2920 CONTACT: PAULA BROOKS

UTILITY NOTE

- ALL BACK FLOWS FOR DOMESTIC AND FIRE SHALL BE LOCATED INTERNAL TO THE PROPOSED BUILDINGS. COORDINATE WITH ARCHITECTURAL MEP PLANS FOR DETAILS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERTS PRIOR TO CONSTRUCTION.



Blocks D & E Sewer Takedown Chart

Phase/Building	Occupancy Group	Square Footage/ # of Residential Units	Occupancy Load Factor (sq ft/occupant)	Demand Factor (gal/occupant)	Total Gallons/Day	Total SFUE (GPD/350SFUE)	Requested SSWR SFUE Availability (GPD/350SFUE)
Block D / D-3	Retail (mercantile)	12,500	30	7	2,917	8.33	10.00
Block D / D-3	Restaurant (assembly)	12,500	20	3.25	2,031	5.80	10.00
Block D / D-3	Apartments (3+ bedroom)	200	-	350	70,000	200.00	200.00
Block D / D-3	Office (business)	50,000	100	25	12,500	35.71	40.00
Block E / E-3*	Office (business)	35,875	100	25	8968.75	25.63	30.00
Block E / E-5	Retail (mercantile)	12,500	30	7	2,917	8.33	10.00
Block E / E-5	Restaurant (assembly)	12,500	20	3.25	2,031	5.80	10.00
Block E / E-5	Hotel (R2)	165	-	100	16500	47.14	50.00
Block E / E-5	Apartments (3+ bedroom)	75	-	350	26250	75.00	75.00
Total						411.76	435.00
*Has sewer availability per COF #7994							

REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
PROJECT # 118102003
SHEET NUMBER: 30

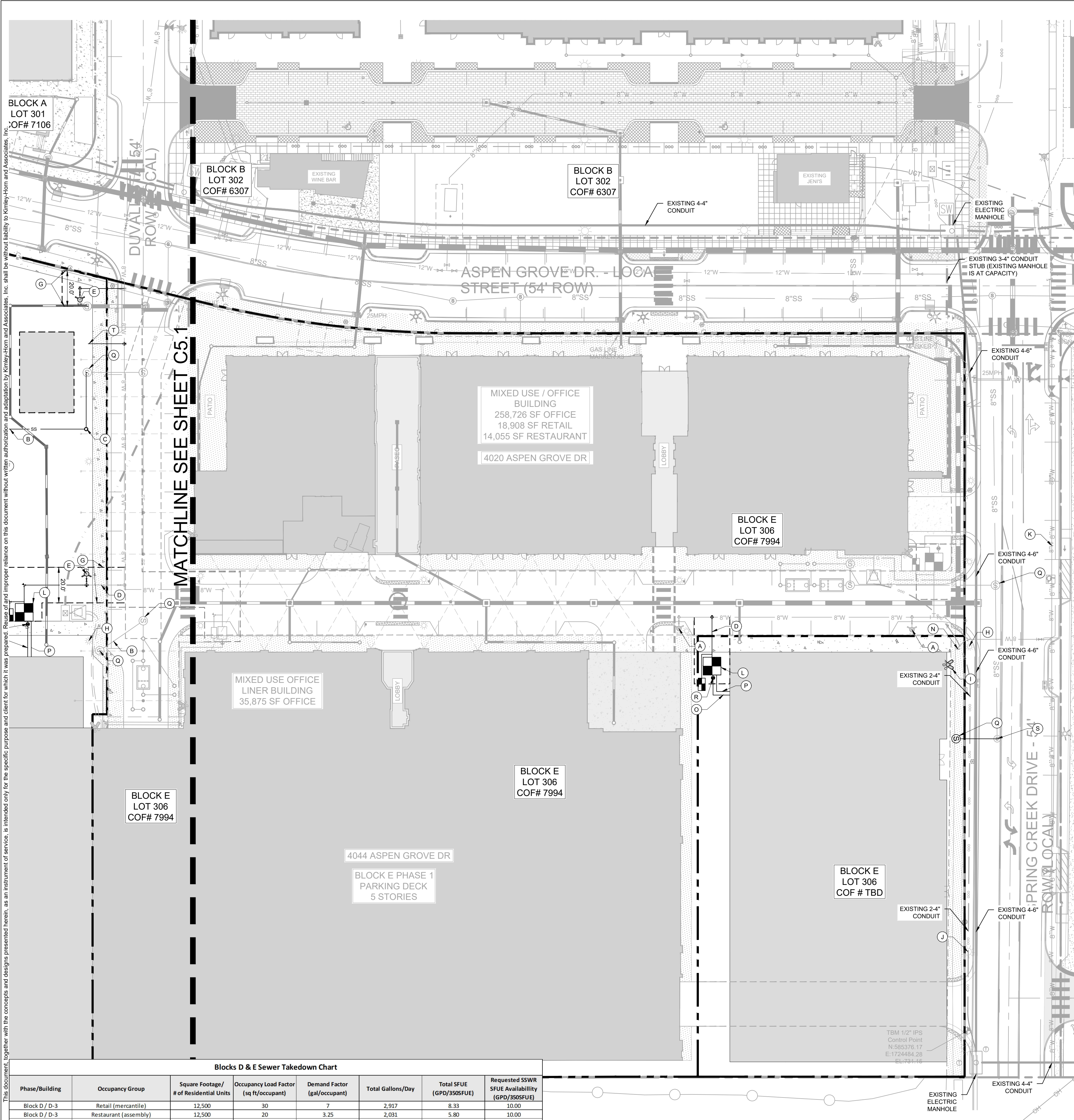
C5.1

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED UTILITY PLAN
COF# 8357
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FRANKLIN, TENNESSEE
1893
2024-4-4



Blocks D & E Sewer Takedown Chart						
Phase/Building	Occupancy Group	Square Footage/ # of Residential Units	Occupancy Load Factor (sq ft/occupant)	Demand Factor (gal/occupant)	Total Gallons/Day	Requested SSWR SFUE Availability (GPD/350SFUE)
Block D / D-3	Retail (mercantile)	12,500	30	7	2,917	8.33
Block D / D-3	Restaurant (assembly)	12,500	20	5.80	2,091	5.80
Block D / D-3	Apartments (3+ bedroom)	200	-	350	70,000	200.00
Block D / D-3	Office (business)	50,000	100	25	12,500	35.71
Block E / E-3*	Office (business)	35,875	100	25	8968.75	25.63
Block E / E-5	Retail (mercantile)	12,500	30	7	2,917	8.33
Block E / E-5	Restaurant (assembly)	12,500	20	3.25	2,091	5.80
Block E / E-5	Hotel (R2)	165	-	100	16500	47.14
Block E / E-5	Apartments (3+ bedroom)	75	-	350	26250	75.00
Total						411.76
*Has sewer availability per COF #7994						435.00

SITE LEGEND

PROPOSED SANITARY SEWER PIPE

PROPOSED STORM PIPE

- UTILITY NOTES**
1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.

2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.

3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:

a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS

b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.

c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.

d. A COPY OF ALL APPROVED CUT SHEETS.

4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.

6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

8. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. [HTTPS://FRANKLIN.IDTPLANS.COM/SECURE/](https://franklin.idtplans.com/secure/) PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

- UTILITY PLAN KEYNOTE LEGEND**
- (A)

EXISTING FIRE HYDRANT ASSEMBLY FROM COF #7994 BLOCK E PLAN
- (B)

6" PRIVATE SSWR SERVICE LINE
- (C)

PROPOSED SANITARY SEWER CLEANOUT (TYP.)
- (D)

PROPOSED 8" WATERLINE. FINAL DRAWINGS TO BE PROVIDED BY MVUD
- (E)

PROPOSED FIRE HYDRANT ASSEMBLY
- (F)

PROPOSED GREASE TRAP
- (G)

PROPOSED 20" MVUD EASEMENT
- (H)

EXISTING STREET LIGHT FROM COF #7994 BLOCK E PLAN
- (I)

FIRE DEPARTMENT CONNECTION
- (J)

EXISTING STREET LIGHT TO BE RELOCATED
- (K)

EXISTING 8" WATERLINE FROM COF #6247 INFRASTRUCTURE PLAN
- (L)

PROPOSED MVUD COMBINED FIRE/DOMESTIC METER BOX
- (M)

PROPOSED 4" GREASE WASTE SERVICE
- (N)

EXISTING 2" GAS LINE FROM COF #7994 BLOCK E PLAN
- (O)

PROPOSED 6" FIRE SERVICE
- (P)

PROPOSED 4" DOMESTIC WATER SERVICE
- (Q)

EXISTING SANITARY SEWER MANHOLE FROM COF #7994 BLOCK E PLAN
- (R)

PROPOSED POST INDICATOR VALVE
- (S)

EXISTING SANITARY SEWER MANHOLE
- (T)

PROPOSED 2" WATER SERVICE

ELECTRIC INFRASTRUCTURE LEGEND

2-4" ELECTRICAL CONDUIT (GREY CONCRETE)

2-2" ELECTRICAL CONDUIT

3-4" ELECTRICAL CONDUIT

4-4" ELECTRICAL CONDUIT (RED CONCRETE)

MTEMC SECTOR

MTEMC MANHOLE

MTEMC TRANSFORMER (THREE PHASE)

MTEMC TRANSFORMER (SINGLE PHASE)

MTEMC PULL BOX

- ELECTRICAL CONDUIT NOTE**
1. CONTRACTOR TO CONFIRM ELECTRICAL CONDUIT BUILDING CONNECTIONS.

2. SEE MEP PLANS FOR ALL INTERNAL BUILDING ELECTRICAL CONNECTION LOCATIONS.

WATER UTILITY DESIGN NOTE

THE WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

STATEMENT OF IMPACTS

FOR THE BLOCK D DEVELOPMENT, WATER WILL BE PROVIDED VIA AN 8" WATER MAIN EXTENSION FROM THE EXISTING 8" WATER LINE (FROM COF #7994) ON DUVALL STREET. BLOCK D SANITARY SEWER WILL BE PROVIDED BY TYING INTO AN EXISTING SANITARY SEWER MANHOLE (FROM COF #7994) ON SPRING CREEK DRIVE.

FOR THE BLOCK E DEVELOPMENT, WATER WILL BE PROVIDED VIA AN 8" WATER MAIN EXTENSION FROM THE EXISTING 8" WATER LINE (FROM COF #7994) ON FESTIVAL DRIVE. BLOCK E SANITARY SEWER WILL BE PROVIDED BY TYING INTO AN EXISTING SANITARY SEWER MANHOLE ON SPRING CREEK DRIVE.

FIRE MAIN NOTE

FIRE MAIN TO BE DIP.

ELECTRICAL NOTE

1. ELECTRICAL INFRASTRUCTURE AND LAYOUT IS CONCEPTUAL. REFER TO FINAL DRAWINGS AND PLANS PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION FOR CONSTRUCTION.

UTILITY CONTACTS

WATER	GAS	TELEPHONE
MVUD 465 DUKE DRIVE FRANKLIN, TN 37064 PHONE: (615)928-0237 CONTACT: KAREN YORK	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 485-6377 CONTACT: BRADIE ARMSTRONG	ATT PHONE: (615) 943-6572 CONTACT: MIKE BOGGESS MB127D@ATT.COM
ELECTRIC	SANITARY SEWER	CABLE
MIDDLE TN ELECTRIC 2155 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)794-4554 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 PHONE: (615)440-2920 CONTACT: PAULA BROOKS

UTILITY NOTE

1. ALL BACK FLOWS FOR DOMESTIC AND FIRE SHALL BE LOCATED INTERNAL TO THE PROPOSED BUILDINGS. COORDINATE WITH ARCHITECTURAL MEP PLANS FOR DETAILS.

2. CONTRACTOR TO VERIFY ALL EXISTING INVERTS PRIOR TO CONSTRUCTION.

HYDRANT AND STANDPIPE NOTE

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET.

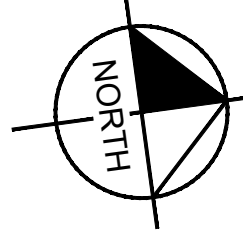
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.

3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.

4. OFFSITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.

5. ONE FUNCTIONAL, PERMANENT, OR TEMPORARY STANDPIPE IS REQUIRED IN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40 FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.

GRAPHIC SCALE IN FEET
0 15 30 60



McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED UTILITY PLAN
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
O.C. BY: RLM
PROJECT # 019418021
SHEET NUMBER:

Kimley»Horn

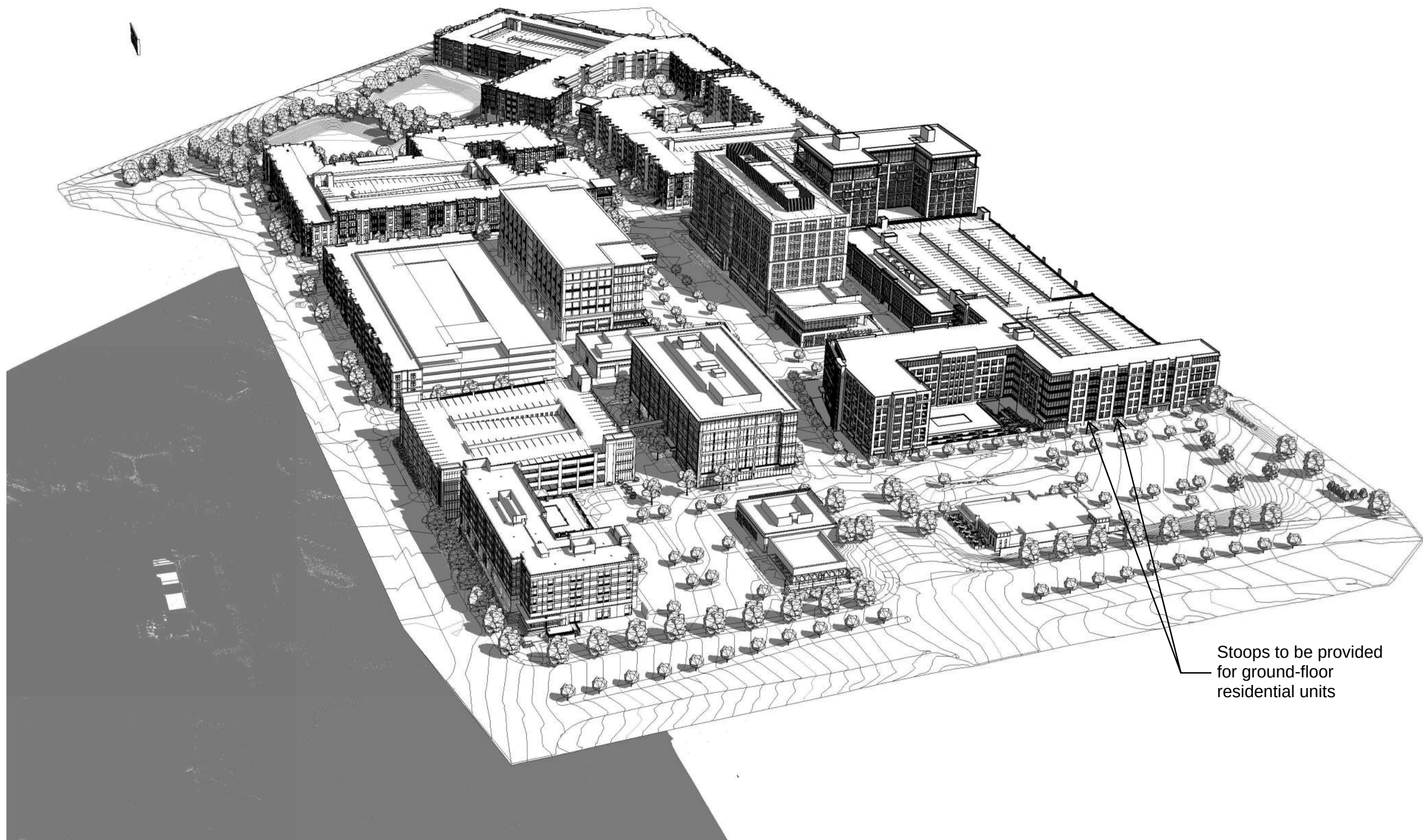
4031 Aspen Grove Drive
Franklin, TN 37067
615-562-2701
www.kimley-horn.com

KV+H

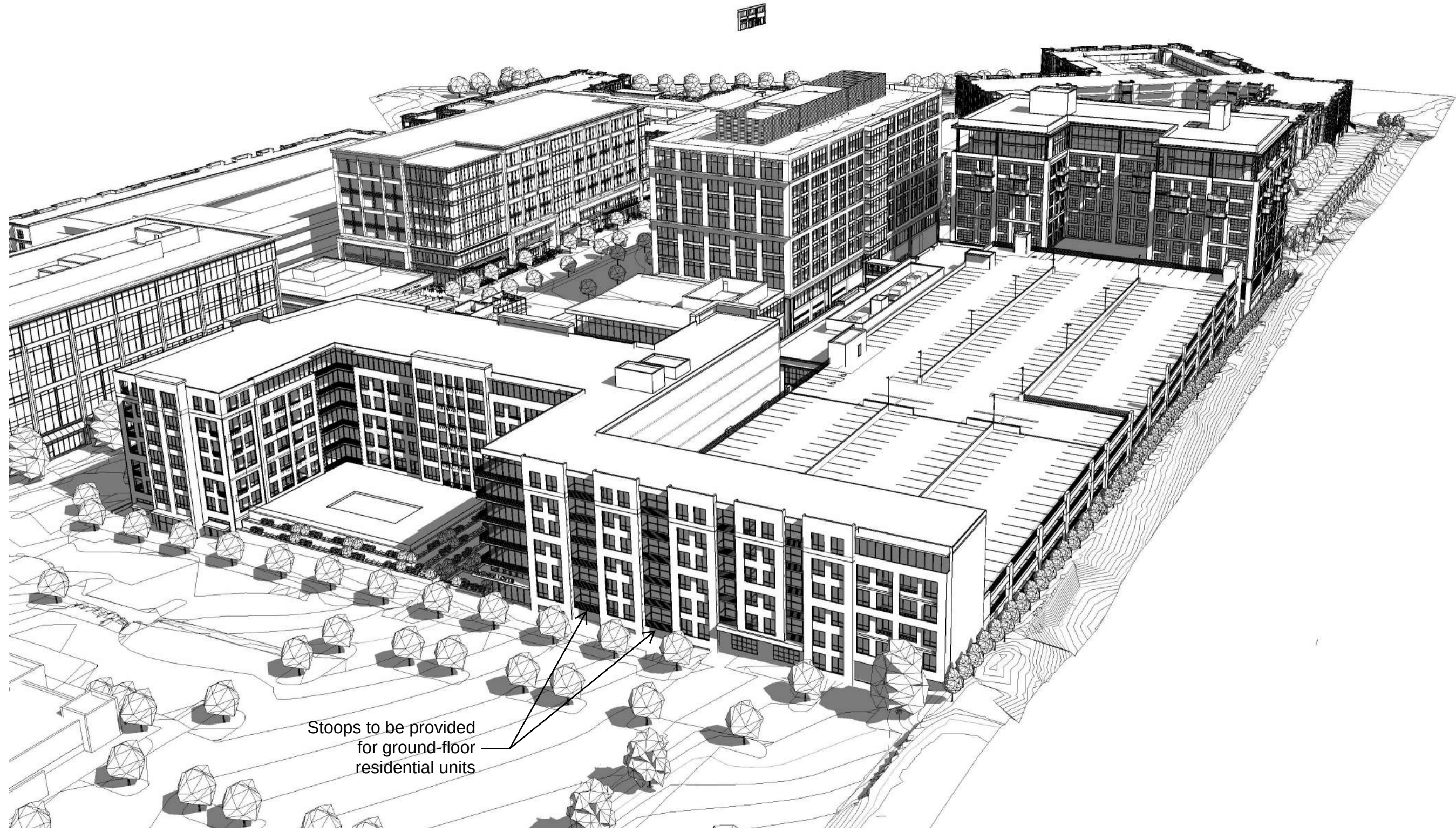
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

C5.2

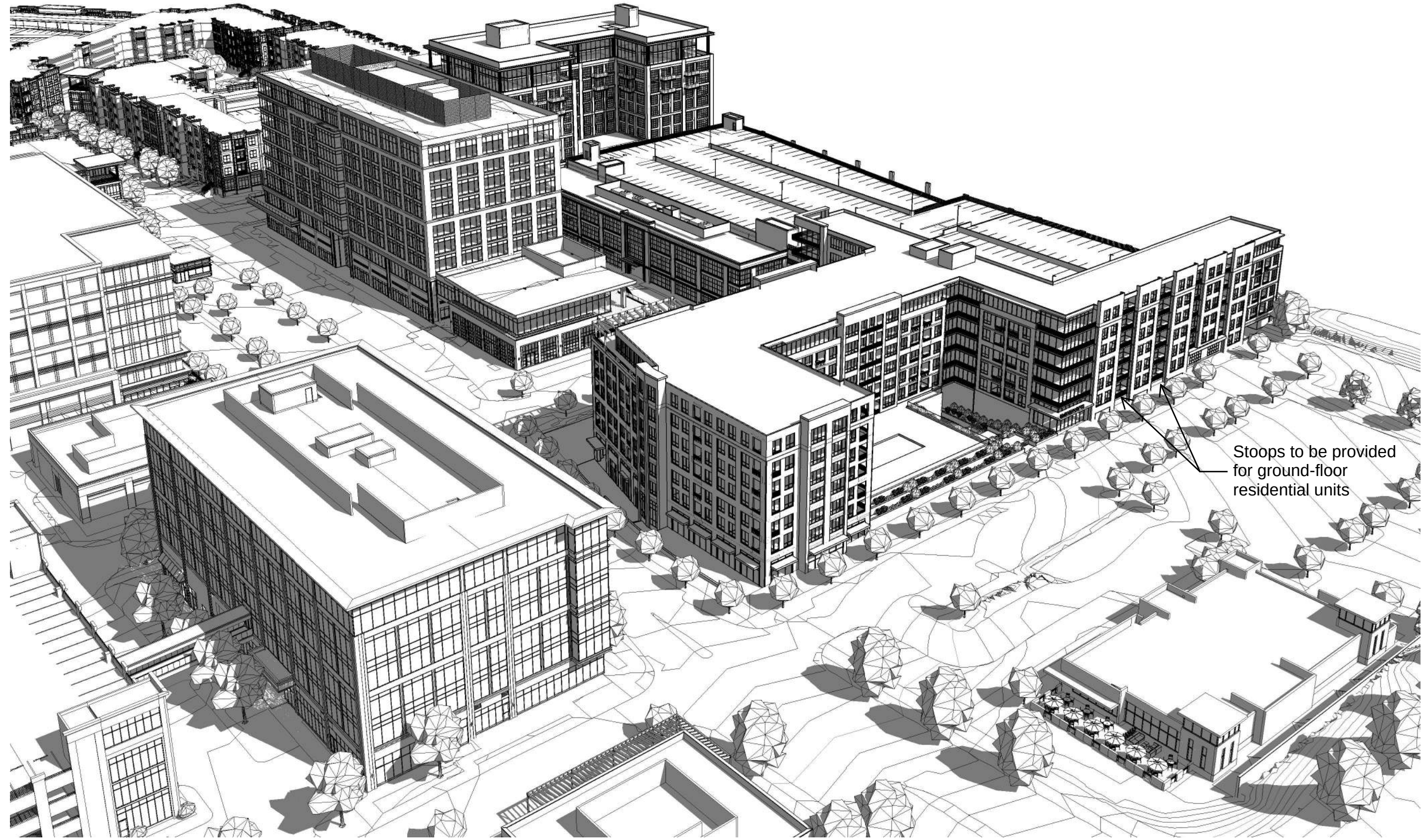
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AERIAL PERSPECTIVE - OVERALL VIEW FROM SOUTH



AERIAL PERSPECTIVE - VIEW FROM SOUTHEAST



AERIAL PERSPECTIVE - VIEW FROM SOUTHWEST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.



AERIAL PERSPECTIVE - OVERALL VIEW FROM NORTHWEST



AERIAL PERSPECTIVE - VIEW FROM NORTHEAST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

DATE: 01/04/2024
DESIGNED BY: AC
DRAWN BY: SJ MG MR
CHECKED BY: AB
SCALE: N.T.S.
PROJECT #: 20190272
SHEET NUMBER: A00.51

REVISIONS:
11/22/2023 - COF PRE-APP SUBMISSION
12/11/2023 - COF DEV PLAN INITIAL SUBMITTAL
01/04/2024 - COF DEV PLAN RE-SUBMITTAL

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
AERIAL PERSPECTIVES
COF# 8357
Franklin, Williamson Co, TN



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 **COOPER CARRY**
191 Peachtree Street NE
Suite 2050
Atlanta, Georgia 30303
404.237.2000
www.coopercarry.com



RENDERING - OVERALL MCEWEN NORTHSIDE DEVELOPMENT, WITH PROPOSED MODIFICATIONS GHOSTED IN



RENDERING - BLOCK D - VIEW FROM THE SOUTHWEST



RENDERING - BLOCK D - VIEW FROM THE SOUTHEAST

Stoops to be provided for ground-floor residential units



RENDERING - BLOCK D - VIEW FROM THE NORTHWEST

THE ELEVATIONS (PERSPECTIVE VIEWS) PROVIDED FOR THE DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.


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McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
RENDERINGS - BLOCK D
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:
11/22/2023 - COF PRE-APP SUBMISSION
12/11/2023 - COF DEV PLAN INITIAL SUBMITTAL
01/04/2024 - COF DEV PLAN RE-SUBMITTAL

DATE: 01.04.2024
DESIGNED BY: AC
DRAWN BY: SJ MG MR
CHECKED BY: AB
Q.C. BY: NTS
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.60