City of Franklin

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

Meeting Agenda

Work Session

Tuesday, February 13, 2024 | **5:00 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Event Permit For Tennessee Oncology Team Member Summer Event Sponsored By Tennessee Oncology On June 22, 2024 At The Park At Harlinsdale Farm

   Sponsors: Milissa Reierson, Lisa Clayton, Monique McCullough

2. Consideration Of Resolution 2024-12, A Resolution Of Support To Present The City Of Franklin's History To A Fuller Extent Through The Installation Of Three Historic Markers That Acknowledge, Honor, And Give Voice To The Stories Of Racial Injustice That Occurred In Williamson County Following The American Civil War
   WS 3/14/23
   Sponsors: Vernon Gerth

3. *Consideration Of Amendment 4 To COF Contract No. 2020-0055, With Ascension St. Thomas Urgent Care For Renewal Regarding Near-Site Clinic Services

   Sponsors: Kevin Townsel

4. *Consideration Of Resolution 2024-10, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Group Employee Insurance Benefits Consulting Services For A Term Of Award For The Human Resources Department (Purchasing Office Procurement Solicitation No. 2024-010)

   Sponsors: Kevin Townsel

5. *Consideration Of COF Contract No. 2024-0017, With Cumberland River Compact For The Purchase Of Compensatory Mitigation Credits In The Amount Of $220,195 For The McEwen Drive Phase IV Project

   Sponsors: Paul Holzen

6. *Consideration Of COF Contract No. 2024-0008, With Harpeth River Reserve, LLC For The Purchase Of Compensatory Mitigation Credits In The Amount Of $373,860 For The McEwen Drive Phase IV Project

   Sponsors: Paul Holzen

7. Presentation Of City Hall 100% Schematic Design, Opinions Of Cost, And Guidance On Proceeding With A Construction Manager At Risk, Owners Representative, And A Professional Services Agreement For Phase 3 - Design Development And Construction Documentation

   Sponsors: Vernon Gerth, Kelly Dannenfelser, Joe Marlo

8. Review And Guidance For Staff To Proceed With Finalizing The Professional Services Agreement Inclusive Of The Attached Scope, Schedule, And Fee For Consideration By The BOMA Which Will Allow For OHM Advisors/Studio 8 Design To Complete the Phase 3 - Design Development & Construction Documentation For The New City Hall And Site

   Sponsors: Vernon Gerth

9. *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. Establishing A Public Hearing On March 12, 2024
   FMPC 1/25/24, 9-0
   Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

10. *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). Establishing A Public Hearing On March 12, 2024
    FMPC 1/25/24, 9-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

11. 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. Establishing A Public Hearing On March 12, 2024
    FMPC 1/25/24, 9-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. 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. Establishing A Public Hearing On March 12, 2024
    FMPC 1/25/24, 9-0
    Sponsors: Emily Wright, Amy Diaz-Barriga

13. Consideration Of Resolution 2024-02, A Resolution To Ratify The Williamson County Growth Plan As Recommended By The Williamson County Growth Plan Coordinating Committee And To Approve The Interlocal Agreement (COF Contract No. 2023-0197)

    Sponsors: Shauna Billingsley, Emily Wright, Kelly Dannenfelser, Andrew Orr

14. Consideration Of COF Contract No. 2023-0334, With Middle Tennessee State University For Professional Services Agreement For Toussaint L'Ouverture Cemetery
    WS 1/23/24
    Sponsors: Lisa Clayton, Heather Eusebio, Emily Huffer

15. Consideration Of Ordinance 2024-03, An Ordinance To Amend The City Of Franklin Municipal Code, Title 16, Chapter 5, Special Events, Public Gatherings And Expression Events, And Temporary Street

Closures, Section 502 Definitions, To Redefine "Applicant" To Require Either A Sponsor Or Business Be Located In Franklin

Sponsors: Shauna Billingsley

16. Discussion Of Aldermen Pay

Sponsors: Alderman Beverly Burger

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06001

DATE: January 30, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Lisa Clayton, Director of Parks
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Tennessee Oncology Team Member Summer Event Sponsored By Tennessee Oncology On June 22, 2024 At The Park At Harlinsdale Farm

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Tennessee Oncology Team Member Summer Event at Harlinsdale Farm on June 22, 2024.

BACKGROUND/STAFF COMMENTS:

Tennessee Oncology has requested a special event permit for their employee event at the Park at Harlinsdale Farm on Saturday, June 22, 2024. This is a private event for all of the employees (statewide) of Tennessee Oncology and their families. The event features activities for the entire family, food trucks, and music. The event is scheduled from 12 noon until 8 p.m. Estimated attendance is 2,300.

FINANCIAL IMPACT:

The applicant covers the cost of Parks staff, facility rental, and any damage that occurs during the event (including set-up and tear-down).

RECOMMENDATION:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

Risk Management:

Applicant will provide certificate of insurance naming the City as additional insured.

Police Department:
Applicant will hire required number of extra-duty Franklin Police Officers

Building & Neighborhood Services Department:
Electrical permit will be required

Sanitation and Environmental Services Department:
The Sanitation and Environmental Services department will provide dumpsters at a cost of $110 each.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors
- After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Parks Department:

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Tennessee Oncology Team Member Summer Event
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   No known street closures required for this event
3. **Date or dates of event:** ~~06/15/2024~~ ***6/22/2024 mlm***
4. **Start/End Times of Event:**
   Start Time: 12pm **End Time**: 9pm

   6/21/2024 mlm
   What date/time will set-up begin? ~~6/14/2024~~ 8:00 AM
   What date/time will tear-down be complete? ~~6/15/2024~~ 9:00 PM ***6/22/2024 mlm***
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   N/a
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 2,200 Event Staff/Volunteers:100 Total:2,300
7. **Name of applicant and Organization Requesting Permit: Applicant / Organization Requesting Permit**
   Emileigh Mason
   Tennessee Oncology
   4488 Carothers Pkwy, Suite 300
   Franklin, TN 37067
   P:615-801-4922
   emason@tnonc.com

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
The Tennessee Oncology Summer Event will be for all our healthcare heroes and their families to enjoy a day of various event to include:

   Live Music (12pm-9pm) - Artists unknown at this time - various genres
   Company Field Day:

   - Kickball Tournament
   - 3-legged race for all ages
   - egg/spoon race
   - water balloon tosses
   - talent show
   - tug-a-war

   Kid Zone:

   - Petting Zoo
   - face painting
   - character drawing
   - balloon animals

   Additional activities/features:

   - Food trucks
   - photo booths
   - resource center for our company sponsors
   - bingo

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. ***For large-scale events, a map or maps should be obtained from the City's GIS division.***
If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

   Please detail any restricted parking areas on the event map.

   Event Map: Kid Zone (1).pdf

10. **Person in charge on day of event:** Emileigh Mason
Cell: 615-801-4922 **E-mail address:** emason@tnonc.com

11. **Name and Cell Number of at least two others available on day of event:**
Name: Steve Kennedy **Cell:** 629-395-9851 **E-mail address:** stkennedy@tnonc.com
Name: Hannah Obrien **Cell:** 615-390-9768 **E-mail address:** hobrien@tnonc.com

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

    Administrative Contact List: Summer Event Planning Committee.pdf

13. **Where is your organization based?** Nashville with two clinics in Williamson County

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

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** No
IRS tax exemption letter:

16. **Will you charge an admission fee?** No
Average admission fee:

17. **Will you charge a vendor particiation fee?** No
Average vendor participaion fee?

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

19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** No

20. **Is this event a fundraiser?** No
What organization will be the benefactor of event?
What percentage of funds will they receive?

21. **Will parking in the area of the event need to be restricted or prohibited?** No

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

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

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

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

Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
Pending approval of location, do not have vendors set at this time. Can/will provide once secured.

25. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: Clean-Up Plan.pdf

26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
If possible, we will need to use for restrooms. Company can also provide water if not available.

28. **Will alcohol, beer, and/or wine be given away or sold?** No
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

29. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger much have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information****.*

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: GNL.pdf
Good Neighbor Letter Mailing List: Good Neighbor List.xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.

2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.

3) I/We do swear or affirm that all of the information given in this application is true and complete.

4) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.

5) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.

6) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.

7) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.

8) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.

9) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.

10) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.

11) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.

12) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: _____ STEVE KENNEDY, SVP HUMAN RESOURCES Date: 10/11/23
(Signature and title – must be officer of organization)

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

_____ _____
Dr. Ken Moore, Mayor Eric S. Stuckey, City Administrator

08/2022

HISTORIC
FRANKLIN
TENNESSEE

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BY: _____ STEVE KENNEDY, SVP HUMAN RESOURCES Date: 10/11/23
(Signature and title – must be officer of organization)

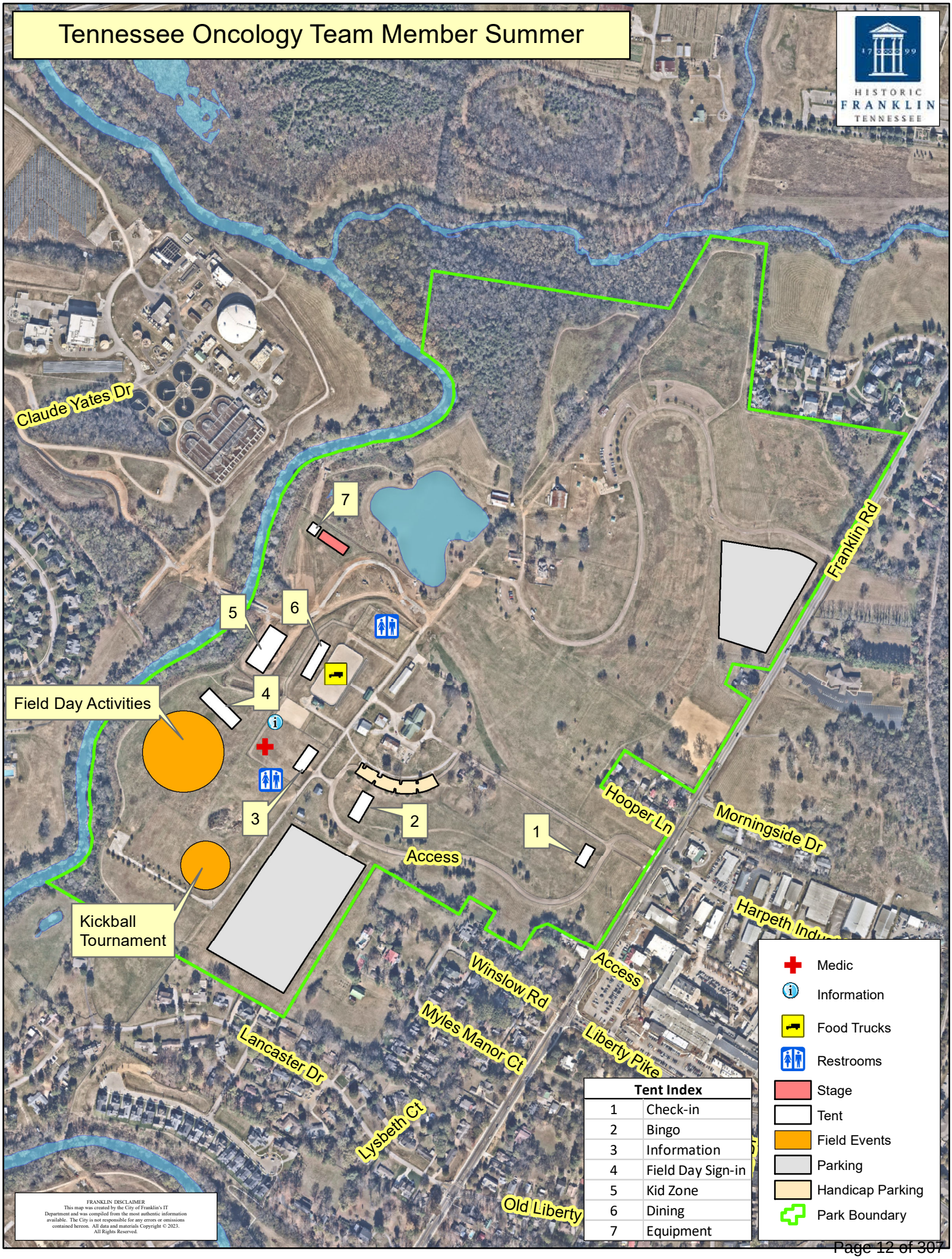
Approved by the Board of Mayor and Aldermen on _____, 20____

_____ Dr. Ken Moore, Mayor

_____ Eric S. Stuckey, City Administrator

08/2022

Tennessee Oncology Team Member Summer



Tent Index	
1	Check-in
2	Bingo
3	Information
4	Field Day Sign-in
5	Kid Zone
6	Dining
7	Equipment

- Medic
- Information
- Food Trucks
- Restrooms
- Stage
- Tent
- Field Events
- Parking
- Handicap Parking
- Park Boundary

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2023. All Rights Reserved.

Clean Up Plan:

Company volunteers to complete clean-up post event. Will have several trash receptacles placed throughout the park during event.

Tennessee Oncology Summer Event Planning Committee:

Steve Kennedy
629-395-9851
2004 Hayes Street, Nashville, TN 37203

Emileigh Mason
615-801-4922
2004 Hayes Street, Nashville, TN 37203

Hannah O'Brien
615-390-9768
2004 Hayes Street, Nashville, TN 37203

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

- Any site-built platforms (stages) and/or bleachers

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

ignature: _____

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

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

Applicant/Organization: Emileigh Mason - Tennessee Oncology
Event Name: Tennessee Oncology Team Member Summer Event
Event Date(s): 06/15/2024

1. **Time amplification equipment will be used:** From: 10:00 AM To: 9:30 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.***:**
   Sound amplification will be on stage located by the pond onsite. Sound amplification will be used for live music, talent show and annoucements.

   Sound Amplification Map: Kid Zone (1).pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
4. **Type of Amplifier:**
   - Fixed
5. **Number of Amplifiers:** Unknown **Number of Speakers:** Unknown **Number of Performers:** Unknown
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Emileigh Mason **Cell:** 615-801-4922 **E-Mail:** emason@tnonc.com
   Name: Steve Kennedy **Cell:** 629-395-9851 **E-Mail:** stkennedy@tnonc.com

Authorized Signature: Emileigh Mason **Date:** 10/19/2023

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

Date: January 2, 2024
Applicant: Emileigh Mason
Project Title: Tennessee Oncology Team Member Summer Event
Project Address:

Open Issues: 4

FIRE-Special Event

General Issues

1. Food Trucks

curt.edelmann@franklintn.gov

Food trucks must meet the following requirements:
1. Food trucks are spaced 10-feet apart
2.Food trucks with cooking operations require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
3.Food trucks with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
4.Food trucks using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
5.Food trucks using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
6. Only listed safety cans are used to dispense gasoline or other flammable liquids.
7. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service

2. Mobile Food Vendor / Food Truck Video

curt.edelmann@franklintn.gov

The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet.

https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1

3. Tents

curt.edelmann@franklintn.gov	Tents must meet the following requirements. 1. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits. 2. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply) 3. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring. 4. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 5. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards. 6. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress. 7. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole. 8. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged. [Edited By Curt Edelmann]

4. Stages

curt.edelmann@franklintn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Staff Conditions:

Staff recommends approval of this event with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant will provide a Good Neighbor letter which will be distributed to affected neighborhoods.

Risk Management:

- Applicant will provide certificate of insurance naming the City as additional insured.

Police Department:

- Applicant will hire required number of extra-duty Franklin Police Officers

Building & Neighborhood Services Department:

- Electrical permit will be required

Sanitation and Environmental Services Department:

- The Sanitation and Environmental Services department will provide dumpsters at a cost of $110 each.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors
- After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

Parks Department:

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.
- Any major changes to the event after approval, must be reviewed by the Special Events Advisory Team and the Department

File #: 21-05985

DATE: January 29, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Consideration Of Resolution 2024-12, A Resolution Of Support To Present The City Of Franklin's History To A Fuller Extent Through The Installation Of Three Historic Markers That Acknowledge, Honor, And Give Voice To The Stories Of Racial Injustice That Occurred In Williamson County Following The American Civil War
WS 3/14/23

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning The Williamson Remember project that includes a request for permission to install three historical remembrance markers.

BACKGROUND/STAFF COMMENTS:
The end of the Civil War in 1865 led to a period of opportunity and equal rights known as the Reconstruction Era, 1865-1877. By the 1880s, federal troops had left the South and neither Congress nor the federal courts took steps to protect the civil rights of Black people. In the years that followed, the rights of black men to vote, to serve on juries, and to hold public office were severely limited, if not eliminated. Nor did the government protect black citizens from extra-legal violence and domestic terrorism. Lynchings of African Americans were one of the most public and brutal forms of racial terrorism. Across the United States, at least 4,000 such lynchings occurred.

Franklin and Williamson County did not escape this brutal period in history. Racially motivated lynchings, murder and violence targeted Black residents. The Williamson Remembers Project believes that by confronting this history with honesty, our community will be stronger and more united in its quest to realize the promise of Liberty and Justice for All made by our nation’s Founders.

During the BOMA Work Session on March 14, 2023, Williamson Remembers Co-Chairs Julian Bibb and Dr. Kenneth Hill appeared before the aldermen and shared the thoughtful research The Williamson Remembers Committee performed and the purpose of seeking permission to commission and install the three remembrance markers within our historical downtown.

After this meeting, The Williamson Remembers Committee appeared on two occasions before the Civil War Historical Commission. During the latest meeting on January 11, 2024, The Williamson

Remembers Committee Co-Chairs Julian Bibb, Dr. Kenneth Hill and Matt Maxey provided a brief overview of the proposed makers and received additional feedback from Commission members on the individual maker locations and language. The Civil War Historical Commission supports this remembrance project and the enclosed exhibits of the marker locations and language have been finalized and ready for consideration by the City of Franklin Board of Mayor and Aldermen.

Williamson Remembers Co-Chairs Julian Bibb and Dr. Kenneth Hill will be joined by Dr. Carroll Van West, the Director of the Center for Historic Preservation at Middle Tennessee State University during the February 13, 2024 Work Session.

FINANCIAL IMPACT:

The three historical markers will be of similar shape and size to the existing markers located throughout our community. The markers will be commissioned by Williamson Remembers and paid for through donations. This installation of the markers will be performed by the City's Street Department as their schedule allows.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-12 which authorizes Williamson Remembers to proceed with the commissioning and installation of the three historical markers.

RESOLUTION 2024-12

A RESOLUTION OF SUPPORT TO PRESENT THE CITY OF FRANKLIN'S HISTORY TO A FULLER EXTENT THROUGH THE INSTALLATION OF THREE HISTORIC MARKERS THAT ACKNOWLEDGE, HONOR, AND GIVE VOICE TO THE STORIES OF RACIAL INJUSTICE THAT OCCURRED IN WILLIAMSON COUNTY FOLLOWING THE AMERICAN CIVIL WAR.

WHEREAS, the City of Franklin has a distinct history, being the site of one of the bloodiest battles of the American Civil War; and

WHEREAS, the City of Franklin desires to expand the story of Franklin's shared history through the addition of public markers that present the African American experience; and

WHEREAS, the City of Franklin is recognized nationally for its leadership in telling a complete and honest version of its community's history; and

WHEREAS, the presentation of Franklin's shared history prior to, during, and following the American Civil War provides a further opportunity to educate our community and visitors more fully about our community; and

WHEREAS, the Williamson Remembers Committee has expressed a desire to recognize this shared history through the addition of three historic markers in Franklin's historic downtown, to present such accounts of racial injustice that occurred in the period following the American Civil War, and to enhance the ability to tell a fuller story of Franklin's history – some of which is largely unknown and often untaught.

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that:

The City of Franklin is committed to telling and preserving our shared history and shall support efforts to present Franklin's history in a fully inclusive manner. The addition of these facts shall provide an opportunity to broaden the story of Franklin's history and is done so with the ambition of unity.

Specifically, the City of Franklin shall support the Williamson Remembers Committee by:

1. Authorizing the establishment of additional historic markers in Franklin's historic downtown as illustrated in the attached exhibits that reflect the actual events related to the experience of African Americans following the American Civil War; and
2. Acknowledging the research and efforts of the Williamson Remembers Project to erect three historic markers as illustrated in the attached exhibit that acknowledge, honor, and give voice to the stories of racial injustice that have long been hidden or untold in Williamson County and Franklin.

[signature page to follow]

SIGNATURE PAGE TO RESOLUTION 2024-12

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

ATTEST:

BY: _____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

BY: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
William E. Squires
Assistant City Attorney

Proposed Marker Locations

HISTORIC FRANKLIN TENNESSEE

Marker #3

Marker #2

Marker #1

Bicentennial Park

Water Management Department

Rest Haven Cemetry

City Cemetery

City Hall

Williamson County Fire Rescue Squad

Williamson County Judicial Center

MARTIN LUTHER KING JR AVE

N MARGIN ST

MOUNT HOPE ST

JOHNSON ALY

GLASS ST

GREEN ST

FAIR ST

BRIDGE ST

CHURCH ST

EMILY CT

RIDGE DR

LANCASTER DR

9TH AVE N

7TH AVE N

6TH AVE N

4TH AVE N

3RD AVE N

2ND AVE N

1ST AVE N

4TH AVE S

3RD AVE S

2ND AVE S

1ST AVE S

431

96

246

31

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2021. All Rights Reserved.

City of Franklin TN GIS Dept., ESRI, INC

MARKER NO. 1

LIBERTY AND JUSTICE FOR ALL DENIED

The end of the Civil War in 1865 led to a period of opportunity and equal rights known as the Reconstruction Era, 1865-1877. By the 1880s, federal troops had left the South and neither Congress nor the federal courts took steps to protect civil rights of Black people. In Plessy v. Ferguson (1896) the Supreme Court ruled separate but equal was the law of the land. "Jim Crow" segregation was the result in politics and the courts for the next 70 years. Schools and most public spaces were segregated by race. The right of Black men to vote, to serve in juries, and to hold public office were severely limited, if not eliminated. Nor did government protect Black citizens from extra-legal violence and domestic terrorism. Denied free and impartial trials, too many Black citizens became victims of White lynch mobs. Lynchings of African Americans were one of the most public and brutal forms of racial terrorism. Across the United States, at least 4,000 such lynchings occurred.

Williamson County did not escape this brutal period in history. Racially motivated lynchings, murder and violence targeted Black residents. The Remembrance Project believes that by confronting with honesty this history, our community will be stronger and more united in its quest for Liberty and Justice for All. In 2021, Congress approved the Emmett Till Antilynching Act which became effective in 2022.

This Marker is the first of three Markers of the Williamson County Remembrance Project. Others are located at the City Cemetery and Bicentennial Park.

PROPOSED LOCATION:

Northeast Corner of Third Avenue South/Public Square

MARKER NO. 2 – CITY CEMETERY

LIBERTY AND JUSTICE FOR ALL, DENIED

In the summer of 1868, a series of documented racially motivated terror killings occurred in Williamson County. On July 19th, local Ku Klux Klan members lynched an African American, William Guthrie, for allegedly assaulting Mary Ezell, a White woman. In response, unidentified African American residents killed John Ezell, Mary's brother, who they believed guilty of Guthrie's lynching. The Klan escalated the violence by lynching an unidentified African American by hanging near the Bostick home, known as Everbright, on Carter's Creek Pike. The Klan next attacked White Jewish merchant, Samuel A. Bierfield, at his Franklin business, located at the present-day intersection of 4th Avenue and Main Street. It is believed that Bierfield was attacked because some Klan members suspected he was present when John Ezell was killed, and others believed Bierfield sympathized with the town's African American residents. The Klan lynched Bierfield by shooting him to death and leaving his body in the street. During this event, the Klan shot Bierfield's employee and formerly enslaved African American, Lawrence Bowman who died the following day from wounds sustained in the attack. Bierfield has since been recognized as the first Jewish person lynched in the United States.

This Marker is second in a series sponsored by the Williamson Remembrance Project, which believes that by confronting with honesty this history, our community will be stronger and more united in its quest for Liberty and Justice for All. In 2021, Congress approved the Emmett Till Antilynching Act which became effective in 2022.

Other Williamson Remembrance Project Markers are located in Franklin's Square and at Bicentennial Park.

PROPOSED LOCATION:

Northwest Corner of Martin Luther King, Jr. Ave./N. Margin St.

MARKER NO. 3 – BICENTENNIAL PARK

LIBERTY AND JUSTICE FOR ALL, DENIED

Between 1877 and 1891, the following five horrific racially motivated terror lynchings of African American men took place in Williamson County. On March 18, 1877, masked men violently took Jim Walker, accused of rape and murder, from the County Courthouse and hanged him, without a trial. In 1878, a White lynch mob took Calvin Beatty from the county jail for allegedly raping a child and hanged him at a location near Moores Lane. In October that year another White lynch mob chased John Thomas, who it alleged raped a White child, for 3 miles before hanging him outside Franklin. On August 10, 1888, members of the local Ku Klux Klan violently removed Amos Miller, who was accused of the rape of a White woman, from the courtroom at the County Courthouse and hanged him from the courthouse's second story rather than allow him a fair trial. On April 30, 1891, a White lynch mob took Jim Taylor, accused of shooting a police officer, and hanged him on the Murfreesboro Road Bridge near downtown Franklin.

This Marker is the third in a series sponsored by the Williamson Remembrance Project, which believes that by confronting with honesty this history, our community will be stronger and more united in its quest for Liberty and Justice for All. In 2021, Congress approved the Emmett Till Antilynching Act which became effective in 2022.

Other Williamson Remembrance Project Markers are at Franklin's Square and at the City Cemetery.

PROPOSED LOCATION:

Southwest Corner of Martin Luther King, Jr. Ave. / N. Margin Street

City of Franklin

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

File #: 21-05967

DATE: January 22, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources

SUBJECT:

*Consideration Of Amendment 4 To COF Contract No. 2020-0055, With Ascension St. Thomas Urgent Care For Renewal Regarding Near-Site Clinic Services

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 4 to COF Contract No. 2020-0055.

BACKGROUND/STAFF COMMENTS:

Amendment 4 addresses our desire to extend the current City of Franklin contract for near-site clinic services with Ascension St. Thomas Health - Urgent Team for another year. The City of Franklin is within the two one-year extension time frame for renewing this contract with Urgent Team. The City of Franklin utilizes Urgent Team for pre-employment physicals, random and post-accident drug testing, workers' compensation injuries, and medical care for employees and their dependents on our medical plan.

FINANCIAL IMPACT:

This contract is funded through each department's personnel line item, under the employee benefits budget. The financial impact could fluctuate depending on employee usage, but the cost for agreed upon services has not changed since our initial contract.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 4 to COF Contract No. 2020-0055.

AMENDMENT NO. 4 TO
PROCUREMENT AGREEMENT BETWEEN THE CITY OF FRANKLIN, TENNESSEE
AND URGENT TEAM MANAGEMENT OF TENNESSEE, LLC, ET AL.
COF CONTRACT NO. 2020-0055

THIS AMENDMENT is made and entered into on this the _____ day of _____ 2024, by and between the **City of Franklin, Tennessee** ("City") and **Urgent Team Management of Tennessee, LLC,** on behalf of itself, **Urgent Team Holdings, Inc., Urgent Team Management, LLC, Ascension Saint Thomas Health-Urgent Team JV, LLC, and Crossroads Urgent Care, PLLC d/b/a Urgent Team** (collectively, "Service Provider").

WITNESSETH:

WHEREAS, the City and the Service Provider are parties to that certain Procurement Agreement ("Agreement") dated April 14, 2020; and

WHEREAS, the near-site clinic healthcare services location is currently described as Ascension Saint Thomas Urgent Care,located at 509 Hillsboro Road, Franklin, Tennessee 37064; and

WHEREAS, the term of award ("Term") is currently scheduled to expire on April 13, 2024; and

WHEREAS, the parties desire to amend the Agreement to extend the Term and make certain other modifications as described herein.

NOW, THEREFORE, for and in consideration of the premises, the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein and not otherwise defined shall have the same meanings ascribed to them in the Agreement.

2. Term. The Term of the Agreement is hereby extended until April 14, 2025.

3. Near-Site Clinic Healthcare Services Location. As of the effective date of this Amendment, the near-site clinic healthcare services location is described as Ascension Saint Thomas Urgent Care. The near-site clinic healthcare services location shall continue to be located at 509 Hillsboro Road, Franklin, Tennessee 37064.

4. Extension Terms. The extension of the Term provided for herein shall constitute the exercise of the fourth of the extension options granted in the Agreement. Accordingly, the parties are exercising the final of the four (4) options to extend the Term pursuant to Paragraph 10 of the Agreement.

5. No Further Amendments. As amended hereby, the Agreement shall remain in full force and effect without any further amendments or modifications. Any inconsistencies between the Terms of the Agreement and the Terms of this Amendment shall be resolved in favor of this Amendment.

Law Dept approved 01.19.24

6. Counterparts; Electronic Signatures. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument. Signatures transmitted by facsimile, pdf, or other electronic means shall be deemed original signatures for all purposes hereunder.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

CITY:

By:_____

Dr. Ken Moore
Mayor

Date:_____

SERVICE PROVIDER:

By: _____

Thompson S. Dent
Chairman & CEO

Date: 1/19/2024

Attest:

_____

Eric S. Stuckey
City Administrator
Date: _____

Approved as to Form:

_____

J. Blake Harper
Staff Attorney

Law Dept approved 01.19.24

City of Franklin

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

File #: 21-05968

DATE: January 23, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources

SUBJECT:

*Consideration Of Resolution 2024-10, A Resolution Authorizing The Use Of The Competitive Sealed Proposal Procurement Method For Choosing The Service Provider For Group Employee Insurance Benefits Consulting Services For A Term Of Award For The Human Resources Department (Purchasing Office Procurement Solicitation No. 2024-010)

PURPOSE:

The purpose of this resolution would be to authorize the use of the competitive sealed proposal procurement method for choosing the service provider for group employee insurance benefits consulting services for a term of award for the Human Resources Department.

BACKGROUND/STAFF COMMENTS:

Tennessee law and City ordinance both require the Board of Mayor and Aldermen to authorize use of the competitive sealed proposal procurement method for choosing suppliers and/or service providers whenever the Board determines that the use of competitive sealed bidding is either not practicable or not advantageous for the City.

For the planned procurement of group employee insurance benefits consulting services for a term of award, competitive sealed bidding is either not practicable or not advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

FINANCIAL IMPACT:

The financial impact of the procurement remains to be determined.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-10.

RESOLUTION 2024-10

A RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE SEALED PROPOSAL PROCUREMENT METHOD FOR CHOOSING THE SERVICE PROVIDER FOR GROUP EMPLOYEE INSURANCE BENEFITS CONSULTING SERVICES FOR A TERM OF AWARD

WHEREAS, pursuant to Tenn. Code Ann. § 12-3-1207 the City may use competitive sealed proposals rather than competitive sealed bids when the City adopts a process for the use of competitive sealed proposals and determines that the use of competitive sealed bidding is either not practicable or not advantageous to the City; and

WHEREAS, the City passed Ordinance 2019-24 on August 13, 2019, authorizing the use of the competitive sealed proposal procurement method; and

WHEREAS, should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then City staff requests authority to use the competitive sealed proposal procurement method for determining which service provider to recommend for award of group employee insurance benefits consulting services for a term of award; and

WHEREAS, the Board of Mayor and Aldermen find that the use of the competitive sealed proposal procurement method is advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

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

Should the City choose to pursue conducting its own competitive process for establishing the basis of pricing pursuant to sealed submittals and published legal notice, then the City is authorized to use the competitive sealed proposal procurement method pursuant to the standards set forth in Municipal Code § 5-504 for determining which service provider to recommend for award of group employee insurance benefits consulting services for a term of award because qualifications, experience, and competence are more important than price in making the purchase, and because there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley, City Attorney

Law Dept approved 02.05.24

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05973

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

*Consideration Of COF Contract No. 2024-0017, With Cumberland River Compact For The Purchase Of Compensatory Mitigation Credits In The Amount Of $220,195 For The McEwen Drive Phase IV Project

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract 2024-0017.

BACKGROUND/STAFF COMMENTS:

The McEwen Phase IV project is impacting 380 LF of an intermittent stream and 0.03 acres of wetlands located within the project limits. As part of the permitting process, the USACE and Tennessee Department of Environment and Conservation are requiring compensatory mitigation. Compensatory mitigation is required to offset the adverse impacts on these water resources. The project cannot move forward without compensatory mitigation and there is no opportunity for the City to do the mitigation onsite. As an alternative to onsite mitigation, staff is recommending that we purchase mitigation credits from an approved mitigation bank. Ideally, the city would purchase all the stream credits within the Harpeth River watershed. Unfortunately, stream credits were not available. The permitting agencies have approved the city to purchase credits from the Cumberland River Compact. The Cumberland River Compact in-lieu fee program has credits available within the Upper Cumberland River watershed.

FINANCIAL IMPACT:

The City is required to purchase 93.70 credits for a total cost of $220,195. This expense is part of the McEwen Phase IV project budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0017.

CUMBERLAND RIVER COMPACT
35 Peabody St Ste 305
Nashville, TN 37210
615-837-1151
info@cumberlandrivercompact.org

COF 2024-0017

INVOICE 6382

DATE 01/17/2024

DUE DATE 03/08/2024

BILL TO
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

P.O. NUMBER
McEwen Drive Phase IV

DATE	PROGRAM	QTY	RATE	AMOUNT
	ILF-UCSA - Type 2 Compensatory Mitigation Credits - Upper Cumberland Service Area: LRN-2023-00839	93.70	2,350.00	220,195.00

Payment of this invoice indicates acceptance of the following terms and conditions: Within 10 days after receipt by Cumberland River Compact CRC") into its bank account of the payment amount shown on this invoice, CRC will (1) issue a Letter of Credit Sale to the Purchaser named on this invoice that identifies the number and type of credits purchased and confirms that associated mitigation responsibility has been transferred to CRC; and (2) CRC will provide a copy of the Letter of Credit Sale to the U.S. Army Corps of Engineers, Nashville District by U.S. mail or via e-mail. CRC will have no further obligations to Purchaser. Once payment is received, all credit sales are final & non-refundable. In extraordinary circumstances, at the discretion of CRC, a partial refund may be considered, and in all cases CRC retains a minimum 15% administrative fee. Failure to purchase the correct number of credits needed does not constitute an extraordinary circumstance.

TOTAL DUE **$220,195.00**

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 2024.

BY: _____
Cumberland River compact
TITLE: Executive Director
Date: 1/19/24

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form;

_____
J. Blake Harper, Staff Attorney

Law Dept approved 01.19.24

City of Franklin

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

File #: 21-05974

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

*Consideration Of COF Contract No. 2024-0008, With Harpeth River Reserve, LLC For The Purchase Of Compensatory Mitigation Credits In The Amount Of $373,860 For The McEwen Drive Phase IV Project

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF 2024-0008.

BACKGROUND/STAFF COMMENTS:

The McEwen Phase IV project is impacting 380 LF of an intermittent stream and 0.03 acres of wetlands located within the project limits. As part of the permitting process, the USACE and Tennessee Department of Environment and Conservation are requiring compensatory mitigation. Compensatory mitigation is required to offset the adverse impacts on these water resources. The project cannot move forward without compensatory mitigation and there is no opportunity for the City to do the mitigation onsite. As an alternative to onsite mitigation, staff is recommending that we purchase mitigation credits from an approved mitigation bank. The Harpeth River Reserve, LLC has credits available within the Harpeth River Watershed and the permitting agencies have approved the city to move forward with the purchase of credits to allow the project to proceed.

FINANCIAL IMPACT:

The cost to purchase 115 stream credits and 0.06 wetland credits is $373,860. This expense is part of the McEwen Phase IV project budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0008.

MITIGATION CREDIT PURCHASE AGREEMENT
HARPETH RIVER MITIGATION BANK
COF 2024-0008

THIS MITIGATION CREDIT PURCHASE AGREEMENT (hereinafter "Agreement") is made and entered into this___day of _____, 2024 by and between **Harpeth River Reserve, LLC** (hereinafter "Seller") and **City of Franklin** (hereinafter "Purchaser");

WITNESSETH:

WHEREAS, Seller is the record owner and holder of certain stream and wetland bank credits at the Harpeth River Mitigation Bank (hereinafter "Credits") approved by a Mitigation Banking Instrument ("MBI"), executed by the Nashville District Corps of Engineers ("USACE") and Tennessee Department of Environment and Conservation ("TDEC"), which agree that the Seller shall provide streams and wetlands which will be better managed, of greater function and value than individual onsite stream and wetland mitigation, and protected in perpetuity; and

WHEREAS, as part of the environmental permitting process involving the USACE and TDEC, Purchaser's permit from the respective governmental agency(ies) is conditioned upon the purchase of Credits as compensatory mitigation;

WHEREAS, Seller agrees to sell and Purchaser desires to purchase Credits on the terms and conditions hereinafter set forth to be used to offset stream and wetland impacts associated with the proposed development of a project known as McEwen Drive Phase IV, located in Williamson County, Tennessee within the Harpeth Watershed (HUC — 05130204) (hereinafter "Project"), USACE Permit **LRN-2023-00839** and TDEC Permit **NRS23.297**; and

WHEREAS, the number of Credits to be purchased by Purchaser has been determined by Purchaser after consultation with its advisors to be **115.8** stream functional foot credits and **0.06** wetland credits ("Purchased Credits").

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to consummate the purchase and the sale of the aforementioned Purchased Credits, the Parties do hereby warrant and agree as follows:

1. TERMS OF CREDIT RESERVATION AND PURCHASE.

Subject to the terms and conditions hereinafter set forth, at the closing of the transaction contemplated hereby, Seller shall sell, convey, transfer, and deliver to Purchaser certificates representing Stream and Wetland Bank Credits, and Purchaser shall purchase from Seller such Purchased Credits in consideration of the Purchase Price set forth in this Agreement. The transaction contemplated by this Agreement shall be in accordance with the USACE and/or TDEC permits.

Seller agrees to sell to Purchaser the Purchased Credits under this Agreement as may be required by the USACE and/or TDEC. As total consideration for the purchase and sale of the **115.8 stream and 0.06 wetland** Purchased Credits, pursuant to this Agreement, Purchaser shall pay to Seller the

sum of Three Hundred Seventy-Three Thousand Eight Hundred Sixty Dollars **($373,860),** such total consideration to be referred to in this Agreement as the "Purchase Price" is to be delivered to Seller via check, wired federal funds, or cashier's check within thirty (30) days of the effective date of this Agreement.

The Purchase Price is based on the price of $3,200 per stream credit and $55,000 per wetland credit. The Purchase Price may be adjusted up or down by the actual number of Credits required by the USACE and/or TDEC for the Project. Seller agrees to reduce the number of Purchased Credits if the USACE and/or TDEC requirements are decreased, minus a 10% fee as liquidated damages. Seller also agrees to increase the number of Purchased Credits, if available at the time of the request.

If Seller does not receive full payment for the Purchased Credits within 30 days of the effective date of this Agreement, this Agreement will become voided, and Seller will have the right to market and sell subject Credits to others.

2. DEFAULT.

If Purchaser fails to pay any portion of the Purchase Price when due, then: (i) Seller shall not be required to perform hereunder and shall not be responsible for any breach, liability, or damages resulting from such non-performance; and (ii) Seller may pursue such remedies as may be available at law and in equity and may terminate this Agreement. If Seller terminates this Agreement pursuant to a default by Purchaser, Seller shall thereafter be relieved of its responsibilities hereunder and shall have no further obligations to Purchaser, ownership of the Purchased Credits shall automatically revert to Seller, and Seller shall be free to market and sell the Purchased Credits to one or more third parties.

If Seller fails to perform any obligations of this Agreement when due, then: (i) Purchaser shall not be required to perform hereunder and shall not be responsible for any breach, liability, or damages resulting from such non-performance; and (ii) Purchaser may pursue such remedies as may be available at law and in equity and may terminate this Agreement. If Purchaser terminates this Agreement pursuant to a default by Seller, Purchaser shall thereafter be relieved of its responsibilities hereunder and shall have no further obligations to Seller.

3. REPRESENTATIONS AND WARRANTIES OF SELLER.

Seller hereby warrants and represents:

(a) **Organization and Standing.**

Seller is a limited liability corporation duly organized, validly existing and in good standing under the laws of the State of Tennessee and has the corporate power and authority to carry on its business as it is now being conducted.

(b) Restrictions on Credits.

(i) Seller is the lawful owner of the Stream and Wetland Bank Credits, free and clear of all security interests, liens, encumbrances, equities and other

charges.

(ii) The Purchased Credits referenced by this agreement relate only to USACE Permit **LRN-2023-00839** and TDEC Permit **NRS23.297** for proposed stream and wetland impacts associated with the discharge of fill material into streams for the McEwen Drive Phase IV Project.

(iii) Seller will comply with the MBI for the development and delivery of Purchased Credits.

4. CONDITIONS OF TRANSFER OF PURCHASED CREDITS.

Upon full payment of the Purchase Price, Purchaser shall own the Purchased Credits. Within ten (10) days of Seller's receipt of full payment of the Purchase Price, Seller shall provide the USACE and TDEC with the documentation required by the MBI to apply the Purchased Credits to any USACE and TDEC permits for the Project. Purchaser is hereby notified that the transfer of Credits generally takes approximately thirty (30) days to complete.

Within thirty (30) days of full payment of the Purchase Price, Purchaser shall have the right to request to Seller in writing to market and sell all or any portion of the Purchased Credits to a third party(ies). Upon written notice from Purchaser, Seller shall use commercially reasonable efforts to market and sell such Credits designated by Purchaser to one or more third parties in accordance with Seller's standard practices and on such terms and for such price as Seller determines appropriate. Within thirty (30) business days after Sellers's receipt of proceeds with respect to such Credits, Seller shall remit such proceeds to Purchaser minus a 10% fee to Seller.

5. SELLER RESPONSIBILITIES.

In no event shall Seller be responsible for: (i) determining the nature or amount of mitigation required by Purchaser for any project or permit or by applicable law, or (ii) compliance with the terms and conditions of any permit ultimately issued to Purchaser in connection with any project or otherwise.

6. GENERAL PROVISIONS.

(a) Entire Agreement.

This Agreement constitutes the entire Agreement and supersedes all prior agreements and understandings, oral and written, between the parties with respect to the subject matter hereof.

(b) Successors and Assigns.

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

(c) Applicable Law.

This Agreement, and all transactions contemplated hereby, shall be governed by, construed and enforced in accordance with the laws of the State of Tennessee and Williamson County.

(d) Notices.

All notices required by this Agreement shall be in writing and shall be sent by overnight mail, certified or registered mail or hand-delivered to the addresses set out below. Notices shall be deemed delivered and given when received, if mailed, or when delivered by hand, upon receipt.

Notices to Seller shall be sent to: **7447 Crow Cut Road, Fairview, TN 37062**

Notices to Buyer shall be sent to: **109 3rd Avenue South, Franklin, TN 37064,**
Attn: City Engineer

(e) Amendments and Waivers.

This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by each and all of the parties hereto. No failure by Purchaser or Seller to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such any other covenant, agreement, term or condition. Any party hereto, by notice, may but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation or covenants of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.

(f) Partial Invalidity.

Should any term of this Agreement be held to be invalid, illegal or unenforceable, in whole or in part, neither the validity of the remaining part of such term or the validity of any other term of this Agreement shall in any way be affected thereby.

IN WITNESS THEREOF, this Agreement has been executed by each of the individual parties hereto on the date first above written.

Signed, sealed and delivered:

Seller — Harpeth River Reserve, LLC

By: Caleb Duke
Its: Manager
Date:

Purchaser— City of Franklin

By: Dr. Ken Moore
Its: Mayor
Date:

Approved as to form:

J. Blake Harper, Staff Attorney

City of Franklin

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

File #: 21-05791

DATE: January 3, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Kelly Dannenfelser, Asst. Director of Planning
Joe Marlo

SUBJECT:

Presentation Of City Hall 100% Schematic Design, Opinions Of Cost, And Guidance On Proceeding With A Construction Manager At Risk, Owners Representative, And A Professional Services Agreement For Phase 3 - Design Development And Construction Documentation

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the process for the new City Hall and redevelopment of our current site.

BACKGROUND/STAFF COMMENTS:

In Fall 2019, the BOMA approved design services to envision a new city hall in its prominent location on Franklin's historic Public Square with the intent of replacing the old mall building with a new City Hall that provides functional, collaborative office and meeting space for city business to be conducted. The City continued work towards this goal and in January 2024, the 100% Schematic Design plans for the new City Hall were presented to the BOMA and were received favorably.

This presentation provides an overview of the reinvestment with two separate opinions of cost. The second part of the presentation focuses on the decision points ahead that involve 'how' the project comes to fruition. The options requested for guidance include the traditional Design/Bid/Build approach or a Construction Manager At-Risk approach that became an option a few years ago with state law change, as well as including an Owner's Representative to supplement the work of staff and our design consultant.

FINANCIAL IMPACT:

The two opinions of cost are included in the presentation, as well as a range of costs based on the approaches the BOMA would like to take for construction management. The options and costs for interim space will be brought forward for BOMA guidance at a later date.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation with the understanding that additional opinions of costs will be provided during the next phase of design. Staff is seeking guidance on the Construction Manager At-Risk project delivery method, whether to proceed with an interim and permanent Professional Services Agreement for a BOMA's Owner's Representative, and guidance to proceed with the Professional Services Agreement for OHM Advisors/Studio 8 Design to proceed with Phase 3, Design Development and Construction Documentation.

Presentation Of City Hall Components and Opinions Of Cost, And Guidance On Proceeding With A Construction Manager At Risk, Owners Representative, And A Professional Services Agreement For Phase 3 - Design Development And Construction Documentation

BOMA Work Session

February 13, 2024

COMMUNITY ENGAGEMENT

Initial Visioning

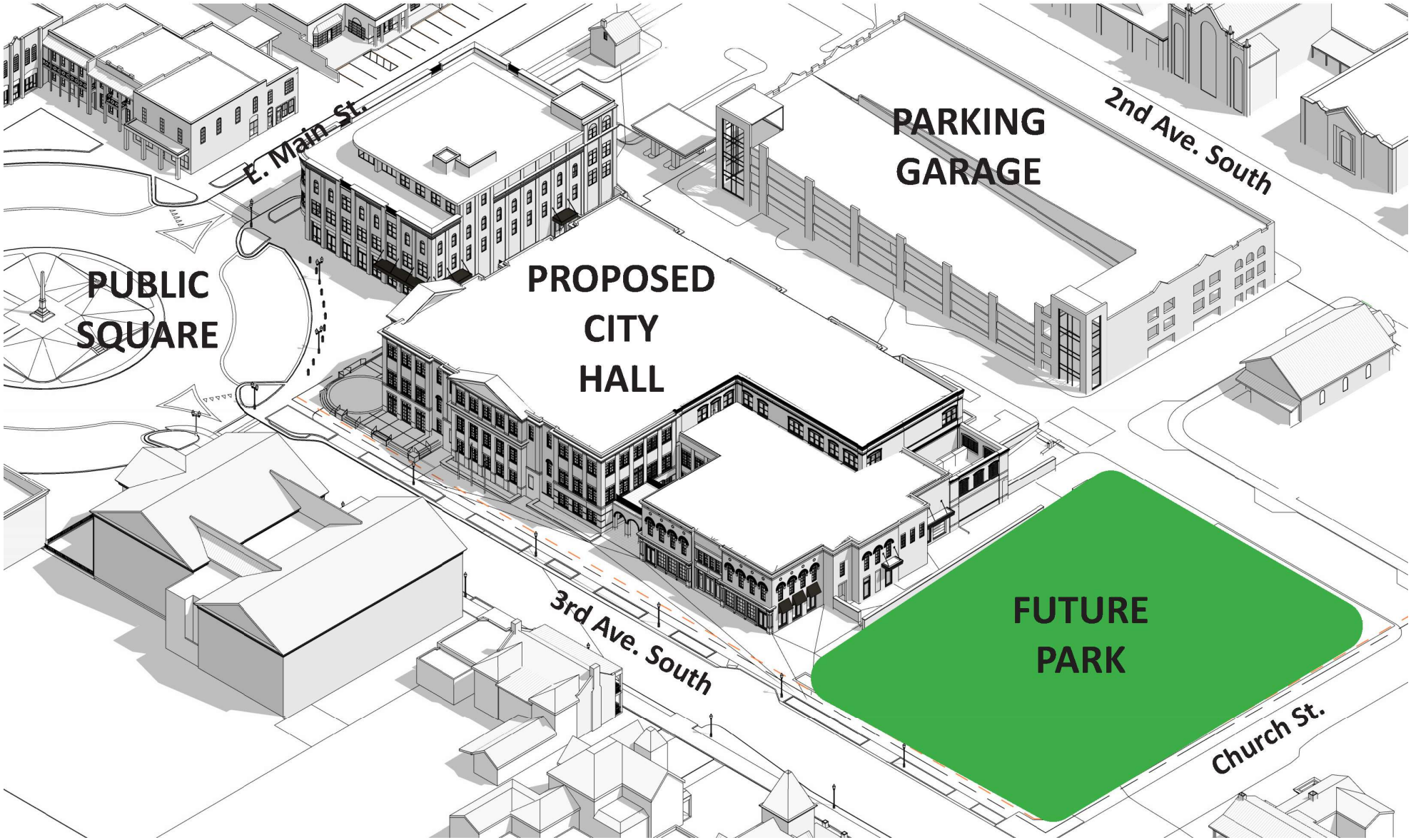
300+
Attended Stakeholder Meetings

650+
Responded to the Community Survey

110+
Responded to the Employee Survey

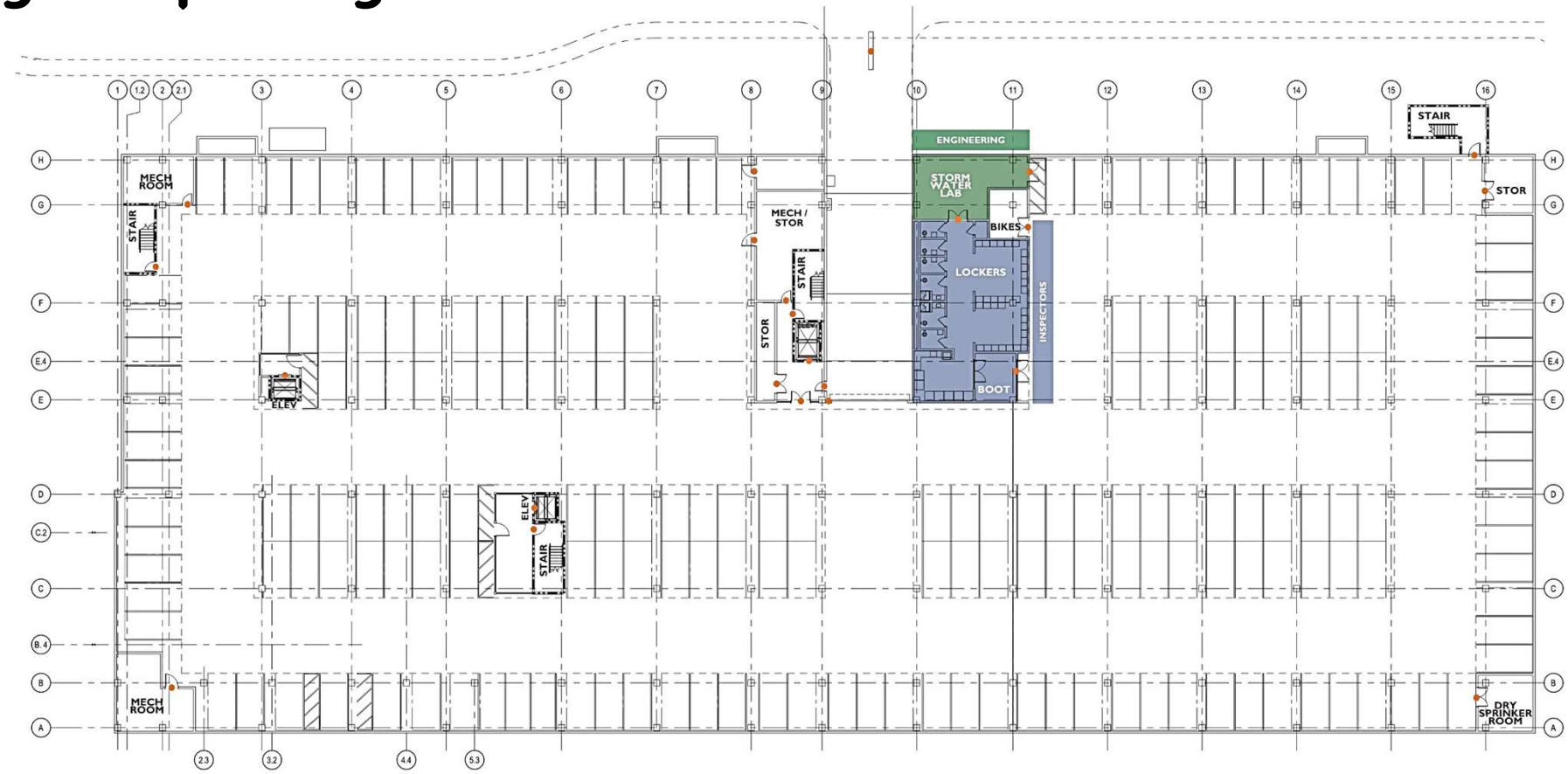
Master Plan Feedback

90.47%
Of respondents to the follow-up survey indicated they were very satisfied or satisfied with the direction of the new City Hall


E. Main St.
PARKING
GARAGE
2nd Ave. South
PUBLIC
SQUARE
PROPOSED
CITY
HALL
FUTURE
PARK
3rd Ave. South
Church St.

Functional and
efficient City Hall
CITY HALL
$75.3M - $79M
(Fully Furnished)

Subgrade parking for 200 vehicles



$12M

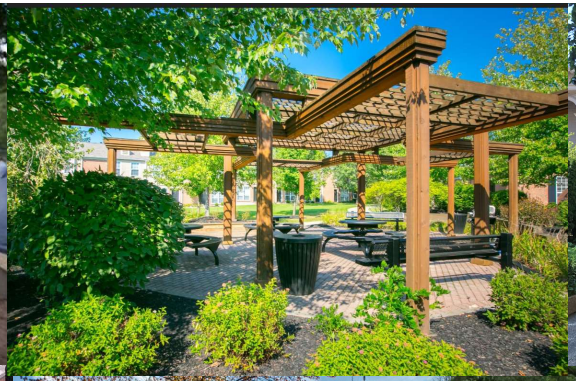
New plaza on the Square with pedestrian promenade and handicap access to 2nd Ave Garage and public restrooms directly on the Square
$3M

Streetscape on both sides of 3rd Avenue South from the Square to Church Street

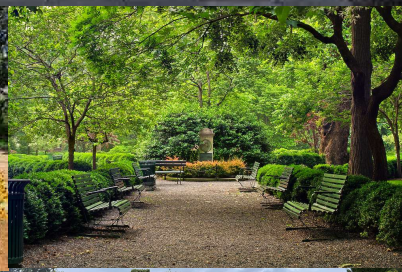
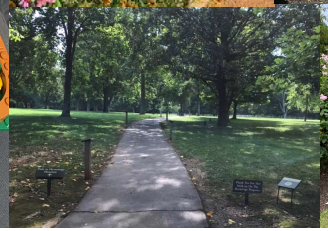
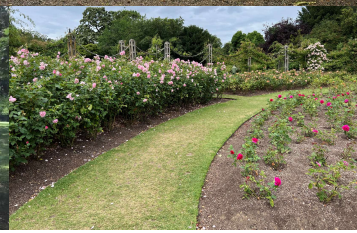
$1.5M - $3M
(Streetscape)

$3.5M
(Internal Drives + Site Work + Demo)

Shell commercial space
on 3rd Avenue South
$1M



Historical Asian Memorials
at St. Mary's Square
Legend

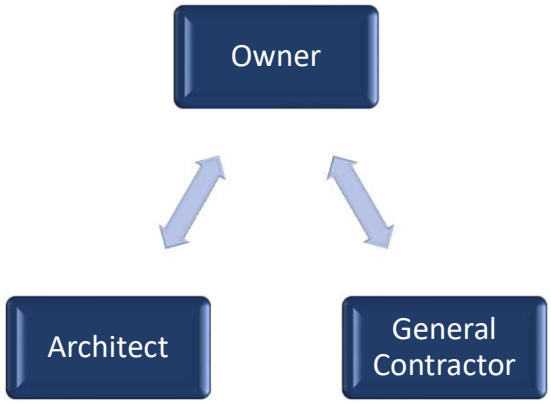
Opinions of Cost

Opinions of Cost

City Hall Block Reinvestment	%	Concord Addis	Parent Co
Hard Costs (Bldg, Site, Streetscape, Park, etc.)		**68,300,000**	**72,800,000**
Soft Costs (FFE, Tech, etc.)		8,547,700	8,547,700
Construction Contingency	5.0%	3,842,385	4,067,385
Inflation Contingency (3 years at 3.5%)		8,772,455	9,286,147
Design Services Spent (2018-Present)		2,758,624	2,758,624
Design Services Remaining		7,450,000	7,450,000
Total		**99,671,163**	**104,909,855**

Other Costing Decisions

Design/Bid/Build Approach	Construction Manager At-Risk Approach
Traditional method	Newer option for cities in TN
Architect prepares plans and specs 100%, then bids are received from contractors	Owner, Architect, and Construction Manager are collaborative team through construction
Bids are based on plans; any changes to plans/specs are administered by Change Order	Negotiated Guaranteed Maximum Price (GMP)
Success contingent on fair and competitive setting	Primary emphasis on integration of design and construction



Owner's Representative Request for Proposals

RFP was advertised in Fall 2023 and received six responsive proposals.

The proposals varied in scope, experience, and pricing.

A panel consisting of City Staff and Alderman Patrick Baggett scored the six proposals and select three to interview.

Scoring was based on (1) understanding of requested services; (2) why the City should select their firm; and (3) scope and schedule.

Top Three Firms

Rank	Firm	Scoring	Proposed Fee	Modified Proposals for Phase 3, DD and CD only
1	STV	499	$2,987,627	$559,709
2	Concord Addis	450	$1,247,000	$577,300
2	Oversite	450	1.25% of Total Project Cost	Declined

Opinions of Cost with Other Costing Decisions

Totals with Other Costing Decisions

City Hall Block Reinvestment	%	Concord Addis		Parent Co	
Hard Costs (Bldg, Site, Streetscape, Park, etc.)		**68,300,000**		**72,800,000**	
Soft Costs (FFE, Tech, etc.)		8,547,700		8,547,700	
Construction Contingency	5.0%	3,842,385		4,067,385	
Inflation Contingency (3 years at 3.5%)		8,772,455		9,286,147	
Design Services Spent (2018-Present)		2,758,624		2,758,624	
Design Services Remaining		7,450,000		7,450,000	
Total		**99,671,163**		**104,909,855**	
Other Costing To Be Determined		**Low**	**High**	**Low**	**High**
Construction Manager at Risk		200,000	300,000	200,000	300,000
Owner's Rep		559,709	3,000,000	559,709	3,000,000
Temporary Relocation*		2,500,000	6,500,000	2,500,000	6,500,000
Subtotal Other Costing		**3,259,709**	**9,800,000**	**3,259,709**	**9,800,000**
Total with Other Costing		**102,930,872**	**109,471,163**	**108,169,564**	**114,709,855**

** Final cost based on type and location of office space and furnishings available*

Requested Guidance

Does BOMA support proceeding with the following for further consideration:

1. **A resolution and advertisement (RFP) for a Construction Manager At-Risk?**

2. **A Professional Services Agreement for OHM Advisors/Studio 8 Design to proceed with Phase 3: Design Development and Construction Documentation?**

3. **An interim and permanent Professional Services Agreements for the selected firm to serve as BOMA's Owner's Representative?**

City of Franklin

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

File #: 21-05975

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Review And Guidance For Staff To Proceed With Finalizing The Professional Services Agreement Inclusive Of The Attached Scope, Schedule, And Fee For Consideration By The BOMA Which Will Allow For OHM Advisors/Studio 8 Design To Complete the Phase 3 - Design Development & Construction Documentation For The New City Hall And Site

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning guidance that staff is seeking to proceed with finalizing the Professional Services Agreement and scope, schedule, and fee for our City Hall design team to proceed with completing Phase 3 - Design Development and Construction Documentation.

BACKGROUND/STAFF COMMENTS:

In Fall 2019, the BOMA approved design services to envision a new city hall in its prominent location on Franklin's historic Public Square with the intent of replacing the old mall building with a new City Hall that provides functional, collaborative office and meeting space for city business to be conducted. The City continued work towards this goal and in January 2024, the 100% Schematic Design plans for the new City Hall were presented to the BOMA and were favorably received.

Our design consultant for the City Hall site is OHM Advisors/Studio 8 Design, has submitted the attached scope, schedule, and fee for proceeding with and completing Phase 3 - Design Development Construction Documentation. As anticipated, the fee for Phase 3 is $5,400,000 and includes several updates before the BOMA. Upon completion of Phase 3, staff will again be seeking permission from BOMA to proceed with demolition of our current City Hall and redevelopment of our new City Hall and site.

FINANCIAL IMPACT:

The fee for OHM Advisors/Stuido 8 Design to proceed with and complete Phase 3 - Design Development and Construction Documentation for the City Hall site is $5,400,000.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the scope, schedule, and fee associated with completing Phase 3 - Design Development and Construction Documentation for the City Hall site and authorize staff to proceed with completing the Professional Services Agreement for BOMA's consideration during an upcoming meeting.

January 26, 2024

Mr. Vernon Gerth
Assistant City Administrator for Community and Economic Development
City of Franklin
Franklin City Hall
109 3rd Avenue South
Franklin, Tennessee 37064

Franklin City Hall – Phase 3

S8D Project No. 2006.01
OHM Project No. 1068200010

Franklin City Hall – Proposal for Professional Design Services for Phase 3 (Design Development, Construction Documents, Permitting, and Bidding & Negotiation)

Dear Mr. Gerth:

Thank you for your continued trust in our design team. We are honored to be given the opportunity to proceed with the next design phase for Franklin City Hall, Phase 3 (Design Development, Construction Documents, Permitting, Bidding and Negotiation). In accordance with your request, please find below our proposal for Design Services for the new Franklin City Hall project located in Franklin, Tennessee.

I. Proposed Consultant Team

Listed below is the proposed consultant team for Phase 2.

- Architectural Planning and Design -
  OHM Advisors (Prime Architect of Record) & Studio Eight Design (Architectural sub-consultant)
- Civil Site Design - CT Consultants, Inc.
- Land Planning and Landscape Design - Kiser Vogrin Design (KVD)
- Interior Design – BRAND Interior Design, LLC
- Structural Engineering and Design - Genesis Engineering Group, LLC
- Mechanical, Electrical, and Plumbing Engineering and Design - Genesis Engineering Group, LLC
- Fire Protection / Life Safety Design - Genesis Engineering Group, LLC
- LEED Facilitation, Sustainability and Energy Modeling Consultant -
  Optimized Design Solutions & Energy Studio
- Specifications Consultant - Specs and Details
- Security Design Consultant – SRMC, llc
- Architectural Lighting Design - DHS Lighting Design
- Acoustical Design - Newcomb-Boyd
- Integrated Automation / Telecommunications - Enfinity Engineering
- Commissioning - Facility Diagnostics, LLC
- Audio Visual and Broadcast Design - Diversified
- Experiential Graphic Design / Wayfinding - McCoy Design
- Fundamental Building Envelope Commissioning - Working Buildings

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

II. Project Description

At the end of Phase One, City staff recommended a phased approach to the full Masterplan due to the funding available for the City Hall project in the City's ten-year Capital Improvement Project Plan. Phase 3 will include design development, construction document, and bidding and negotiation phases.

- The objective of the City of Franklin Executive Team and its design team is to prepare Phase 3 Design Development and Construction Documents to create a model government facility that accentuates the Franklin Public Square and overall community.
- For the initial phase of the Masterplan, the City of Franklin intends to redevelop the existing City Hall site on the historic Public Square in Downtown Franklin with a finished multi-story City Hall facility, (+/-97,000 SF), inclusive of exterior hardscape/landscape areas and a below grade parking structure with a target number of +/-200 parking spaces. The +/- 97,000 SF includes a test-fitted 97,000 SF building for City Hall operations plus an approximate 4,500 SF of commercial lease shell space.
- A more detailed breakdown of the interior gross square footage per floor is listed below:
    - Sub-grade Parking Garage: 80,000SF
      (inclusive of 2,850 SF for inspector locker rooms and stormwater lab)
    - First Floor: 32,175 SF + 4,500SF of commercial shell space
    - Second Floor: 35,535 SF
    - Third Floor: 25,809 SF
- The Opinion of Probable Construction Cost established at the end of Phase Two is approximately $80,000,000, inclusive of FFE and technology scope.
- The project includes the design of a streetscape along 3rd Avenue and Church Street and a community open space at the Corner of 3rd Avenue and Church Street.
- LEED Silver Certification remains the sustainability target for the project.

III. Scope of Services and Deliverables

A more detailed Workplan is attached as Appendix A outlining the key steps and meetings involved in each of the main Phase milestones listed below.

3A. Phase 3 Kick Off

3B. 50% Design Development

3C. 75% Design Development

3D. 100% Design Development

3E. Construction Document Kick Off

3F. 50% Construction Documents

3G. 75% Construction Documents

3H. 90% Construction Documents

3I. Submit 100% Construction Documents for Permit Review

3J. Prepare and Submit Design Phase LEED Submittal to USGBC

3K. Bidding and Negotiation Phase Kick-Off

3L. LEED Design Compliance Review

3M. Bidding and Negotiation

3N. Phase 3 BOMA Milestone

3O. Permit Approval / Contractor Notice to Proceed

Team and Public Meetings:

In addition to the meetings listed below, there will be a weekly check-in between the Design Team Project Manager and the City Executive Team. These will be scheduled immediately after the City Executive Team internal meetings. All meetings listed below will be attended by the Project Manager or her superior ranking designee and will be in-person, except for weekly check-in and bi-weekly team meetings, which will be virtual.

3A: Phase 3 Kick Off
- One (1) Kick Off Meeting (City Executive Team and Design Team)
- KVD has allocated 10 hours of City and Design Team Meetings for the Park schematic design.

3B. 50% Design Development
- Four (4) Bi-Weekly Design Team Meetings
- Two (2) DRC Meetings (S8D/OHM/KVD attend)
- One (1) Joint DRC/BOMA Site Walk Meeting – Review building materials, streetlights, and park (S8D/OHM/KVD attend)
- One (1) Pre Plan Meeting with City Staff – BNS/Fire, Planning, Engineering
- One (1) Meeting with Executive Leadership
- One (1) BOMA Work Session to Review exterior building and park design progress. (S8D/OHM/KVD attend)
- One (1) 50% DD Review Meeting (City Executive Team and Design Team)
- Two (2) local furniture showroom tours (To be scheduled)
- Six (6) Interior Design review meetings

3C. 75% Design Development
- Three (3) Bi-Weekly Design Team Meetings
- One (1) Wayfinding Kick-Off Meeting
- One (1) DRC Meetings (S8D/OHM/KVD attend)
- One (1) 75% DD Review Meeting (City Executive Team and Design Team)
- One (1) BOMA Work Session to Review 75% DD
- One (1) Interior Design review meeting

3D. 100% Design Development
- Three (3) Bi-Weekly Design Team Meetings
- One (1) Pre-App Meeting for Site Plan Submittal
- One (1) FHZC Meeting for COA Approval
- One (1) Sustainability Commission Meeting
- Two (2) 100% DD Review Meetings (City Executive Team and Design Team)
- One (1) FMPC Meeting for Site Plan Approval
- One (1) BOMA Work Session to Review 100% DD
- One (1) Interior Design review meeting

3E: Construction Document Kick Off
- One (1) Kick Off Meeting (City Executive Team and Design Team)

3F. 50% Construction Document
- Ten (10) Bi-Weekly Design Team Meetings
- One (1) 50% CD Review Meeting (City Executive Team and Design Team)

3G. 75% Construction Document
- Five (5) Bi-Weekly Design Team Meetings
- One (1) 75% CD Review Meeting (City Executive Team and Design Team)

3H. 90% Construction Document
- Six (6) Bi-Weekly Design Team Meetings
- One (1) 90% CD Review Meeting (City Executive Team and Design Team)

3J. Submit 100% Construction Documents for Permit Review (No Meetings)

3K. Prepare and Submit Design Phase LEED Submittal to USGBC (No Meetings)

3L. Bidding and Negotiation Phase Kick Off (No Meetings)

3M. LEED Design Compliance Review (No Meetings)

3N. Bidding and Negotiation
- One (1) Pre-Bid Meeting
- One (1) Bid Opening
- Once (1) Meeting to Review Bids with City Executive Team

3P. Phase 3 BOMA Milestone
- One (1) BOMA Work Session: Review Recommendation for Bid Award
- One (1) BOMA Meeting: Resolution to Approve Bid Award

3Q. Permit Approval / Contractor Notice to Proceed (No Meetings)

Design Development (Tasks 3A-3D) Deliverables:

Letter, memos, reports, data sheets, checklists, agendas, meeting minutes, schedules, certifications, and other written documentation will be provided in PDF electronic format unless otherwise stated.

Project drawings issued during Schematic Design will be provided in both PDF electronic format and either DWG (AutoCad) or RVT (Revit) electronic format. Release of DWG (AutoCad) and/or RVT (Revit) will require the execution of a CADD Release form provided by the consultant (to be confirmed with Law department prior to contract execution).

Consultant recommendations or opinions will be provided in the form of a letter or memo in PDF electronic format.

To proceed with the Site Plan Approval process, the Civil Engineering and Landscape Architecture Design will be accelerated to an ~90% Construction Document Level of Completion during Design Development. The Civil Engineers and Landscape Architect will include items listed in the Site Plan/Landscape Plan Submittal Checklist and incorporate other items listed below. OHM will be the applicant for the Site Plan Approval Process.

At Design Development, OHM will serve as the Applicant for:

- City of Franklin Site Plan Submittal (signed and sealed by the Civil Engineer of record). The Site Plan Approval procedure has a pre-app submittal, initial submittal, resubmittal, and one (or more) One-Stop submittal(s). There is an FMPC vote between resubmittal and One Stop. There is no 3rd party review for Site Plans. The Long-Term Maintenance Plan is required for Site Plan Approval.
- ROW Permit Submittals (signed and sealed by the Civil Engineer of record) to TDOT for work in TDOT ROW (3rd Ave S and Main St)
- NOI/SWPPP submittals to TDEC for a NOC

Civil Engineering Deliverables:
- Continue coordination of civil engineering design with MEP, landscape architect, structural engineer, and architect. Identify and resolve potential conflicts. Attend weekly virtual check-in meetings with OHM and/or Studio 8.

- Select equipment or products to be specified for the project. Work with material suppliers and vendors to confirm specifications, compatibility, and design details. Coordinate selections with Architect for City Executive Team approvals.
- Finalize dimensions, horizontal/vertical layout, and construction specifications for gas service lateral, water line, backflow prevention device(s), sanitary sewer, storm drains and fire protection supply outside the building.
- Finalize design of stormwater management system including water quality BMPs. Currently two (2) cisterns are anticipated for harvesting rainwater for use in irrigation. The civil drawings will detail the connection between the roof drains and the cisterns. The plumbing engineer will show the rain leader paths in the sub-grade parking garage to the garage exit point, where the civil drawings will continue the routing to the cisterns. The cisterns will be sized based on irrigation demands provided by the Landscape Architect (KVD). KVD will also provide the irrigation design.
- Complete supporting design calculations for stormwater management plan in accordance with City of Franklin Stormwater Ordinance and BMP Manual. This includes water quality design.
- Incorporate designs of utilities by others into the site utility plan (Fire protection, irrigation, gas, electric, and telecom.) and check for/resolve any conflicts.
- Site lighting photometrics plan (inclusive of 3rd Avenue streetscape lighting)
- 3rd Avenue electrical and telecommunication relocation drawings inclusive of coordination with MTE, AT&T, Comcast, Verizon, Lumen, and Windstream.
- Complete detailed site grading plan including spot elevations for curbs, walks, stairs, ramps.
- Confirm site grading and access is compliant with Americans with Disabilities Act.
- Provide engineering design to accommodate the hardscape/streetscape features identified by the Architect and Landscape architect.
- Develop two-phase erosion prevention and sediment control plan (initial/final) for disturbed area less than 5 acres. Prepare Stormwater Pollution & Prevention Plan in accordance with TDEC regulations.
- Add pertinent construction details to the plans (pavement section, curbs, utility structures, drainage structures, EPSC, etc.)
- Prepare descriptions for Project Manual sections related to civil systems/site work. Include initial performance specifications for materials and equipment.
- Provide civil design documents in sufficient detail for agency review and general contractor pricing. (approximately 90% complete). One (1) set of drawings will include both the City Hall site improvements and 3rd Avenue Streetscape improvements.

<u>Landscape Architecture Deliverables (Open Space and Streetscape):</u>
KVD will re-engage in the Schematic Design (SD) phase with the owner/client to define the landscape/hardscape program, determine goals and requirements, and illustrate the required functions of the project. Schematic design will produce enough detail and imagery so that the Client will understand the proposed design of general areas and rough dimensions of all major design elements. In this phase, KVD will develop preliminary drawings, documents, or other media that illustrate the concepts of the design and include spatial relationships, scale, and form for the Client to review.

Based on bubble design concepts prepared to date, KVD shall prepare one (1) schematic design plan for the formal amenities and associated environs with up to three (3) plan revisions per Client/Owner comment and feedback.

Areas of study:

- Public Open Space over Parking Deck
- Pedestrian/Service Alley
- Promenade from the Square to 2nd Ave parking structure
- Completing the Square and portion of 3rd Ave adjacent building façade
- Streetscape for 3rd Ave and Church Street (In coordination with Church Street Improvement Project)
- Drive Lanes to 2nd Ave and Church Street

Final Schematic Design will typically include site plans, sections, illustrative computer images, renderings, or models.

Upon owner/client approval of the final Schematic Design, KVD shall move forward with the preparation of Design Development Documents below.

Design Development (DD) documents shall include schedules, plans, and sections that specify and identify all design and program elements including landscape and plant materials, hardscape materials, exterior site furniture, lighting fixtures, and design dimensions. Preliminary construction details identified as critical path items to determine constructability, meet budgetary requirements, and/or jurisdictional compatibility may be developed at this stage.

The Landscape Architecture Documents will be at a higher level of development than the typical level of development for Design Development. To proceed with the Site Plan Approval Process, the Landscape Architecture Design will be accelerated to an ~90% Construction Document Level of Completion during Design Development. KVD will include items listed in the Site Plan/Landscape Plan Submittal Checklist.

During the Site Plan review process, KVD will respond to landscape design questions and provide any necessary resubmittals required to obtain a grading permit.

Updated Building Code / Life Safety Analysis for Meeting with Codes and Fire

- Analysis Deliverable: Provide further developed and refined Building Code/Life Safety documentation representing the outcome of schematic design and further evaluation, including but not limited to diagrams, detailed drawings, and further refined narrative information.

Architecture Deliverables:
During Phase 3 Kick-Off, the design team will revisit the interior layouts and make Owner requested changes to the plans.

The Design Development Phase will include intermediate check set submittals that will be reviewed with the City Team. The check sets will be at 50%, 75%, and 100% Design Development.

Note: The list below is what would typically be anticipated for 100% Design Development but could vary slightly from what is listed. The purpose of the Design Development Drawings is to fully define the design intent of the Scope of Work so that more detailed pricing can be established upon completion of the Design Development documents.

- Presentation Materials for three (3) DRC Meetings (One meeting will be joint DRC & BOMA site walk meeting to review exterior materials)
- 11x17 hard copies of presentation materials for joint DRC/BOMA site walk
- Exterior material mock-up boards for joint DRC/BOMA site walk meeting (for final decisions on brick, mortar, and stone)
- Presentation Materials for three (3) BOMA Work Session Meetings to review Design Development progress
- DRC Presentation Materials (Draft of Application Documents per the Certificate of Appropriateness Checklist)
- Prepare, submit, and represent the project proposal for Certificates of Appropriateness (COA), inclusive of demolition, new construction, and any signage, awnings, lighting, walls, fencing, or other similar elements. Submittal Requirements: FHZC Application and Submittal Documents per the Certificate of Appropriateness Checklist
- Pre-App Submittal Documents (per the Pre-App Checklist) and Site Plan Submittal Documents as required by the Pre-App and Site Plan Submittal Checklists (As specified under A1.0 “Architectural Elevations” of the Site Plan Checklist).
- Assist Civil and Electrical Engineer in Site Lighting Selections and Site Photometrics Plan for Site Plan Submittal
- Demolition Plans
- Life Safety Plans

- Floor Plans (1/8") with further dimensional detail and notes
- Roof Plan
- Reflected Ceiling Plans
- Building Section(s): Showing floor to floor heights, interstitial space, ceiling heights, relationship to exterior grade and other basic design intent items.
- Typical Wall Sections showing exterior wall system development with floor-to-floor heights.
- Preliminary Details
- Interior elevations (Design significant)
- Millwork/Casework Elevations
- Preliminary Door Schedule (showing room Numbers and names)
- Finish Plan – One defined interior finish palette including window treatment selection, appliance selection, and fixture selection (if exact selection is not identified provide allowance figure for pricing).
- Equipment Plans - All equipment generally located.
- Equipment cut sheet book – prepared by City Executive Team or their consultant.
- A furniture project schedule based on deadlines/milestones supplied by the architect/contractor.
- Furniture Plan (preliminary), not based on specific product but general layout for basic service and coordination with power/data consultants.
- Material selections including manufacturer and patterns.
- Preliminary Project Specifications Manual.
    - Index of Sections (of what will be included in final printing).
    - Final draft of conditions of the contract (Incorporate City - front end requirements)
    - Final draft of Division 1 - General requirements.
    - Division 2-16 specifications. (Note) Either outline format or preliminary edits for final specifications
    - Incorporate LEED Equivalent Construction / Documentation Requirements
- Material selections including manufacturer and patterns.
- Provide updated programming documents and preliminary schedule to TPC for preliminary budgeting and construction duration feedback.

<u>Interior Design Deliverables:</u>

- Concept Development: Present concept images, finishes, fixtures, and sketches to explore design styles. These will be presented to the End User to establish a design direction.
- Design Refinement: Once a design direction has been established, the interior designer will specify products for approval. Products include finishes, decorative plumbing & light fixtures, appliance selections, window treatments, toilet accessories and millwork.
- Architectural Selections: The interior designer will review and assist with selections on Ceiling Materials, Architectural Light Fixtures, and Door Hardware selections.
- Environmental Graphics Coordination: Coordinate with selected graphics on material finishes and interior design direction.
- Meet check set milestones as outlined by the Architect. Drawings are integrated into the Architect's Model.

<u>Furniture Plans and Selections Deliverables:</u>

- BRANDid will be the furniture liaison for this project. Proposed furniture, finishes, and pricing will be reviewed by the interior design team before being presented to the city to ensure design cohesion.
- Furniture Distributor Selection: BRANDid will work with the End User in selecting an appropriate Furniture Distributor based on Interviews, Showroom Visits, and a budgetary Soft Bid.
- Furniture Plans: Create preliminary furniture plans to help solidify floorplans.
- Furniture Selection: Utilizing the approved furniture plan, we will select furniture pieces and finishes to present for approval by the End User.
- Furniture Quote: After all selections have been made, BRANDid will review the Furniture Distributor's purchase quotes.

Mechanical, Electrical, Plumbing and Structural Deliverables:
The DD phase will identify the primary building systems outlined in the SD narrative to the point of primary structural items, primary MEP systems such as electrical service sizing and metering strategy, primary HVAC equipment and main duct routing, general coordination with civil utility plans, and general coordination with the architectural plans. Coordination will include utility room sizing with the architectural team. Genesis anticipates initial pricing by the pricing consultant in this phase and as such, documents will focus on the primary cost drivers for the project. The architectural and engineering team may agree to provide refined development of crucial areas of the plans. To maintain the project schedule, changes to primary building systems, as well as significant program or architectural plan changes, should be avoided after the completion of the DD phase. Some of the documents to be developed during the DD phase include the following.

- Structural Foundation/Column Plans.
- Structural Framing Plans on all levels including the location of all lateral load resisting elements.
- Conceptual Structural Wall Sections and Significant Structural Details.
- HVAC Single-Line Distribution Plans.
- Mechanical/Electrical/Telecom Room layouts.
- Mechanical shaft and chase locations.
- Electrical Power/Distribution Plans.
- Electrical Lighting Plans.
- MEP Equipment Schedules.
- Initial power coordination with low voltage systems (A/V, Security/CCTV, etc.).
- Outline and/or first pass Specifications.

Acoustical Consulting Deliverables:
Deliverables will be memos, sketches, and marked up drawings for inclusion into other disciplines drawings.

- Sound isolation details on wall constructions and review of the current wall details to meet STC goals.
- Sound isolation at the recording and production spaces.
- Practical recommendations on sound isolation within interior doors/glazing and walls around those area.
- Acoustical finishes for the production studio, offices, conference, open office, board room, community room, waiting areas, and break areas.
- Mechanical system noise control calculations and recommendations, to be coordinated with the mechanical engineer, for the public spaces.
- Recommendations for locations to include sound masking systems.

Architectural Lighting Deliverables:

- Review progress design drawings with Client to identify additional lighting requirements that support the architectural and functional needs of owner.
- Update specifications and general description of lighting systems for selected products.
- Perform preliminary photometric calculations for selected areas.
- Review with Client alternative approaches for design and installation of light fixtures and controls to permit Client to determine the most economical design consistent with the requirements of the project.
- Coordinate preliminary elevations and lighting mounting details of fixtures that integrate with the architecture.
- Design facade, step, and building-mounted lighting.
- Coordinate landscape lighting with landscape architect.
- Collaborate with the project audio/visual integrator on the design of a lighting control system for interior and exterior.
- Contact lighting manufacturers as needed.
- Perform in-house sample reviews and/or mockups to verify and support design parameters. In the event on-site mockups are required, the mockup details shall be covered in the written project specifications within Construction Documents.

- Prepare a Design Development lighting fixture schedule including fixture manufacturers, catalog numbers, description, light source, mounting and location.
- Develop preliminary BIM model with light fixtures. Light fixtures shall be modeled using three-dimensional Revit families within the correct Revit category. Levels and grids shall be copy-monitored to the architect's model.
- Collaborate with the electrical engineer to further develop the lighting control strategy, and coordinate control zones, locations of dimming components, and control points.
- Review and comment on Design Development set drawings before release.
- Participate in Design Development review meetings to determine final design.

Audio Visual/Broadcast Deliverables:

Deliverables in PDF and Revit format.

- Technology Review Sheet
- System Narrative – Narrative and images detailing functionality by Room Type/Space
- ROM Budgets – Budgets will be developed by Room Type/Space

Telecommunications and Integrated Automation Deliverables:

- Preliminary layouts of MDF/IDF rooms for clearance area verification
- Initial layouts of devices in typical areas such as office areas, small/medium conference rooms
- Initial site layouts of pathways
- Specification table of contents
- Confirmation of MDF/IDF room size, location, and quantity will serve all areas/spaces required by the project scope.
- Refining device locations in typical areas, initial layout of devices in high finish/special areas such as lobbies, courtrooms, large conference rooms, etc.
- Initial interior pathway layouts
- Preliminary details and riser diagrams
- Specification table of contents
- Identification of special planning requirements for DAS infrastructure.
- Review of Design Development project drawings & specifications to ensure they meet the project goals and verifying that system interoperability requirements are covered.

Security Design Deliverables:

SRMC will provide security design services through Construction Documents (CD) of the project to ensure it is in line with the BOD document approved during Phase 1. The security design drawings (DD and CD) will be provided but not stamped by a State certified engineer.

Anticipated tasks include:

- Design access control and video surveillance system placing devices on design team-provided backgrounds in AutoCAD and coordinating device placement with other design team members.
- Coordinate power and network infrastructure requirements with the design team.
- Coordinate electrified locking hardware requirements with the design team. Review Division 8 door hardware schedule to ensure electric locking hardware and other equipment meet security requirements.
- Provide Division 28 specification outline related to access control and video surveillance.
- Review Division 27 technologies as they relate to Division 28 to ensure that adequate network. infrastructure (switches, category 6, and/or fiber optic cabling) is in place to support the IP cameras and other network-attached security devices.

Experiential Graphic Design / Wayfinding Deliverables:

**Owner Approval of final base plans required prior to starting the wayfinding design process.*

- Initial Program (Sign locations and messaging)

LEED / Sustainability Deliverables:

- Minutes from the follow-up Sustainable Design Strategy Confirmation meeting
- Letter reports summarizing comments and recommendations on plans and specifications regarding compliance with each LEED criterion, and proper documentation of compliance with each LEED criterion.
- LEED Design Development Phase task list with responsible parties for Design Phase LEED credit documentation activities or required data.
- Energy model updated, based on 100% Design Development Phase drawings (Energy Studio)
- Daylighting model updated, based on 100% Design Development Phase drawings.
- LEED template completion through Design Team collaboration and analysis
- Updated LEED Scorecard and presentation materials for Franklin Sustainability Commission meeting

Commissioning Drawing Review Deliverables (MEP & Exterior Building Envelope):

- Review the Owner's Project Requirements (OPR) developed by the LEED consultant.
- MEP Commissioning review and report at the following milestones:
    - 50% Design Development
    - 75% Design Development
    - 100% Design Development
- Exterior Building Envelope Commissioning review and report at the following milestone:
    - 100% Design Development
- Building Enclosure Commissioning Plan

Cost Estimate Deliverables:

- Schedule of Values
- Cost Analysis / Value Engineering / Alternate options
- Updated Construction Schedule (Duration)
- Constructability / Sequencing Issues List

Construction Document (Tasks 3E-3J) Deliverables:

The Construction Document Phase will include intermediate check set submittals that will be reviewed with the City Executive Team. The check sets will be at 50%, 75%, 90%, and 100% Construction Documents. The Construction Documents will be a further development of the Design Development drawings listed above, and additional detail drawings will be added incrementally throughout the phase until the drawings reach 100% completion.

The final Design Team deliverables for Construction Documents portion of Phase 3 will include the following *(to be submitted for Building Permit Review and to serve as the Bid Documents):*

- 100% Construction Document Drawings, including all consultant drawings.
    - Architecture and Interiors
    - Civil Engineering - Final sealed Construction Documents with any/all agency comments addressed and approvals documented.
    - Landscape Architecture
    - Structural Engineering
    - Mechanical, Plumbing, Electrical Engineering inclusive of Low Voltage, and Fire Protection
- 100% Project Specifications Manual, including all required consultant specifications.
- Construction Cost Estimate (at 50% Construction Documents Check Set)
    - Schedule of Values
    - Cost Analysis / Value Engineering options
    - Updated Construction Schedule (Duration)
    - Constructability / Sequencing Issues List

Civil Engineering Deliverables:

- Provide initial site plan submittals, address comments, and resubmit in accordance with the project schedule and within the required submittal timeframes. Prepare application and compile all required submittal documents for City of Franklin Site Plan approval and Stormwater Management & Grading Permit. OHM will represent the city as the applicant and serve as the lead point of contact for the City's review staff.

- 100% final sealed Civil Engineering Construction Document Drawings for agency review, comment, and approval.
- 100% Project Specifications Manual, including all required consultant specifications.
- Civil Engineer to prepare Long Term Maintenance Plan and Declaration of Covenants documents for recording.

LEED/ Sustainability Consultant Deliverables:

- Timeline for LEED Certification documentation preparation, and Project Team responsibilities for preparing and providing documentation demonstrating compliance to each LEED criterion.
- Letter reports summarizing comments and recommendations on plans and specifications in regard to compliance with each LEED criterion, and proper documentation of compliance with each LEED criterion.
- Revised Construction Document Phase LEED Scorecard and recommendations for maximizing LEED credits achieved.
- LEED template completion through Design Team collaboration and analysis
- Updated energy model based on 100% Construction Documents Phase drawings (Energy Studio)
- Updated daylighting model based on 100% Construction Documents Phase drawings, if desired. (Daylighting Innovations)
- Submittal (via Online platform) of the "Design Phase" LEED Certification Application to the U.S. Green Building Council to formally review documentation for LEED Certification
- Formal responses to U.S. Green Building Council questions or requests for additional information during the formal LEED compliance review process

Security Deliverables:

SRMC will provide security design services through Construction Documents (CD) of the project to ensure it is in line with the BOD document approved during Phase 1 of the project. The security design drawings (DD and CD) will be provided but not stamped by a State certified engineer.

Anticipated tasks include:

- Provide continued coordination with the design team.
- Provide check sets at 50%, 75%, and 100% Construction documents to be reviewed by the city Executive Team.
- Provide a complete Division 28 specification related to access control and video surveillance. systems.
- Provide a camera and security device schedule in the construction drawings package.
- Provide detailed drawings, riser diagrams, and system one-line drawings for security devices.

Lighting Design Deliverables:

- Prepare all plans, schedules, diagrams, photometrics, specifications, and lighting calculations necessary for construction and support of the design team requirements.
- Provide a final BIM model with light fixtures that clearly defines the lighting control zones and required control types within areas that require specialized control.
- Review and comment on Construction Document set before release.

Telecommunications and Integrated Automation Deliverables:

- Final, owner/user-confirmed device locations across all spaces in the project scope
- MDF/IDF layouts to include equipment within rack, grounding information, room buildout information.
- Final, coordinated interior pathway layouts.
- Final site layouts of pathways
- Final details and riser diagrams
- 100% specifications for incorporation into the project manual
- Wifi density mapping to be coordinated by the contractor during construction. Final wireless access point quantities and locations will be included in final as-built documents based on the results of this mapping.
- Design, specification, and integration of LAN/WAN or voice communication systems including systems architecture, active hardware (switches, routers, servers, desktop PCs, televisions, telephones etc.), and software applications to be provided by Owner. Coordination of these elements is included.
- Provide performance specification for final Emergency Responder Radio Communications System (ERRCS) by contractor/vendor.

- Provide performance specification and design for final Distributed Antenna System (DAS) by contractor/vendor.

Audio- Video/Broadcast Deliverables:
Deliverables in PDF and Revit format.

- System Narrative detailing functionality by Room Type included in the Division 27 Specifications
- ROM Budgets – Final budgets will be developed by Room Type/Space
- Bill of Materials - Equipment List for Reference
- System Drawings - Equipment Floor Plans, Reflected Ceiling Plans, AV Infrastructure Drawings, Wall Elevations and Sections, Equipment Rack Elevation, Equipment Rack Power and Heat Load, Mounting Details

Commissioning Drawing Review Deliverables (MEP and Building Envelope):

- MEP Commissioning review and report at the following milestones:
  - 50% Construction Documents
  - 75% Construction Documents
  - 90% Construction Documents
- Envelope Commissioning review and report at the following milestone:
  - 50% Construction Documents
  - 90% Construction Documents
- Generate and provide commissioning specifications (MEP and Building Envelope)

Experiential Graphic Design / Wayfinding Deliverables:

- Schematic Design Documents - two to four different schematic design ideas illustrating two or three different sign types. One revision is included in this scope.
- Revised Program
- Design Development Documents - design for every sign type in the sign family showing basic dimensions and notes. One revision is included in this scope.
- Final Design Documents - these documents determine the exact message, design, and location of each sign. Changes to programming after this phase are not in this scope.
- Contract Documents – the approved final design drawings with dimensions and fabrication notes that describe exactly how the signs should look, function, and install. This document includes fabrication and installation schedules, and a list of color, material, and fabrication samples to be submitted by the fabricator. There are no revisions in this phase.
- Bid Documents - send final approved documents to three appropriate fabricators, analyze their bids for discrepancies and follow up with any questions or clarifications. Bid comparison information will be assembled into a single spreadsheet analysis and submitted to the Client along with the original bids and recommendation for contract award. One bid package is included in this scope.

Permitting, Bidding and Negotiation, LEED Design Compliance Review (Tasks 3L-3N) Deliverables:

Permitting Deliverables:

OHM will serve as the applicant for Permitting and will manage the online submittal through the City's online IDT plan submittal portal. If the City does not perform the permit review in house, then OHM will work with one of the City approved Third Party Code Review consultants. The Building Permit submittal has an initial review time of twenty working days. The second and following reviews have a ten working day review time. OHM will receive the review comments from the city, assemble responses and any necessary drawing revisions from the Design Team and resubmit for any additional permit review cycles that may be required.

Bidding and Negotiation Deliverables:

- Advertisement for Bid
- Conduct Pre-Bid Meeting
- Issue Bid Documents - Hard Copies and Digital Copies as required.
- Conduct Bid Process - Respond to RFI's and issue Addenda as required.
- Conduct Bid Opening

- Prepare Bid Tabulation
- Make Recommendation for Bid Award to BOMA (Milestone 4)
- Issue Notice to Proceed
- Assist City with standard contract between City Executive Team and Contractor

LEED / Sustainability Deliverables:

- Updated LEED Scorecard
- Review of bid documents LEED Construction-related documentation to substantiate compliance with the LEED criteria, with specific comments and recommendations back to the responsible project team member.
- Continued responses to U.S. Green Building Council questions or requests for additional information as the formal LEED compliance review process proceeds

IV. Proposed Phase 3 Fees:

The following proposed fees will be billed monthly per the Fee Schedule given in Appendix C.

Design Development:	$	2,968,911
Construction Documents:	$	2,257,908
Bidding and Negotiation / Permitting:	$	173,181
Total Proposed Fee for Phase 3:	$	5,400,000

***The fees are based on an anticipated City Hall square footage of +/- 97,000 square feet with an additional 4,500 square foot shell space. Any substantial increase in the project's scope will result in additional fees. Hourly Rates for the Design Team are included in Appendix C.*

V. Assumptions and Exclusions:

1. The design team understands that an Owner's Representative may be hired by the city. Additional meetings with the Owner's Representative beyond the meetings listed in Section III may require additional services.
2. The production and issuance of multiple bid and/or permit packages may require additional services.
3. Plans for Church Street project will be provided to CT Consultants by City of Franklin. Drainage plan by CT Consultants shall consider phasing of new 60-inch storm sewer in Church. Drainage design will need to consider both the existing and new storm sewer elevations.
4. Zoning is compatible with planned development. Zoning appeals, variance requests, planning commission appeals, or other similar matters are not anticipated and are not included in this scope.
5. Preparation for, and attendance at, a project team meeting, public meeting or hearing beyond those listed in the attached Completion Schedule (Appendix A) are not included.
6. If the outcome from BOMA or DRC meetings conflicts with direction given by the City Executive Team prior to the BOMA or DRC meetings and results in redesign, then additional services may be required.
7. Additional design options or deliverables requested beyond the amount specified as included under "Deliverables" may require additional fees. Requests for additional fees will be presented in accordance with the executed Professional Services Agreement.
8. Owner is responsible for payment of all fees associated with permit applications, plan reviews, filing/recording fees, with the exception of the USGBC LEED application fees which will be paid by the design team. OHM will provide Owner/Project Manager with a minimum of ten working days' notice prior to any fees required for submittals to outside agencies.
9. Owner is responsible for contracting any required third-party special inspection/testing services.
10. Traffic Impact Studies, signal analysis, or other traffic engineering services are not included.
11. Any significant modifications requested after Owner approval of the 100% Design Development milestone deliverables may require additional fees. Requests for additional fees will be presented in accordance with the executed Professional Services Agreement.
12. The design team assumes all community outreach has been completed in Phase 1 and therefore has been excluded from Phase 3 scope of services.

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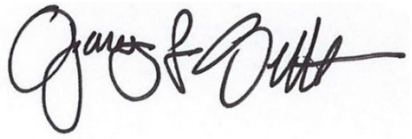
13. Fifty (50) hours of value engineering options and identification of constructability issues is included in the Phase 3 scope of work. Additional time beyond fifty (50) hours may require additional services. Requests for additional fees will be presented in accordance with the executed Professional Services Agreement.
14. Construction Estimating, while technical in nature, is not an exact science. Our cost estimates are merely an opinion of probable costs, based on historical data and a reasonable prediction of future costs. Cost fluctuation is normal. Since 2020, the fluctuation in costs has been volatile and it is hard to predict inflation and other influences on cost of materials, goods, and labor. Our opinion of costs is informational only, tied to a specific timeframe, and not a guarantee of final cost.
15. The architects and our consultants will make every reasonable effort to achieve the client's sustainability objective of LEED Silver certification, which is determined solely by the interpretations and acceptance from the USGBC. The Architect does not warrant or guarantee that the project will achieve the sustainability objective.
16. The aquatic design of fountain including mechanical, plumbing, structural and electrical is excluded. Structural design of shade structures is also excluded and assumed to be provided by shade structure vendor and/or sub-contractor.
17. Landscape architectural design services for off-site areas outside the project boundaries are excluded.
18. Broadband distribution and design is excluded.
19. Specification and ordering of carrier services (ISDN, T1, CATV/ SATV, etc.) to be provided by Owner. Coordination of these elements is included.
20. Security threat and vulnerability assessment including site risk assessment is excluded.
21. Commissioning and testing during construction is excluded from the Phase 3 scope of work. An estimated cost for commissioning and testing during construction has been provided for inclusion in the overall Project Opinion of Probable Cost.
22. Acoustical Consultant exclusions:
    - Environmental noise surveys or recommendations
    - Exterior building shell design
    - Specific or special studies to address structural vibration from the parking deck
    - Reports summarizing or outlining the calculations and recommendations.
    - Attendance at weekly or bi-weekly design team or OAC meetings

We appreciate the opportunity to submit this proposal for your review and consideration. Please let us know if you have any questions.

Sincerely,



Gary Sebach, AIA, LEED AP

Enclosures / Attachments (#): Appendix A: Phase 3 Completion Schedule, Diagram, Appendix B: Phase 3 Fee Schedule, Appendix C: Phase 3 Hourly Rates

xc: OHM :: File S8D :: ARK, MKT

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APPENDICES

Appendix A: Phase 3 Completion Schedule

Appendix B: Phase 3 Fee Schedule

Appendix C: Phase 3 Consultant Team and Hourly Rates

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Appendix A: Phase 3 Completion Schedule

Proj. No.	Project	Weeks
03	**Design Development / Site Plan Approval + FHZC COA Review Process, Construction Documents, Bidding and Negotiation**	109.1 Wks
30%		
3A	**PHASE 3 KICK OFF**	4.1 Wks
	Preliminary Park Direction from Survey Feedback (Provided by City Executive Team)	
	Floor Plan Changes / Address Outstanding Code Issues / Update Renderings per DRC Meeting 8 Feedback	4.0 Wks
	Preliminary Park Concepts	4.1 Wks
	Interior Case Study Imagery	2.0 Wks
	Assemble exterior material options in prep for DRC Meeting 9 / Exterior Elevation Updates per Meeting 8 Feedback	2.0 Wks
	Schedule Furniture Showroom Visits - OFRS & ORI	
	Design Team and City Executive Team Phase 3 Kick Off Meeting	
	DRC Meeting 9 Submittal Due	
3B	**50% DESIGN DEVELOPMENT**	8.0 Wks
	DRC Meeting 9 - Review Revised Elevations and Preliminary Park Concepts (S8D/OHM/KVD attend)	
	Interior Presentation 1 (to Owner) - Conceptual Direction / Decision on Furniture Dealership	
	Bi-Weekly Design Team Meeting - 50% DD Kick Off	
	Furniture Showroom Tour 1	
	Park Schematic Design Development	2.0 Wks
	Interior Presentation 2 (to Owner) - Defined Direction	
	Furniture Showroom Tour 2	
	Design Team Meeting with Building Codes/Fire, Planning, and Engineering (Pre Plan Meeting for Site Plan Submittal)	
	Bi-Weekly Design Team Meeting	
	25% DD	2.0 Wks
	Interior Presentation 3 (To Owner) - Conceptual Finish and Fixture Palettes	
	BOMA Work Session Submittal Due - Review Exterior Building and Park Design Progress	
	Bi-Weekly Design Team Meeting	
	50% DD	2.0 Wks
	BOMA Work Session - Review Exterior Building and Park Design Progress (S8D/OHM/KVD attend)	
	Interior Presentation 4 (To Owner) - Furniture Systems Presentation	
	Executive Leadership Meeting	
	DRC Meeting 10 Submittal Due	
	Bi-Weekly Design Team Meeting	
	Interior Presentation 5 (To Owner) - Interior Design Development (Concepts for Millwork Design)	
	Interior Presentation 6 (To Owner) - Initial Furniture Plans	
	Site Photometric Plan Development for FMPC Initial Submittal	4.3 Wks
	QAQC Review 50% DD/LEED Review and Update	2.0 Wks
	DRC/BOMA Joint Meeting 10 - Site Walk to Review Building Materials, Streetlights, and Park (S8D/OHM/KVD attend)	
	Meet with City Executive Team: Review 50% DD	
3C	**75% DESIGN DEVELOPMENT**	6.0 Wks
	Prepare Pre-App Submittal Documents	5.4 Wks
	Bi-Weekly Design Team Meeting - 75% DD Kick Off	
	Furniture Plan and Selections	4.0 Wks
	Bi-Weekly Design Team Meeting	
	75% DD	3.0 Wks
	Wayfinding Kick-Off Meeting (with Owner)	
	QAQC Review / 75% DD / LEED Review and Update	1.0 Wks
	DRC Meeting 11 Submittal Due	
	Bi-Weekly Design Team Meeting	
	BOMA Work Session Submittal Due- Review 75% DD	
	DRC Meeting 11 - Final Design Review prior to COA Application (S8D/OHM/KVD attend)	
	Interior Presentation 7 (To Owner) - Review Refined Design, Finishes, Fixtures, & Millwork	
	COA Application Submittal Deadline	
	FMPC Pre-Application Submittal Due	
	Meet with City Executive Team: Review 75% DD	
	BOMA Work Session - Review 75% DD (S8D/OHM/KVD attend)	

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Appendix A: Phase 3 Completion Schedule (continued)

Proj. No.	Project	Weeks
3D	**100% DESIGN DEVELOPMENT**	15.1 Wks
	Bi-Weekly Design Team Meeting - 100% DD Kick Off	
	Furniture Plan and Initial Selections	3.0 Wks
	100% DD (Inclusive of Outline Specifications)	3.0 Wks
	Interior Presentation 8 (To Owner) - Review Final Interior Design & Furniture Plans for Approval	
	Pre-App Meeting	
	FHZC Meeting: Full COA / FMPC Recommendation	
	FMPC - Initial Submittal Due	
	Sustainability Commission Meeting - S8D/OHM/ODS attend (2nd Friday @ 8AM)	
	Bi-Weekly Design Team Meeting	
	LEED Template Completion/ Energy Model/ Reports from USGBC	8.0 Wks
	QAQC Review / 100% DD	2.0 Wks
	Bi-Weekly Design Team Meeting	
	FMPC - Check prints returned to applicant	
	FMPC - Resubmittal Due	
	Meet with City Executive Team: Review 100% DD	
	Revisions per Owner Feedback	2.0 Wks
	FMPC Packet/Administrative Reports Available	
	FMPC Meeting (for Site Plan Approval)	
	Preliminary Probable Construction Cost Estimate	4.0 Wks
	Meet with City Executive Team: Review Final 100% DD (with Cost Estimate)	
	OWNER REVIEW TIME	2.0 Wks
	Post Planning Commission Submittal	
	OWNER COMMENTS & FEEDBACK	
	BOMA Work Session Submittal Due - Review 100% DD	
	Revisions per Owner Feedback	3.0 Wks
	BOMA Work Session - Review 100% DD	
	OWNER SIGN-OFF	

END OF DESIGN DEVELOPMENT

Appendix A: Site Plan Review Process Schedule (During Design Development)

Proj. No.	Project	Weeks
	SITE PLAN REVIEW PROCESS (Team Des. Dev. Concurrent)	24.0 Wks
	Pre-Plan Meeting	
	COA Application Submittal Deadline	
	FHZC: Full COA / FMPC Recommendation	
	FMPC Pre-Application Due	
	Pre-App Meeting	
	ROW Permit Submittals to TDOT for work in TDOT ROW (3rd and Main)	8.6 Wks
	NOI/SWPPP submittals to TDEC for a NOC	4.3 Wks
	FMPC - Initial Submittal Due	
	FMPC - Check prints returned to applicant	
	FMPC - Resubmittal Due	
	FMPC Packet/Administrative Reports Available	
	FMPC Meeting (for Site Plan Approval)	
	Post Planning Commission Submittal (One Stop 1st or 3rd Tuesday)	
	Grading and Demolition Permit	

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Appendix A: Phase 3 Completion Schedule (continued)

Proj. No.	Project	Weeks
51%		
3E	**CONSTRUCTION DOCUMENT KICK OFF**	2.0 Wks
	Design Team and City Executive Team Construction Document Kick Off Meeting	
	Address DD Open Items / Incorporate Owner Review Comments	2.0 Wks
3F	**50% CONSTRUCTION DOCUMENTS**	24.0 Wks
	Finalize Furniture Selections	16.0 Wks
	25% CD	8.0 Wks
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	50% CD	8.0 Wks
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	QAQC Review 50% CD	4.0 Wks
	Bi-Weekly Design Team Meeting	
	Meet with City Executive Team: Review 50% CD	
	OWNER REVIEW TIME/Cx Review of 50% CD's	3.9 Wks
	Update Probable Construction Cost Estimate	4.0 Wks
3G	**75% CONSTRUCTION DOCUMENTS**	11.1 Wks
	75% CD	11.1 Wks
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Meet with City Executive Team: Review 75% CD	
	QAQC Review 75% CD	2.0 Wks
	Bi-Weekly Design Team Meeting	
	OWNER REVIEW TIME	3.0 Wks
3H	**90% CONSTRUCTION DOCUMENTS**	10.0 Wks
	90% CD	10.0 Wks
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Bi-Weekly Design Team Meeting	
	Meet with City Executive Team: Review 90% CD	
	QAQC Review 90% CD	2.0 Wks
	Bi-Weekly Design Team Meeting	
	OWNER REVIEW TIME	3.0 Wks
	Incorporate Owner Review Comments	
3I	**SUBMIT 100% CONSTRUCTION DOCUMENTS FOR PERMIT REVIEW**	2.0 Wks
3J	**PREPARE AND SUBMIT DESIGN PHASE LEED SUBMITTAL TO USGBC**	48.1 Wks

END OF CONSTRUCTION DOCUMENTS

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

Appendix A: Phase 3 Completion Schedule (continued)

3K	**BIDDING AND NEGOTIATION PHASE KICK OFF**	16.7 Wks
	Building Permit Review Cycle & Respond to Comments	16.7 Wks
3L	**LEED DESIGN COMPLIANCE REVIEW**	16.7 Wks
3M	**BIDDING AND NEGOTIATION**	16.7 Wks
	Advertisement to Bid	3.0 Wks
	Pre-Bid Mtg	
	Conduct Bid Process (incl Addenda Time, etc.)	4.0 Wks
	Bid Opening	
	Review Bids w/ City Executive Team	9.7 Wks
3N	**PHASE 3 BOMA MILESTONE**	4.0 Wks
	BOMA Work Session: Review Recommendation for Bid Award	
Milestone	**BOMA Meeting: Resolution to Approve Bid Award**	
	Assist Staff in Preparing Contract between GC & CoF	2.0 Wks
3O	**PERMIT APPROVAL / CONTRACTOR NOTICE TO PROCEED**	

END OF BIDDING AND NEGOTIATION

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

Appendix B: Phase 3 Invoicing Schedule (Monthly)

			$	5,400,000
Inv. #	Tasks	% Complete		Invoice Amt.
36	3A	6%	$	329,879
37	3B	8%	$	329,879
38	3B	12%	$	329,879
39	3B	16%	$	329,879
40	3C	20%	$	329,879
41	3D	24%	$	329,879
42	3D	28%	$	329,879
43	3D	32%	$	329,879
44	3D	36%	$	329,879
45	3E	41%	$	188,159
46	3F	46%	$	188,159
47	3F	51%	$	188,159
48	3F	56%	$	188,159
49	3F	61%	$	188,159
50	3F	66%	$	188,159
51	3G	71%	$	188,159
52	3G	76%	$	188,159
53	3G	81%	$	188,159
54	3H	86%	$	188,159
55	3H	91%	$	188,159
56	3H	96%	$	188,159
57	3J / 3L	97%	$	43,297
58	3J / 3L	98%	$	43,297
59	3J / 3L	99%	$	43,297
60	3P	100%	$	43,290
	TOTAL FEE FOR PHASE 3		**$**	**5,400,000**

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

Appendix C: Phase 3 Consultant Team and Hourly Rates

Role	Company Name	Contact Person and role	billing classification	hourly billing rate
Architect of Record	OHM Advisors 209 10th Avenue South Suite #154 Nashville, Tennessee 37203	Gary Sebach (Principal Architect) Gary.Sebach@ohm-advisors.com David Mancino (Project Architect) David.Mancino@ohm-advisors.com John Hardt (Vice President Architect) John.Hardt@ohm-advisors.com	Principal Project Architect Principal Architect Level I-II	$235 $188 $235 $105-$133
Architect / Project Manager	Studio Eight Design 56 Lindsley Avenue Nashville, Tennessee 37210	Anna Ruth Kimbrough (Project Manager) arkimbrough@s8-design.com Matt Taylor (Principal in Charge) mtaylor@s8-design.com	Principal Principal Project Architect Graduate Architect	$240 $240 $185 $110
Civil Engineer	CT Consultants 2964 Sidco Drive Nashville, Tennessee 37204	James G. Golias II, P.E. (Civil Engineer) jgolias@ctconsultants.com	Principal / Regional Manager Senior Engineer/PM Engineer 2 Engineer 1	$245 $225 $205 $195
Landscape Architect	KVD Kiser Vogrin Design 5005 Meridian Boulevard, Suite 100 Franklin, Tennessee 37067	Architect) gary@kiservogrin.com Dwight E. Kiser, ASLA (Landscape dwight@kiservogrin.com Katie Rudowsky L.A. katie@kiservogrin.com	Partner Partner Partner Project Manager Project Staff	$235 $235 $215 $180 $135
Interior Design	BRAND Interior Design, LLC	Malee Cherry, RID, IIDA, LEED AP (Interior Design/Logistics and Phasing) malee@brandinteriordesign.com	Principal Interior Designer Junior Interior Designer	$150 $120 $100
Structural Engineer MEP Engineering Fire Protection / Life Safety	Genesis Engineering 134 4th Avenue North Franklin, Tennessee 37064	Engineer) raskrabut@geneng.net Victoria W. Robertson (Mech Engineer) vrobertson@geneng.net Dan Schafran, PE (Electrical Engineer) dschafran@geneng.net	Principal Associate Principal Associate Principal	$215 $175 $175
LEED Consultant	Optimized Design Solutions 311 Caysens Square Lane Franklin, Tennessee 37064 (Energy Studio)	Ken A. Scalf, AIA, LEED AP kascalf@gmail.com Amanda Bogner abogner@energystudioinc.com	Principal Principal	$190 $190
Specifications Consultant	Specs & Details PO Box 281772 Nashville, Tennessee 37228	NOMA jlolley@comcast.net	Principal	$150
Security Design	SRMC,llc 102 West Main Street #85 New Albany, OH 43054	Owner) lyndab@srmcllc.com Jim Townzen, PSP (Security Consultant) jimt@srmcllc.com	Principal Project Manager Support Staff	$230 $195 $85

STUDIOEIGHTDESIGN
MATT TAYLOR • ARCHITECT

Appendix C: Phase 3 Consultant Team and Hourly Rates (continued)

Role	Company Name	Contact Person and role	billing classification	hourly billing rate
Lighting Design	DHS Lighting Design P.O. Box 23983 Nashville, Tennessee 37202-3983	Danny Streit danny.streit@dhslightingdesign.com Tashina Fugate	Design Director/PM Lighting Design Assistant	$205 $95
Acoustical Consulting	Newcomb-Boyd 303 Peachtree Center Avenue, NE Suite 525 Atlanta, GA 30303	Jessica S. Clements, INCE-USA JClements@newcomb-boyd.com	Associate Principal	
Integrated Automation Telecommunications	Enfinity Engineering, LLC 214 Centerview Drive, Suite 200 Brentwood, TN 37027	Derek Sands dsands@enfinityeng.com Tyler Elder telder@enfinityeng.com	Associate / Director Principal Senior Engineer / RCDD Engineer / RCDD	$260 $320 $240 $225
MEP Systems Commissioning	Facility Diagnostices	Nick Ganick nganick@FDllc-cx.com Mike Haney mhaney@fdllc-cx.com	Executive Consultant Senior Engineer	$220 $205
Building Envelope Commissioning	Working Buildings	JR Crowell, AIA, NCARB, BECxP, CxA+BE	Project Principal Project Manager BECx Authority Admin Support	$375 $275 $200 $70
AV/Broadcast	Diversified	Mike McIntyre, CTS-D mmcintyre@onediversified.com	Project Manager Engineer Spec Documentation	$145 $180 $95
Experiential Graphic Design	McCoy Design	Catherine Short cshort@mccoynash.com Laura McCoy laura@mccoynash.com		$175 $175

City of Franklin

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

File #: 21-05898

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
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. Establishing A Public Hearing On March 12, 2024
FMPC 1/25/24, 9-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2023-42 by a vote of 9-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-42.

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:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Law Dept approved 01.12.24

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

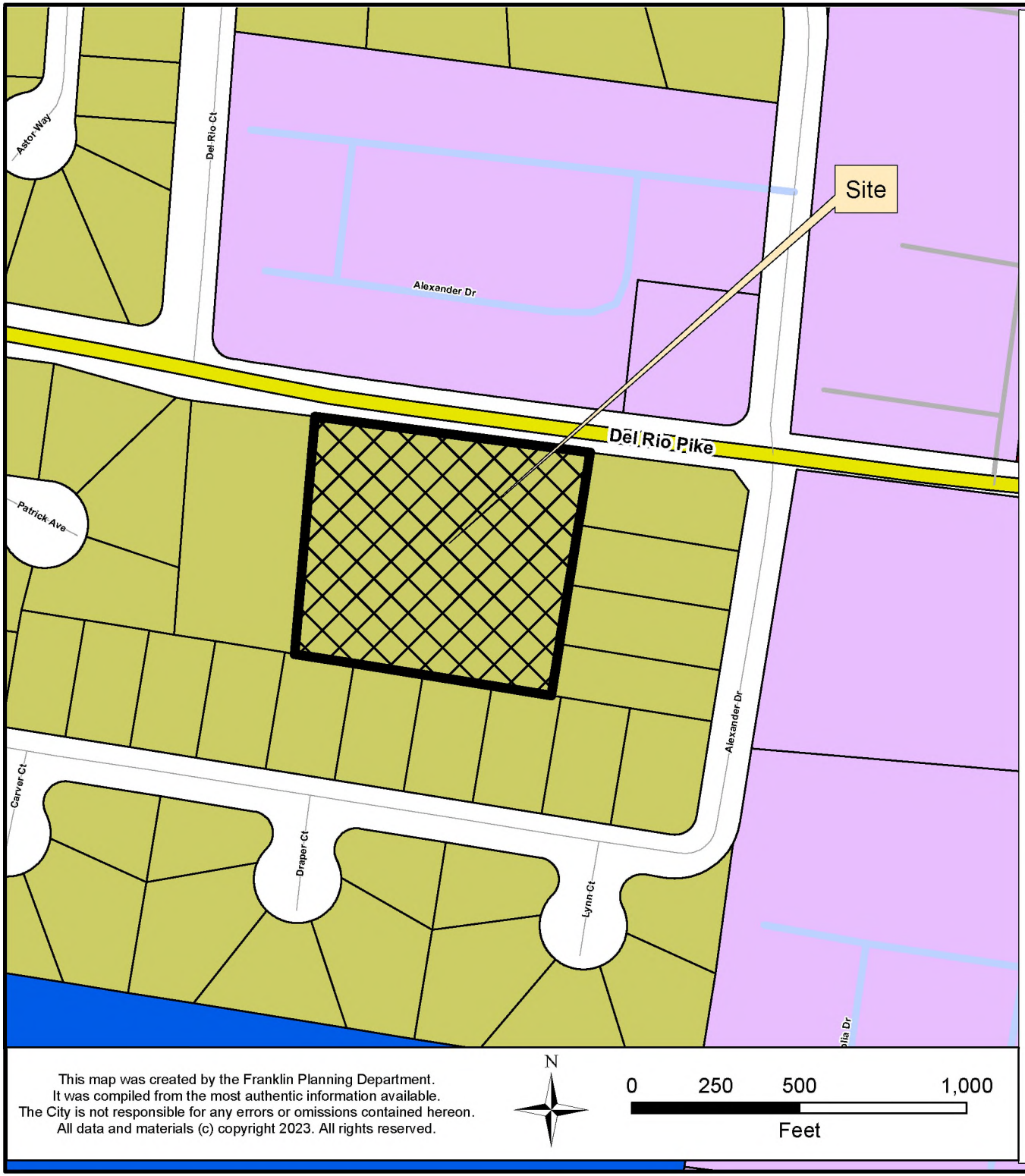
PLANNING COMMISSION RECOMMENDED: _____

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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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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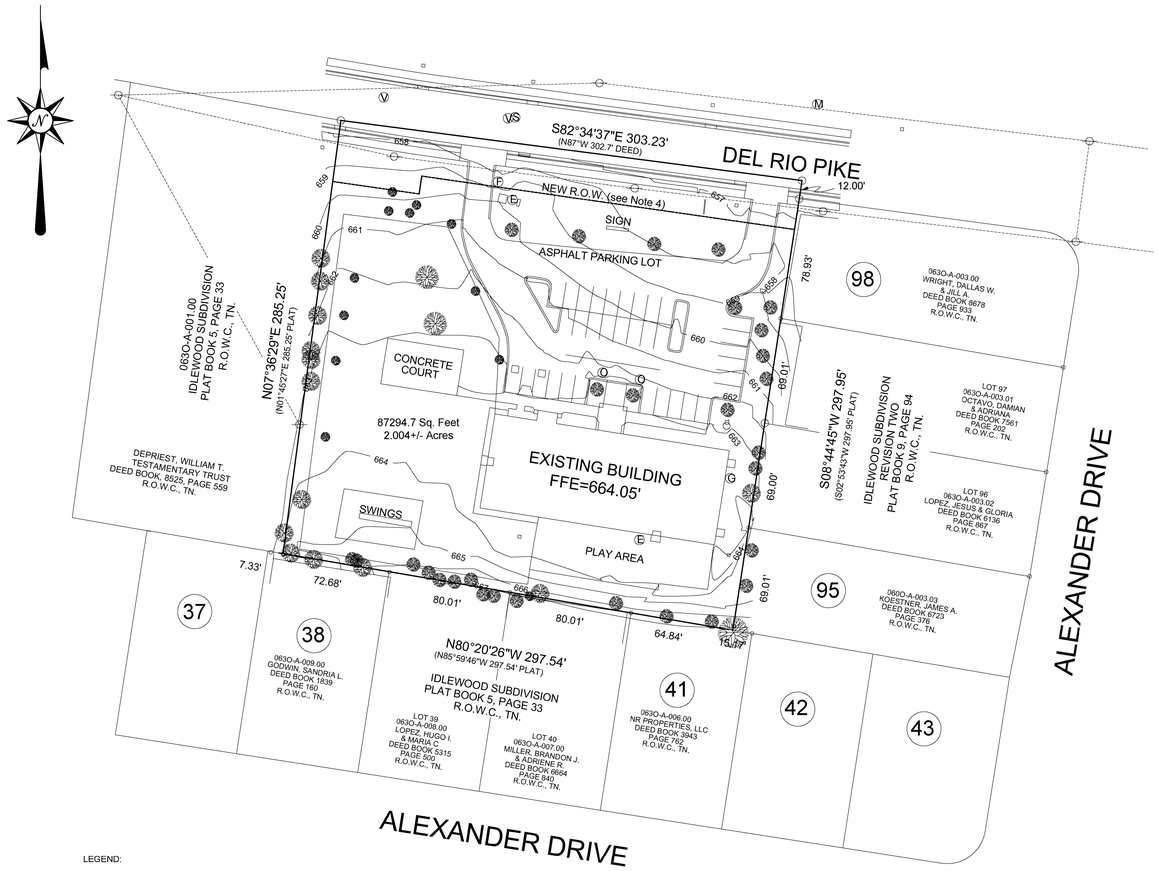
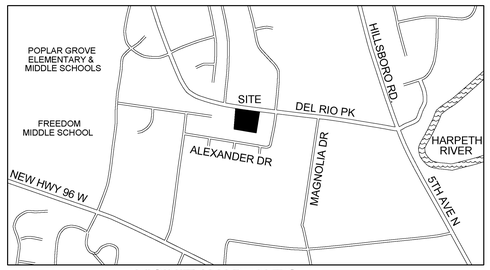
HISTORIC FRANKLIN TENNESSEE

TRINITAS CLASSICAL ACADEMY - APPLICATION FOR REZONING





VICINITY MAP - N.T.S.

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 063O-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'

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

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.

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
(D)	STORM DRAIN
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS METER
(M)	MANHOLE
(O)	SEWER WASHOUT
(S)	SEWER UTILITY
(T)	TELECOMMUNICATIONS UTILITY
(V)	WATER VALVE
(W)	WATER METER
	EXISTING FENCELINE
	POWER POLE AND LINES
	TREE

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.

GRAPHIC SCALE 1"=40'

0 40 80

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.

JACOB R. SLAUGENHOUPT
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2583
11/16/23
TENNESSEE NO. 2583

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

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

WILLIAMSON COUNTY TAX PARCEL 063O-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

TRINITAS CLASSICAL ACADEMY

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 SLAUGENHOUPT, RLS
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
jake@homelandtn.com
p. 615 268-9658

DCi Design Constructors, Inc.

Project No. T23035

COVER SHEET & PLAN
TRINITAS CLASSICAL ACADEMY
REZONING SUBMITTAL
810 DEL RIO PIKE
FRANKLIN, TN 37064

REV.	DESCRIPTION	DATE	CHK	DWG
	COF PLANNING REVISIONS	1/3/24	SMF	DCi

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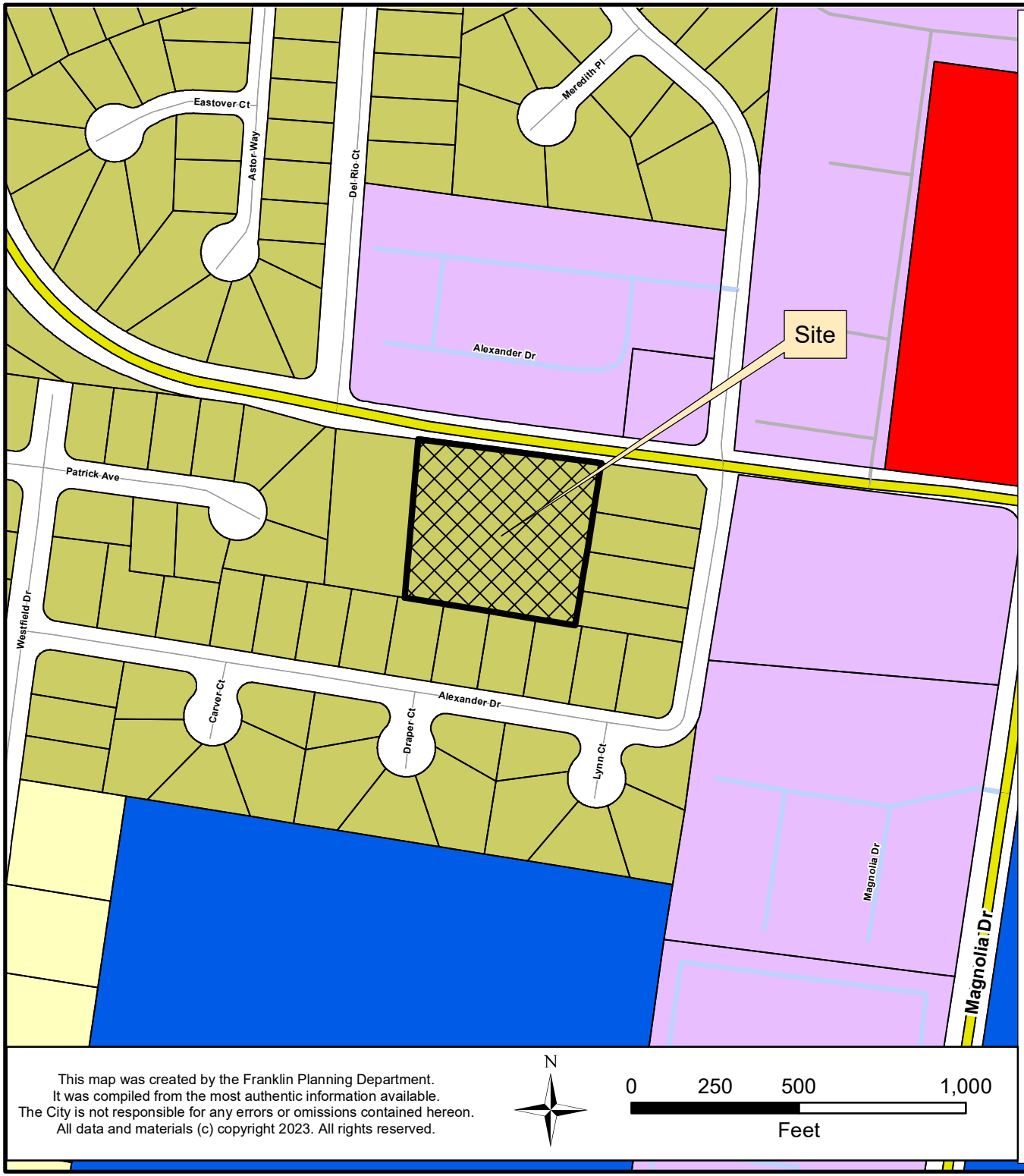

810 DEL RIO PIKE REZONING
ORDINANCE 2023-42

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
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- 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

DCi | Design Constructors, Inc.

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

810 Del Rio Pk

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

NORMA L. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

Subscribed and sworn to before me this
2nd day of January, 2024.

Notary Public

My Commission Expires: 11/6/2024

DCi | Design Constructors, Inc.

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.

DCi | Design Constructors, Inc.

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 Hernandes
722 Del Rio Pike
Franklin, TN 37064

Joshua Nitz
724 Del Rio Pike
Franklin, TN 37064

Lynda Shelton
310 Norvich 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

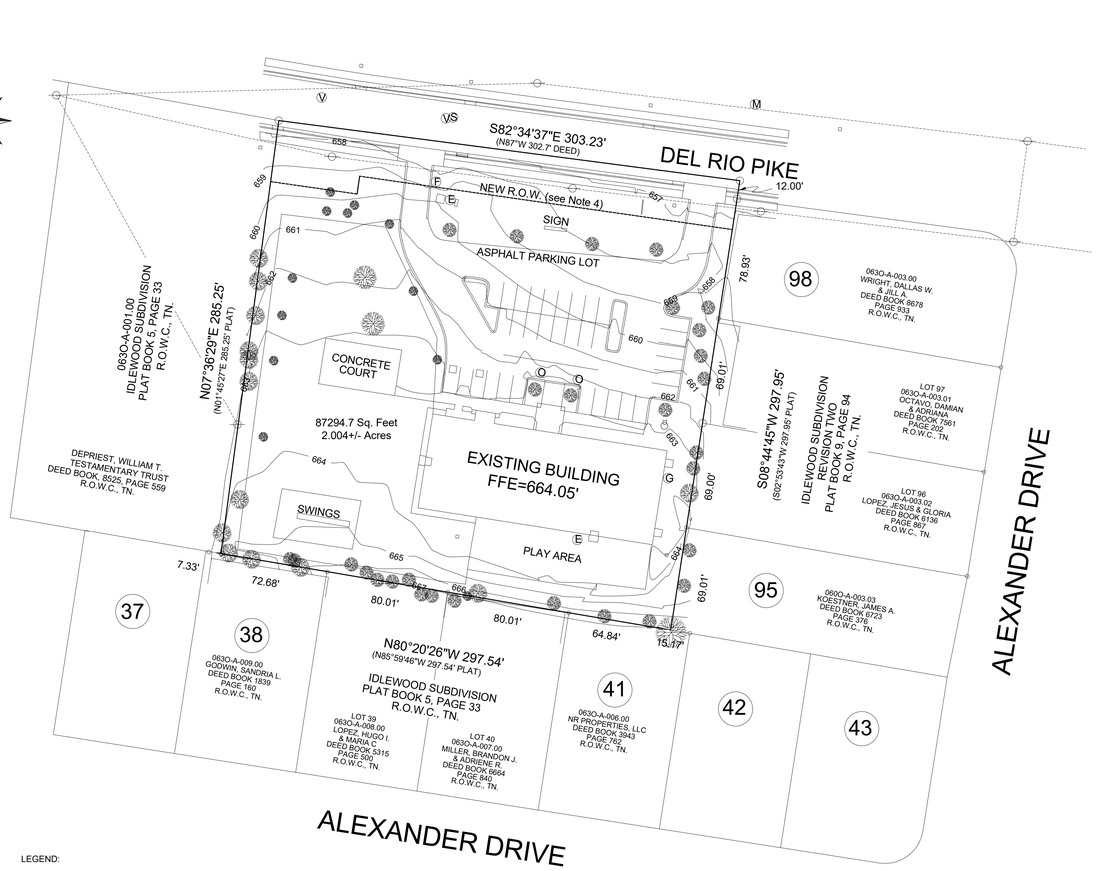
Xian Yu Wang Etal
305 Astor Way
Franklin, TN 37064

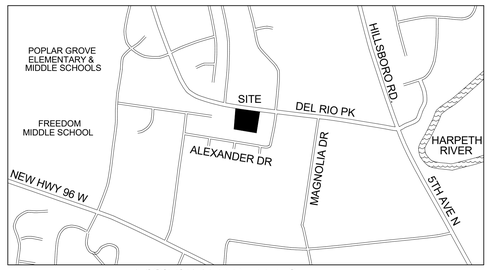
Aaron Hurt
401 Eastover Court
Franklin, TN 37064

William Marley
403 Eastover Court
Franklin, TN 37064

Robert Beitz
405 Eastover Court
Franklin, TN 37064

TRINITAS CLASSICAL ACADEMY - APPLICATION FOR REZONING





VICINITY MAP - N.T.S.

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 063O-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'

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

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.

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
(D)	STORM DRAIN
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS METER
(M)	MANHOLE
(O)	SEWER WASHOUT
(S)	SEWER UTILITY
(T)	TELECOMMUNICATIONS UTILITY
(V)	WATER VALVE
(W)	WATER METER
	EXISTING FENCELINE
	POWER POLE AND LINES
	TREE

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.

GRAPHIC SCALE 1"=40'

0 40 80

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.

JACOB R. SLAUGENHOUPT — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 2583 — 11/16/23 — TENNESSEE NO. 2583

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

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

WILLIAMSON COUNTY TAX PARCEL 063O-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

TRINITAS CLASSICAL ACADEMY

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 SLAUGENHOUPT, RLS
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
jake@homelandtn.com
p. 615 268-9658

DCi Design Constructors, Inc.

Project No. T23035

COVER SHEET & PLAN
TRINITAS CLASSICAL ACADEMY
REZONING SUBMITTAL
810 DEL RIO PIKE
FRANKLIN, TN 37064

REV.	DESCRIPTION	DATE	CHK	DWG
	COF PLANNING REVISIONS	1/3/24	SMF	DCi

C0.1

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City of Franklin

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

File #: 21-05899

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
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). Establishing A Public Hearing On March 12, 2024
FMPC 1/25/24, 9-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2023-43 by a vote of (9-0).

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-43.

ORDINANCE 2023-43

AN ORDINANCE TO REZONE 93.32 ACRES FROM PLANNED (PD 12.76/1,156,378/315) DISTIRCT 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:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

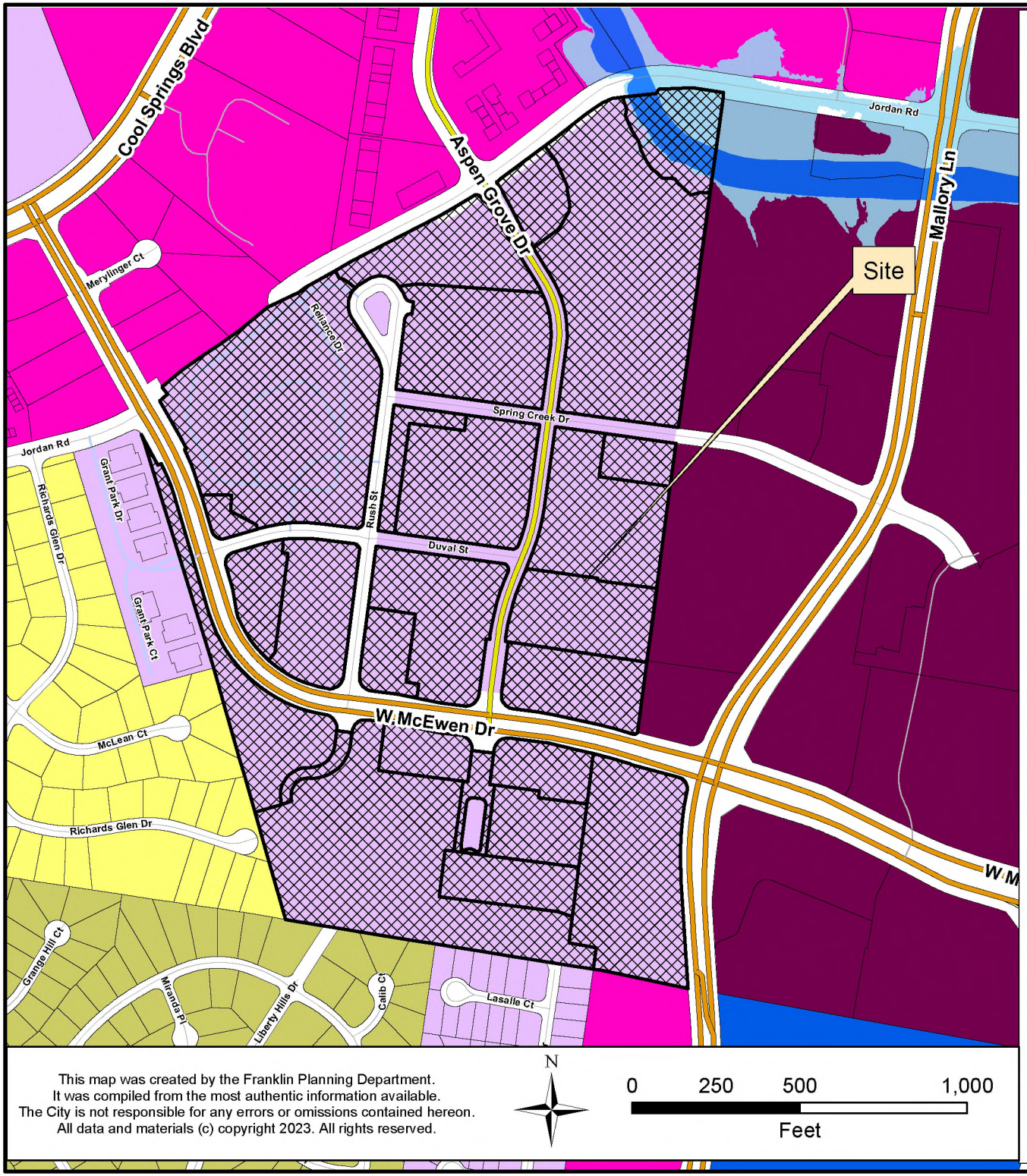
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Law Dept approved 01.12.24



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 hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

DEVELOPER

NORTHWOOD RAVIN

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

BOYLE

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

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGRIN DESIGN

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

CIVIL ENGINEER

Kimley»Horn

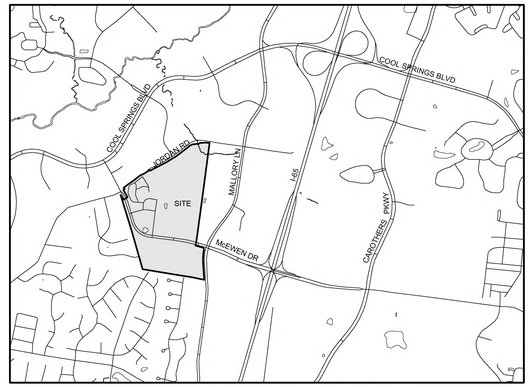
Kimley-Horn Assoc.
4031 Aspen Grove Drive
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

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- 11th *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.*

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 AGRICULTURE
01-04-2024

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°00'06"	46.50'	73.04'	N37°43'30"W	65.76'
C2	89°58'58"	20.00'	31.41'	N52°16'30"E	28.28'
C3	63°48'30"	20.00'	22.27'	N50°49'39"W	21.14'
C4	13°47'42"	77.00'	18.54'	N28°49'45"W	18.49'
C5	90°00'17"	77.00'	120.96'	N77°43'30"W	108.90'
C6	10°18'47"	81.00'	14.58'	S52°07'07"W	14.56'
C7	27°17'26"	19.50'	9.29'	N52°07'00"W	39.58'
C8	28°47'03"	79.50'	40.00'	N62°51'50"W	39.58'
C9	5°31'12"	2238.50'	215.66'	N58°20'11"E	215.57'
C10	51°58'38"	19.50'	17.85'	S81°41'11"W	16.99'
C11	5°26'47"	1960.50'	186.36'	N75°49'43"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	65.76'
C14	90°00'06"	46.50'	73.04'	S52°16'30"W	65.76'

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C15	3°14'23"	120.50'	6.81'	S30°04'27"E	6.81'	3.41'
C16	5°55'45"	100.00'	10.06'	S29°48'45"E	10.05'	5.03'
C17	8°05'58"	377.00'	53.98'	S27°39'43"E	53.94'	26.99'
C18	13°26'30"	377.00'	89.55'	S16°47'31"E	89.34'	44.98'
C19	17°40'35"	377.00'	116.53'	S01°10'57"E	116.07'	58.73'
C20	39°04'59"	303.00'	202.21'	N11°59'09"W	217.85'	115.70'
C21	13°56'06"	573.00'	139.39'	S14°48'54"W	139.05'	70.00'
C22	76°05'24"	80.00'	95.56'	S59°40'39"W	84.65'	55.65'
C23	13°56'06"	657.00'	157.96'	S14°52'24"W	157.58'	79.41'
C24	4°52'53"	649.34'	55.32'	S19°29'27"W	55.30'	27.68'
C25	5°25'05"	703.00'	120.95'	S18°30'53"W	120.81'	60.61'
C26	13°56'06"	777.00'	189.43'	S14°52'24"W	188.96'	95.19'
C27	103°56'08"	20.00'	36.29'	S13°37'34"E	31.51'	24.68'
C28	6°04'27"	303.00'	32.14'	S28°59'29"E	32.03'	16.14'
C29	33°00'32"	303.00'	187.96'	S09°55'55"E	185.30'	96.73'
C30	5°31'12"	2238.41'	215.65'	S58°20'11"W	215.57'	107.91'

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	25.95'
L8	S57°16'30"W	36.21'
L9	N48°28'19"W	16.89'
L10	N29°47'57"W	29.09'
L11	N60°19'03"E	64.73'
L12	S36°29'15"E	5.02'
L13	N53°30'45"E	15.61'
L14	N49°13'24"E	20.08'
L15	N52°01'28"E	125.95'
L16	N54°09'01"E	95.63'
L17	N58°11'08"E	35.64'
L18	N64°02'34"E	36.32'
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	80.92'
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°16'32"W	2.00'

LINE	BEARING	DISTANCE
L30	S31°41'38"E	38.25'
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	19.40'
L36	S28°27'15"E	59.44'
L37	S28°55'53"E	74.13'
L38	S31°41'38"E	74.16'
L39	S31°41'38"E	107.60'
L40	S82°44'38"W	65.85'

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 9**
COMMERCIAL SF, BY USE: **REFER TO OVERALL TAKEDOWN CHART, REVISION 8**
HOTEL KEYS: **315**

SURVEY NOTES

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2. 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.
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4. 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.

Survey Prepared by:
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504 Autumn Spring Court
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615.778.0863

0 100 200 300
SCALE: 1"= 100'

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@2021 Kimley-Horn and Associates, Inc.

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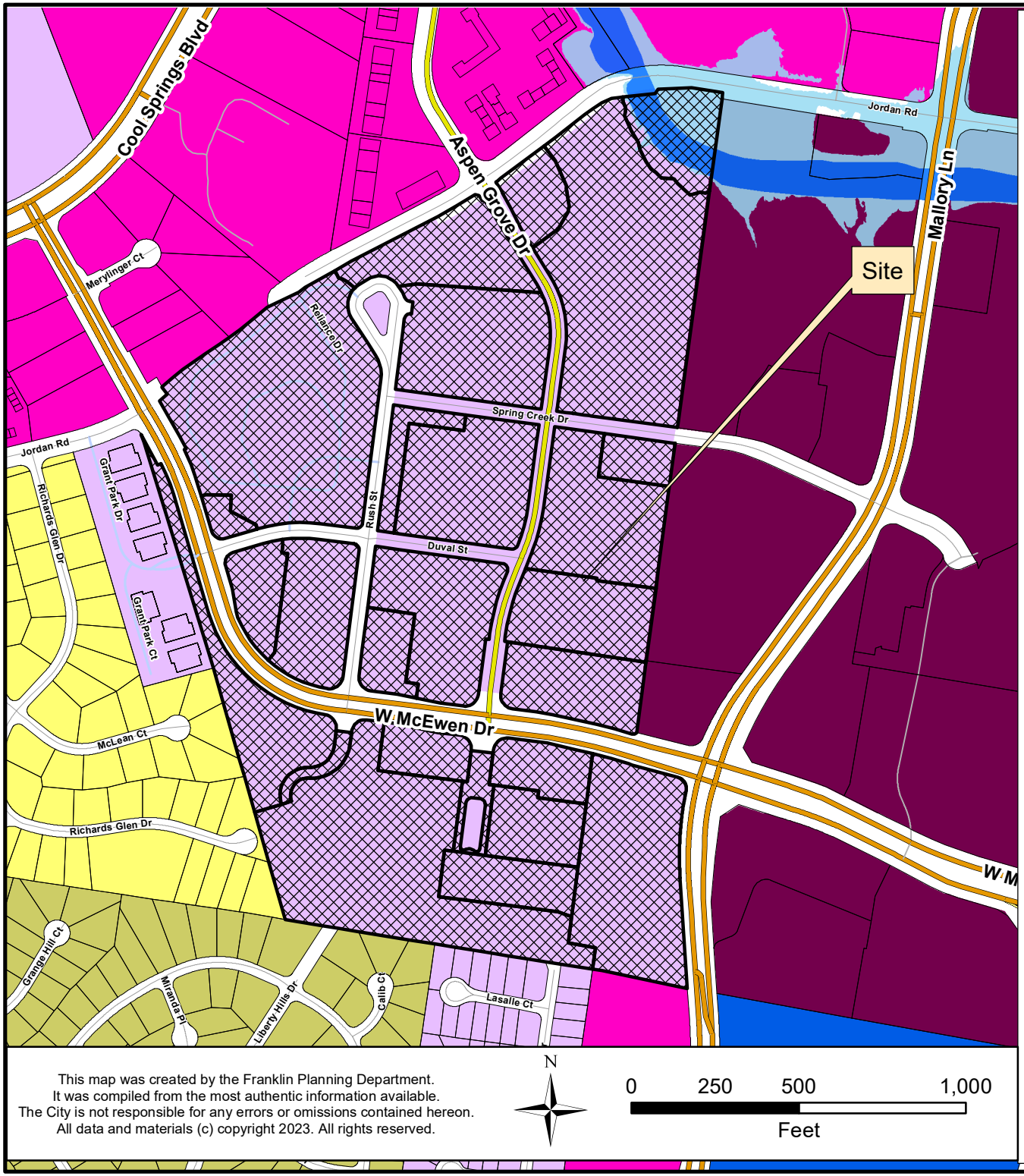
KISER VOGRIN DESIGN
5065 Meridian Blvd. Ste. 100
Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN
No. 3821
LICENSED
TENNESSEE
LANDSCAPE ARCHITECT
01-04-2024

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: GMV
Q.C. BY: GMV
SCALE: 1"= 100'
PROJECT #: 23082
SHEET NUMBER:
C1.0



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 hereon.
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N

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
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Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

LANDSCAPE ARCHITECT / APPLICANT

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CIVIL ENGINEER

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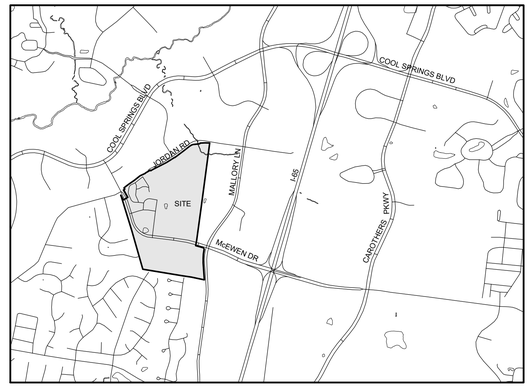
Suite 200
Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

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

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COMMERCIAL BUILDING

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PUD SITE SQUARE FOOTAGE: **+/- 4,065,019 SF**
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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- 11th *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.*

GARY MICHAEL VOGRIN REGISTERED LANDSCAPE ARCHITECT
01-04-2024

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°00'06"	46.50'	73.04'	N37°43'30"W	65.76'
C2	89°58'58"	20.00'	31.41'	N52°16'30"E	28.28'
C3	53°48'30"	20.00'	22.27'	N50°49'39"W	21.14'
C4	13°47'42"	77.00'	18.54'	N28°49'45"W	18.49'
C5	90°00'17"	77.00'	120.96'	N71°43'30"W	108.90'
C6	10°18'42"	81.00'	14.58'	S52°07'07"W	14.56'
C7	27°17'26"	19.50'	9.29'	N52°07'00"W	39.58'
C8	28°47'03"	79.50'	40.00'	N52°51'50"W	39.58'
C9	5°11'12"	2239.50'	215.66'	N58°20'11"E	215.57'
C10	61°58'38"	16.50'	17.85'	S81°41'11"W	16.99'
C11	5°26'47"	1960.50'	186.36'	N75°49'43"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	65.76'
C14	90°00'06"	46.50'	73.04'	S52°16'30"W	65.76'

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C15	3°14'23"	120.50'	6.81'	S30°04'27"E	6.81'	3.41'
C16	5°46'45"	100.00'	10.08'	S28°49'40"E	10.05'	5.03'
C17	8°05'58"	377.00'	53.28'	S27°39'43"E	53.24'	26.69'
C18	13°36'32"	377.00'	89.55'	S16°47'31"E	89.34'	44.99'
C19	17°40'35"	377.00'	116.31'	S01°07'07"E	115.87'	58.73'
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L32	N07°43'21"E	19.40'
L33	S82°16'39"E	11.00'
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SCALE: 1"= 100'

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SHEET NUMBER:
C1.0

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05900

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
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. Establishing A Public Hearing On March 12, 2024
FMPC 1/25/24, 9-0

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 Commerice 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:

Franklin Municipal Planning Commission recommends approval with conditions of Resolution 2023-84 by a vote of (9-0).

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

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:

By: _____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

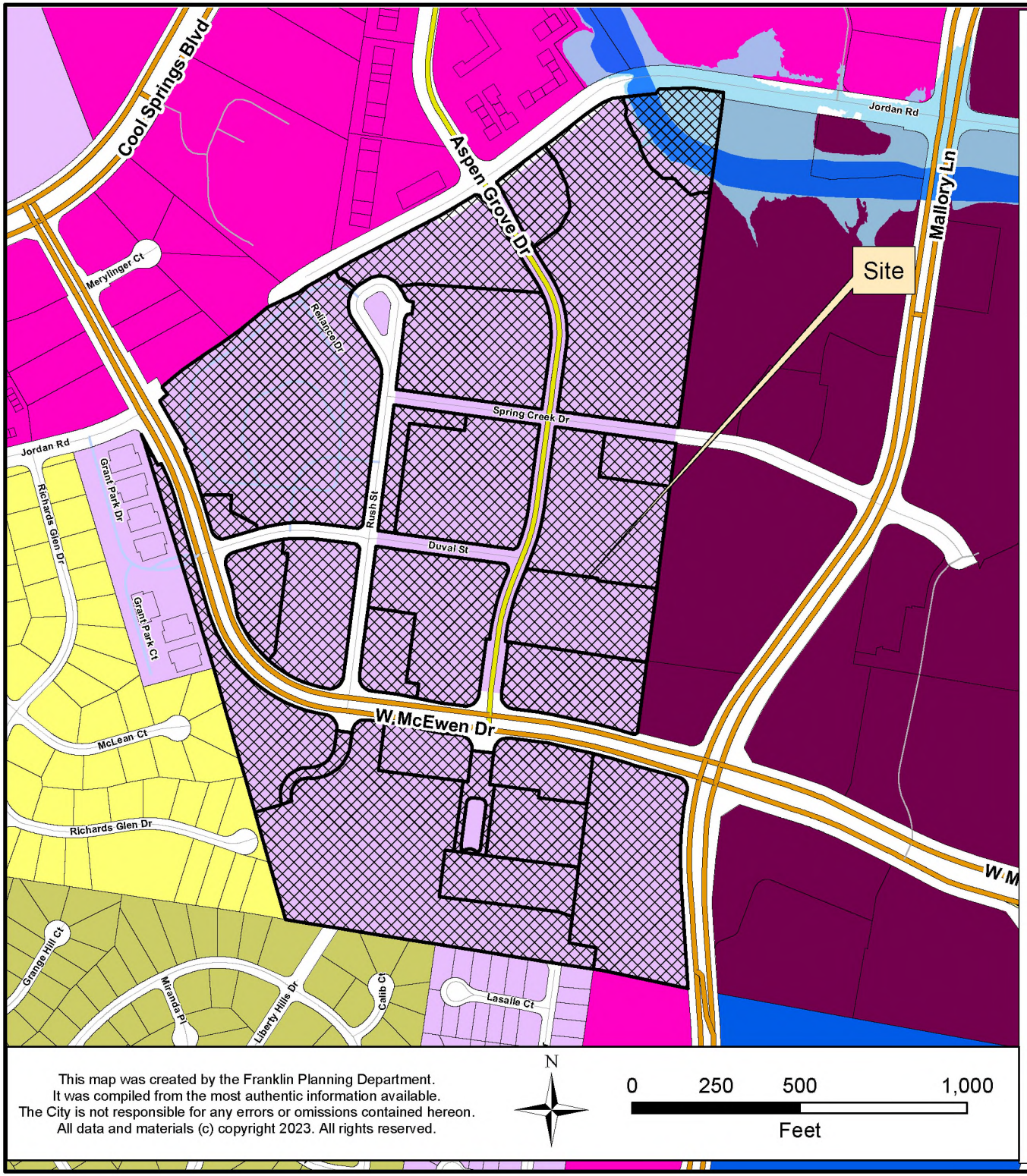
PREAPPLICATION CONFERENCE: _____12/5/23_____

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 hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

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

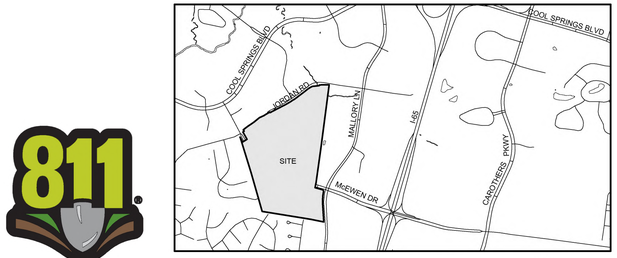
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin - gary@kiservogrin.com
615.708.0567

ARCHITECT

Cooper Carry
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



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		12-11-23	01-04-24	

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.

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	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	352,564			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 E PROVIDED PARKING :
PARKING DECK = 915 SPACES
E-5 STRUCTURAL PARKING = 91 SPACES
SURFACE PARKING = 51 SPACES
PARALLEL SPACES = 51 SPACES
HEAD-IN PARKING = 0 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

CONDITIONS OF APPROVAL

(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #2150 | FMPC 01.22.09):

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 part 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 Alderman, 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 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.

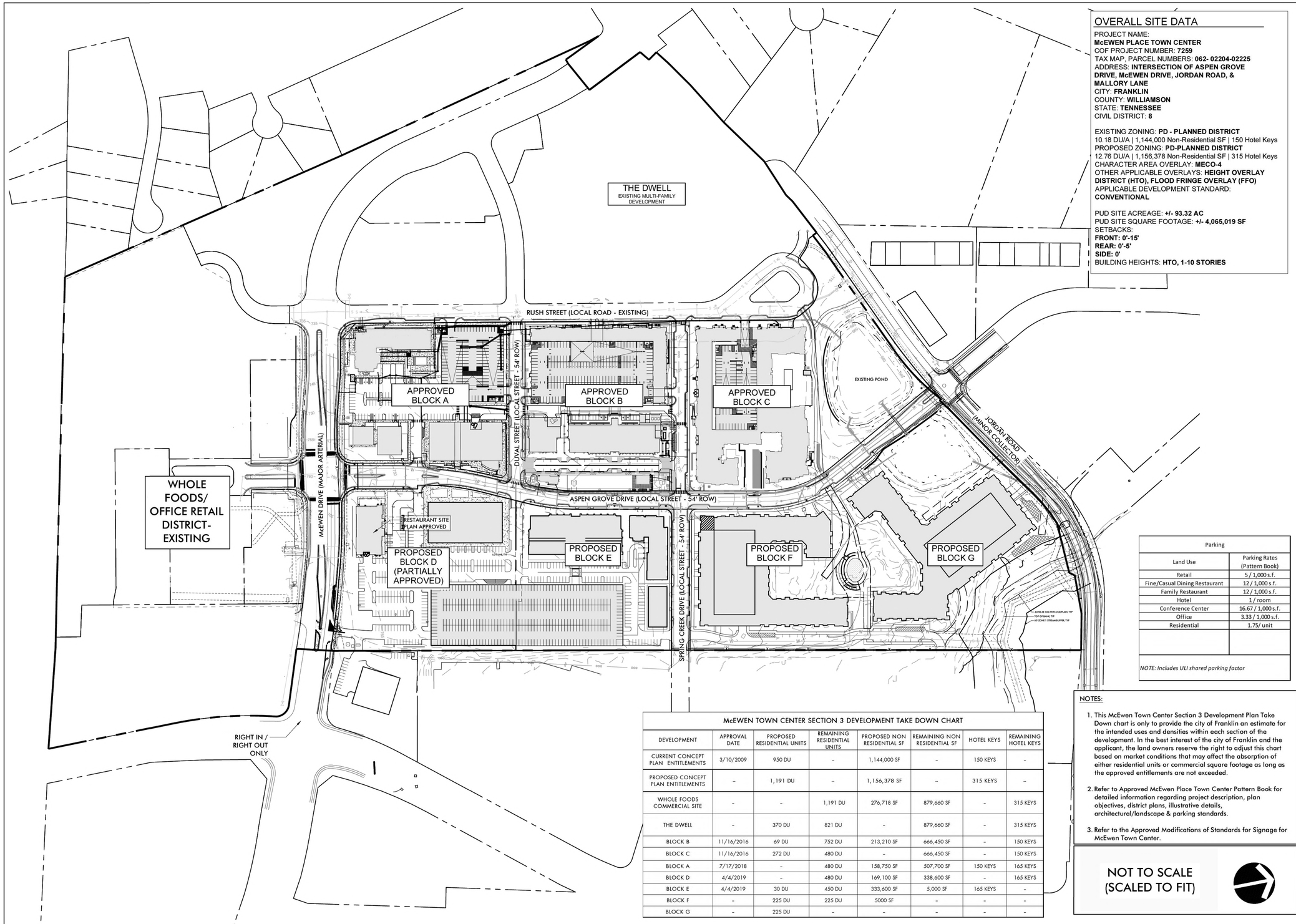
No individual entrances shall be provided along the eastern access drive.

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.

GARY MICHAEL VOGRIN — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 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 ULI 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	REMAINING 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	–	315 KEYS
THE DWELL	–	370 DU	821 DU	–	879,660 SF	–	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	–	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	–	666,450 SF	–	150 KEYS
BLOCK A	7/17/2018	–	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	–	480 DU	169,100 SF	338,600 SF	–	165 KEYS
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)

THE APPROVED PUD DEVELOPMENT PLAN - REVISION 7 IS FOR REFERENCE ONLY.

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www.kimley-horn.com
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Franklin, TN 37067
Main: 615.708.0567
www.kiservogrin.com

GARY MICHAEL VOGRIN
TENNESSEE NO. 1223
REGISTERED LANDSCAPE ARCHITECT
06-02-2020

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

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: GMV
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

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GARY MICHAEL VOGRIN
TENNESSEE NO. 1223
REGISTERED LANDSCAPE ARCHITECT
01.04.2024

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

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C0.1

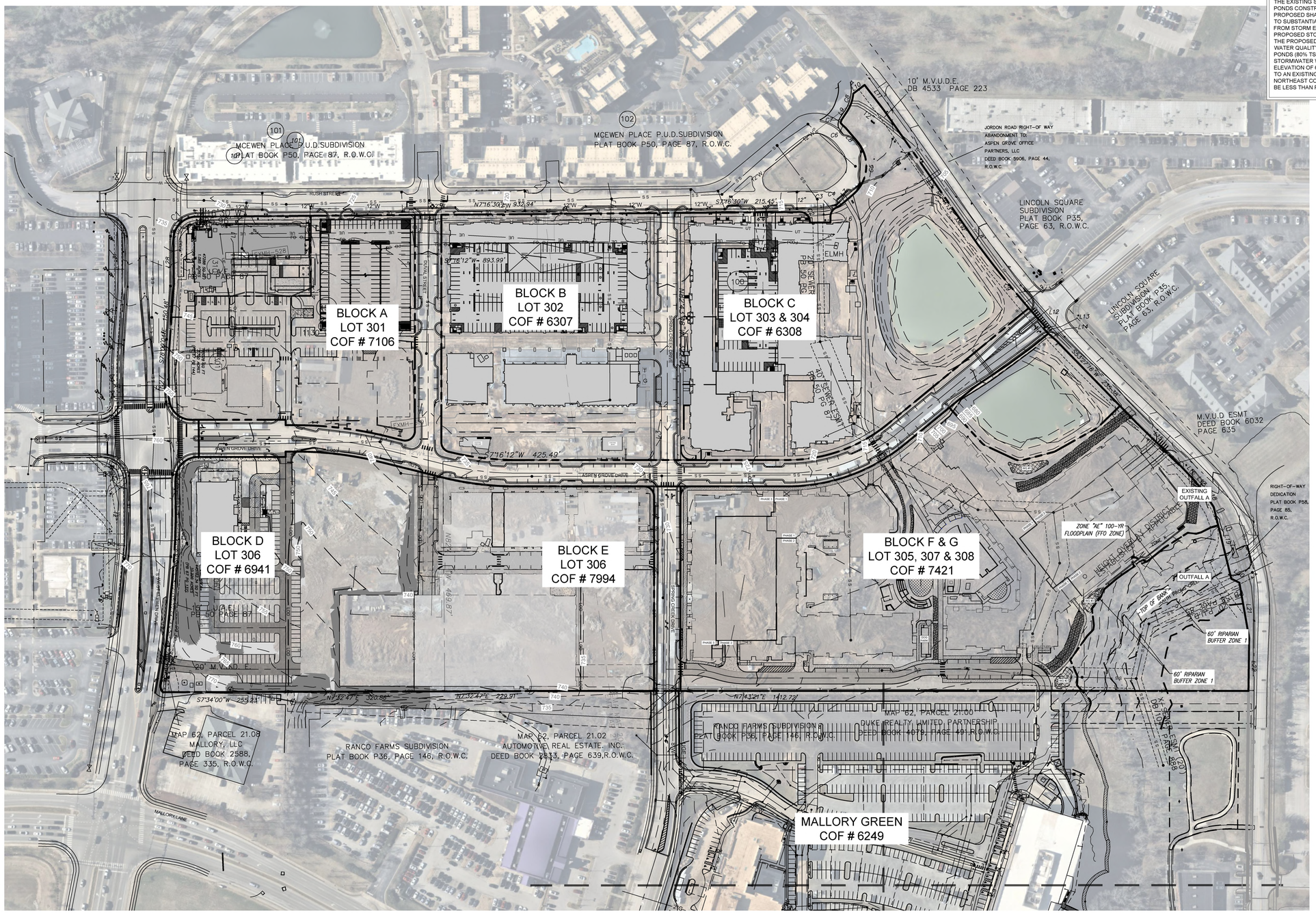
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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

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	67.18 CFS	145.92 CFS	67.18 CFS	366.51 CFS	18.07 CFS	182.22 CFS	690.73

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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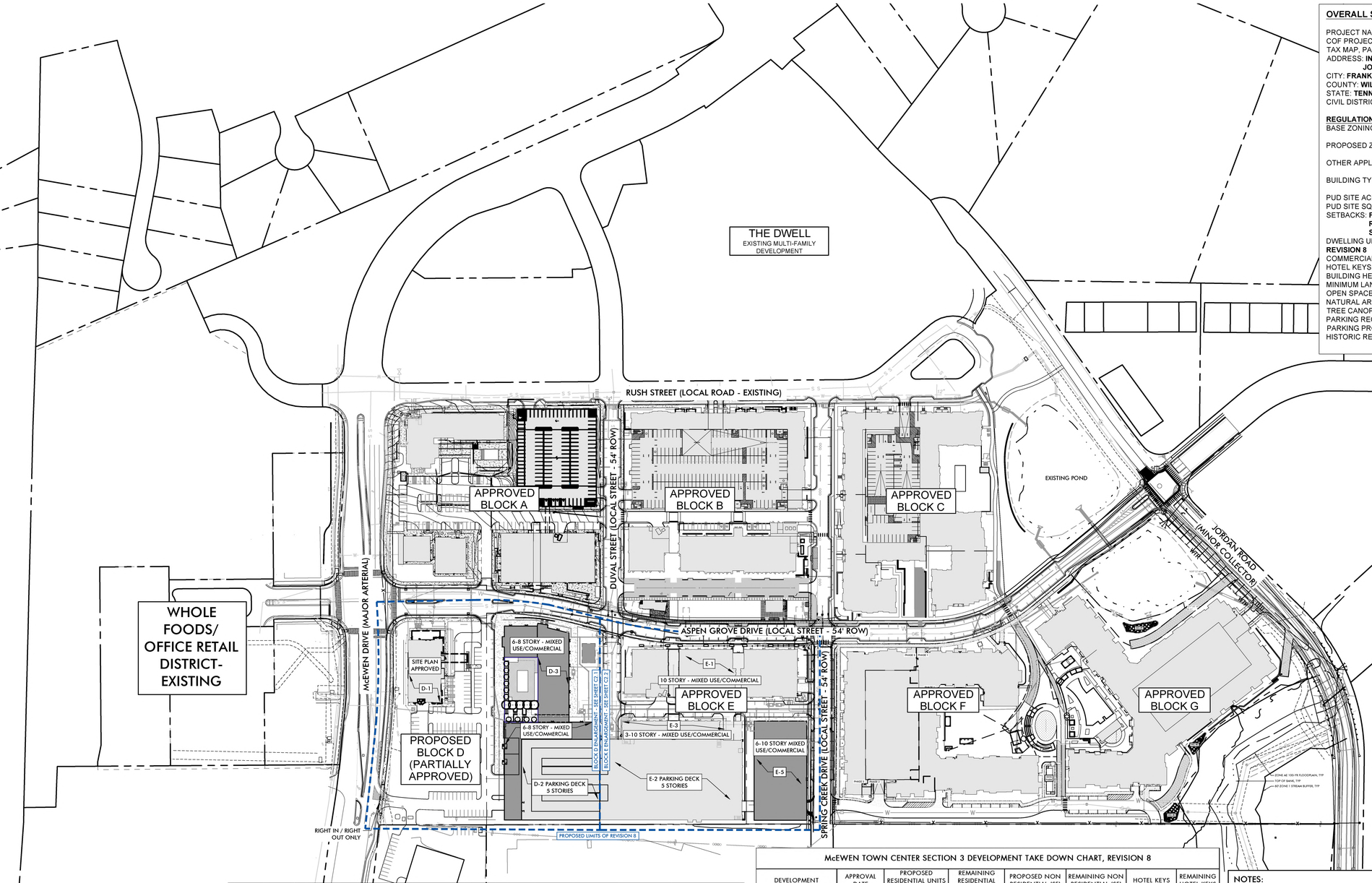
RYAN McMASTER REGISTERED ENGINEER ADDITIONAL LICENSURE COMMERCE NO. 100958 STATE OF TENNESSEE 2024-1-4

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

REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 019418021
SHEET NUMBER:

C1.0



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 ULI 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	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	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	352,564			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	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.

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.

0 120 240 360 feet
SCALE: 1" = 120'
NORTH

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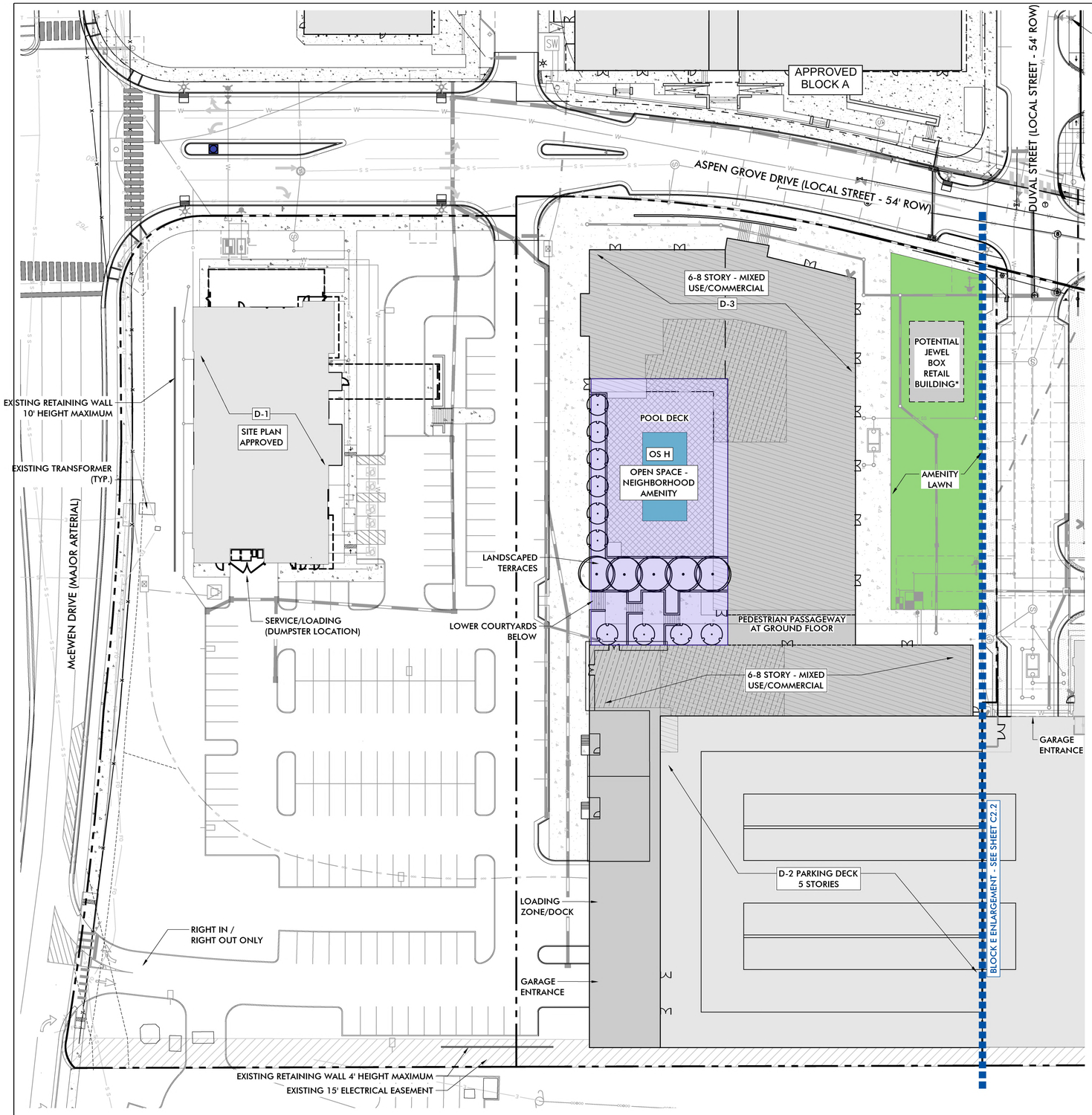
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
TENNESSEE NO. 3825
LANDSCAPE ARCHITECT
01.04.2024

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: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C2.0



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	

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 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: **+/- 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% (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

0 30 60 90 feet
SCALE: 1" = 30'

NORTH

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615-564-2701
www.kimley-horn.com

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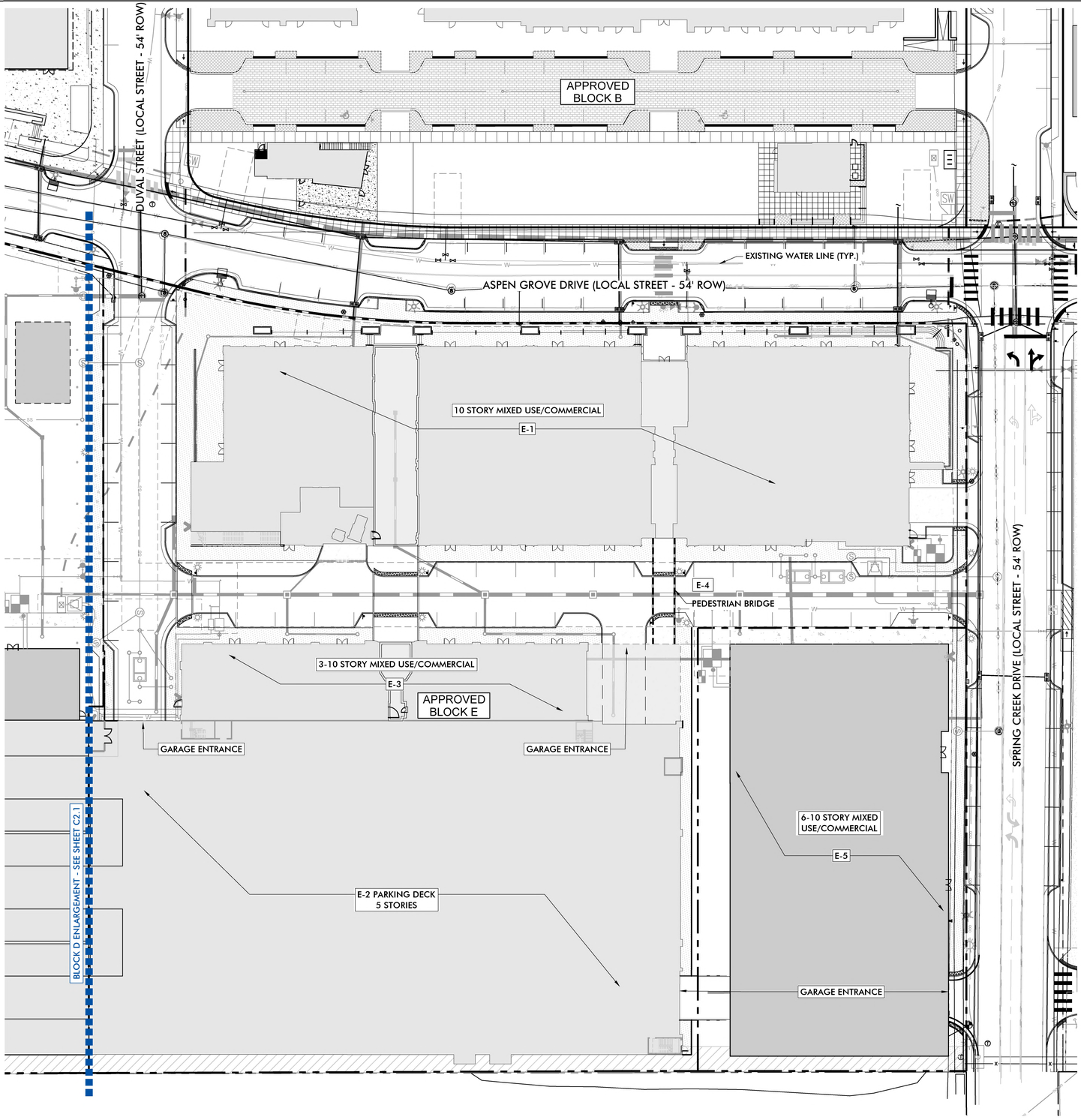
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
TENNESSEE REGISTERED
No. 1322
LANDSCAPE ARCHITECT
01.04.2024

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

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGN BY: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C2.1



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	352,564			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**

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: **+/- 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 / 41,083 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@KISERVOGRIN.COM

0 30 60 90 feet
SCALE: 1" = 30'

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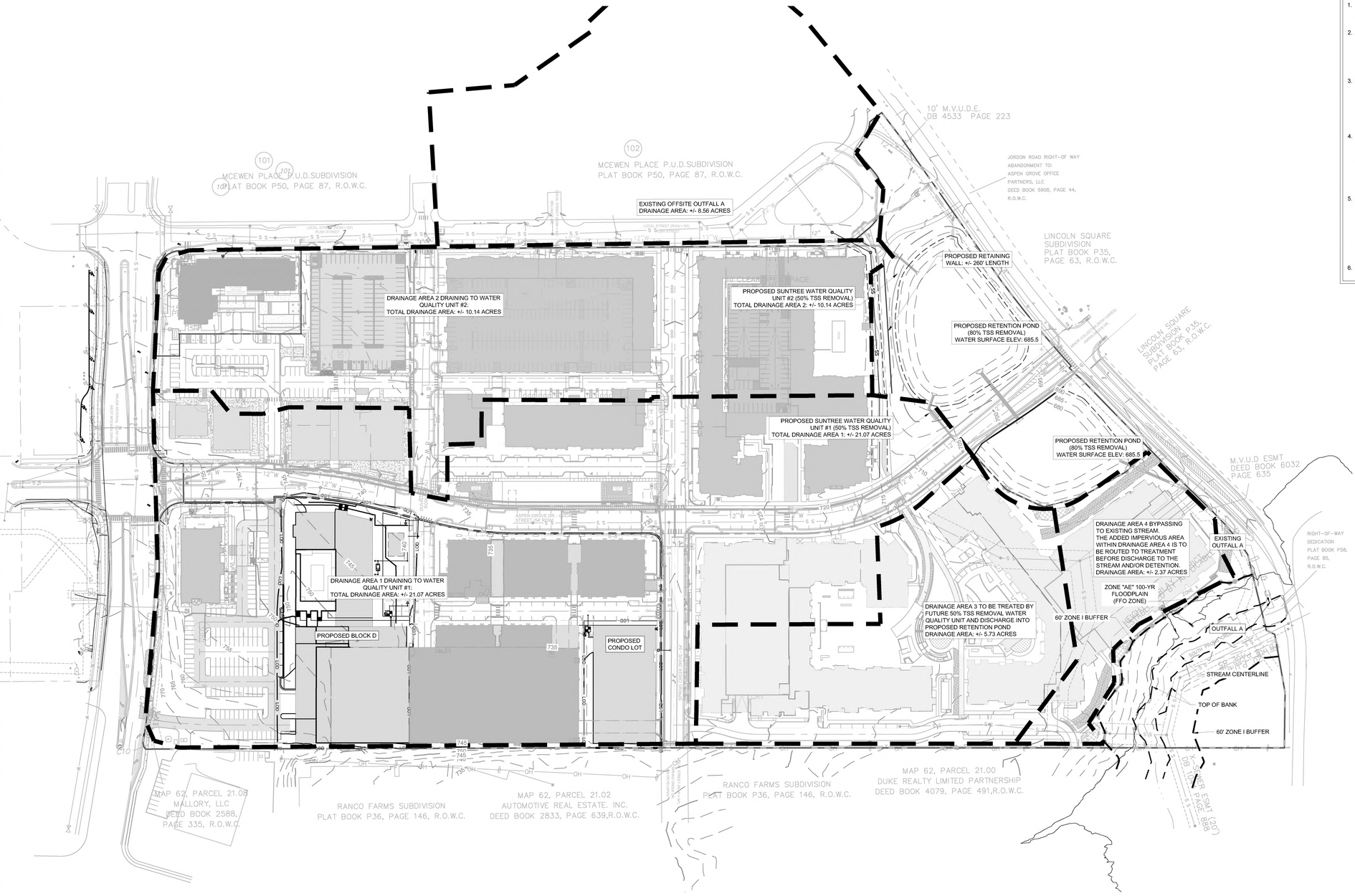
GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 1422
LANDSCAPE ARCHITECT
01.04.2024

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: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C2.2



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

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 SPECIFICATION.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES. CONTRACTOR TO VERIFY ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
6. 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

1. ALL RCP TO BE CLASS III
2. 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.
3. ALL PERMANENT STORMWATER BMPS ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. 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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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RYAN McMASTER REGISTERED ENGINEER AGRICULTURAL & COMMERCIAL No. 109006 STATE OF TENNESSEE
2024-1-4

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

REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 019418021
SHEET NUMBER:

C3.0

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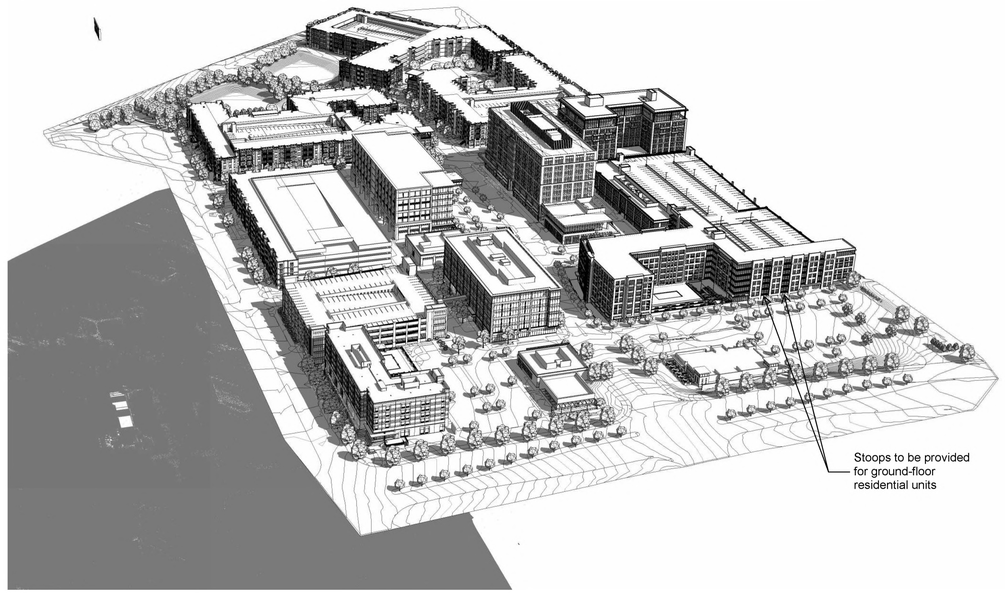
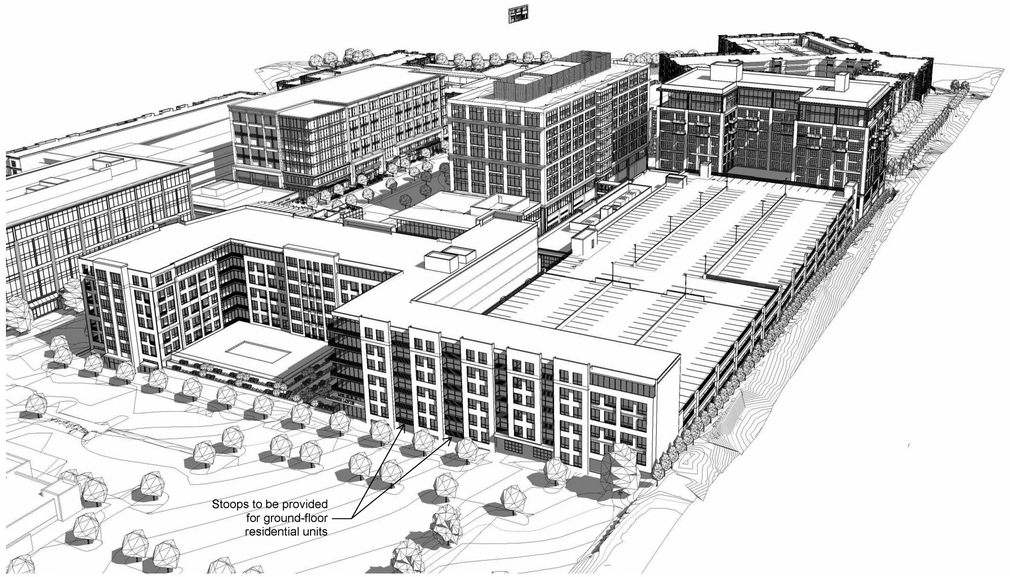
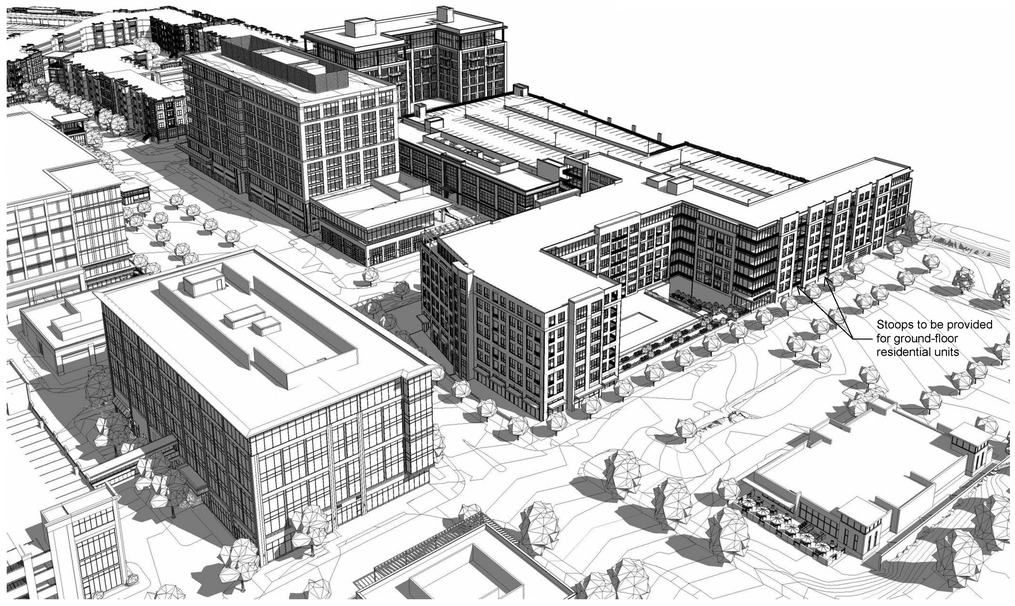


AERIAL PERSPECTIVE - OVERALL VIEW FROM SOUTH



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.

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ANGELO CARY
REGISTERED ARCHITECT
No. 103143
STATE OF TENNESSEE
01/04/2024

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E

AERIAL PERSPECTIVES

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, MS, MR
CHECKED BY: AB
Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.50

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.

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McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E

AERIAL PERSPECTIVES
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Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.51

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

RENDERING - BLOCK D - VIEW FROM THE SOUTHWEST

Stoops to be provided for ground-floor residential units

RENDERING - BLOCK D - VIEW FROM THE SOUTHEAST

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
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CHECKED BY: AB
Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.60

COF no: 8357

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues

15. Addressing

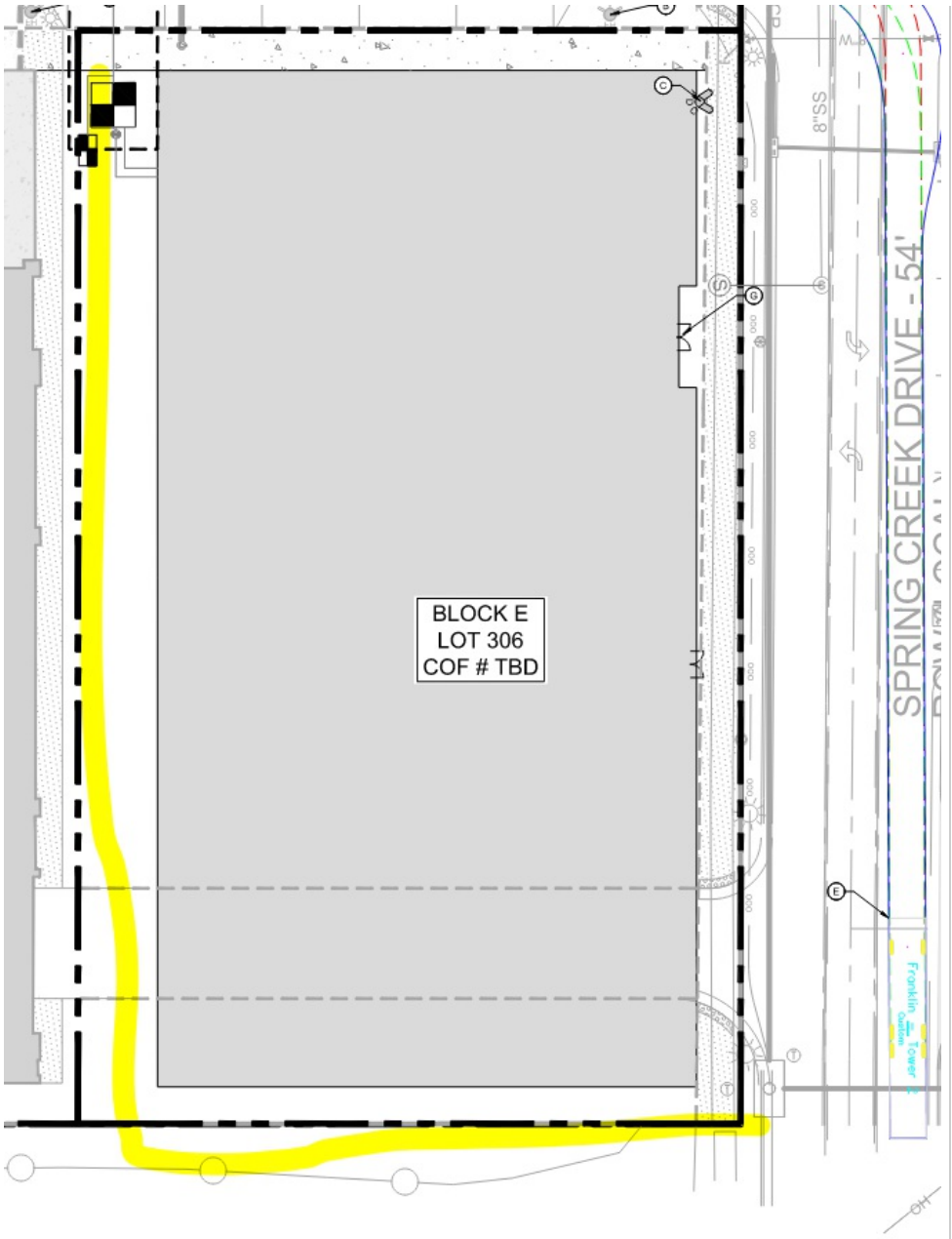
lori.jarosz@franklintn.gov Unit addresses will be done at building permit level.

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.

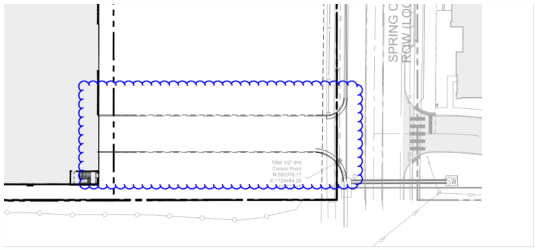


[Edited By Will Farris]

29. FD Access

wfarris@franklintn.gov See comments from COF 7994 McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 306 (Block E)

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

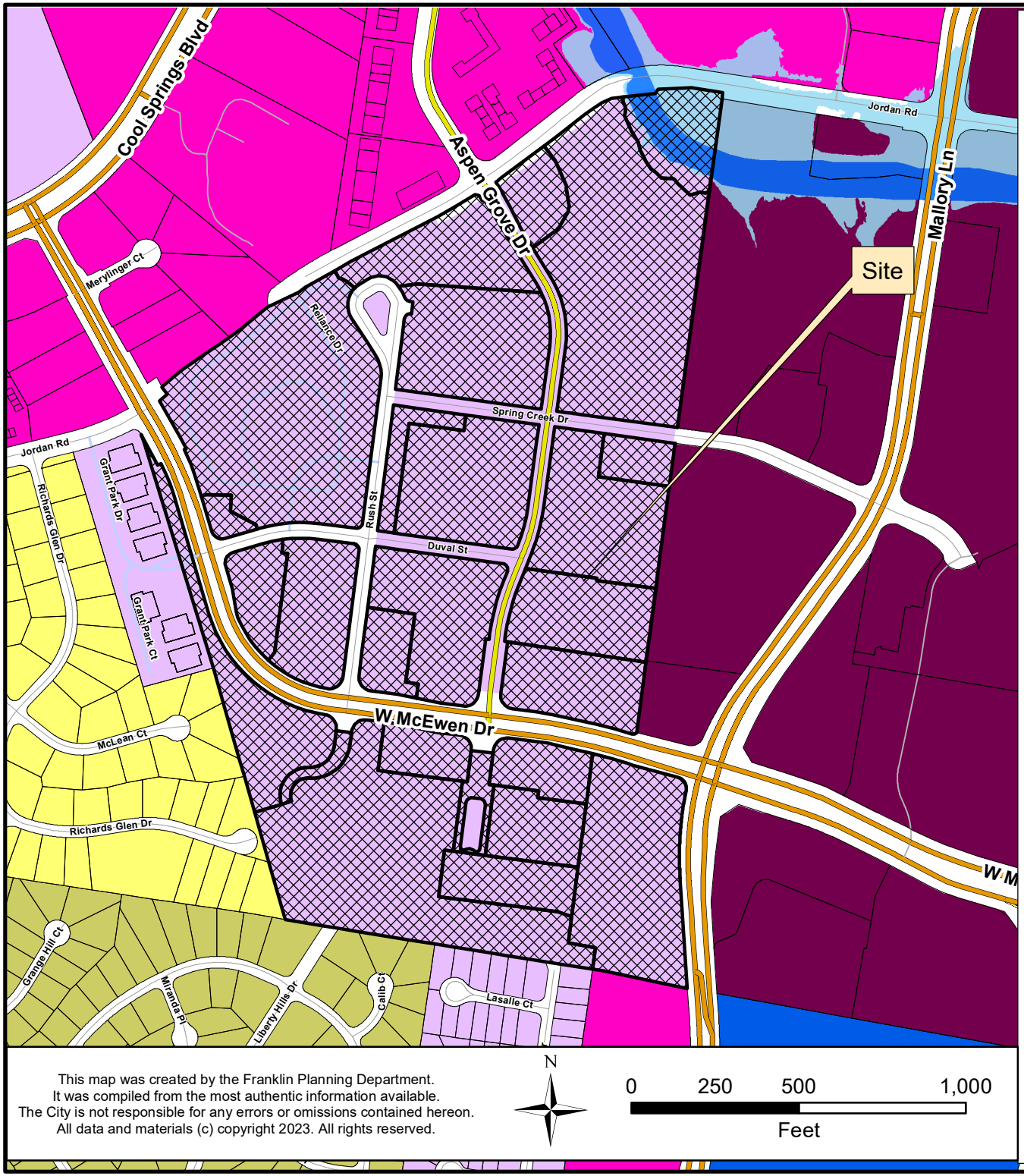
General Issues

9. Capacity takedown chart

scott.andrews@franklintn.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@franklintn.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.**



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 hereon.
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

DEVELOPER

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3015 Carrington Mill
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Atlanta, GA 30303-1770
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404.240.9554

CIVIL ENGINEER

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4031 Aspen Grove Drive
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Franklin, TN 37067
Contact: Ryan McMaster
615.564.2876

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	
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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	
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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	
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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	
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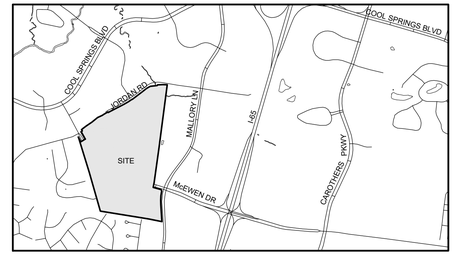
AERIAL PERSPECTIVES	A00.51	11-22-23	12-11-23	01-04-24	
RENDERINGS - BLOCK D	A00.60		12-11-23	01-04-24	



SITE LOCATION MAP N.T.S

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.

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	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	352,564			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 E PROVIDED PARKING :
PARKING DECK = 915 SPACES
E-5 STRUCTURAL PARKING = 91 SPACES
SURFACE PARKING = 51 SPACES
PARALLEL SPACES = 51 SPACES
HEAD-IN PARKING = 0 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

CONDITIONS OF APPROVAL
(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #2150 | FMPC 01.22.09):

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 part 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 Alderman, 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 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.

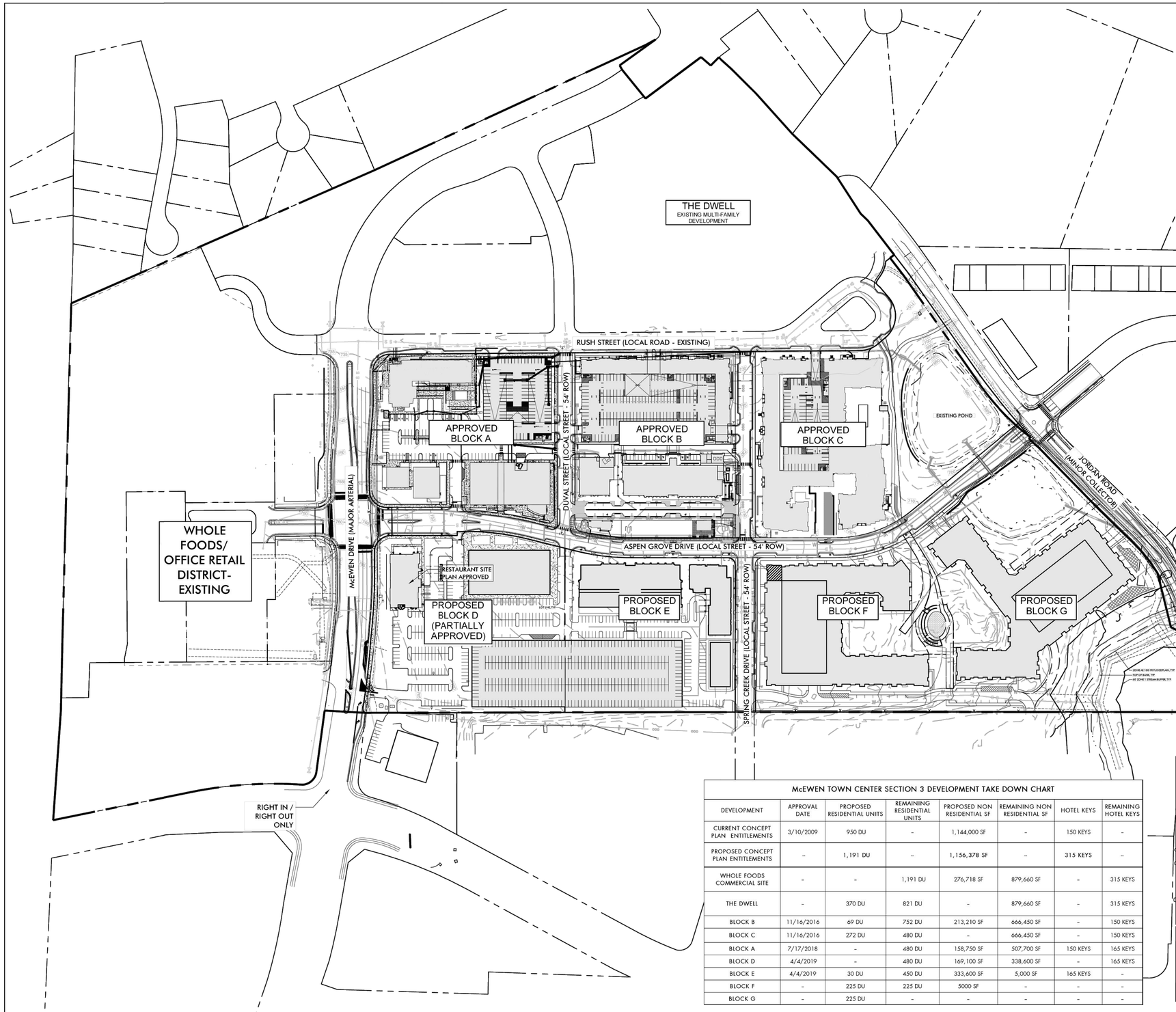
No individual entrances shall be provided along the eastern access drive.

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.

GARY MICHAEL VOGRIN — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
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 ULI 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	REMAINING 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	–	315 KEYS
THE DWELL	–	370 DU	821 DU	–	879,660 SF	–	315 KEYS
BLOCK B	11/16/2016	69 DU	752 DU	213,210 SF	666,450 SF	–	150 KEYS
BLOCK C	11/16/2016	272 DU	480 DU	–	666,450 SF	–	150 KEYS
BLOCK A	7/17/2018	–	480 DU	158,750 SF	507,700 SF	150 KEYS	165 KEYS
BLOCK D	4/4/2019	–	480 DU	169,100 SF	338,600 SF	–	165 KEYS
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)

THE APPROVED PUD DEVELOPMENT PLAN - REVISION 7 IS FOR REFERENCE ONLY.

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GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 1423
LANDSCAPE ARCHITECT
09-02-2020

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

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: GMV
DRAWN BY: KMR
CHECKED BY: GMV
Q.C. BY: CBW
SCALE: 1"=120'
PROJECT #: 20001
SHEET NUMBER:
C2.0

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615.708.0567

GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 1423
LANDSCAPE ARCHITECT
01.04.2024

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

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C0.1

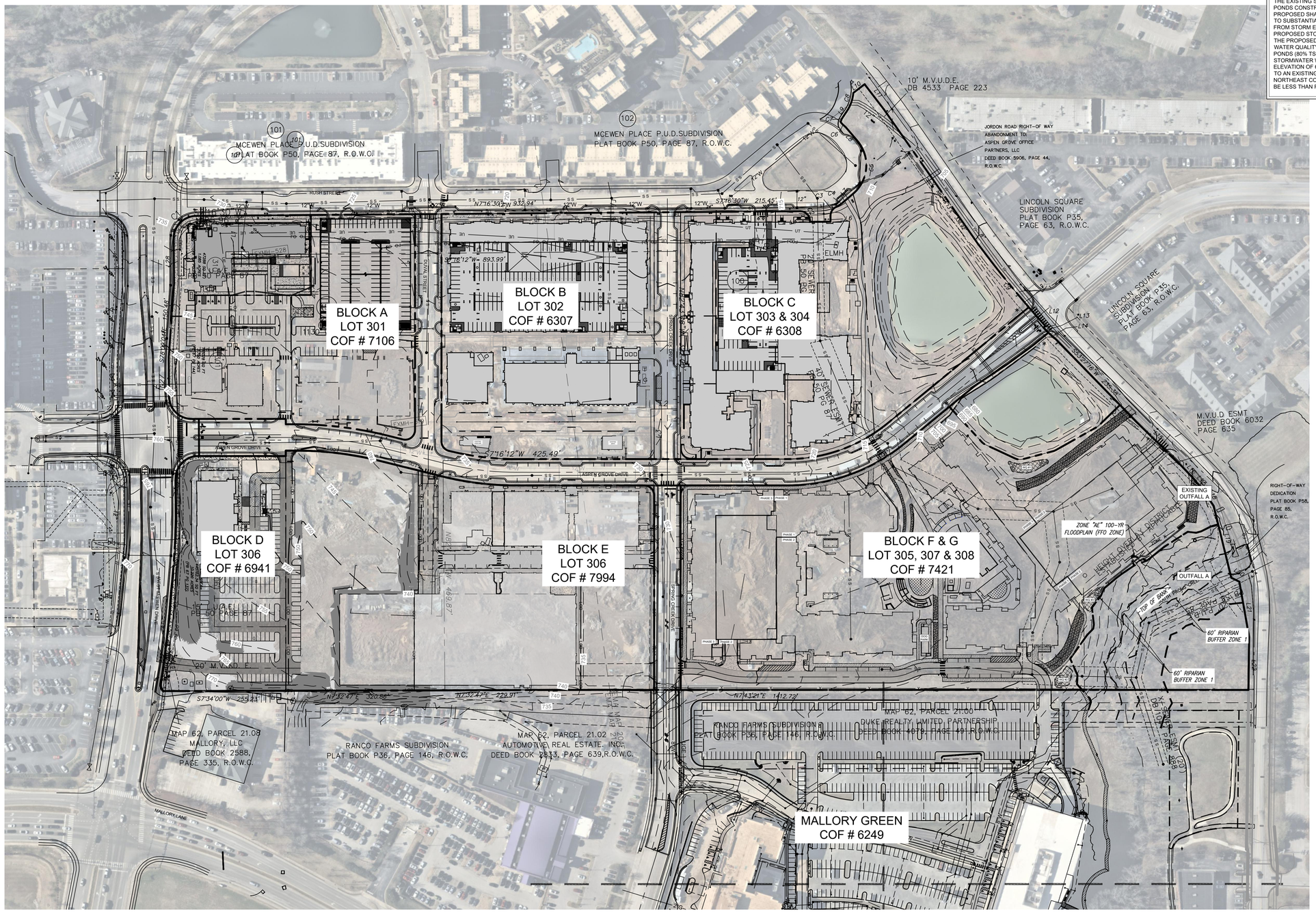
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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

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


MCEWEN PLACE P.U.D.SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.
MCEWEN PLACE P.U.D.SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.
10' M.V.U.D.E.
DB 4533 PAGE 223
JORDON ROAD RIGHT-OF WAY ABANDONMENT TO: ASPEN GROVE OFFICE PARTNERS, LLC DEED BOOK 5906, PAGE 44, R.O.W.C.
LINCOLN SQUARE SUBDIVISION PLAT BOOK P35, PAGE 63, R.O.W.C.
LINCOLN SQUARE SUBDIVISION PLAT BOOK P35, PAGE 63, R.O.W.C.
M.V.U.D. ESMT DEED BOOK 6032 PAGE 635
RIGHT-OF-WAY DEDICATION PLAT BOOK P58, PAGE 85, R.O.W.C.
BLOCK A LOT 301 COF # 7106
BLOCK B LOT 302 COF # 6307
BLOCK C LOT 303 & 304 COF # 6308
BLOCK D LOT 306 COF # 6941
BLOCK E LOT 306 COF # 7994
BLOCK F & G LOT 305, 307 & 308 COF # 7421
MALLORY GREEN COF # 6249
ASPEN GROVE DRIVE
SPRING CREEK DRIVE
RUSH STREET
MALLORY LANE
EXISTING OUTFALL A
OUTFALL A
ZONE "AE" 100-YR FLOODPLAIN (FFO ZONE)
60' RIPARIAN BUFFER ZONE 1
MAP 62, PARCEL 21.08 MALLORY, LLC DEED BOOK 2588, PAGE 335, R.O.W.C.
RANCO FARMS SUBDIVISION PLAT BOOK P36, PAGE 146, R.O.W.C.
MAP 62, PARCEL 21.02 AUTOMOTIVE REAL ESTATE, INC. DEED BOOK 2833, PAGE 639, R.O.W.C.
MAP 62, PARCEL 21.00 DUKE REALTY LIMITED PARTNERSHIP DEED BOOK 1072, PAGE 191 R.O.W.C.
RANCO FARMS SUBDIVISION PLAT BOOK P36, PAGE 146, R.O.W.C.
N71°16'30"W 932.94'
S7°16'30"W 215.45'
N71°16'12"W- 893.99'
N71°16'12"W 425.49'
S7°34'00"W 259.23'
N71°32'47"E 320.86'
N71°32'47"E 273.91'
N71°43'21"E 1412.73'
S71°16'12"E 226.96'
S71°16'12"E 1412.73'
S71°16'12"E 1412.73'
S71°16'12"E 1412.73

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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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

KVHD
KISER VOGRIN DESIGN
5009 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

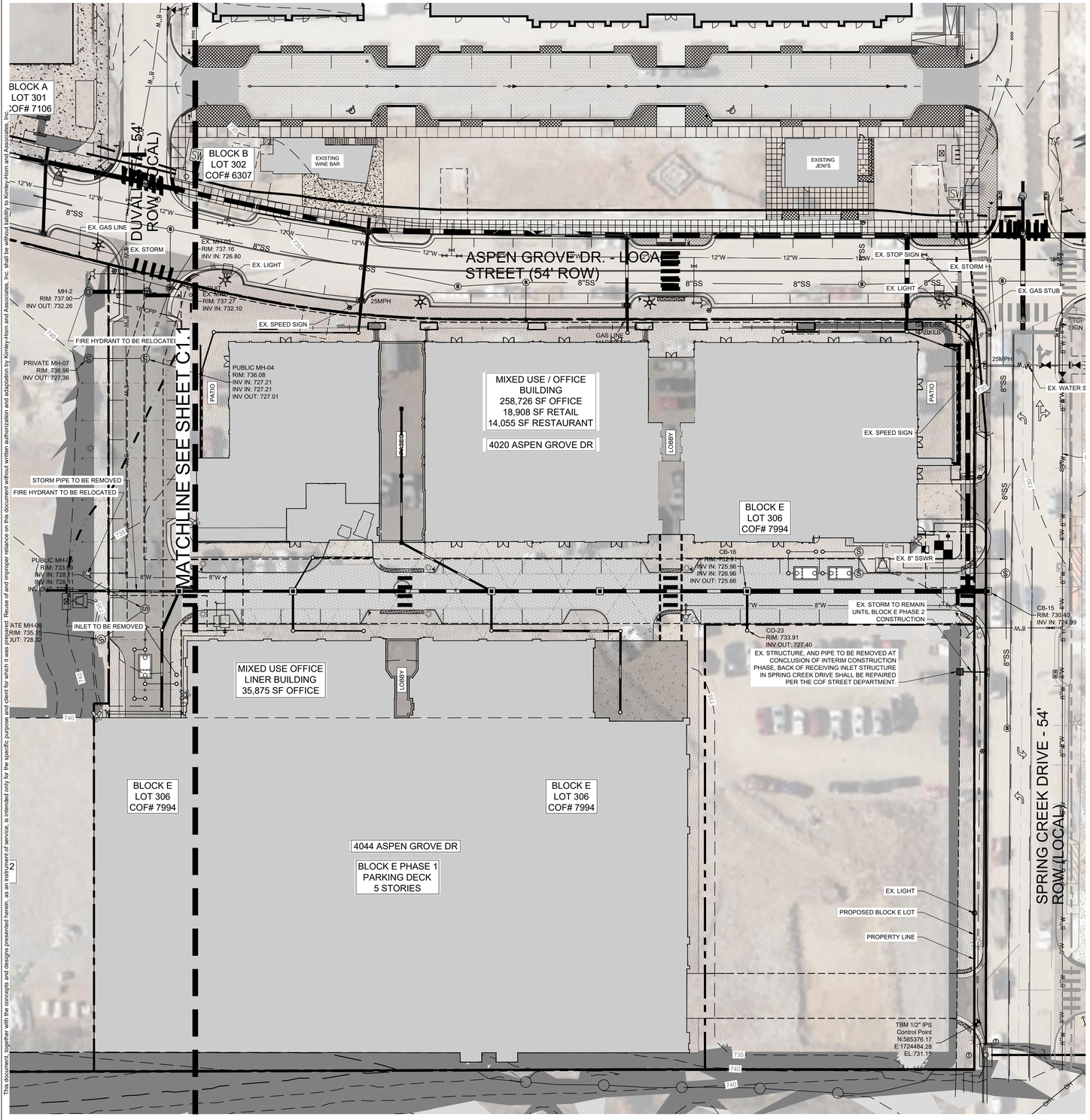
RYAN McMASTER
REGISTERED ENGINEER
ADDITIONAL
COMMERCE
No. 109095
STATE OF TENNESSEE
2024-1-4

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

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:

C1.1



SURVEY NOTE

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SITE SLOPE TABLE

	14% - 19.99%
	20% and above

DEMOLITION LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60

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RYAN McMASTER
REGISTERED ENGINEER
COMMERCE
NO. 108982
STATE OF TENNESSEE
2024-1-4

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

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:
C1.2

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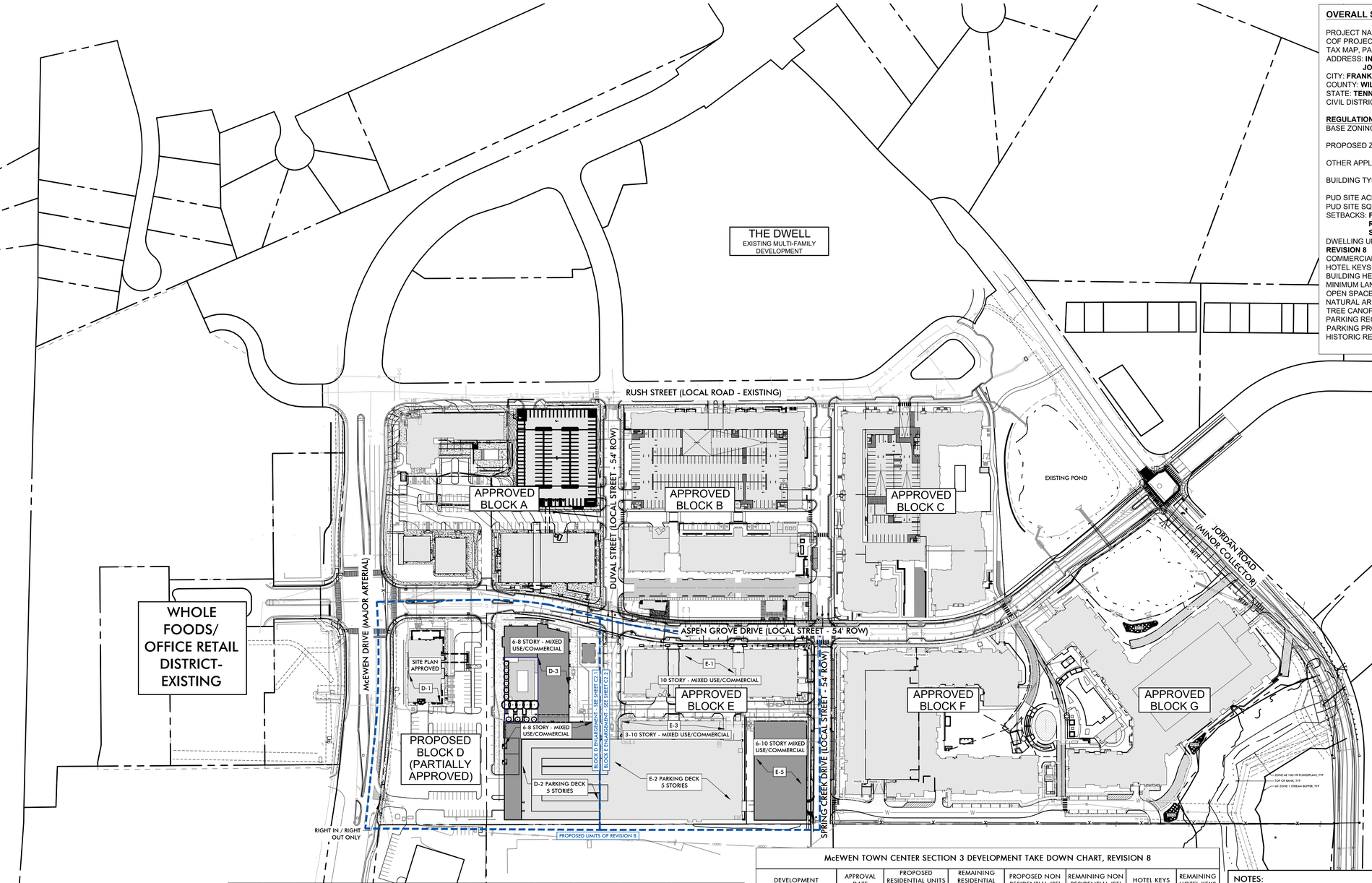
Drawing name: K:\NSH_LDEV\118102003 - northside @ mcewen\4-CADD\3-plansheets\5-block d\development plan\C1.1 ENLARGED EXISTING CONDITIONS.dwg C1.2 ENLARGED EXISTING CONDITIONS Jan 03, 2024 9:35am by: Noah.Seethaler



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 ULI 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	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	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	352,564			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	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.

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.

0 120 240 360 feet
SCALE: 1" = 120'

NORTH

Kimley»Horn
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Franklin, TN 37067
615-564-2701
www.kimley-horn.com

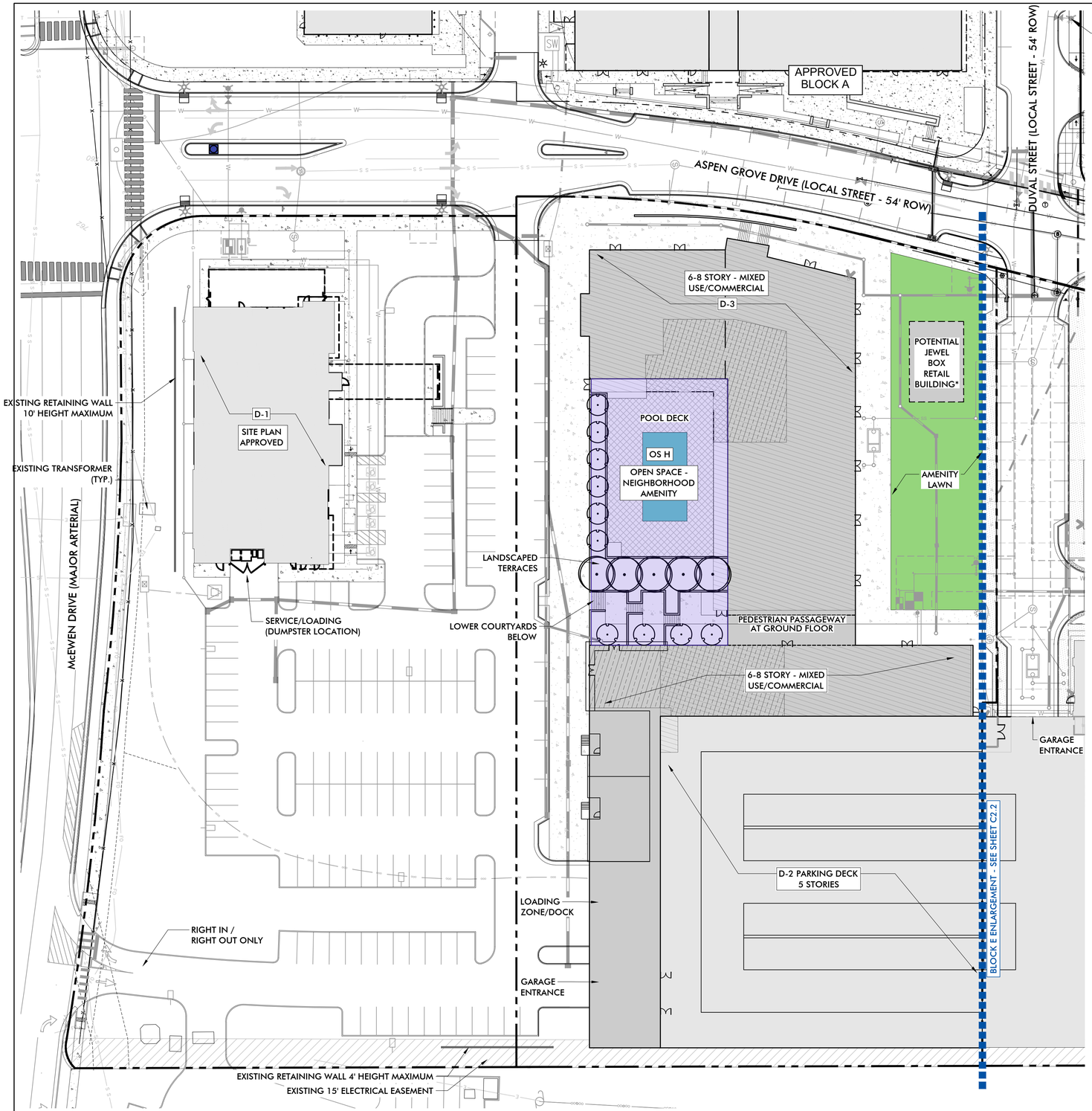
KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

GARY MICHAEL VOGRIN
TENNESSEE NO. 3822
LANDSCAPE ARCHITECT
01.04.2024

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: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"= 50'
PROJECT #: 23082
SHEET NUMBER:
C2.0



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	

NOTES:

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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 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: **+/- 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% (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

0 30 60 90 feet
SCALE: 1" = 30'

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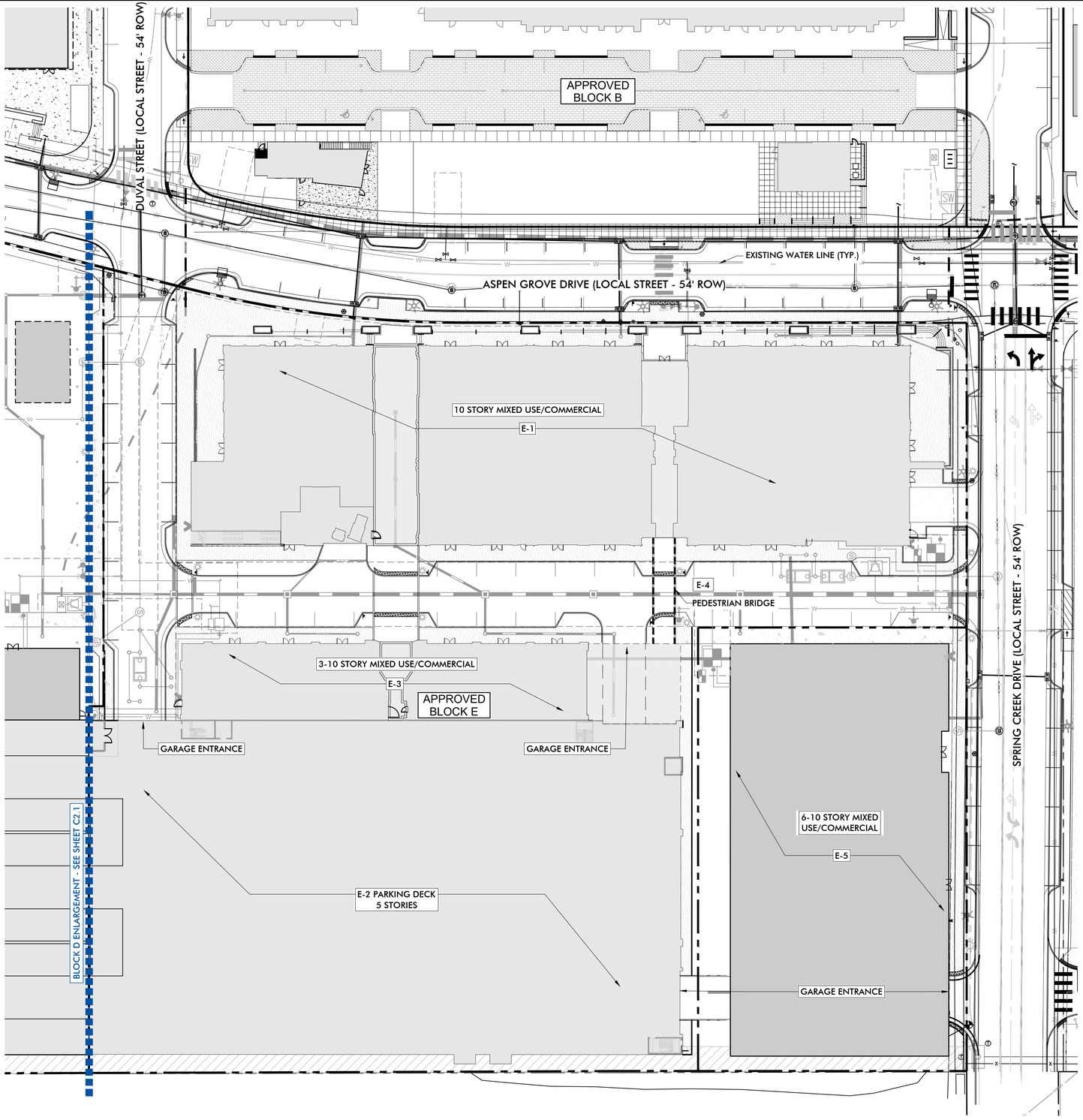
GARY MICHAEL VOGRIN
REGISTERED
TENNESSEE NO. 422
LANDSCAPE ARCHITECT
01.04.2024

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

REVISIONS:
01.04.2024 COF DEVELOPMENT PLAN RESUBMITTAL

DATE: 01.04.2024
DESIGNED BY: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C2.1



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	352,564			165	75

NOTES:

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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 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: **+/- 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 / 41,083 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@KISERVOGRIN.COM

0 30 60 90 feet
SCALE: 1" = 30'

NORTH

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

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

GARY MICHAEL VOGRIN
TENNESSEE NO. 1423
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: KRG
DRAWN BY: YZ
CHECKED BY: KRG
Q.C. BY: KRG/GMV
SCALE: 1"=50'
PROJECT #: 23082
SHEET NUMBER:
C2.2

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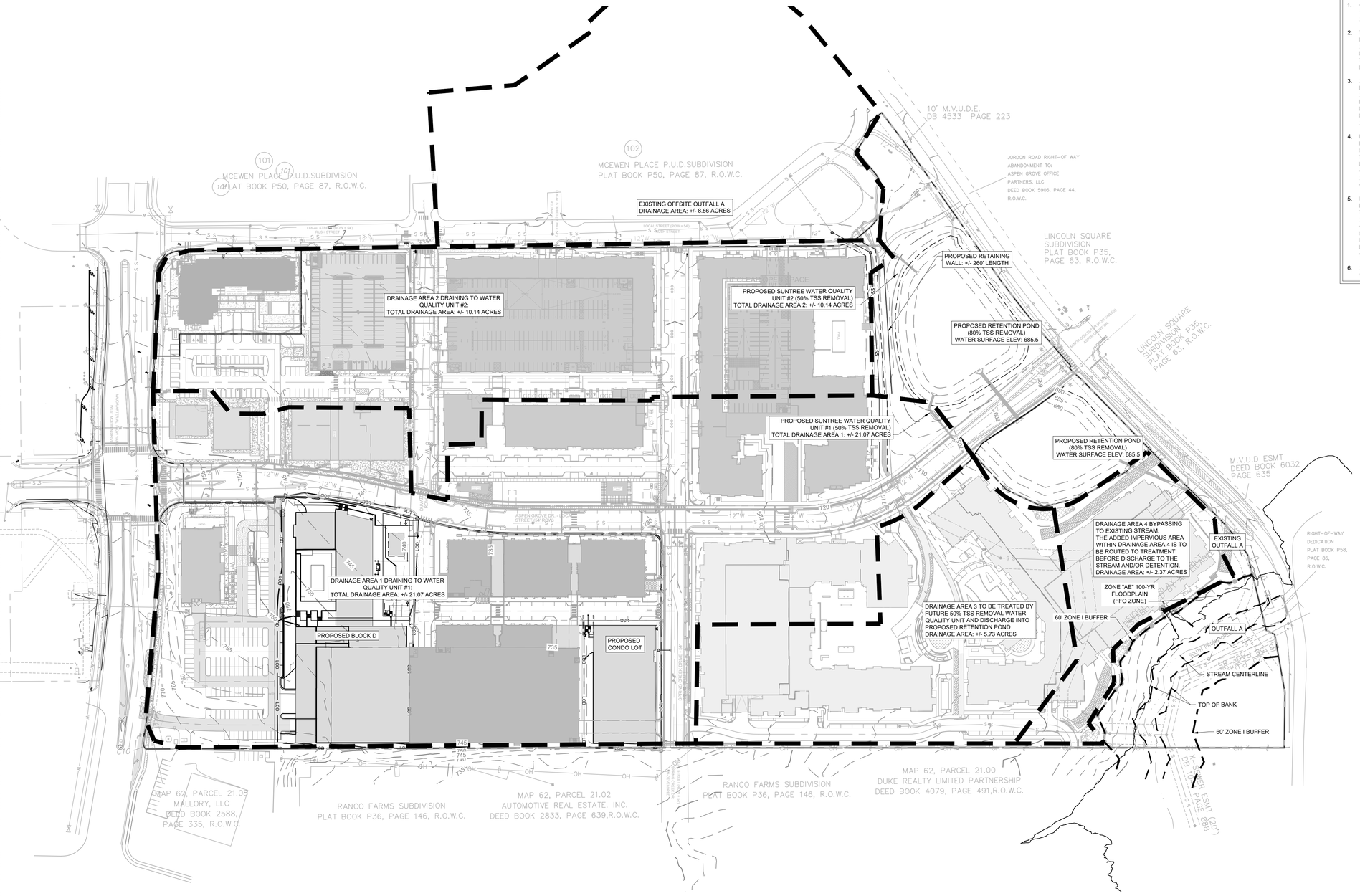

GRADING AND DRAINAGE GENERAL NOTES

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6. 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

1. ALL RCP TO BE CLASS III
2. 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.
3. ALL PERMANENT STORMWATER BMPS ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. 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

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

GRAPHIC SCALE IN FEET
0 50 100 200

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RYAN McMASTER REGISTERED ENGINEER 100926 STATE OF TENNESSEE
2024-1-4

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

REVISIONS:

DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=100'
PROJECT #: 019418021
SHEET NUMBER:
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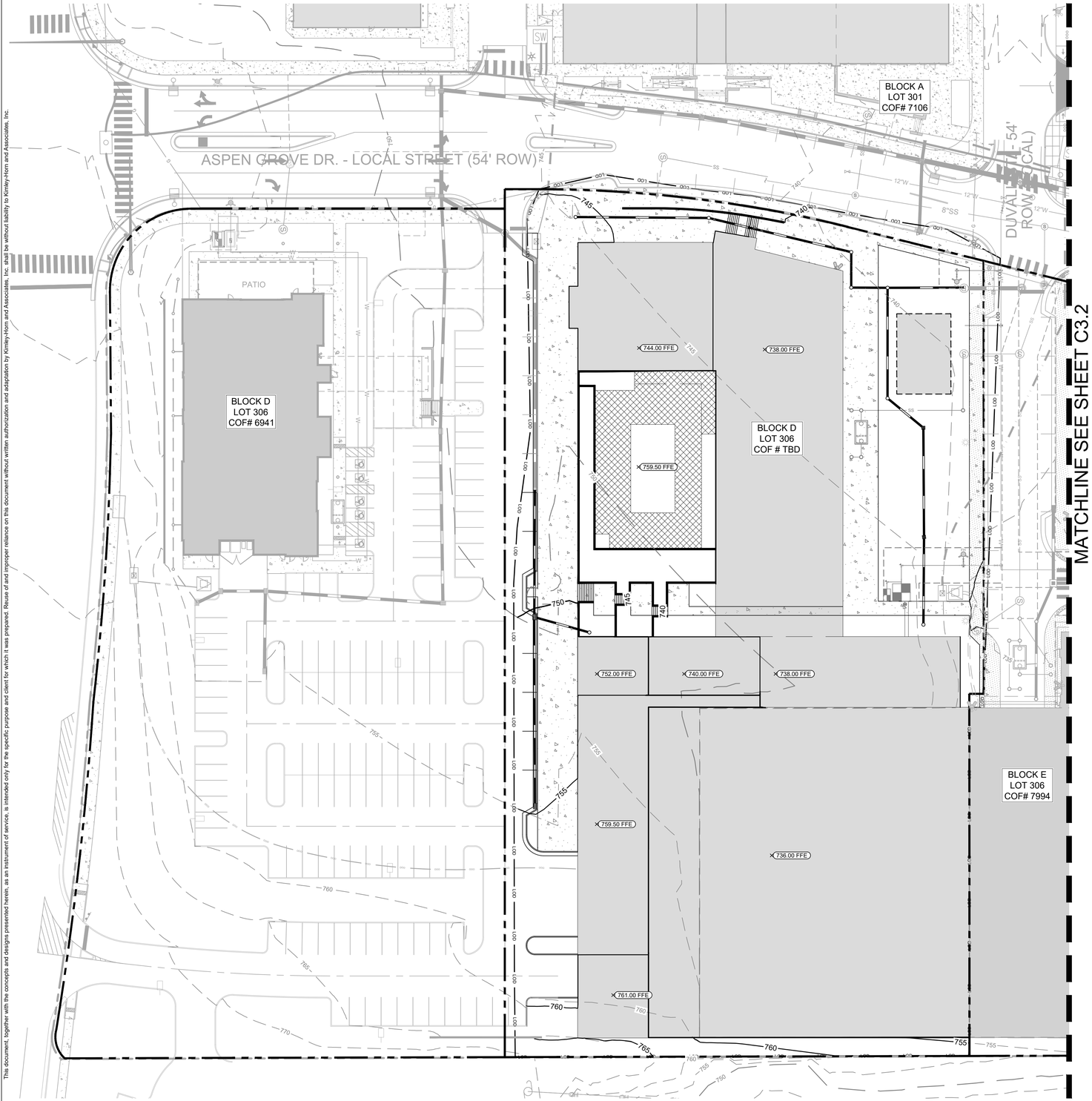

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7. ALL PROPOSED GRADING AND BUILDING/STRUCTURES TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN/FFO.

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	PEAK FLOW
TOTAL	± 21.07 ACRES	± 16.74 ACRES	53.15 CFS	103.66 CFS
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 REM.	± 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	5.56 CFS	10.85 CFS
*SUNTREE MODEL NSBB-10-16-125N MAX WATER QUALITY FLOW = 57 CFS				
*SUNTREE 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.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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RYAN McMASTER REGISTERED ENGINEER 100925 STATE OF TENNESSEE
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COF# 8357
Franklin, Williamson Co, TN

REVISIONS:

DATE: 01.04.2024
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DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
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C3.1

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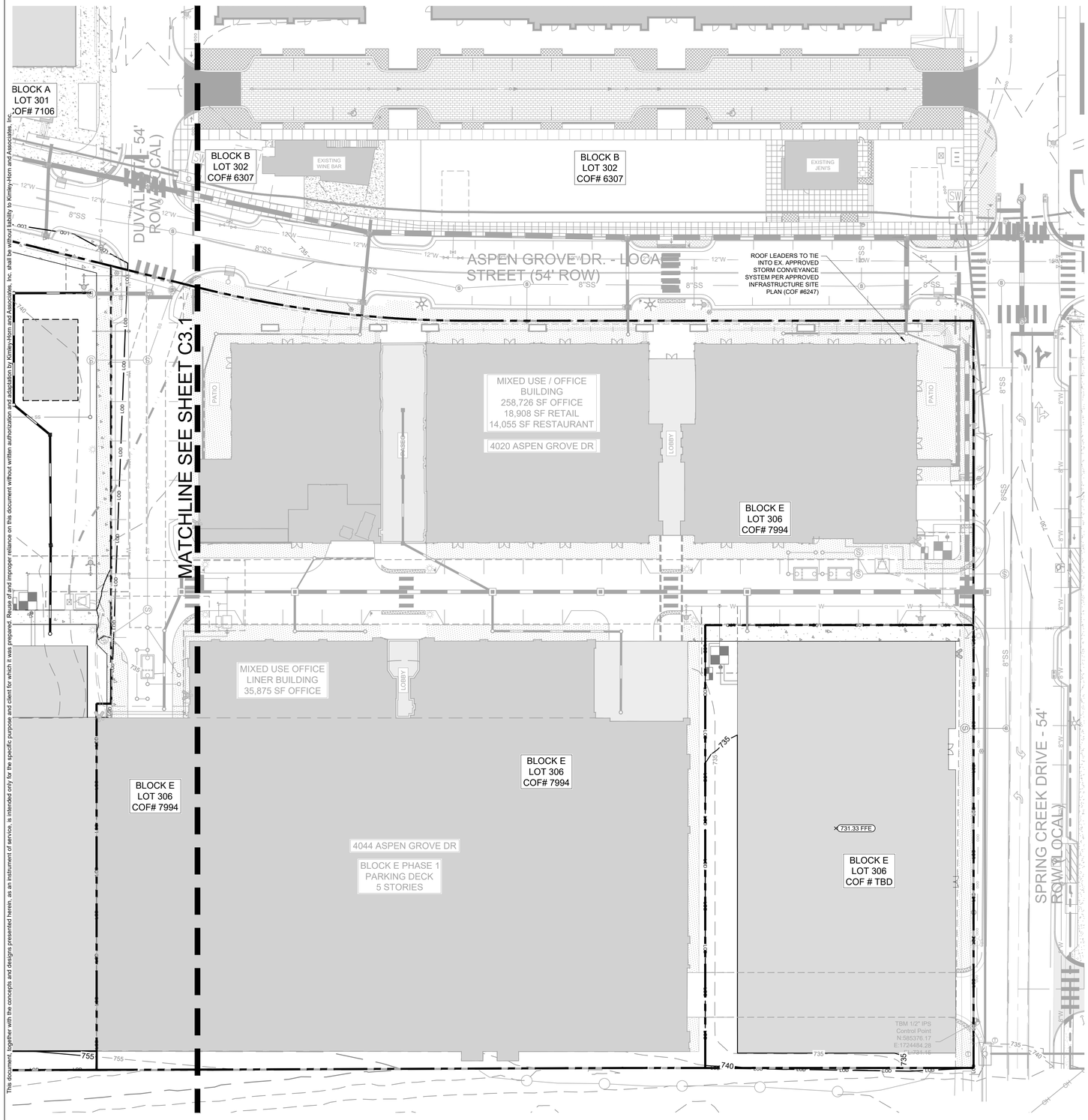

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RYAN McMASTER
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AGENT OF RECORD
COMMERCIAL
100905
STATE OF TENNESSEE
2024-1-4

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Development Plan, Section 3, Revision 8, Blocks D and E
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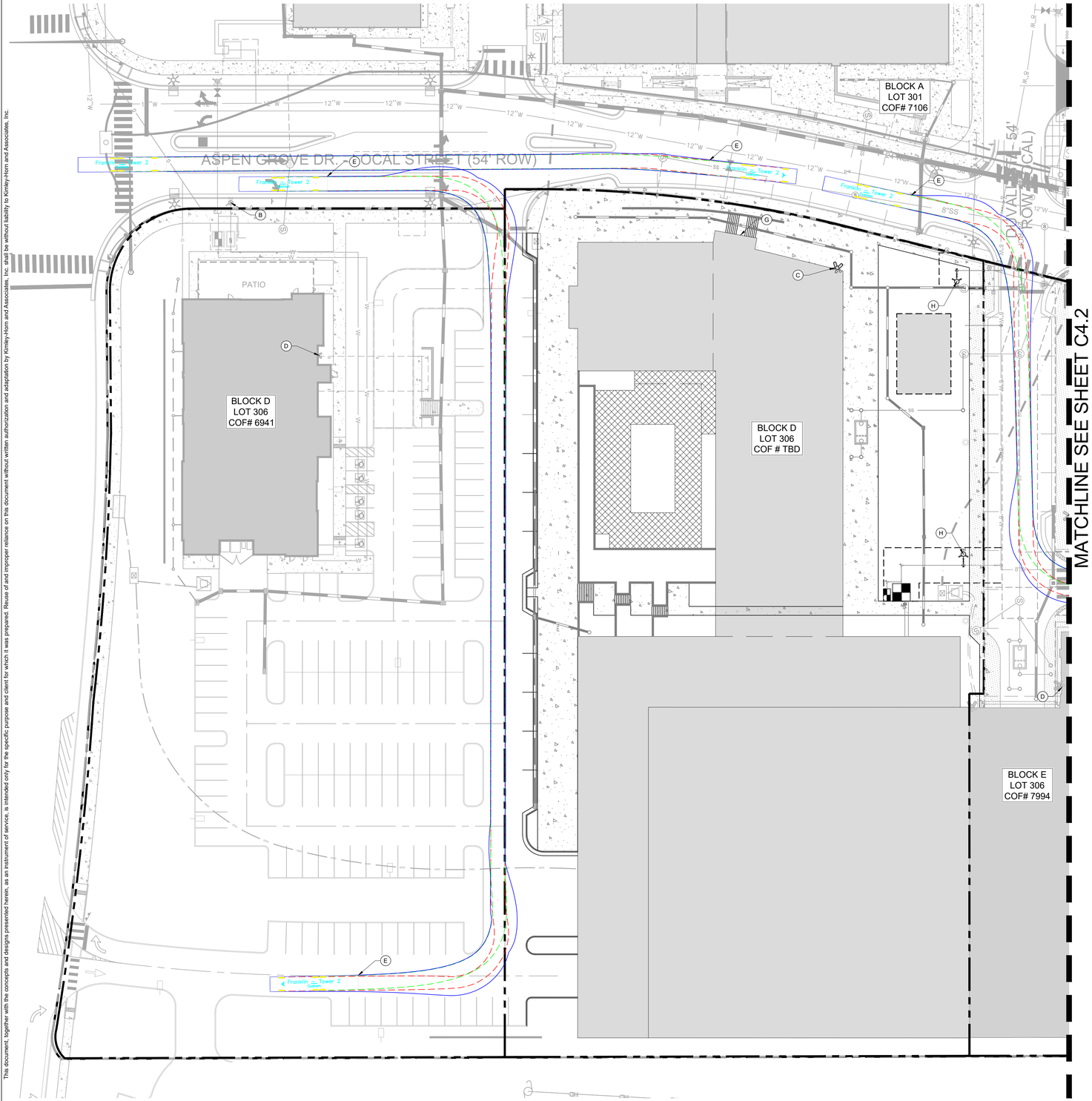
Drawing name: K:\NSH_LDEV\118102003 - northside @ mcewen\4-CADD\3-plansheets\5-block d\development plan\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.2 ENLARGED GRADING AND DRAINAGE PLAN Jan 03, 2024 9:36am by: Noah.Seethaler



TEMPORARY ACCESS ROADS NOTE

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.

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.
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- (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

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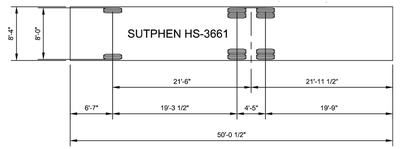
AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH

VEHICLE LEGEND

- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
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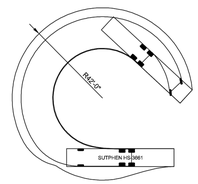

HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: | DATE: 7/1/2021 | DWG. NO. SD-7

FIRE MAIN NOTE

FIRE MAIN TO BE DIP.

STATEMENT OF IMPACTS

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FIRE FLOW TEST DATA

TEST DATE: 09/13/2023
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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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RYAN McMASTER REGISTERED ENGINEER AGRICULTURAL COMMERCE No. 109295 STATE OF TENNESSEE
2024-1-4

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

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:

C4.1

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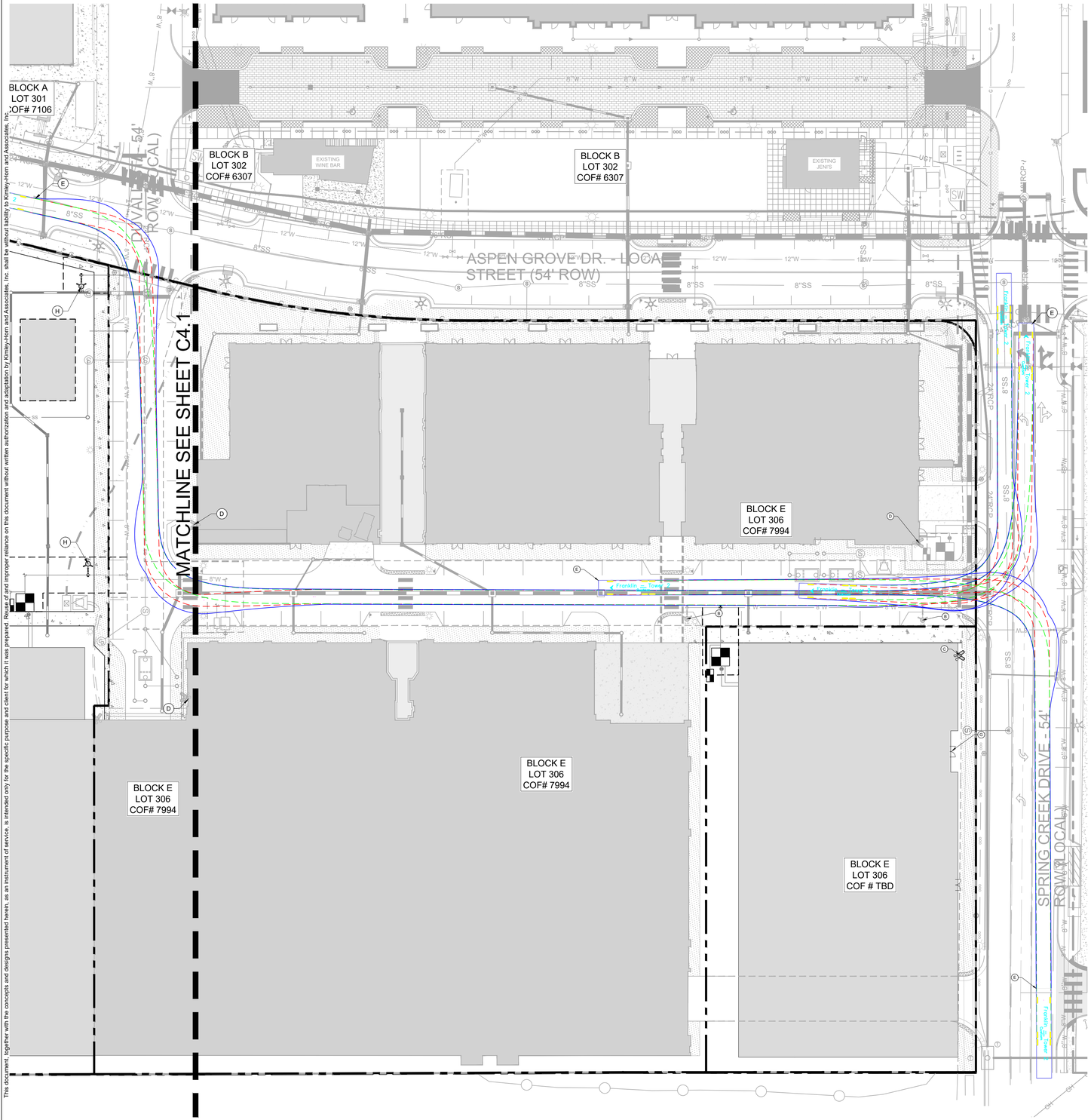

TEMPORARY ACCESS ROADS NOTE

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.

HYDRANT AND STANDPIPE NOTE

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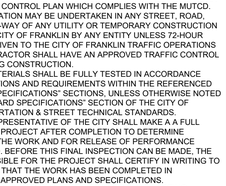

HISTORIC FRANKLIN TENNESSEE

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN
NOT TO SCALE
CITY ENGINEER:
DATE: 7/1/2021
DWG. NO. SD-7

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GRAPHIC SCALE IN FEET
0 15 30 60

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RYAN McMASTER REGISTERED ENGINEER AGRICULTURE CIVIL COMMERCE No. 140926 STATE OF TENNESSEE 2024-1-4

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

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

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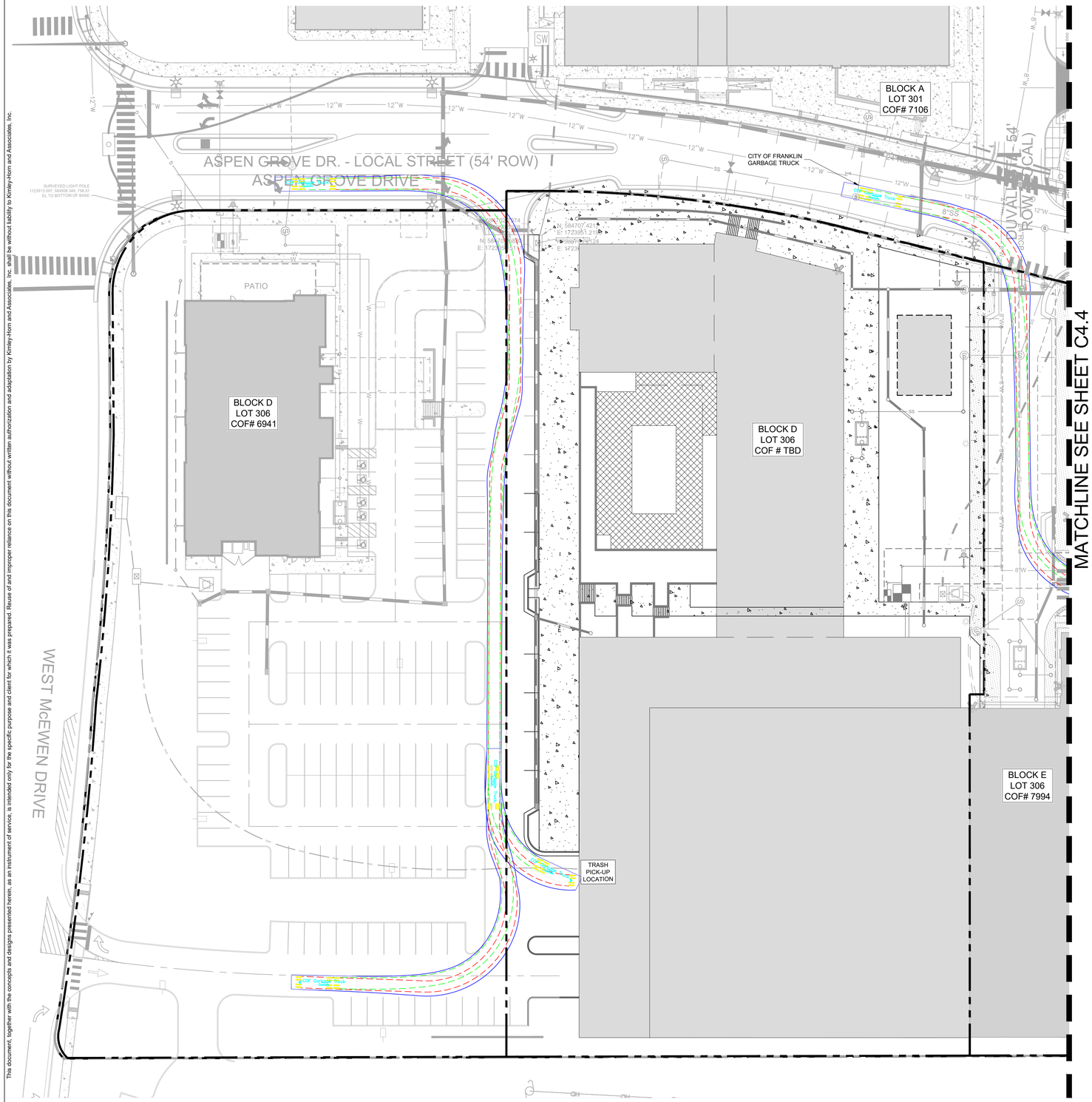

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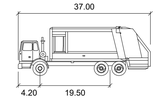

COF Garbage Truck

	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

GRAPHIC SCALE IN FEET
0 15 30 60

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McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
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SCALE: 1"=30'
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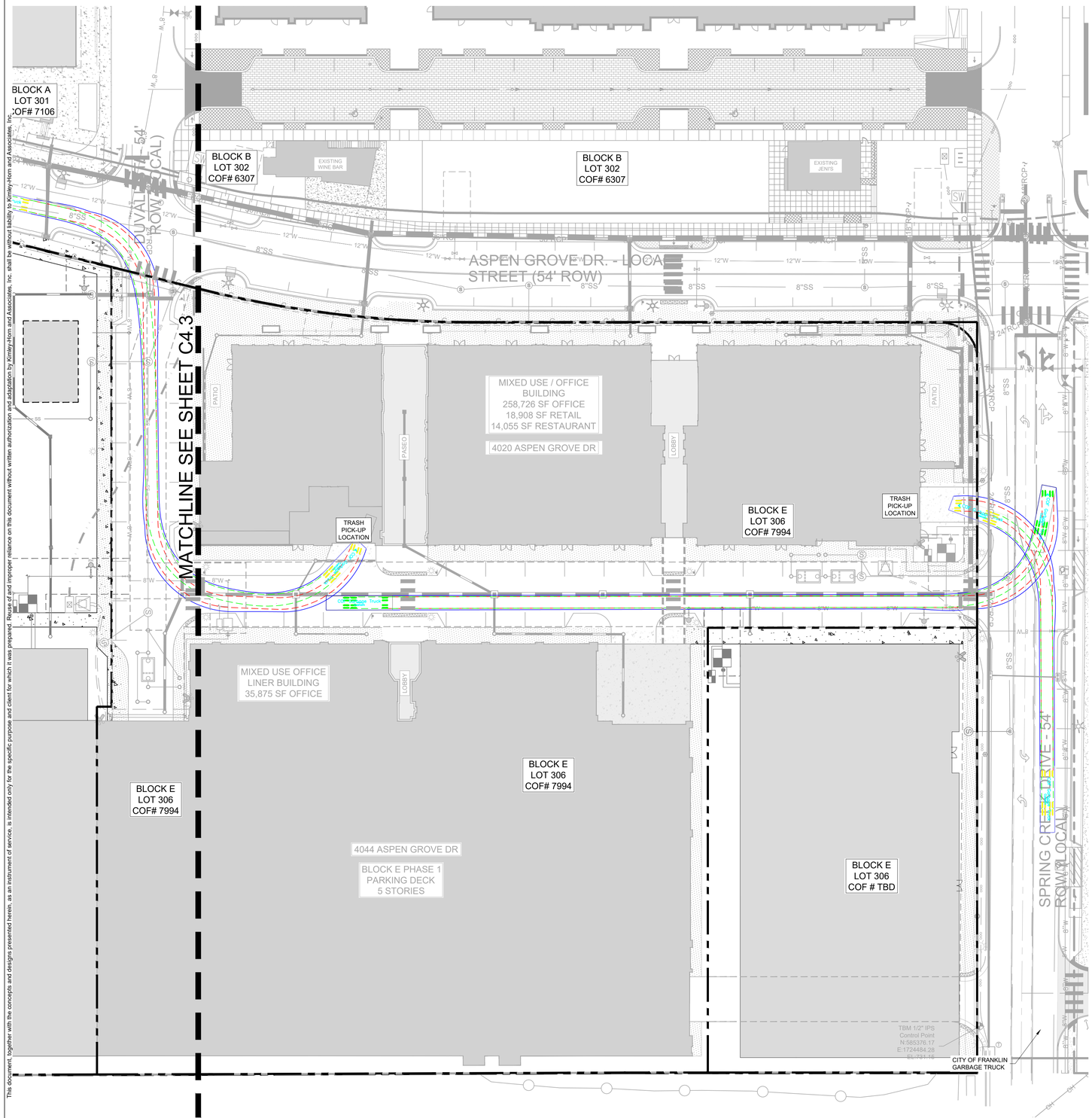

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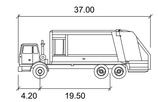
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY 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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

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KISER VOGRIN DESIGN
5009 Meridian Blvd Ste 100 Franklin, TN 37067
615.708.0567 | www.kiservogrin.com

RYAN McMASTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 109095
STATE OF TENNESSEE
2024-1-4

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

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:

C4.4

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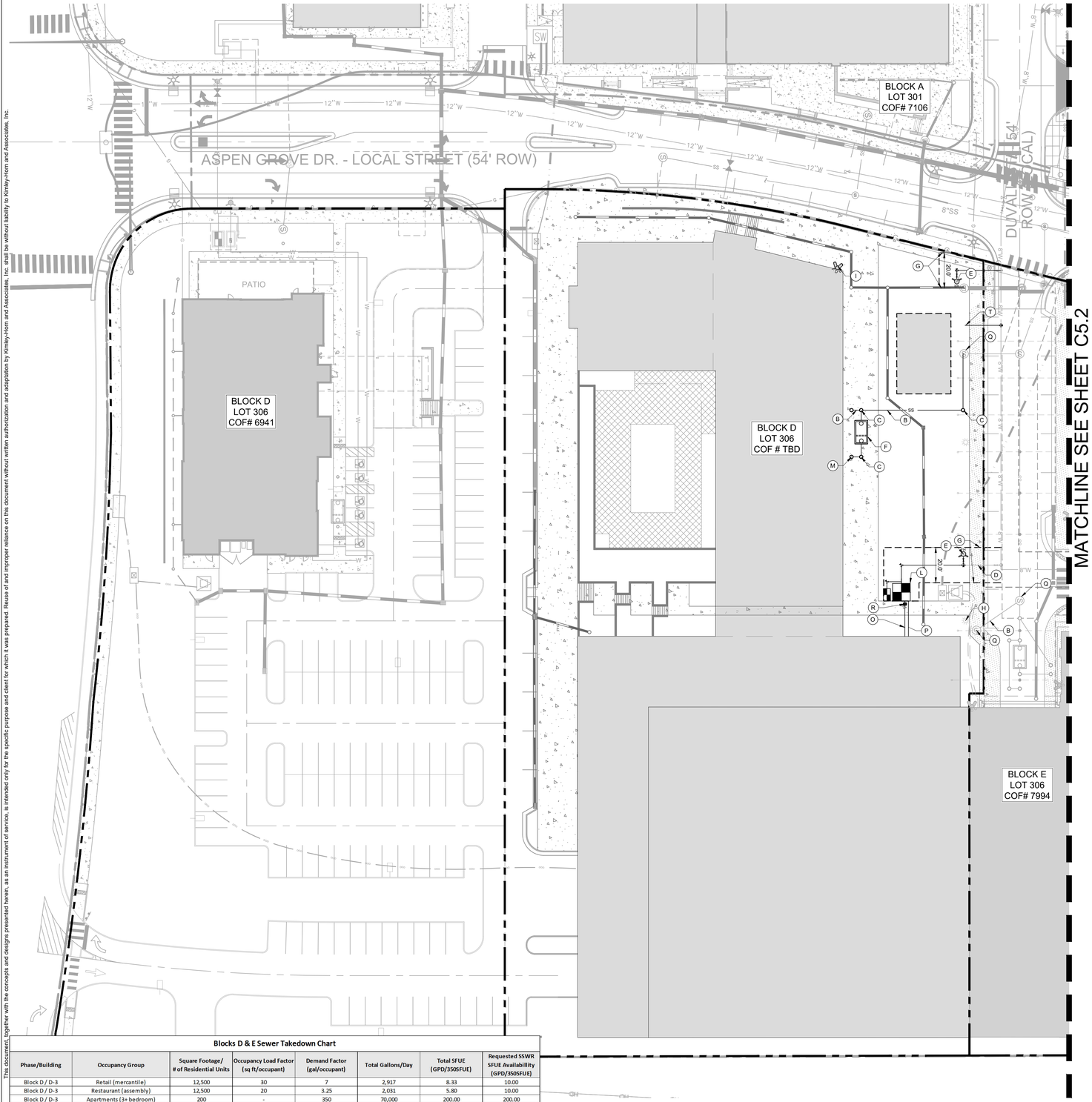

SITE LEGEND

- 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 WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- LIGHT POLE(LED LIGHT SOURCE)
- FDC

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.
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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/.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
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- (Q) EXISTING SANITARY SEWER MANHOLE FROM COF #7994 BLOCK E PLAN
- (R) PROPOSED POST INDICATOR VALVE
- (S) EXISTING SANITARY SEWER MANHOLE
- (T) PROPOSED 1" 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)
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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.

ELECTRICAL CONDUIT NOTE

1. CONTRACTOR TO CONFIRM ELECTRICAL CONDUIT BUILDING CONFECTIONS.
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.

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
MVUD
465 DUKE DRIVE
FRANKLIN, TN 37064
PHONE: (615)628-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
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CONTACT: BRADIE ARMSTRONG

TELEPHONE
AT&T
PHONE: (615) 943-6572
CONTACT: MIKE BOGGESS
MB127D@ATT.COM

ELECTRIC
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PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)794-4554
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615)440-2920
CONTACT: PAULA BROOKS

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.

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.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

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KVD KISER VOGRIN DESIGN
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615.708.0567 | www.kiservogrin.com

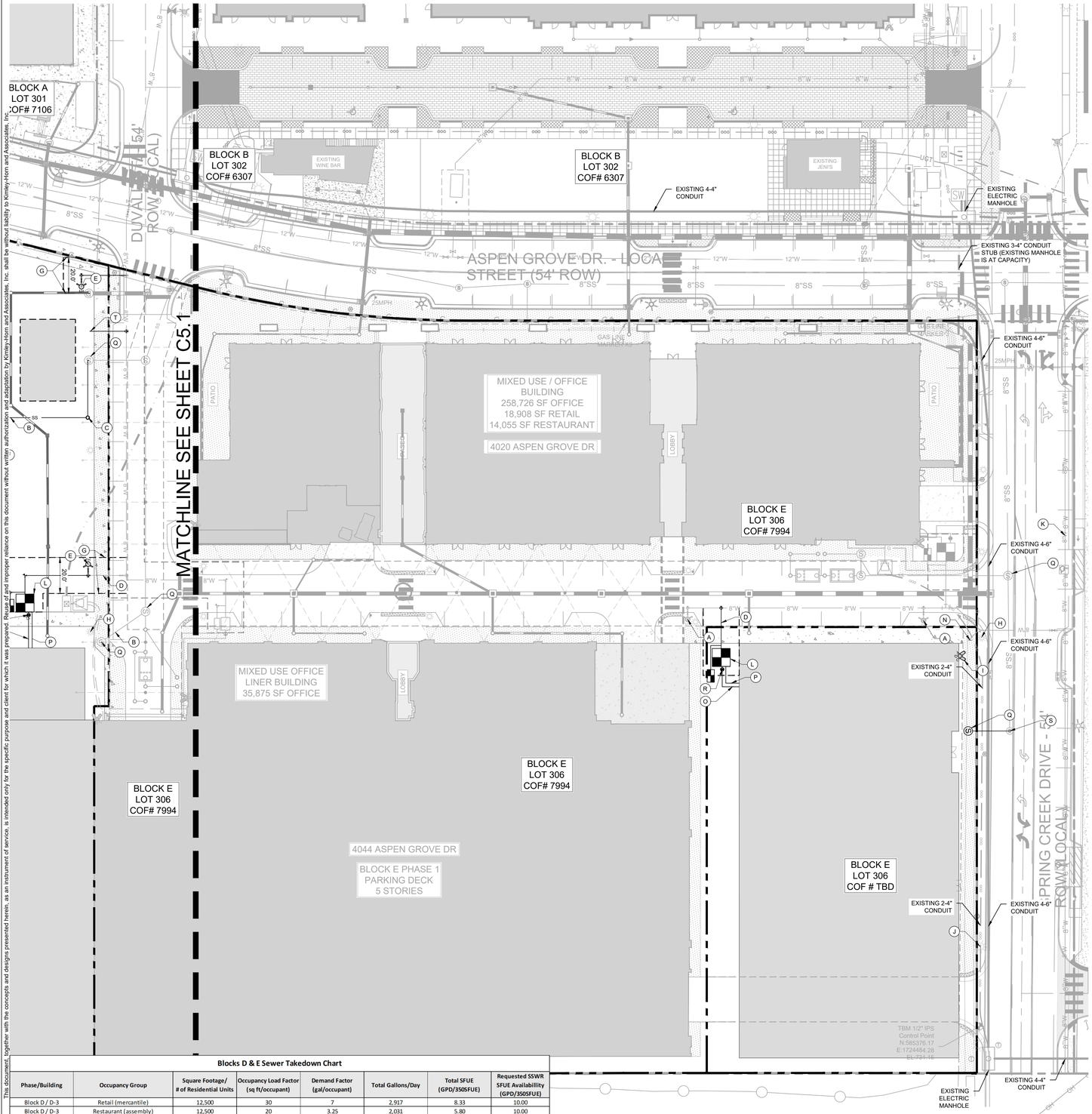
RYAN McMASTER REGISTERED ENGINEER 100926 STATE OF TENNESSEE 2024-1-4

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
Q.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

C5.1



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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

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 WATER MAIN
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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.)
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- (M) PROPOSED 4" GREASE WASTE SERVICE
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ELECTRIC INFRASTRUCTURE LEGEND

- 2-4" ELECTRICAL CONDUIT (GREY CONCRETE)
- 2-2" ELECTRICAL CONDUIT
- 3-4" ELECTRICAL CONDUIT
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STATEMENT OF IMPACTS

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ELECTRICAL CONDUIT NOTE

1. CONTRACTOR TO CONFIRM ELECTRICAL CONDUIT BUILDING CONFECTIONS.
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.

FIRE MAIN NOTE

FIRE MAIN TO BE DIP.

ELECTRICAL NOTE

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CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)794-4554
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
PHONE: (615)440-2920
CONTACT: PAULA BROOKS

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.

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.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

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

RYAN McMASTER REGISTERED ENGINEER ADMINISTRATIVE COMMERCE 100926 STATE OF TENNESSEE 2024-1-4

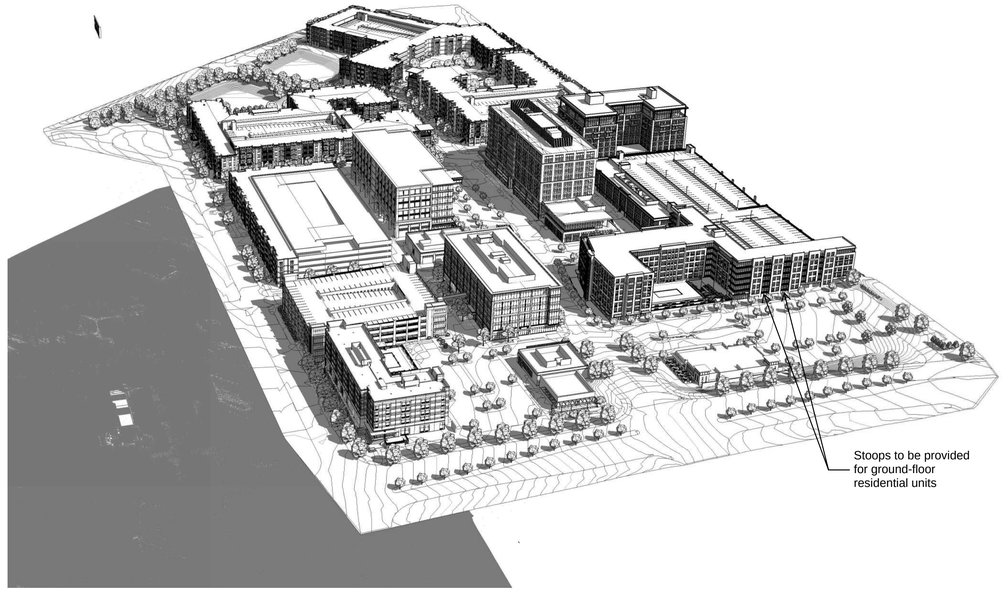
McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E
ENLARGED UTILITY PLAN
COF# 8357
Franklin, Williamson Co, TN

REVISIONS:

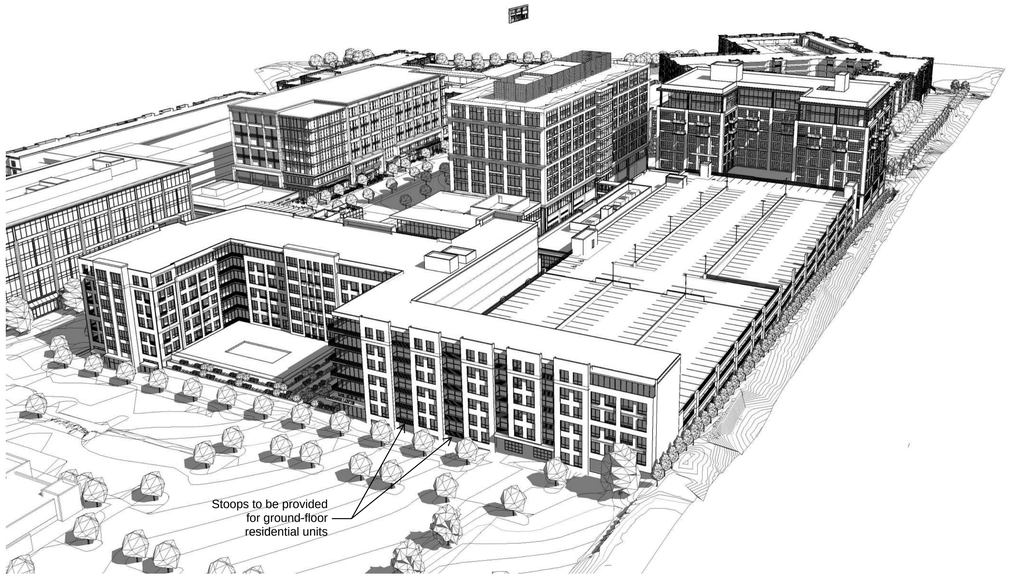
DATE: 01.04.2024
DESIGNED BY: LJA
DRAWN BY: LJA
CHECKED BY: RLM
Q.C. BY: RLM
SCALE: 1"=30'
PROJECT #: 019418021
SHEET NUMBER:

C5.2

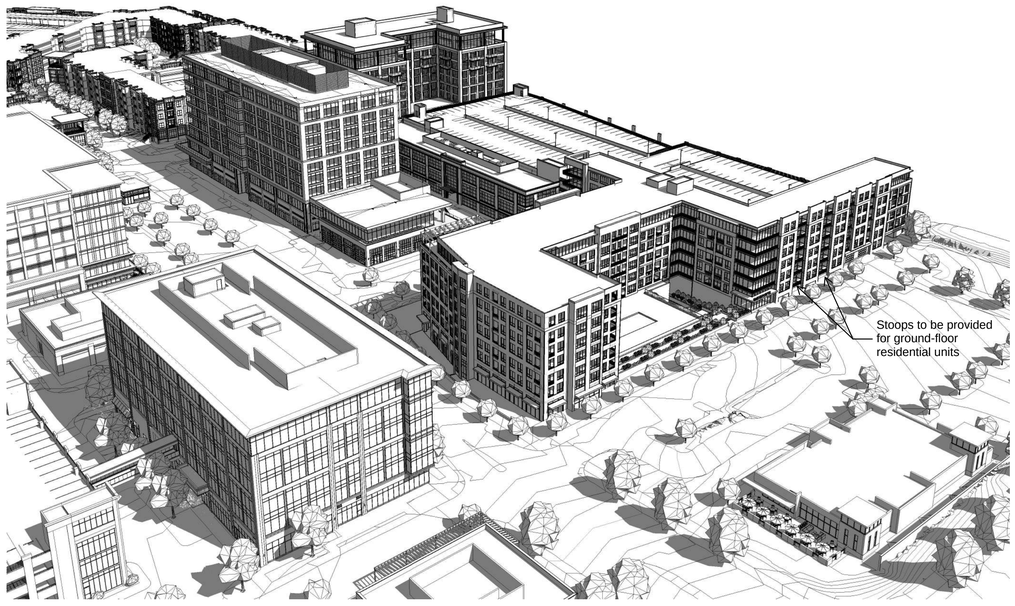
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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



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.

COOPER CARRY
191 Peachtree Street NE
Suite 2400
Atlanta, Georgia 30303
404-237-2000
www.coopercarry.com

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

ANGELO CARY
REGISTERED ARCHITECT
No. 105143
STATE OF TENNESSEE
01/04/2024

McEwen Place Town Center PUD Subdivision
Development Plan, Section 3, Revision 8, Blocks D and E

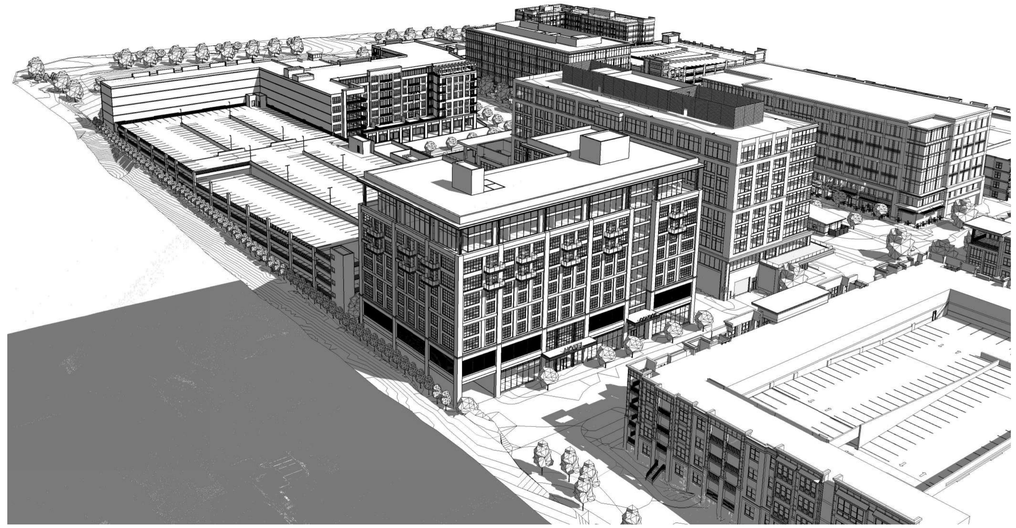
AERIAL PERSPECTIVES

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: SJS MR
CHECKED BY: AB
Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.50

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.

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COF# 8357

Franklin, Williamson Co, TN

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DATE: 01.04.2024
DESIGNED BY: AC
DRAWN BY: SJS MR
CHECKED BY: AB
Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.51

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

RENDERING - BLOCK D - VIEW FROM THE SOUTHWEST

RENDERING - BLOCK D - VIEW FROM THE SOUTHEAST

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
Suite 2400
Atlanta, Georgia, 30303
404-237-2000
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ANGELO CARR
REGISTERED ARCHITECT
01/04/2024
No. 105143
STATE OF TENNESSEE

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: SJC MR
CHECKED BY: AB
Q.C. BY:
SCALE: NTS
PROJECT #: 20190272
SHEET NUMBER: A00.60

City of Franklin

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

File #: 21-05794

DATE: January 24, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
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. Establishing A Public Hearing On March 12, 2024
FMPC 1/25/24, 9-0

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 continguous 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:

Franklin Municipal Planning Commission recommends approval of Resolution 2023-81 by a vote of 9-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2023-81 if they determine that the continuation of vested rights is in the best interest of the community.

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). *Staff recommended disapproval.*

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:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

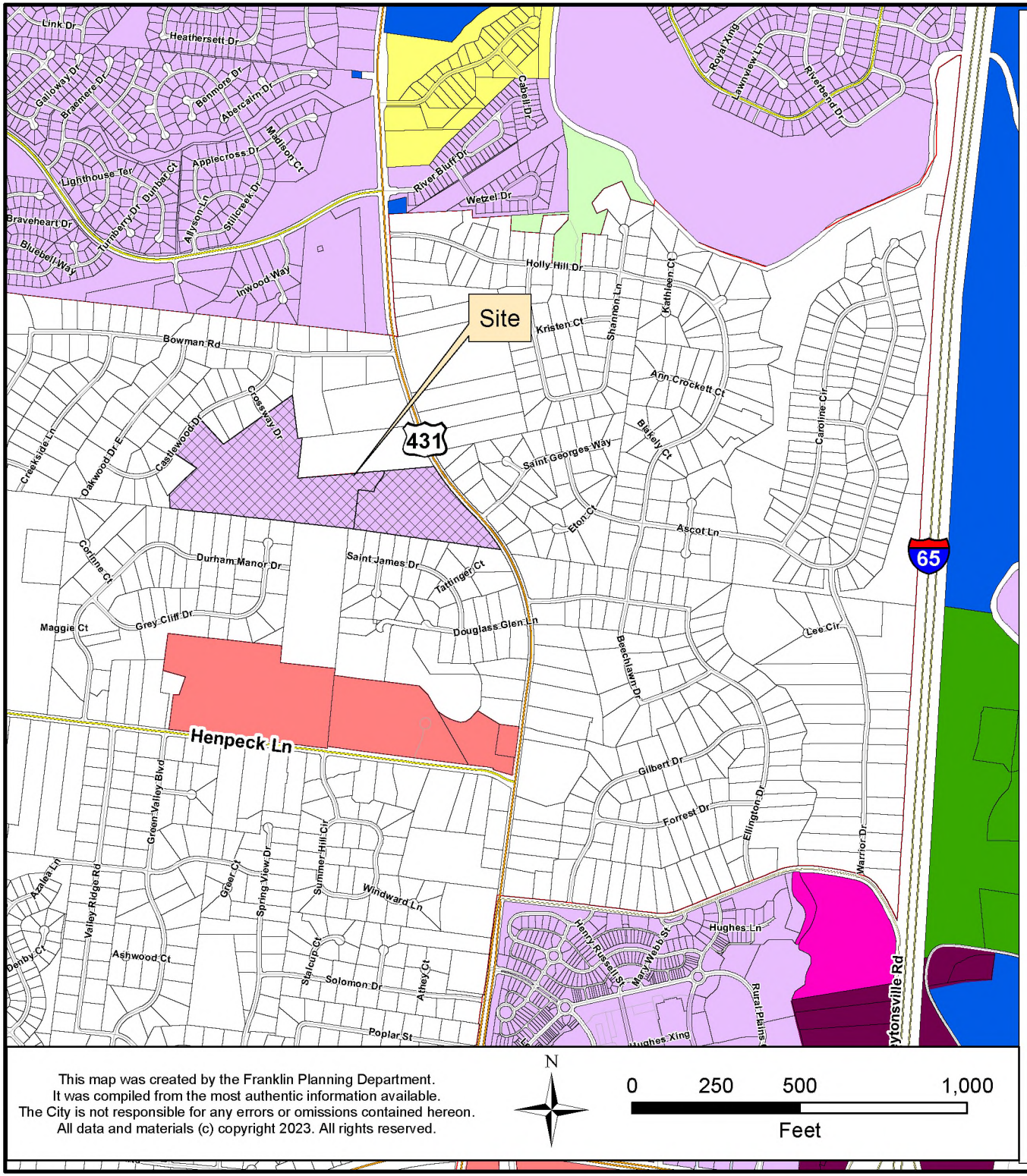
By: _____
Dr. Ken Moore
Mayor

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

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

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

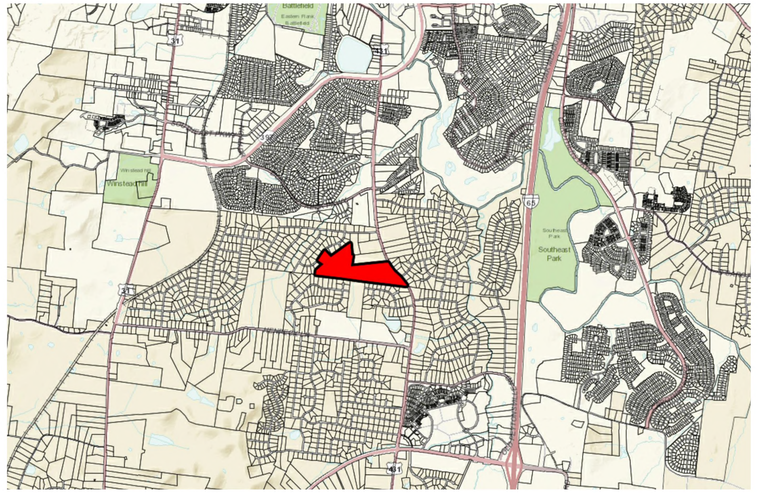
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

TUCK AWAY

PD SUBDIVISION DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)
FRANKLIN, WILLIAMSON, TENNESSEE



N 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. 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.

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

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

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

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

MOS 1

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.

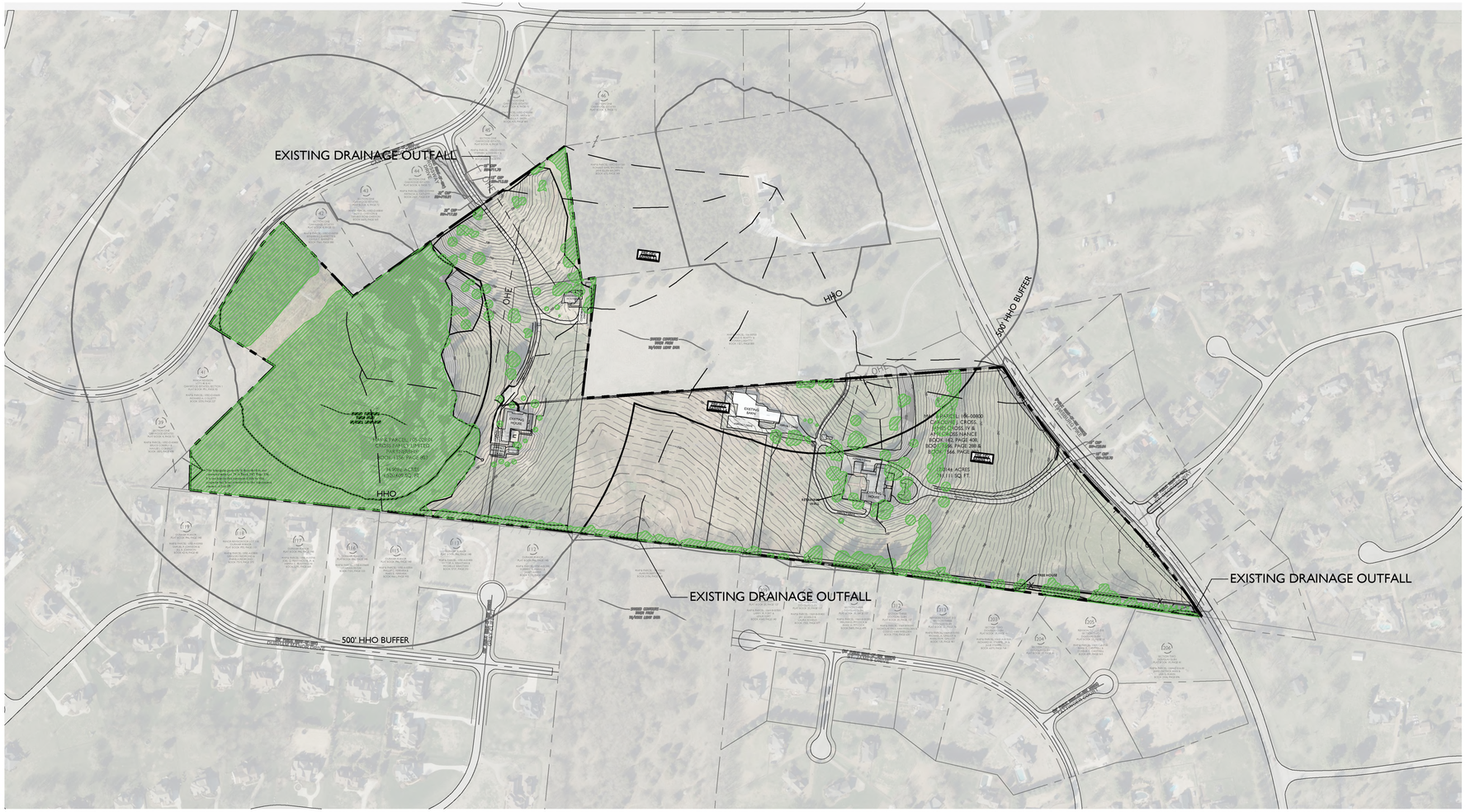
This site is unique in that it surrounded by Williamson County property on all sides. The concern for connectivity in all directions comes from the neighbors in the Williamson County Subdivision of Oakwood Estates as well as the Williamson County Highway Commission. Oakwood Estates, Durham Manor, and 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.

DRAKE A. REEDER
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT
10/15/21

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

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

KEY

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

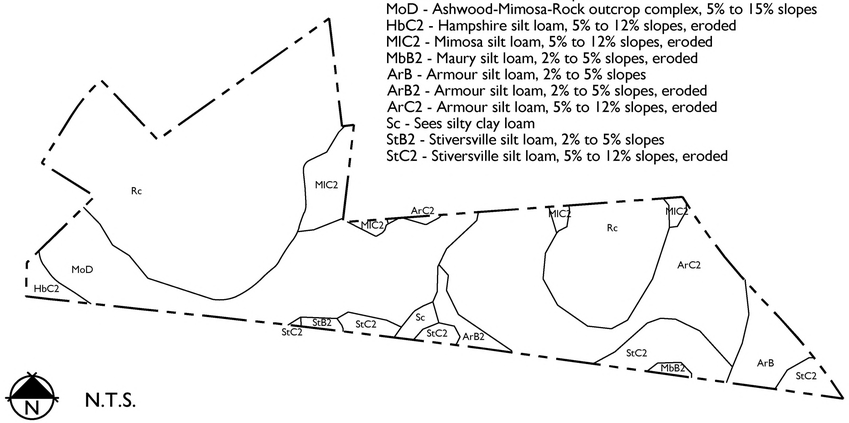
TREE CANOPY RETENTION

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	714,096 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% (710,096 SF; 16.3 AC)



N.T.S.

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

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
- 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: 68.66 CFS
  - 50 year: 80.56 CFS
  - 100 year: 92.84 CFS

Pre-Dev Basins 3-4 Grading & Drainage Data Chart
- 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

Pre-Dev Basins 5-6 Grading & Drainage Data Chart
- 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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

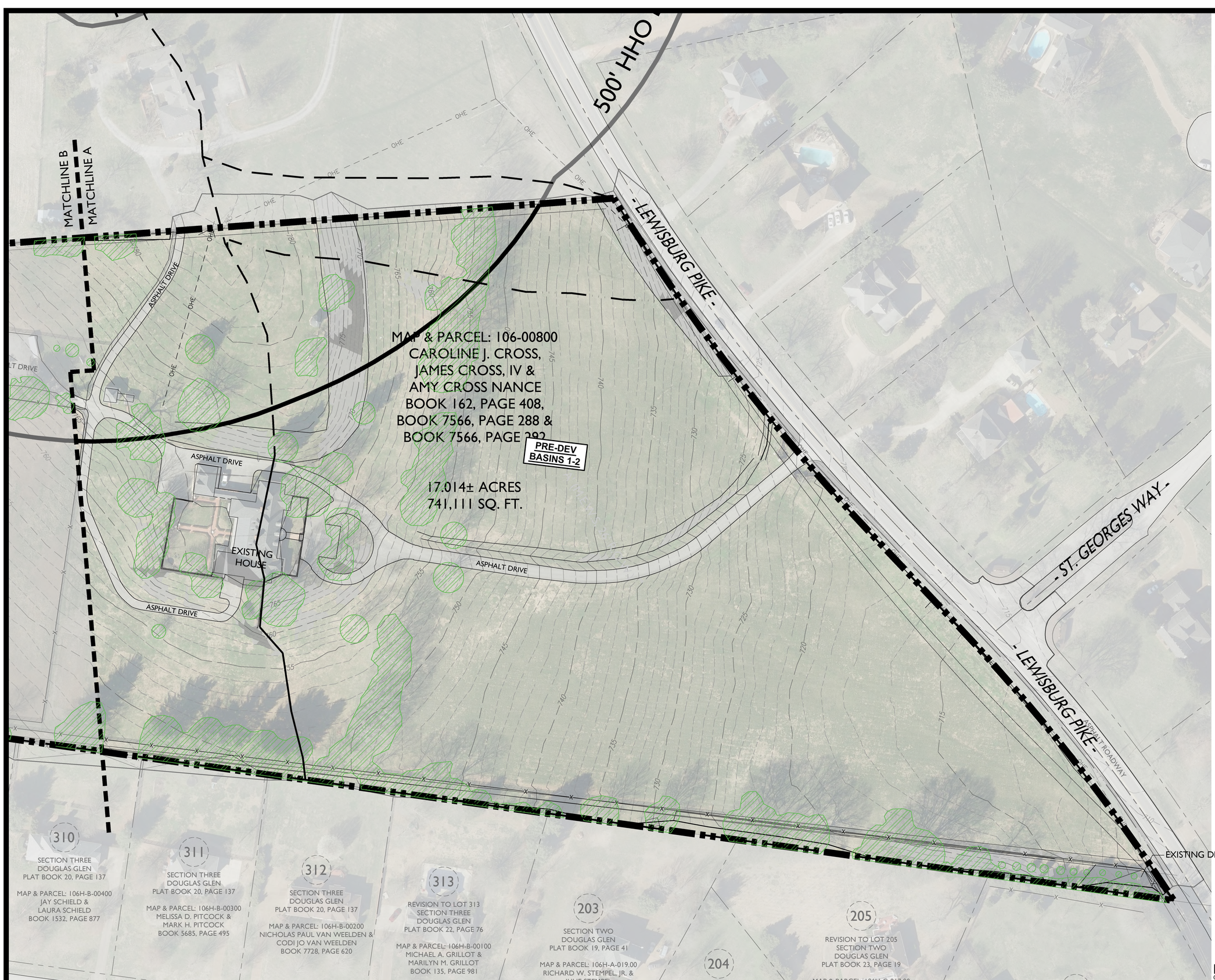
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.0

COF #7374



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

DRAKE A. REEDER
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date

EXISTING CONDITIONS

SHEET
C1.1

COF #7374

EXISTING HOUSE

CONCRETE DRIVE

OHE

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

MATCHLINE D
MATCHLINE B

MATCHLINE B
MATCHLINE A

PRE-DEV
BASINS 3-4

EXISTING
BARN

ASPHALT DRIVE

ASPHALT DRIVE

EXISTING
HOUSE

CONCRETE
DRIVE

ASPHALT
BASKETBALL
COURT

EL: 105-028.01
MILY LIMITED
NERSHIP
6, PAGE 883

E ACRES
9 SQ. FT.

MATCHLINE C
MATCHLINE B

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 545

EXISTING DRAINAGE OUTFALL

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

309

SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00500
LARRY M. FORT &
LESLIE FORT

310

SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00400
JAY SCHIELD &

KEY PLAN

KEY

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

N

0 50 100 150

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE NO.
LANDSCAPE ARCHITECT

Revision Date

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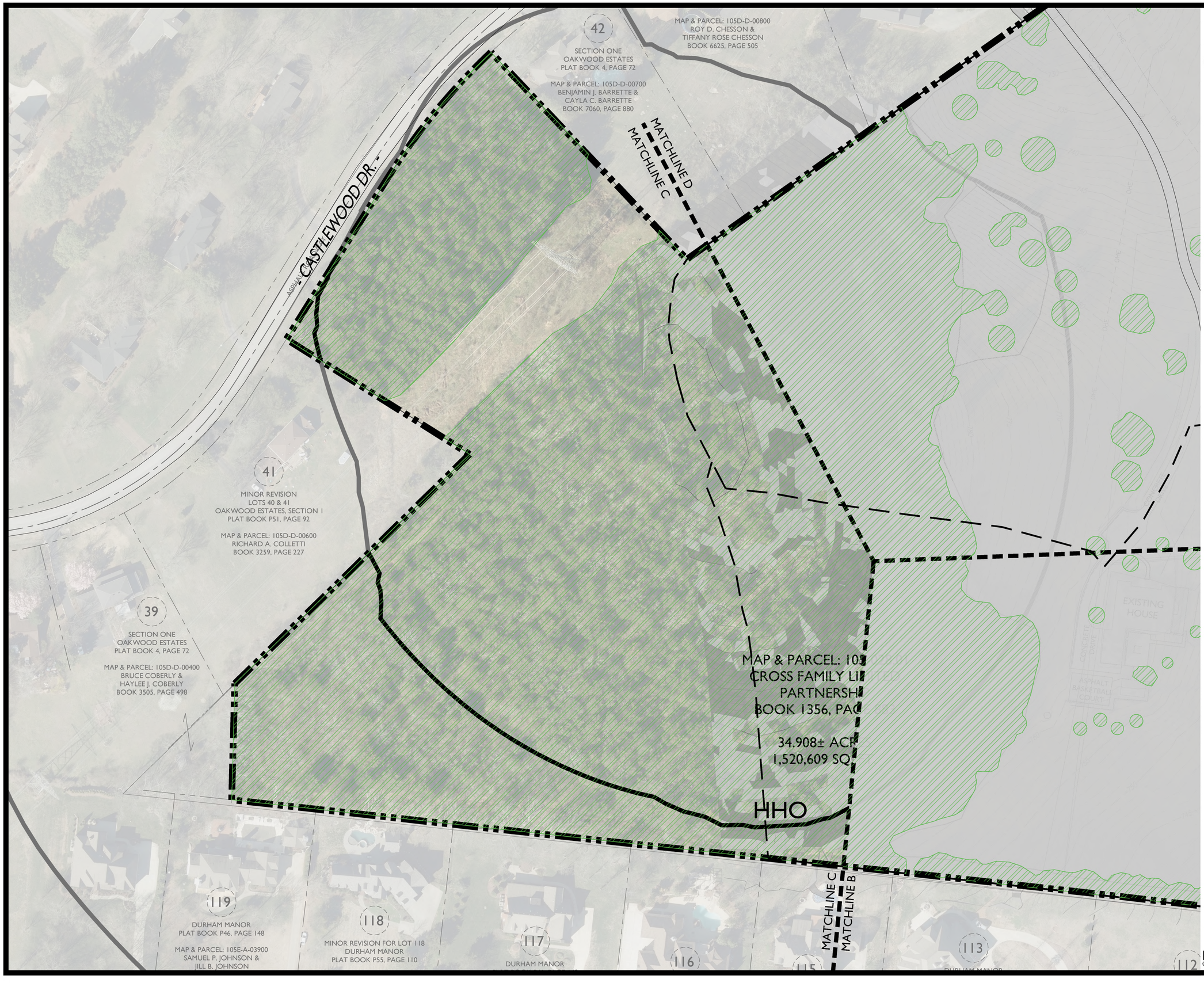
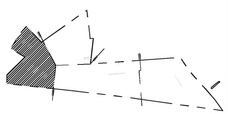
- △ _____

EXISTING
CONDITIONS
SHEET
C1.2
COF #7374





KEY PLAN

KEY

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

- △ _____
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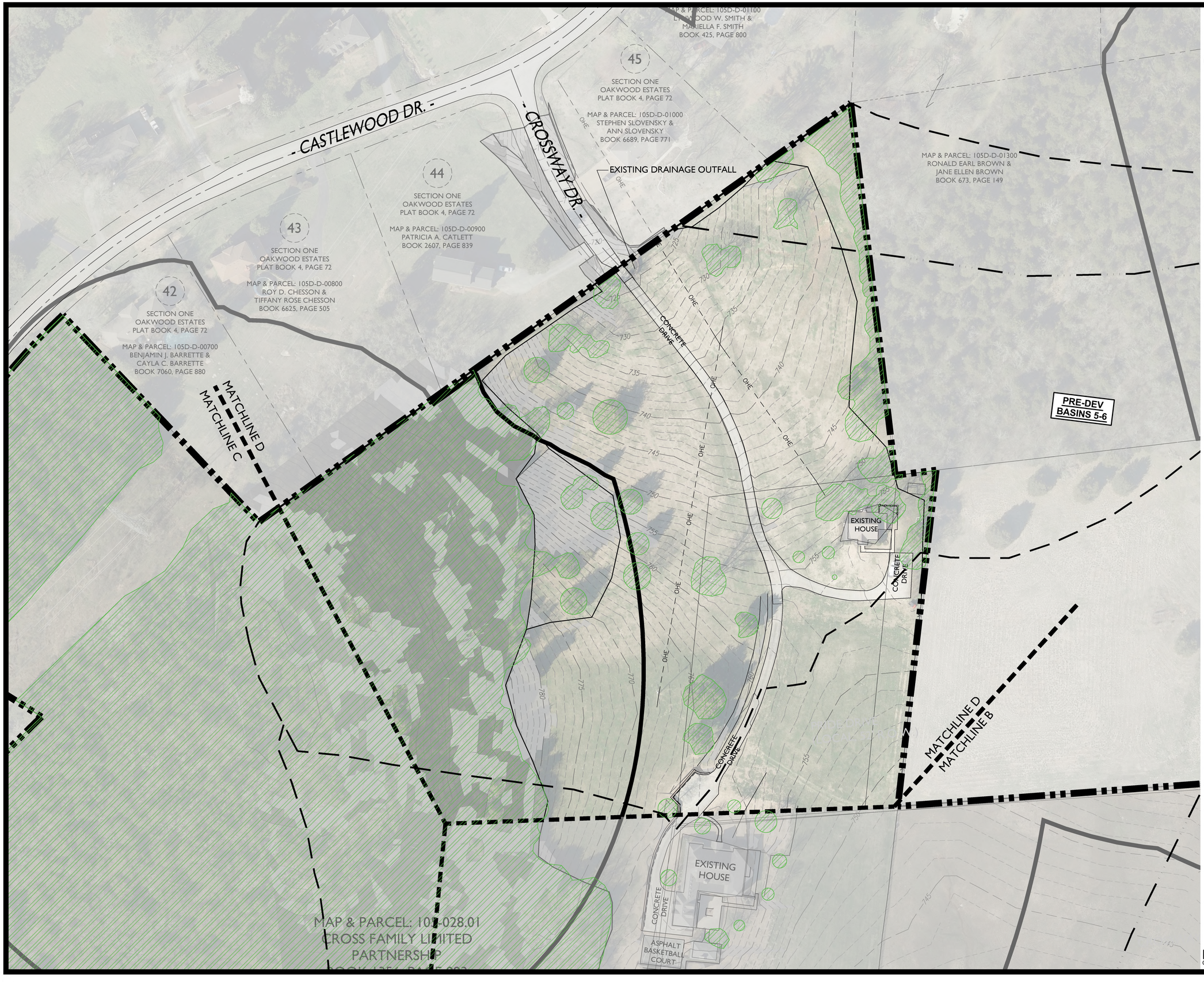
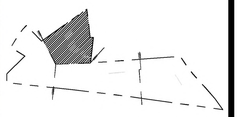
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.3

COF #7374





KEY PLAN

KEY

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.
04/19/21

Revision Date

EXISTING CONDITIONS

SHEET
C1.4

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	
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)

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN

SHEET
C2.0

COF #7374

MATCHLINE B
MATCHLINE A

500' HHO

- LEWISBURG PIKE -

CLASSIFIED AS A MAJOR ARTERIAL
ROAD BY CONNECT FRANKLIN

SHARED DRIVEWAY

- ST. GEORGES WAY -

- LEWISBURG PIKE -

ROW

EXST. HOUSE
TO REMAIN

KEY PLAN

KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
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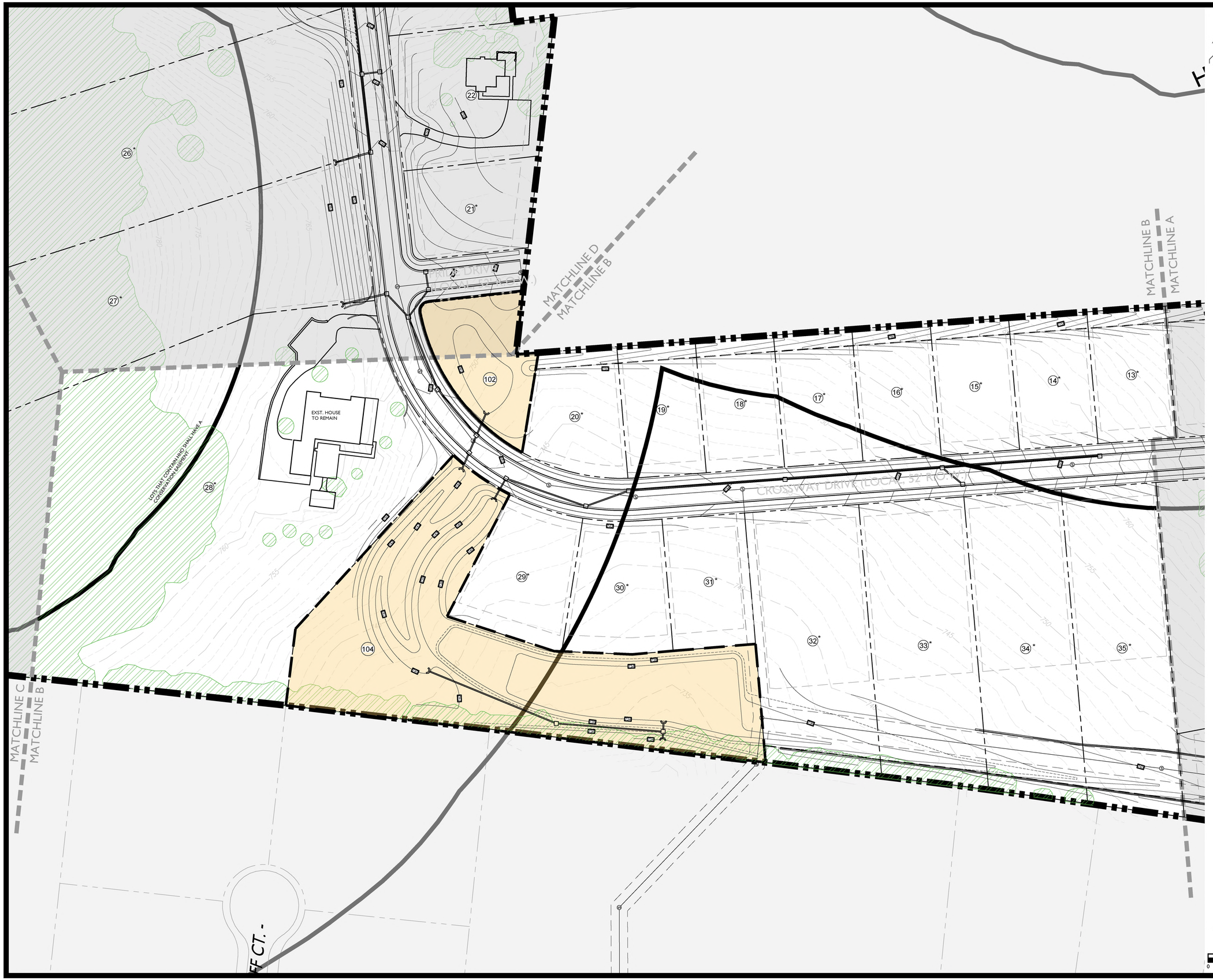
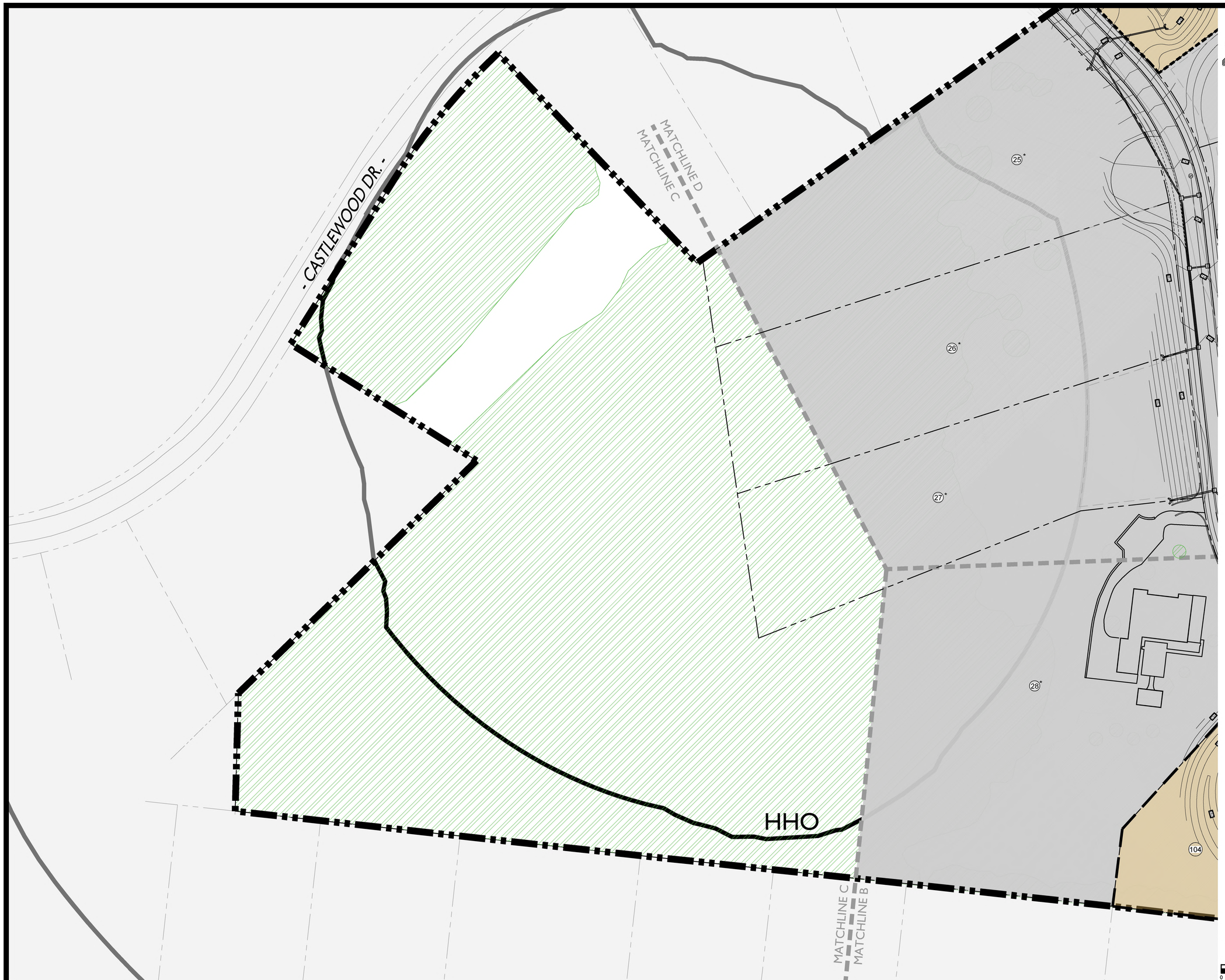
DEVELOPMENT PLAN

SHEET
C2.1

COF #7374


MATCHLINE D
MATCHLINE B
MATCHLINE B
MATCHLINE A
MATCHLINE C
MATCHLINE B
EXST. HOUSE TO REMAIN
LOTS THAT CONTAIN HHO SHALL HAVE A CONSERVATION EASEMENT
CROSSWIND DRIVE (LOCAL, 52' ROW)
CROSSWIND DRIVE (LOCAL, 52' ROW)
- CROSSWIND DRIVE (LOCAL, 52' ROW)
- CROSSWIND DRIVE (LOCAL, 52' ROW)
-



KEY PLAN

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
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date
- △ _____
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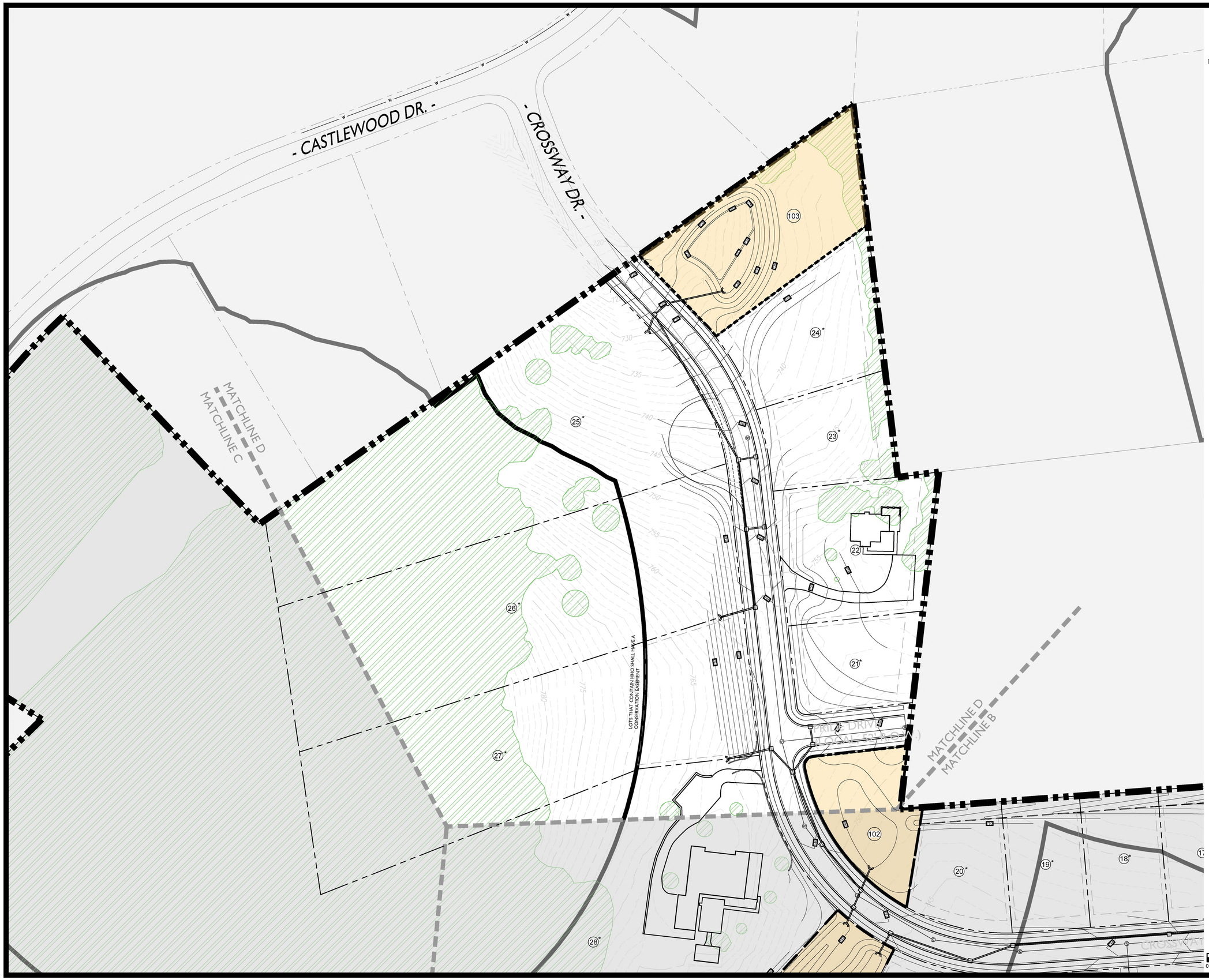
DEVELOPMENT PLAN

SHEET
C2.3

COF #7374



KEY PLAN

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
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN

SHEET
C2.4

COF #7374

POST-DEV STORMWATER NARRATIVE

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 2 will be conveyed through a level 1 water quality swale and to a dry detention pond. The pond will discharge to an existing offsite conveyance to the south.

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 4 will bypass treatment and will be combined with the outflows from the 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.

Runoff from Basins 6 and 7 will bypass treatment and drain to the ditches along Crossway Drive toward Castlewood Drive.

The cumulative pre-treatment and post-treatment weighted Rv 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.

POST-DEV STORMWATER IMPACTS

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.

SENSITIVE AREAS / STORMWATER BUFFERS

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.

Downstream receiving infrastructure and off-site drainage easements shall be evaluated at Site Plan stage.

Post-Dev Basin 1 Grading & Drainage Data Chart
- 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

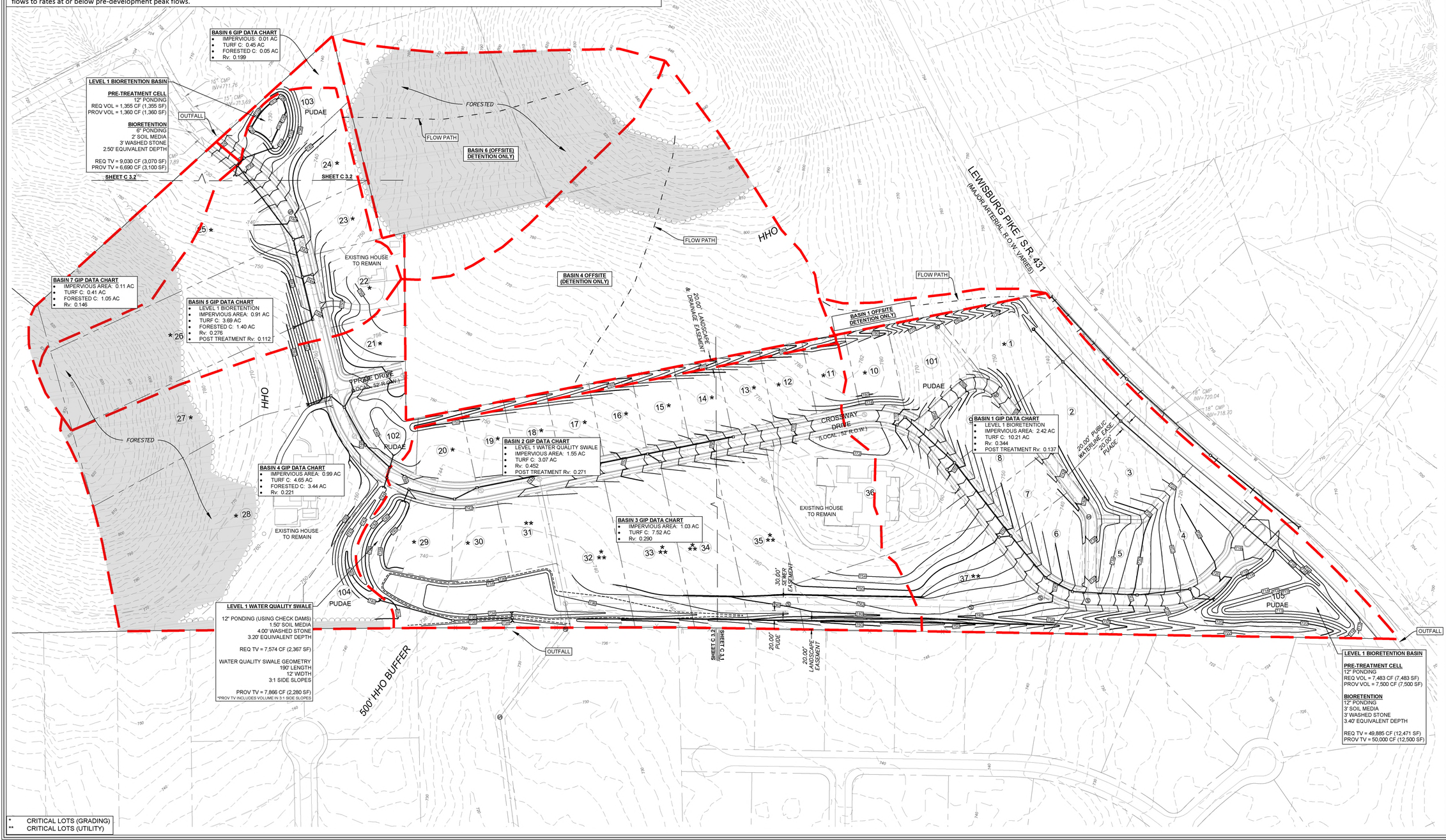
Post-Dev Basins 2-3 Grading & Drainage Data Chart
- Basin Area: 13.17 AC
- Impervious Area: 2.58 AC
- Disturbed Area: 13.17 AC
- Adjusted CN: 81
- Peak Flow Runoff
  - 2 year: 41.17 CFS
  - 5 year: 55.86 CFS
  - 10 year: 67.85 CFS
  - 25 year: 84.87 CFS
  - 50 year: 98.74 CFS
  - 100 year: 113.01 CFS

Post-Dev Basins 2-3 Pond Outflows Grading & Drainage Data Chart
- 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

Post-Dev Basin 4 Grading & Drainage Data Chart
- 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

Post-Dev Basin 2-4 Grading & Drainage Data Chart
- 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

Post-Dev Basin 5-7 Grading & Drainage Data Chart
- 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



* CRITICAL LOTS (GRADING)
** CRITICAL LOTS (UTILITY)

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6700 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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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
1	1/7/21	Per City of Franklin Comments
2	4/19/21	Per City of Franklin Comments

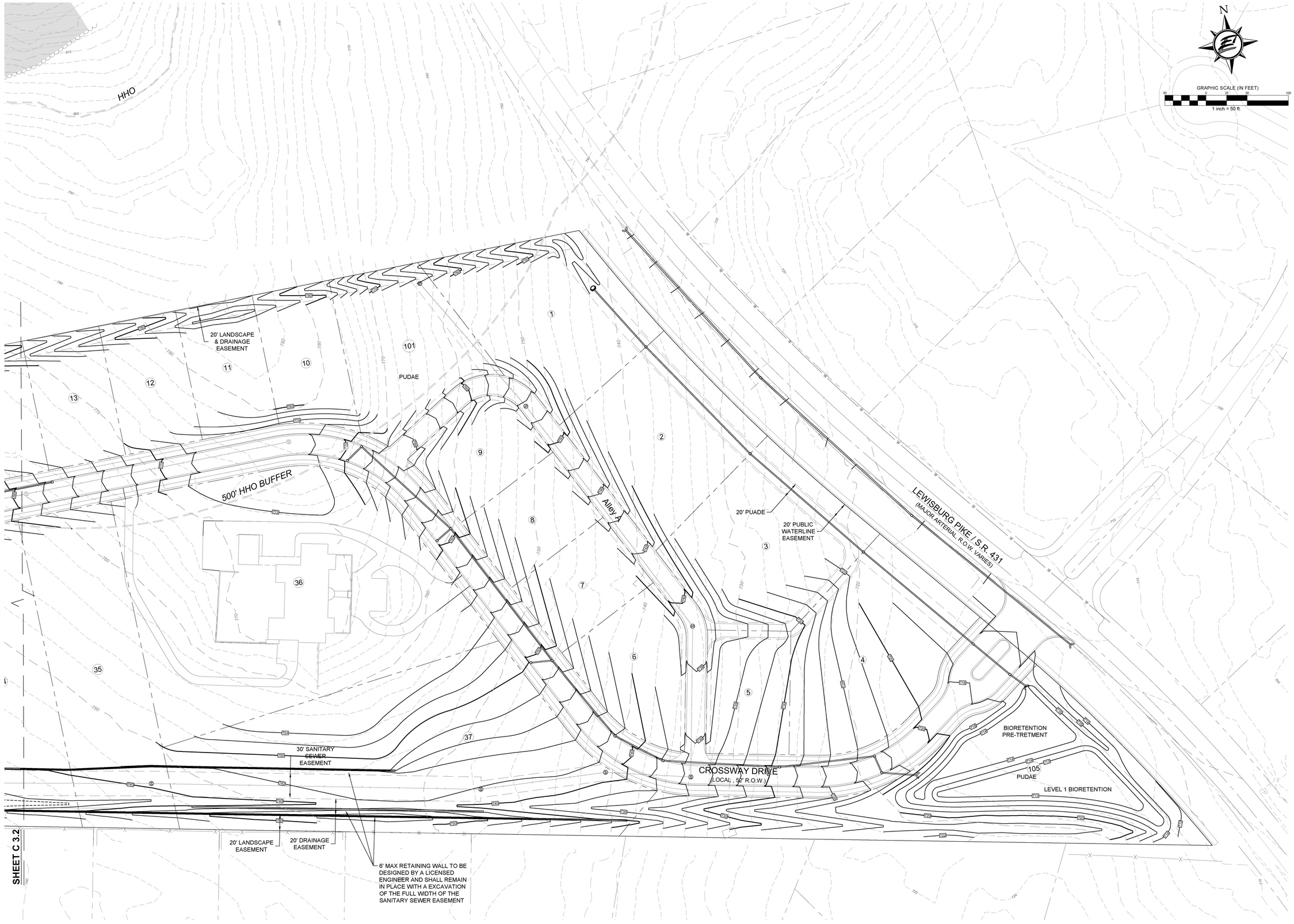
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 4/16/21
AGENDA ITEM NUMBER
STATE OF TENNESSEE

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:\20-11-1106_cross property\3_CAD\production\1_development plan\Cross Dev GRADING.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Monday, April 19, 2021 - 12:30 pm
By: dayw



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LARRY C. WALLACE
REGISTERED ENGINEER
COMMISSION No. 108133
STATE OF TENNESSEE
4/19/21

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

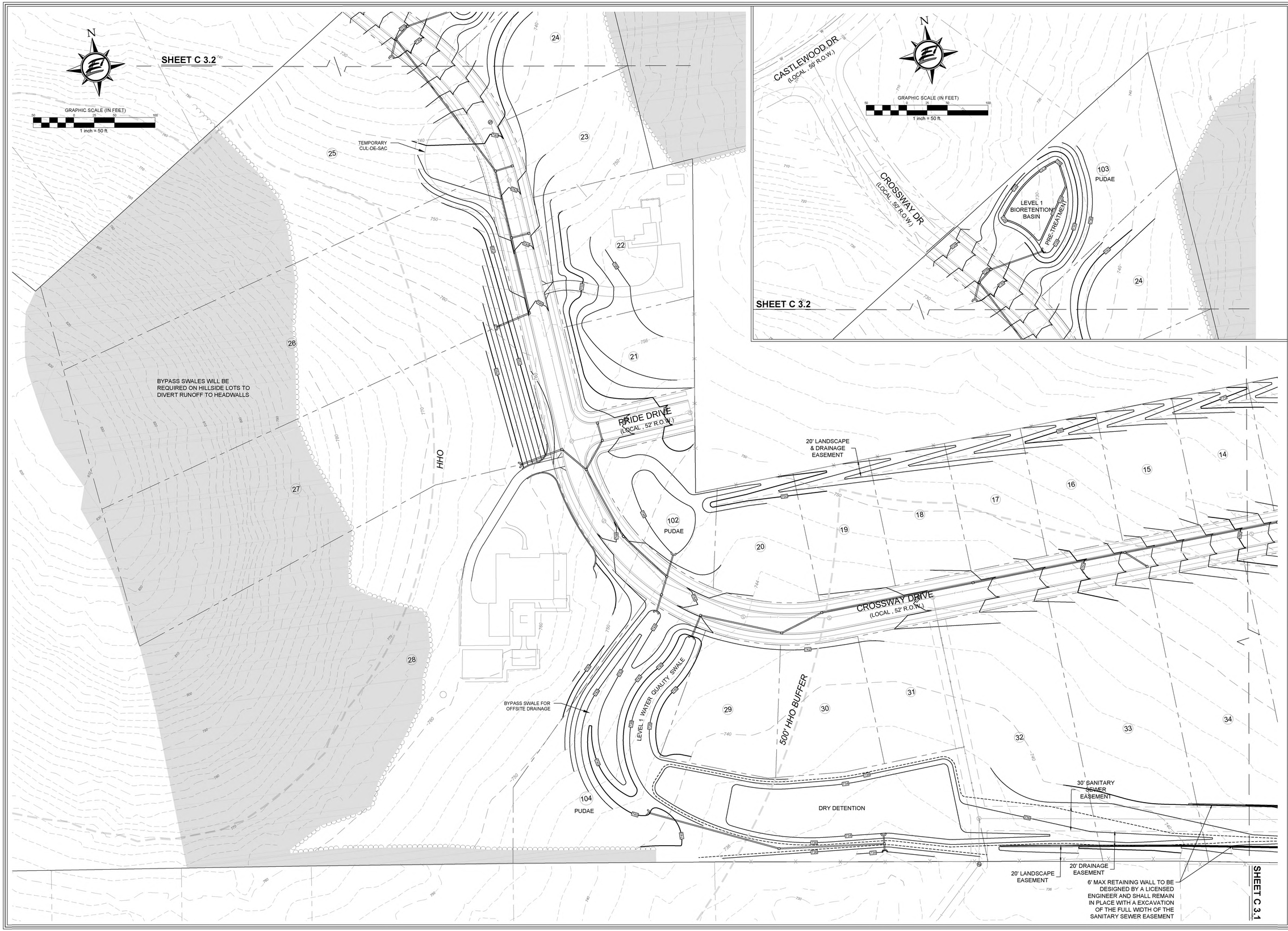
Sheet Title:

ENLARGED GRADING & DRAINAGE PLAN

Sheet No.

C 3.1

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev GRADING.dwg
Layout Name: C 3.1 Enlarged Grading & Drainage Plan
Plotted: Monday, April 19, 2021 - 12:30 pm
By: claywe



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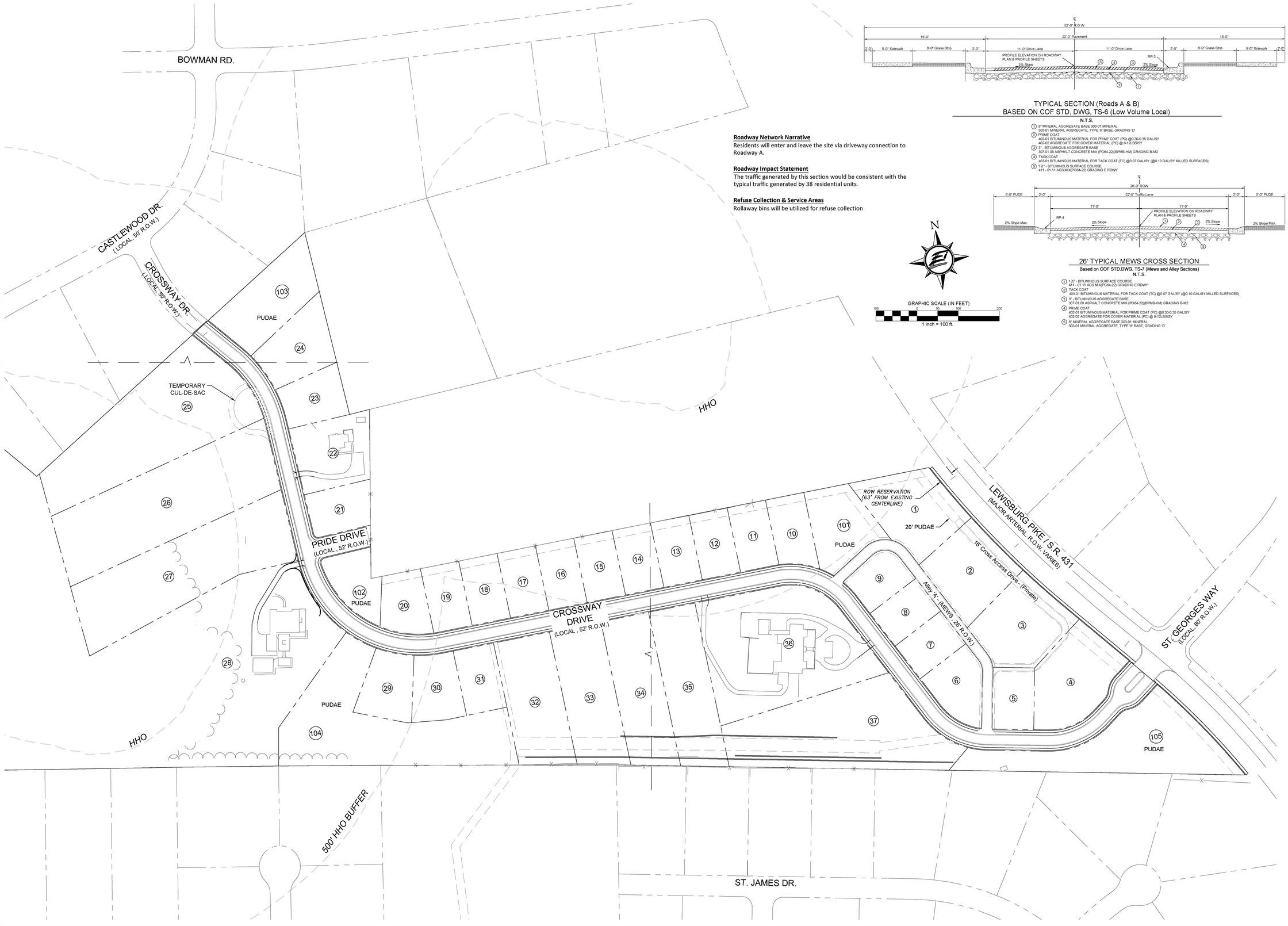
By: cleyw



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
   303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'
2. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12LBS/SY
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
5. 1 ¼" - BITUMINOUS SURFACE COURSE
   411 - 01.11 ACS MIX(PG64-22) GRADING E RDWY

26' TYPICAL MEWS CROSS SECTION

Based on COF STD.DWG, TS-7 (Mews and Alley Sections)

N.T.S.

1. 1 ¼" - BITUMINOUS SURFACE COURSE
   411 - 01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @ 8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE 'A' BASE, GRADING 'D'

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

N

GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

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LARRY C. WALLACE
REGISTERED ENGINEER
No. 109134
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:
OVERALL R.O.W. & ACCESS PLAN

Sheet No.
C 4.0

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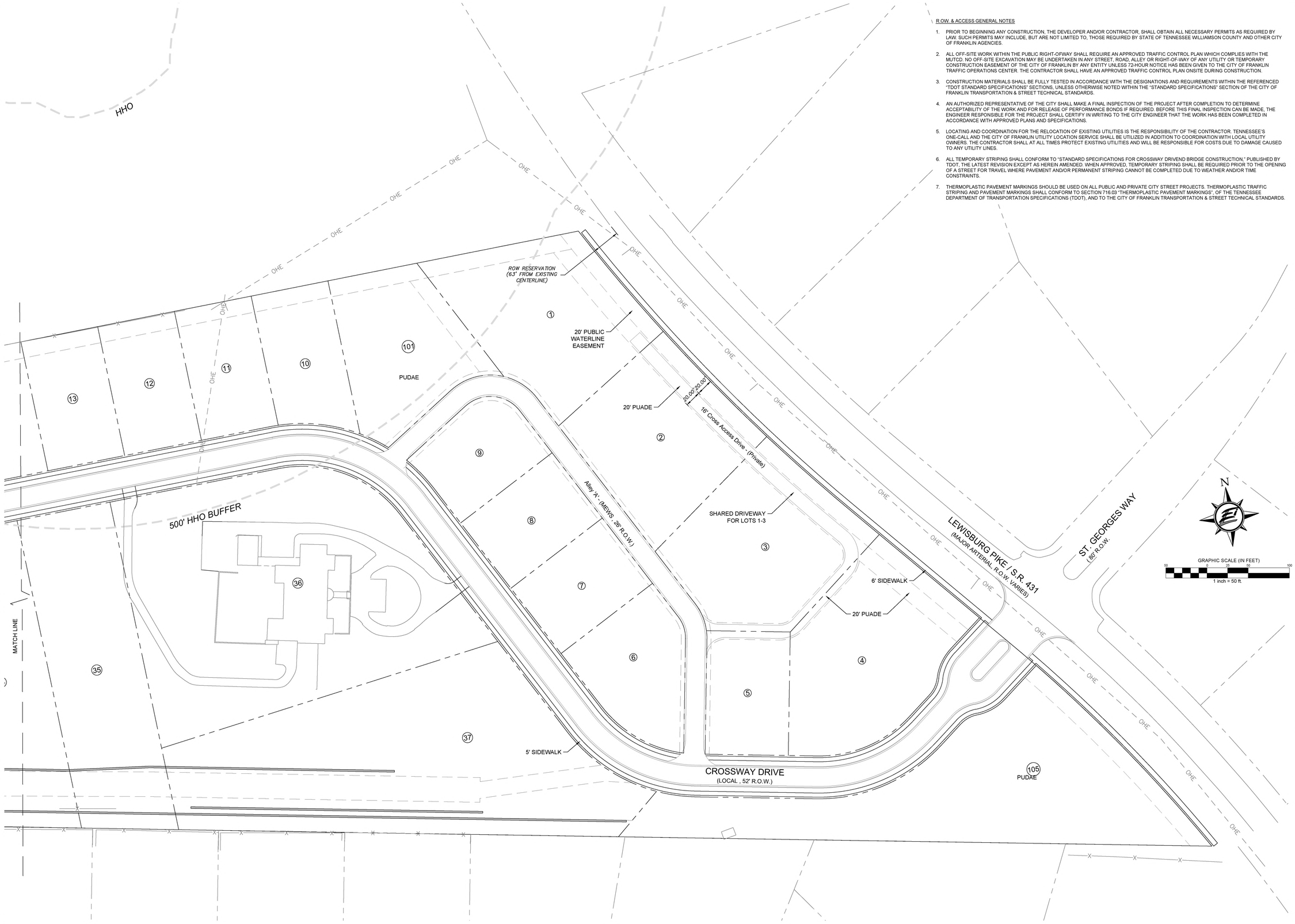
Layout Name: C 4.0 Overall R.O.W. & Access Plan
Plotted: Monday, April 19, 2021 – 12:31 pm
By: cdyw



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-OFWAY 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.
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.
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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.

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TUCK AWAY
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FRANKLIN, TENNESSEE

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1	1/7/21	Per City of Franklin Comments

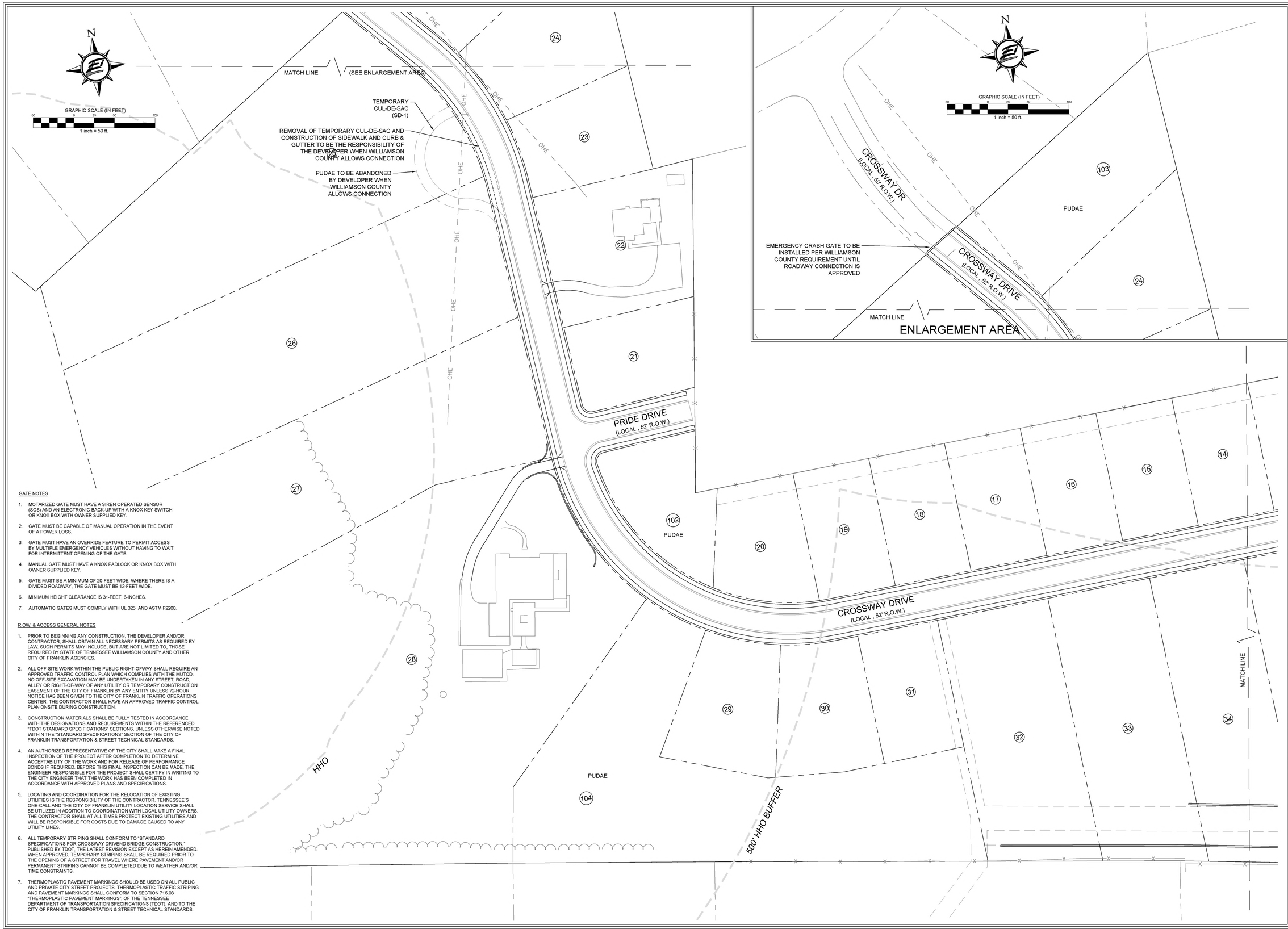
LARRY C. WALLACE
REGISTERED ENGINEER
No. 109180
STATE OF TENNESSEE
4/19/21

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

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

Sheet No.
C 4.1

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev ROW.dwg
Layout Name: C 4.1 Enlarged R.O.W. & Access Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: cleyw



GATE NOTES

1. MOTARIZED 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

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REGISTERED ENGINEER
No. 108132
STATE OF TENNESSEE
4/19/21

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Drafted By:	RDP
Checked By:	LCW

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

Sheet No.
C 4.2

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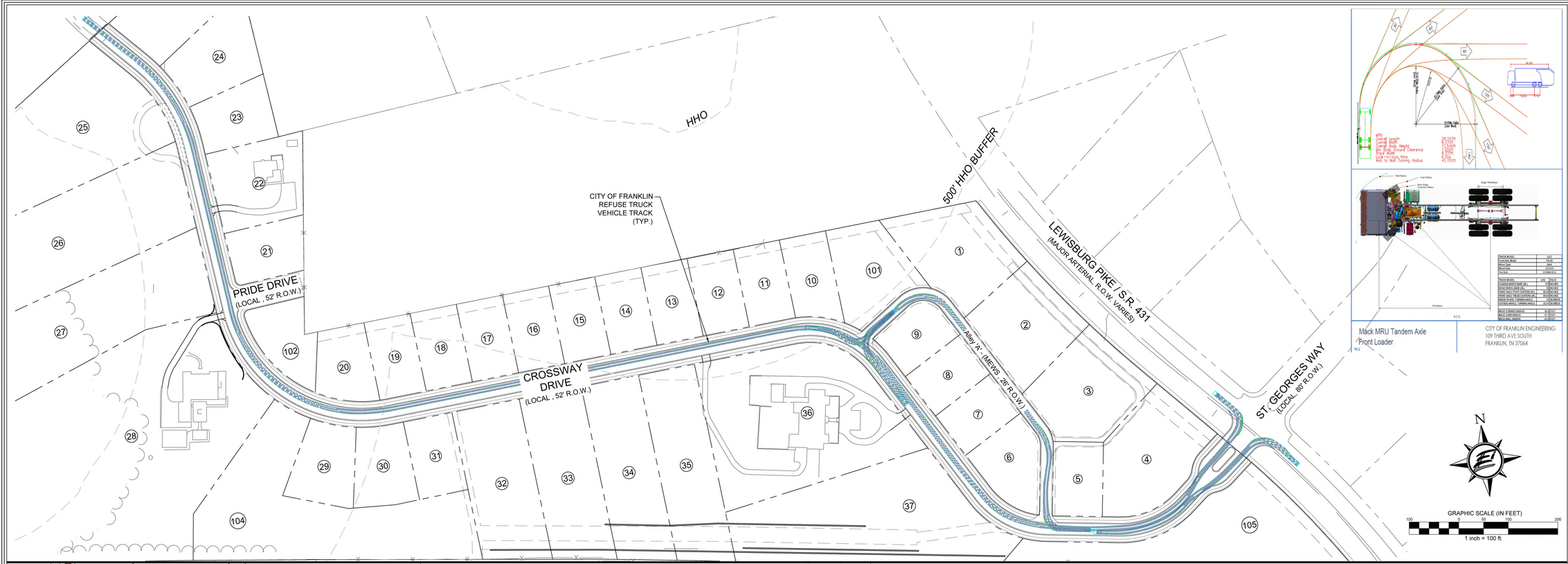
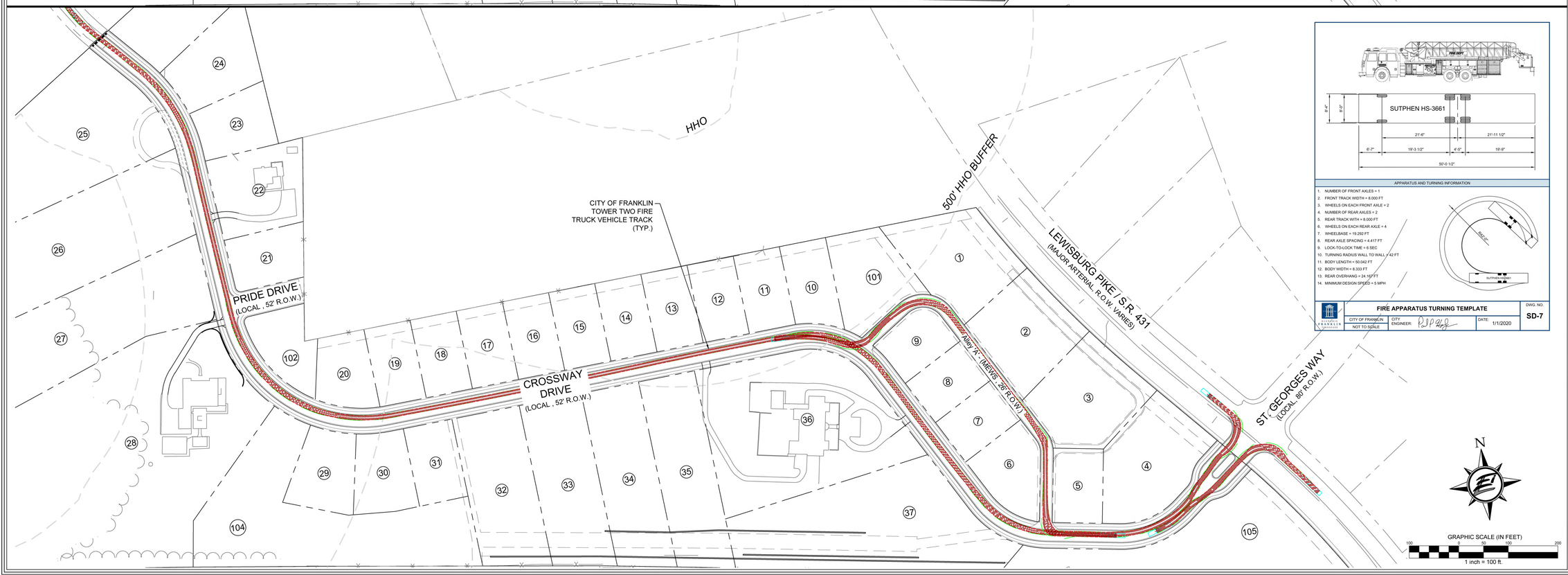
Layout Name: C 4.2 Enlarged R.O.W. & Access Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: clayw





APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.000 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.000 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 19.292 FT
8. REAR AXLE SPACING = 4.417 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 42 FT
11. BODY LENGTH = 50.042 FT
12. BODY WIDTH = 8.333 FT
13. REAR OVERHANG = 24.167 FT
14. MINIMUM DESIGN SPEED = 5 MPH

FIRE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN	CITY ENGINEER:	DATE: 1/1/2020	DWG. NO. SD-7
NOT TO SCALE			

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Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C 4.3

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev ROW.dwg
Layout Name: C 4.3 Vehicle Tracking Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: clayw

FLOW TEST (CENTURY FIRE PROTECTION)

DATE: 11/3/2020

HYDRANT A1 (1175 LEWISBURG PIKE)

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

HYDRANT A2 (1190 LEWISBURG PIKE)

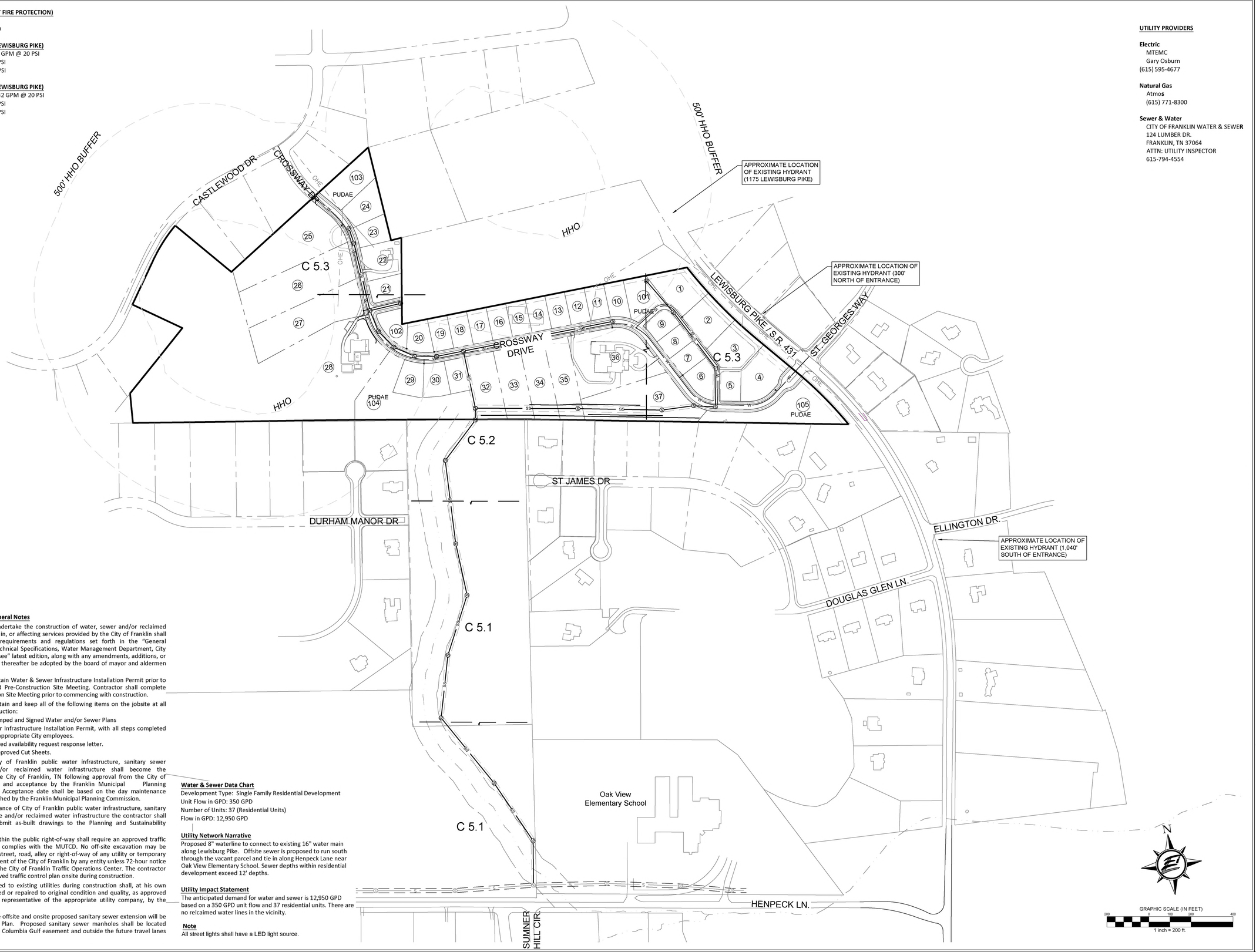
FLOW	1,042 GPM @ 20 PSI
STATIC (B)	70 PSI
RESIDUAL (B)	58 PSI

UTILITY PROVIDERS

Electric
MTEMC
Gary Osburn
(615) 595-4677

Natural Gas
Atmos
(615) 771-8300

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



Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
   a. Approved, Stamped and Signed Water and/or Sewer Plans
   b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
   c. Copy of approved availability request response letter.
   d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.
8. Final location of the offsite and onsite proposed sanitary sewer extension will be established at Site Plan. Proposed sanitary sewer manholes shall be located outside the existing Columbia Gulf easement and outside the future travel lanes of Carothers Pkwy.

Water & Sewer Data Chart

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

Utility Network Narrative

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.

Utility Impact Statement

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 relcaimed water lines in the vicinity.

Note

All street lights shall have a LED light source.

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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

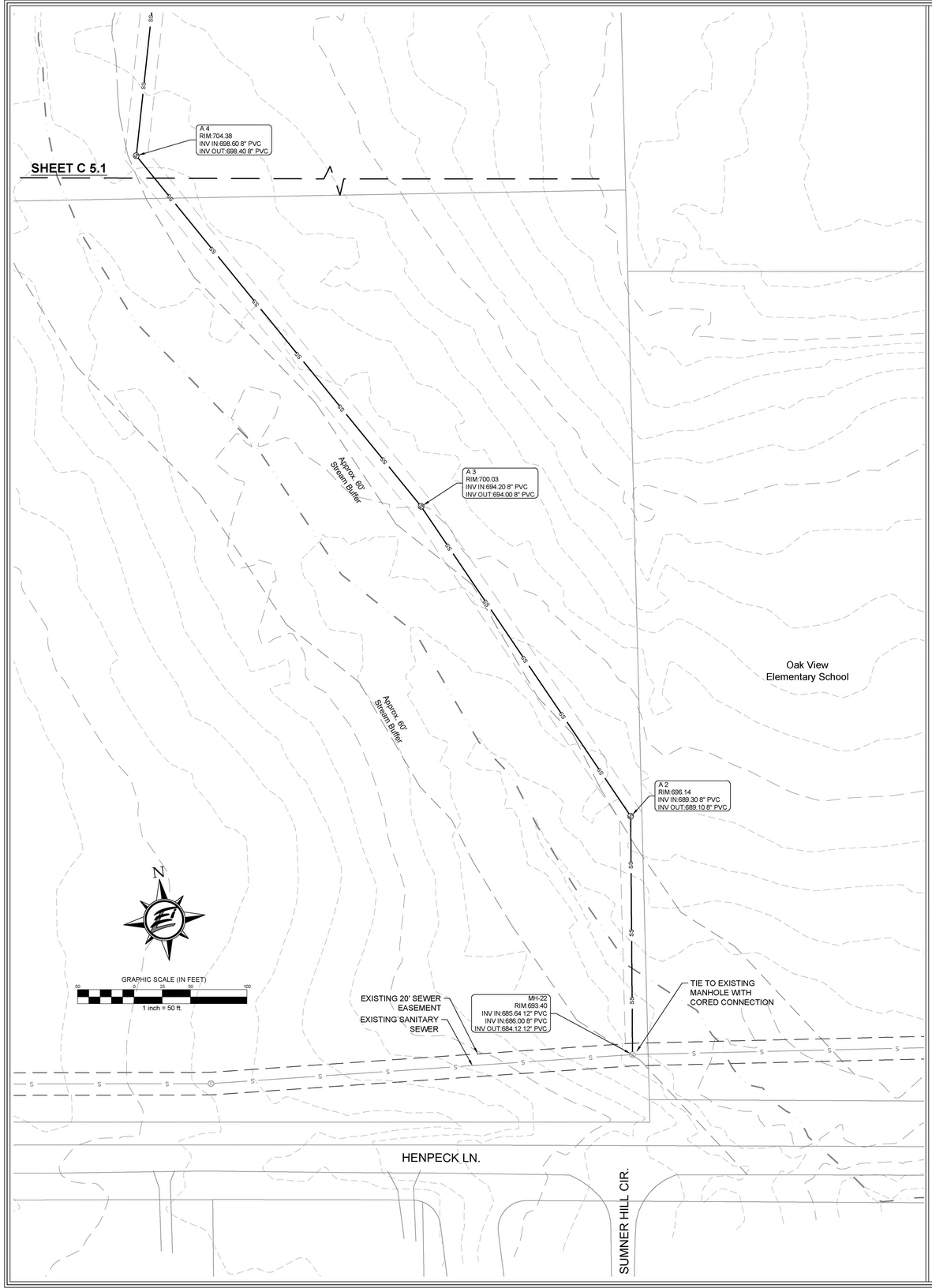
LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 4/19/21
No. 109135
STATE OF TENNESSEE

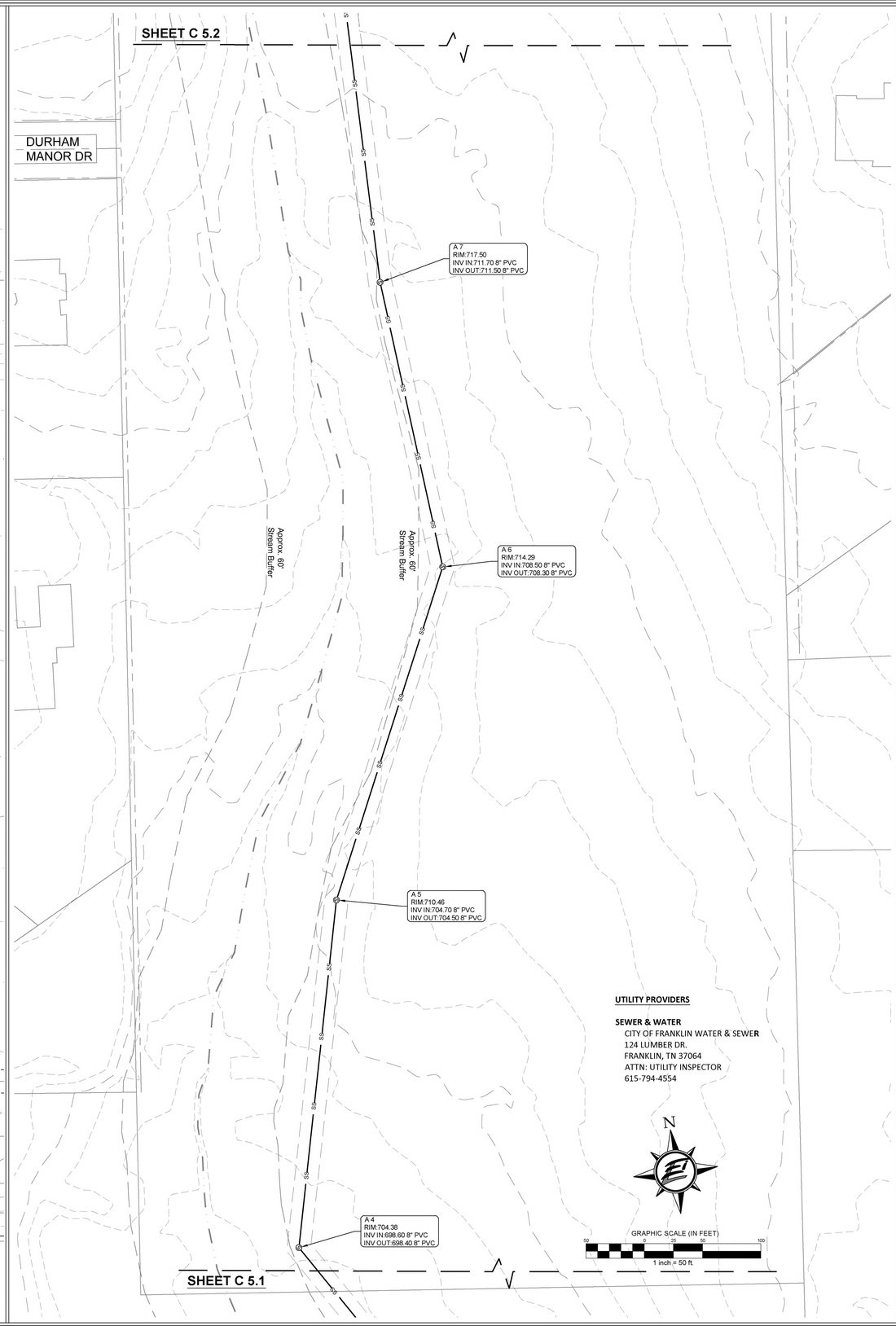
Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C 5.0

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev UTIL.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: clayw





GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6900 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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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	1/7/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108132
STATE OF TENNESSEE
Larry C Wallace 4/16/21

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

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev UTIL.dwg
Layout Name: C 5.1 Site Utility Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: cleyw

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
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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	1/7/21	Per City of Franklin Comments

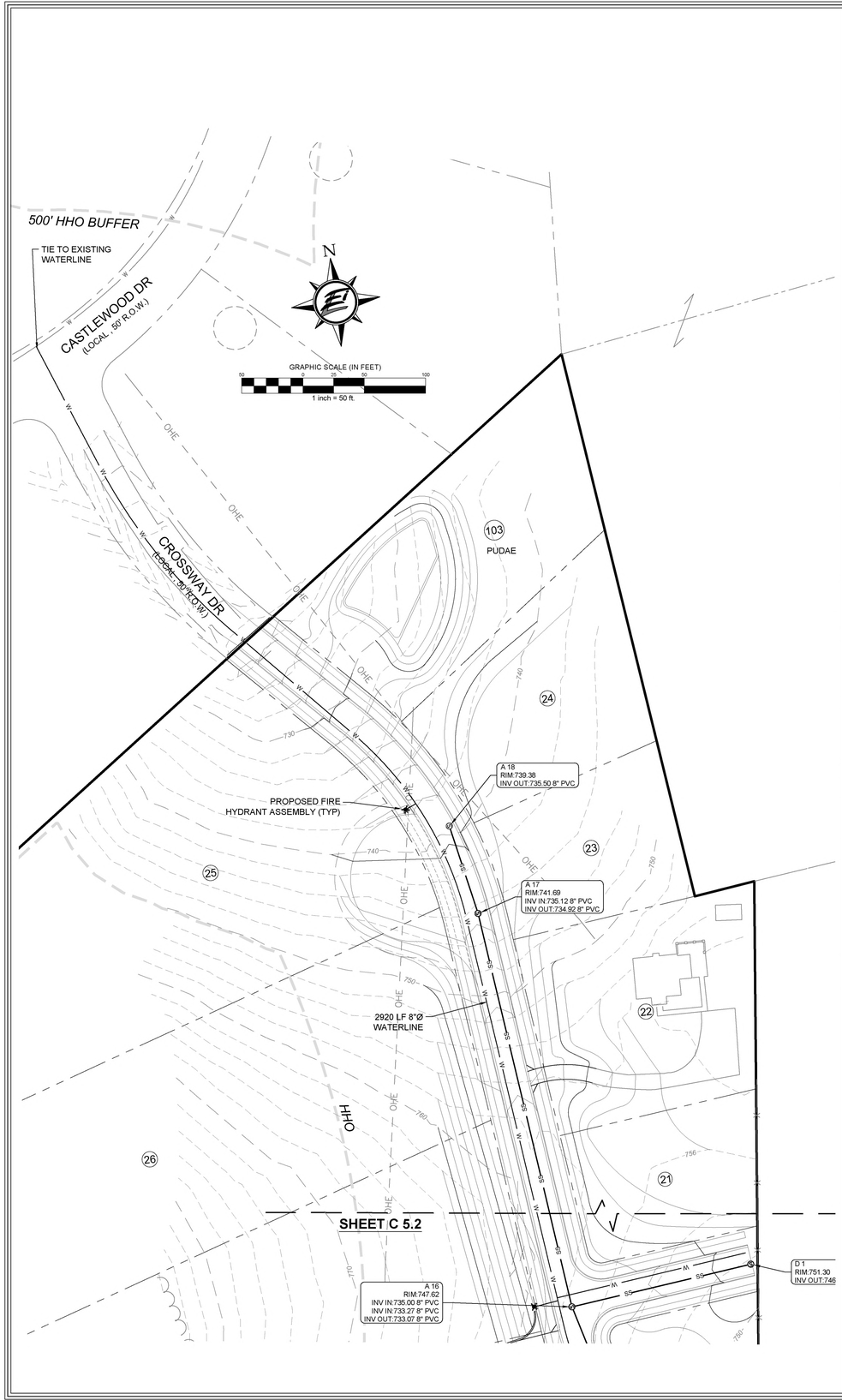
LARRY C. WALLACE
REGISTERED ENGINEER
No. 120181
STATE OF TENNESSEE
4/19/21

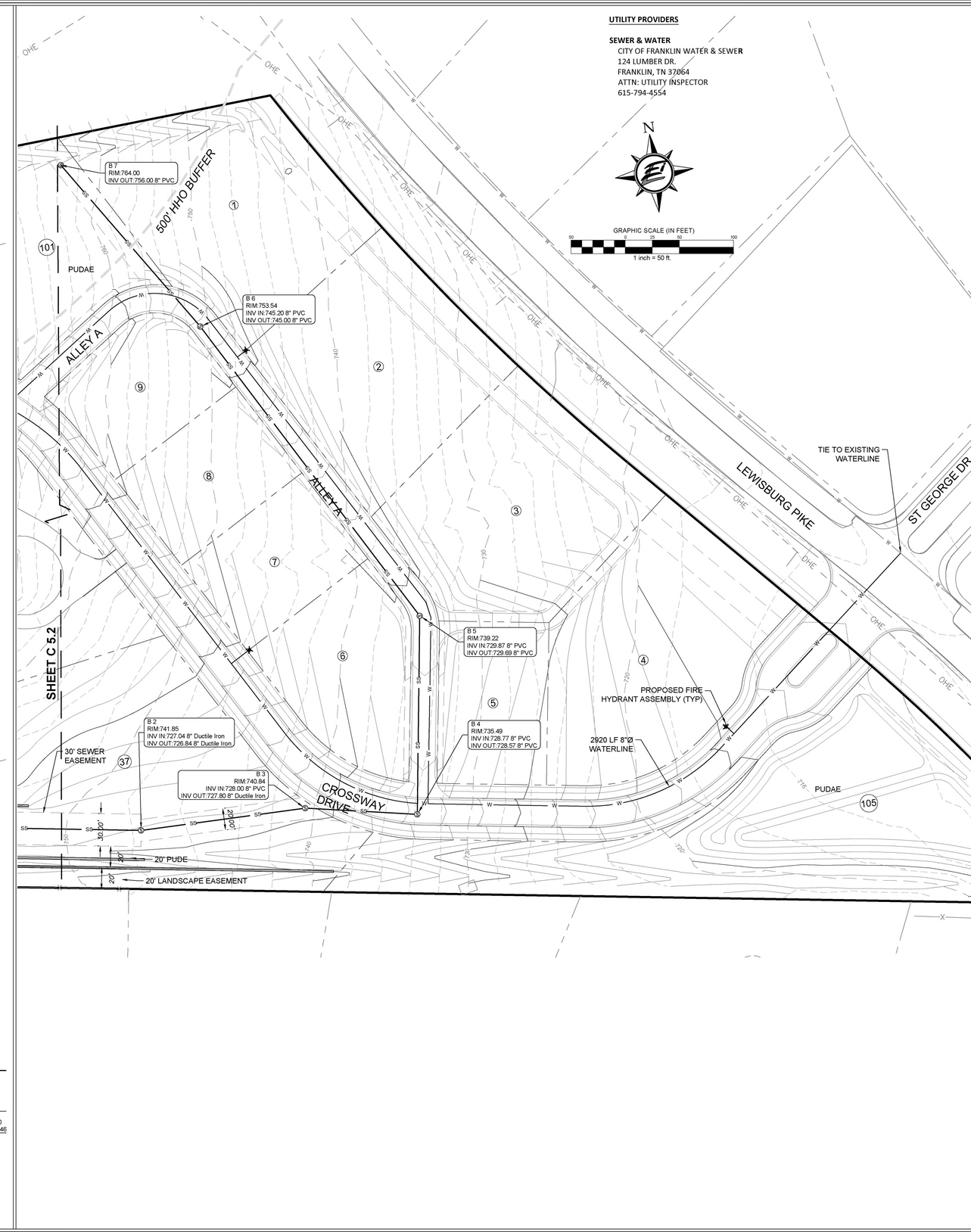
Issue Date: 25 September 2020
ELI Project No: 20-11-1106
Drafted By: RDP
Checked By: LCW

Sheet Title:
SITE UTILITY PLAN

Sheet No.
C 5.2

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev UTIL.dwg
Layout Name: C 5.2 Site Utility Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: cleyw





UTILITY PROVIDERS

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

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
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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	1/7/21	Per City of Franklin Comments

LARRY C. WALLACE
REGISTERED ENGINEER
COMMERCE
No. 108113
STATE OF TENNESSEE
4/19/21

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

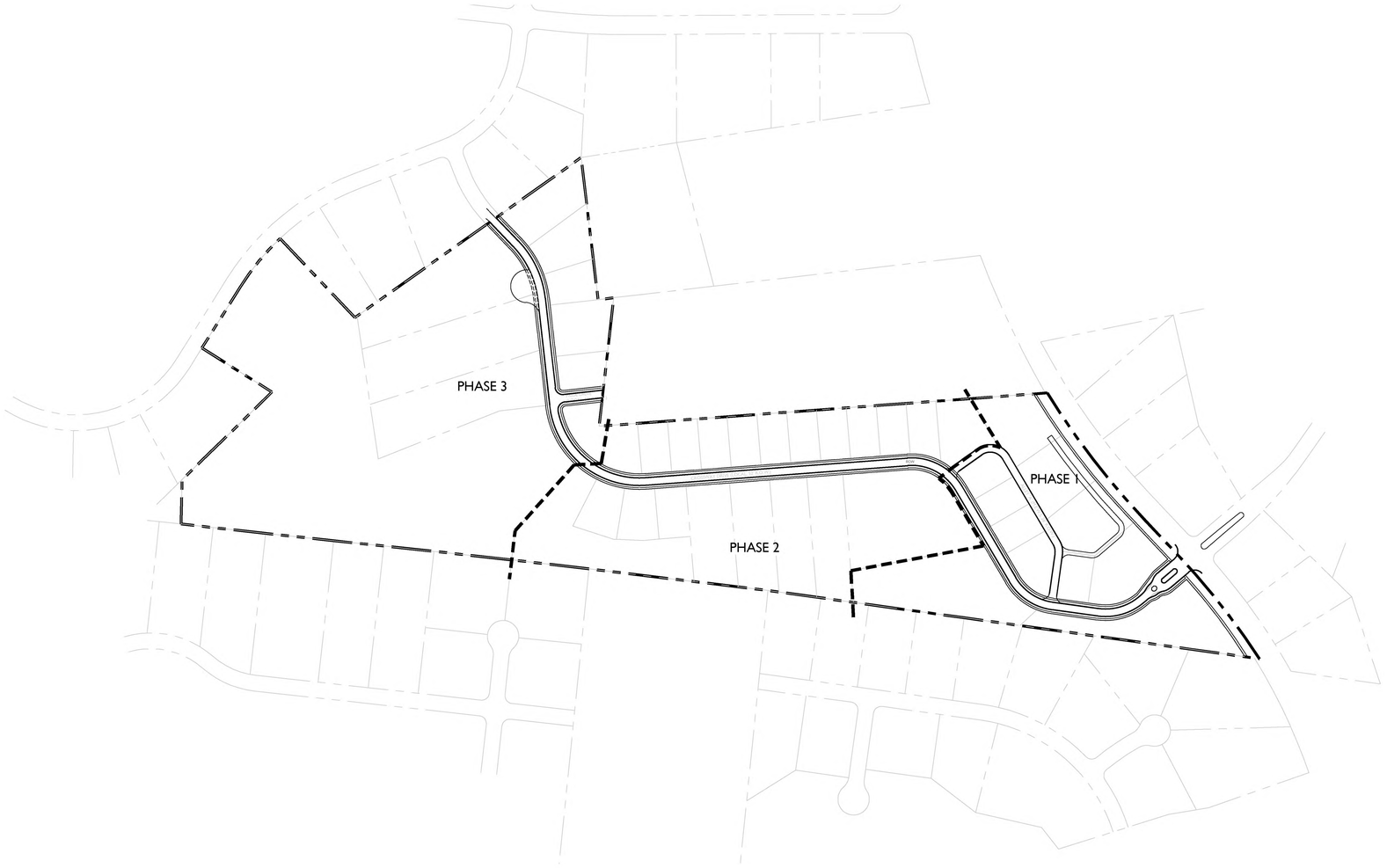
Sheet Title:

SITE UTILITY PLAN

Sheet No.

C 5.3

Filename: W:\20-11-1106 cross property\3_CAD\production\1_development plan\Cross Dev UTIL.dwg
Layout Name: C 5.3 Site Utility Plan
Plotted: Monday, April 19, 2021 - 12:31 pm
By: clayw



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

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.

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. COMMERCIAL

Revision Date
△ _____
△ _____
△ _____
△ _____

PHASING PLAN

SHEET
C6.0

COF #7374

N

0 200 400 600

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
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PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SPECIMEN TREES

*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	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

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)

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; 6.92 AC TOTAL (159.6%)
(PROVIDED OPEN SPACE = 80,150 SF, 1.84 AC)
(ADDITIONAL 'NATURAL AREA' = 203,860 SF, 4.68 AC)

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

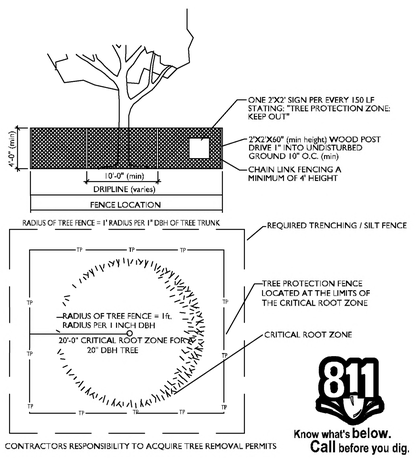
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

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 via 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 encanger the health or life of the affected tree.

TREE PROTECTION FENCING DETAIL NTS



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

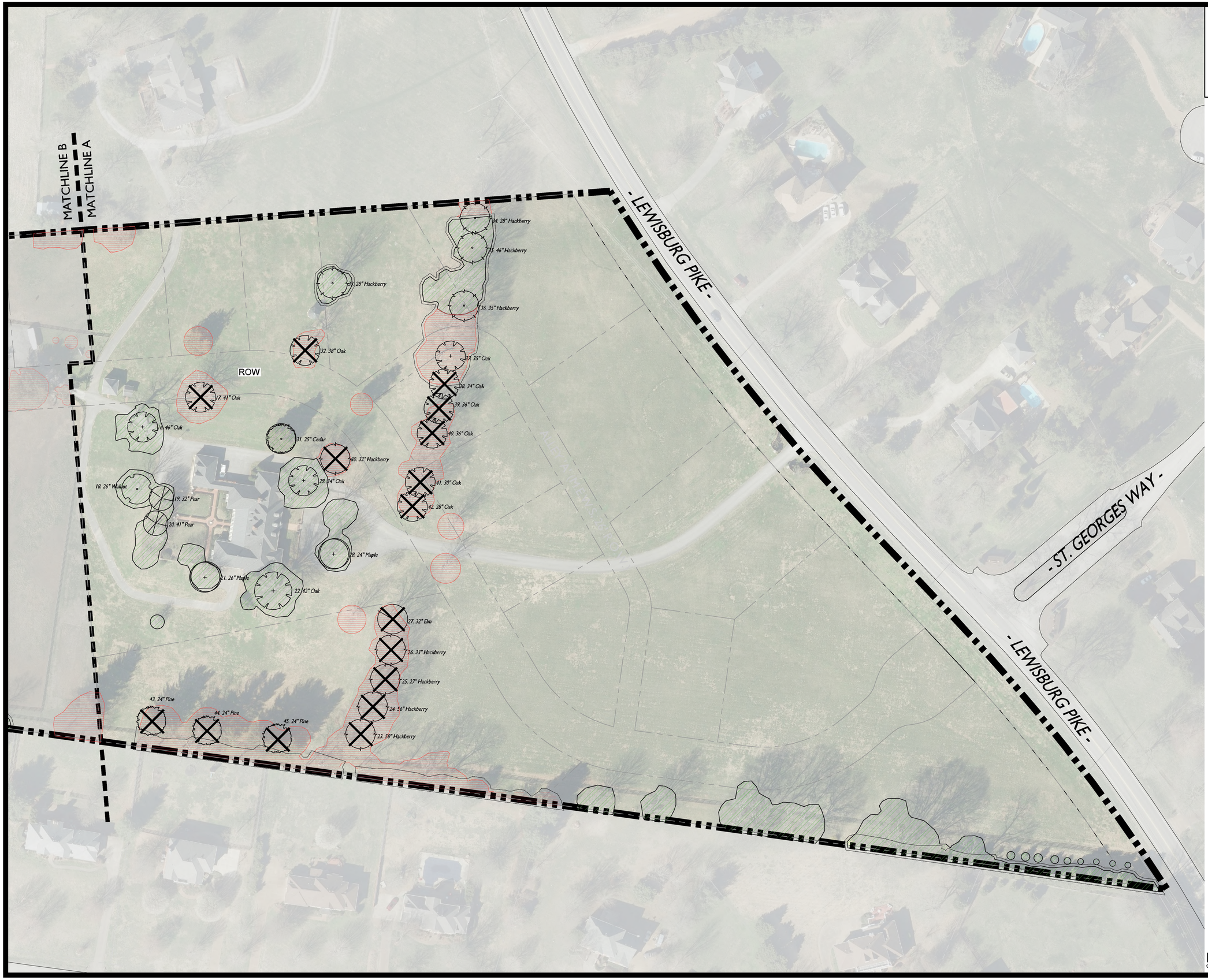
DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

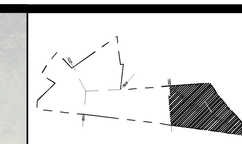
Revision Date

TREE PRESERVATION PLAN

SHEET
LI.0

COF #7374





KEY PLAN

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

N

0 50 100 150

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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.
04-19-21

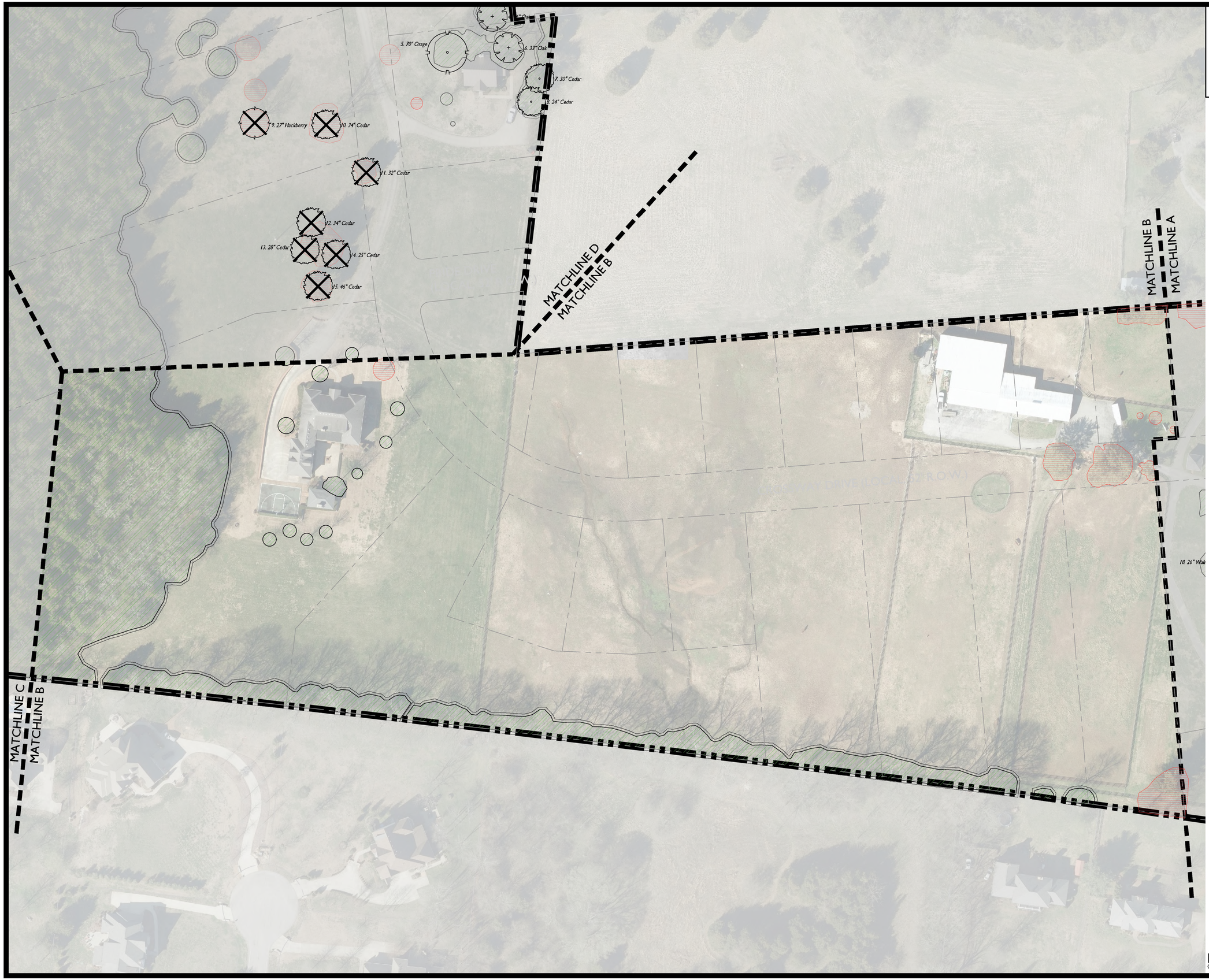
Revision Date

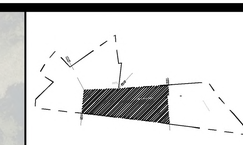
TREE PRESERVATION PLAN

SHEET

L1.1

COF #7374





KEY PLAN

KEY

PRESERVED TREES

REMOVED TREES

REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
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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

N

0 50 100 150

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

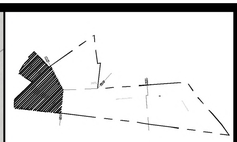
DRAKE A. REEDER
REGISTERED
COMMERCIAL
TENNESSEE No. 1
LANDSCAPE ARCHITECT
04/19/21

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.2

COF #7374



KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

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45	24	Pine	REMOVED
TOTAL INCHES REMOVED:			857
REPLACEMENT INCHES REQD:			1714

N

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

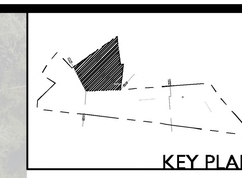
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

TREE PRESERVATION PLAN

SHEET
LI.3

COF #7374



KEY

- PRESERVED TREES
- REMOVED TREES
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
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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

N

0 50 100 150

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

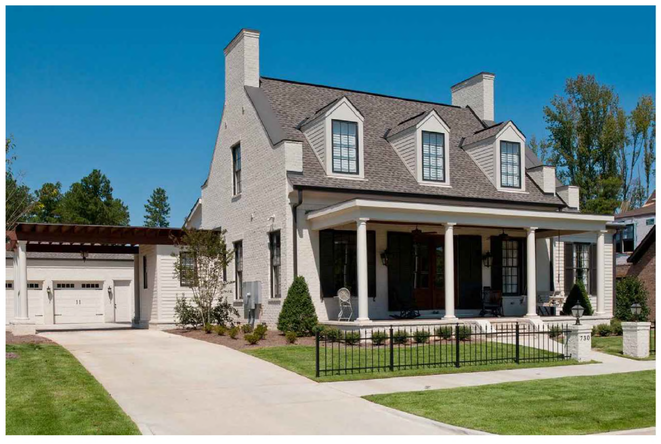
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.
04/17/21

Revision Date

TREE PRESERVATION PLAN

SHEET
L1.4

COF #7374



01 **TYP. ARCHITECTURE**
NTS

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

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date
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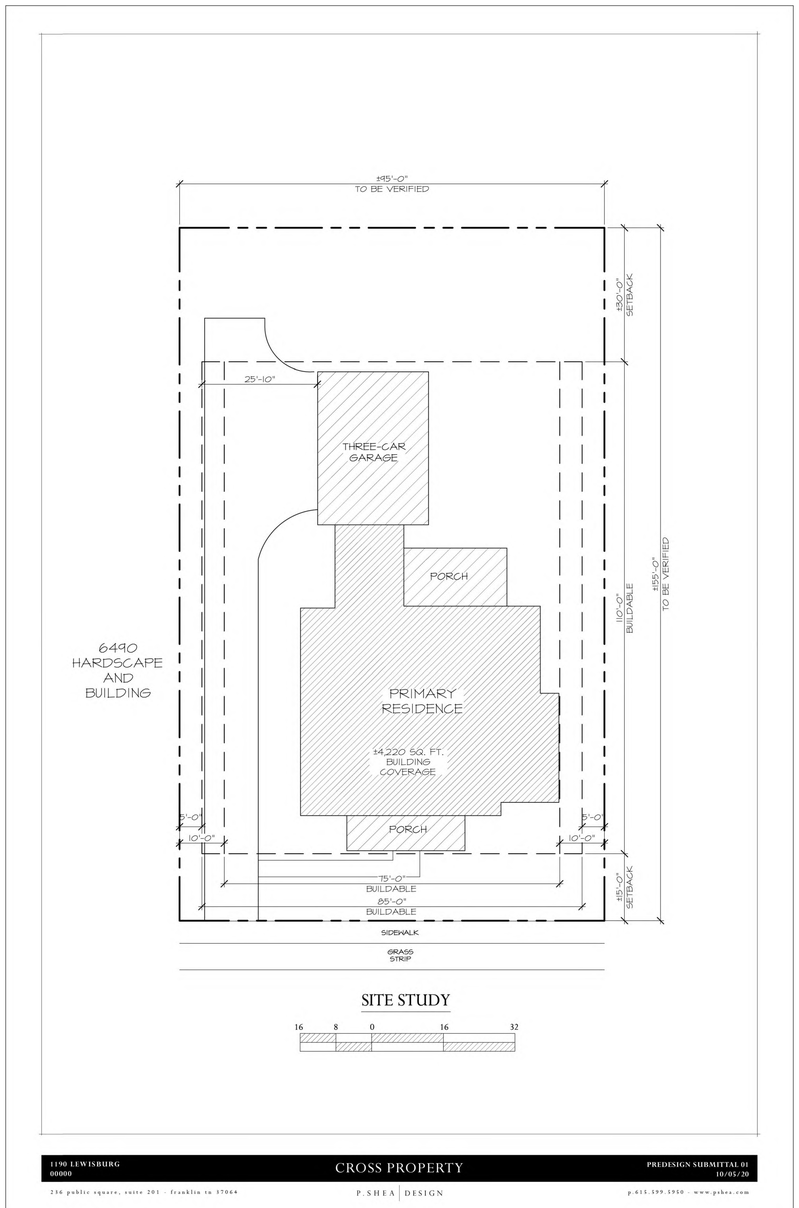
ARCHITECTURAL ELEVATIONS
SHEET
A1.0
COF #7374



SITE STUDY

16 8 0 16 32

1190 LEWISBURG
01/0/20

CROSS PROPERTY

PREDESIGN SUBMITTAL 01
10/05/20

236 public square, suite 201 - franklin tn 37064 | P. SHEA | DESIGN | p.615.599.5950 - www.pshea.com

01 **95' LOT LAYOUT - CONCEPTUAL LAYOUT ONLY**

NTS

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
△
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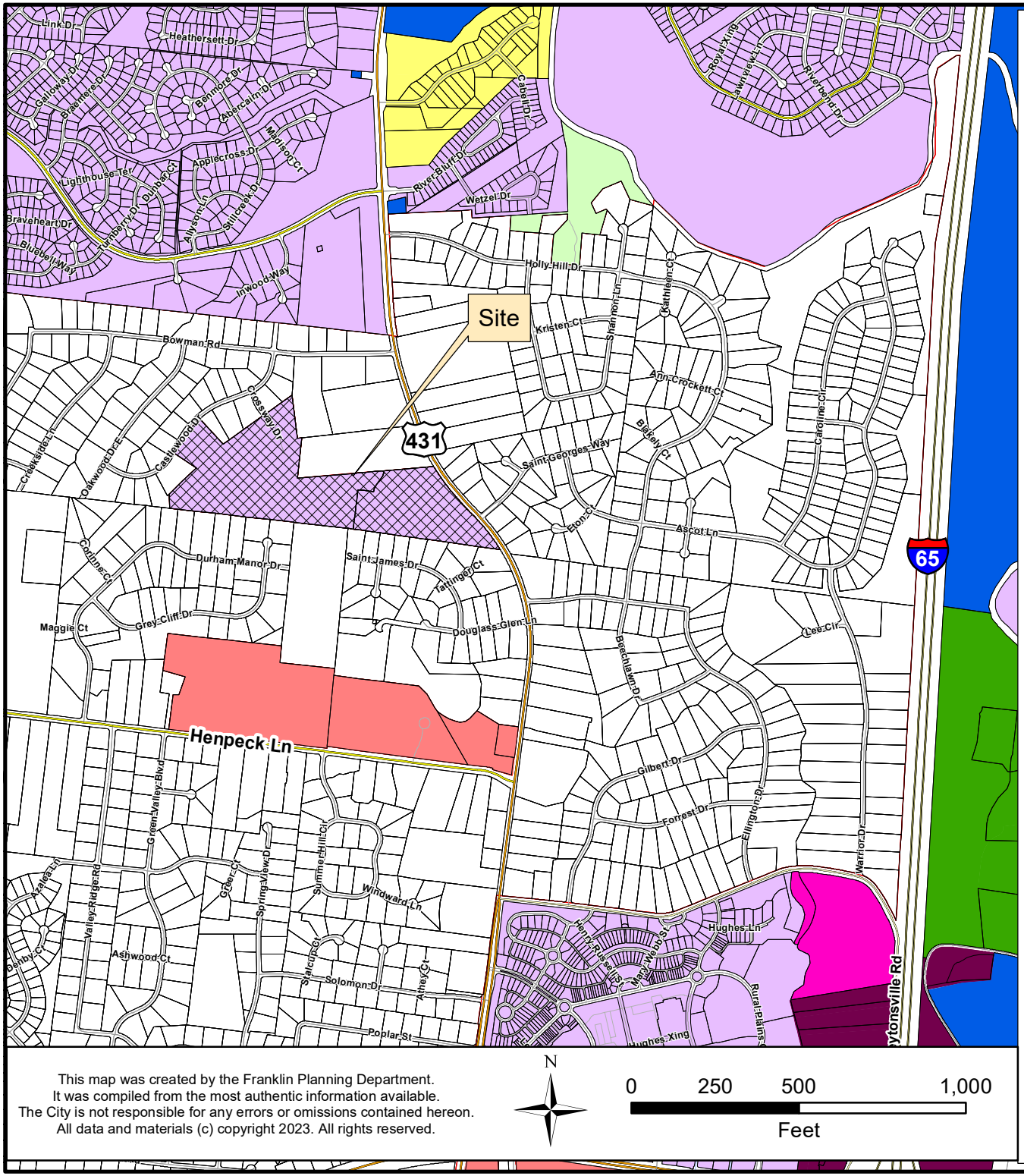
△
△

LOT LAYOUT
CONCEPTS

SHEET
A1.1

COF #7374



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

0 250 500 1,000

Feet

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

HISTORIC FRANKLIN TENNESSEE

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,

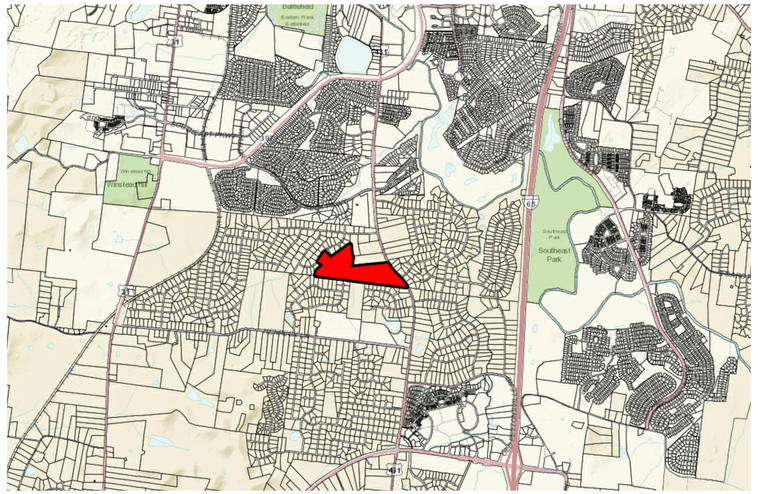
James W. Cross, IV

CC: Greg Gamble

TUCK AWAY

PD SUBDIVISION DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)
FRANKLIN, WILLIAMSON, TENNESSEE



N 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. 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.

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

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

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 1

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 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.

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 329

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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ZONING OVERLAY:	HHO, 500' HHO BUFFER
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FRONTAGE TYPES APPLIED:	YARD FRONTAGE
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SETBACKS:	
FRONT:	15' / 80'
SIDE:	5'
REAR:	20'
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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	
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)

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

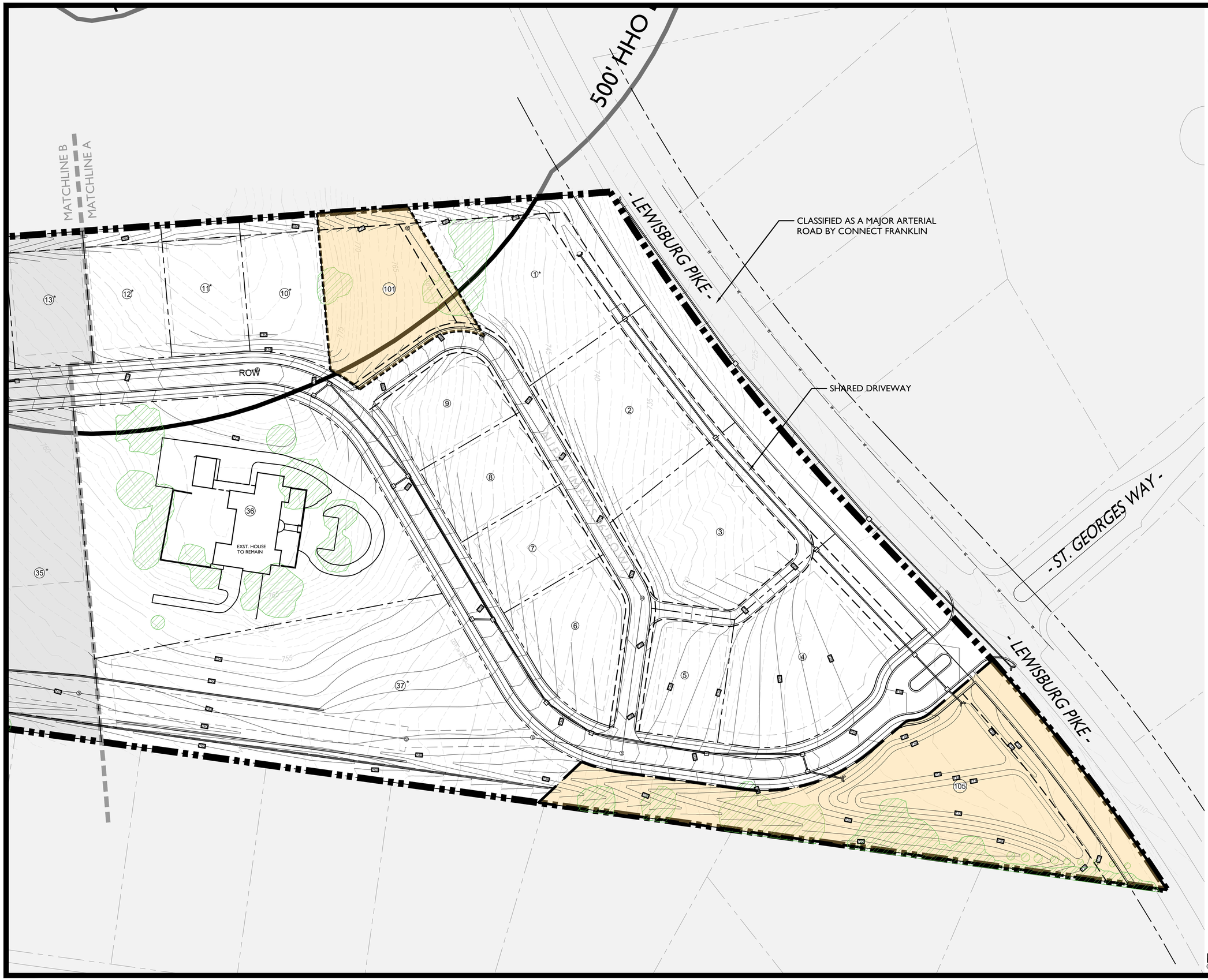
DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN

SHEET
C2.0

COF #7374



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
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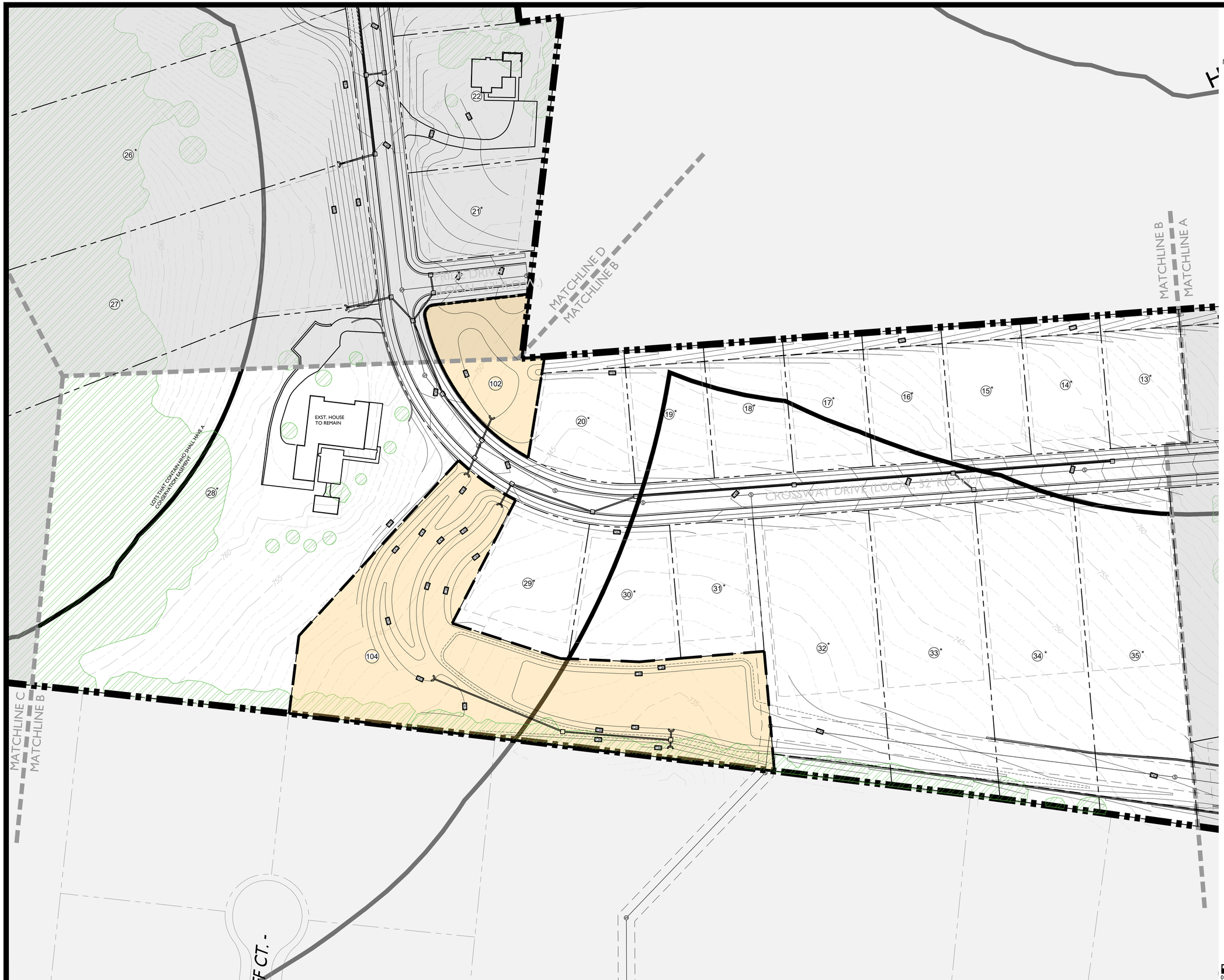
DEVELOPMENT PLAN

SHEET
C2.1

COF #7374



KEY PLAN

KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

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GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN

SHEET
C2.2
COF #7374

KEY PLAN

KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

0 50 100 150

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
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Revision Date
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- △ _____
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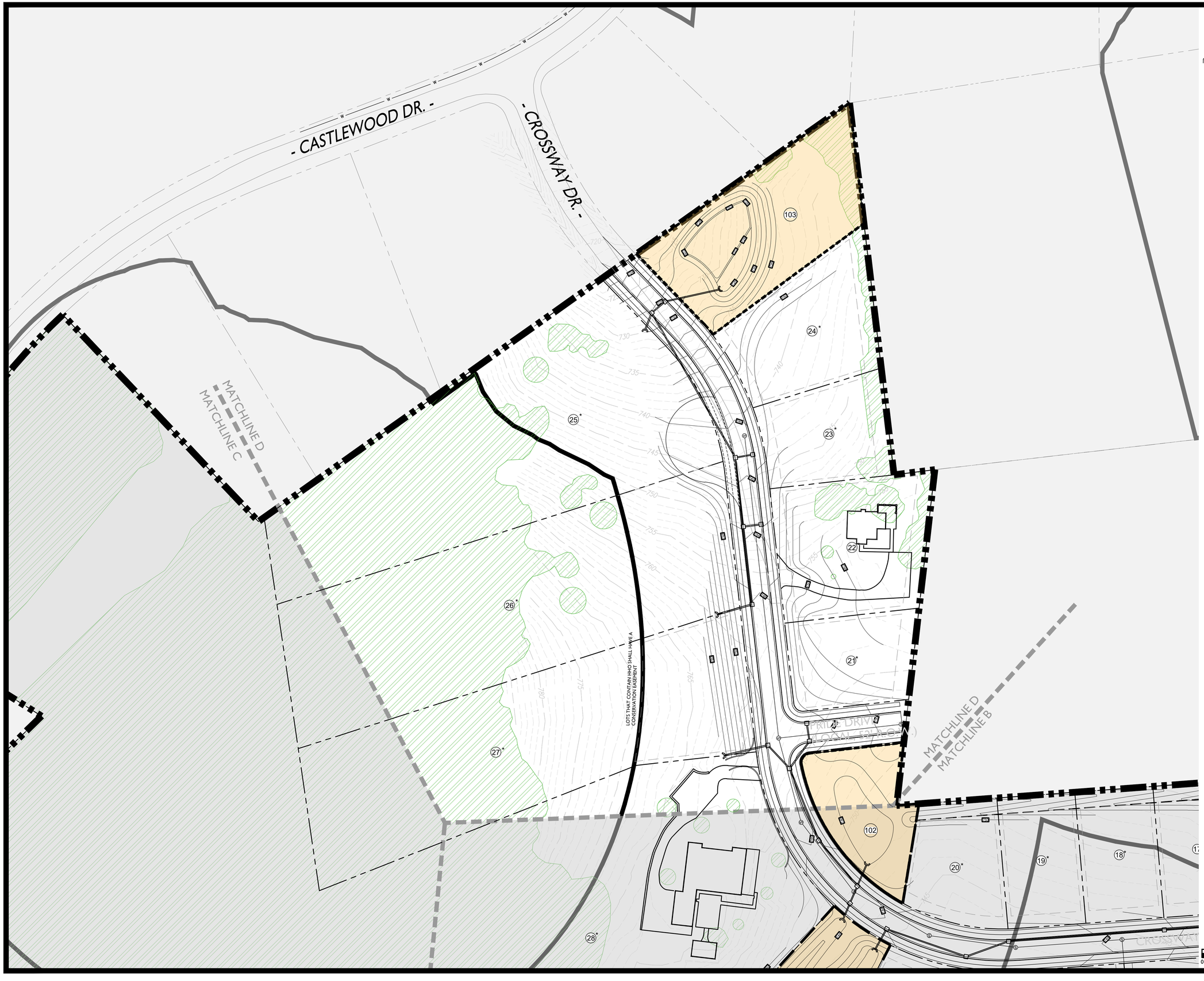
- △ _____

DEVELOPMENT PLAN

SHEET
C2.3

COF #7374



KEY PLAN

KEY

- OPEN SPACE
- TREE PRESERVATION
- * CRITICAL LOTS

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No.

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

DEVELOPMENT PLAN

SHEET
C2.4

COF #7374

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.

Law Dept. approved (2) 02.04.21

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). *Staff recommended disapproval.*

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

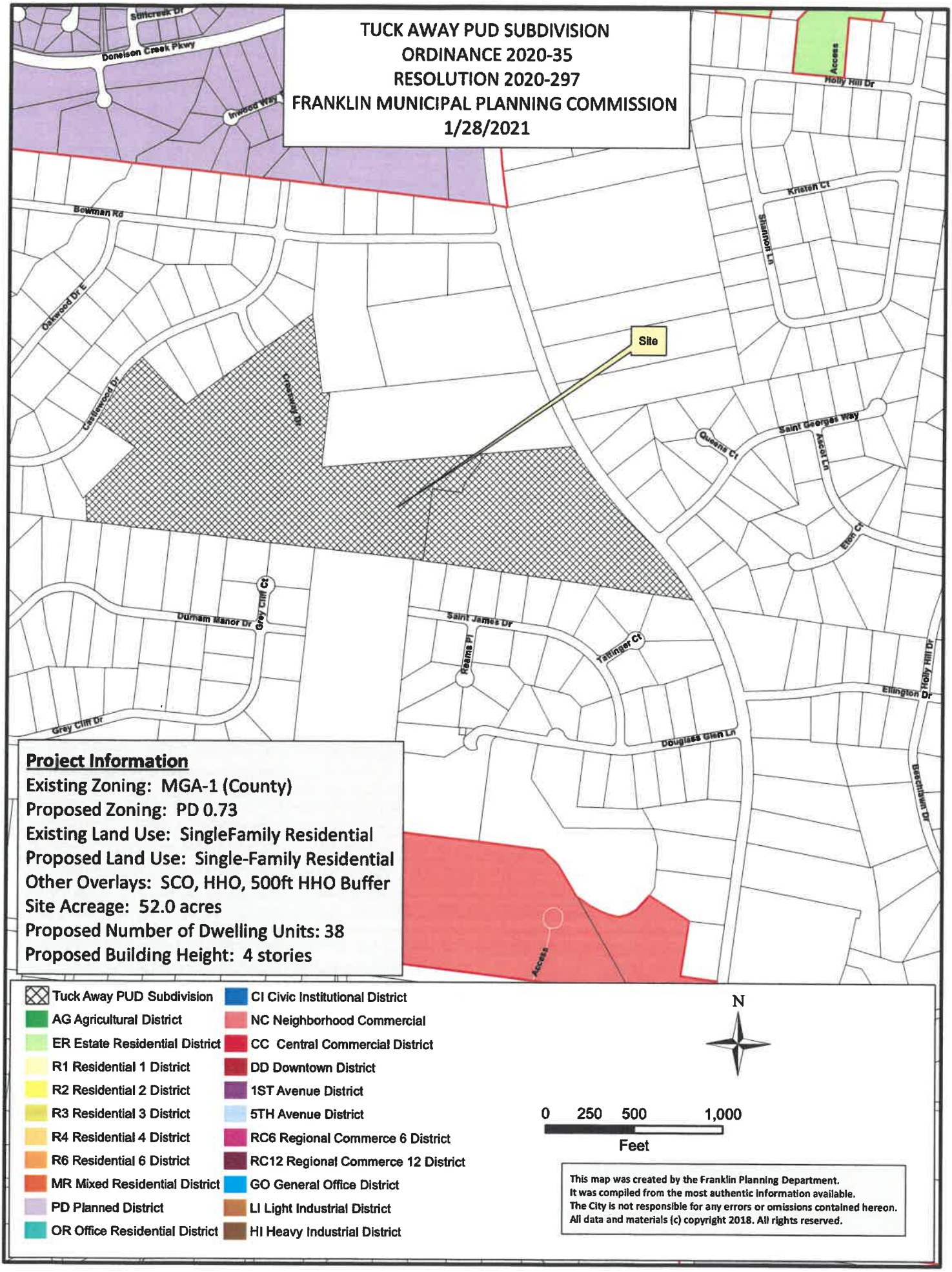
PREAPPLICATION CONFERENCE: 10/6/20

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
Stillcreek Dr
Donelson Creek Pkwy
Inwood Way
Bowman Rd
Oakwood Dr E
Castlewood Dr
Crossway Dr
Site
Access
Holly Hill Dr
Kristen Ct
Shannon Ln
Saint Georges Way
Queens Ct
Ascot Ln
Eton Ct
Durham Manor Dr
Grey Cliff Ct
Grey Cliff Dr
Saint James Dr
Reams Pl
Tarlinger Ct
Douglass Glen Ln
Ellington Dr
Holly Hill Dr
Beechlawn Dr
Access
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
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
N
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.

COF no: 7374

CONDITIONS OF APPROVAL:

Open Issues: 21 These issues are currently being filtered

Addressing

General Issues

80. Subdivision and Street Name Approval

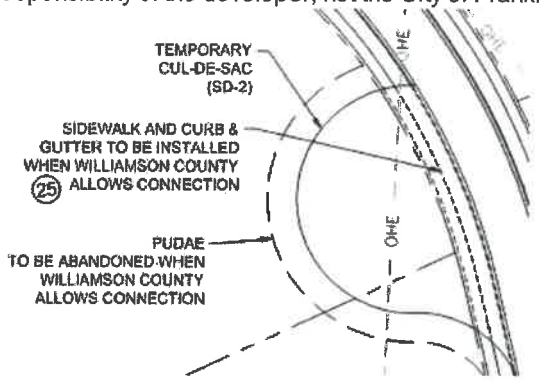
lori.jarosz@franklintn.gov Applicant was sent the street names that were approved.

Engineering - Checklist

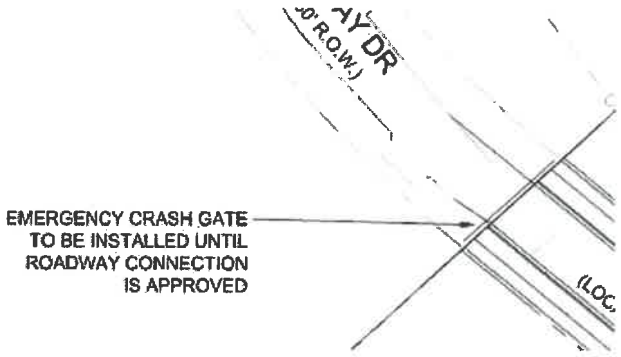
General Issues

3. Streets

lance.fittro@franklintn.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@franklintn.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@franklintn.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@franklintn.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@franklintn.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.

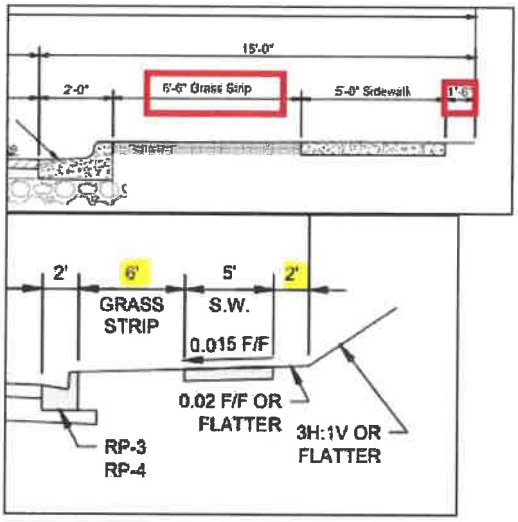
Upon further discussion with COF Fire staff, in the event that a full roadway connection to Crossway Drive is made and the required gating of the roadway by the Williamson County Highway Commission is what creates the long cul-de-sac, sprinklers for the homes on the cul-de-sac will not be required so 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@franklintn.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.

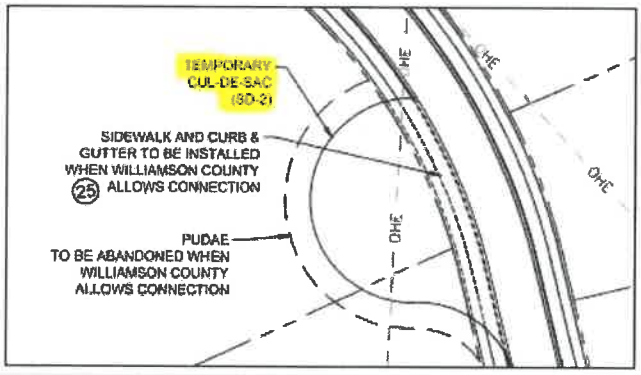
DWG NO TS-6 Low Volume Local Street Sections



89. Cul-de-sac

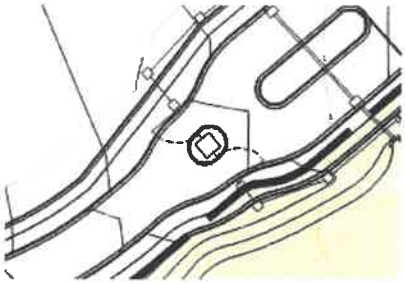
joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown.*

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



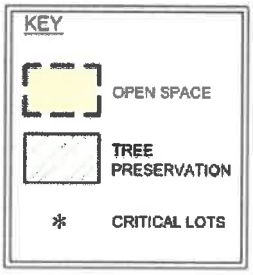
90. F. Development Plan

lance.fittro@franklintn.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@franklintn.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@franklintn.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@franklintn.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@franklintn.gov	With the one stop submission, provide total inches of specimen trees proposed for removal.

Stormwater

General Issues

48. Drainage

ellen.moore@franklintn.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@franklintn.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.

TUCK AWAY

PD SUBDIVISION DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)

FRANKLIN, WILLIAMSON, TENNESSEE

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C1.3 EXST. CONDITIONS ENLARGEMENT
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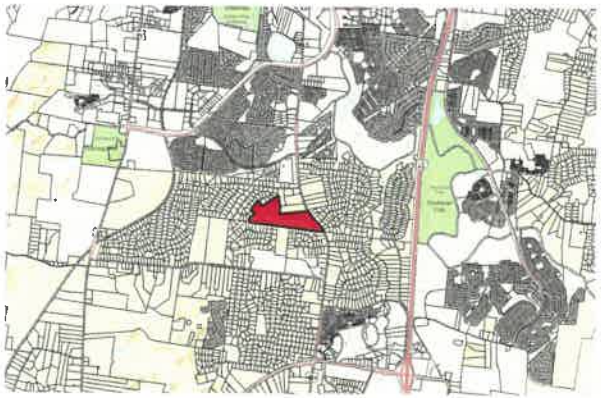

NOT TO SCALE

VICINITY MAP

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. 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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GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
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1420 DONELSON PIKE
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NASHVILLE, TN 37217
(615) 383-6300

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

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:	1199 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	109 00300, 105 02501
ACREAGE / SF OF SITE:	52 AC / 2,261,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MOA-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:	16.27 AC
PARKLAND DEDICATION:	37 DWELLINGS W/ 3 EXST. UNITS
FEES IN LIEU:	34 UNITS X $4,304 = $146,336 DUE AT FINAL PLAT
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MOD 1

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 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.

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PRE-APP SUBMITTAL: SEPTEMBER 28, 2020
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ONE STOP:
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GDC
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TUCK AWAY

PD SUBDIVISION DEVELOPMENT PLAN

PD (0.71 - RESIDENTIAL)
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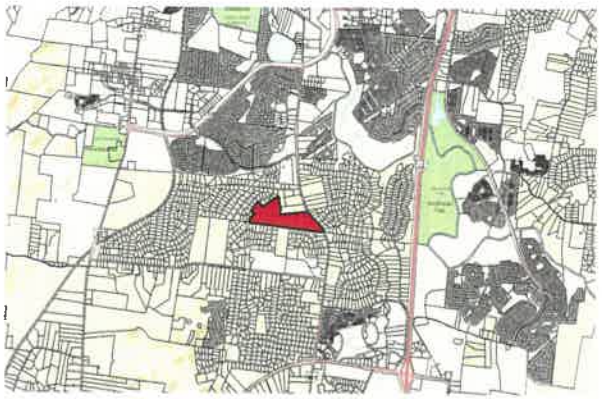

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PROJECT NUMBER:	7374
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	108 00800, 105 02005
ACREAGE / SF OF SITE:	62 AC / 2,281,220 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
EXISTING ZONING:	MOA-1
PROPOSED ZONING:	PD (0.71)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	SINGLE FAMILY
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	95' & 109'
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:	16.27 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 FOREST CROSSING BLVD, FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	724 LIBERTY PIKE, FRANKLIN, TN 37064 SUITE 145
PHONE:	(615) 975-5765
EMAIL:	
CONTACT:	CRAIG GAMBLE

KEY

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

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,281,220 SF (52 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
17.92 AC	780,781 SF	1.63 AC	66,635 SF	16.29 AC	714,099 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	781,099.8 SF; 17.93 AC (34.6% OF SITE)	
REQUIRED CANOPY PRESERVATION:	40%	(374,884.5 SF; 8.61 AC)
PROVIDED CANOPY PRESERVATION:	91.4%	(714,099 SF; 16.39 AC)

NOTES:

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

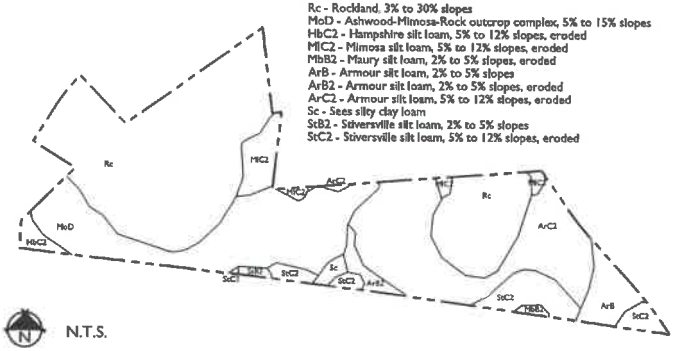
Pre-Dev Basin 1 Grading & Drainage Data Chart
- Basin Area: 12.92 AC
- Impervious Area: 0 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 31.72 CFS
  - 5 year: 44.62 CFS
  - 10 year: 54.18 CFS
  - 25 year: 68.66 CFS
  - 50 year: 80.56 CFS
  - 100 year: 92.84 CFS

Pre-Dev Basins 2-3 Grading & Drainage Data Chart
- Basin Area: 29.49 AC
- Impervious Area: 0.21 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 76.44 CFS
  - 5 year: 106.49 CFS
  - 10 year: 131.48 CFS
  - 25 year: 167.26 CFS
  - 50 year: 196.68 CFS
  - 100 year: 227.04 CFS

Pre-Dev Basins 4-5 Grading & Drainage Data Chart
- Site Area: 14.91 AC
- Impervious Area: 0.09 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 35.46 CFS
  - 5 year: 48.97 CFS
  - 10 year: 62.34 CFS
  - 25 year: 80.19 CFS
  - 50 year: 94.62 CFS
  - 100 year: 118.19 CFS

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
MlC2 - 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



N.T.S.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS
SHEET
C1.0
COF #7374

File #: 21-05905

DATE: January 17, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Consideration Of Resolution 2024-02, A Resolution To Ratify The Williamson County Growth Plan As Recommended By The Williamson County Growth Plan Coordinating Committee And To Approve The Interlocal Agreement (COF Contract No. 2023-0197)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the ratification of the Williamson County Growth Plan Update and approval of the Interlocal Agreement (COF Contract No. 2023-0197).

BACKGROUND/STAFF COMMENTS:

On November 21, 2023, the Williamson County Growth Plan Coordinating Committee voted to recommend approval of the amended County Growth Plan. The Coordinating Committee held a total of five meetings since officially convening on June 13, 2023 and they also held two required public hearings.

No changes were made to the proposed Franklin Urban Growth Boundary (UGB). Most notably, however, the Coordinating Committee voted to remove a significant amount of territory proposed to be added to the Spring Hill and Thompson's Station UGBs. The amended Growth Plan still includes the addition of approximately 150 acres along West Harpeth Road to the Thompson's Station UGB that Franklin proposed for removal. It is anticipated that some of this territory would be developed into single-family residential uses and some of the acreage would be used for Thompson's Station's sewer treatment process.

Each jurisdiction in Williamson County is required to take action to ratify or reject the attached recommended Growth Plan no later than March 20, 2024. Failure to take such action within the deadline will result in the City of Franklin to have ratified the recommended Growth Plan.

The amended Growth Plan is included as an attachment and more information can be found at the

County's project webpage: https://www.williamsoncounty-tn.gov/2082/Growth-Plan-Update.

Additionally, the Advisory Committee and then the Growth Plan Coordinating Committee informally agreed to draft an interlocal agreement that would be passed simultaneously with the Growth Plan. The interlocal agreement purpose was to require future meetings of the advisory committee and the growth plan coordinating committee and to agree that the adopted growth plan would remain in place for at least five years meaning that each city would agree not to annex outside of its UGB.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-02 and the Interlocal Agreement (COF Contract 2023-0197).

RESOLUTION NO. 2024-02

A RESOLUTION OF THE CITY OF FRANKLIN, TENNESSEE TO RATIFY THE WILLIAMSON COUNTY GROWTH PLAN AS RECOMMENDED BY THE WILLIAMSON COUNTY GROWTH PLAN COORDINATING COMMITTEE AND TO APPROVE THE ASSOCIATED INTERLOCAL AGREEMENT (COF CONTRACT NO. 2023-0197)

WHEREAS, pursuant to Tenn. Code Ann. §§ 6-58-101 *et seq*., Williamson County and the municipalities located therein are vested with the authority to adopt a comprehensive growth policy ("Growth Plan") outlining anticipated development; and

WHEREAS, pursuant to Tenn. Code Ann. § 6-58-102, the purpose of said law and the Growth Plan is explained as follows:

> With this act, the General Assembly intends to establish a comprehensive growth policy for this state that: Eliminates annexation or incorporation out of fear; Establishes incentives to annex or incorporate where appropriate; More closely matches the timing of development and the provision of public services; Stabilizes each county's education funding base and establishes an incentive for each county legislative body to be more interested in education matters; and Minimizes urban sprawl.

WHEREAS, Williamson County and the municipalities located therein last adopted a Growth Plan over twenty (20) years ago; and

WHEREAS, the need to revise and adopt an updated Growth Plan has become manifestly apparent; and

WHEREAS, the Growth Plan Coordinating Committee was convened on June 13, 2023, and, pursuant to Tenn. Code Ann. § 6-58-104, prepared a Growth Plan in accordance with Tenn. Code Ann. §§ 6-58-101 *et seq*.; and

WHEREAS, the Growth Plan Coordinating Committee conducted two (2) public hearings in accordance with Tenn. Code Ann. § 6-58-104; and

WHEREAS, the Growth Plan Coordinating Committee submitted the Growth Plan to Williamson County and the municipalities located therein on January 3, 2024 for consideration by each jurisdiction; and

WHEREAS, the City of Franklin is required, pursuant to Tenn. Code Ann. § 6-58-104, to ratify or reject the Growth Plan as submitted and recommended by the Growth Plan Coordinating Committee; and

WHEREAS, upon review of the Growth Plan and associated map outlining the urban growth areas for the various municipalities and the planned growth areas for Williamson County, the City of Franklin, Tennessee approves and ratifies the Growth Plan as submitted and recommended by the Growth Plan Coordinating Committee; and

WHEREAS, in conjunction with the Growth Plan process, Williamson County and the jurisdictions located therein have determined that an interlocal agreement, authorized pursuant to Tenn. Code Ann. §§ 12-9-101 *et seq*. & 6-58-101 *et seq.*, ("Interlocal Agreement") is needed by and between the jurisdictions to provide a framework for joint parameters, covenants, and conditions related to the county-wide Growth Plan and to the implementation of the Growth Plan in the future; and

WHEREAS, the City of Franklin has determined that adoption of the Interlocal Agreement is necessary in order for the City of Franklin to adopt the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, meeting in regular session on the _____ day of _____, 2024, that the City of Franklin adopts and ratifies the Growth Plan, attached hereto and incorporated herein, as submitted and recommended by the Growth Plan Coordinating Committee in accordance with Tenn. Code Ann. §§ 6-58-101 *et seq*., as well as the Interlocal Agreement, attached hereto and incorporated herein.

BE IT FURTHER RESOLVED, by the City of Franklin that this Resolution be appended to the Growth Plan, and that the Williamson County Growth Plan Coordinating Committee is hereby directed, upon passage of this Resolution by all applicable jurisdictions, to submit the Growth Plan to the Local Government Planning Advisory Committee for approval in accordance with Tenn. Code Ann. §§ 6-58-101 *et seq*.

BE IT FURTHER RESOLVED, that this Resolution shall take effect only upon the passage of the Growth Plan and Interlocal Agreement by all jurisdictions, being Williamson County, City of Brentwood, City of Fairview, City of Franklin, Town of Nolensville, City of Spring Hill, and Town of Thompson's Station. If any jurisdiction does not adopt and ratify the Growth Plan and the Interlocal Agreement, as submitted, then this Resolution shall be of no effect and considered a rejection of the Growth Plan pursuant to Tenn. Code Ann. § 6-58-104.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that the attached Growth Plan and Interlocal Agreement are adopted and ratified.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

By:_____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

WILLIAMSON COUNTY GROWTH PLAN

Adopted xx/xx/xxxx

ACKNOWLEDGEMENTS

COORDINATING COMMITTEE

Rogers C. Anderson, *Williamson County Mayor – Chair*

Mark Gorman, *Brentwood Mayor – Vice Chair*

Lisa Anderson, *Fairview Mayor*

Ken Moore, *Franklin Mayor*

Halie Gallik, *Nolensville Mayor*

Jim Hagaman, *Spring Hill Mayor*

Brian Stover, *Thompson's Station Mayor*

Judy Herbert, *County Mayor appointee*

Chas Morton, *County Mayor appointee*

Roger Lindsey, *Franklin Mayor appointee*

John Schroer, *Franklin Mayor appointee*

Robert Ring, *Soil Conservation District*

Eric Stuckey, *Franklin Water Department appointee*

Erik Hale, *Middle Tennessee Electric appointee*

Jason Golden, Williamson *County School District appointee*

Kel McDowell, *Williamson Inc. appointee*

MANAGERS/ADMINISTRATORS

Kirk Bednar, *City of Brentwood*

Tom Daugherty, *City of Fairview*

Eric Stuckey, *City of Franklin*

Victor Lay, *Town of Nolensville*

Pam Caskie, *City of Spring Hill*

Ken McLawhon, *Town of Thomspon's Station*

PLANNERS GROUP

Bob Leeman, AICP, *City of Brentwood*

Ethan Greer, *Town of Fairview*

Emily Wright, AICP, and Andrew Orr, AICP, *City of Franklin*

Brent Shultz, *Town of Nolensville*

Pete Hughes, *City of Spring Hill*

Micah Wood, AICP, *Town of Thompson's Station*

Mike Matteson, AICP, *Williamson County*

ATTORNEY GROUP

Kristen Corn, *City of Brentwood*

Patrick M. Carter, *City of Fairview and City of Spring Hill*

Shauna R. Billingsley, *City of Franklin*

Charles S. Michels, *Town of Nolensville*

Andrew E. Mills, *Town of Thompson's Station*

Jeffrey D. Moseley, *Williamson County*

Kristi D. Ransom, *Williamson County*

CONSULTANT/FACILITATOR

C. Gregory Dale, FAICP, *McBride Dale Clarion*

Kyle Gibbs, *McBride Dale Clarion*

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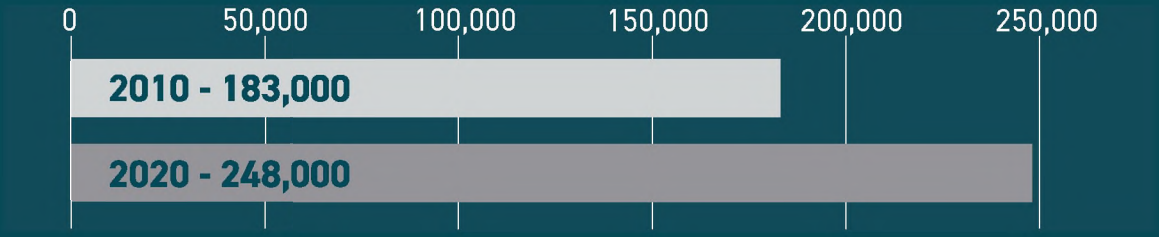
CHAPTER 01: BACKGROUND

INTRODUCTION

With a population increase of approximately 35% between 2010 and 2020 (according to the US Census) Williamson County ranks among the fastest growing counties in the State of Tennessee and the entire southeastern United States.

Additionally, population projections prepared by the University of Tennessee, Woods & Poole, and the Nashville Area MPO suggest that this rapid pace of growth will continue, and even accelerate, in future years.

FIGURE 1: WILLIAMSON COUNTY POPULATION GROWTH 2010-2020 *(U.S. CENSUS BUREAU)*



These population figures underscore the need for all of the jurisdictions within the County to plan collaboratively, so that future growth can be accommodated in a way that is:

- Fiscally responsible;
- Reflective of the current and future provision of infrastructure; and
- Consistent with community values.

To that end, each of the seven jurisdictions within Williamson County (Brentwood, Fairview, Franklin, Nolensville, Spring Hill, Thompson's Station and Williamson County), and the Growth Plan Coordinating Committee, are proposing this amendment to the Williamson County Growth Plan (Growth Plan), originally adopted in April of 2001 pursuant to Tennessee Code Annotated Section 6-58-101, et seq.

EXISTING GROWTH PLAN

The Williamson County Growth Plan, which was adopted in 2001, depicts the following:

Urban Growth Boundaries (UGB's) – These are areas outside of and surrounding the incorporated boundaries of the municipalities that are projected to accommodate future growth and which are envisioned as becoming part of the municipality in the future;

Rural Areas – These are areas in the unincorporated County and outside of UGB's that are intended to remain rural in nature; and

Planned Growth Areas (PGA's) – These are areas in the unincorporated County and outside of UGB's where a higher level of growth is anticipated than in the surrounding Rural Areas.

THE NEED TO UPDATE THE GROWTH PLAN

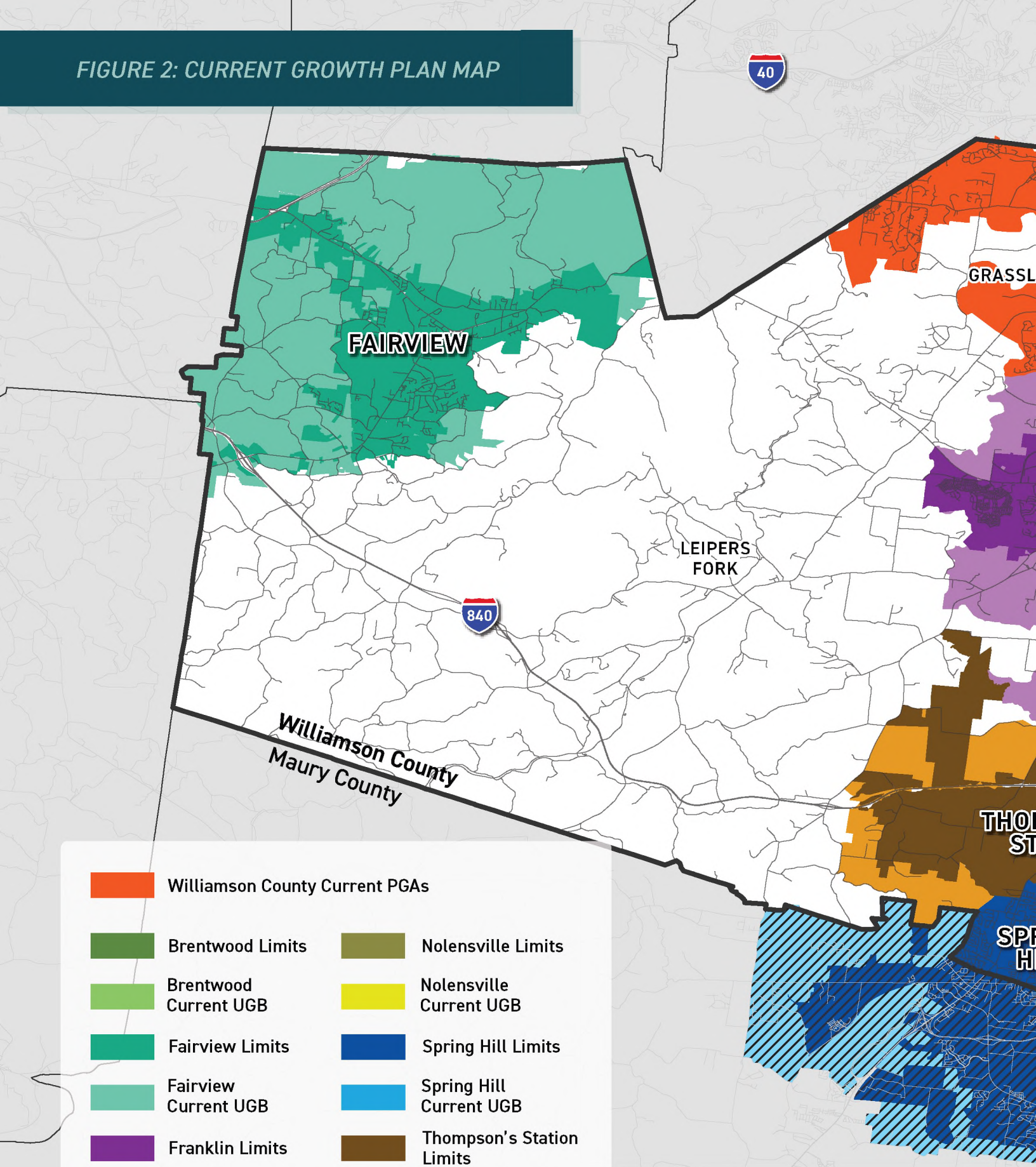
As mentioned previously, the existing Williamson County Growth Plan was adopted in 2001 and has not been updated since that time. In the intervening years, the County has experienced significant population and employment growth, and in the case of several of the jurisdictions, land use policies have continued to evolve.

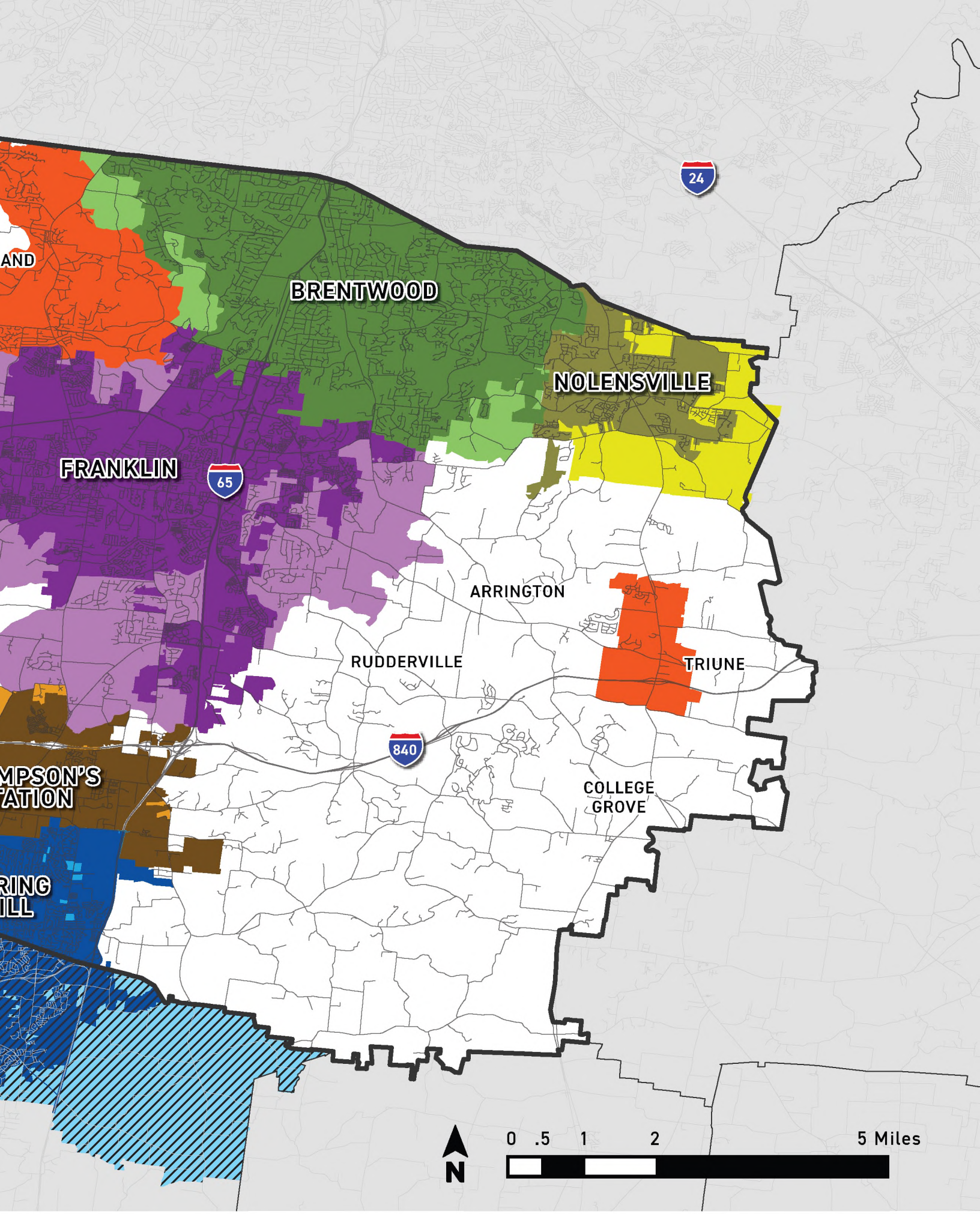
Additionally, there have been a number of changes to long-range infrastructure plans, the location of future sewer extensions being the most prominent, which will dictate the location of future growth to a large extent.

Furthermore, Williamson County's Comprehensive Land Use plan calls for the County and each municipality to engage in collaborative growth planning to ensure that the system of Urban Growth Boundaries (UGB's), Planned Growth Areas (PGA's) and Rural Areas work as effectively as possible.

For these reasons, the seven jurisdictions within Williamson County are proposing to amend the Growth Plan.

FIGURE 2: CURRENT GROWTH PLAN MAP




AND
BRENTWOOD
NOLENSVILLE
FRANKLIN
65
24
ARRINGTON
RUDDERVILLE
TRIUNE
840
MPSON'S
TATION
RING
ILL
COLLEGE
GROVE
N
0 .5 1 2
5 Miles

Section 02: PROCESS

ADVISORY GROUP GROWTH EVALUATION

Prior to embarking upon an update to the Growth Plan, an Advisory Group, with representatives of each jurisdiction and other community stakeholders, was formed for the purpose of evaluating appropriate locations for future growth based upon:

- Population projections;
- The need for, and availability of, additional land to accommodate projected growth;
- The cost of providing infrastructure and services;
- The potential impact of future growth areas on agricultural land, forests, recreational areas and wildlife management; and
- Public comment received regarding locations for future growth.

GUIDING PRINCIPLES

Additionally, the Advisory Group established the following set of **"Guiding Principles"** to serve as a framework for approaching its work:

1. COORDINATED GROWTH PLANNING: Williamson County, the City of Brentwood, the City of Fairview, the City of Franklin, the Town of Nolensville, the City of Spring Hill, and the Town of Thompson's Station (the County and Municipalities) will work together on future growth planning.

2. PLANNING HORIZON: The horizon time for growth planning is twenty (20) years, however the County and Municipalities will work together to identify phased growth areas in shorter time increments.

3. FUTURE GROWTH: Each of the jurisdictions will utilize its own growth forecasts for its respective community in conjunction with other forecasts, including the University of Tennessee, in conducting its growth planning.

4. PUBLIC FACILITIES AND FISCAL SUSTAINABILITY: Each of the jurisdictions will plan for future growth that it can serve with adequate and timely infrastructure and public facilities in a fiscally sustainable manner.

5. REGIONAL FORM: The County and Municipalities will work together to maintain and create a distinct form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the unique sense of place and high-quality development within the County.

6. RESOURCE PROTECTION: The County and Municipalities will work together to maintain and protect critical open spaces, farmland, forests, recreation areas, wildlife management areas, and critical environmentally sensitive areas.

7. LOCAL AUTONOMY: The Growth Plan process will focus on growth boundary issues and coordination, while respecting the autonomy of each jurisdiction to meet the planning and community development needs within its community.

8. LOCAL PLANNING: The Growth Plan will build on the long and successful traditions of planning conducted by the County and Municipalities, relying on existing plans and reports in conducting its growth planning where appropriate.

9. INTERGOVERNMENTAL AGREEMENTS: The County and Municipalities may supplement growth planning with consideration of cooperative approaches and agreements to assist in managing growth.

Based upon the preliminary evaluation of future growth areas described above, the Advisory Group determined that it was appropriate to formally update the Williamson County Growth Plan.

FORMAL GROWTH PLAN UPDATE PROCESS

The process of developing this update to the Growth Plan included the following steps:

1. ESTABLISHMENT OF THE GROWTH PLAN COORDINATING COMMITTEE: The membership of the Coordinating Committee was established consistent with Tennessee Code Annotated Section 6-58-104, and the initial meeting of the Coordinating Committee took place on June 13, 2023. Please see the Acknowledgments page for a listing of the Committee members.

2. INDIVIDUAL JURISDICTION PUBLIC HEARINGS: Each jurisdiction held two Public Hearings regarding the proposed amendments to their UGB's and, in the case of the County, the proposed amendments to its PGA's and Rural Areas. These Public Hearings took place in July and August of 2023.

3. INDIVIDUAL JURISDICTION PRESENTATIONS TO COORDINATING COMMITTEE: Following the individual Public Hearings described above, each jurisdiction presented its recommended amendments to the Coordinating Committee.

4. PREPARATION OF DRAFT REVISED GROWTH PLAN: Based upon the proposals from the various jurisdictions and the public comment that had been received, the Coordinating Committee prepared a consolidated draft revised Growth Plan.

5. COORDINATING COMMITTEE PUBLIC HEARINGS: The Coordinating Committee held Public Hearings on Nov. 7th, 2023 and Nov. 15th, 2023 to solicit comments from the public regarding the draft revised Growth Plan.

6. REFINEMENT AND APPROVAL OF RECOMMENDED GROWTH PLAN: Based upon the public comments received at the Coordinating Committee Public Hearings and upon discussion among the Committee, a recommended Growth Plan was finalized and approved by the Committee. This approval took place on Nov. 21st, 2023.

7. TRANSMITTAL OF RECOMMENDED GROWTH PLAN TO INDIVIDUAL JURISDICTIONS: The recommended Growth Plan was transmitted to each of the seven jurisdictions by the Coordinating Committee on Nov. 21st, 2023.

8. RATIFICATION BY INDIVIDUAL JURISDICTIONS: To be written at a later date.

9. APPROVED GROWTH PLAN TRANSMITTED TO TENNESSEE LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE FOR APPROVAL: To be written at a later date.

Section 03:
PROPOSED GROWTH PLAN

This amended Growth Plan consists of the following two key elements:

1. The **Growth Plan Map**, which depicts the revised boundaries for the UGB's, PGA's and Rural Areas; and

2. A set of **Goals and Strategies** designed to make the system of UGB's, PGA's and Rural Areas work more effectively.

PROPOSED GROWTH PLAN MAP

The Proposed Growth Plan Map (See *Figure 3* on pages 11-12) is the result of a collaborated growth planning effort, involving each of the seven jurisdictions within the County, geared toward identifying appropriate areas for future growth. This effort has resulted in revised UGB's, PGA's and Rural Areas, based on a 20-year planning horizon, and taking into account population projections and the costs of providing infrastructure and other services, among other factors.

PROPOSED GOALS AND STRATEGIES

GOAL 1: ENSURE THAT THE SYSTEM OF URBAN GROWTH BOUNDARIES (UGB'S), PLANNED GROWTH AREAS (PGA'S) AND RURAL AREAS FUNCTION AS OPTIMALLY AS POSSIBLE.

Strategy 1A: The County and each municipality will work together to create and implement interim policies related to development within UGB's that occurs prior to the municipality's annexation of the property. These policies may differ from jurisdiction to jurisdiction and may, among other things, relate to:

- County zoning policies within UGB's;
- The use or prohibition of alternative wastewater systems within UGB's; and
- The use of interlocal agreements to address specific challenges or opportunities.

Strategy 1B: Municipalities will not annex outside of UGB's, as the UGB's were established based upon a thorough evaluation of population projections, infrastructure capabilities, land capacities and other factors.

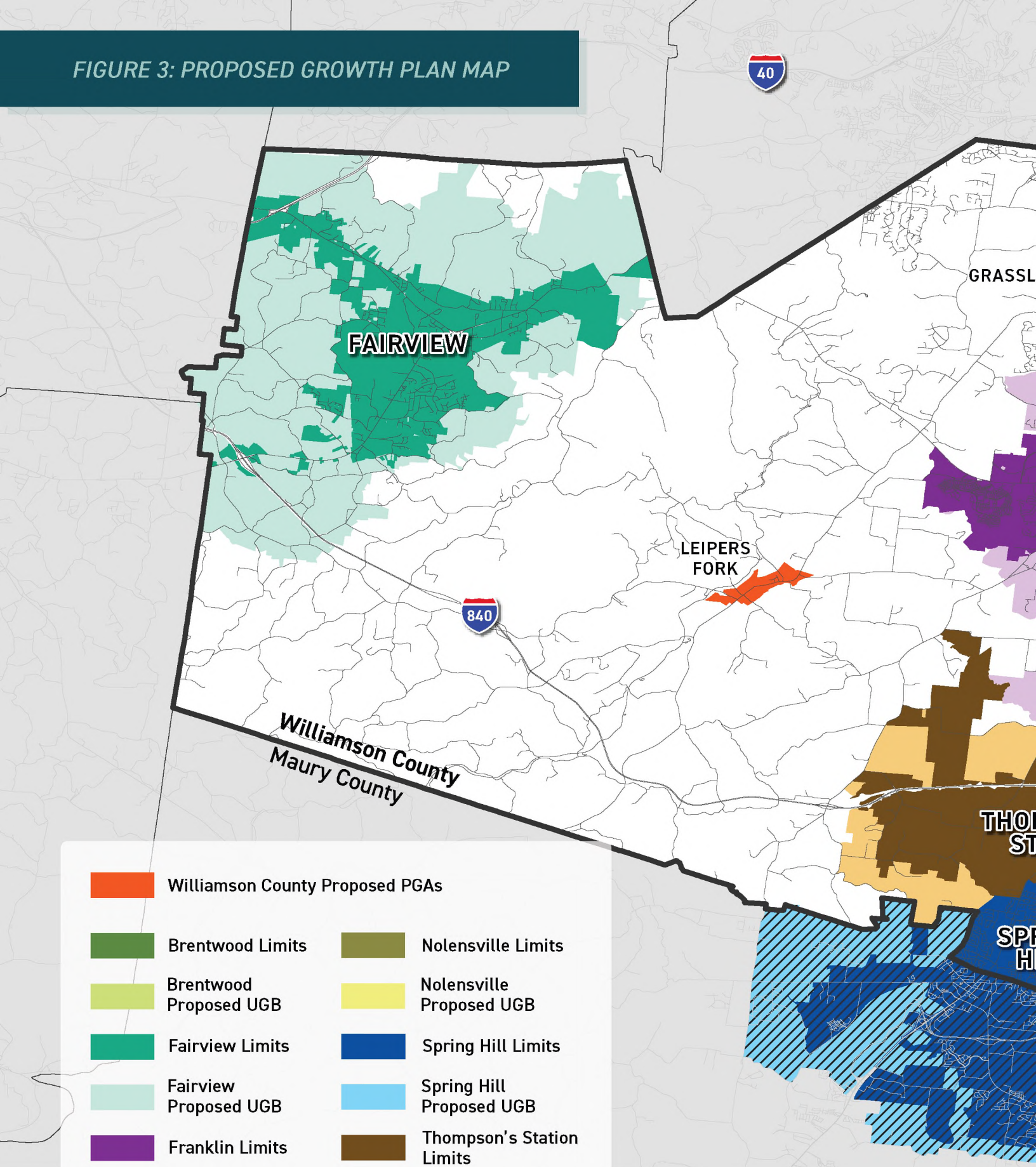
GOAL 2: CONTINUE THE PRACTICE OF COLLABORATIVE, MULTI-JURISDICTIONAL PLANNING ON AN ONGOING BASIS.

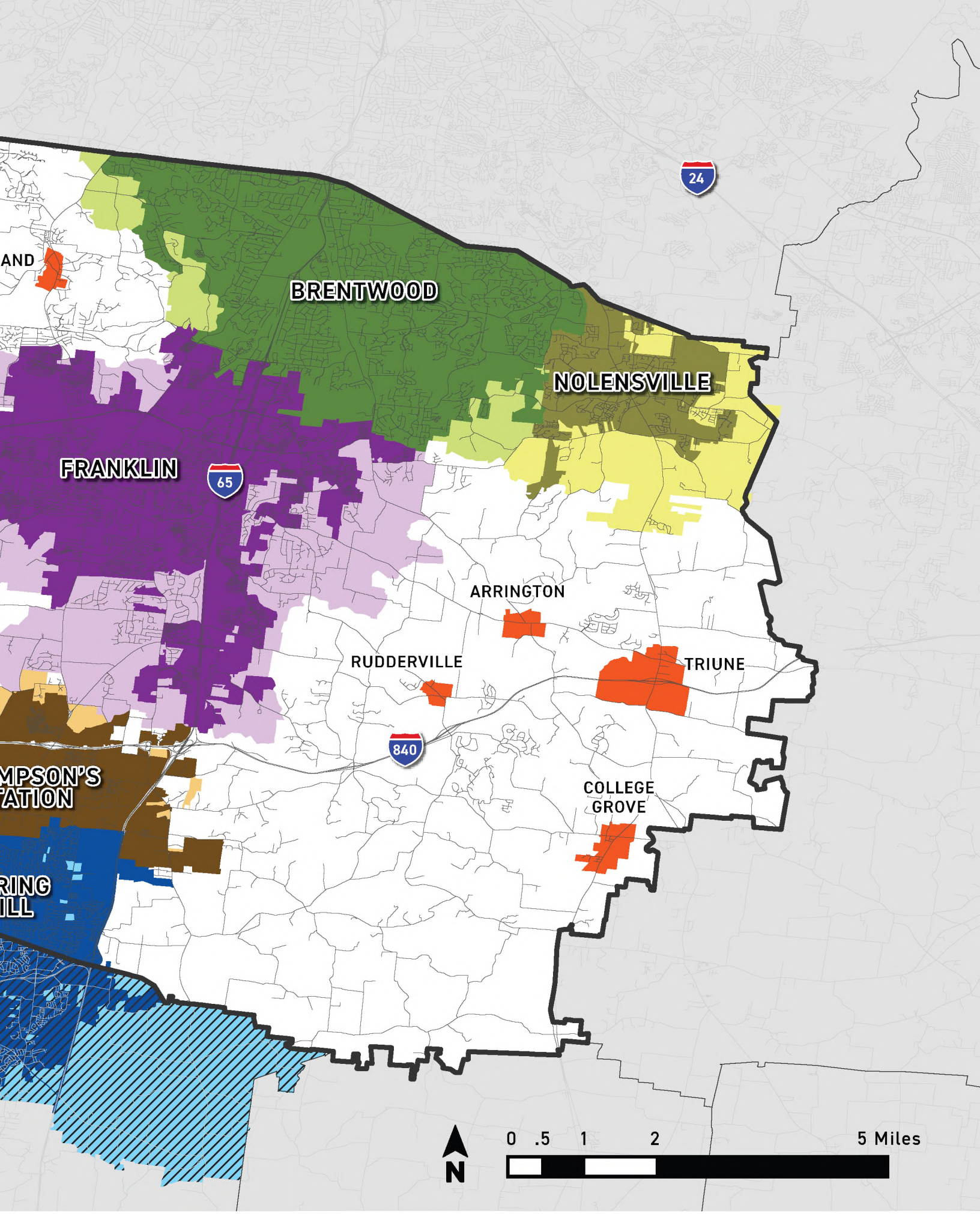
Strategy 2A: Revisit the Growth Plan at least every five (5) years to evaluate its effectiveness and whether or not revisions are necessary.

Strategy 2B: Convene a Growth Plan implementation committee, with representation that is similar to the Advisory Group, which will meet on a regular basis (e.g. quarterly) to evaluate Plan implementation, discuss regional issues, such as transportation and school siting, share information, etc.

Strategy 2C: Consider forming a multi-jurisdictional entity to focus on transportation planning within Williamson County.

FIGURE 3: PROPOSED GROWTH PLAN MAP




24
BRENTWOOD
NOLENSVILLE
FRANKLIN
65
ARRINGTON
RUDDERVILLE
TRIUNE
840
COLLEGE GROVE
N
0 .5 1 2 5 Miles

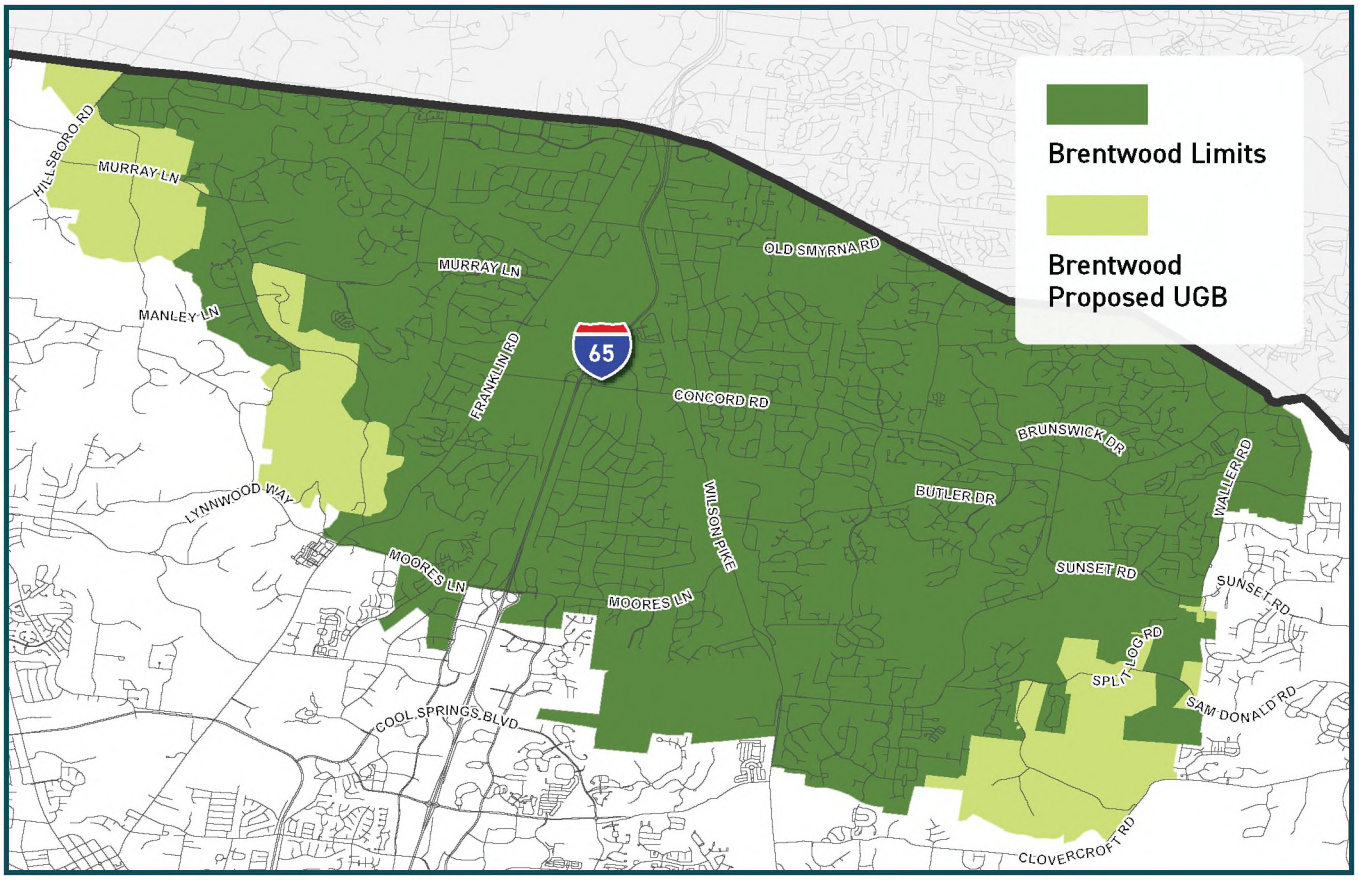


FIGURE 4: BRENTWOOD GROWTH BOUNDARY MAP

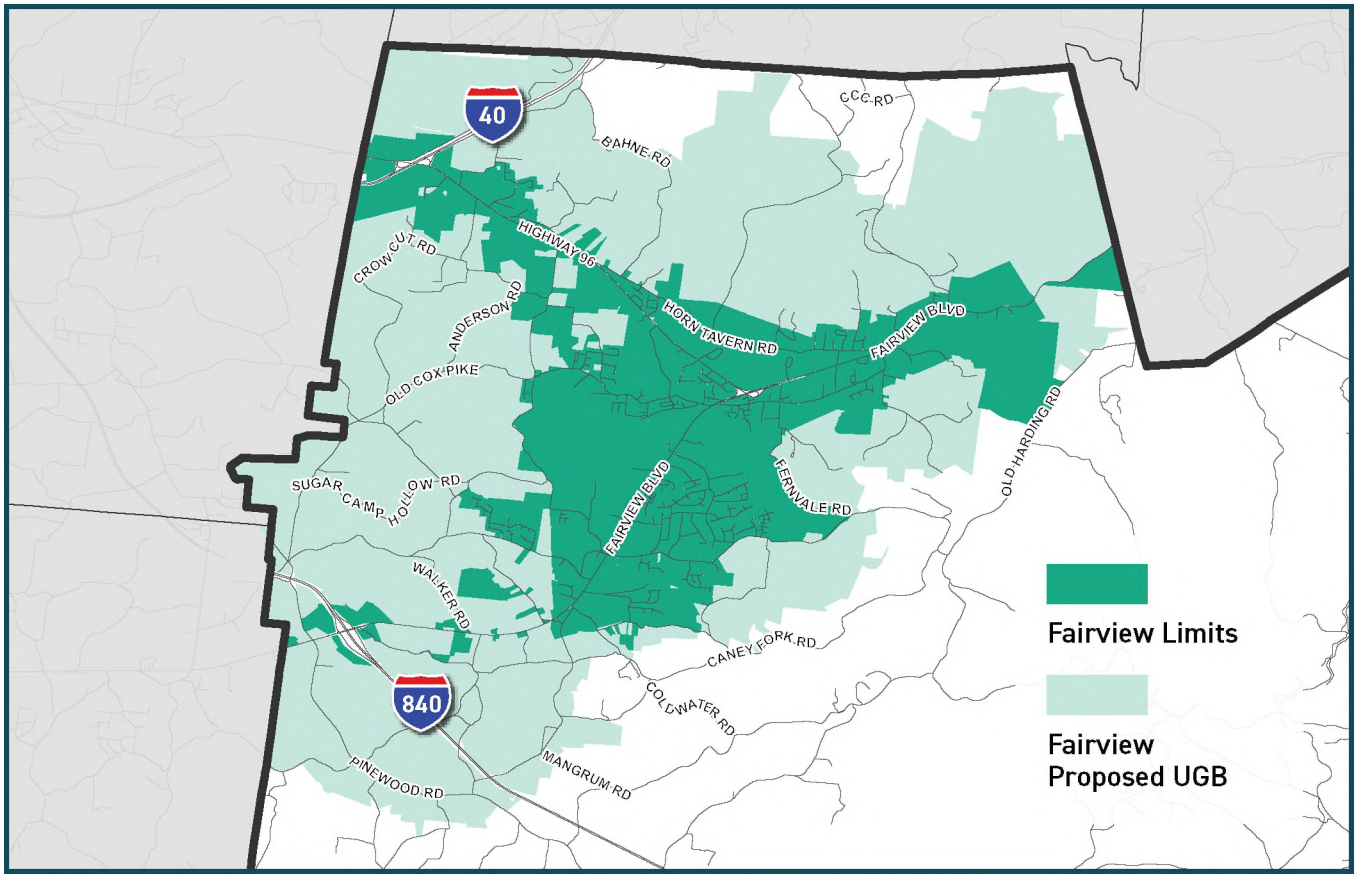


FIGURE 5: FAIRVIEW GROWTH BOUNDARY MAP

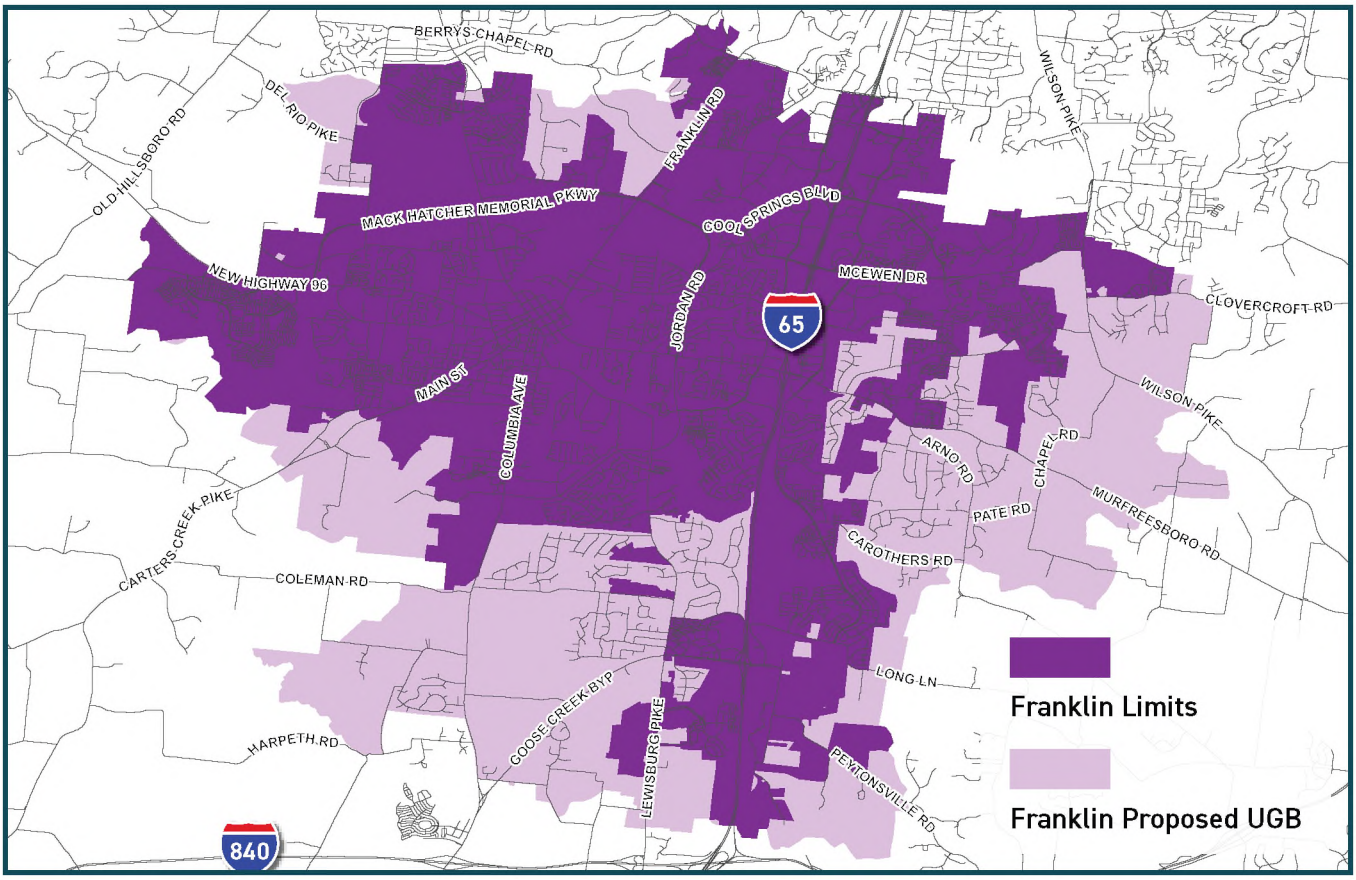


FIGURE 6: FRANKLIN GROWTH BOUNDARY MAP

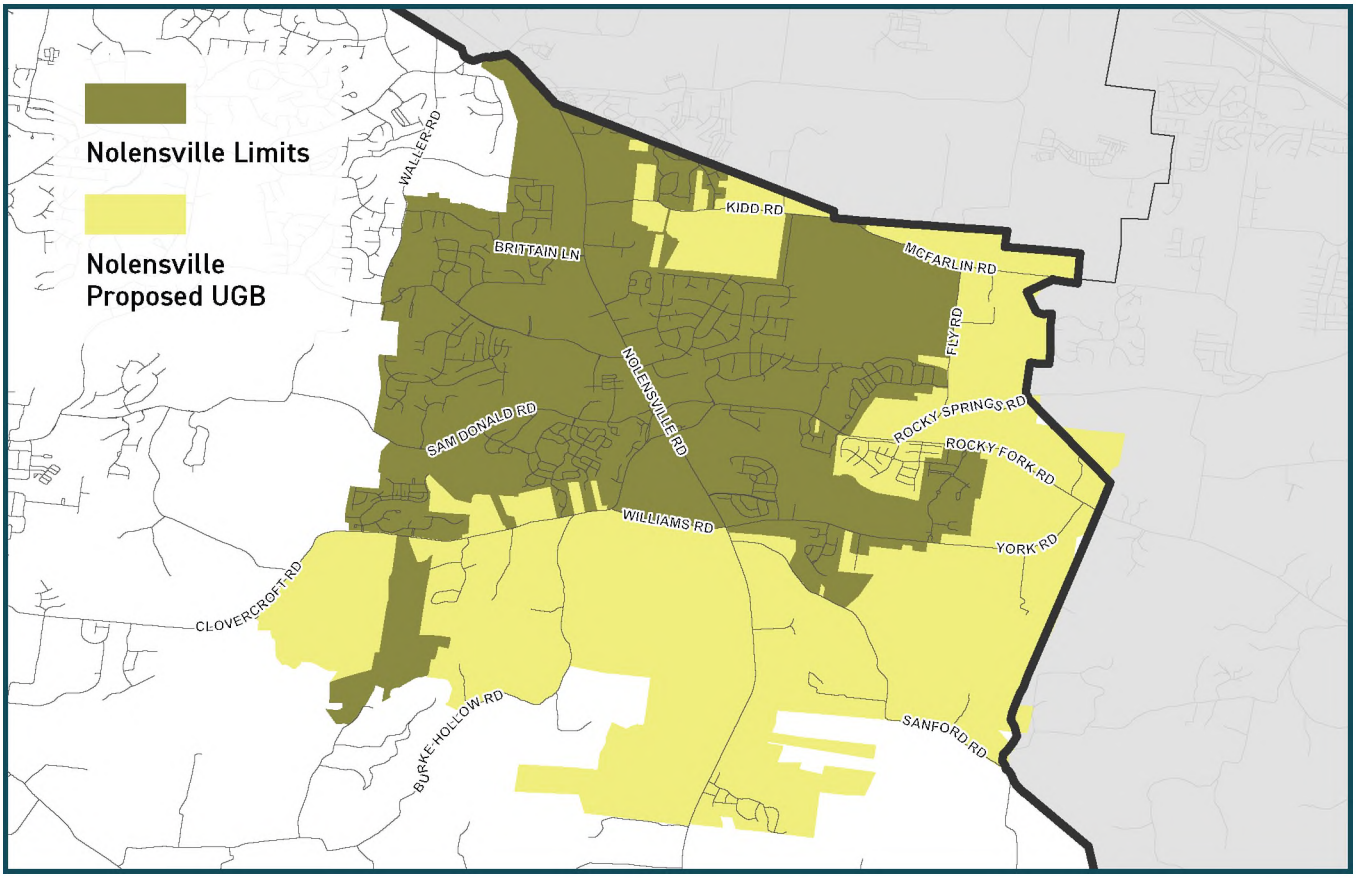


FIGURE 7: NOLENSVILLE GROWTH BOUNDARY MAP

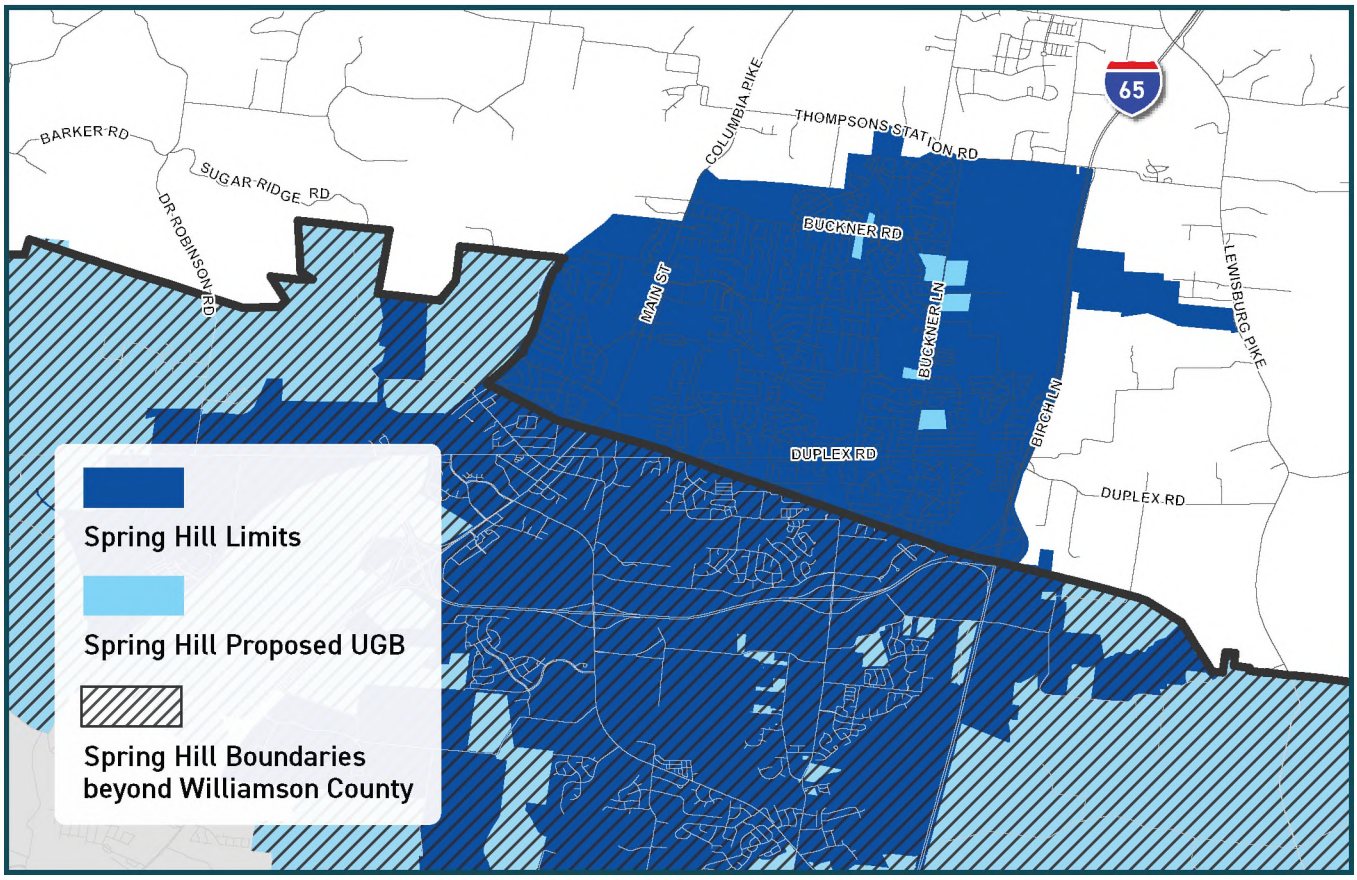


FIGURE 8: SPRING HILL GROWTH BOUNDARY MAP

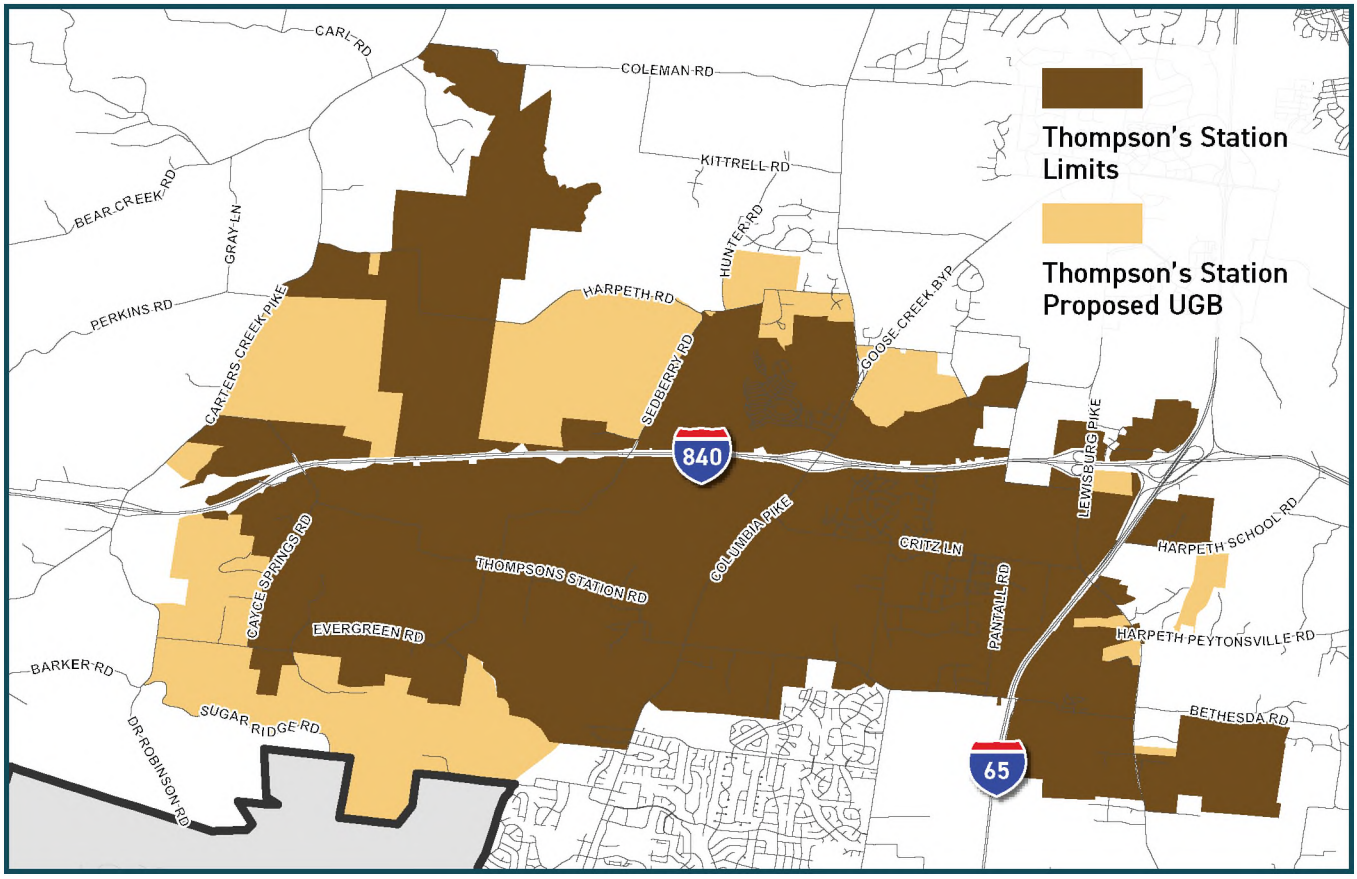
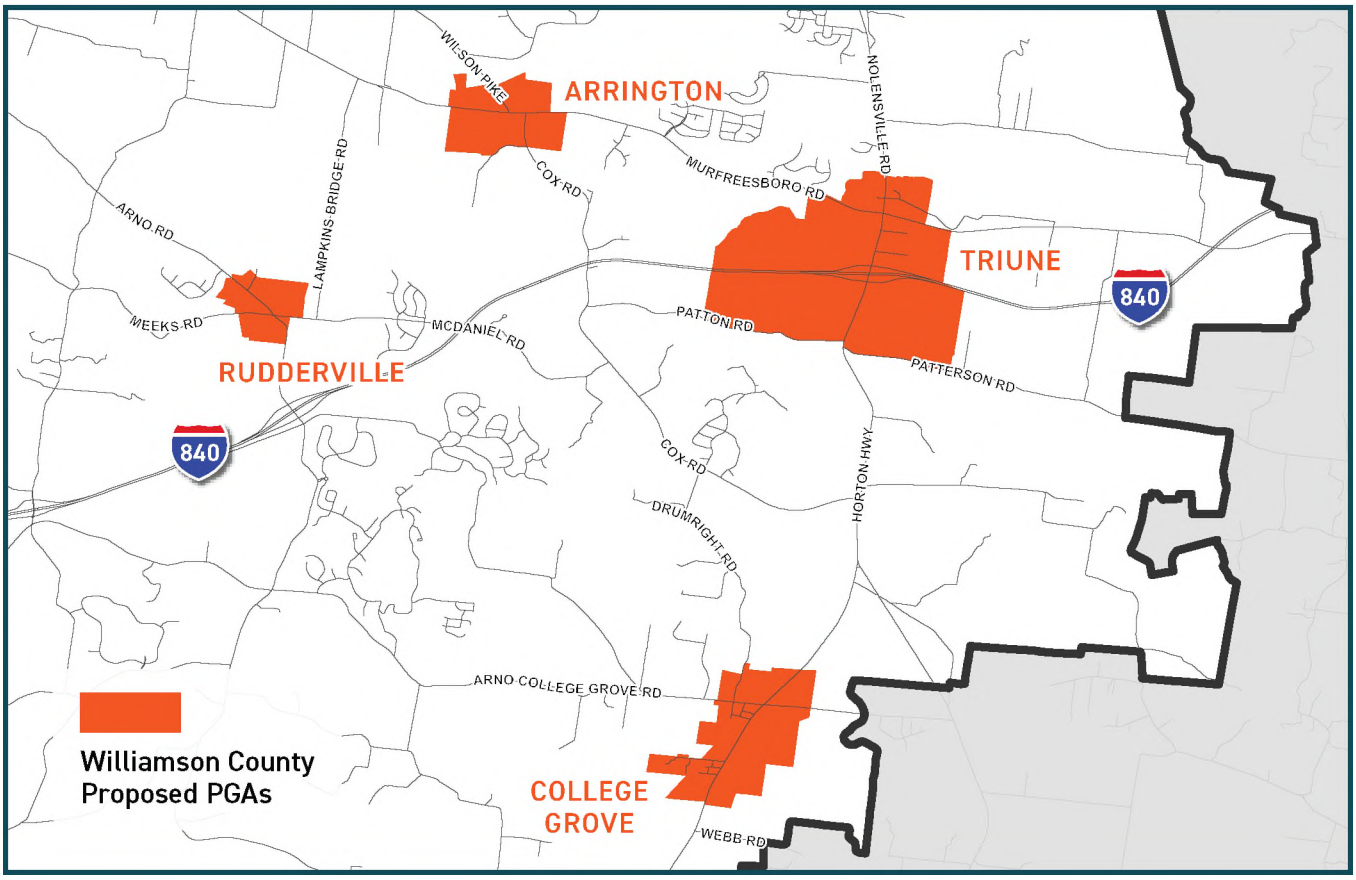
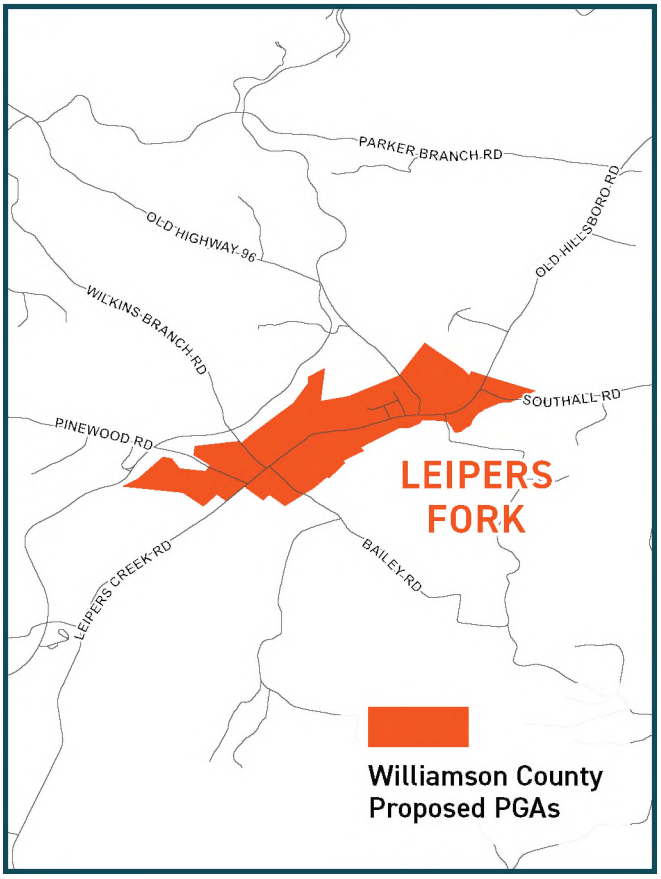


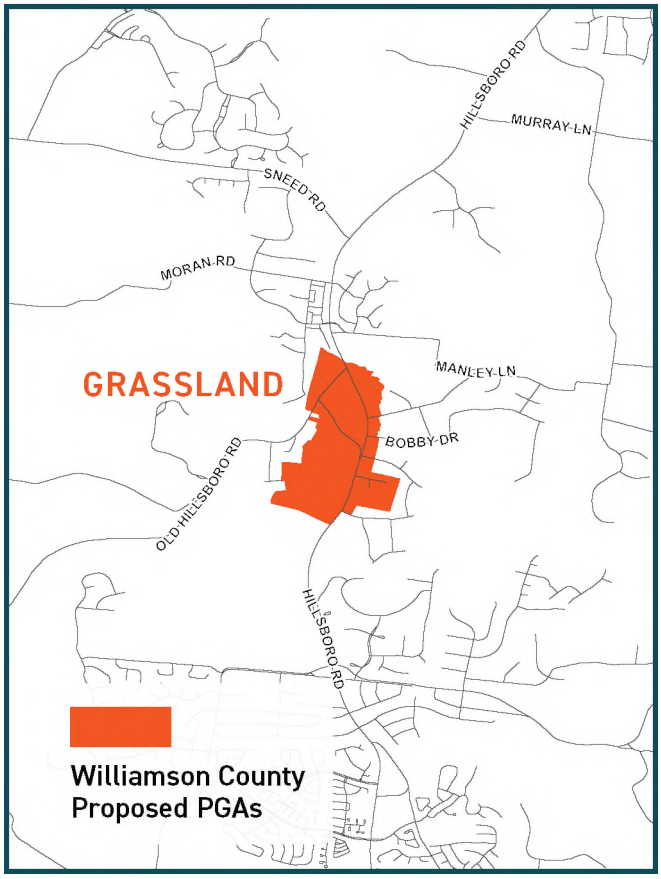
FIGURE 9: THOMPSON'S STATION GROWTH BOUNDARY MAP



10.1-3: WILLIAMSON COUNTY GROWTH AREA MAPS



10.2



10.3

Section 04: CONCLUSION

This Plan represents a collaborative vision for the location of future growth within Williamson County that can be served by adequate and timely infrastructure, thereby helping to preserve rural character in outlying areas. In addition to the Growth Plan Map, which defines these areas, the Plan contains Goals and Strategies geared toward helping the system of Urban Growth Boundaries (UGBs), Planned Growth Areas (PGAs), and Rural Areas work as effectively as possible.

The Plan is intended to be a fluid document and should be examined at least every five years to determine whether changing conditions warrant amendments to the Plan.

Section 05: APPENDIX

This Appendix consists of summaries from each jurisdiction that outline important factors that helped influence their modified Urban Growth Boundaries (UGB's) and, in the case of the County, its modified Planned Growth Areas (PGA's) and Rural Areas.

CITY OF BRENTWOOD

When the original Williamson County Urban Growth Boundary (UGB) plan was approved in 2001, the City of Brentwood intentionally planned to identify areas where the City could reasonably provide essential services, including utility services. Population projection and a cost-of-service analysis were completed based on Brentwood's then-existing zoning ordinance and long-range service plans.

Since then, the City's long-term infrastructure planning efforts have been based on the eventual build-out of this original Brentwood UGB area under the City's existing low-density land development standards. In addition, Brentwood is unique in Williamson County, given that it is essentially landlocked on three of its borders, with Metro Nashville to the north, Franklin to the south, and Nolensville to the east. To the west, topography limits the extent to which the City could reasonably provide services. The Brentwood Planning Commission adopted an updated Comprehensive Plan in October 2016, after numerous public meetings and surveys to gather information regarding the future plan. The proposed UGB boundaries are consistent with the Brentwood 2030 Comprehensive Plan.

In 2020, the Census certified Brentwood's total population at 45,373 persons, up from 37,060 persons in 2010---a decade increase of 22.4%. Compared to the 1980s and 1990s, the growth rate has slowed. Brentwood is a mature community and one of the older suburbs of Nashville, with most growth occurring early in the City's establishment (1969). Moving forward, the geographical constraints and low-density design standards limit Brentwood's potential population growth.

Given these factors and the desire not to promote further development in areas where the City controls utility services, Brentwood has elected not to propose any significant alteration of its remaining UGB area as part of this update to the Williamson County Growth Plan. The only proposed changes are housekeeping in nature. Two small portions of property north of Maxwell Lane, currently in the Town of Nolensville, are proposed to be removed from the Brentwood UGB. The second proposed update is to correct a gap where there appears to have been a mapping error in the past to include a small portion of a parcel along the north side of Sam Donald Road into Brentwood's UGB. A Public Hearing regarding the proposed Brentwood UGB was held on July 5, 2023, at the Brentwood Planning Commission and a second Public Hearing was held on July 10, 2023, at the Brentwood Board of Commissioners meeting. There were no public comments received at either meeting.

CITY OF FAIRVIEW

In 2021, the City of Fairview's planning staff and elected officials began studying the community's growth trends to identify an updated urban growth boundary. Understanding the terrain and environmental constraints of the region, in addition to the desire to retain a rural character within the City, the urban growth boundaries, as shown, will allow Fairview to grow while being mindful of agricultural lands, environmentally sensitive areas, and the abundance of forested parcels throughout the northwestern corner of Williamson County.

Concentrating on past, current, and projected growth trends, the City of Fairview is growing at a rate just shy of the growth of Williamson County as a whole. Fairview's growth rate in the last seven years has been 2.4% compared to Williamson County's growth rate of 2.85%. Using these recent figures, Fairview's twenty (20) year population projection estimates adding 7,399 residents, a roughly 84% increase to Fairview's current population of 8,763.

The City of Fairview identified reasonably compact territories yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years. A common goal was to focus on parcels of property that are contiguous to the existing boundaries of the municipality and that a reasonable and prudent person would project as the likely site of high-density commercial, industrial, and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns, and topographical characteristics.

Every city has an identity, and for many years Fairview has been known as a rural community. With a pocket of industrial uses and a small but spread out "main street," the City has had little commercial and industrial growth. The proposed urban growth boundary, along with the Fairview Forward Plan, has identified and will make available several parcels near the interstate interchanges for high-density growth and industrial development. Utilizing current properties within the City and annexing additionally needed parcels, adequate land is available for new and reused commercial and industrial space.

CITY OF FRANKLIN

Franklin has consistently experienced fast-paced growth over the last 30 years, a trend projected to continue. Between 2010 and 2020, the City's population grew from 62,487 to 83452, a 33.6% increase. In 2013, the US Census Bureau named Franklin the 14th fastest-growing City in the nation for cities with a population over 50,000. Then in 2017, the US Census Bureau identified Franklin as the fastest-growing City in Tennessee and the 8th in the nation. Overall, the City anticipates adding 43,000 residents by 2040.

Throughout the summer of 2021, an interdepartmental team of City staff began meeting weekly to analyze the Franklin Urban Growth Boundary (UGB). During these meetings, City of Franklin staff discussed reasonable infrastructure availability, extensions, needs, and costs associated with providing efficient and effective public services to territory within the UGB and for the territory proposed to be added. Environmental features such as floodplains, steep slopes, and agricultural lands wishing to remain working farms were all considered during the discussions and analysis. Development suitability, the cost to extend municipal services, population projections, and the study of necessary land uses to accommodate managed and strategic growth all factored into the preliminary staff recommendations for the updated UGB.

From a series of community meetings and a public survey, the City of Franklin staff engaged with citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB and were allowed to present their unique circumstances publicly. Based on these presentations and feedback from the elected officials,

adjustments to the boundary were made accordingly. The staff engaged the Franklin Board of Mayor and Aldermen at six public work session meetings for their input and guidance throughout the fall of 2021 and the spring of 2022. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen at two joint public workshops during the fall of 2021. The City also held two required public hearings in 2023 with accompanying Resolution 2023-44 to recommend approval for the proposed UGB. The first public hearing was held by the Franklin Municipal Planning Commission on July 27, 2023 and the second was held on August 8, 2023 by the Franklin Board of Mayor and Aldermen. The result was an amendment to Resolution 2023-44 to advocate that a defined area proposed for removal from Franklin's UGB along West Harpeth Road remain outside of any jurisdiction's UGB.

The City of Franklin is proposing changes to its UGB to accommodate additional land suitable for projected commercial, industrial, and residential growth over the next twenty years. Due to continued growth and development along the I-65 corridor, the City proposes a compact and contiguous expansion of the UGB south of Long Lane and east of I-65. Through the referendum process, the City has annexed properties outside of the UGB in this area, and city services and infrastructure can be extended to support additional growth. A coordinated study of land uses and infrastructure is ongoing for the territory recommended to be added. The City is also proposing a reduction of the UGB north of New Highway 96 West, along US 31 Columbia Pike, and also along Carters Creek Pike and Southall Road. Minor adjustments along the fringes of the UGB have been made so the proposed boundary follows parcel lines. In total, the City of Franklin proposes adding approximately 2,173 acres to the UGB and removing approximately 2,534 for a net loss of 361.

TOWN OF NOLENSVILLE

The Town of Nolensville has taken a reasonable, measured, and sustainable approach when considering where to expand our Urban Growth Boundary (UGB). The Town's goal while developing new UGB boundaries is to retain its small-town character, scenic value, and ecological quality, while accommodating carefully controlled growth. We have received community input and requested the advice of our Planning Commission and Board of Commissioners on our proposed UGB boundaries. A community workshop and public hearings were conducted as follows:

- Community Workshop – Thursday, June 29, 2023 at 6:30pm
- Planning Commission Public Hearing – Tuesday, July 11, 2023 at 6:30pm
- Board of Commissioners Public Hearing – Thursday, August 3, 2023 at 6:30pm

In our study of the practical options, two approaches resulted as prime candidates for compact and contiguous UGB expansion and future annexation. The first is the expansion to the southwest, which is bisected by a property that has already been annexed, and this will serve to simplify the boundaries of our Town. The second expansion to the south will extend the current UGB along US 41A, the major arterial road that serves our community. Both choices are the most logical next steps in expanding the Town of Nolensville.

Our community has recently adopted a new zoning ordinance and zoning strategy map, which will increase our population and the ability to supply improved public safety services and an enhanced transportation system. According to our current data, our population grew 110% from 2000-2010 and 135% from 2010-2020, to a total population of 13,829. With this population growth in mind, the expansion of the UGB, coupled with our new zoning ordinance and map, these factors will allow us to manage and control growth well into the future and ensure we can provide a high-quality and safe environment for future generations.

Our current UGB expansion proposal is the most efficient and cohesive approach we can implement that will ensure additional land suitable for projected commercial, industrial, and residential growth over the next twenty years while allowing us to expand efficiently and effectively. Not just growth to create economic sustainability but growth that allows us to expand our greenway system, create more active and passive open space areas, preserve existing trees and creeks, improve our transportation system and address stormwater impacts. As we expand our Urban Growth Boundaries in the future, we will adhere to the values, goals, and objectives established by the Board of Commissioners. Regardless of where expansion occurs, it will be done in a sustainable manner that benefits the entire Town and respects our surroundings.

As part of the Five-year Growth Plan Update, the Town of Nolensville will review and consider the growth pressures in the areas shown on the map below.

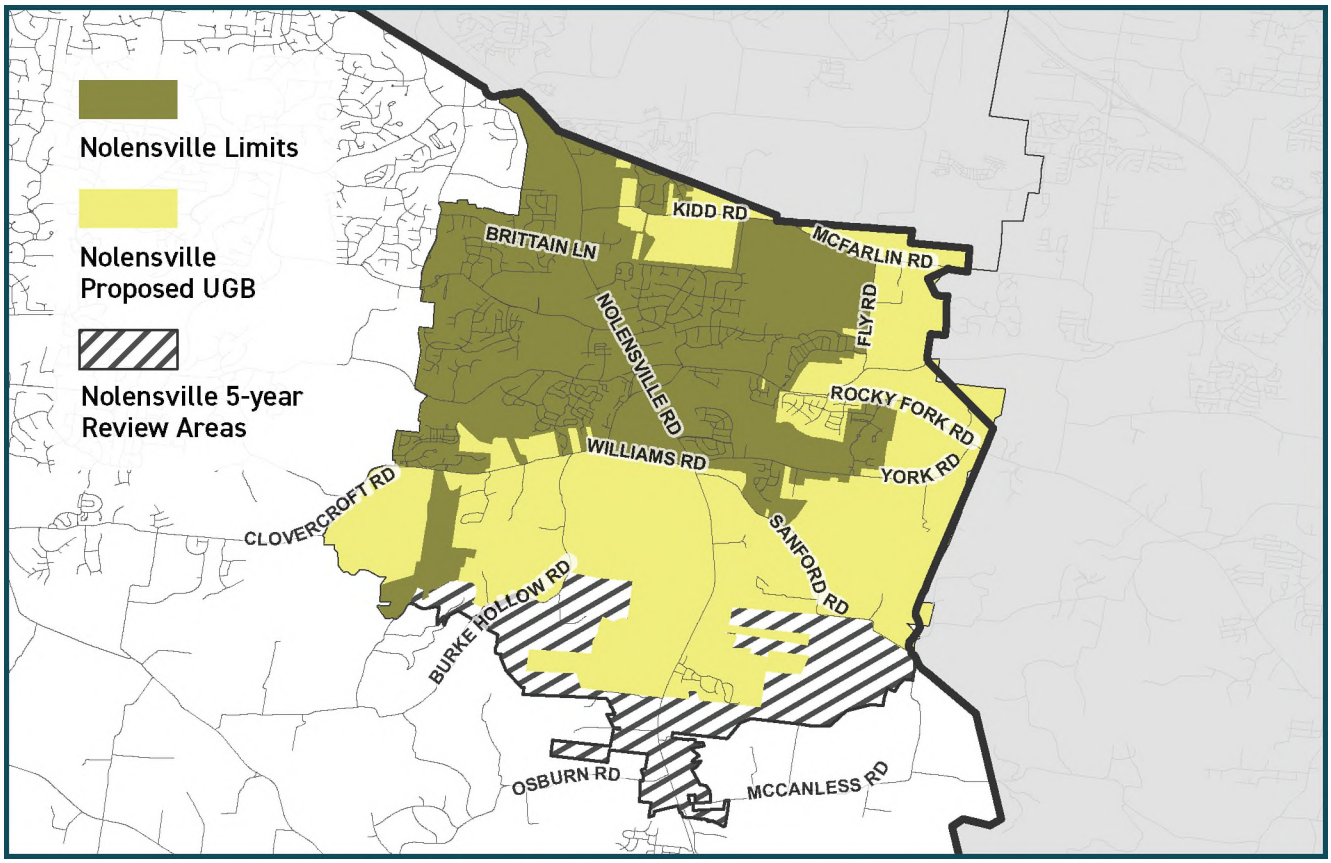


FIGURE 11: NOLENSVILLE 5-YEAR REVIEW AREA MAP

CITY OF SPRING HILL

The City of Spring Hill began planning for an update to the Williamson County Urban Growth Boundary (UGB) Plan in the Summer of 2021. To determine the proposed boundary of the Williamson County, Spring Hill UGB, city staff utilized current development trends, development requirements for water-sewer capacity, analyzed existing drainage basins based on topography, the development of the I-65 interchange at June Lake Blvd., consideration of adopted planning documents (such as but not limited to the 2040 Spring Hill Rising Comp Plan), and the continuity of the currently adopted Maury County UGB with any additional UGB established within Williamson County. The UGB update is crucial to managing Spring Hill's future growth as the city transitions from a bedroom community to a self-supported city.

Spring Hill has grown by 64.9% from 2011 to 2020, with an average annual growth of 7.2%. The City's UGB Update utilized assumed growth rate projections of 3.6% and 7.2%. The ten-year growth projections show a city of 79,194 persons in 2030 at a 3.6% growth rate and 123,620 persons at a 7.2% growth rate. This growth range forms the basis for the City's Growth Plan Report and the proposed expansion of the UGB.

The City of Spring Hill hosted a series of stakeholder meetings for UGB public input. Two in-person meetings were held at City Hall in October 2021. The public input resulted in collaborative discussion between the City, City residents, and unincorporated County residents. Following the public engagement meetings, findings were summarized and presented to both the City of Spring Hill Planning Commission and the Board of Mayor and Aldermen for consideration and further input. The initial Spring Hill Williamson County UGB was submitted to the coordinating committee in August 2023. After review by the coordinating committee and input from county stakeholders, the City of Spring Hill held additional public hearings that allowed additional collaboration in September and October of 2023. The outcome of these public hearings in 2023 resulted in a revised UGB map that considered the county stakeholders' needs and the city's vested interest in responsible growth.

The BOMA-recommended version of the City of Spring Hill's expanded Williamson County Urban Growth Boundary Map offers the City's intention for reasonable and smart growth over the next 5-20 years. The boundary was defined based on growth projections, existing drainage basins, the consistency with the existing boundaries of the City of Spring Hill's Maury County UGB, and a Williamson County Urban Growth Boundary expansion that can accommodate and manage the future growth of the City efficiently and effectively while ensuring that the proposed Urban Growth Boundary is sufficiently compact so as to not contribute to leapfrog and noncontiguous development patterns and to protect rural and agricultural lands. The City of Spring Hill forwarded a recommended Williamson County UGB boundary, however the coordinating committee, based on public comments, elected to remove all of the City of Spring Hill UGB from consideration. The City of Spring Hill Mayor was a member of the coordinating committee and was amenable to this change. However, if this were also subject to a joint municipal interlocal agreement restricting annexation requests to only within a jurisdiction's UGB, without an identified UGB, the City of Spring Hill must have a reasonable expectation to participate in responsible growth and be allowed to welcome properties that wish to be annexed into the City.

TOWN OF THOMPSON'S STATION

The Town of Thompson's Station began planning for the Williamson County Growth Plan update in the Spring of 2021. The Growth Plan Update is part of several parallel planning efforts currently underway in the Town, which have informed and underpinned the Town's overall planning and analysis related to the study of the Town's Urban Growth Boundary (UGB). The Growth Plan Update process was a timely addition to the Town's overall growth, development, and preservation planning process and was embraced as such by the elected and appointed officials, as well as Town Staff.

The Town of Thompson's Station has experienced tremendous growth over the past twenty years since the adoption of the current Williamson County Growth Plan in 2001. The 2020 Census certified a total population of 7,485 persons, up from 1,946 persons in 2010---resulting in a staggering 241% increase. This triple-digit, historic growth rate makes population forecasting and projections difficult. Therefore, the Town's Growth Report Update uses a series of linear growth projections across a more conservative 3.5% growth rate and an earnest 8% growth rate to create a growth projection range for the Town's growth through 2040. The 2040 growth projections show a Town of 14,893 persons in 2040 at a 3.5% growth rate and 24,887 persons at an 8% growth rate. This growth range forms the basis for the Town's Growth Plan Report and the areas studied to expand the UGB.

The Town's first action in the planning process was public outreach and engagement. At the very beginning of the planning process, the Town hosted a series of in-person and virtual meetings over the Summer and Fall of 2021. Two in-person meetings were held at Thompson's Station Community Center in July 2021 and August 2021. The third public meeting was planned to be held in person, but the delta surge of the coronavirus forced the Town to shift that meeting to a virtual meeting in September 2021. As the planning process concluded, the Planning Commission held the first of the Town's required Public Hearings on the Town's revised UGB map on July 25, 2023, and the Board of Mayor and Aldermen held the second and final Public Hearing on August 8, 2023. The public input garnered throughout the planning process resulted in a robust discussion between the Town and our neighbors in the unincorporated County and led to direct changes and revisions to the Town's overall growth plan and UGB based on this feedback.

The final version of the Town of Thompson's Station expanded Urban Growth Boundary Map offers the Town's intention for balanced and additional land suitable for projected commercial, industrial, and residential growth over the next five years. Based on growth projections, it includes the extent of the Town's Urban Growth Boundary expansion to accommodate and manage growth efficiently and effectively, while ensuring that the proposed Urban Growth Boundary is sufficiently compact and contiguous to promote reasonable and logical development patterns and protection of rural and agricultural lands.

WILLIAMSON COUNTY

The current Planned Growth Areas (PGA's) were created at a time when the Grassland area (PGA's 1, 2 and 3) and the Triune area (PGA-5) were projected to accommodate a suburban- level of development.

The Williamson County Comprehensive Land Use Plan (Comp Plan), which is the County's chief policy document related to growth and development matters, was amended in 2020. The Comp Plan makes very specific land use recommendations for the unincorporated County and specifies where growth should, and should not, occur. The Comp Plan calls for a reduction in density outside of Urban Growth Boundaries, except within designated Villages and Hamlet areas. It is the County's intention that the proposed PGA's and Rural Areas reflect the Land Use Plan recommendations of the Comp Plan.

As such, the County is proposing the following six PGAs:

- **Triune** (coinciding with the TCA-2, TCA-3 and TCA-4 Zoning Districts);
- **Grassland** (coinciding with the GV-1, GV-2, GV-3 and GV-4 Zoning Districts);
- **Leiper's Fork** (coinciding with the LFV Zoning District);
- **College Grove** (coinciding with the CGV Zoning District);
- **Arrington** (coinciding with the Study Area for the Arrington Special Area Plan); and
- **Rudderville** (coinciding with the Hamlet Zoning District that exists surrounding the Arno Road/McDaniel Road intersection).

Based on economic trends, population growth projections/patterns, and topographical considerations, the County believes that the proposed PGA's are necessary and appropriate to accommodate additional development and are the logical and likely locations for higher density (relative to the Rural Areas) residential, commercial and limited industrial uses, provided such development occurs in a way that is consistent with adopted Special Area Plans. The proposed PGA's are reasonably compact yet sufficiently large to accommodate this additional development over the next 20 years.

The County also believes that the proposed Rural Areas will allow for the improved management and preservation of natural resources and agricultural uses and are necessary in order to manage urban growth within the County. Based upon their size and location, it is unlikely that any of the PGA's will become municipalities or be annexed by an existing municipality over the next 20 years.

Population Projections

The County is projecting a population increase of approximately 23,000 (from 54,871 to 78,331) people in the unincorporated area by the year 2040. This projection is consistent with University of Tennessee projections.

Cost of Services

One of the key elements that was instrumental in identifying a preferred land use policy in the Comprehensive Plan update process was evaluating the fiscal impacts associated with various land use scenarios. This analysis concluded that implementing the land use policy recommended in the Comp Plan (which is the basis for the recommended PGA's and Rural Areas) would result in an approximately $3.5 billion savings to the County in providing services outside of UGB's, as compared to the previous land use policy.

Public Feedback

As mentioned previously, the recommendations and vision of the County's recently-adopted Comprehensive Plan is the foundation for the proposed PGA's and Rural Areas described in this report. That process included a robust public involvement component, resulting in hundreds of citizens providing meaningful input. Since that time, the County has solicited public input on the proposed PGA's and Rural Areas through a dedicated website where citizens could provide feedback.

Public Hearings were held on July 13 and August 14.

INTERLOCAL AGREEMENT

COF Contract No. 2023-0197
COB Contract No. 2023-135
K#

This Interlocal Agreement ("Agreement") between **WILLIAMSON COUNTY, TENNESSEE** ("County"), the **CITY OF BRENTWOOD, TENNESSEE** ("Brentwood"), the **CITY OF FAIRVIEW, TENNESSEE** ("Fairview"), the **CITY OF FRANKLIN, TENNESSEE** ("Franklin"), the **TOWN OF NOLENSVILLE, TENNESSEE** ("Nolensville"), the **CITY OF SPRING HILL, TENNESSEE** ("Spring Hill"), and the **TOWN OF THOMPSON'S STATION, TENNESSEE** ("Thompson's Station") (collectively the "parties" or "localities"), for the establishment of joint parameters, covenants, and conditions related to the county-wide Growth Plan.

WHEREAS, pursuant to Tenn. Code Ann. §§ 12-9-101 *et seq*. & 6-58-101 *et seq.*, the herein named Tennessee local governments, the parties, upon approval of their respective legislative bodies, have the authority to enter into agreements for joint cooperative action; and

WHEREAS, the parties to this Agreement are committed to providing additional, joint parameters, covenants, and conditions with regard to the Williamson County Growth Plan (Growth Plan); and

WHEREAS, the parties wish to enter into the Agreement and find the same to be for the mutual benefit and best interest of the citizens of the localities, collectively and independently:

NOW THEREFORE BE IT RESOLVED, the parties agree as follows:

1. Purpose. The parties agree that entering into this Agreement is to the mutual benefit of the parties. The objective of this Agreement is to provide a framework for joint parameters, covenants, and conditions related to the county-wide Growth Plan, attached hereto as Exhibit A, and to the implementation of the Growth Plan in the future. The parties expressly acknowledge and agree that this Agreement sets forth the terms and conditions governing the roles and responsibilities of each party.

2. Authority. This Agreement is made and entered into pursuant to the authority granted by the parties under the *Interlocal Cooperation Act*, Tenn. Code Ann., §§ 12-9-101, *et seq*., as well as pursuant to the authority under Tenn. Code Ann., §§ 6-58-101 *et seq*. The parties agree that all approvals and filings required by the terms thereof shall be achieved as soon as possible from and after the execution of this Agreement.

3. Separate Entity. This Agreement does not create a separate entity, nor shall it be interpreted as creating a separate entity under any circumstances. Further, this Agreement does not create a joint venture or partnership of any kind.

4. Scope. This Agreement addresses and memorializes the parties' agreement as to the Growth Plan and matters related to the Growth Plan in the future, including but not limited to mandatory timelines to address future Growth Plan updates, annexation, planning and zoning, and the formation of a standing advisory committee to facilitate growth, planning, and transportation issues in the future by and between the parties.

5. Annexation. The parties agree that any locality vested with the power of annexation shall not annex any property located outside of the annexing locality's Urban Growth Boundary ("UGB"), as the same is defined in Tenn. Code Ann. §§ 6-58-101 & 107.

6. Growth Plan Update. The parties agree that the coordinating committee, as defined in Tenn. Code Ann. § 6-58-101 *et seq*. (the "Act"), and as thereafter may be amended, ("Coordinating Committee") shall be convened by the Mayor of the County no later than five (5) years from the date of the approval of the 2023 Growth Plan by the Local Government Planning Advisory Committee, or any growth plan adopted hereafter. This section shall not limit the ability of any locality, pursuant to the Act, to seek the convening of the Coordinating Committee at any time. Nothing herein shall be construed so as to require any future Coordinating Committee to amend or recommend amending the growth plan, and the same shall be fully empowered to determine that no amendment is warranted.

7. Advisory Committee. The parties agree that, after the Growth Plan is adopted contemporaneously with this agreement, an advisory committee ("Advisory Committee") shall be established to address matters and issues as delineated and defined herein for the benefit of the parties. The Advisory Committee shall consist of seven (7) voting members, with a member from each of the localities, selected as each of the localities may choose. Other individuals from the localities or public may attend any Advisory Committee meeting. The Advisory Committee's role shall be as a vetting and informational body designed to foster communication and cooperation. The Advisory Committee shall schedule a meeting at least four (4) times per calendar year, which may be cancelled if there is no business as determined by the Chair. The Advisory Committee is empowered to adopt rules of procedure for the conduct of its meetings, and the Mayor of the County shall serve as the Chair for such meetings unless he so declines. Any member of the Advisory Committee can request a meeting by providing written notice to the Chair of such request, and the Chair shall call a meeting within thirty (30) days.

8. Extraordinary Circumstances. In the event any locality determines that an extraordinary circumstance exists that may necessitate consideration of an amendment to the Growth Plan, as the locality itself may determine in its sole discretion, within the scope of this Agreement, said locality shall notify the Chair of Advisory Committee of the same in writing, and, within thirty (30) days of receipt, said Chair shall convene a meeting of the Advisory Committee to hear the extraordinary circumstance propounded

by the applicable party and make recommendations regarding the same. Said recommendation shall not bind the locality or the parties in any form or manner but shall serve as an informed opinion and recommendation by a deliberative body regarding the submitted extraordinary circumstance.

9. Alteration of the Act. In the event the Act is repealed or amended in such a way as to render following the new act impracticable under this Agreement, the parties agree to continue to follow the Act that is in existence at the time of the adoption of this Agreement, along with this Agreement itself, for a period of five (5) years after the next occurrence causing the Coordinating Committee to convene as defined herein.

10. Notice to Property Owners. At or before the convening of the Coordinating Committee, as outlined in Section 6 hereinabove, each party shall give notice to the owner(s) of each parcel or tract of real property said party is considering to include in its expanded Urban Growth Boundary or Planned Growth Area, as applicable. For purposes of clarity, notice shall include relevant information, as determined by the party, and be given by USPS regular mail to the address(es) of record in the Williamson County Register of Deeds at the time notice is given. The notice contemplated herein is intended to provide information to the property owners being considered for an expanded Urban Growth Boundary or Planned Growth Area. Lack of actual notice shall not be grounds for breach of this Agreement or challenge to the Growth Plan.

11. Term. This Agreement shall become effective on the date it is fully executed and shall continue for a period of five (5) years from the date of the approval of the Growth Plan by the Local Government Planning Advisory Committee unless amended by the parties. The parties acknowledge that the term could be longer based upon Section 9 hereinabove. If the Coordinating Committee is properly convened, the expiration of the term shall be tolled until the Coordinating Committee adjourns its convening purpose or an amendment to the Growth Plan is adopted by all of the parties, whichever is last to occur.

12. Other Agreements. Nothing herein shall prevent any party from entering into any other agreement, interlocal or otherwise, with another party or parties named herein so long as said agreement is not in conflict with this Agreement or a subversion of the purpose of this Agreement. For purposes of clarity, the parties covenant and agree that no other agreement shall be entered into by any party that amends the Growth Plan, amends the Growth Plan Map, or violates any material term of this Agreement. The foregoing notwithstanding, any proposed interlocal agreement that directly or indirectly falls within the scope of this Agreement shall first be submitted to the Advisory Committee in writing, to include a proposed copy of the agreement. The submitted agreement shall be placed on the next Advisory Committee meeting for informational and discussion purposes unless a member calls a meeting to discuss the same at an earlier

date. In the event the Advisory Committee finds that any submitted agreement violates or subverts this Agreement, it may so find and send a notice of the same to the localities.

13. Third Party Beneficiary Rights. The parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement. The parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

14. Conflict with Laws. Nothing in this Agreement is intended to conflict with current applicable laws or regulations.

15. Modification. This Agreement may be modified upon the mutual written consent of the parties.

16. Agreement of Cooperation. Each party agrees to take all reasonable steps necessary to effectuate the terms of this Agreement. All parties shall, at the agreed to times outlined herein, and from time to time, execute, acknowledge, deliver and/or enact all further instruments and/or assurances to effectuate the terms of this Agreement. The parties agree to cooperate in good faith. The parties recognize that a locality may request to open the growth plan earlier than the agreed to five (5) year date to address extraordinary circumstances or otherwise. No party is required to re-open its UGB, however all parties agree to cooperate with the Coordinating Committee and participate so as to provide a quorum.

17. Time is of the Essence. Time is of the essence for this Agreement for prompt completion.

18. Force Majeure. No party shall have any liability to any other party hereunder by reason of any delay or failure to perform any obligation or covenant if the delay or failure to perform is occasioned by *force majeure,* meaning any act of God, storm, fire, casualty, unanticipated work stoppage, strike, lockout, labor dispute, civil disturbance, riot, war, national emergency, act of Government, act of public enemy, pandemic, or other cause of similar or dissimilar nature beyond its control.

19. Severability. Should any provision of this Agreement be declared to be invalid by any court of competent jurisdiction, such provision shall be severed and shall not

affect the validity of the remaining provisions of this Agreement.

20. Assumption of Liability. Each party shall be and remains liable for its actions as well as the actions of the respective party's employees, volunteers, agents, or officers. Nothing in this Agreement shall be construed to limit any party's governmental immunity.

21. Breach of Agreement. Any party that alleges any other party to be in breach ("Charging Party") of this Agreement shall first send a letter to the breaching party ("Breaching party") of the nature of the breach, and the Charging Party shall copy all parties herein. If the Breaching Party does not provide sufficient assurances, in writing, dispelling the alleged breach, the Charging Party, or any other party, shall submit to the Advisory Committee a letter on the nature of the breach. Within thirty (30) days of receipt of said letter, the Chair of the Advisory Committee shall convene a meeting to address the letter and make recommendations regarding the same. Nothing herein shall prevent the Charging Party, or any other party, from filing an action in a court of competent jurisdiction seeking injunctive relief as to an alleged breach by the Breaching party, however no further action beyond seeking an injunction may occur until the Advisory Committee renders a recommendation and the parties then attempt mediation of the dispute. The mediator for said mediation shall not be a resident of or have offices in Davidson County, Williamson County, or Maury County. The mediator shall be selected by a majority vote of the Advisory Committee, which shall be incorporated into the Advisory Committee's recommendation. The parties agree that all parties herein are necessary parties involving an action filed in a court of competent jurisdiction for breach of this Agreement.

22. Choice of Law & Venue. This Agreement shall be construed in accordance with and all disputes hereunder shall be controlled by the laws of the State of Tennessee without regard to Tennessee's choice of law rules. Venue shall be in the Chancery Court of Williamson County, Tennessee.

23. Waiver. The failure of one party to demand from the other party performance of any act under the Agreement shall not be construed as a waiver of said party's right to demand, at any subsequent time, such performance.

24. Miscellaneous. The complete understanding between the parties is set out in this Agreement, and this Agreement supersedes and voids all prior and contemporaneous understandings, except as herein contained. The headings in this Agreement are for convenience and reference and are not intended to define or limit the scope of any provisions of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates recorded below.

WILLIAMSON COUNTY, TENNESSEE:

By: _____
Rogers Anderson, Mayor

Date: _____

Approved as to form and legality:

_____
Williamson County Attorney

CITY OF BRENTWOOD, TENNESSEE:

By:_____
Mark Gorman, Mayor

Date: _____

Approved as to form and legality:

_____
City of Brentwood Attorney

CITY OF FAIRVIEW TENNESSEE:

By: _____
Lisa Anderson, Mayor

Date: _____

Approved as to form and legality:

_____
City of Fairview Attorney

CITY OF FRANKLIN, TENNESSEE:

By:_____
Ken Moore, Mayor

Date: _____

Approved as to form and legality:

_____
City of Franklin Attorney

TOWN OF NOLENSVILLE, TENNESSEE:

By: _____
Halie Gallik, Mayor

Date: _____

Approved as to form and legality:

_____
Town of Nolensville Attorney

CITY OF SPRING HILL, TENNESSEE:

By:_____
Jim Hagaman, Mayor

Date: _____

Approved as to form and legality:

_____
City of Spring Hill Attorney

TOWN OF THOMPSON'S STATION, TENNESSEE:

By: _____
Brian Stover, Mayor

Date: _____

Approved as to form and legality:

_____
Town of Thompson's Station Attorney

Rogers C. Anderson
Williamson County Mayor

WILLIAMSON COUNTY GOVERNMENT

MEMORANDUM

TO: Mayor Mark Gorman, City of Brentwood
Mayor Lisa Anderson, City of Fairview
Mayor Ken Moore, City of Franklin
Mayor Halie Gallik, Town of Nolensville
Mayor Brian Stover, Town of Thompson's Station
Mayor Jim Hagaman, City of Spring Hill

FROM: Rogers Anderson, Mayor-Williamson County
Growth Plan Coordinating Committee Chairman

RE: Attachment- Recommended Revised Williamson County Growth Plan

DATE: January 3, 2024

Attached is the revised Williamson County Growth Plan and its accompanying map, revising the Urban Growth Boundaries, Planned Growth Areas and Rural Areas as recommended by the Williamson County Growth Plan Coordinating Committee on November 21, 2023.

Please be reminded that the legislative bodies of your respective jurisdictions are required to take action to ratify or reject this recommended Growth Plan no later than March 20, 2024. Failure to take such action within that deadline will result in your jurisdiction considered to have ratified the recommended Growth Plan. Please see Tennessee Code Annotated Sections 6-58-104(a)(4) and 6-58-104(d)(1).

WILLIAMSON COUNTY GROWTH PLAN

Adopted xx/xx/xxxx

ACKNOWLEDGEMENTS

COORDINATING COMMITTEE

Rogers C. Anderson, *Williamson County Mayor – Chair*

Mark Gorman, *Brentwood Mayor – Vice Chair*

Lisa Anderson, *Fairview Mayor*

Ken Moore, *Franklin Mayor*

Halie Gallik, *Nolensville Mayor*

Jim Hagaman, *Spring Hill Mayor*

Brian Stover, *Thompson's Station Mayor*

Judy Herbert, *County Mayor appointee*

Chas Morton, *County Mayor appointee*

Roger Lindsey, *Franklin Mayor appointee*

John Schroer, *Franklin Mayor appointee*

Robert Ring, *Soil Conservation District*

Eric Stuckey, *Franklin Water Department appointee*

Erik Hale, *Middle Tennessee Electric appointee*

Jason Golden, Williamson *County School District appointee*

Kel McDowell, *Williamson Inc. appointee*

MANAGERS/ADMINISTRATORS

Kirk Bednar, *City of Brentwood*

Tom Daugherty, *City of Fairview*

Eric Stuckey, *City of Franklin*

Victor Lay, *Town of Nolensville*

Pam Caskie, *City of Spring Hill*

Ken McLawhon, *Town of Thomspon's Station*

PLANNERS GROUP

Bob Leeman, AICP, *City of Brentwood*

Ethan Greer, *Town of Fairview*

Emily Wright, AICP, and Andrew Orr, AICP, *City of Franklin*

Brent Shultz, *Town of Nolensville*

Pete Hughes, *City of Spring Hill*

Micah Wood, AICP, *Town of Thompson's Station*

Mike Matteson, AICP, *Williamson County*

ATTORNEY GROUP

Kristen Corn, *City of Brentwood*

Patrick M. Carter, *City of Fairview and City of Spring Hill*

Shauna R. Billingsley, *City of Franklin*

Charles S. Michels, *Town of Nolensville*

Andrew E. Mills, *Town of Thompson's Station*

Jeffrey D. Moseley, *Williamson County*

Kristi D. Ransom, *Williamson County*

CONSULTANT/FACILITATOR

C. Gregory Dale, FAICP, *McBride Dale Clarion*

Kyle Gibbs, *McBride Dale Clarion*

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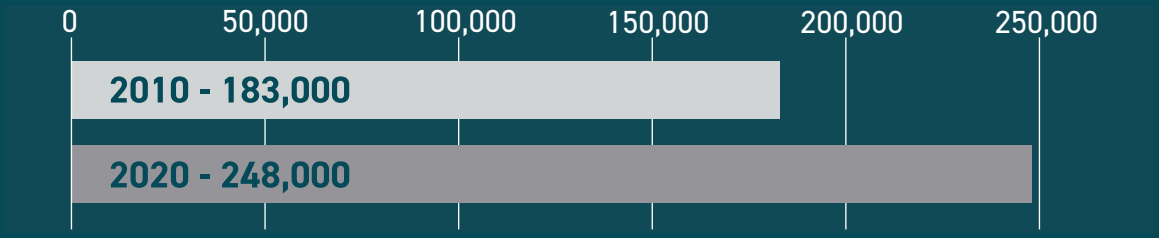
CHAPTER 01: BACKGROUND

INTRODUCTION

With a population increase of approximately 35% between 2010 and 2020 (according to the US Census) Williamson County ranks among the fastest growing counties in the State of Tennessee and the entire southeastern United States.

Additionally, population projections prepared by the University of Tennessee, Woods & Poole, and the Nashville Area MPO suggest that this rapid pace of growth will continue, and even accelerate, in future years.

FIGURE 1: WILLIAMSON COUNTY POPULATION GROWTH 2010-2020 *(U.S. CENSUS BUREAU)*



These population figures underscore the need for all of the jurisdictions within the County to plan collaboratively, so that future growth can be accommodated in a way that is:

- Fiscally responsible;
- Reflective of the current and future provision of infrastructure; and
- Consistent with community values.

To that end, each of the seven jurisdictions within Williamson County (Brentwood, Fairview, Franklin, Nolensville, Spring Hill, Thompson's Station and Williamson County), and the Growth Plan Coordinating Committee, are proposing this amendment to the Williamson County Growth Plan (Growth Plan), originally adopted in April of 2001 pursuant to Tennessee Code Annotated Section 6-58-101, et seq.

EXISTING GROWTH PLAN

The Williamson County Growth Plan, which was adopted in 2001, depicts the following:

Urban Growth Boundaries (UGB's) – These are areas outside of and surrounding the incorporated boundaries of the municipalities that are projected to accommodate future growth and which are envisioned as becoming part of the municipality in the future;

Rural Areas – These are areas in the unincorporated County and outside of UGB's that are intended to remain rural in nature; and

Planned Growth Areas (PGA's) – These are areas in the unincorporated County and outside of UGB's where a higher level of growth is anticipated than in the surrounding Rural Areas.

THE NEED TO UPDATE THE GROWTH PLAN

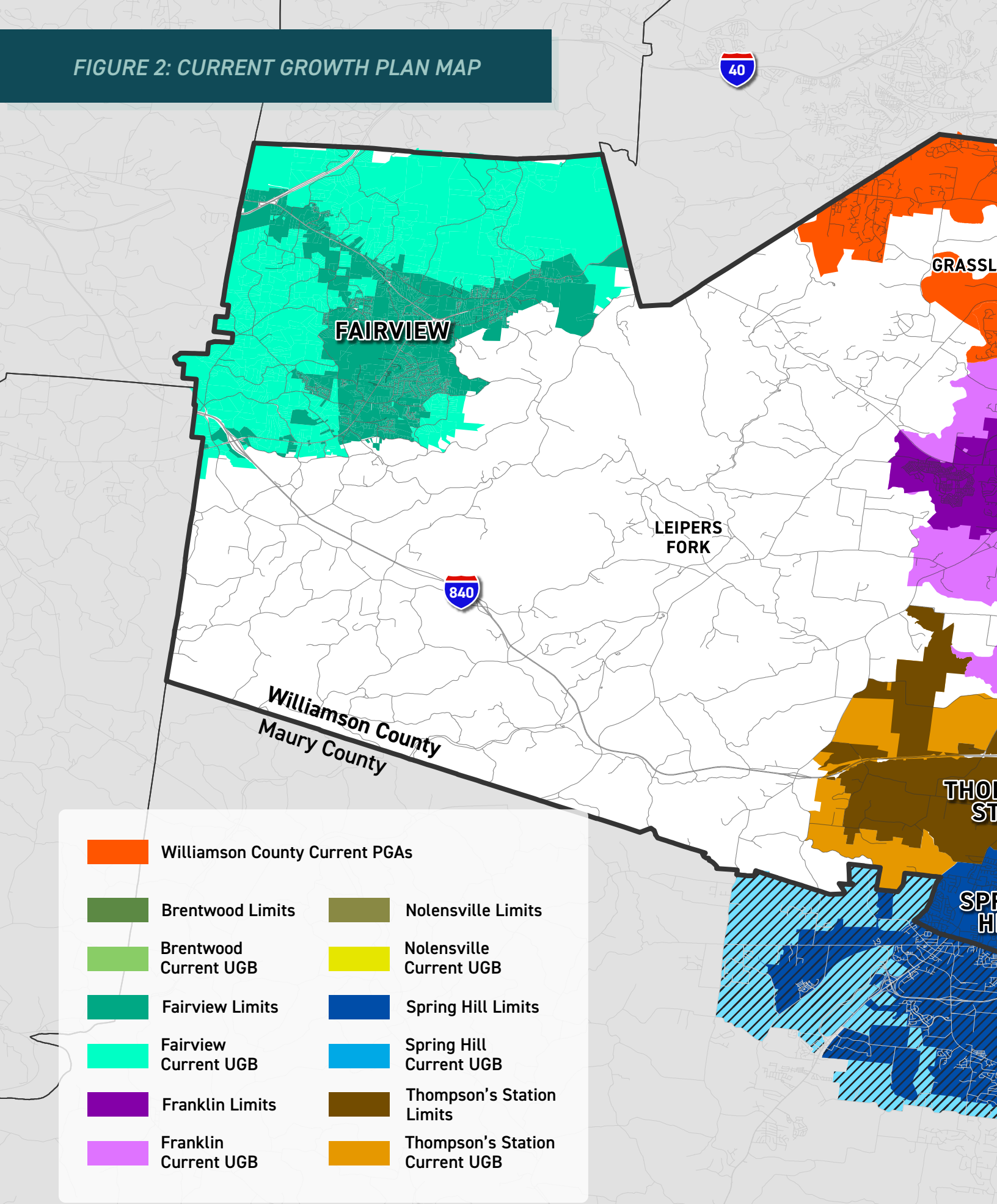
As mentioned previously, the existing Williamson County Growth Plan was adopted in 2001 and has not been updated since that time. In the intervening years, the County has experienced significant population and employment growth, and in the case of several of the jurisdictions, land use policies have continued to evolve.

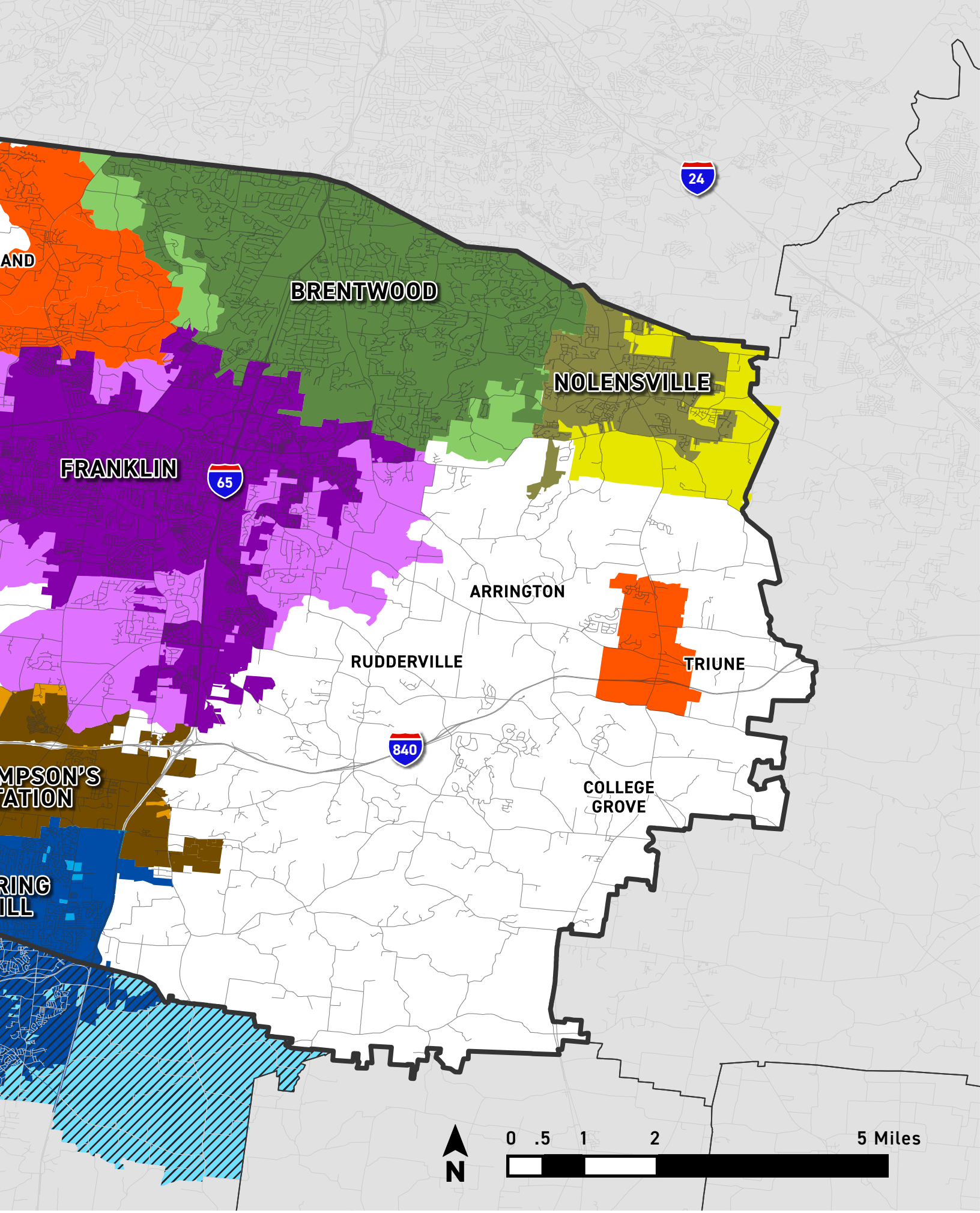
Additionally, there have been a number of changes to long-range infrastructure plans, the location of future sewer extensions being the most prominent, which will dictate the location of future growth to a large extent.

Furthermore, Williamson County's Comprehensive Land Use plan calls for the County and each municipality to engage in collaborative growth planning to ensure that the system of Urban Growth Boundaries (UGB's), Planned Growth Areas (PGA's) and Rural Areas work as effectively as possible.

For these reasons, the seven jurisdictions within Williamson County are proposing to amend the Growth Plan.

FIGURE 2: CURRENT GROWTH PLAN MAP




AND
BRENTWOOD
NOLENSVILLE
FRANKLIN
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ARRINGTON
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MPSON'S
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Section 02: PROCESS

ADVISORY GROUP GROWTH EVALUATION

Prior to embarking upon an update to the Growth Plan, an Advisory Group, with representatives of each jurisdiction and other community stakeholders, was formed for the purpose of evaluating appropriate locations for future growth based upon:

- Population projections;
- The need for, and availability of, additional land to accommodate projected growth;
- The cost of providing infrastructure and services;
- The potential impact of future growth areas on agricultural land, forests, recreational areas and wildlife management; and
- Public comment received regarding locations for future growth.

GUIDING PRINCIPLES

Additionally, the Advisory Group established the following set of **"Guiding Principles"** to serve as a framework for approaching its work:

1. COORDINATED GROWTH PLANNING: Williamson County, the City of Brentwood, the City of Fairview, the City of Franklin, the Town of Nolensville, the City of Spring Hill, and the Town of Thompson's Station (the County and Municipalities) will work together on future growth planning.

2. PLANNING HORIZON: The horizon time for growth planning is twenty (20) years, however the County and Municipalities will work together to identify phased growth areas in shorter time increments.

3. FUTURE GROWTH: Each of the jurisdictions will utilize its own growth forecasts for its respective community in conjunction with other forecasts, including the University of Tennessee, in conducting its growth planning.

4. PUBLIC FACILITIES AND FISCAL SUSTAINABILITY: Each of the jurisdictions will plan for future growth that it can serve with adequate and timely infrastructure and public facilities in a fiscally sustainable manner.

5. REGIONAL FORM: The County and Municipalities will work together to maintain and create a distinct form of compact urban and suburban development surrounded by rural development for the purpose of reinforcing the unique sense of place and high-quality development within the County.

6. RESOURCE PROTECTION: The County and Municipalities will work together to maintain and protect critical open spaces, farmland, forests, recreation areas, wildlife management areas, and critical environmentally sensitive areas.

7. LOCAL AUTONOMY: The Growth Plan process will focus on growth boundary issues and coordination, while respecting the autonomy of each jurisdiction to meet the planning and community development needs within its community.

8. LOCAL PLANNING: The Growth Plan will build on the long and successful traditions of planning conducted by the County and Municipalities, relying on existing plans and reports in conducting its growth planning where appropriate.

9. INTERGOVERNMENTAL AGREEMENTS: The County and Municipalities may supplement growth planning with consideration of cooperative approaches and agreements to assist in managing growth.

Based upon the preliminary evaluation of future growth areas described above, the Advisory Group determined that it was appropriate to formally update the Williamson County Growth Plan.

FORMAL GROWTH PLAN UPDATE PROCESS

The process of developing this update to the Growth Plan included the following steps:

1. ESTABLISHMENT OF THE GROWTH PLAN COORDINATING COMMITTEE: The membership of the Coordinating Committee was established consistent with Tennessee Code Annotated Section 6-58-104, and the initial meeting of the Coordinating Committee took place on June 13, 2023. Please see the Acknowledgments page for a listing of the Committee members.

2. INDIVIDUAL JURISDICTION PUBLIC HEARINGS: Each jurisdiction held two Public Hearings regarding the proposed amendments to their UGB's and, in the case of the County, the proposed amendments to its PGA's and Rural Areas. These Public Hearings took place in July and August of 2023.

3. INDIVIDUAL JURISDICTION PRESENTATIONS TO COORDINATING COMMITTEE: Following the individual Public Hearings described above, each jurisdiction presented its recommended amendments to the Coordinating Committee.

4. PREPARATION OF DRAFT REVISED GROWTH PLAN: Based upon the proposals from the various jurisdictions and the public comment that had been received, the Coordinating Committee prepared a consolidated draft revised Growth Plan.

5. COORDINATING COMMITTEE PUBLIC HEARINGS: The Coordinating Committee held Public Hearings on Nov. 7th, 2023 and Nov. 15th, 2023 to solicit comments from the public regarding the draft revised Growth Plan.

6. REFINEMENT AND APPROVAL OF RECOMMENDED GROWTH PLAN: Based upon the public comments received at the Coordinating Committee Public Hearings and upon discussion among the Committee, a recommended Growth Plan was finalized and approved by the Committee. This approval took place on Nov. 21st, 2023.

7. TRANSMITTAL OF RECOMMENDED GROWTH PLAN TO INDIVIDUAL JURISDICTIONS: The recommended Growth Plan was transmitted to each of the seven jurisdictions by the Coordinating Committee on Nov. 21st, 2023.

8. RATIFICATION BY INDIVIDUAL JURISDICTIONS: To be written at a later date.

9. APPROVED GROWTH PLAN TRANSMITTED TO TENNESSEE LOCAL GOVERNMENT PLANNING ADVISORY COMMITTEE FOR APPROVAL: To be written at a later date.

Section 03:
PROPOSED GROWTH PLAN

This amended Growth Plan consists of the following two key elements:

1. The **Growth Plan Map**, which depicts the revised boundaries for the UGB's, PGA's and Rural Areas; and

2. A set of **Goals and Strategies** designed to make the system of UGB's, PGA's and Rural Areas work more effectively.

PROPOSED GROWTH PLAN MAP

The Proposed Growth Plan Map (See *Figure 3* on pages 11-12) is the result of a collaborated growth planning effort, involving each of the seven jurisdictions within the County, geared toward identifying appropriate areas for future growth. This effort has resulted in revised UGB's, PGA's and Rural Areas, based on a 20-year planning horizon, and taking into account population projections and the costs of providing infrastructure and other services, among other factors.

PROPOSED GOALS AND STRATEGIES

GOAL 1: ENSURE THAT THE SYSTEM OF URBAN GROWTH BOUNDARIES (UGB'S), PLANNED GROWTH AREAS (PGA'S) AND RURAL AREAS FUNCTION AS OPTIMALLY AS POSSIBLE.

Strategy 1A: The County and each municipality will work together to create and implement interim policies related to development within UGB's that occurs prior to the municipality's annexation of the property. These policies may differ from jurisdiction to jurisdiction and may, among other things, relate to:

- County zoning policies within UGB's;
- The use or prohibition of alternative wastewater systems within UGB's; and
- The use of interlocal agreements to address specific challenges or opportunities.

Strategy 1B: Municipalities will not annex outside of UGB's, as the UGB's were established based upon a thorough evaluation of population projections, infrastructure capabilities, land capacities and other factors.

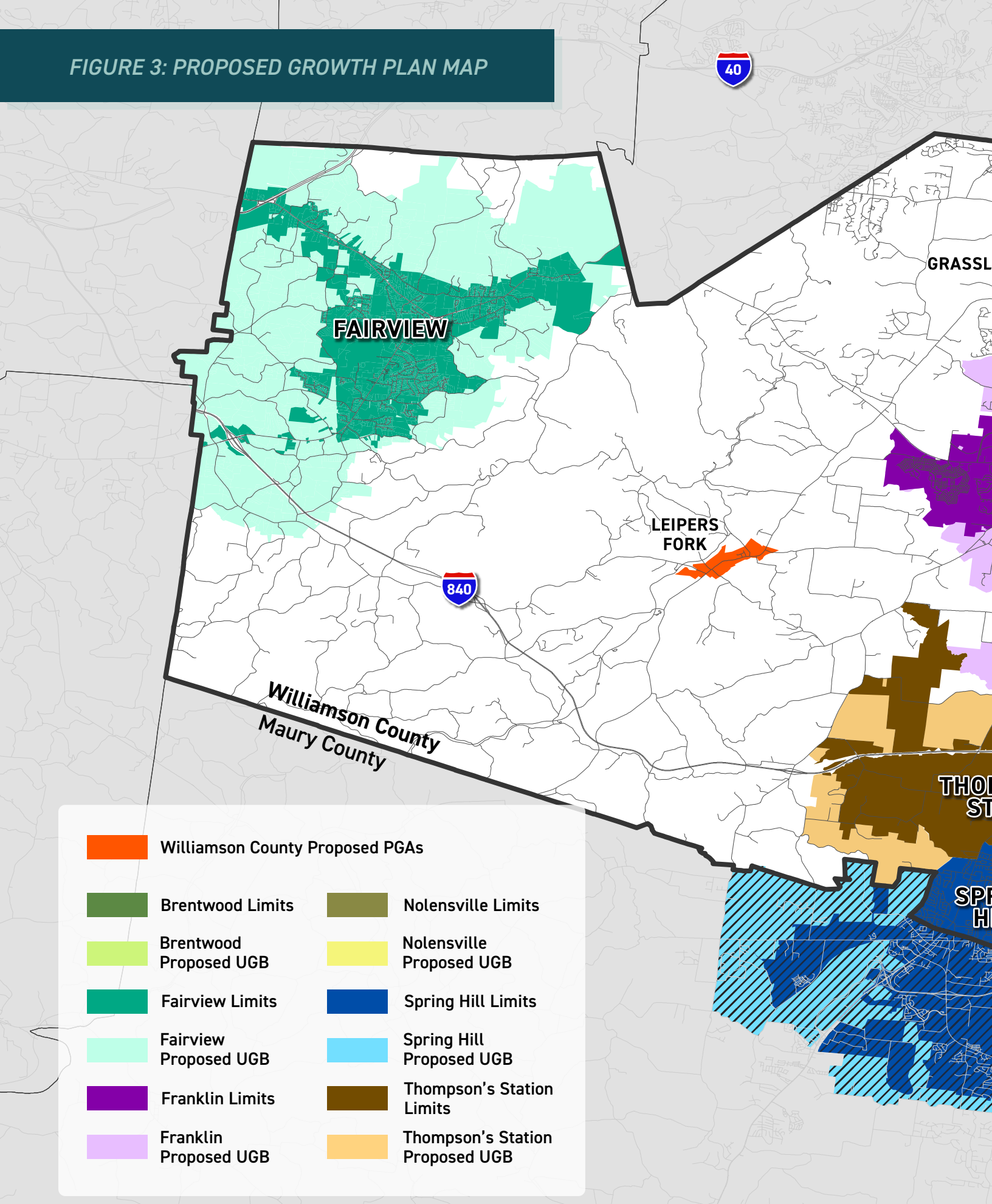
GOAL 2: CONTINUE THE PRACTICE OF COLLABORATIVE, MULTI-JURISDICTIONAL PLANNING ON AN ONGOING BASIS.

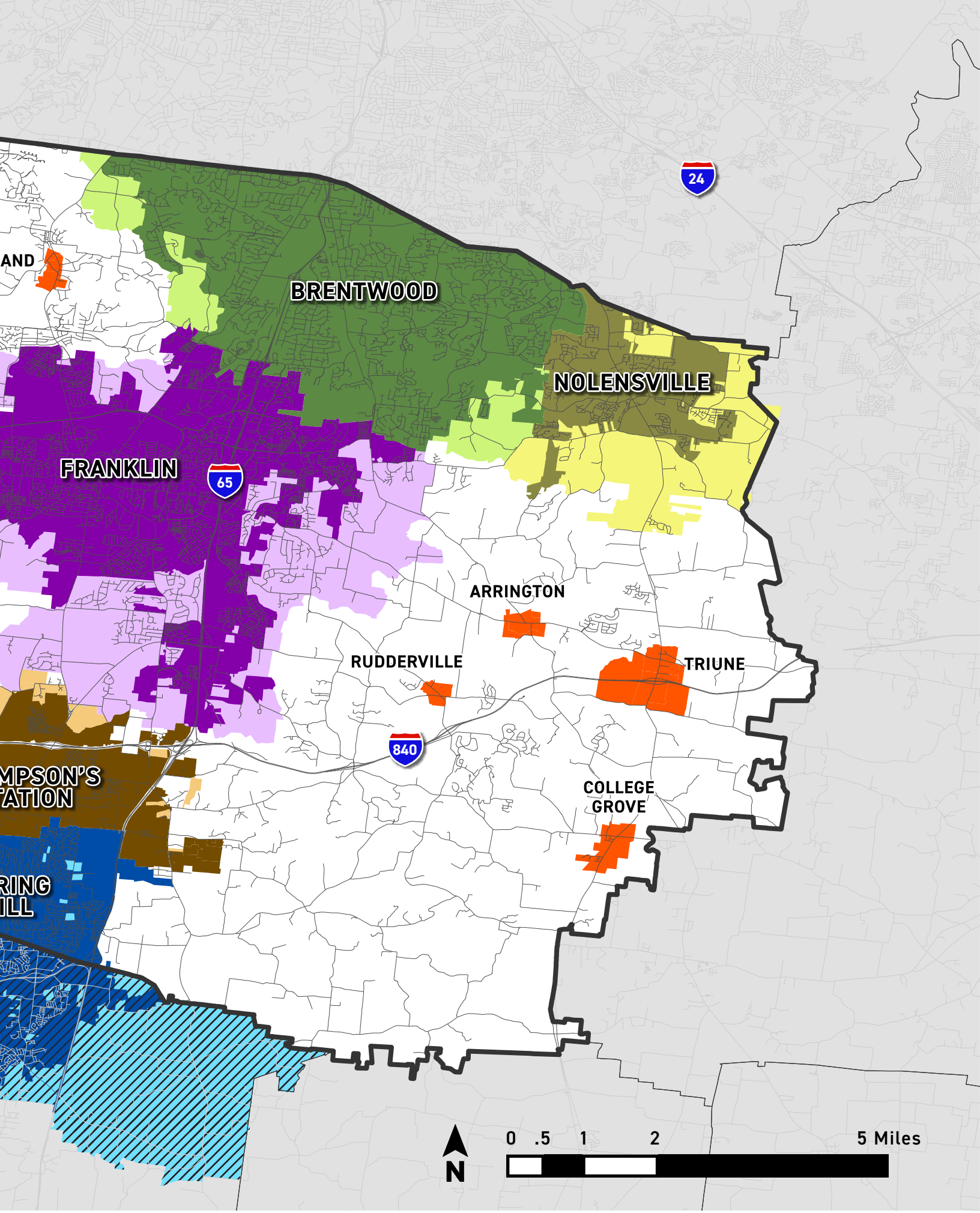
Strategy 2A: Revisit the Growth Plan at least every five (5) years to evaluate its effectiveness and whether or not revisions are necessary.

Strategy 2B: Convene a Growth Plan implementation committee, with representation that is similar to the Advisory Group, which will meet on a regular basis (e.g. quarterly) to evaluate Plan implementation, discuss regional issues, such as transportation and school siting, share information, etc.

Strategy 2C: Consider forming a multi-jurisdictional entity to focus on transportation planning within Williamson County.

FIGURE 3: PROPOSED GROWTH PLAN MAP




BRENTWOOD
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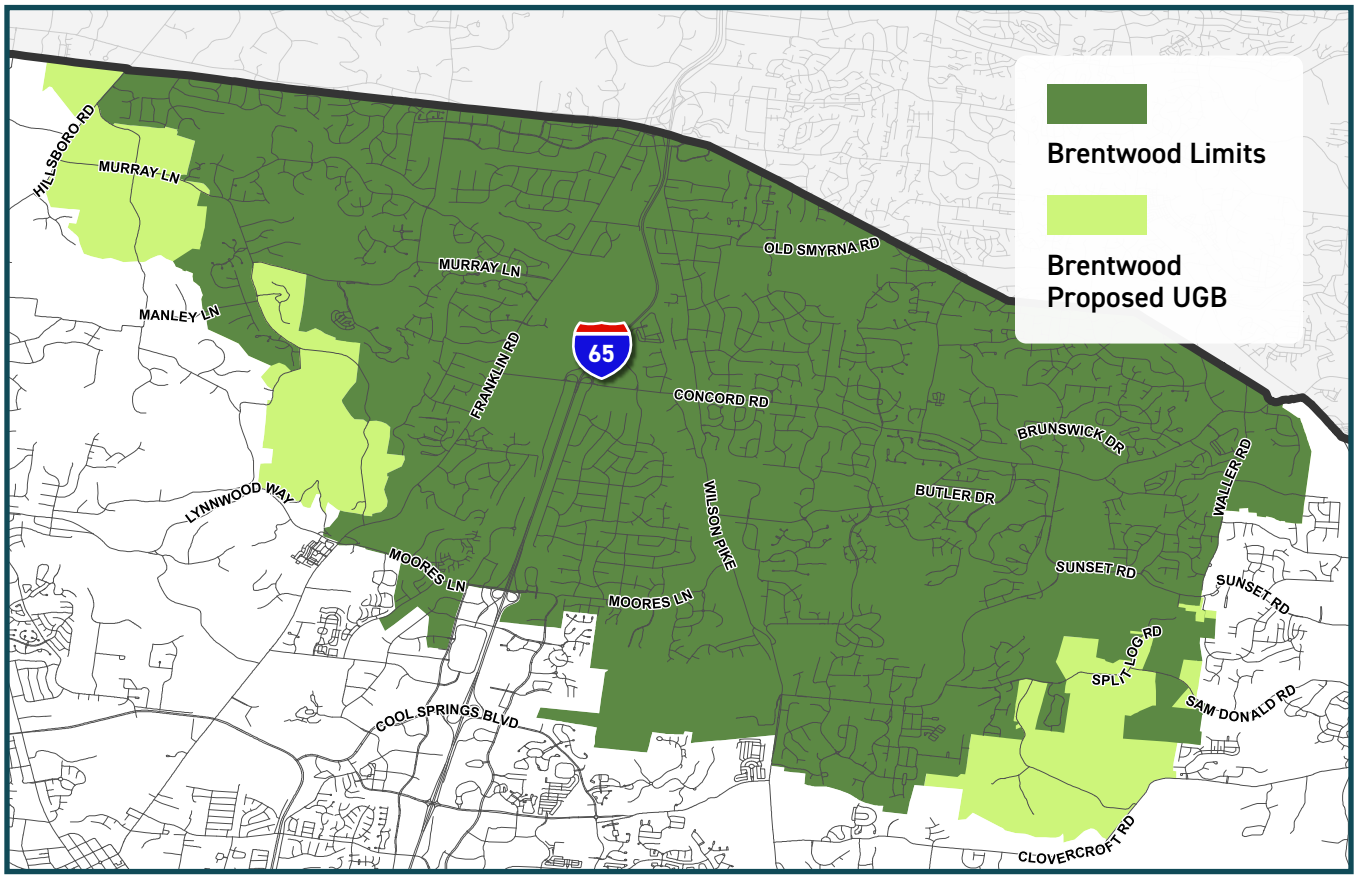


FIGURE 4: BRENTWOOD GROWTH BOUNDARY MAP

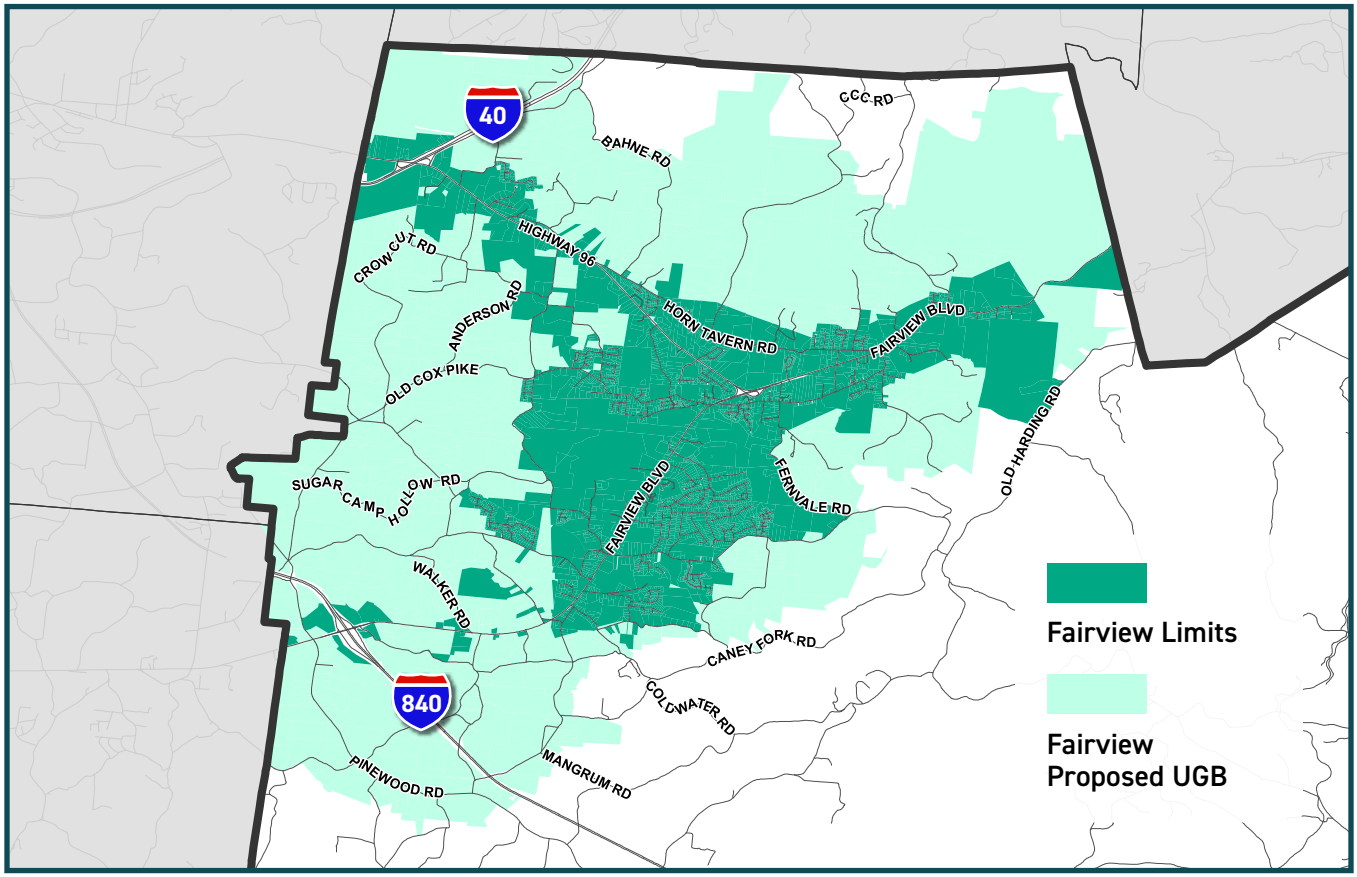


FIGURE 5: FAIRVIEW GROWTH BOUNDARY MAP

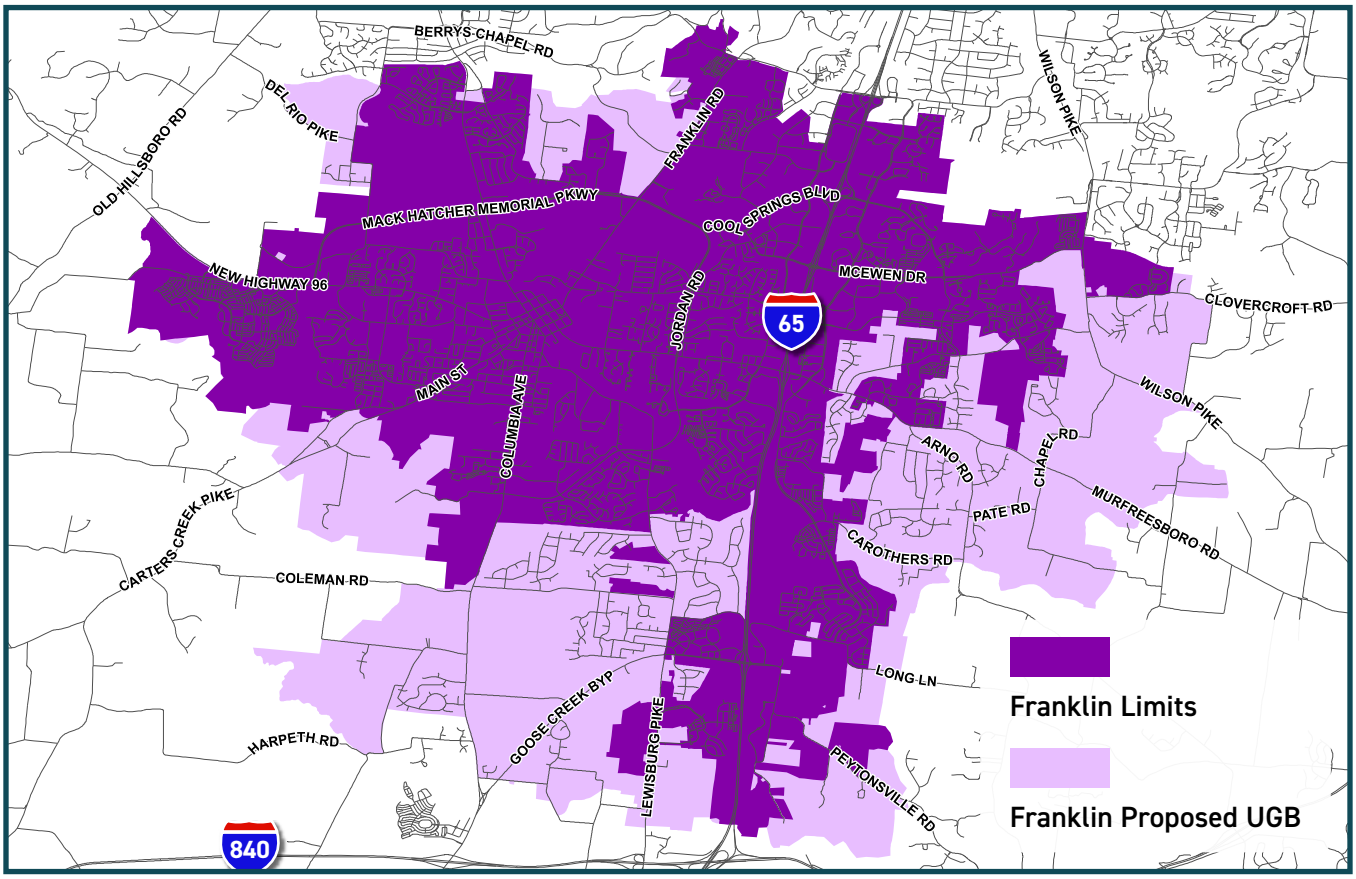


FIGURE 6: FRANKLIN GROWTH BOUNDARY MAP

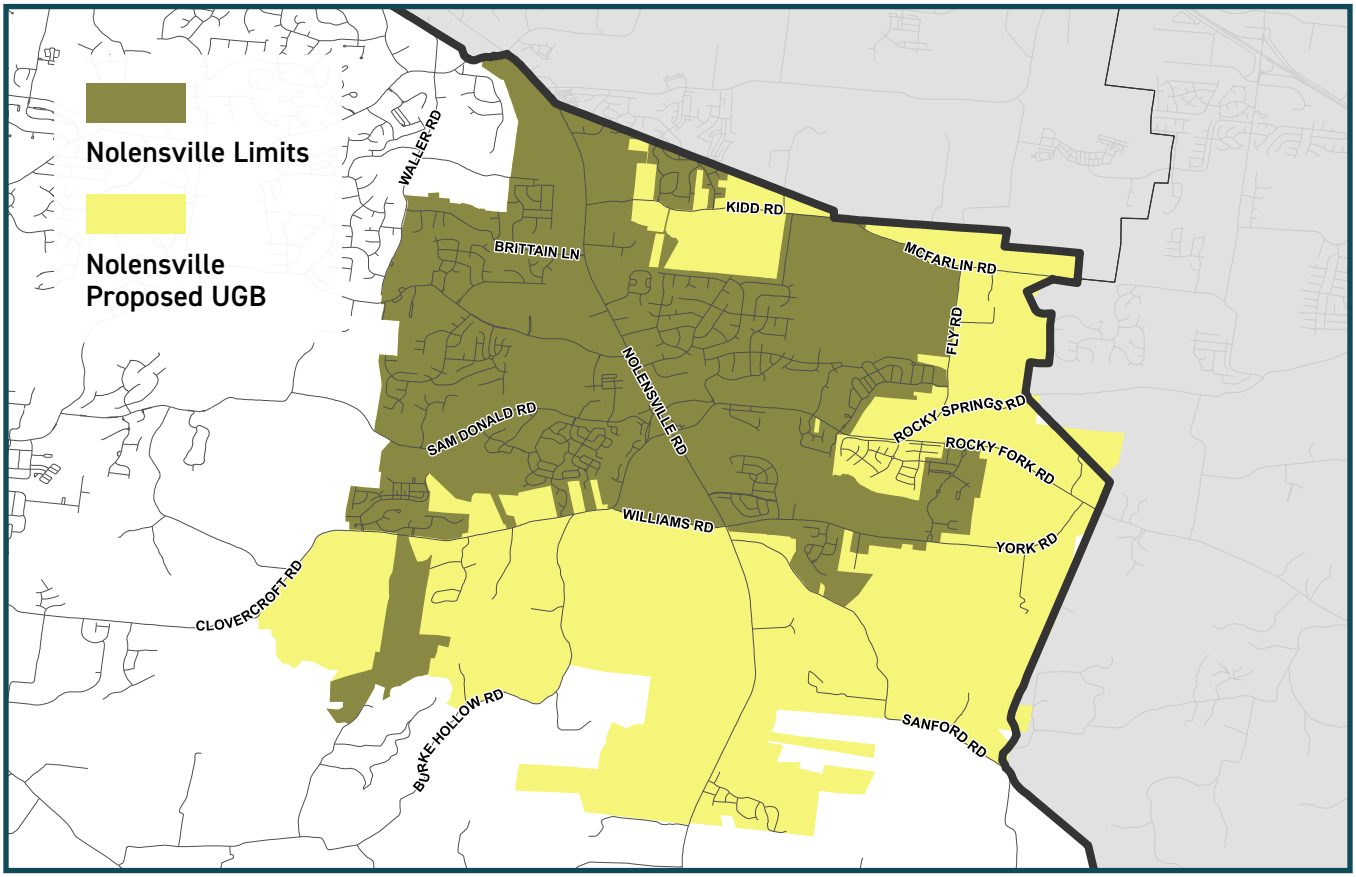


FIGURE 7: NOLENSVILLE GROWTH BOUNDARY MAP

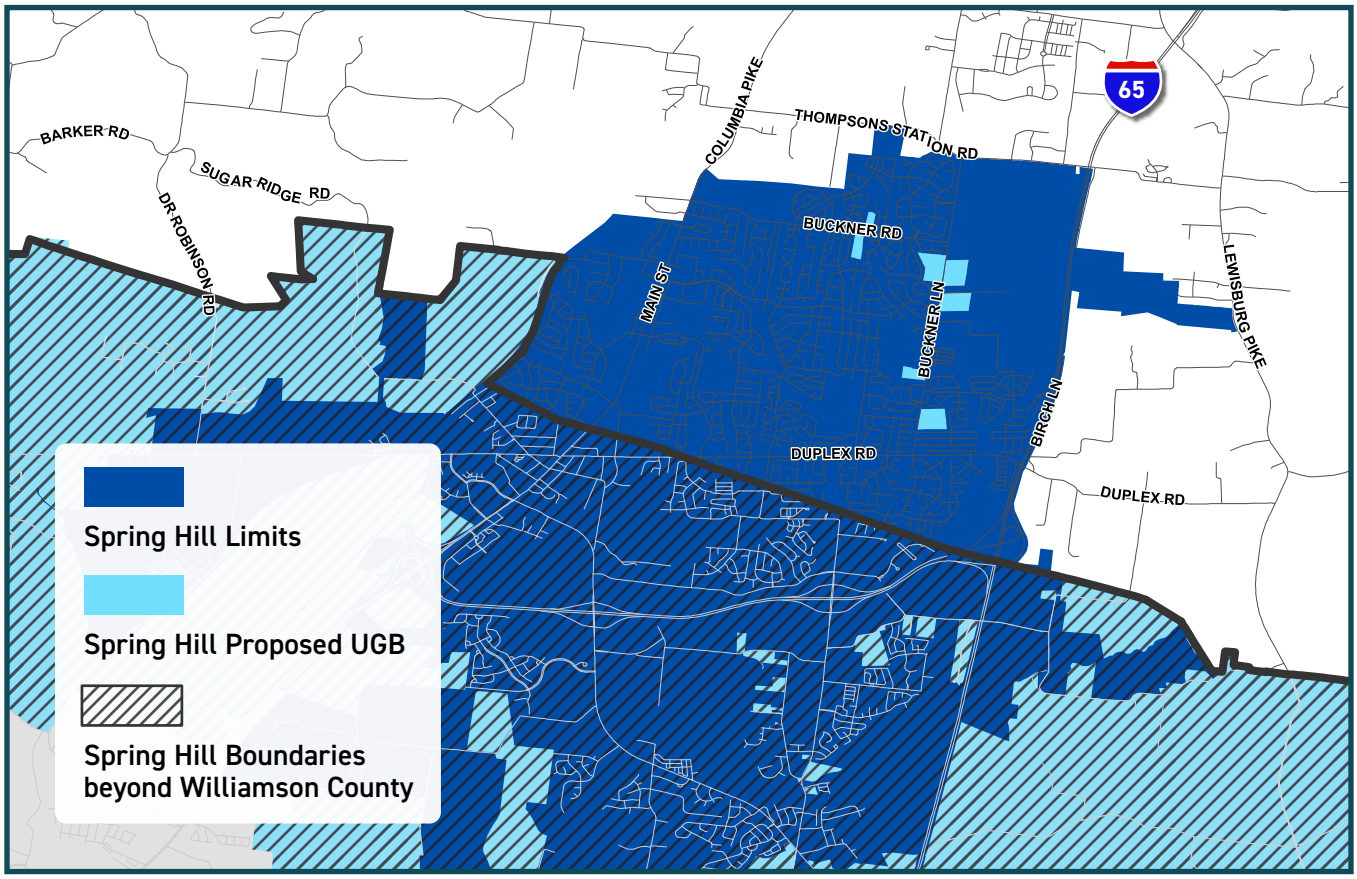


FIGURE 8: SPRING HILL GROWTH BOUNDARY MAP

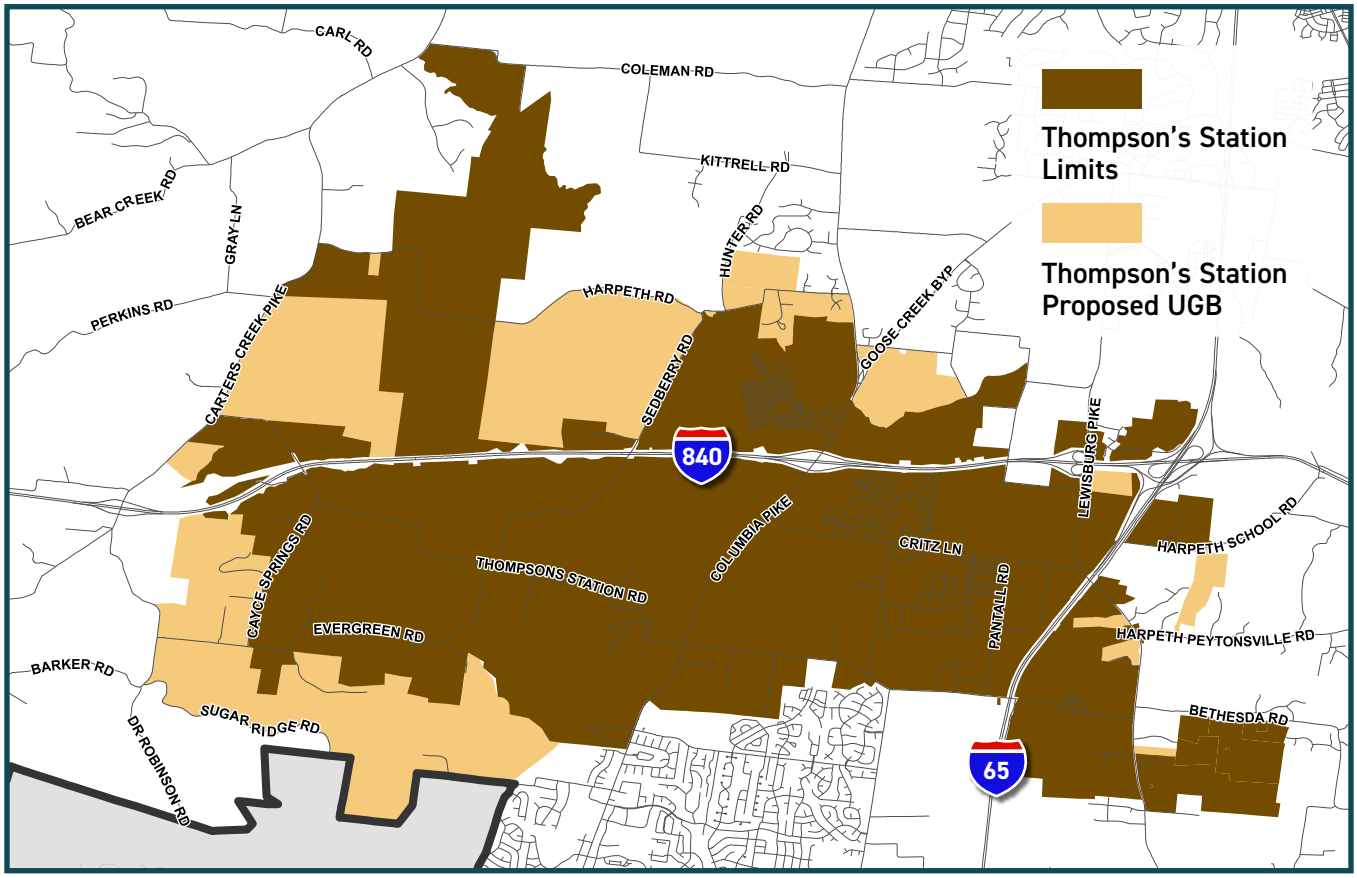
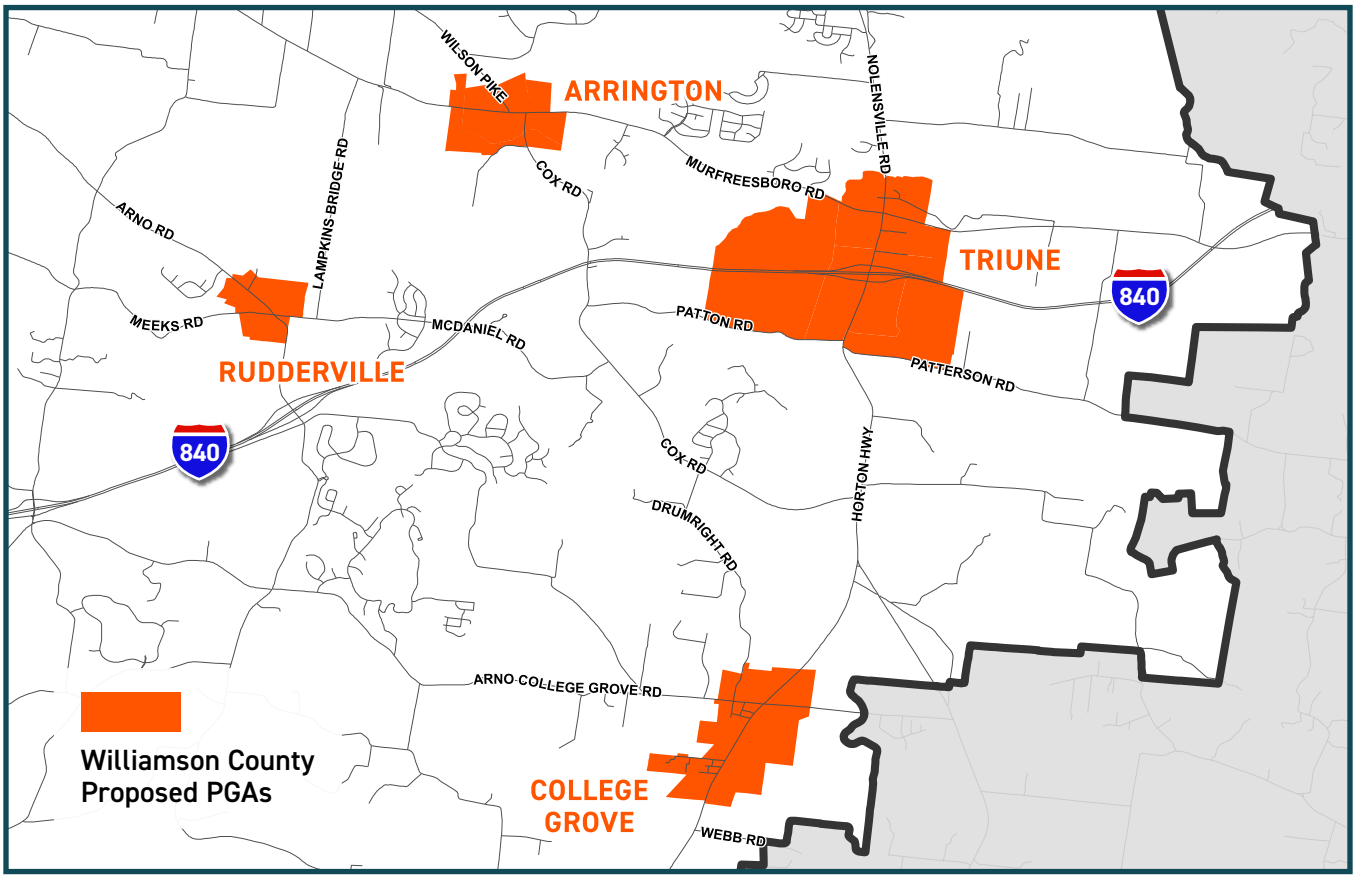
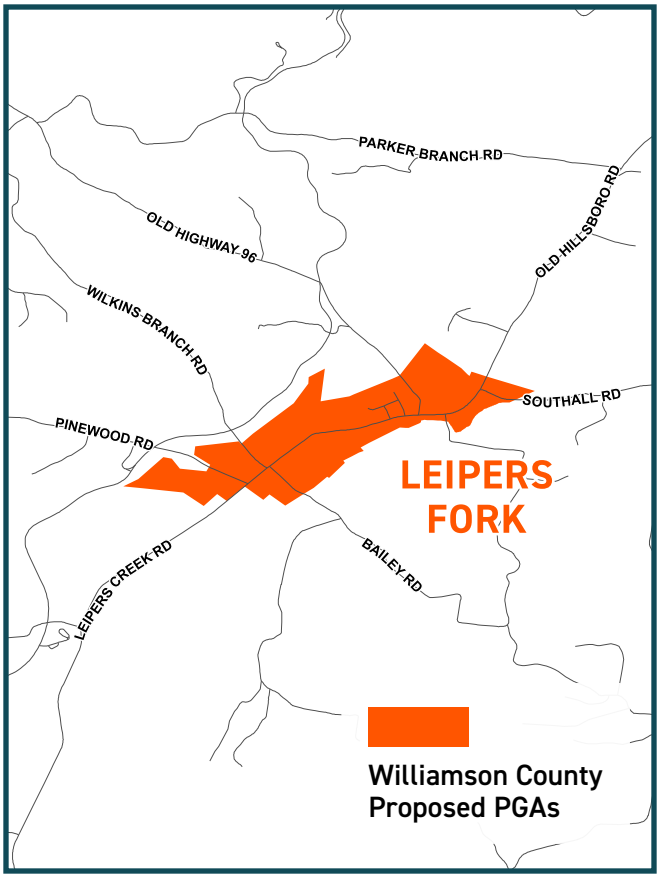


FIGURE 9: THOMPSON'S STATION GROWTH BOUNDARY MAP



10.1-3: WILLIAMSON COUNTY GROWTH AREA MAPS



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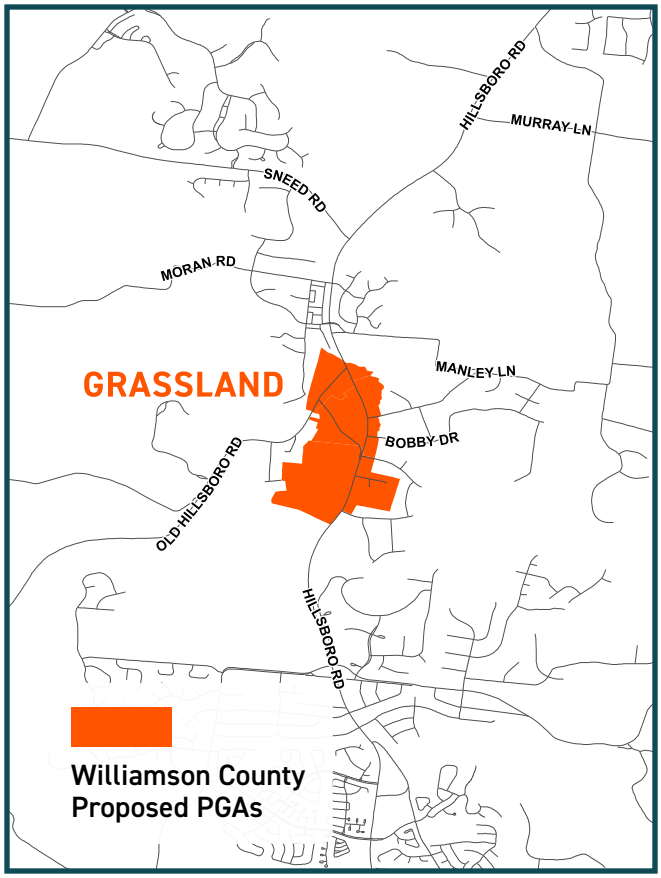

10.3

Section 04: CONCLUSION

This Plan represents a collaborative vision for the location of future growth within Williamson County that can be served by adequate and timely infrastructure, thereby helping to preserve rural character in outlying areas. In addition to the Growth Plan Map, which defines these areas, the Plan contains Goals and Strategies geared toward helping the system of Urban Growth Boundaries (UGBs), Planned Growth Areas (PGAs), and Rural Areas work as effectively as possible.

The Plan is intended to be a fluid document and should be examined at least every five years to determine whether changing conditions warrant amendments to the Plan.

Section 05: APPENDIX

This Appendix consists of summaries from each jurisdiction that outline important factors that helped influence their modified Urban Growth Boundaries (UGB's) and, in the case of the County, its modified Planned Growth Areas (PGA's) and Rural Areas.

CITY OF BRENTWOOD

When the original Williamson County Urban Growth Boundary (UGB) plan was approved in 2001, the City of Brentwood intentionally planned to identify areas where the City could reasonably provide essential services, including utility services. Population projection and a cost-of-service analysis were completed based on Brentwood's then-existing zoning ordinance and long-range service plans.

Since then, the City's long-term infrastructure planning efforts have been based on the eventual build-out of this original Brentwood UGB area under the City's existing low-density land development standards. In addition, Brentwood is unique in Williamson County, given that it is essentially landlocked on three of its borders, with Metro Nashville to the north, Franklin to the south, and Nolensville to the east. To the west, topography limits the extent to which the City could reasonably provide services. The Brentwood Planning Commission adopted an updated Comprehensive Plan in October 2016, after numerous public meetings and surveys to gather information regarding the future plan. The proposed UGB boundaries are consistent with the Brentwood 2030 Comprehensive Plan.

In 2020, the Census certified Brentwood's total population at 45,373 persons, up from 37,060 persons in 2010---a decade increase of 22.4%. Compared to the 1980s and 1990s, the growth rate has slowed. Brentwood is a mature community and one of the older suburbs of Nashville, with most growth occurring early in the City's establishment (1969). Moving forward, the geographical constraints and low-density design standards limit Brentwood's potential population growth.

Given these factors and the desire not to promote further development in areas where the City controls utility services, Brentwood has elected not to propose any significant alteration of its remaining UGB area as part of this update to the Williamson County Growth Plan. The only proposed changes are housekeeping in nature. Two small portions of property north of Maxwell Lane, currently in the Town of Nolensville, are proposed to be removed from the Brentwood UGB. The second proposed update is to correct a gap where there appears to have been a mapping error in the past to include a small portion of a parcel along the north side of Sam Donald Road into Brentwood's UGB. A Public Hearing regarding the proposed Brentwood UGB was held on July 5, 2023, at the Brentwood Planning Commission and a second Public Hearing was held on July 10, 2023, at the Brentwood Board of Commissioners meeting. There were no public comments received at either meeting.

CITY OF FAIRVIEW

In 2021, the City of Fairview's planning staff and elected officials began studying the community's growth trends to identify an updated urban growth boundary. Understanding the terrain and environmental constraints of the region, in addition to the desire to retain a rural character within the City, the urban growth boundaries, as shown, will allow Fairview to grow while being mindful of agricultural lands, environmentally sensitive areas, and the abundance of forested parcels throughout the northwestern corner of Williamson County.

Concentrating on past, current, and projected growth trends, the City of Fairview is growing at a rate just shy of the growth of Williamson County as a whole. Fairview's growth rate in the last seven years has been 2.4% compared to Williamson County's growth rate of 2.85%. Using these recent figures, Fairview's twenty (20) year population projection estimates adding 7,399 residents, a roughly 84% increase to Fairview's current population of 8,763.

The City of Fairview identified reasonably compact territories yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years. A common goal was to focus on parcels of property that are contiguous to the existing boundaries of the municipality and that a reasonable and prudent person would project as the likely site of high-density commercial, industrial, and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns, and topographical characteristics.

Every city has an identity, and for many years Fairview has been known as a rural community. With a pocket of industrial uses and a small but spread out "main street," the City has had little commercial and industrial growth. The proposed urban growth boundary, along with the Fairview Forward Plan, has identified and will make available several parcels near the interstate interchanges for high-density growth and industrial development. Utilizing current properties within the City and annexing additionally needed parcels, adequate land is available for new and reused commercial and industrial space.

CITY OF FRANKLIN

Franklin has consistently experienced fast-paced growth over the last 30 years, a trend projected to continue. Between 2010 and 2020, the City's population grew from 62,487 to 83452, a 33.6% increase. In 2013, the US Census Bureau named Franklin the 14th fastest-growing City in the nation for cities with a population over 50,000. Then in 2017, the US Census Bureau identified Franklin as the fastest-growing City in Tennessee and the 8th in the nation. Overall, the City anticipates adding 43,000 residents by 2040.

Throughout the summer of 2021, an interdepartmental team of City staff began meeting weekly to analyze the Franklin Urban Growth Boundary (UGB). During these meetings, City of Franklin staff discussed reasonable infrastructure availability, extensions, needs, and costs associated with providing efficient and effective public services to territory within the UGB and for the territory proposed to be added. Environmental features such as floodplains, steep slopes, and agricultural lands wishing to remain working farms were all considered during the discussions and analysis. Development suitability, the cost to extend municipal services, population projections, and the study of necessary land uses to accommodate managed and strategic growth all factored into the preliminary staff recommendations for the updated UGB.

From a series of community meetings and a public survey, the City of Franklin staff engaged with citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB and were allowed to present their unique circumstances publicly. Based on these presentations and feedback from the elected officials,

adjustments to the boundary were made accordingly. The staff engaged the Franklin Board of Mayor and Aldermen at six public work session meetings for their input and guidance throughout the fall of 2021 and the spring of 2022. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen at two joint public workshops during the fall of 2021. The City also held two required public hearings in 2023 with accompanying Resolution 2023-44 to recommend approval for the proposed UGB. The first public hearing was held by the Franklin Municipal Planning Commission on July 27, 2023 and the second was held on August 8, 2023 by the Franklin Board of Mayor and Aldermen. The result was an amendment to Resolution 2023-44 to advocate that a defined area proposed for removal from Franklin's UGB along West Harpeth Road remain outside of any jurisdiction's UGB.

The City of Franklin is proposing changes to its UGB to accommodate additional land suitable for projected commercial, industrial, and residential growth over the next twenty years. Due to continued growth and development along the I-65 corridor, the City proposes a compact and contiguous expansion of the UGB south of Long Lane and east of I-65. Through the referendum process, the City has annexed properties outside of the UGB in this area, and city services and infrastructure can be extended to support additional growth. A coordinated study of land uses and infrastructure is ongoing for the territory recommended to be added. The City is also proposing a reduction of the UGB north of New Highway 96 West, along US 31 Columbia Pike, and also along Carters Creek Pike and Southall Road. Minor adjustments along the fringes of the UGB have been made so the proposed boundary follows parcel lines. In total, the City of Franklin proposes adding approximately 2,173 acres to the UGB and removing approximately 2,534 for a net loss of 361.

TOWN OF NOLENSVILLE

The Town of Nolensville has taken a reasonable, measured, and sustainable approach when considering where to expand our Urban Growth Boundary (UGB). The Town's goal while developing new UGB boundaries is to retain its small-town character, scenic value, and ecological quality, while accommodating carefully controlled growth. We have received community input and requested the advice of our Planning Commission and Board of Commissioners on our proposed UGB boundaries. A community workshop and public hearings were conducted as follows:

- Community Workshop – Thursday, June 29, 2023 at 6:30pm
- Planning Commission Public Hearing – Tuesday, July 11, 2023 at 6:30pm
- Board of Commissioners Public Hearing – Thursday, August 3, 2023 at 6:30pm

In our study of the practical options, two approaches resulted as prime candidates for compact and contiguous UGB expansion and future annexation. The first is the expansion to the southwest, which is bisected by a property that has already been annexed, and this will serve to simplify the boundaries of our Town. The second expansion to the south will extend the current UGB along US 41A, the major arterial road that serves our community. Both choices are the most logical next steps in expanding the Town of Nolensville.

Our community has recently adopted a new zoning ordinance and zoning strategy map, which will increase our population and the ability to supply improved public safety services and an enhanced transportation system. According to our current data, our population grew 110% from 2000-2010 and 135% from 2010-2020, to a total population of 13,829. With this population growth in mind, the expansion of the UGB, coupled with our new zoning ordinance and map, these factors will allow us to manage and control growth well into the future and ensure we can provide a high-quality and safe environment for future generations.

Our current UGB expansion proposal is the most efficient and cohesive approach we can implement that will ensure additional land suitable for projected commercial, industrial, and residential growth over the next twenty years while allowing us to expand efficiently and effectively. Not just growth to create economic sustainability but growth that allows us to expand our greenway system, create more active and passive open space areas, preserve existing trees and creeks, improve our transportation system and address stormwater impacts. As we expand our Urban Growth Boundaries in the future, we will adhere to the values, goals, and objectives established by the Board of Commissioners. Regardless of where expansion occurs, it will be done in a sustainable manner that benefits the entire Town and respects our surroundings.

As part of the Five-year Growth Plan Update, the Town of Nolensville will review and consider the growth pressures in the areas shown on the map below.

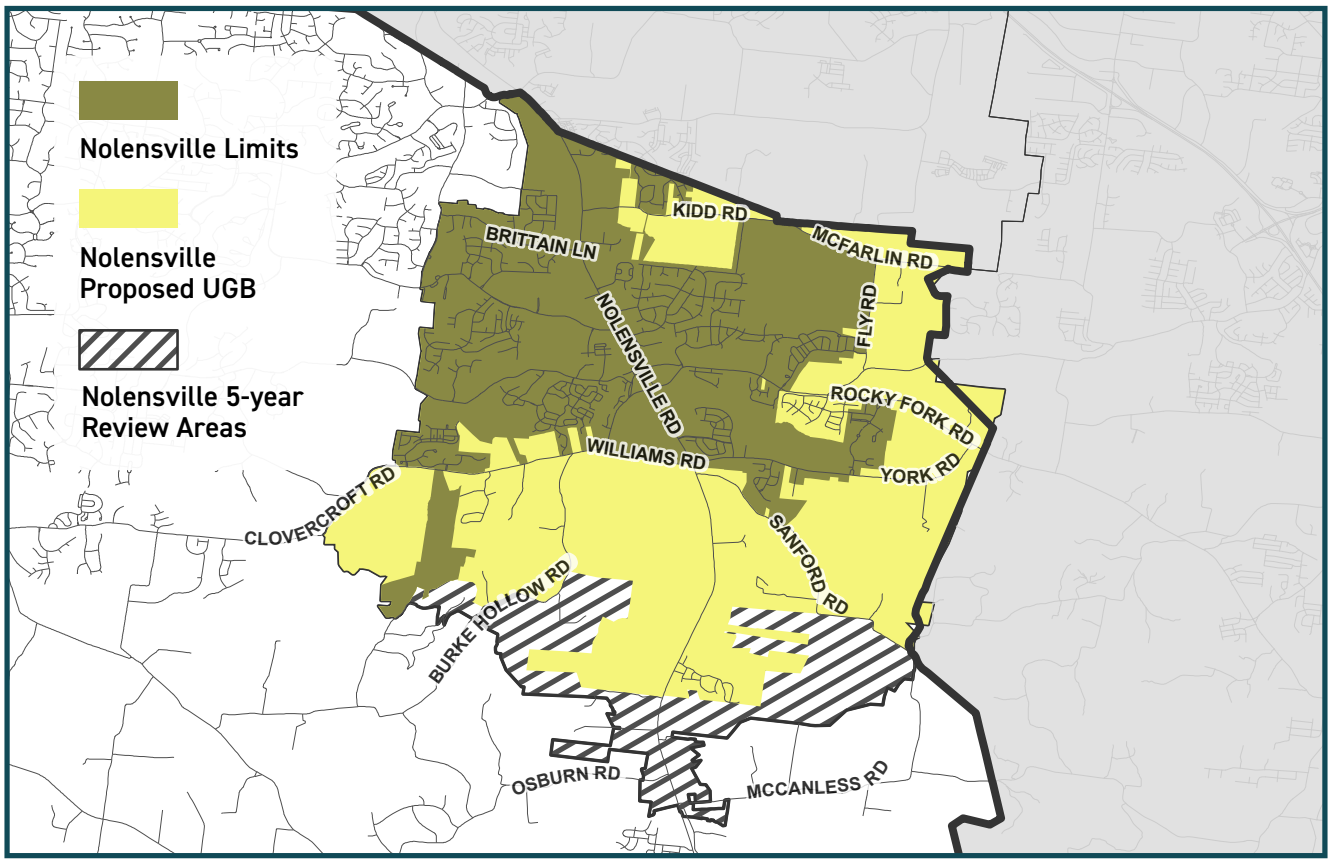

FIGURE 11: NOLENSVILLE 5-YEAR REVIEW AREA MAP

CITY OF SPRING HILL

The City of Spring Hill began planning for an update to the Williamson County Urban Growth Boundary (UGB) Plan in the Summer of 2021. To determine the proposed boundary of the Williamson County, Spring Hill UGB, city staff utilized current development trends, development requirements for water-sewer capacity, analyzed existing drainage basins based on topography, the development of the I-65 interchange at June Lake Blvd., consideration of adopted planning documents (such as but not limited to the 2040 Spring Hill Rising Comp Plan), and the continuity of the currently adopted Maury County UGB with any additional UGB established within Williamson County. The UGB update is crucial to managing Spring Hill's future growth as the city transitions from a bedroom community to a self-supported city.

Spring Hill has grown by 64.9% from 2011 to 2020, with an average annual growth of 7.2%. The City's UGB Update utilized assumed growth rate projections of 3.6% and 7.2%. The ten-year growth projections show a city of 79,194 persons in 2030 at a 3.6% growth rate and 123,620 persons at a 7.2% growth rate. This growth range forms the basis for the City's Growth Plan Report and the proposed expansion of the UGB.

The City of Spring Hill hosted a series of stakeholder meetings for UGB public input. Two in-person meetings were held at City Hall in October 2021. The public input resulted in collaborative discussion between the City, City residents, and unincorporated County residents. Following the public engagement meetings, findings were summarized and presented to both the City of Spring Hill Planning Commission and the Board of Mayor and Aldermen for consideration and further input. The initial Spring Hill Williamson County UGB was submitted to the coordinating committee in August 2023. After review by the coordinating committee and input from county stakeholders, the City of Spring Hill held additional public hearings that allowed additional collaboration in September and October of 2023. The outcome of these public hearings in 2023 resulted in a revised UGB map that considered the county stakeholders' needs and the city's vested interest in responsible growth.

The BOMA-recommended version of the City of Spring Hill's expanded Williamson County Urban Growth Boundary Map offers the City's intention for reasonable and smart growth over the next 5-20 years. The boundary was defined based on growth projections, existing drainage basins, the consistency with the existing boundaries of the City of Spring Hill's Maury County UGB, and a Williamson County Urban Growth Boundary expansion that can accommodate and manage the future growth of the City efficiently and effectively while ensuring that the proposed Urban Growth Boundary is sufficiently compact so as to not contribute to leapfrog and noncontiguous development patterns and to protect rural and agricultural lands. The City of Spring Hill forwarded a recommended Williamson County UGB boundary, however the coordinating committee, based on public comments, elected to remove all of the City of Spring Hill UGB from consideration. The City of Spring Hill Mayor was a member of the coordinating committee and was amenable to this change. However, if this were also subject to a joint municipal interlocal agreement restricting annexation requests to only within a jurisdiction's UGB, without an identified UGB, the City of Spring Hill must have a reasonable expectation to participate in responsible growth and be allowed to welcome properties that wish to be annexed into the City.

TOWN OF THOMPSON'S STATION

The Town of Thompson's Station began planning for the Williamson County Growth Plan update in the Spring of 2021. The Growth Plan Update is part of several parallel planning efforts currently underway in the Town, which have informed and underpinned the Town's overall planning and analysis related to the study of the Town's Urban Growth Boundary (UGB). The Growth Plan Update process was a timely addition to the Town's overall growth, development, and preservation planning process and was embraced as such by the elected and appointed officials, as well as Town Staff.

The Town of Thompson's Station has experienced tremendous growth over the past twenty years since the adoption of the current Williamson County Growth Plan in 2001. The 2020 Census certified a total population of 7,485 persons, up from 1,946 persons in 2010---resulting in a staggering 241% increase. This triple-digit, historic growth rate makes population forecasting and projections difficult. Therefore, the Town's Growth Report Update uses a series of linear growth projections across a more conservative 3.5% growth rate and an earnest 8% growth rate to create a growth projection range for the Town's growth through 2040. The 2040 growth projections show a Town of 14,893 persons in 2040 at a 3.5% growth rate and 24,887 persons at an 8% growth rate. This growth range forms the basis for the Town's Growth Plan Report and the areas studied to expand the UGB.

The Town's first action in the planning process was public outreach and engagement. At the very beginning of the planning process, the Town hosted a series of in-person and virtual meetings over the Summer and Fall of 2021. Two in-person meetings were held at Thompson's Station Community Center in July 2021 and August 2021. The third public meeting was planned to be held in person, but the delta surge of the coronavirus forced the Town to shift that meeting to a virtual meeting in September 2021. As the planning process concluded, the Planning Commission held the first of the Town's required Public Hearings on the Town's revised UGB map on July 25, 2023, and the Board of Mayor and Aldermen held the second and final Public Hearing on August 8, 2023. The public input garnered throughout the planning process resulted in a robust discussion between the Town and our neighbors in the unincorporated County and led to direct changes and revisions to the Town's overall growth plan and UGB based on this feedback.

The final version of the Town of Thompson's Station expanded Urban Growth Boundary Map offers the Town's intention for balanced and additional land suitable for projected commercial, industrial, and residential growth over the next five years. Based on growth projections, it includes the extent of the Town's Urban Growth Boundary expansion to accommodate and manage growth efficiently and effectively, while ensuring that the proposed Urban Growth Boundary is sufficiently compact and contiguous to promote reasonable and logical development patterns and protection of rural and agricultural lands.

WILLIAMSON COUNTY

The current Planned Growth Areas (PGA's) were created at a time when the Grassland area (PGA's 1, 2 and 3) and the Triune area (PGA-5) were projected to accommodate a suburban- level of development.

The Williamson County Comprehensive Land Use Plan (Comp Plan), which is the County's chief policy document related to growth and development matters, was amended in 2020. The Comp Plan makes very specific land use recommendations for the unincorporated County and specifies where growth should, and should not, occur. The Comp Plan calls for a reduction in density outside of Urban Growth Boundaries, except within designated Villages and Hamlet areas. It is the County's intention that the proposed PGA's and Rural Areas reflect the Land Use Plan recommendations of the Comp Plan.

As such, the County is proposing the following six PGAs:

- **Triune** (coinciding with the TCA-2, TCA-3 and TCA-4 Zoning Districts);
- **Grassland** (coinciding with the GV-1, GV-2, GV-3 and GV-4 Zoning Districts);
- **Leiper's Fork** (coinciding with the LFV Zoning District);
- **College Grove** (coinciding with the CGV Zoning District);
- **Arrington** (coinciding with the Study Area for the Arrington Special Area Plan); and
- **Rudderville** (coinciding with the Hamlet Zoning District that exists surrounding the Arno Road/McDaniel Road intersection).

Based on economic trends, population growth projections/patterns, and topographical considerations, the County believes that the proposed PGA's are necessary and appropriate to accommodate additional development and are the logical and likely locations for higher density (relative to the Rural Areas) residential, commercial and limited industrial uses, provided such development occurs in a way that is consistent with adopted Special Area Plans. The proposed PGA's are reasonably compact yet sufficiently large to accommodate this additional development over the next 20 years.

The County also believes that the proposed Rural Areas will allow for the improved management and preservation of natural resources and agricultural uses and are necessary in order to manage urban growth within the County. Based upon their size and location, it is unlikely that any of the PGA's will become municipalities or be annexed by an existing municipality over the next 20 years.

Population Projections

The County is projecting a population increase of approximately 23,000 (from 54,871 to 78,331) people in the unincorporated area by the year 2040. This projection is consistent with University of Tennessee projections.

Cost of Services

One of the key elements that was instrumental in identifying a preferred land use policy in the Comprehensive Plan update process was evaluating the fiscal impacts associated with various land use scenarios. This analysis concluded that implementing the land use policy recommended in the Comp Plan (which is the basis for the recommended PGA's and Rural Areas) would result in an approximately $3.5 billion savings to the County in providing services outside of UGB's, as compared to the previous land use policy.

Public Feedback

As mentioned previously, the recommendations and vision of the County's recently-adopted Comprehensive Plan is the foundation for the proposed PGA's and Rural Areas described in this report. That process included a robust public involvement component, resulting in hundreds of citizens providing meaningful input. Since that time, the County has solicited public input on the proposed PGA's and Rural Areas through a dedicated website where citizens could provide feedback.

Public Hearings were held on July 13 and August 14.

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Fax: (615) 794-3313
www.thompsons-station.com

1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

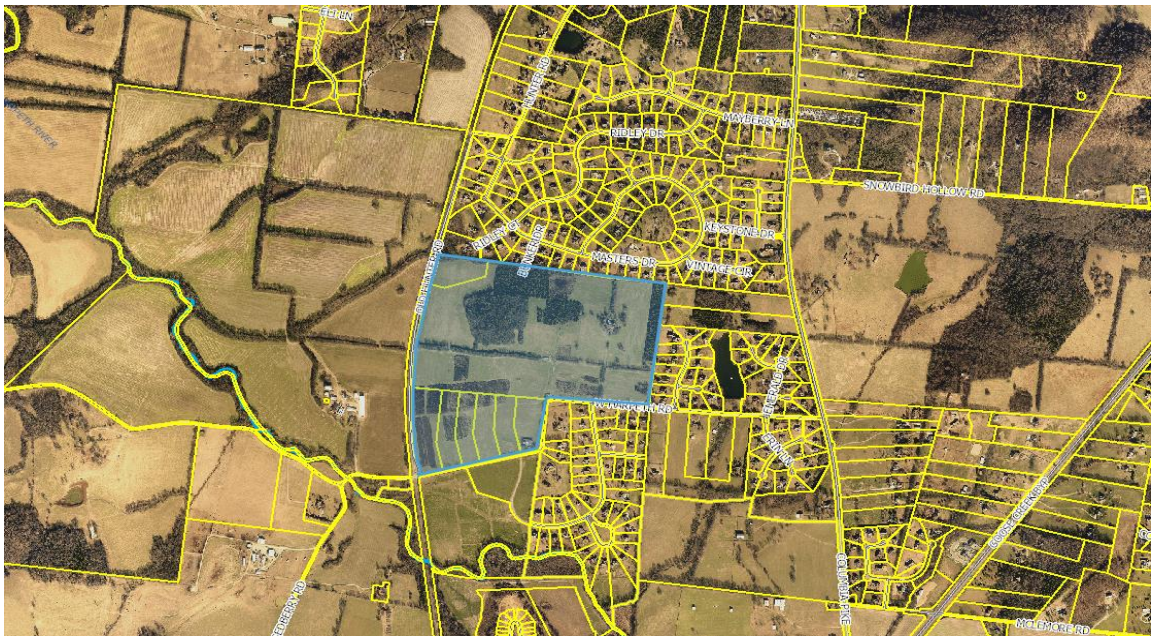
January 18, 2024

TO: Franklin Board of Mayor and Aldermen

FROM: Brian Stover, Mayor
Ken McLawhon, Town Administrator
Micah Wood, Community and Economic Development Director
Andrew Mills, Town Attorney

SUBJECT: **Thompson's Station Urban Growth Boundary Inclusion of the Ozzad Property**

Franklin City Staff requested a memo from the Town related to the inclusion of the northern portion of the Ozzad property (Map 118 Parcel 7 at 1546 West Harpeth Road, Map 119 Parcels 7.03, 7.04, 7.05, 7.07, and 7.08 all at unnumbered West Harpeth Road) located along the north side of West Harpeth Road west of Columbia Pike and east of the CSX railroad. These parcels in total are referred to as the Ozzad property throughout this memo. The purpose of this memo is to provide information related to the Ozzad property and the Town's Board of Mayor and Aldermen (BOMA) consideration of the Franklin BOMA's request that the property be held within the county rather than added to the Town's Urban Growth Boundary (UGB).



Vicinity Map

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Thompson's Station, TN 37179

The Town BOMA considered the issue of whether to remove the Ozzad property at their September and October meetings. The September meeting is available to view at this link (discussion begins at 26:32 for Item 3 on the Agenda): https://play.champds.com/thompsonsstationtn/event/85. The October meeting is available to view at this link (discussion begins at 19:14 for Item 2 on the Agenda): https://play.champds.com/thompsonsstationtn/event/92.

The Town has an existing agreement, from 2013, to provide sewer service to a portion of the Ozzad property. When the property owner approached the Town about being included in the Town's UGB earlier this year, the Town Staff indicated that this property would only be included if, and when, Franklin removed the Ozzad property from its UGB. Since the property is immediately adjacent to the Town's existing corporate limits and sewer is present, the Town is able to provide services to the Ozzad property upon annexation, per an adopted Plan of Services, efficiently and at a low cost of service extensions. When Franklin City Staff provided Town Staff with a map confirming the removal of the Ozzad property from the Franklin UGB, Town Staff added the property to the Town's UGB at the property owner's request. Town Staff also began working with the property owner to revise the existing agreement to incorporate development controls in excess of the Town's already high development standards in order to address the surrounding neighborhoods.

The updated Ozzad Property Agreement was reviewed by the Town BOMA on September 12, 2023, and adopted on October 10, 2023. This agreement provides for a balanced approach to development of the Ozzad property, while also providing for upgrades to West Harpeth Road and the inclusion of extensive open space, including a possible Town Park.

The updated agreement includes the following, relative to development controls:

- Zone the property D2, which, per the Town's Land Development Ordinance, is an exclusive residential zoning district intended for only "low density residential development," with a maximum density of 1.5 units per acre.
- Cap the total lots in the property north of West Harpeth Road at 150, which is below the allowable density of the D2 low density zoning.
- Limit all development to single family homes.
- Require a minimum 25-foot buffer along the eastern, western, and northern property.
- Require a minimum 70-foot buffer along West Harpeth Road.
- Provide for a realignment of West Harpeth Road, to the Town's road standards, to allow for a safer roadway by removing the existing S curves.
- Provide extensive open space (minimum of 57 acres), including dripfields and a possible Town Park.

There have been concerns raised about "high density development" under the Town's standards. The updated agreement will preclude any high density development through the D2 zoning, coupled with a limitation to only permit single family homes and a cap of 150 total residential lots north of West Harpeth Road. The proposed development will also be appropriately transitioned to

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existing neighborhoods through a 25-foot buffer on the western, northern, and eastern property lines, as well as a 70-foot buffer along West Harpeth Road. Additionally, realignment of West Harpeth Road, at the developer's expense, will result in safer conditions for drivers in this area. Approximately 57 acres of the overall property shall be dedicated over to the Town as part of this agreement, allowing for extensive open space. The Town will also be able to utilize some portion of this property for dripfields, which are a component part of the Town's sewer system. Dripfields allow treated water to be naturally discharged into ground water. The Town has an existing dripfield immediately south of this property on the south side of West Harpeth Road, making connection to the north desirable and efficient. The updated agreement regarding the Ozzad property provides drip field areas above and beyond that required for the property itself, a benefit to the Town and its citizens, and a vital addition to the Town's overall sewer network.

There have also been concerns raised related to the rural character of this property and the surrounding environs. The Ozzad property is currently bordered on three sides by existing residential neighborhoods. The west side of the property abuts the CSX railroad. Any development permitted under the Town's standards and the updated agreement will result in a suburban development pattern that is consistent and compatible with the existing residential neighborhoods in this area.

As part of the Town's All Aboard Comprehensive Planning process, areas within the UGB were studied, as good planning practice. Under the Town's *General Plan*, adopted March 2023, this area is placed within the Country Context Area of the Town's Context Map. The Country Context Area sets forth a policy for these locations to have a rural or suburban character in which buildings have landscape and natural buffers. This property is within the *General Plan's* Neighborhood Residential Character Area, which supports up to 1.5 dwelling units per acre of residential subdivision development. Any proposed development on the Ozzad property will be designed to achieve these *General Plan* policy objectives. The Town's BOMA respectfully noted the Franklin BOMA request relative to this property, but, since the Franklin BOMA has chosen not to include this property within the Franklin UGB, determined that, based on the property owner's request to be included in the Town to keep this property within the Town's proposed UGB.

The Town's BOMA thanks the Franklin BOMA for its consideration and respectfully requests that the property owner's stated request, to be included in the Town's UGB, be honored.

City of Franklin

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

File #: 21-05340

DATE: January 9, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist
Emily Huffer, Preservation Planner

SUBJECT:

Consideration Of COF Contract No. 2023-0334, With Middle Tennessee State University For Professional Services Agreement For Toussaint L'Ouverture Cemetery
WS 1/23/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Professional Services Agreement for the survey, historical overview, road and pedestrian issues, cemetery fixtures and furnishings, landscape maintenance and preservation planning and security concerns.

BACKGROUND/STAFF COMMENTS:

The City of Franklin Planning Department was awarded a preservation grant for Toussaint L'Ouverture Cemetery on September 5, 2023 at a 60% Federal Grant match for a total of $40,000.00. The City will be using Middle Tennessee State University for the Design Services of this project.

FINANCIAL IMPACT:

The consultant shall be paid on a monthly basis for work performed in the Not To Exceed Amount of Forty Thousand and 00/100 Dollars ($40,000.00) at a 40% City 60% Federal Grant match.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2023-0334.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2023-0334

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **MIDDLE TENNESSEE STATE UNIVERSITY** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. The City desires to retain the Consultant to provide survey, historical overview, consultation on road and pedestrian issues, cemetery fixtures and furnishings, landscape maintenance planning, security concerns and preservation planning in connection with the City's project hereinafter referenced as the Project. The Project is described as follows:

Federal Preservation Grant for Toussaint L'Ouverture Cemetery
(*i.e.* Survey and preservation planning)

1. SCOPE OF SERVICES. The Consultant shall provide survey, historical overview, consultation on road and pedestrian issues, cemetery fixtures and furnishings, landscape maintenance planning, security concerns and preservation planning for the Project in accordance with the Scope of Services ("Services") as found in Attachment A, which shall be considered as an integral part hereof.

2. The Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In the event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. The Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in a cumulative amount not to exceed **Twenty- Four Thousand and 00/100 Dollars ($24,000.00).**

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 20___.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. The Consultant will:

1.1 Act for the City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with the City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), the Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by the City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by the City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. The City, or its authorized representative, will:

2.1 Provide the Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for the Consultant's necessary field studies and surveys. The Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to the Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund the Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 The Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 The Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither the City nor the Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in

consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. The Consultant agrees to indemnify and hold the City harmless from and against legal liability for all claims, judgments, losses, damages, and expenses to the extent such claims, judgments, losses, damages, or expenses are caused by the Consultant's negligent act, error or omission in the performance of the Services of this Agreement. In the event claims, judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of the Consultant and the City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. The Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to the City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to the Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 TERMINATION FOR CONVENIENCE. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:
   (a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;
   (b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

(4) The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 TERMINATION FOR CAUSE. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a competent Tennessee jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 TERMINATION FOR NON-APPROPRIATION. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. The Consultant shall provide the Services as described in Scope of Services attached hereto as Attachment A and incorporated herein by reference.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY. Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should the City request changes in the scope, extent, or character of the Project, the fee and the time of performance of the Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by the Consultant pursuant to this Agreement are

instruments of service in respect to the Project. The City shall retain an ownership and property interest therein whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS. The City maintains all rights to data systems and data (including derivative or hidden data such as metadata) created and used by the Consultant through information supplied to the Consultant by the City.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. The City may be required to disclose documents or data under state or federal law. The City shall notify the Consultant if a request for data or documents has been made and shall give the Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. The Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, the Consultant agrees to indemnify, defend, and hold harmless the City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of the City's reliance upon the Consultant representation that materials supplied by the Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads the Consultant and the Consultant assumes control over that claim.

7.2 By execution of this Agreement, the Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest the Consultant, or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by the Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by the City shall be used by the Consultant only for the Project as described herein. The City's posting or publication of such documents created by the Consultant for the City shall constitute fair use and shall not constitute an infringement of the Consultant's copyright, if any.

7.3 Documents that may be relied upon by the City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by the Consultant to the City are only for convenience of the City, unless the delivery of the Project in electronic media format has been dictated in the Scope of Services attached hereto as Attachment A. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, the Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by the City.

7.5 When transferring documents in electronic media format, the Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer

hardware differing from that as required of, and used by, the Consultant at the beginning of this Project.

7.6 The City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by the Consultant, as appropriate for the specific purpose intended, will be at the City's sole risk and without liability or legal exposure to the Consultant or to the Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle the Consultant to further compensation at rates to be agreed upon by the City and the Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, the Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 The Consultant shall add the City as an additional insured on all policies unless otherwise prohibited.

8.3 The Consultant shall, upon execution of this Agreement, furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to the City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. The City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as the City deems adequate to indemnify the City, the Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 The City will pay the Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. The Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. The City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, the City and the Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. The City and the Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. The City and the Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD-PARTY RIGHTS CREATED. The City and the Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of the City and the Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by the Consultant to limit its liability shall be void and unenforceable.

10.5 CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION. This Agreement is a covered transaction for the purposes of 2 CFR Part 180 and 2 CFR Part 1200. As such, the Consultant is required to verify that none of the Consultant's principals (as defined at 2 CFR §180.995) or its affiliates (as defined at 2 CFR §180.905) are excluded (as defined at 2 CFR §180.940) or disqualified (as defined at 2 CFR §180.935).

10.5.1 The Consultant must comply with 2 CFR Part 180, Subpart C and 2 CFR Part 1200, Subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into as a part of this Agreement.

10.5.2 This certification is a material representation of fact relied upon by the City of Franklin. If it is later determined that the Consultant did not comply with 2 CFR Part 180, Subpart C and/or 2 CFR Part 1200, Subpart C, in addition to remedies available to the City of Franklin, the State of Tennessee and/or the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

10.5.3 The Consultant agrees to comply with the requirements of 2 CFR Part 180, Subpart C and 2 CFR 1200, Subpart C while this Agreement is valid and throughout the period of any contract that may arise from this Agreement and Project. The

Consultant agrees to include a provision requiring such compliance in its lower tier covered transactions.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions and Consultant's attached addendum, represent the entire Agreement between the City and the Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by the City and the Consultant. In the event of any inconsistency and / or conflict between the term(s) of this Professional Services Agreement and the Consultant's attached addendum, the terms of this Professional Service Agreement (pages 1 - 10) shall govern unless the inconsistent/conflicting addendum term is required for the Consultant's compliance with Tennessee law; in which case the term(s) of the addendum (pages 11-12) shall govern.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract or other document to which it may accompany or incorporate by reference, or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

(Signatures on Following Page)

THE CITY OF FRANKLIN, TENNESSEE:

_____
(Signature)

Name: Dr. Ken Moore

Title: Mayor

Date: _____

MIDDLE TENNESSEE STATE UNIVERSITY:

_____
(Signature)

Name: Alan R. Thomas

Title: Vice President, Business and Finance

Date: _____

Attest:

_____
(Signature)

Eric S. Stuckey

City Administrator

Date: _____

Approved as to Form:

_____

J. Blake Harper, Staff Attorney

****Executed subject to the terms and conditions of Middle Tennessee State University's attached addendum****

MIDDLE TENNESSEE STATE UNIVERSITY

MIDDLE TENNESSEE STATE UNIVERSITY STANDARD
CONTRACT ADDENDUM TO VENDOR'S CONTRACT FORM

Part I: MIDDLE TENNESSEE STATE UNIVERSITY ("Institution" or "Consultant"), a public university with its principal place of business at 1301 East Main Street, Murfreesboro, TN 37132 and the CITY OF FRANKLIN ("Vendor" or "City") are entering into a contract/agreement and for their mutual convenience are using the standard contract form provided by the Vendor (hereinafter "Vendor's Contract Form"). This Addendum, duly executed by the parties, is attached to and made a part of the Vendor's Contract Form and shall be entered into and effective as of the date of the final signature below. The Vendor and the Institution are sometimes referred to individually as a "party" and collectively as the "parties."

Public Tennessee University. Middle Tennessee State University is a state-funded public institution of higher learning. As an entity of the State of Tennessee, under the Constitution and laws of the State of Tennessee it possesses certain rights and privileges, is subject to certain limitations and restrictions, and only has such authority as is granted to it under the Constitution and laws of the State of Tennessee. Notwithstanding any other provision to the contrary, nothing in this Agreement is intended to be, nor shall it be construed to be, a waiver of the sovereign immunity of the State of Tennessee or a prospective waiver or restriction of any of the rights, remedies, claims and privileges of the State of Tennessee. Moreover, notwithstanding the generality or specificity of any provision herein, the provisions of this Agreement as they pertain to the Institution are enforceable only to the extent authorized by the Constitution and laws of the State of Tennessee. Additionally, Tennessee law and/or Institution Policy requires contracts entered into by Institution to contain certain provisions, including but not limited to those related to state/federal debarment, registration for collection of Tennessee sales/use tax, use of illegal immigrants in contract performance, conflict of interest, data privacy and security, Iran Divestment Act, etc., and all such required provisions, to the extent applicable, are found in Part II of this addendum.

The Vendor's Contract Form is, with the exceptions noted herein, acceptable to the Institution. However, because state constitutional and statutory restrictions prevent the Institution from accepting certain standard clauses contained in the Vendor's Contract Form, and in consideration of the convenience of using the Vendor's Contract Form and this Addendum without the necessity of specifically negotiating a separate contract document, **the parties agree that none of the following provisions described below, if contained in the Vendor's Contract Form (including any electronic terms/policies or other documents incorporated into Vendor's Contract Form) shall have any effect or be enforceable against the Institution**:

1. Provisions requiring the Institution to pay cancelation fees, liquidated damages, incidental or consequential damages, or punitive or exemplary damages (Institution is liable for actual damages only Tenn. Code Ann. § 9-8-307). The Institution shall pay the Vendor any actual, reasonable, documented damages or loss that it is liable for under Tennessee law.
2. Provisions requiring the Institution to pay late charges, finance charges or interest in excess of that provided under the Tennessee Prompt Pay Act (Tenn. Code Ann. § 12-4-701 et seq.).
3. Provisions requiring the Institution to pay punitive damages, attorney fees, collection costs, or costs of litigation (Tenn. Code Ann. § 9-8-101 et seq.).
4. Provisions requiring the Institution to insure, guarantee, or indemnify or hold harmless the Vendor or any party from claims which may arise out of the Agreement or be brought by third parties (OAG 93-1, OAG No. 99-095, OAG 04-065).
5. Provisions requiring the Institution to purchase or obtain liability, property or other insurance or a performance bond. The State of Tennessee self-insures its exposures in general liability, automobile liability, professional malpractice and workers' compensation. The State's self-insurance program insures all liability created under Title 9, Chapter 8 of the Tennessee Code Annotated, for all State departments, agencies and institutions, including State institutions of higher education.
6. Provisions permitting the Vendor to pursue equitable remedies against the Institution (Tenn. Code Ann. § 9-8-307 allows only monetary claims against the State of Tennessee). The Vendor may pursue all available remedies to the fullest extent permitted by Tennessee law.
7. Provisions providing for arbitration or mandatory mediation in the event of a dispute.
8. Any limitation of liability shall only be to the extent permissible under Tennessee law (Tenn. Code Ann. §§ 12-3-701 and 12-3-1210).
9. Provisions requiring confidentiality and nondisclosure that violate the Tennessee Open Records Act, Tenn. Code Ann. § 10-7-101, et seq. Except as otherwise provided by statute, all State records are public records and open to inspection by any citizen of this State (Tenn. Code Ann. §10-7-503). Institution's obligation to keep information confidential will not apply if disclosure is required by state or federal law or regulations, including without limitation, the Tennessee Public Records Act, Tenn. Code Ann. § 10-7-503.
10. Provisions requiring the Institution to waive any potential remedies of the State of Tennessee.

The parties further agree to the following additional provisions:

Part II: Middle Tennessee State University's Standard Terms and Conditions.

1. **Required Approval**. The Institution is not bound by this Agreement until it is executed by its authorized official(s). The person signing on behalf of the Vendor represents that they are authorized to enter into this Agreement on behalf of the Vendor named in the Agreement. The parties agree that the Agreement may be executed in counterparts, executed electronically, and transmitted electronically.
2. **Modification and Amendment**. This Agreement may be modified only by a written amendment executed by all parties hereto and approved by the appropriate officials in accordance with applicable Tennessee state laws and regulations.
3. **Self-Insured**. The Institution is self-insured under the Tennessee Claims Commission Act, Tenn. Code Ann. §§ 9-8-301 et seq., which covers certain tort liability for actual damages of up to $300,000 per claimant and $1,000,000 per occurrence. The State of Tennessee does not carry or maintain commercial general liability insurance or medical, professional or hospital insurance. A certificate of self-insurance will be furnished to Vendor upon request.
4. **Non-discrimination**. The Vendor shall abide by all applicable Federal and State law pertaining to discrimination and hereby agrees, warrants, and assures that no person shall be excluded from participation in, be denied benefits of, or otherwise be subjected to discrimination in the performance of the Agreement or in the employment practices of the Vendor on the grounds of classifications protected by Federal or State law.
5. **Illegal Immigrants**. Tenn. Code Ann. § 12-3-309 prohibits State entities from contracting to acquire goods or services from any person who knowingly utilizes the service of illegal immigrants in the performance of the Agreement and by signing the Agreement, the Vendor attests, certifies, warrants, and assures that the Vendor shall not knowingly utilize the services of illegal immigrants in the performance of the Agreement and will not knowingly utilize the services of any subcontractor, if permitted under the Agreement, who will utilize the services of illegal immigrants in the performance of the Agreement.
6. **Debarment and Suspension**. The Vendor certifies, to the best of its knowledge and belief, that it and its principals:
    a. are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal or State department or agency;
    b. have not within a three (3) year period preceding this Agreement been convicted of, or had a civil judgment rendered against them from commission of fraud, or a criminal offense in connection with, obtaining attempting to obtain, or performing a public (Federal, State, or Local) transaction or grant under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification, or destruction of records, making false statements, or receiving stolen property;
    c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or Local) with commission of any of the offenses listed in subsection (b) of this certification; and
    d. have not within a three (3) year period preceding this Agreement had one or more public transactions (Federal, State, or Local) terminated for cause or default.
7. **Term**. The term of this Agreement shall be from November 1, 2023 to December 31, 2024.
8. **Data Privacy and Security**. **If the Vendor will have access to Institutional student or Institution data under this Agreement, the following shall apply**:
    a) Definition of Personal Information. "Personal Information" means information provided to Vendor by or at the direction of Institution, or to which access was provided to Vendor by or at the direction of Institution, in the course of Vendor's performance under this Agreement that: (i) identifies or can be used to identify an individual including, without limitation, names, signatures, addresses, telephone numbers, e-mail addresses and other unique identifiers; or (ii) can be used to authenticate an individual including, without limitation, employee identification numbers, government-issued identification numbers, passwords or PINs, financial account numbers, credit report information, biometric or health data, answers to security questions and other personal identifiers. Where applicable, "Personal Information" may also mean any information relating to an identified or identifiable natural person; an identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.
    b) Vendor represents and warrants that its collection, access, use, storage, disposal and disclosure of Personal Information complies with all **applicable** international, federal and state privacy and data protection laws.

Law Dept approved 01.29.24

Except as modified hereby, all of the terms of the Vendor's Contract Form shall remain in full force and effect. IN WITNESS WHEREOF, the parties, through their authorized representatives, have affixed the signatures below.

CITY OF FRANKLIN

Signature: _____

Printed Name: _____

Title: _____

Date: _____

MIDDLE TENNESSEE STATE UNIVERSITY

Signature: _____

Printed Name: Alan R. Thomas

Title: VP, Business & Finance

Date: _____

Law Dept approved 01.29.24

Toussaint L'Ouverture Cemetery
Scope of Work

Prepared by the Tennessee Civil War National Heritage Area

On September 13, 2023, City of Franklin preservation planner Emily Huffer contacted Heritage Area director Dr. Van West to discuss the development of a Master Plan for the Toussaint L'Ouverture cemetery. located in Franklin's historic African American neighborhood of Hardbargain. The property is listed in the National Register of Historic Places and is a Heritage Area-associated property due to its origins in the Reconstruction era and its burials of several US Colored Troops veterans. The City of Franklin (working with the Parks and Recreation Department) received a grant to develop this plan for the Toussaint L'Ouverture Cemetery Club, the cemetery's non-profit coordinating organization. Dr. West, along with Heritage Area staff members Laura Holder and Dr. Colbi Layne Hogan, met via Zoom with Emily Huffer and Lisa Clayton to discuss the scope of the project and desired outcomes.

The Tennessee Civil War National Heritage Area (TCWNHA), a program administered through the MTSU Center for Historic Preservation, has agreed to work with the City to develop a Master Plan for the cemetery, including short-term and long-term goals for the cemetery's preservation and interpretation. The Master Plan will be developed over the next 12 months in two phases.

Phase I:
November 2023 – June 2024

Site History and Statement of Significance:
TCWNHA staff and graduate research assistants will research, document, and develop an in-depth history of the cemetery as well as an updated statement of the site's significance. In addition, we will develop a list of notable community members buried in the cemetery that justify additional research.

Conditions Assessment:
We will evaluate the cemetery's current conditions to prepare an assessment of the site and opportunities for preservation and restoration.

Evaluation of Grant Funding Opportunities:
We will review local, state, regional, and national opportunities for additional grant funding for which the site may be eligible to apply.

Partnership Opportunities and Outreach:
We will evaluate the non-profit's past and current partners, and develop a list of additional local and state potential partners that may be able to assist with the cemetery's long term interpretive and preservation goals and strategies.

Phase II:
June 2024 – December 2024

Interpretive Plan/Goals:
We will develop cemetery-wide heritage development and interpretive recommendations, considering the best options and tools to interpret the site (both at the location and digitally), as well as heritage tourism/marketing opportunities that may be beneficial to reach a larger audience.

Interpretive Text and Images:
We will develop draft text and images for a series of interpretive markers as well as a walking tour brochure.

Preservation Plan/Goals:
We will develop a long-range preservation plan for the site, including short and long term restoration and maintenance recommendations.

Follow up Cemetery Preservation Workshop:
We will schedule and conduct a follow up cemetery preservation workshop, building upon the introductory workshop that MTSU Center for Historic Preservation research professor Dr. Stacey Graham conducted in partnership with the Heritage Foundation of Williamson County in the spring of 2023. This workshop will seek to engage community members and partners from a variety of organizations to introduce them to the cemetery and its tremendous historical significance within the City of Franklin's long and storied history, and build support for the site's long term preservation and interpretation.

City of Franklin

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

File #: 21-05958

DATE: January 12, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

Consideration Of Ordinance 2024-03, An Ordinance To Amend The City Of Franklin Municipal Code, Title 16, Chapter 5, Special Events, Public Gatherings And Expression Events, And Temporary Street Closures, Section 502 Definitions, To Redefine "Applicant" To Require Either A Sponsor Or Business Be Located In Franklin

PURPOSE:

Consideration Of Ordinance 2024-03, An Ordinance To Amend The City Of Franklin Municipal Code, Title 16, Chapter 5, Special Events, Public Gatherings and Expression Events, and Temporary Street Closures, Section 502 Definitions, to Redefine "Applicant" to Require either a Sponsor or business be located in Franklin

BACKGROUND/STAFF COMMENTS:

In order to be clear and deliberate, the definitions provided in the Franklin Municipal Code are applicable to and describe special events or public gatherings and expression events within the City. This Ordinance would amend the word "Applicant" to require a sponsor, the applicant, or the business to be located in Franklin. Permits have been requested in the past where Applicants or the non-profit are not located in Franklin. These events require significant staff time for an event that may not be connected to the Franklin community. Some of those events have had smaller than anticipated participation but staff time is the same regardless of how many participants actually come to an event.

FINANCIAL IMPACT:

The goal is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-03

ORDINANCE 2024-03

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN MUNICIPAL CODE, TITLE 16, CHAPTER 5, SPECIAL EVENTS, PUBLIC GATHERINGS AND EXPRESSION EVENTS, AND TEMPORARY STREET CLOSURES, SECTION 502, DEFINITIONS, TO REFINE "APPLICANT" TO REQUIRE EITHER A SPONSOR OR BUSINESS BE LOCATED IN FRANKLIN.

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards relative to specific definitions within the City; and

WHEREAS, in order to be clear and deliberate in the definitions provided in the Franklin Municipal Code that are applicable to an applicant for a special event or public gathering and expression event within the City, an amendment to the Code is necessary; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

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

SECTION I. That the Franklin Municipal Code, Title 16, Chapter 5, Section 16-502, subsection (2) be amended as follows, with new text in **bold**.

Chapter 5. – SPECIAL EVENTS, PUBLIC GATHERINGS AND EXPRESSION EVENTS, AND TEMPORARY STREET CLOSURES

Sec. 502. – Definitions.

(2) Applicant shall mean any person or organization who seeks a special event permit or a public gathering and expression permit. **One of the following is required: (1) at least one applicant be a resident of the City of Franklin; or, (2) the organization be located in the City of Franklin.**

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

ATTEST:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PASSED FIRST READING _____

PASSED SECOND READING: _____