City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 22, 2024 | **7:00 PM** | **Board Room**

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 25, 2024, FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-10 And 20-22 On The Consent Agenda.

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Sidewalks And Streets Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year To February 21, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend The Performance Agreement For Sidewalks And Streets Improvements To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To July 19, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Echelon PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Extend The Performance Agreement For Drainage Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Extend The Performance Agreement For Drainage Agreement To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-1 (MASS GRADING); Extend The Performance Agreement For Drainage Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

11. Consideration Of Resolution 2024-05, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road, By The City Of Franklin, Tennessee.

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

12. Consideration Of Resolution 2024-06, A Resolution To Annex Two Properties, Consisting Of 35.95 Acres, Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

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

13. Consideration Of Ordinance 2024-09, An Ordinance To Zone 35.95 Acres Planned (PD 0.30) District, And Hillside Hillcrest Overlay (HHO) District, And To Rezone 16.66 Acres From Residential 1 (R1) District To Planned (PD 0.30) District, For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road (Preserve At Sheridan PUD).

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

REZONINGS/DEVELOPMENT PLANS

14. Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road.

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

15. Consideration Of Ordinance 2024-08, An Ordinance To Rezone 16.81 Acres From Neighborhood Commercial (NC) District To Planned (PD 96,000) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision).

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

16. Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East

Of Goose Creek Drive.

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

17. Consideration Of Ordinance 2024-06, An Ordinance To Rezone 26.27 Acres From Planned (PD 0.71) District To Residential 1 (R1) District For The Property Located South Of The Intersection Of Crossway Drive And Castlewood Drive, At 2208 Crossway Drive.

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

18. Consideration Of Ordinance 2024-07, An Ordinance To Rezone 25.64 Acres From Planned (PD 0.71) To Planned (PD 120,000) District For The Property Located At 1190 Lewisburg Pike (Tuck Away PUD Subdivision).

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

19. Consideration of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. Carter House Visitors Center Subdivision, Final Plat, Creating One Residential Lot And Dedicating Easements, On 8.75 Acres, Located West Of Columbia Avenue And South Of West Fowlkes Street, At 1140 Columbia Avenue. (CONSENT AGENDA)

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

21. Creekside Home Site Subdivision, Final Plat, Creating One Residential Lot And One Open Space, On 48.36 Acres, Located East Of Franklin Road And South Of Mack Hatcher Memorial Parkway, At 370 Franklin Road. (CONSENT AGENDA)

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

22. Poplar Farms PUD Subdivision, Final Plat, Section 1, Creating 87 Residential Lots, 5 Open Space Lots, And Dedicating Right-Of-Way, On 44.45 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

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

ZONING ORDINANCE TEXT AMENDMENTS

23. Consideration Of Ordinance 2023-44, An Ordinance To Amend Several Chapters of The Franklin Zoning Ordinance Regarding Frontages, Building Types, Performance Agreements, And Overlay Zoning Districts.

Sponsors: Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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Meeting Minutes

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1. *Staff Presentation*
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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 7:01 PM.

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

Commissioners Absent: None

Staff Members Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Joey Bryan, Jimmy Wiseman, and Tia Holden

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

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. FINAL December 14 2023 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to Approve the Minutes from the December 14, 2023 meeting. The motion carried 9-0.

VOTE FOR CHAIR & VICE CHAIR

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

Sponsors:

Attachments: None

CHAIR
Commissioner Harrison nominated Roger Lindsay as Chair for the 2024 FMPC, seconded by Commissioner Allen. Roger Lindsay was unanimously elected as Chair.

VICE CHAIR
Commissioner Harrison nominated Michael Orr as Vice Chair for the 2024 FMPC, seconded by Commissioner Allen. Michael Orr was unanimously elected as Vice Chair.

ANNOUNCEMENTS

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

CONSENT AGENDA

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

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Mann, to Approve items 4-28 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

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

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. MAP RES 2023-81 Tuck Away Vesting Ext
2. RES 2023-81 Resolution Tuck away for BOMA extending vesting_law approved
3. Tuck A Way PUB extention letter
4. Tuck Away Cover page plus site layout pages
5. Existing RESOLUTION 2020-297 TUCKAWAY DEV PLAN-1 MOS

Staff: Amy Diaz-Barriga. 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. The development plan for the Tuck Away PUD was approved by BOMA on March 23, 2021. 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. This plan is within the first three-year period and is vested until March 22, 2024. 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. Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-81 if they determine that the continuation of vested rights is in the best interest of the community.

Public: None

Applicant: Greg Gamble. The applicant was approached by a church who was interested in pursuing an opportunity on the property. The applicant has decided to allow time for the church to submit a plan for approval and is hoping the Commission will approve an extension of the vesting period for the process to proceed. If the plan is not approved, the applicant would move forward with the fully approved residential plan.

Commissioner Franks motioned to recommend approval 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 to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:
1. MAP 810 Del Rio Pik Rez
2. ORD 2023-42 810 Del Rio Pike REZ_Combined_Law approved
3. Trinitas Classical Academy - Rezoning Submittal Package

Staff: Joey Bryan. 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. Mr. Bryan noted that the change of base zoning districts does not trigger any sort of traffic study. However, 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. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-42.

Public: None

Applicant: Shawn Flynn. Mr. Flynn thanked staff for their assistance and would be happy to answer any questions.

Commissioner McLemore motioned to recommend approval 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 to BOMA, seconded by Commissioner Harrison.

Commissioner Mann asked what prompted the rezoning change.

Mr. Flynn stated that the school was considering additional classrooms but under the current zoning ordinance would not be permitted to do so.

There being no further discussion, Chair Lindsay asked to Commissioners to vote. The motion carried 9-0.

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

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

Attachments:
1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. ORD 2023-43 McEwen Place Town Ctr PUD Rez_Combined_Law approved
3. COF #8356 McEwen Town Center Rezoning Application Resubmittal

Staff: Joey Bryan. The Envision Franklin Land Use Plan places this parcel into the Regional Commerce DesignConcept. 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. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-43.

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to recommend approval 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) to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

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

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

Attachments:
1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. 8357 McEwen Place PUD DP Rev 8_Conditions of Approval_01
3. RES 2023-84 McEwen Place Town Ctr PUD_Combined_Law approved
4. 1-5 Pages from COF #3857 McEwen Block D_E Development Plan Amendment Resubmittal
5. 6-10 Pages from COF 3857
6. 11-15 Pages
7. 16-20 Pages

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

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to approve 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 to BOMA, seconded by Commissioner McLemore. The motion carried 9-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:20 PM p.m.

_____ _____

Chair Date

City of Franklin

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Meeting Minutes

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CALL TO ORDER

Chair Roger Lindsey called the meeting to order at 7:01 PM.

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

Commissioners Absent: None

Staff Members Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Joey Bryan, Jimmy Wiseman, and Tia Holden

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

Chair Lindsey asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. FINAL December 14 2023 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Orr to Approve the Minutes from the December 14, 2023 meeting. The motion carried 9-0.

VOTE FOR CHAIR & VICE CHAIR

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

Sponsors:

Attachments: None

CHAIR
Commissioner Harrison nominated Roger Lindsey as Chair for the 2024 FMPC, seconded by Commissioner Allen. Roger Lindsay was unanimously elected as Chair.

VICE CHAIR
Commissioner Harrison nominated Michael Orr as Vice Chair for the 2024 FMPC, seconded by Commissioner Allen. Michael Orr was unanimously elected as Vice Chair.

ANNOUNCEMENTS

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

CONSENT AGENDA

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

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Mann, to Approve items 4-28 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

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

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:
1. MAP RES 2023-81 Tuck Away Vesting Ext
2. RES 2023-81 Resolution Tuck away for BOMA extending vesting_law approved
3. Tuck A Way PUB extention letter
4. Tuck Away Cover page plus site layout pages
5. Existing RESOLUTION 2020-297 TUCKAWAY DEV PLAN-1 MOS

Staff: Amy Diaz-Barriga. 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. The development plan for the Tuck Away PUD was approved by BOMA on March 23, 2021. 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. This plan is within the first three-year period and is vested until March 22, 2024. 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. Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2023-81 if they determine that the continuation of vested rights is in the best interest of the community.

Public: None

Applicant: Greg Gamble. The applicant was approached by a church who was interested in pursuing an opportunity on the property. The applicant has decided to allow time for the church to submit a plan for approval and is hoping the Commission will approve an extension of the vesting period for the process to proceed. If the plan is not approved, the applicant would move forward with the fully approved residential plan.

Commissioner Franks motioned to recommend approval 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 to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:
1. MAP 810 Del Rio Pik Rez
2. ORD 2023-42 810 Del Rio Pike REZ_Combined_Law approved
3. Trinitas Classical Academy - Rezoning Submittal Package

Staff: Joey Bryan. 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. Mr. Bryan noted that the change of base zoning districts does not trigger any sort of traffic study. However, 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. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-42.

Public: None

Applicant: Shawn Flynn. Mr. Flynn thanked staff for their assistance and would be happy to answer any questions.

Commissioner McLemore motioned to recommend approval 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 to BOMA, seconded by Commissioner Harrison.

Commissioner Mann asked what prompted the rezoning change.

Mr. Flynn stated that the school was considering additional classrooms but under the current zoning ordinance would not be permitted to do so.

There being no further discussion, Chair Lindsey asked to Commissioners to vote. The motion carried 9-0.

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

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

Attachments:
1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. ORD 2023-43 McEwen Place Town Ctr PUD Rez_Combined_Law approved
3. COF #8356 McEwen Town Center Rezoning Application Resubmittal

Staff: Joey Bryan. The Envision Franklin Land Use Plan places this parcel into the Regional Commerce DesignConcept. 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. Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2023-43.

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to recommend approval 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) to BOMA, seconded by Commissioner Orr. The motion carried 9-0.

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

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

Attachments:
1. MAP McEwen Place TC PUD DP Sec 3 Rev 8
2. 8357 McEwen Place PUD DP Rev 8_Conditions of Approval_01
3. RES 2023-84 McEwen Place Town Ctr PUD_Combined_Law approved
4. 1-5 Pages from COF #3857 McEwen Block D_E Development Plan Amendment Resubmittal
5. 6-10 Pages from COF 3857
6. 11-15 Pages
7. 16-20 Pages

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

Public: None

Applicant: Gary Vogrin. Mr. Vogrin stated that he agrees with staff conditions and comments and would be happy to answer any questions.

Commissioner Harrison motioned to approve 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 to BOMA, seconded by Commissioner McLemore. The motion carried 9-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 07:20 PM p.m.

_____ _____

Chair Date

City of Franklin

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

File #: 21-06037

DATE: February 6, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-05, A Resolution Adopting A Plan Of Services For The Annexation Of Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road, By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8384
Applicant: Troy Gardner, Ragan Smith Associates
Owner: David Blackburn, DRB Preservation Trust

BACKGROUND/STAFF COMMENTS:
The applicant is requesting a Plan of Services for property located at 2247 South Berry's Chapel Road. Resolution 2024-05 is a City of Franklin drafted plan of services for property being considered as part of the proposed request for annexation, Resolution 2024-06. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 35.95 acres.

The property includes two parcels, and lies within the Spencer Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study. This Basin is identified as a long-term annexation capability area due to the limited developable area remaining, the topography, and the large-lot development pattern that is expected to remain. The Draft Plan of Services details no major concerns in providing infrastructure and services to the property. However, connectivity to the parcels to the southeast of the annexation request is important to the future development of property in the City of Franklin's Urban Growth Boundary. No additional personnel or equipment will be necessary for either Fire, Police Protection, or Sanitation.

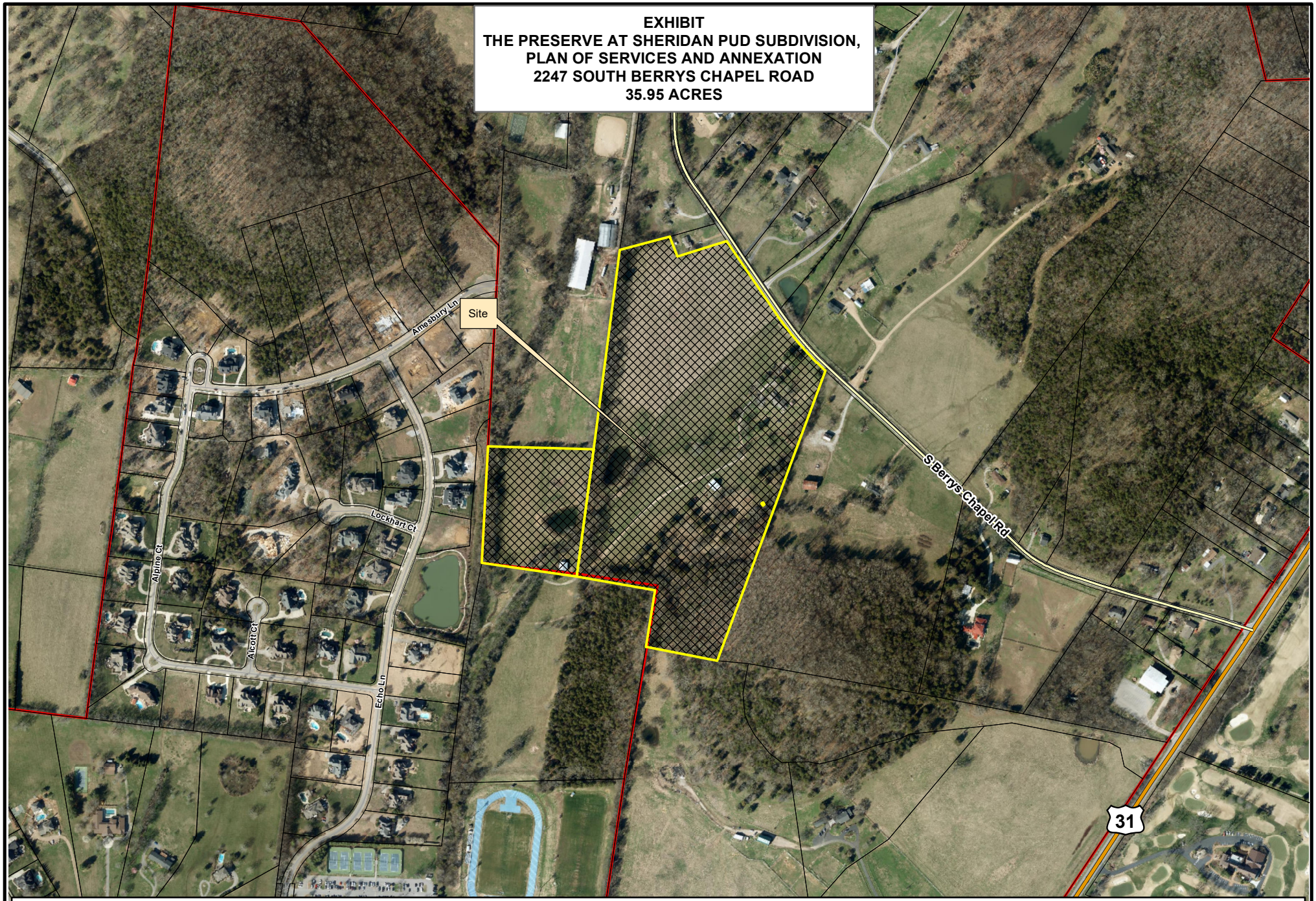
PROJECT CONSIDERATION
This Plan of Services and Annexation request includes two parcels. However, the rezoning and development plan includes three parcels. One parcel included in the proposed development is already within the City limits.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-05.


EXHIBIT
THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
PLAN OF SERVICES AND ANNEXATION
2247 SOUTH BERRYS CHAPEL ROAD
35.95 ACRES
Site
Amesbury Ln
Lockhart Ct
Alpine Ct
Alcott Ct
Echo Ln
S Berrys Chapel Rd
31
Legend
2247 S Berrys Chapel Rd
Limits
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 2024. All rights reserved.

RESOLUTION 2024-05

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPEL ROAD, BY THE CITY OF FRANKLIN, TENNESSEE

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

WHEREAS, David Blackburn, DRB Preservation Trust, ("Owner") of property located at 2247 South Berrys Chapel Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex the Property contiguous the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Property is located at 2247 South Berrys Chapel Road, contiguous to the City limits, within the Urban Growth Boundary, and as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
52-84.11	5.66
52-81.00	30.29
Total	35.95

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Plan of Services has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

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

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

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

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

A. Water

1. The Property is located within the Mallory Valley Utility District service area.

2. Water availability shall be approved and provided through the Mallory Valley Utility District prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water
1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, a 2,000 foot extension would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater
1. The Property lies within the Spencer Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sanitary sewer infrastructure approximately 3,300 feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

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

E. Streets
1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from South Berrys Chapel Road.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control
1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin places this property in the Large-Lot Residential Design Concept, which recommends that new development should have a minimum lot size of one acre of more to fit contextually with surrounding neighborhoods.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated to include amendments that have been added over the past few years. As the plan is updated, the Parks Department will look at the outer boundaries of the UGB for potential areas to build new City parks. Neighborhood parks and trails will be a part of future planning, as well.

L. Police Protection

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

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

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

ATTEST:

BY:_____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

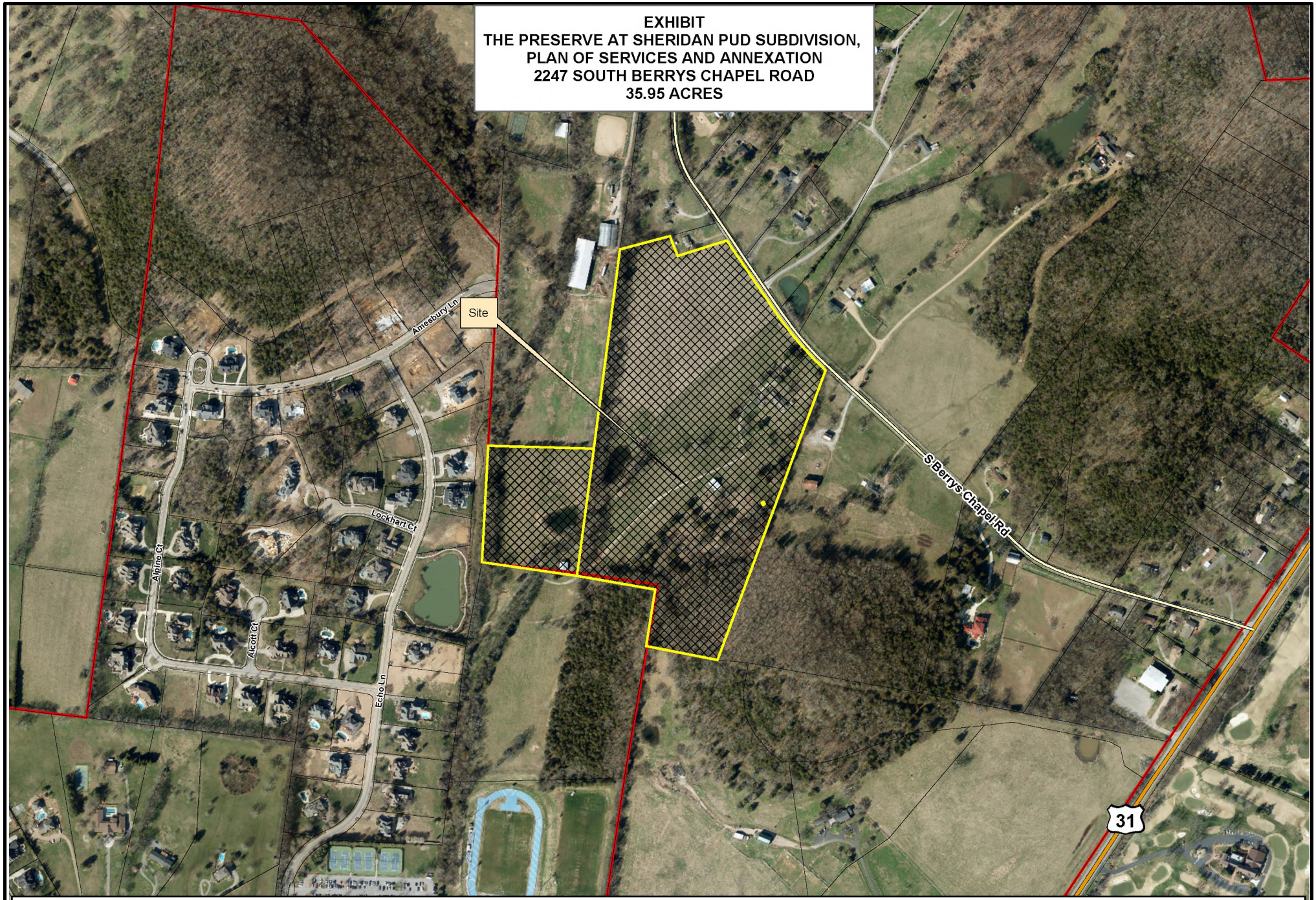
BY: _____
DR. KEN MOORE
Mayor

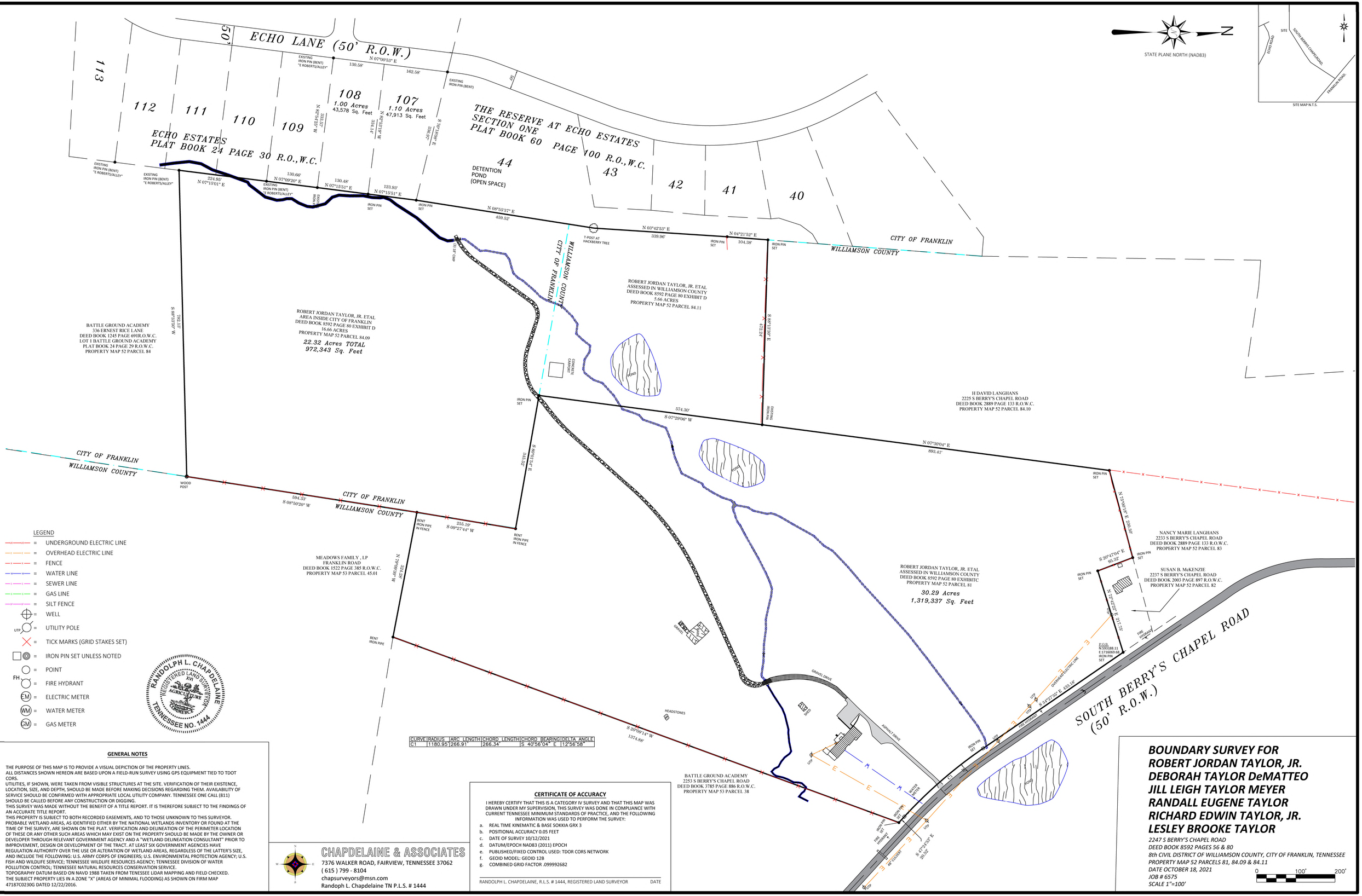
Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____


EXHIBIT
THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
PLAN OF SERVICES AND ANNEXATION
2247 SOUTH BERRYS CHAPEL ROAD
35.95 ACRES
Site
Amesbury Ln
Lockhart Ct
Alpine Ct
Alcott Ct
Echo Ln
S Berrys Chapel Rd
31
Legend
2247 S Berrys Chapel Rd
Limits
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.
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LEGEND

- = UNDERGROUND ELECTRIC LINE
- = OVERHEAD ELECTRIC LINE
- = FENCE
- = WATER LINE
- = SEWER LINE
- = GAS LINE
- = SILT FENCE
- = WELL
- UTP = UTILITY POLE
- = TICK MARKS (GRID STAKES SET)
- = IRON PIN SET UNLESS NOTED
- = POINT
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- WM = WATER METER
- GM = GAS METER

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444

GENERAL NOTES

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8. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47187C0230G DATED 12/22/2016.

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a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY 10/12/2021
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR .099992682

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com
Randoph L. Chapdelaine TN P.L.S. # 1444

BOUNDARY SURVEY FOR ROBERT JORDAN TAYLOR, JR. DEBORAH TAYLOR DeMATTEO JILL LEIGH TAYLOR MEYER RANDALL EUGENE TAYLOR RICHARD EDWIN TAYLOR, JR. LESLEY BROOKE TAYLOR

2247 S BERRY'S CHAPEL ROAD
DEED BOOK 8592 PAGES 56 & 80
8th CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
PROPERTY MAP 52 PARCELS 81, 84.09 & 84.11
DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

0 100' 200'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

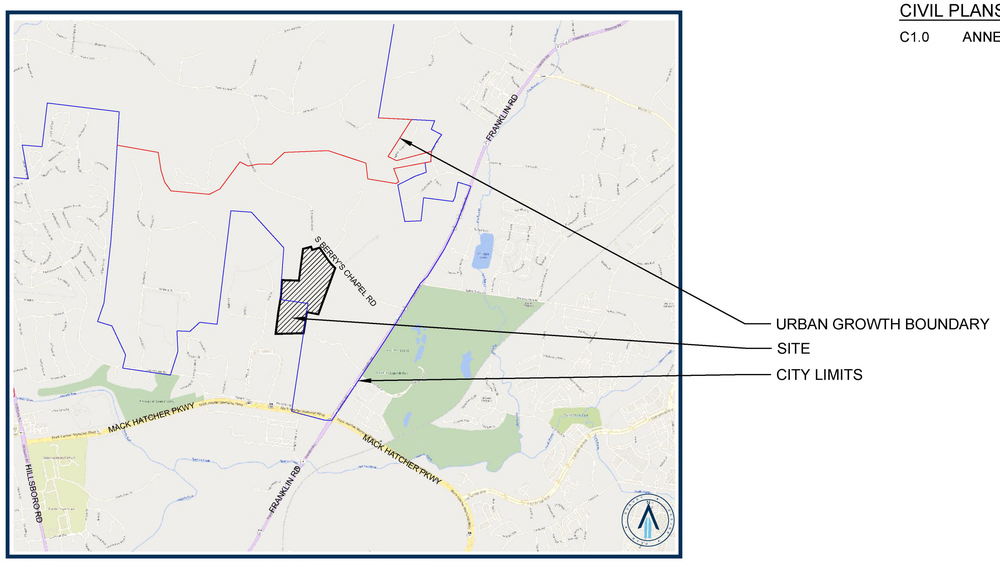
CONTACTS

OWNER/DEVELOPER

DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
(615) 202-5040
david@blackburntn.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

City of Franklin Project No.: 8384

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	ANNEXATION PLAN

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1003 AGRICULTURE COMMERCE 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION,
ANNEXATION PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

COVER

Drawing No.

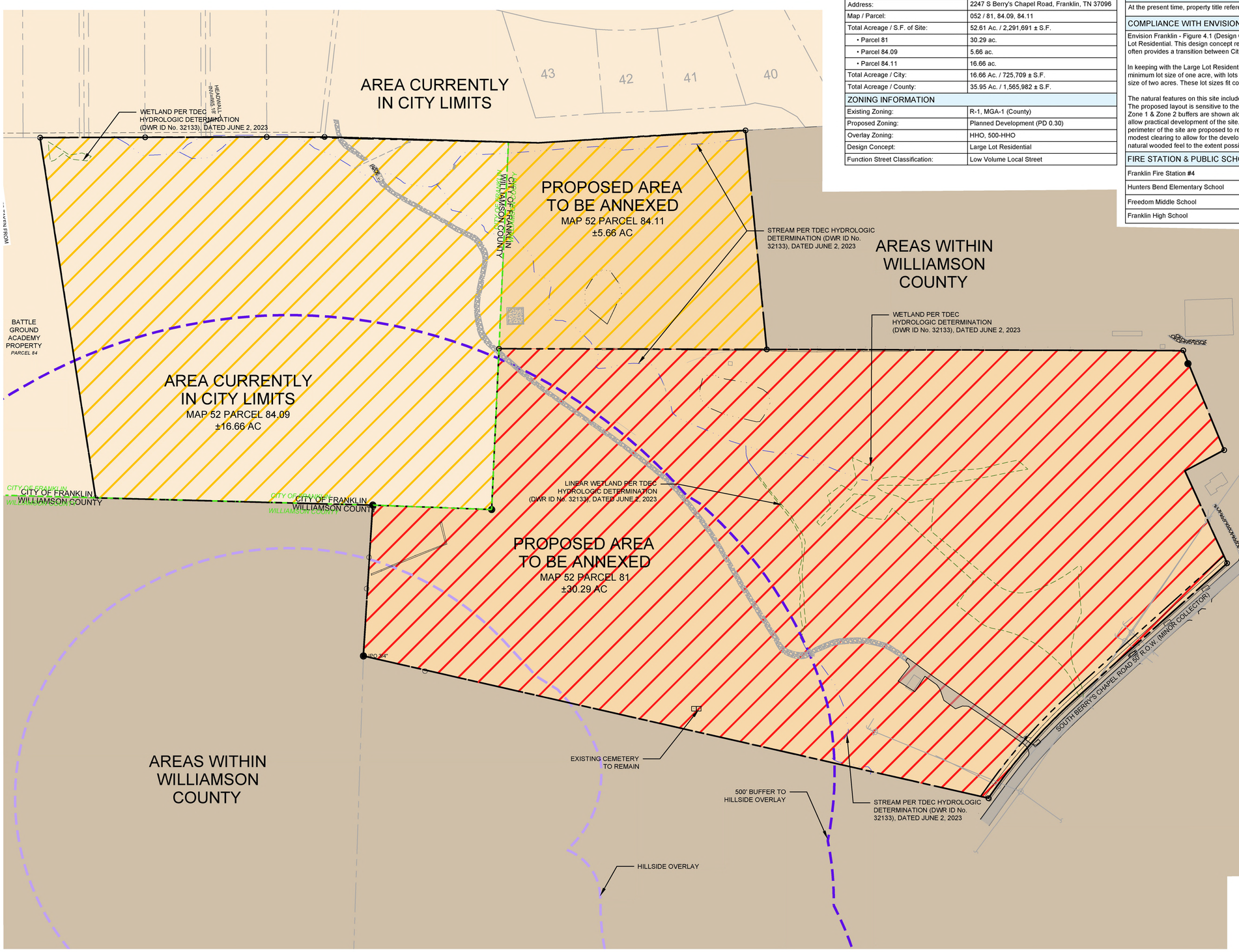
CVR

Project No.

22-0131

811 Know what's below. Call before you dig.

G:\22\0131\CIVIL ENGINEERING\3-PLAN SHEETS\ANNEXATION\ANNEXATION LAYOUT.DWG
PLOTTED BY PATTEN KEPPNER ON: 1/30/2024 10:45 AM LAST UPDATED BY: PKEPPNER ON: 1/30/2024 10:36 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8384
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
• Parcel 84.09	5.66 ac.
• Parcel 84.11	16.66 ac.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

By Scaled Map location and graphic plotting only, this property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 47187C0203G, with a revised date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0203, Suffix G, which is the current flood insurance rate map for the community in which said premises is situated.

MINERAL RIGHTS INFORMATION

At the present time, property title reference does not reflect any mineral rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

FIRE STATION & PUBLIC SCHOOLS PROXIMITY

Franklin Fire Station #4	4.2 miles
Hunters Bend Elementary School	4.3 miles
Freedom Middle School	5.5 miles
Franklin High School	3.3 miles

WATER & SEWER DATA CHART

Facility Type	Single Family
Sewer Flow in GPD	5,600 GPD
Water Flow in GPD	19,000 GPD (5,600 Domestic) (14,000 Irrigation)
Number of Units	16 SFU

UTILITY PROVIDERS

Sewer	Franklin, TN Water Management Dept. (615) 794-4554
Water	Mallory Valley Utility District (615) 628-0237
Gas	Atmos Energy (615) 566-3073
Electric	Middle Tennessee Electric Membership Corp. (615) 595-4683
Phone / Cable	AT&T (615) 595-7816

ANTICIPATED UTILITY DEPTHS

Sewer	4' Min. - 10' Max. Unless otherwise shown
Water	30" - 60" or per MVUD Requirements
Gas	TBD per Atmos Energy Requirements
Electric	36" - 42" or per MTEMC Requirements
Phone / Cable	TBD

UTILITY NARRATIVE

The development is intended to be served by public sewer, public water, underground electric, and gas throughout. Currently, authorities that will be assisting in the details of these services are Mallory Valley Utility District, City of Franklin Sewer, Middle Tennessee Electric Membership Corporation, and Atmos Energy.

Note: The Sanitation and Environmental Services Department provide services to refuse collection.

ROW & ACCESS DATA CHART

Daily Trips	187
AM Peak Hour Trips	14 (4 Entering, 10 Exiting)
PM Peak Hour Trips	18 (11 Entering, 7 Exiting)

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- STREAM
- WETLAND
- AREAS CURRENTLY IN WILLIAMSON COUNTY
- AREAS PROPOSED TO BE ANNEXED INTO THE CITY OF FRANKLIN
- AREAS CURRENTLY IN CITY OF FRANKLIN
- AGRICULTURAL LAND USE
- VACANT LAND USE

0 100 200

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TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1001
2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, ANNEXATION PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

1	02/01/2024	PER CITY COMMENTS

Drawing Title:

ANNEXATION PLAN

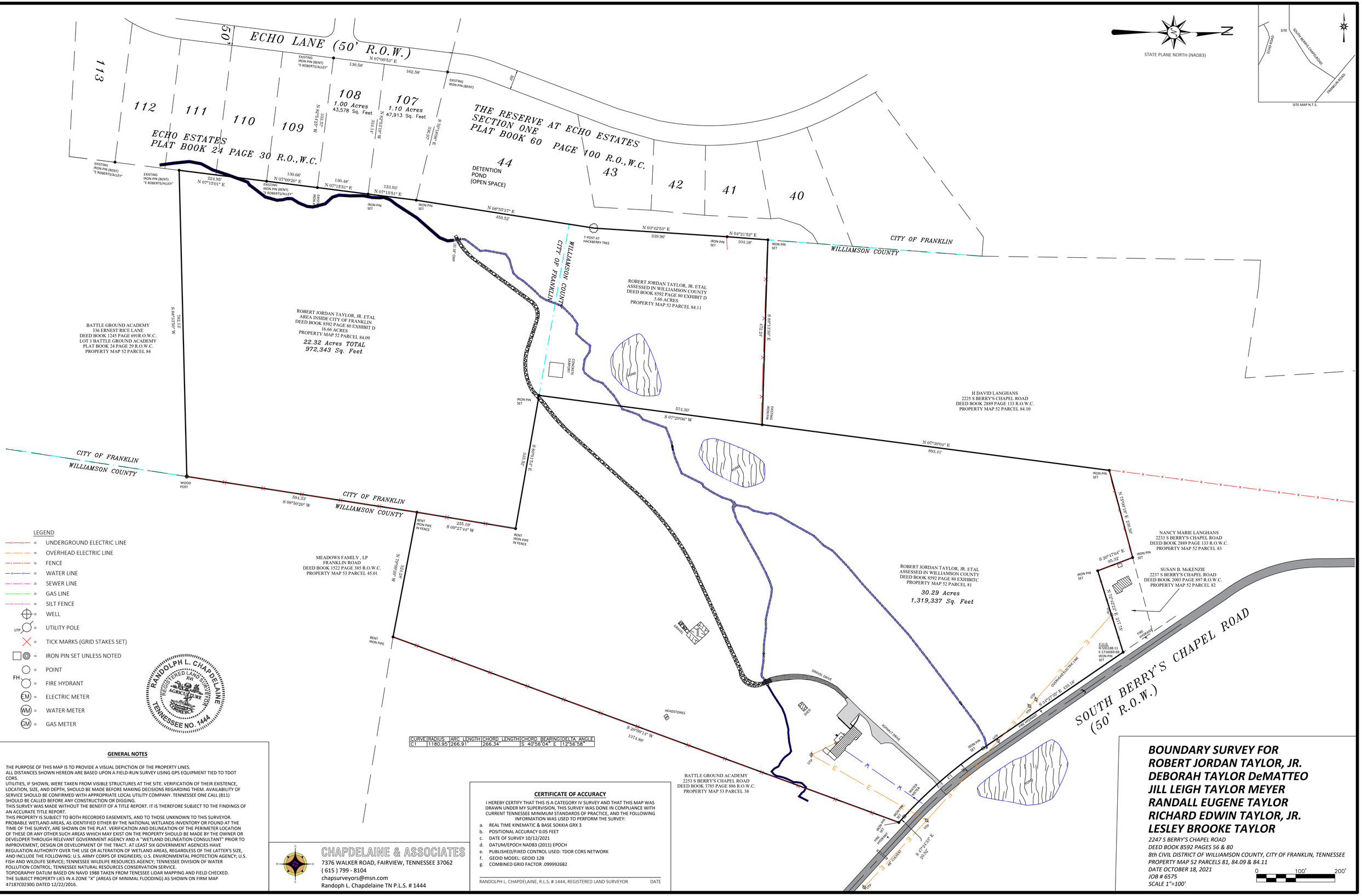
Drawing No.

C1.0

Project No.

22-0131

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PLOTTED BY PAYTEN KEPPNER ON 1/24/2024 10:04 AM LAST UPDATED BY PKEPPNER ON 1/30/2024 10:06 AM



LEGEND

- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
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- WELL
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RANDOLPH L. CHAPDELAINE
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XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1444

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1180.95'	266.91'	266.34'	S 40°56'04" E	12°56'58"

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CHAPDELAINE & ASSOCIATES
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chapsurveyors@msn.com
Randoph L. Chapdelaine TN P.L.S. # 1444

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c. DATE OF SURVEY 10/12/2021
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f. GEOID MODEL: GEOID 12B
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RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

BOUNDARY SURVEY FOR ROBERT JORDAN TAYLOR, JR. DEBORAH TAYLOR DeMATTEO JILL LEIGH TAYLOR MEYER RANDALL EUGENE TAYLOR RICHARD EDWIN TAYLOR, JR. LESLEY BROOKE TAYLOR

2247 S BERRY'S CHAPEL ROAD
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8th CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
PROPERTY MAP 52 PARCELS 81, 84.09 & 84.11
DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

0 100' 200'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

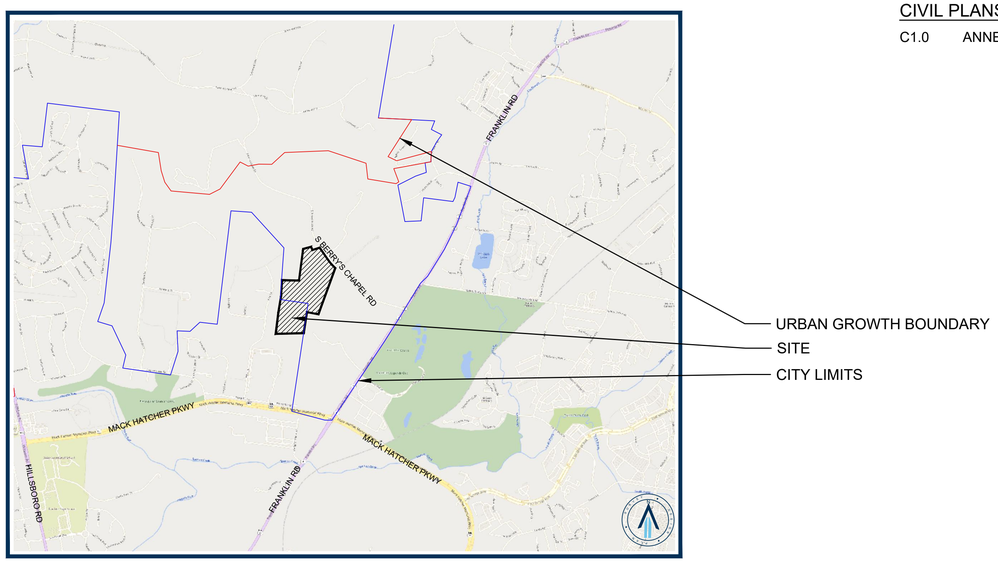
CONTACTS

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david@blackburntn.com

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(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

City of Franklin Project No.: 8384

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	ANNEXATION PLAN

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 1997 — 2/1/24

THE PRESERVE AT SHERIDAN
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ANNEXATION PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

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-	-	-
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-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

COVER

Drawing No.

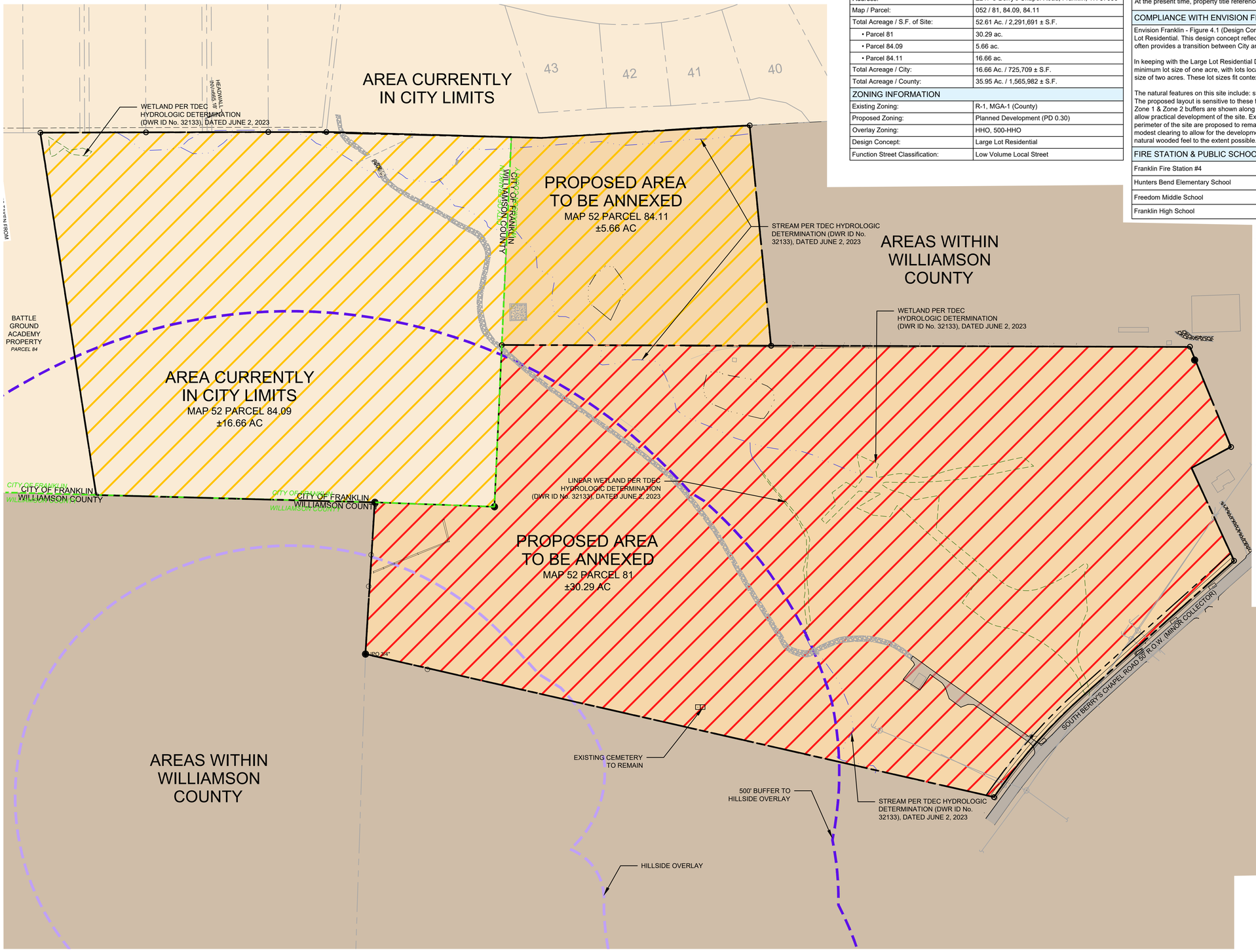
CVR

Project No.

22-0131

811 Know what's below. Call before you dig.

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PLOTTED BY PATTEN KEEFFABER ON 1/24/2024 10:45 AM LAST UPDATED BY PKEFFABER ON 1/9/2024 10:00 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8384
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
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Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

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Freedom Middle School	5.5 miles
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WATER & SEWER DATA CHART

Facility Type	Single Family
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Water Flow in GPD	19,000 GPD (5,600 Domestic) (14,000 Irrigation)
Number of Units	16 SFU

UTILITY PROVIDERS

Sewer	Franklin, TN Water Management Dept. (615) 794-4554
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Electric	Middle Tennessee Electric Membership Corp. (615) 595-4683
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ANTICIPATED UTILITY DEPTHS

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UTILITY NARRATIVE

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Note: The Sanitation and Environmental Services Department provide services to refuse collection.

ROW & ACCESS DATA CHART

Daily Trips	187
AM Peak Hour Trips	14 (4 Entering, 10 Exiting)
PM Peak Hour Trips	18 (11 Entering, 7 Exiting)

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- STREAM
- WETLAND
- AREAS CURRENTLY IN WILLIAMSON COUNTY
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- AREAS CURRENTLY IN CITY OF FRANKLIN
- AGRICULTURAL LAND USE
- VACANT LAND USE

0 100 200

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1887
2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

1	02/01/2024	PER CITY COMMENTS

Drawing Title:

ANNEXATION PLAN

Drawing No.

C1.0

Project No.

22-0131

G:\22-0131\CIVIL ENGINEERING\CA PLAN SHEETS\ANNEXATION\ANNEXATION_LAYOUT.DWG
PLOTTED BY PAYTEN KEEFFABER ON 1/24/2024 10:58 AM LAST UPDATED BY PKEEFFABER ON 1/2024 10:54 AM

City of Franklin

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

File #: 21-06040

DATE: February 6, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-06, A Resolution To Annex Two Properties, Consisting Of 35.95 Acres, Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road And Adjoining The City Limits Within The Northern Part Of The Franklin Urban Growth Boundary (UGB).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8384
Applicant: Troy Gardner, Ragan Smith Associates
Owner: David Blackburn, DRB Preservation Trust

BACKGROUND/STAFF COMMENTS:
The property being considered for annexation is located south of South Berrys Chapel Road and east of Echo Lane and measures 35.95 acres in size. It is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB). The property was identified as a long-term annexation capability area due to the limited developable area remaining, the topography, and the large-lot development pattern that is expected to remain.

The property being considered is within the Large-Lot Residential Design Concept as defined by Envision Franklin. Envision Franklin states that development in the Large-Lot Residential Design Concept, "reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows." An accompanying zoning, ORD 2024-09, and development plan, RES 2024-07, for this property is also being considered on this agenda.

PROJECT CONSIDERATION
This Plan of Services and Annexation request includes two parcels. However, the rezoning and

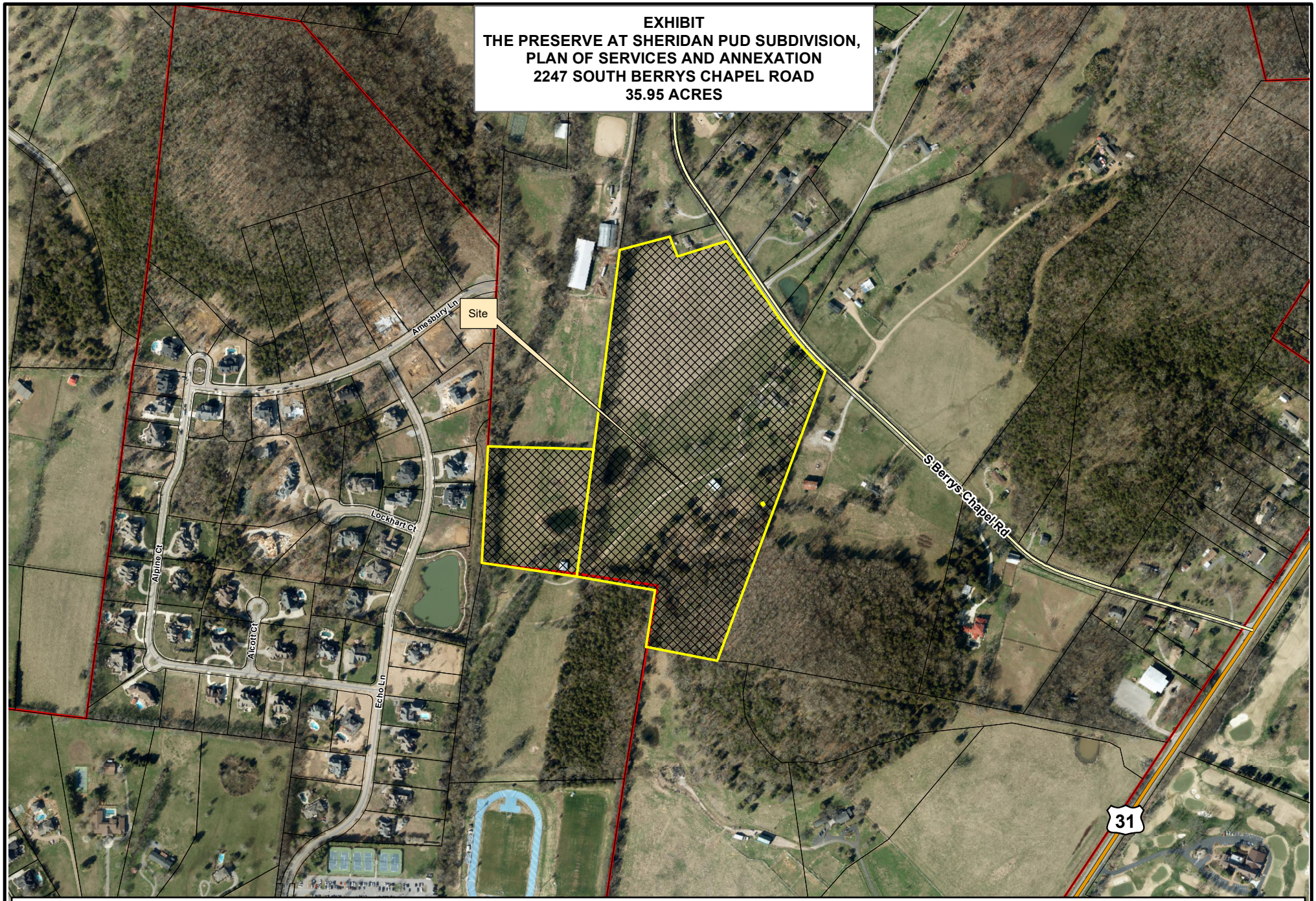
development plan includes three parcels. One parcel included in the proposed development is already within the City limits.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-06.


EXHIBIT
THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
PLAN OF SERVICES AND ANNEXATION
2247 SOUTH BERRYS CHAPEL ROAD
35.95 ACRES
Site
Amesbury Ln
Lockhart Ct
Alpine Ct
Alcott Ct
Echo Ln
S Berrys Chapel Rd
31
Legend
2247 S Berrys Chapel Rd
Limits
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0
250
500
1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2024-06

A RESOLUTION TO ANNEX TWO PROPERTIES, CONSISTING OF 35.95 ACRES, LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPEL ROAD AND ADJOINING THE CITY LIMITS WITHIN THE NORTHERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)

WHEREAS, David Blackburn, DRB Preservation Trust, ("Owner") of property located at 2247 South Berrys Chapel Road ("Property") petitioned the Board of Mayor and Aldermen ("BOMA") of the City of Franklin, Tennessee ("City"), to annex Property contiguous the City limits and located within the Franklin Urban Growth Boundary ("UGB"); and

WHEREAS, the Plan of Services and annexation request has been submitted to the Franklin Municipal Planning Commission for study and a written report as required by *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended; and

WHEREAS, a public hearing was held following public notice as required by T.C.A Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2024-05; and

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

NOW, THEREFORE, BE IT RESOLVED 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, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
52-84.11	5.66
52-81.00	30.29
Total	35.95

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 annexed Property shall become part of Aldermanic Ward 2.

SECTION IV. **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 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

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

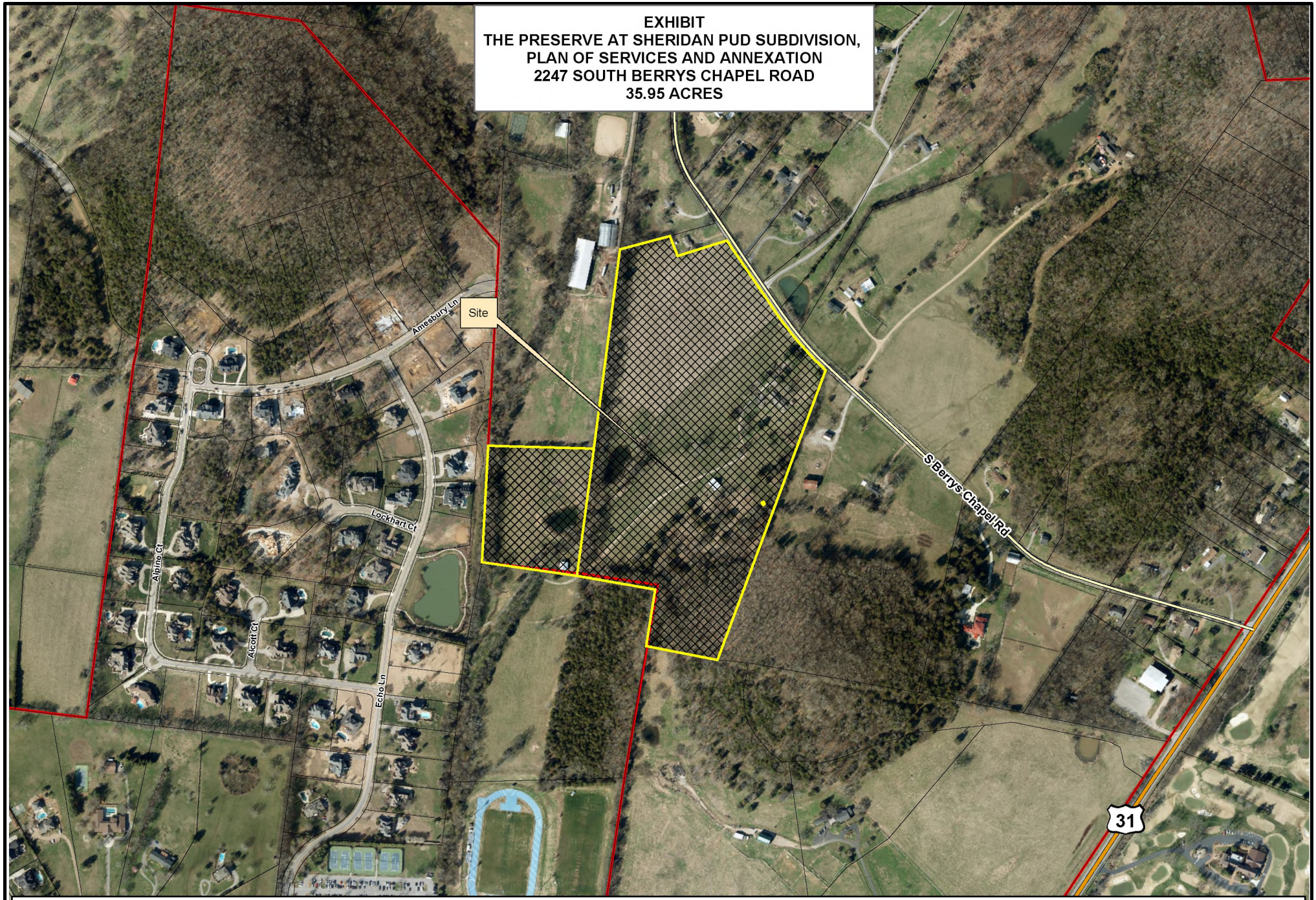
PLANNING COMMISSION RECOMMENDED: _____

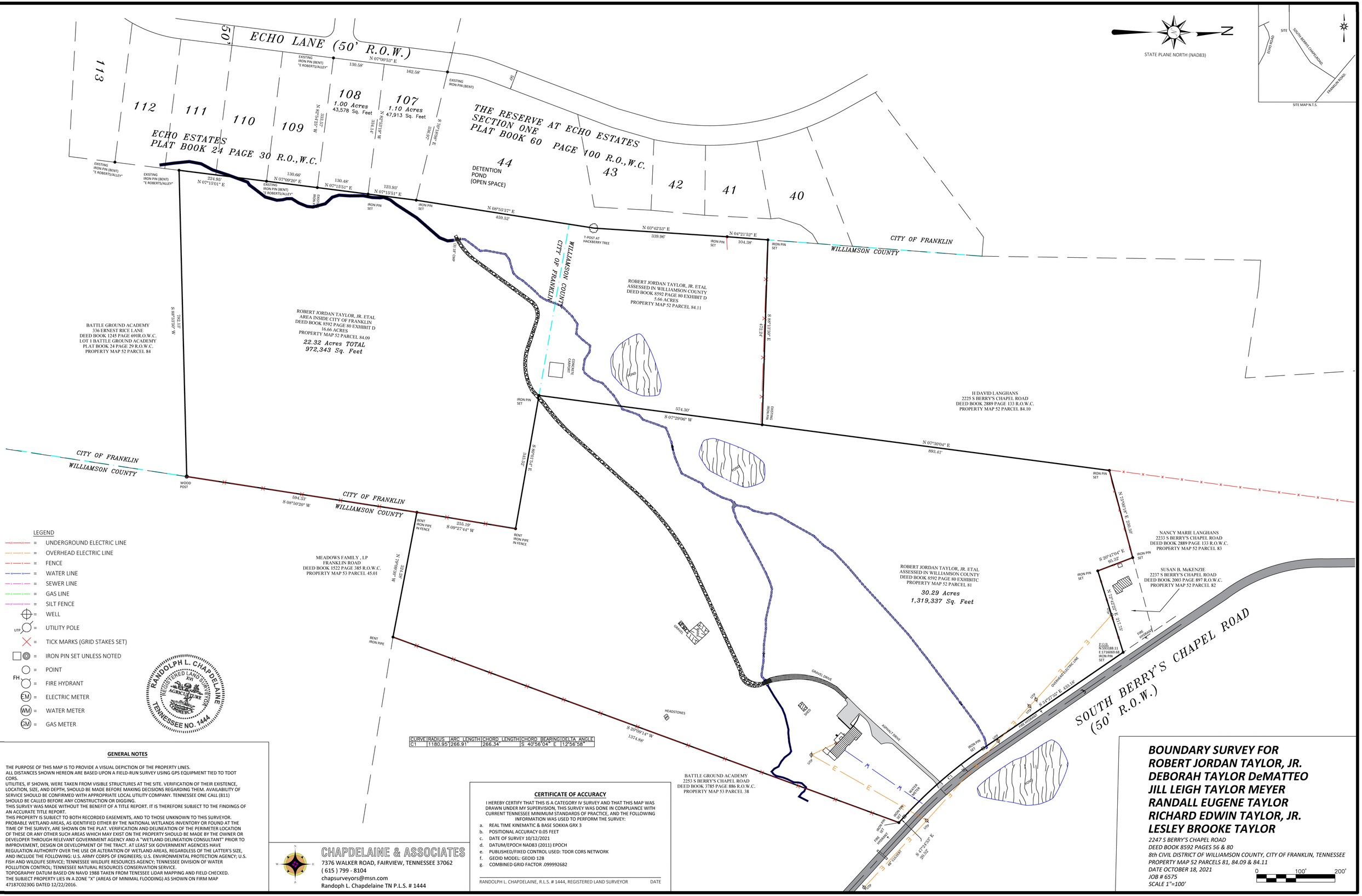
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


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- = GAS METER

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1444

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(615) 799 - 8104
chapsurveyors@msn.com
Randoph L. Chapdelaine TN P.L.S. # 1444

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e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
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g. COMBINED GRID FACTOR .099992682

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2247 S BERRY'S CHAPEL ROAD
DEED BOOK 8592 PAGES 56 & 80
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DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

0 100' 200'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

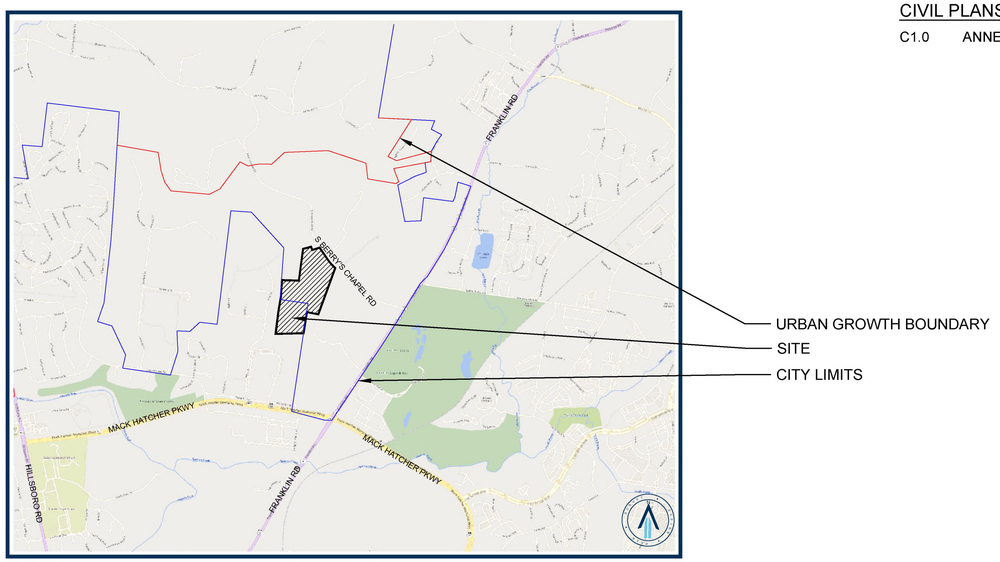
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TROY GARDNER, PLA
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(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

City of Franklin Project No.: 8384

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	ANNEXATION PLAN

RaganSmith

Nashville - Murfreesboro - Chattanooga
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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1003 AGRICULTURE COMMERCE 2/1/24

THE PRESERVE AT SHERIDAN
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FOR
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

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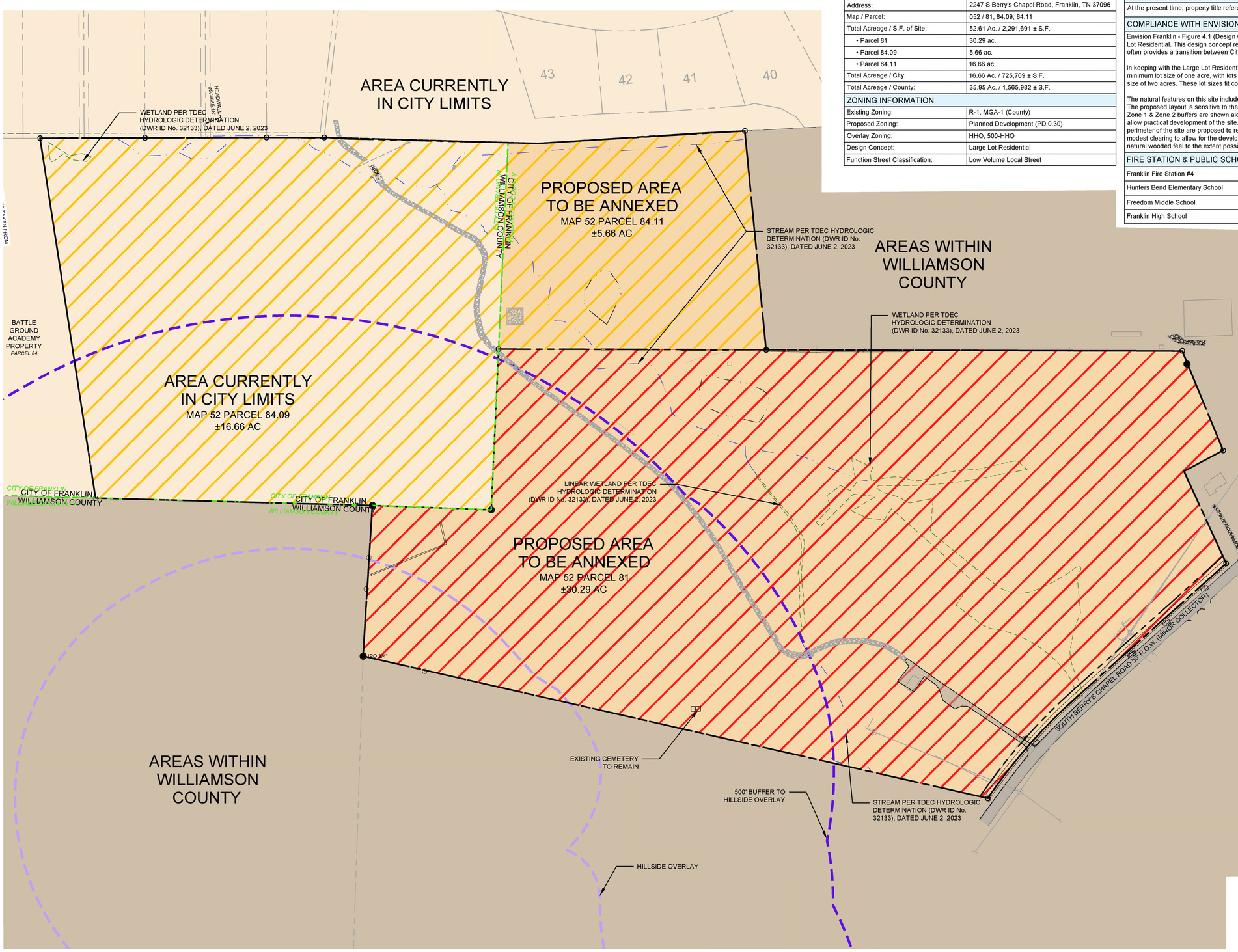
CVR

Project No.

22-0131

811 Know what's below. Call before you dig.

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PLOTTED BY PATTEN KEPPNER ON: 1/30/2024 10:45 AM LAST UPDATED BY: PKEPPNER ON: 1/30/2024 10:36 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8384
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
• Parcel 84.09	5.66 ac.
• Parcel 84.11	16.66 ac.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

By Scaled Map location and graphic plotting only, this property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 47187C0203G, with a revised date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0203, Suffix G, which is the current flood insurance rate map for the community in which said premises is situated.

MINERAL RIGHTS INFORMATION

At the present time, property title reference does not reflect any mineral rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

FIRE STATION & PUBLIC SCHOOLS PROXIMITY

Franklin Fire Station #4	4.2 miles
Hunters Bend Elementary School	4.3 miles
Freedom Middle School	5.5 miles
Franklin High School	3.3 miles

WATER & SEWER DATA CHART

Facility Type	Single Family
Sewer Flow in GPD	5,600 GPD
Water Flow in GPD	19,000 GPD (5,600 Domestic) (14,000 Irrigation)
Number of Units	16 SFU

UTILITY PROVIDERS

Sewer	Franklin, TN Water Management Dept. (615) 794-4554
Water	Mallory Valley Utility District (615) 628-0237
Gas	Atmos Energy (615) 566-3073
Electric	Middle Tennessee Electric Membership Corp. (615) 595-4683
Phone / Cable	AT&T (615) 595-7816

ANTICIPATED UTILITY DEPTHS

Sewer	4' Min. - 10' Max. Unless otherwise shown
Water	30" - 60" or per MVUD Requirements
Gas	TBD per Atmos Energy Requirements
Electric	36" - 42" or per MTEMC Requirements
Phone / Cable	TBD

UTILITY NARRATIVE

The development is intended to be served by public sewer, public water, underground electric, and gas throughout. Currently, authorities that will be assisting in the details of these services are Mallory Valley Utility District, City of Franklin Sewer, Middle Tennessee Electric Membership Corporation, and Atmos Energy.

Note: The Sanitation and Environmental Services Department provide services to refuse collection.

ROW & ACCESS DATA CHART

Daily Trips	187
AM Peak Hour Trips	14 (4 Entering, 10 Exiting)
PM Peak Hour Trips	18 (11 Entering, 7 Exiting)

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- STREAM
- WETLAND
- AREAS CURRENTLY IN WILLIAMSON COUNTY
- AREAS PROPOSED TO BE ANNEXED INTO THE CITY OF FRANKLIN
- AREAS CURRENTLY IN CITY OF FRANKLIN
- AGRICULTURAL LAND USE
- VACANT LAND USE

0 100 200

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TENNESSEE NO. 1001
2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, ANNEXATION PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

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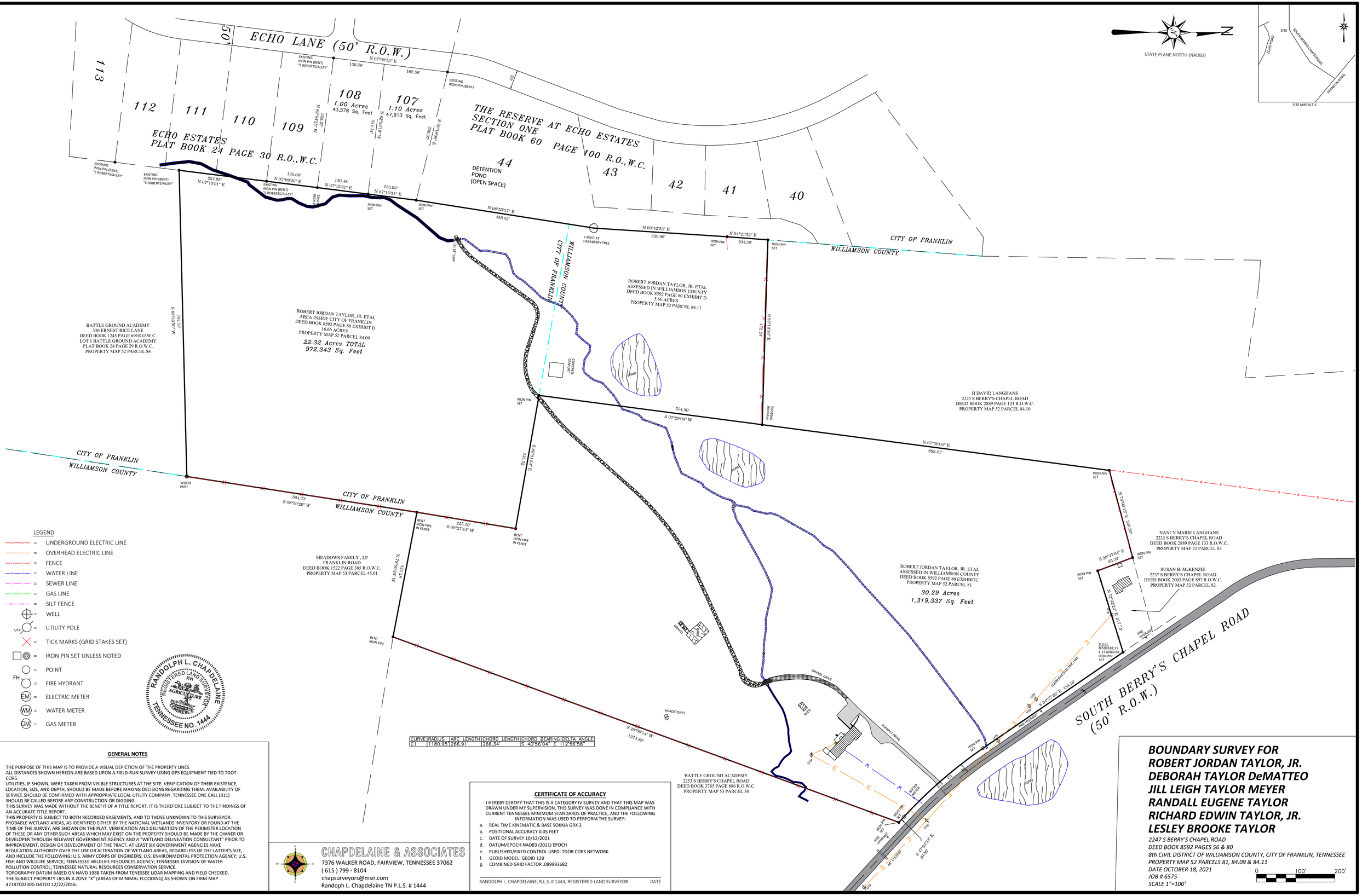
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PLOTTED BY PAYTEN KEPPNER ON 1/24/2024 10:04 AM LAST UPDATED BY PKEPPNER ON 1/30/2024 10:06 AM



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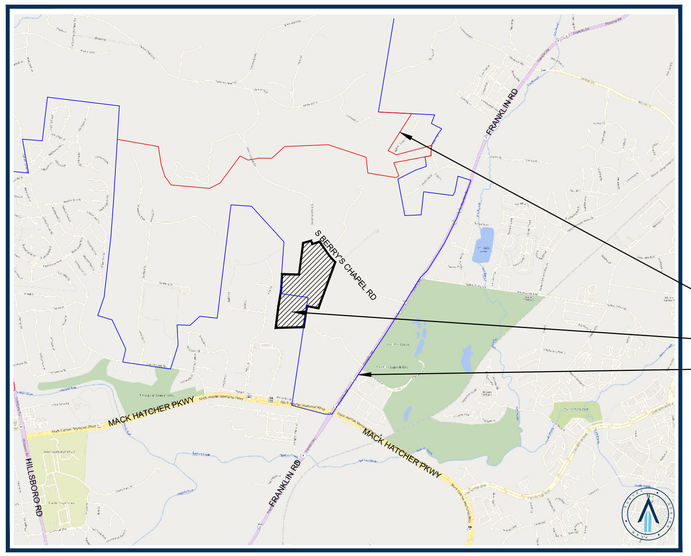
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City of Franklin Project No.: 8384

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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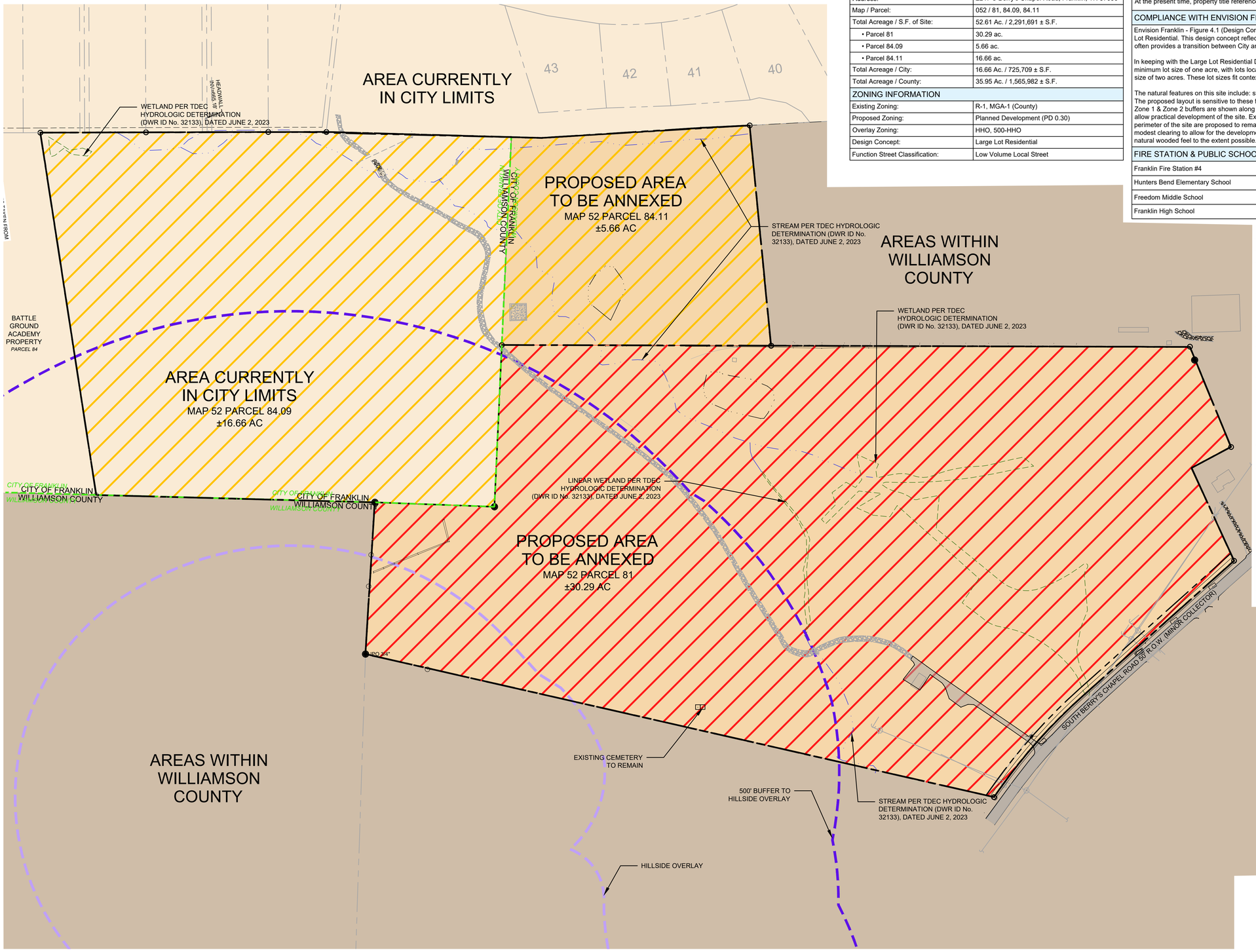
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Know what's below. Call before you dig.

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PLOTTED BY PATTEN KEFFNER ON: 1/9/2024 10:45 AM LAST UPDATED BY PKEFFNER ON: 1/9/2024 10:00 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8384
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
• Parcel 84.09	5.66 ac.
• Parcel 84.11	16.66 ac.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

By Scaled Map location and graphic plotting only, this property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 47187C0203G, with a revised date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0203, Suffix G, which is the current flood insurance rate map for the community in which said premises is situated.

MINERAL RIGHTS INFORMATION

At the present time, property title reference does not reflect any mineral rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

FIRE STATION & PUBLIC SCHOOLS PROXIMITY

Franklin Fire Station #4	4.2 miles
Hunters Bend Elementary School	4.3 miles
Freedom Middle School	5.5 miles
Franklin High School	3.3 miles

WATER & SEWER DATA CHART

Facility Type	Single Family
Sewer Flow in GPD	5,600 GPD
Water Flow in GPD	19,000 GPD (5,600 Domestic) (14,000 Irrigation)
Number of Units	16 SFU

UTILITY PROVIDERS

Sewer	Franklin, TN Water Management Dept. (615) 794-4554
Water	Mallory Valley Utility District (615) 628-0237
Gas	Atmos Energy (615) 566-3073
Electric	Middle Tennessee Electric Membership Corp. (615) 595-4683
Phone / Cable	AT&T (615) 595-7816

ANTICIPATED UTILITY DEPTHS

Sewer	4' Min. - 10' Max. Unless otherwise shown
Water	30" - 60" or per MVUD Requirements
Gas	TBD per Atmos Energy Requirements
Electric	36" - 42" or per MTEMC Requirements
Phone / Cable	TBD

UTILITY NARRATIVE

The development is intended to be served by public sewer, public water, underground electric, and gas throughout. Currently, authorities that will be assisting in the details of these services are Mallory Valley Utility District, City of Franklin Sewer, Middle Tennessee Electric Membership Corporation, and Atmos Energy.

Note: The Sanitation and Environmental Services Department provide services to refuse collection.

ROW & ACCESS DATA CHART

Daily Trips	187
AM Peak Hour Trips	14 (4 Entering, 10 Exiting)
PM Peak Hour Trips	18 (11 Entering, 7 Exiting)

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- STREAM
- WETLAND
- AREAS CURRENTLY IN WILLIAMSON COUNTY
- AREAS PROPOSED TO BE ANNEXED INTO THE CITY OF FRANKLIN
- AREAS CURRENTLY IN CITY OF FRANKLIN
- AGRICULTURAL LAND USE
- VACANT LAND USE

0 100 200

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TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1887
2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2023

Approved By: TPG

Revisions:

1	02/01/2024	PER CITY COMMENTS

Drawing Title:

ANNEXATION PLAN

Drawing No.

C1.0

Project No.

22-0131

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PLOTTED BY PAYTEN KEEFFABER ON 1/24/2024 10:58 AM LAST UPDATED BY PKEEFFABER ON 1/2024 10:54 AM

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06031

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-09, An Ordinance To Zone 35.95 Acres Planned (PD 0.30) District, And Hillside Hillcrest Overlay (HHO) District, And To Rezone 16.66 Acres From Residential 1 (R1) District To Planned (PD 0.30) District, For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, At 2247 South Berrys Chapel Road (Preserve At Sheridan PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8382
Applicant: Troy Gardner, Ragan Smith Associates
Owner: David Blackburn, DRB Preservation Trust

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to zone the property at 2247 South Berry's Chapel Road Planned (PD 0.30), should the Plan of Services, RES 2024-05, and Annexation, RES 2024-06, be approved by BOMA. The subject property, including land currently within and outside the city limits, consists of 52.61 acres and is currently zoned MGA-1 (County) and R1 (City). Envision Franklin places this parcel into the Large-Lot Residential Design Concept, which states that these areas, "reflect the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows." The accompanying development plan proposes 16 single-family residential lots measuring from a minimum of 1 and up to 2 acres in size, giving an overall density of 0.30 units per acres. The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the larger lots that are already established in the area.

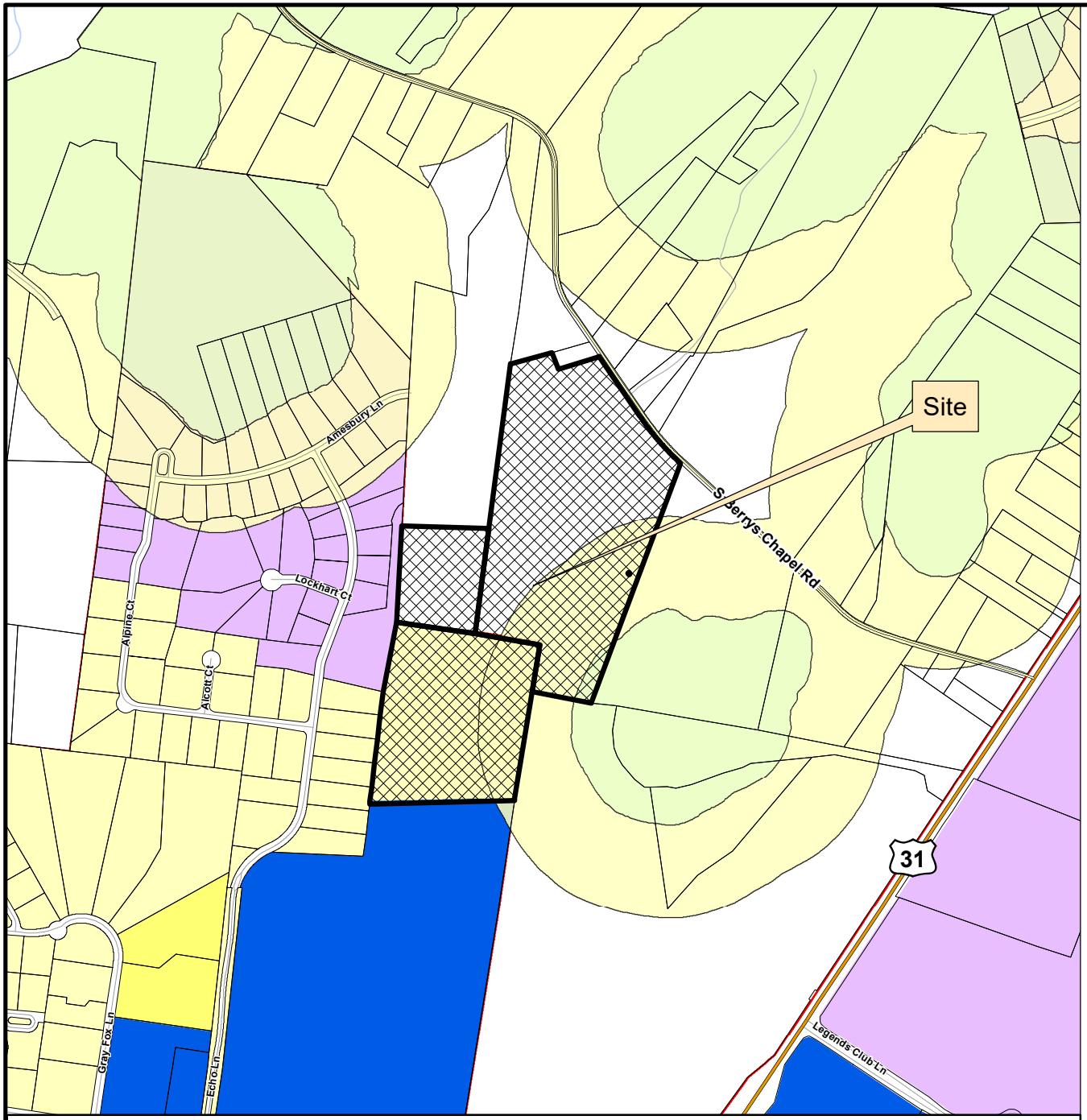
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-09.



THE PRESERVE AT SHERIDAN PUD SUBDIVISION,
REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07

Project Information

Existing Zoning: MGA-1 (County), R-1 Residential
Proposed Zoning: PD (0.30)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 52.61 acres
Proposed Number of Dwelling Units: 16
Proposed Nonresidential Square Footage: None

Legend

- The Preserve At Sheridan PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

ORDINANCE 2024-09

AN ORDINANCE TO ZONE 35.95 ACRES PLANNED (PD 0.30) DISTRICT, AND HILLSIDE HILLCREST OVERLAY (HHO) DISTRICT, AND TO REZONE 16.66 ACRES FROM RESIDENTIAL 1 (R1) DISTRICT TO PLANNED (PD 0.30) DISTRICT, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, AT 2247 SOUTH BERRYS CHAPPEL ROAD (PRESERVE AT SHERIDAN PUD)

WHEREAS, David Blackburn, DRB Preservation Trust, ("Owner") of property located at 2247 South Berry's Chapel Road ("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 2024-05 and Resolution 2024-06; and

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

WHEREAS, the Planned (PD 0.30) District, and the Hillside Hillcrest Overlay (HHO) District, provide zoning for land uses compatible with both the Franklin Land Use Plan and the surrounding development; and

WHEREAS, the BOMA adopted Resolution 2024-07, 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, zoned the following: Planned (PD 0.30) District, and the Hillside Hillcrest Overlay (HHO) District:

PREMISES CONSIDERED

Map-Parcel	Acres
52-81.00	30.29
52-84.09	5.66
Total	35.95

SECTION II. That the following described Property shall be, and is hereby, rezoned from its present zoning classification of Residential 1 (R1) District to Planned (PD 0.30) District:

PREMISES CONSIDERED

Map-Parcel	Acres
52-84.11	16.66
Total	16.66

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

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

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

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

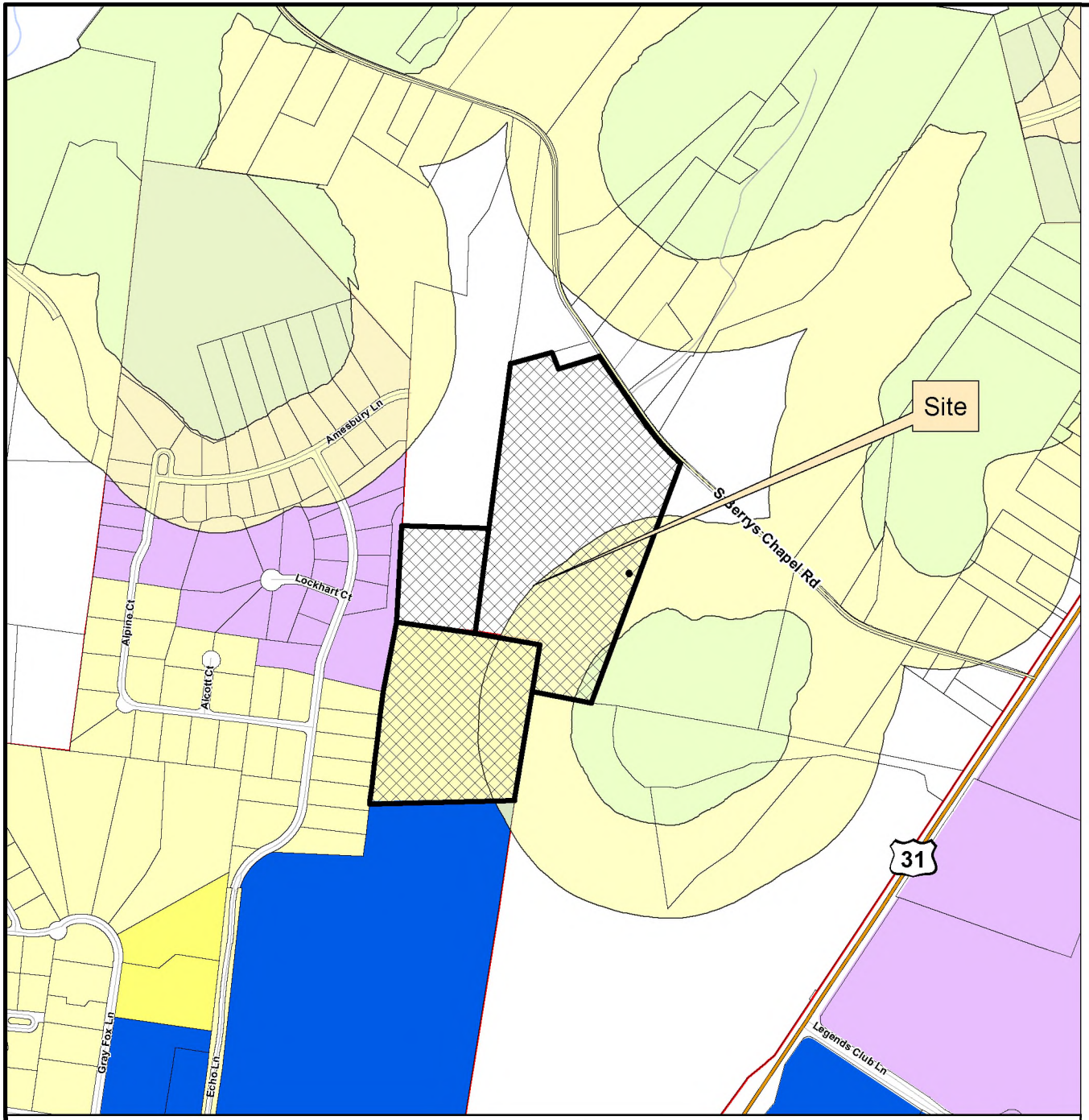
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07

Project Information
Existing Zoning: MGA-1 (County), R-1 Residential
Proposed Zoning: PD (0.30)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 52.61 acres
Proposed Number of Dwelling Units: 16
Proposed Nonresidential Square Footage: None

Legend

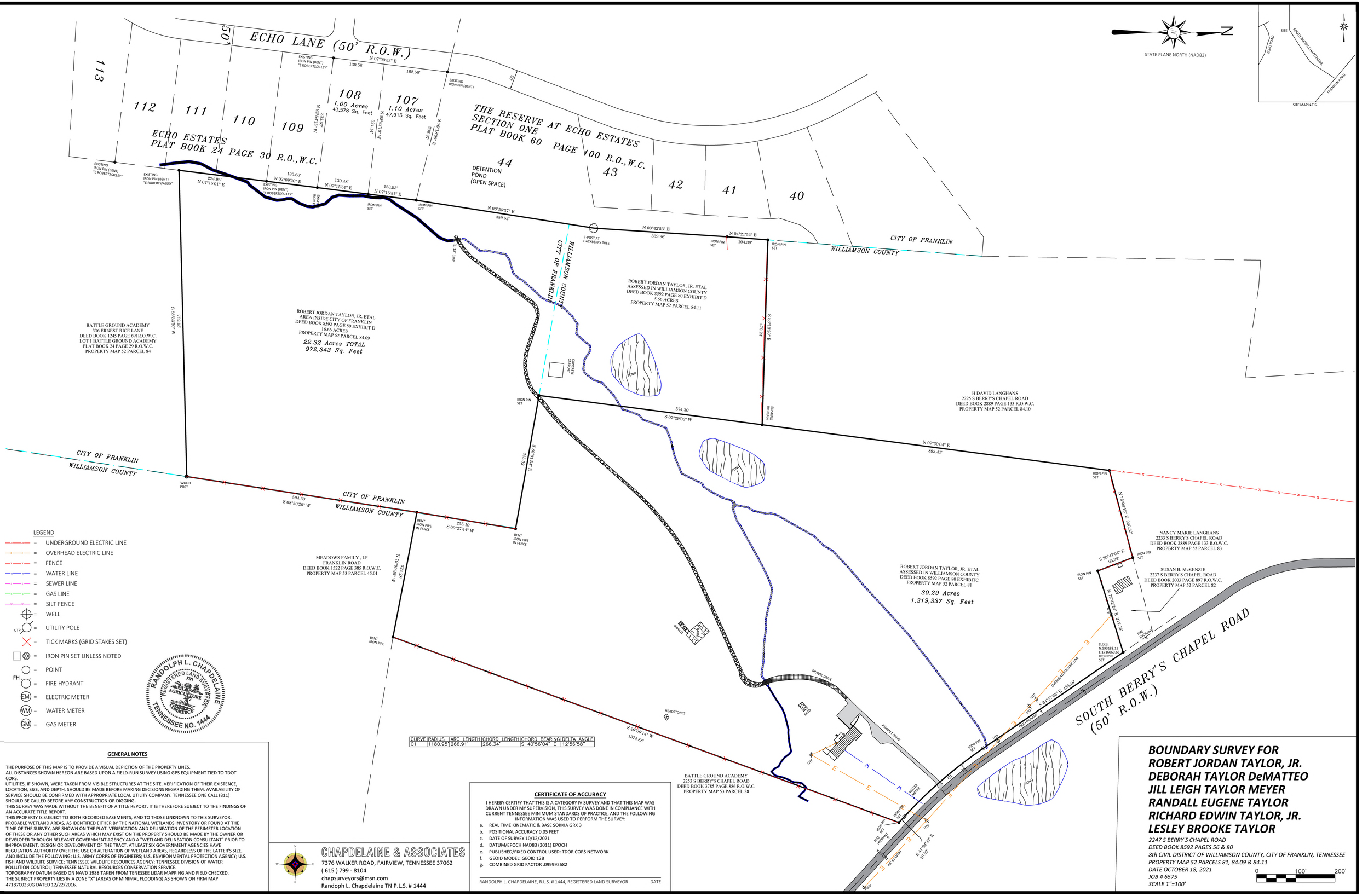
- The Preserve At Sheridan PUD Subdivision
- Hillside/Hillcrest Overlay
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- AG Agricultural District
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- R1 Residential 1 District
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE



LEGEND

- = UNDERGROUND ELECTRIC LINE
- = OVERHEAD ELECTRIC LINE
- = FENCE
- = WATER LINE
- = SEWER LINE
- = GAS LINE
- = SILT FENCE
- = WELL
- UTP = UTILITY POLE
- = TICK MARKS (GRID STAKES SET)
- = IRON PIN SET UNLESS NOTED
- = POINT
- FH = FIRE HYDRANT
- EM = ELECTRIC METER
- WM = WATER METER
- GM = GAS METER

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1444

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
2. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
3. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
6. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THE PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT, DESIGN OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
7. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENESSEE LIDAR MAPPING AND FIELD CHECKED.
8. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47187C0230G DATED 12/22/2016.

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com
Randoph L. Chapdelaine TN P.L.S. # 1444

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY 10/12/2021
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR .099992682

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

BOUNDARY SURVEY FOR ROBERT JORDAN TAYLOR, JR. DEBORAH TAYLOR DeMATTEO JILL LEIGH TAYLOR MEYER RANDALL EUGENE TAYLOR RICHARD EDWIN TAYLOR, JR. LESLEY BROOKE TAYLOR

2247 S BERRY'S CHAPEL ROAD
DEED BOOK 8592 PAGES 56 & 80
8th CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
PROPERTY MAP 52 PARCELS 81, 84.09 & 84.11
DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

0 100' 200'

THE PRESERVE AT SHERIDAN PUD
SUBDIVISION, REZONING PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER

DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
(615) 202-5040
david@blackburntn.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

City of Franklin Project No.: 8382

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET

CIVIL PLANS

C1.0	REZONING PLAN

ZONING INFORMATION		
Parcel	Existing Zoning	Proposed Zoning
81	MGA-1 (County)	PD 0.30
84.09	R-1	PD 0.30
84.11	MGA-1 (County)	PD 0.30

811 Know what's below. Call before you dig.

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER REGISTERED AGRICULTURE TENNESSEE LANDSCAPE ARCHITECT 3715 — 2-29-24

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'
Date: JANUARY 8, 2024
Approved By: TPG

Revisions:

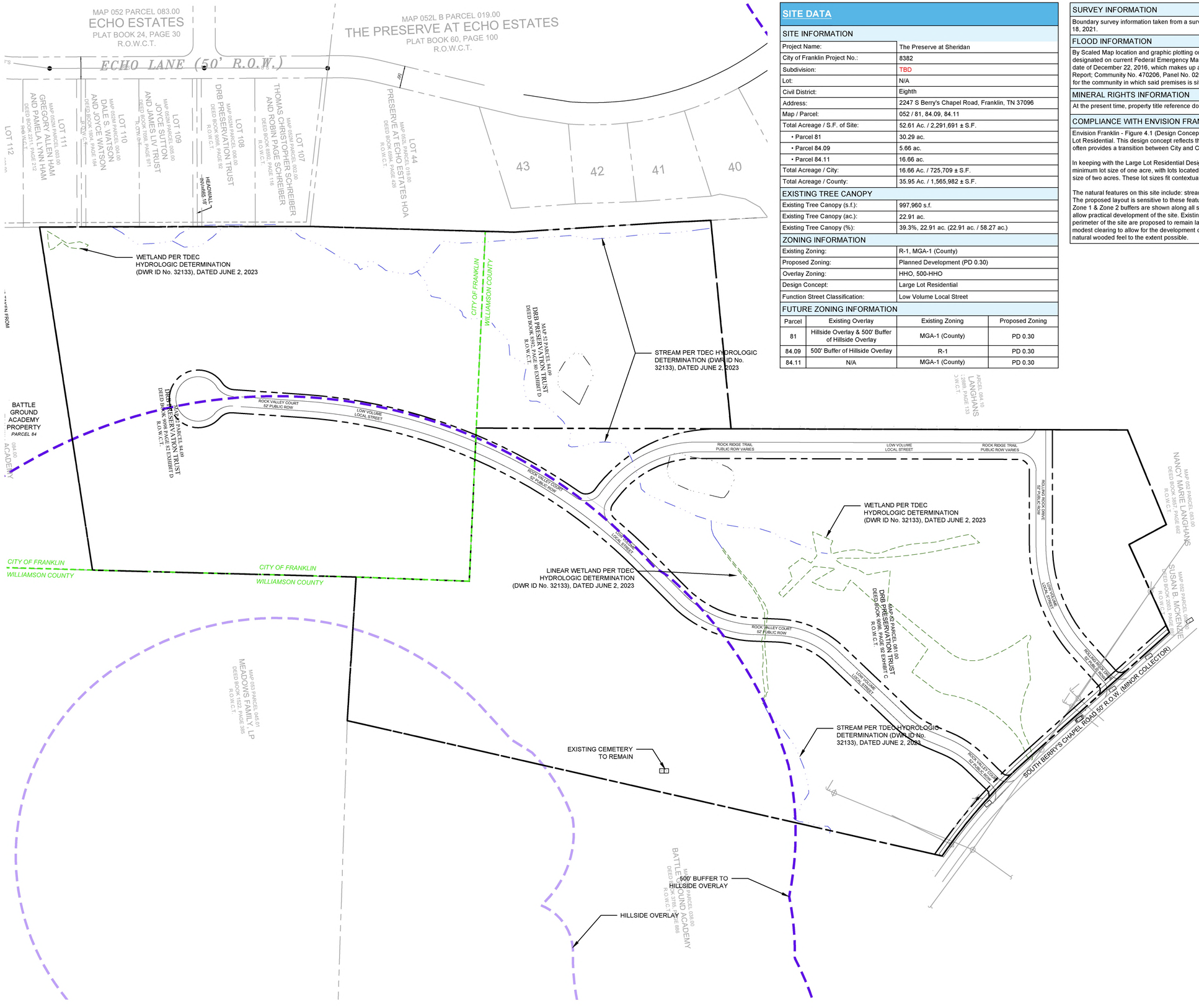
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1	02/01/2024	PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
CVR

Project No.
22-0131

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PLOTTED BY PAYTEN KEFFABER ON - 10/4/2024 10:41 AM LAST UPDATED BY PKEFFABER ON - 10/4/2024 10:39 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8382
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
• Parcel 84.09	5.66 ac.
• Parcel 84.11	16.66 ac.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

EXISTING TREE CANOPY

Existing Tree Canopy (s.f.):	997,960 s.f.
Existing Tree Canopy (ac.):	22.91 ac.
Existing Tree Canopy (%):	39.3%, 22.91 ac. (22.91 ac. / 58.27 ac.)

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

FUTURE ZONING INFORMATION

Parcel	Existing Overlay	Existing Zoning	Proposed Zoning
81	Hillside Overlay & 500' Buffer of Hillside Overlay	MGA-1 (County)	PD 0.30
84.09	500' Buffer of Hillside Overlay	R-1	PD 0.30
84.11	N/A	MGA-1 (County)	PD 0.30

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

By Scaled Map location and graphic plotting only, this property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 47187C0203G, with a revised date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report, Community No. 470206, Panel No. 0203, Suffix G, which is the current flood insurance rate map for the community in which said premises is situated.

MINERAL RIGHTS INFORMATION

At the present time, property title reference does not reflect any mineral rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1099
2-29-2024

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, REZONING PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

REZONING PLAN

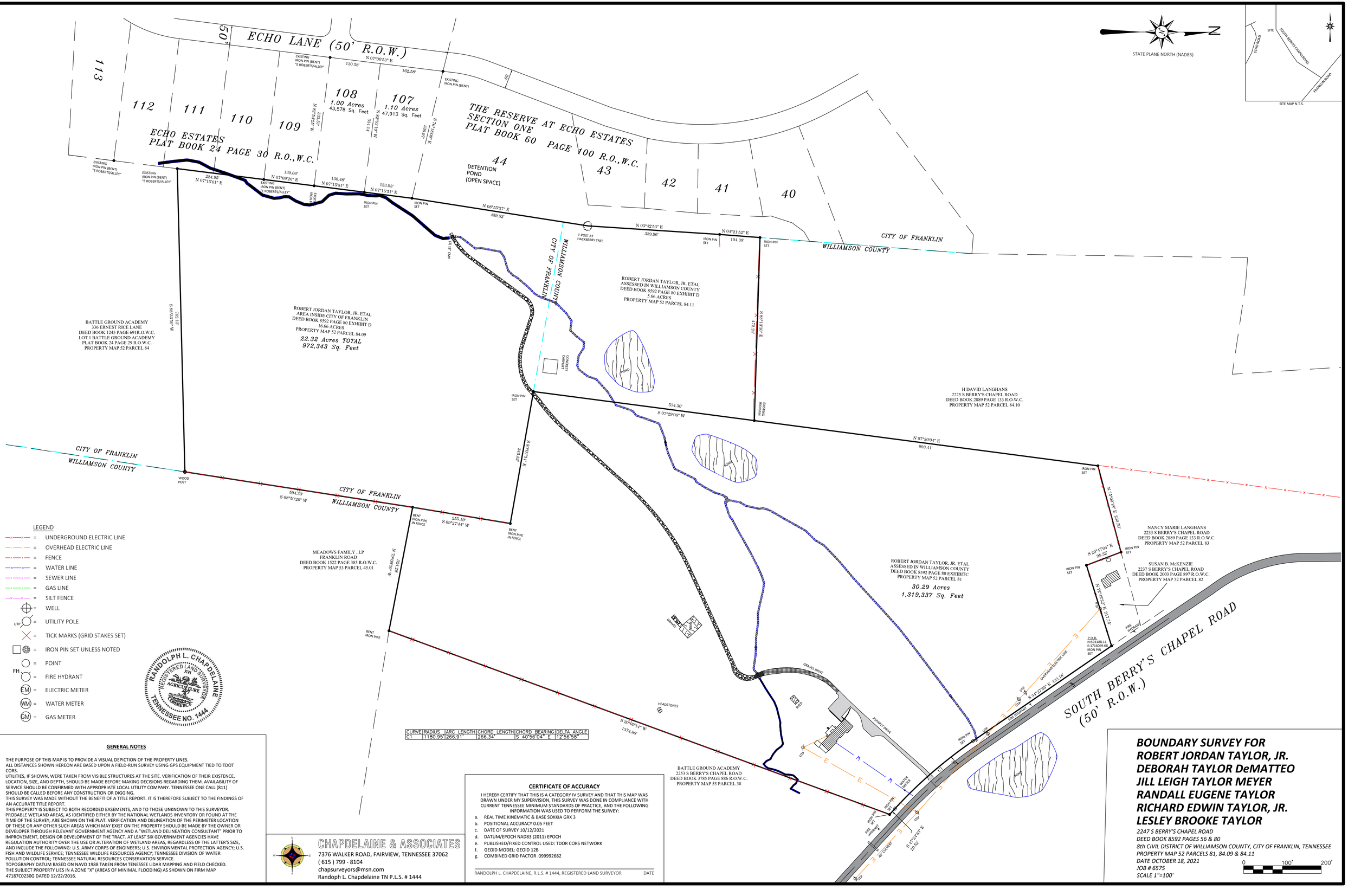
Drawing No.

C1.0

Project No.

22-0131

G:\22-0131\CIVIL ENGINEERING\PLAN SHEETS\REZONING\REZONE LAYOUT.DWG
PLOTTED BY PAYTEN KEITHLEY ON 1/24/2024 10:11 AM LAST UPDATED BY PKEITHLEY ON 1/24/2024 10:08 AM



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1180.95'	266.91'	266.34'	S 40°56'04" E	12°56'58"

LEGEND

- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- FENCE
- WATER LINE
- SEWER LINE
- GAS LINE
- SILT FENCE
- WELL
- UTILITY POLE
- TICK MARKS (GRID STAKES SET)
- IRON PIN SET UNLESS NOTED
- POINT
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER

RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1444

GENERAL NOTES

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
2. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
3. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
5. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
6. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THE PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH RELEVANT GOVERNMENT AGENCY AND A "WETLAND DELINEATION CONSULTANT" PRIOR TO IMPROVEMENT, DESIGN OR DEVELOPMENT OF THE TRACT. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, REGARDLESS OF THE LATTER'S SIZE, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
7. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENESSEE LIDAR MAPPING AND FIELD CHECKED.
8. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47187C0230G DATED 12/22/2016.

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104
chapsurveyors@msn.com
Randoph L. Chapdelaine TN P.L.S. # 1444

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY 0.05 FEET
c. DATE OF SURVEY 10/12/2021
d. DATUM/EPOCH NAD83 (2011) EPOCH
e. PUBLISHED/FIXED CONTROL USED: TDOR CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR .099992682

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444, REGISTERED LAND SURVEYOR DATE

BOUNDARY SURVEY FOR ROBERT JORDAN TAYLOR, JR. DEBORAH TAYLOR DeMATTEO JILL LEIGH TAYLOR MEYER RANDALL EUGENE TAYLOR RICHARD EDWIN TAYLOR, JR. LESLEY BROOKE TAYLOR

2247 S BERRY'S CHAPEL ROAD
DEED BOOK 8592 PAGES 56 & 80
8th CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
PROPERTY MAP 52 PARCELS 81, 84.09 & 84.11
DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

0 100' 200'

THE PRESERVE AT SHERIDAN PUD
SUBDIVISION, REZONING PLAN

FOR

DRB PRESERVATION TRUST

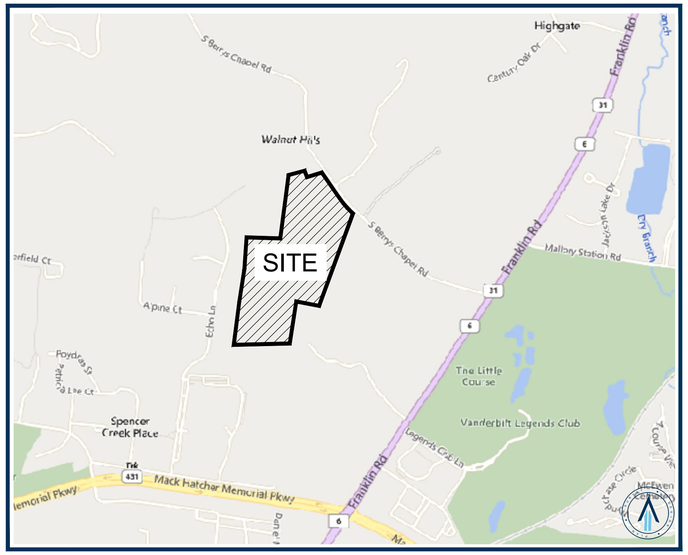
CONTACTS

OWNER/DEVELOPER

DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
(615) 202-5040
david@blackburntn.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

City of Franklin Project No.: 8382

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	REZONING PLAN

ZONING INFORMATION		
Parcel	Existing Zoning	Proposed Zoning
81	MGA-1 (County)	PD 0.30
84.09	R-1	PD 0.30
84.11	MGA-1 (County)	PD 0.30

Know what's below. Call before you dig.

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER REGISTERED AGRICULTURE ENGINEER TENNESSEE ENGINEER LICENSE NO. 128824 LANDSCAPE ARCHITECT 2024

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

COVER

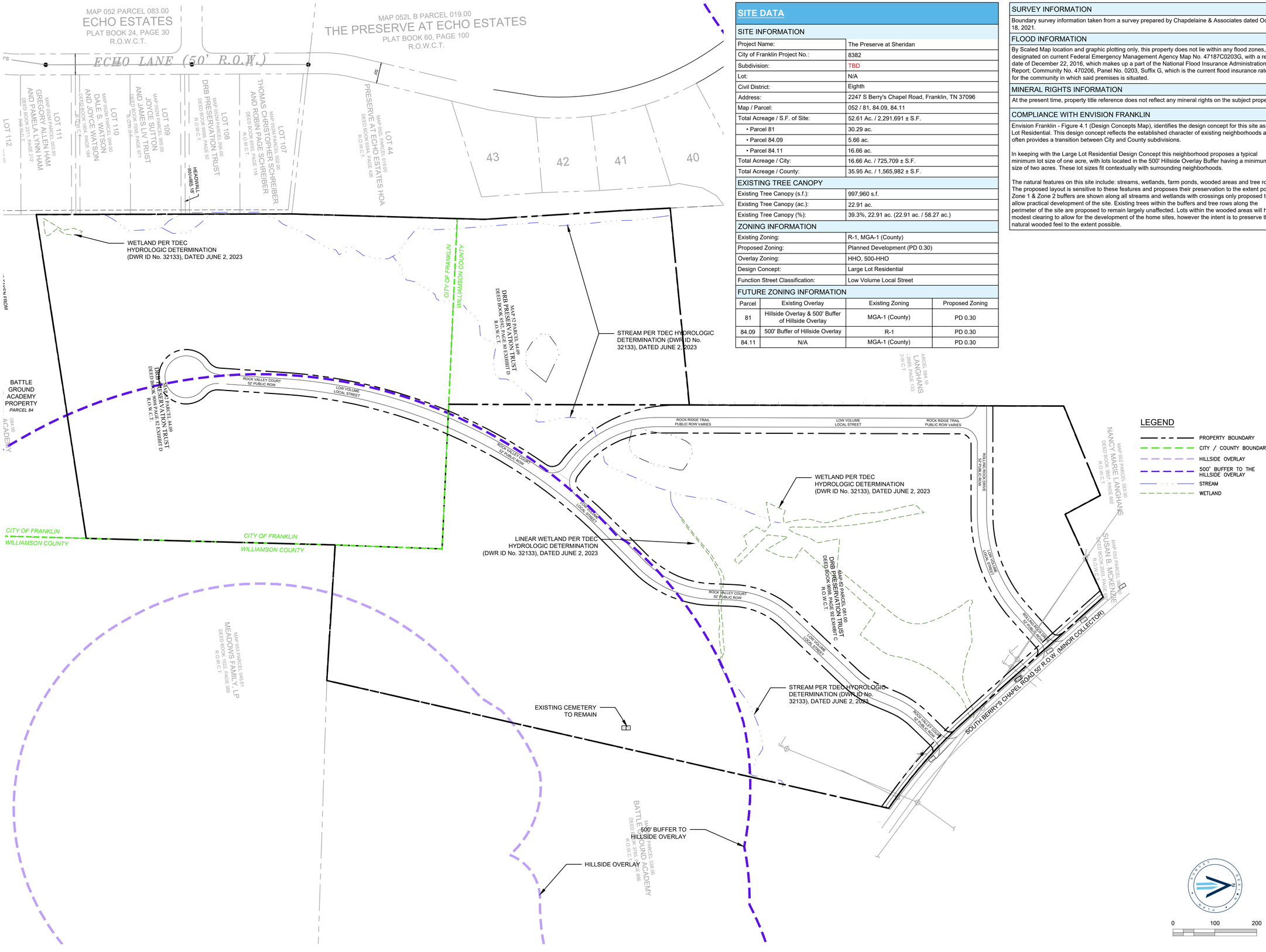
Drawing No.

CVR

Project No.

22-0131

G:\22-0131\CIVIL ENGINEERING\C3 PLAN SHEETS\REZONING\REZONE LAYOUT.DWG
PLOTTED BY PAYTEN KEFFABER ON 12/4/2024 10:41 AM LAST UPDATED BY PKEFFABER ON 12/4/2024 10:39 AM



SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8382
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
• Parcel 81	30.29 ac.
• Parcel 84.09	5.66 ac.
• Parcel 84.11	16.66 ac.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

EXISTING TREE CANOPY

Existing Tree Canopy (s.f.):	997,960 s.f.
Existing Tree Canopy (ac.):	22.91 ac.
Existing Tree Canopy (%):	39.3%, 22.91 ac. (22.91 ac. / 58.27 ac.)

ZONING INFORMATION

Existing Zoning:	R-1, MGA-1 (County)
Proposed Zoning:	Planned Development (PD 0.30)
Overlay Zoning:	HHO, 500-HHO
Design Concept:	Large Lot Residential
Function Street Classification:	Low Volume Local Street

FUTURE ZONING INFORMATION

Parcel	Existing Overlay	Existing Zoning	Proposed Zoning
81	Hillside Overlay & 500' Buffer of Hillside Overlay	MGA-1 (County)	PD 0.30
84.09	500' Buffer of Hillside Overlay	R-1	PD 0.30
84.11	N/A	MGA-1 (County)	PD 0.30

SURVEY INFORMATION

Boundary survey information taken from a survey prepared by Chapdelaine & Associates dated October 18, 2021.

FLOOD INFORMATION

By Scaled Map location and graphic plotting only, this property does not lie within any flood zones, as designated on current Federal Emergency Management Agency Map No. 47187C0203G, with a revised date of December 22, 2016, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0203, Suffix G, which is the current flood insurance rate map for the community in which said premises is situated.

MINERAL RIGHTS INFORMATION

At the present time, property title reference does not reflect any mineral rights on the subject property.

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

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TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1099
2-29-24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, REZONING PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

REZONING PLAN

Drawing No.

C1.0

Project No.

22-0131

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PLOTTED BY PATTEN,KEITH@RAGAN ON 1/24/2024 10:47 AM LAST UPDATED BY PKEITH@RAGAN ON 1/24/2024 10:38 AM

File #: 21-06032

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-07, A Resolution Approving A Development Plan For Preserve At Sheridan PUD Subdivision With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Franklin Road And South Of South Berrys Chapel Road, Located At 2247 South Berrys Chapel Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8383
Applicant: Troy Gardner, Ragan Smith Associates
Owner: David Blackburn, DRB Preservation Trust

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Preserve at Sheridan PUD Subdivision, which proposes 16 single-family residential lots on 52.61 acres. Envision Franklin places this parcel into the Large-Lot Residential Design Concept, which states that these areas, "reflect the established character of existing neighborhoods and often provides a transition between City and County subdivisions. New development should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows." The plan as submitted includes lots that range from 1 to 2 acres in size, maintaining the established character of existing subdivisions in the area. The plan also includes green space to protect natural and historical assets as well as a neighborhood amenity center.

MODIFICATION OF STANDARDS:

There is one Modification of Standards request with this plan.

MOS #1: Requesting to remove the required eastern connections of the PUD.

The applicant is requesting to remove the required vehicular connections to the parcels along the

eastern boundary line of the PUD. Section 9.5.1(B) of the Zoning Ordinance states, "Street connections, street stubs, or internal drives shall be provided in every direction (north, south, east, and west)." There are two eastern access points required to connect to the two parcels along the eastern boundary. After reviewing the submittal, Staff can support removal of the eastern connection to the northern parcel due to the location of the stream and the proximity to S Berry's Chapel Road. For the eastern connection to the southern parcel, Staff will support a Modification of Standard with the following conditions: The ROW for a future road is dedicated, the future road is pre-graded to subgrade and a sign is installed at the end of the cul-de-sac stating, "This roadway shall be extended per the authority of the City of Franklin."

Staff recommends **approval, with conditions** of MOS #1.

PROCEDURAL REQUIREMENTS:

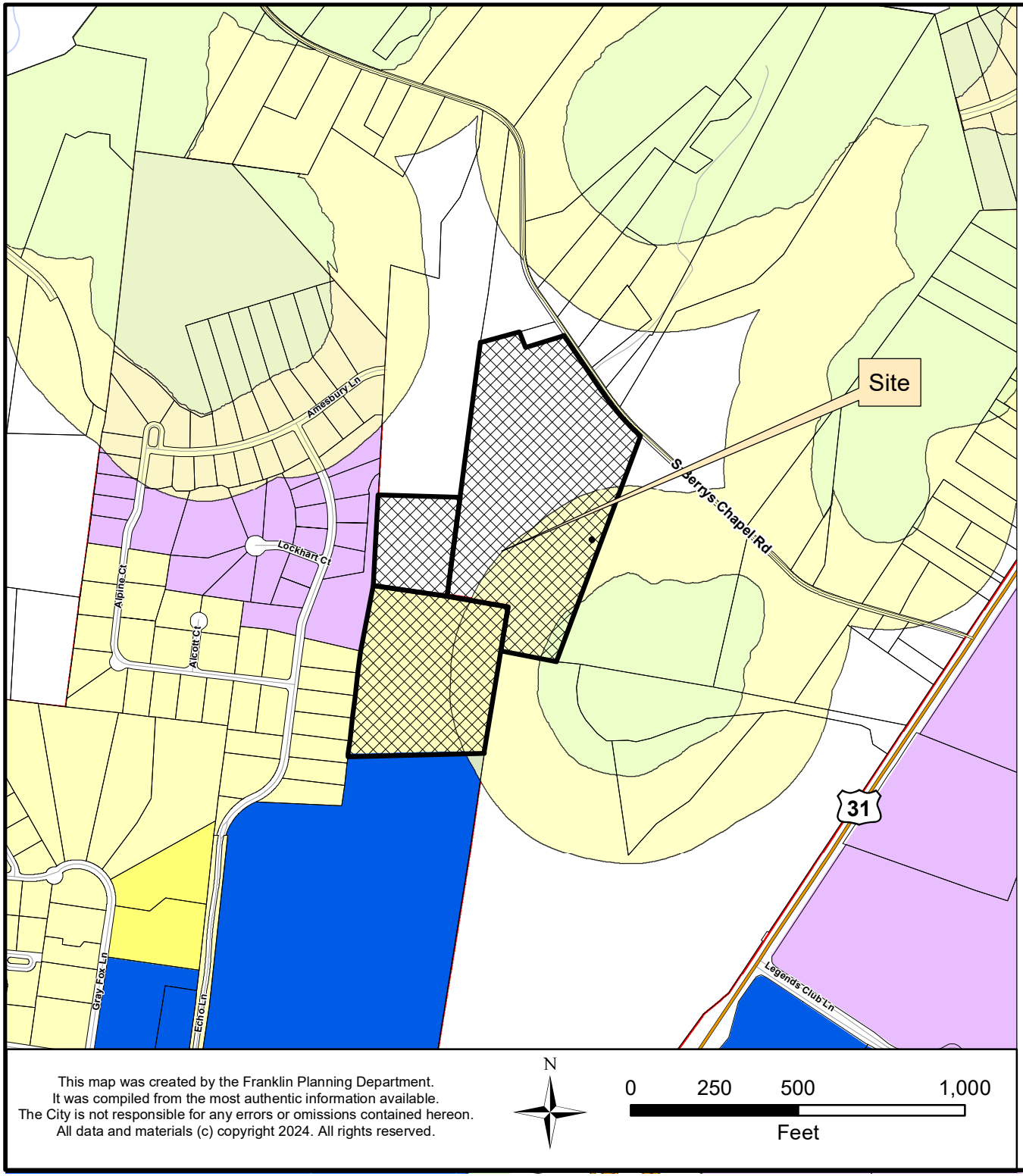
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-07 with conditions.



THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07

Project Information

Existing Zoning: MGA-1 (County), R-1 Residential
Proposed Zoning: PD (0.30)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 52.61 acres
Proposed Number of Dwelling Units: 16
Proposed Nonresidential Square Footage: None

Legend

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

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HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2024-07

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR PRESERVE AT SHERIDAN PUD SUBDIVISION WITH 1 MODIFICATIONS OF DEVELOPMENT STANDARDS (CONNECTIVITY), FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF SOUTH BERRYS CHAPEL ROAD, LOCATED AT 2247 SOUTH BERRYS CHAPEL ROAD

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-09; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
52-81.00	30.29
52-84.09	5.66
52-84.11	16.66
Total	52.61

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 Preserve at Sheridan PUD Subdivision are as follows:

Entitlements	Preserve at Sheridan PUD
Base Zone District	PD 0.30
Other Zoning Overlays	HHO
Number of Dwelling Units	16
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and BOMA 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 BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Connectivity - Request to remove connections to eastern properties.** Approved: _____ Denied: _____	9.5.1(B) Vehicle Circulation - External Connectivity Street connections, street stubs, or internal drive connections shall be provided in every direction. *Staff recommended approval, with conditions.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-09, 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, Tennessee:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

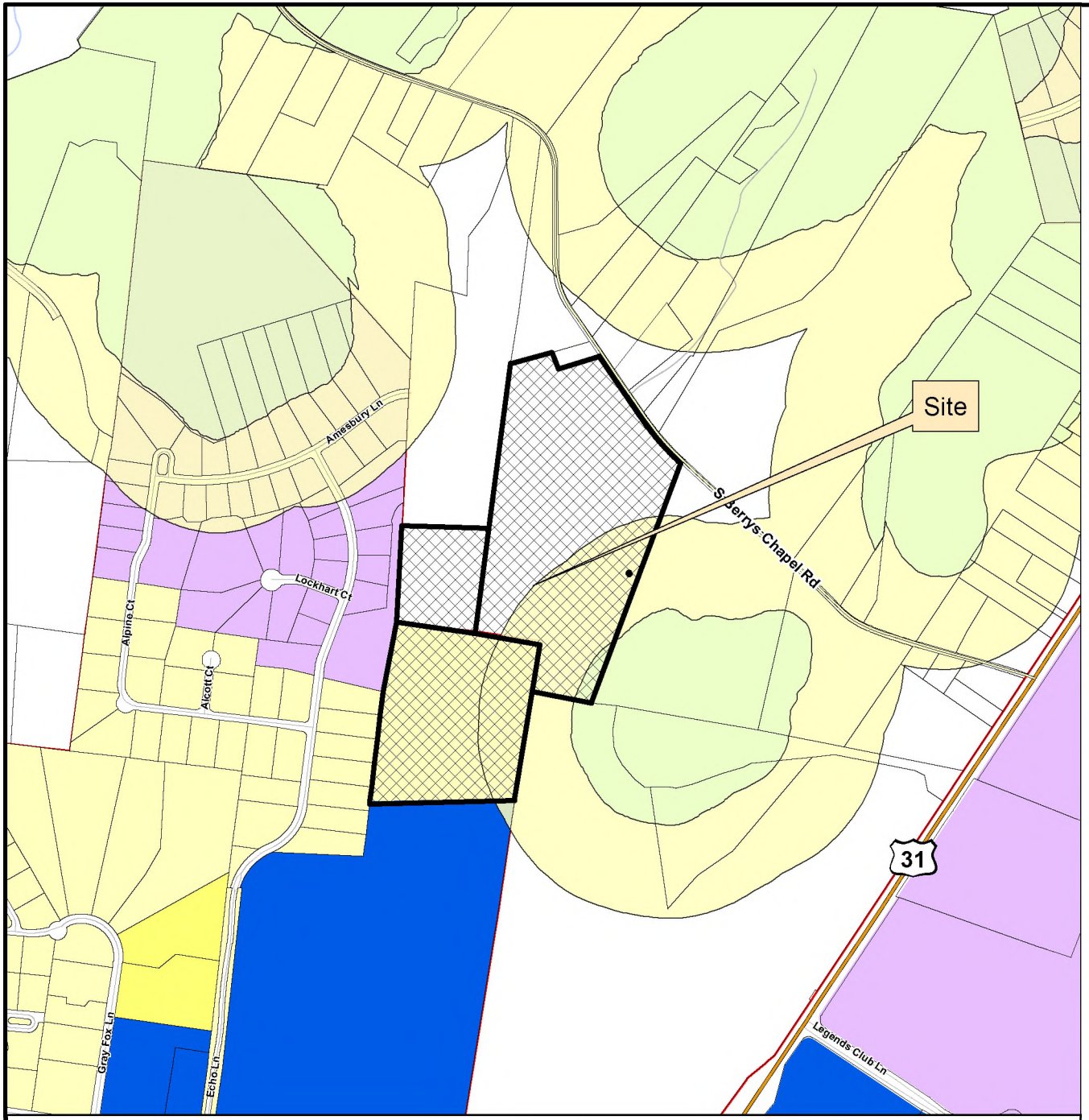
PREAPPLICATION CONFERENCE: _____1/2/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____1/25/24_____

NEIGHBORHOOD MEETING: _____1/4/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING AND DEVELOPMENT PLAN
ORDINANCE 2024-09
RESOLUTION 2024-07

Project Information
Existing Zoning: MGA-1 (County), R-1 Residential
Proposed Zoning: PD (0.30)
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HISTORIC FRANKLIN TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION,
DEVELOPMENT PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER

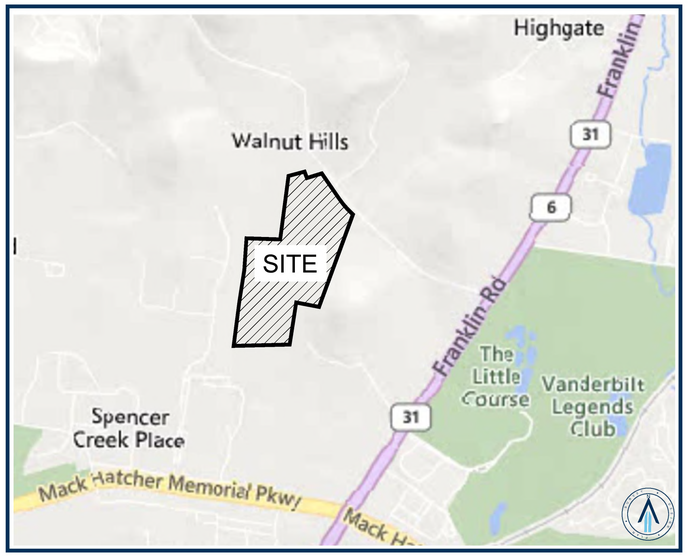
DAVID BLACKBURN
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CIVIL

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gwelch@ragansmith.com

LANDSCAPE ARCHITECTURE

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LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C3.0	SITE GRADING & DRAINAGE PLAN
C4.0	R.O.W. & FIRE ACCESS PLAN
C4.1	R.O.W. & TRASH ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	PHASING PLAN
C7.0	BUFFER MANAGEMENT PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS
T1.0	TIA RECOMMENDATIONS

SITE DATA	
SITE INFORMATION	
Project Name:	The Preserve at Sheridan
City of Franklin Project No:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	52.61 ac. / 2,291,691 s.f.
Vesting:	N/A
ZONING INFORMATION	
Base Zone:	81 & 84.11 MGA-1 (County) | 84.09 R-1
Proposed Zoning:	Planned Developement (PD 0.30)
Overlay Zoning:	HHO (81) , 500-HHO (81, 84.09)
Proposed Uses:	Single Family Residential, Sports Complex, Cemetery
Frontage Types Applied:	Yard Frontage, TYP. (Yard, Parking, or Landscape Frontage for Amenity Lot
Lot Width:	Varies, 100' min.
Lot Size:	1 ac. min., typ., 2 ac. min. within 500' Buffer of HHO
Setbacks:	
• Front Yard:	25' min., 60' typ.
• Side Yard:	25' min., 25' typ.
• Rear Yard:	25' min., 50' typ.
Dwelling Unit Count by Type:	16 Houses
Density:	PD 0.30 d.u./ac
Commercial SF, by Use:	N/A
Building Height:	2 ½ stories (max.)
Minimum LSA:	20%
Open Space Required:	5% min. (2.91 ac.)
Natural Area Required:	10% min. (5.83 ac.)
Tree Canopy Retention Acreage:	12.97 ac.
Parking Required, by Use:	32 spaces (2 per unit)
Parking Provided, by Use:	32 spaces min.
Historic Resource Treatment:	No
Phasing:	Two Phases
• Phase 1	All roads, utilities, infrastructure, Lots 6-14
• Phase 2	Lots 1-5 & 15-16

DEVELOPMENT STANDARDS	
Development Standard	Version / Date
Zoning Ordinance	1/1/2023
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2021
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/13/2020
Municipal Code	9/11/2023

MODIFICATION OF STANDARDS
Modification of standards are requested for Section 9.5.1B.
1. A modification of standards is requested from the requirement to provide connectivity to the eastern property line. The majority of the eastern property boundary is within the HHO, within the 500' Buffer to the HHO, borders property that is within the HHO and/or 500' Buffer to the HHO, has slopes at or near 14% or greater, or has an existing stream with required buffers. There is only a small portion of the eastern property boundary, approximately 190' long, that could feasibly provide a street stub to the east. However this location is within such close proximity to South Berry's Chapel Road that it would not meet the City's minimum distance between intersections as listed on Table 2.3 (2) of the Franklin Transportation & Street Technical Standards. Due to these environmental, physical, and technical constraints it is requested that these standards be modified to not require a cross access to the east.
PARKLAND IMPACT FEE
Per Chapter 25 of the Franklin Municipal Code, the Parkland Impact Fee is $4,304 per dwelling unit. For this site the Parkland Impact Fee is $68,864 ($4,304 x 16 dwelling units).
NOTES
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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ragansmith.com

TROY PATRICK GARDNER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 3301
2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION,
DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

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-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

COVER

Drawing No.

CVR

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY: FAYTEN KEEFFABER ON: 2/1/2024 11:23 AM LAST UPDATED BY: FKEEFFABER ON: 2/1/2024 9:29 AM

SITE DATA

SITE INFORMATION

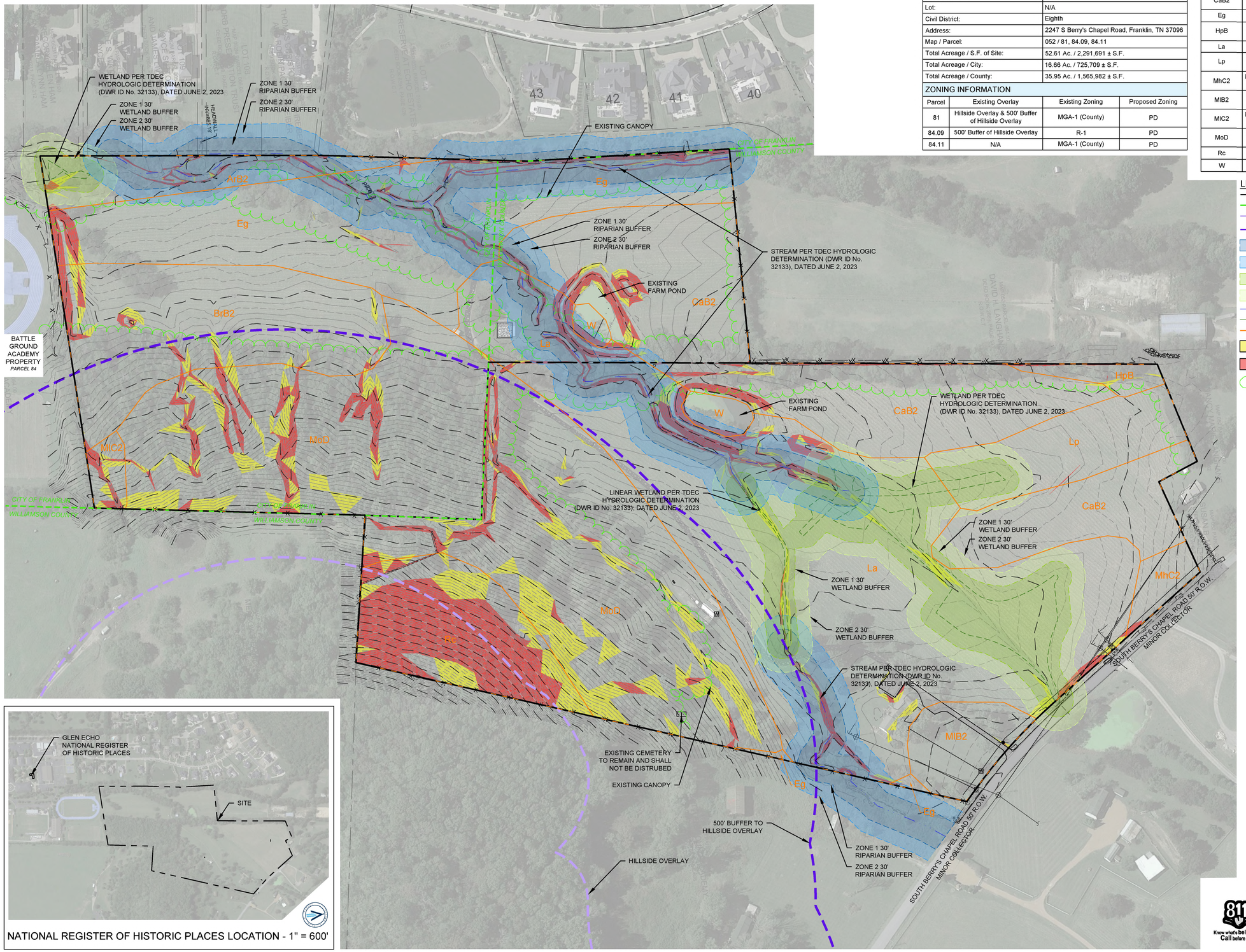
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Parcel	Existing Overlay	Existing Zoning	Proposed Zoning
81	Hillside Overlay & 500' Buffer of Hillside Overlay	MGA-1 (County)	PD
84.09	500' Buffer of Hillside Overlay	R-1	PD
84.11	N/A	MGA-1 (County)	PD

SOIL INFORMATION

Soil Symbol	Soil Properties	Acres	Percent
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	1.29	2.45%
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded	4.02	7.64%
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded	7.98	15.16%
Eg	Egam silt loam, phosphatic	6.19	11.77%
HpB	Humphreys gravelly silt loam, 2 to 5 percent	0.31	0.59%
La	Lanton silt loam, phosphatic	13.56	25.77%
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	1.72	3.27%
MhC2	Mimosa gravelly silt loam, 5 to 12 percent slopes, eroded	0.36	0.68%
MlB2	Mimosa silt loam, 2 to 5 percent slopes, eroded	0.93	1.77%
MlC2	Mimosa silt loam, 5 to 12 percent slopes, eroded	0.27	0.51%
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	13.16	25.01%
Rc	Rockland	2.44	4.64%
W	Water	0.38	0.72%



NATIONAL REGISTER OF HISTORIC PLACES LOCATION - 1" = 600'

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- SOILS
- SLOPE: 14% – 20%
- SLOPE: >20%
- EXISTING CANOPY

Know what's below. Call before you dig. 811

0 100 200

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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 AGRICULTURE COMMERCE TIMMER

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION,
DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

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Drawing Title:

EXISITING CONDITIONS

Drawing No.

C1.0

City of Franklin Project No.: 8383

Project No.

22-0131

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Plotted: 01/08/2024 - 9:23 AM By: Jeff Hammond
Last Saved By: Jeff Hammond on 01/08/2024 - 9:23 AM

NOTES

1. The Neighborhood Amenity Center is for the private use of the neighborhood only. The Neighborhood Amenity Center will include a clubhouse building with indoor sport courts, mail kiosk, and off-street parking.
2. Existing Farm Ponds are to remain undisturbed within the Riparian Buffer. Farm Pond areas outside of the Riparian Buffer may be altered.
3. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, and be maintained until replaced by the permanent signs.
4. Homes on lots 8-12 and the Neighborhood Amenity Building will be sprinkled.

OPEN SPACE REQUIREMENTS

Total Acreage / s.f. of Site:	58.27 ± ac. / 2,538,230 s.f.
Minimum Open Space Required:	5%, 2.91 ac. (58.27 ac. x 0.05), 126,760 s.f.
(If Residential) Natural Area Required:	10%, 5.83 ac. (58.27 ac. x 0.10), 253,955 s.f.

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? Y/ N
1	Neighborhood Amenities	7.5%, 4.38 ac	n/a	n/a	Y
2	Natural Areas	31%, 18.07 ac	n/a	n/a	Y
Total Provided:		22.45 ac			

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

SITE DATA

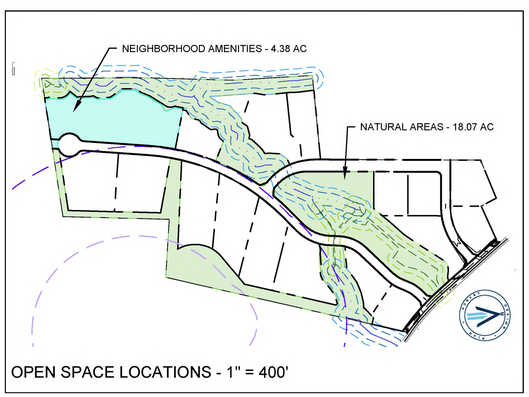
SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	52.61 ac. / 2,291,691 s.f.
Vesting:	N/A

ZONING INFORMATION

Base Zone:	81 & 84.11 MGA-1 (County) | 84.09 R-1
Proposed Zoning:	Planned Developement (PD 0.30)
Overlay Zoning:	HHO (81) , 500-HHO (81, 84.09)
Proposed Uses:	Single Family Residential, Neighborhood Amenity Center, Cemetery
Frontage Types Applied:	Yard Frontage, TYP. (Yard, Parking, or Landscape Frontage for Amenity Lot
Lot Width:	Varies, 100' min.
Lot Size:	1 ac. min., typ., 2 ac. min. within 500' Buffer of HHO
Setbacks:	
• Front Yard:	25' min., 60' typ.
• Side Yard:	25' min., 25' typ.
• Rear Yard:	25' min., 50' typ.
Dwelling Unit Count by Type:	16 Houses
Density:	PD 0.30 d.u./ac
Commercial SF, by Use:	N/A
Building Height:	2 ½ stories (max.)
Minimum LSA:	20%
Open Space Required:	5% min. (2.91 ac.)
Natural Area Required:	10% min. (5.83 ac.)
Tree Canopy Retention Acreage:	12.97 ac.
Parking Required, by Use:	32 spaces (2 per unit)
Parking Provided, by Use:	32 spaces min.
Historic Resource Treatment:	No
Phasing:	Two Phases
• Phase 1	All roads, utilities, infrastructure, Lots 6-14
• Phase 2	Lots 1-5 & 15-16

ZONE 1 30' WETLAND BUFFER
ZONE 2 30' WETLAND BUFFER
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
HEADWALL W/ RIP RAP APRON
ZONE 1 30' RIPARIAN BUFFER
ZONE 2 30' RIPARIAN BUFFER
PROPOSED STORMWATER BASIN
PROPOSED SANITARY SEWER EASEMENT
PROPOSED STORMWATER BASIN
NEIGHBORHOOD AMENITIES
4.38 AC.±
• NOTE: THE NEIGHBORHOOD AMENITY CENTER IS FOR PRIVATE USE OF THE NEIGHBORHOOD ONLY. THE NEIGHBORHOOD AMENITY CENTER WILL INCLUDE A CLUBHOUSE BUILDING WITH INDOOR SPORT COURTS, MAIL KIOSK, AND OFF STREET PARKING.
52' PUBLIC R.O.W. DEDICATION
ROCK VALLEY COURT 62' PUBLIC R.O.W.
LOW VOLUME LOCAL STREET
8' ASPHALT PATH
9* 2.19 AC.±
10* 2.03 AC.±
11* 2.11 AC.±
12* 2.11 AC.±
13* 2.01 AC.±
14* 2.03 AC.±
15 1.01 AC.±
16 1.04 AC.±
8' MULCH NATURE PATH
PRESERVED OPEN SPACE
PROPOSED CONSERVATION EASEMENT
EXISTING CEMETERY TO REMAIN AND SHALL NOT BE DISTURBED
PROPOSED PEDESTRIAN ACCESS EASEMENT
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
500' BUFFER TO HILLSIDE OVERLAY
HILLSIDE OVERLAY
ZONE 1 30' RIPARIAN BUFFER
ZONE 2 30' RIPARIAN BUFFER
ZONE 1 30' WETLAND BUFFER
ZONE 2 30' WETLAND BUFFER
LINEAR WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
EXISTING FARM POND (SEE NOTE 2 ON THIS SHEET)
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
PROPOSED STORMWATER BASIN
WETLAND IMPACT AREA 3 ±4140 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 2 ±7 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 1 ±2892 S.F. AREA PROPOSED TO BE MITIGATED
SOUTH BERRY'S CHAPEL ROAD 50' R.O.W. MINOR COLLECTOR
12' CONCRETE MULTI-USE TRAIL
PROPOSED WIDENING OF EASTBOUND LANE OF SOUTH BERRY'S CHAPEL ROAD TO 12' WIDE
PROPOSED REPLACEMENT OF CULVERT
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
PROPOSED R.O.W. DEDICATION MEASURED 40.5' FROM EXISTING CENTERLINE OF SOUTH BERRY'S CHAPEL ROAD
PROPOSED 30" CURB AND GUTTER
1 1.06 AC.±
2 1.27 AC.±
3 1.47 AC.±
4 1.04 AC.±
5 1.05 AC.±
6 1.14 AC.±
7 1.91 AC.±
8 1.00 AC.±



OPEN SPACE LOCATIONS - 1" = 400'

LEGEND

- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- WETLAND IMPACT AREA
- EXISTING CANOPY TO REMAIN
- PROPOSED CONSERVATION EASEMENT
- PROPOSED ACCESS EASEMENT
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH

0 100 200

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TROY PATRICK GARDNER REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 1301 — 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
PRESERVATION TRUST
DRB PRE-APP
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: JANUARY 8, 2024
Approved By: TPG
Revisions:

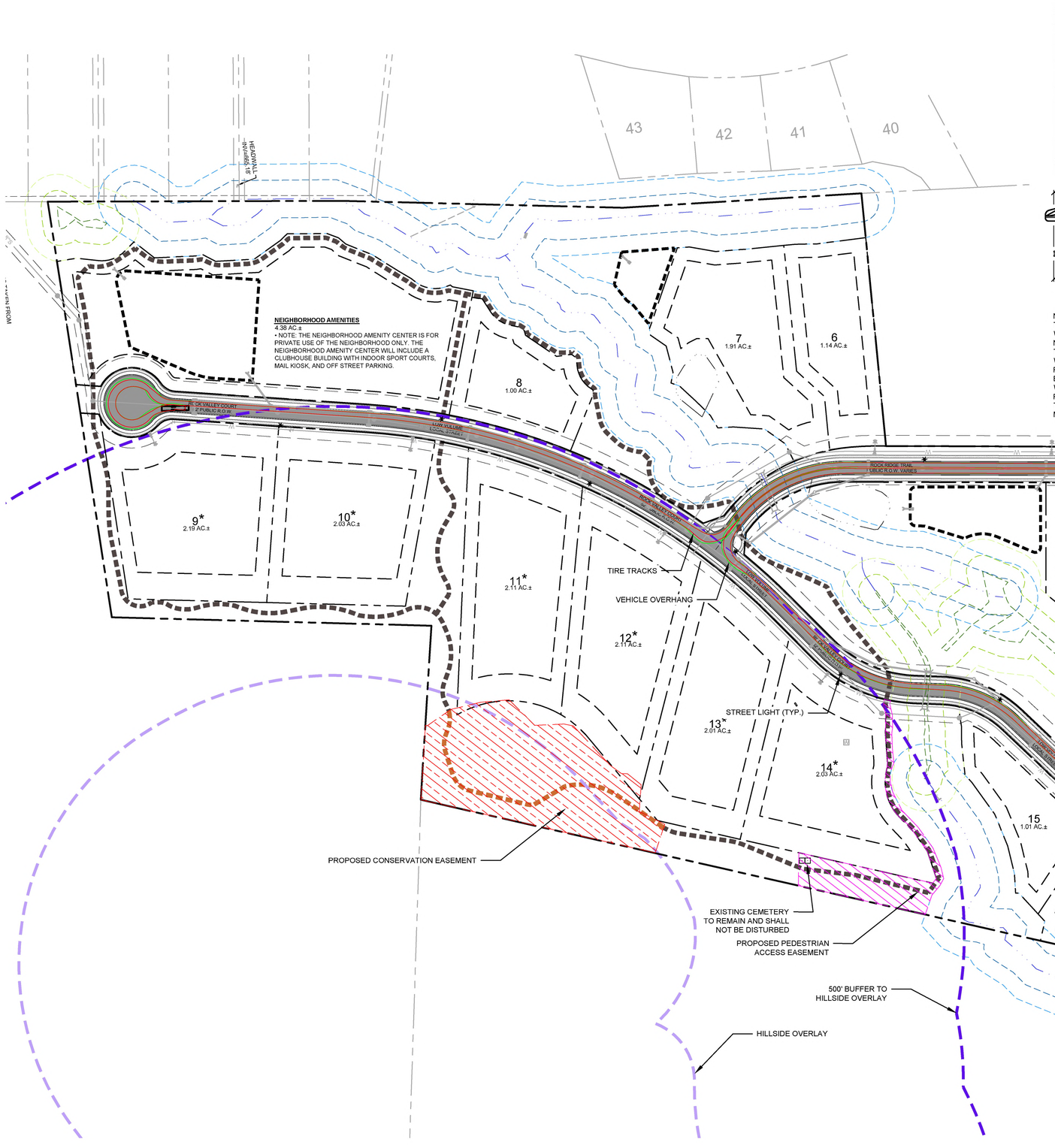
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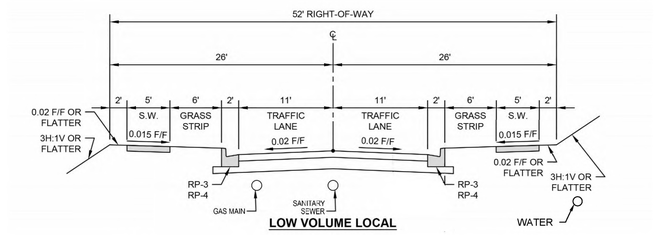
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Drawing No. C2.0

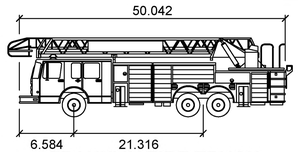
City of Franklin Project No.: 8383
Project No. 22-0131

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PLOTTED BY: PAYTEN KEPFABER ON: 2/1/2024 11:08 AM LAST UPDATED BY: PAYTEN KEPFABER ON: 2/1/2024 11:08 AM





LOW VOLUME LOCAL



FRANKLIN FIRE TRUCK

NUMBER OF FRONT AXLES:	1
TRACK WIDTH:	8'
WHEELS ON FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
TRACK WIDTH:	8'
WHEEL BASE:	21.316'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.0417'
WIDTH:	8.333'
REAR OVERHANG:	22.1424'
TURNING RADIUS WALL TO WALL:	42'
MINIMUM DESIGN SPEED:	5 MPH

STATEMENT OF IMPACTS

THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) ARE THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

ROW & ACCESS DATA CHART

DAILY TRIPS:	187 TRIPS
AM PEAK HOUR TRIPS:	14 TRIPS (4 ENTERING, 10 EXITING)
PM PEAK HOUR TRIPS:	18 TRIPS (11 ENTERING, 7 EXITING)

ACCESS MANAGEMENT

MIN. DISTANCE BETWEEN INTERSECTION: 200'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 50'±

DRIVEWAY WIDTH: 10' MIN. - 20' MAX.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

811 Know what's below. Call before you dig.

0 100 200

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ragansmith.com

GEORGE N. WELSH ENGINEER No. 022313 STATE OF TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

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Drawing Title:

ROW & FIRE ACCESS PLAN

Drawing No.

C4.0

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY PAYTEN KEPHART ON 3/1/2024 11:59 AM LAST UPDATED BY MASON ON 3/1/2024 11:59 AM











TYPICAL HOME ARCHITECTURE EXAMPLES



TYPICAL NEIGHBORHOOD AMENITY CENTER ARCHITECTURE EXAMPLES

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TROY PATRICK GARDNER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 329
1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NTS

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

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Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.0

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY: KAYTEN KEPHART ON: 3/1/2024 11:33 AM LAST UPDATED BY: PKEPHART ON: 1/26/2024 8:42 AM

COF no: 8383

CONDITIONS OF APPROVAL:

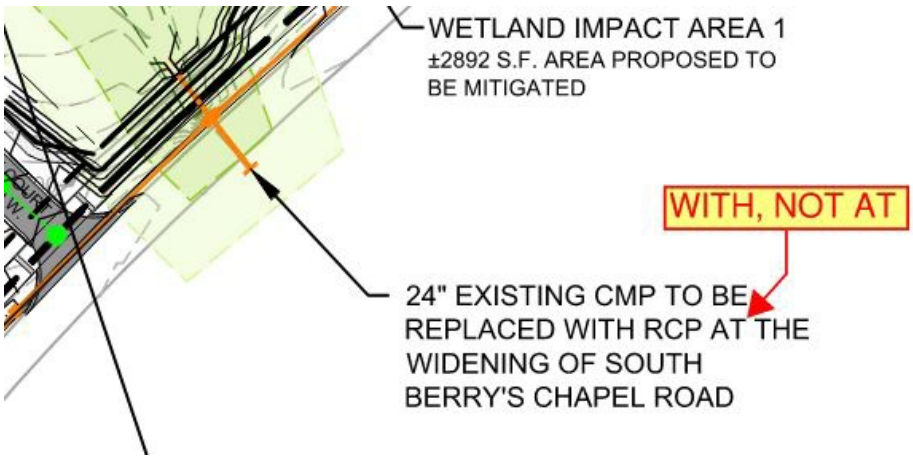
Open Issues: 16 These issues are currently being filtered

Engineering - Checklist

General Issues

49. Stormwater Management

lance.fittro@franklintn.gov Applicant shall revise the wording of the note regarding replacement of the 24" CMP to clarify that the full length of pipe will require replacement upon widening of the roadway. Extension or partial replacement of CMP with RCP will not be permitted.



71. Development Plan

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

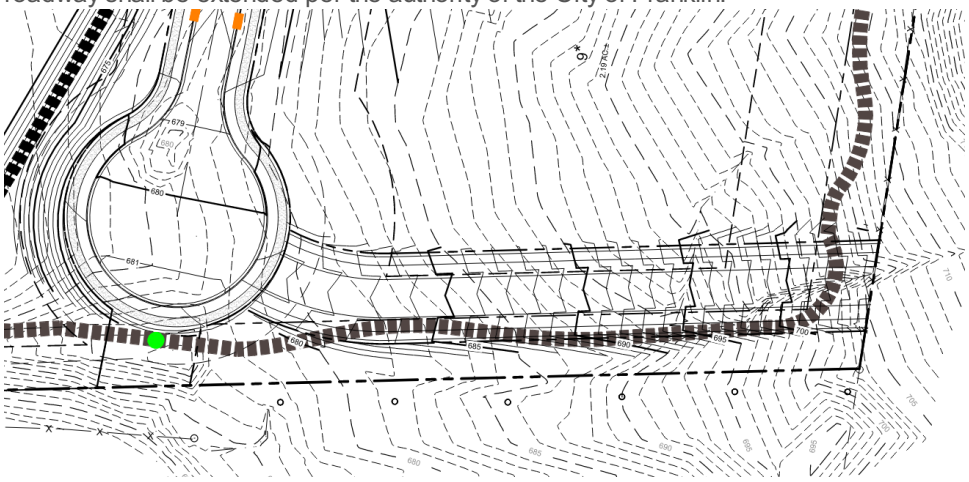
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department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

Engineering - Development Plan Checklist

General Issues

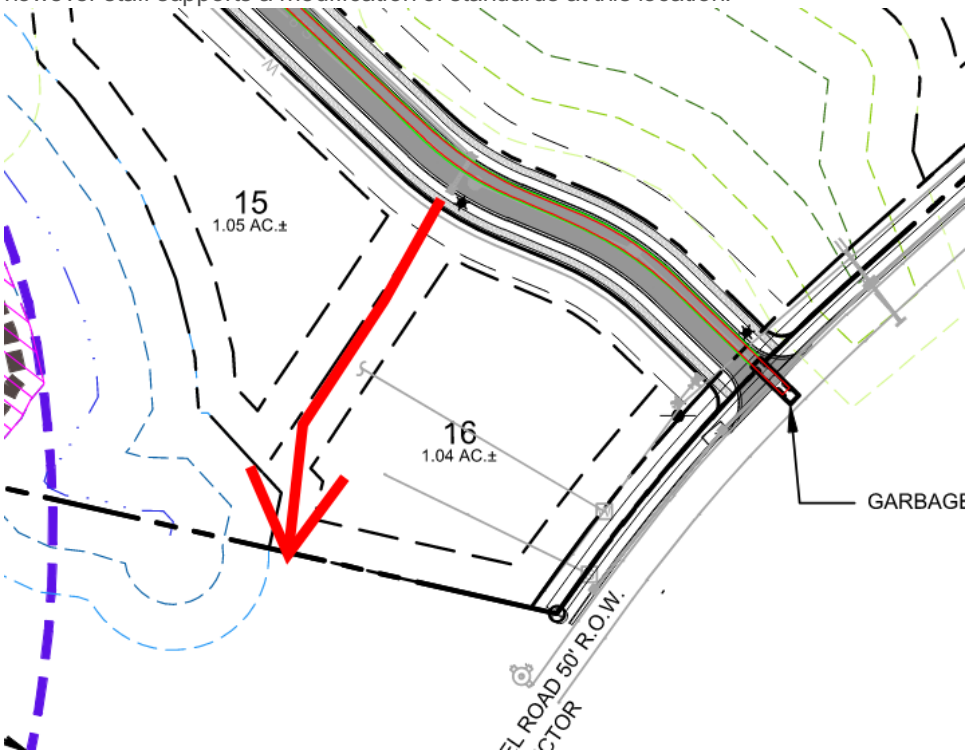
47. Connectivity

jimmy.wiseman@franklintn.gov The connection to the Meadows property is required by the Zoning Ordinance and staff still requires a connection. In this case, Staff will support a Modification of Standard with the following conditions: The ROW for a future road is dedicated, the future road is pre-graded to subgrade and a sign is installed at the end of the cul-de-sac stating "This roadway shall be extended per the authority of the City of Franklin."



?

The eastern connection near South Berry's Chapel is required by the Zoning Ordinance, however staff supports a modification of standards at this location.



65. Existing Utility Poles

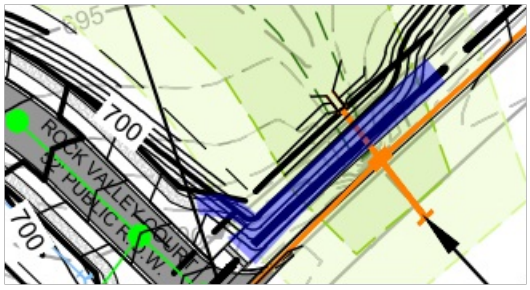
joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

At Site Plan, existing utility poles along the south side of South Berry's Chapel Road shall be relocated by the developer such that they are outside of the grass strip between back of curb and multi-use path.

75. Grading

joe.marlo@franklintn.gov *Revised grading shown (thank you), however some areas appear incorrect.*

Applicant shall show on drawings the conceptual grading for improvements along South Berry's Chapel Road, including that applicable for the multi-use path (see image below). The intent is to conceptually demonstrate that multi-use path can be constructed across the property frontage with the development proposed.



Engineering Review

General Issues

52. Traffic Memo

jimmy.wiseman@franklintn.gov While City staff generally agrees with the comment, we disagree with the delay and queue being presented in the traffic study for the northbound left turn. When an issue is known/observed for existing queuing and delay presented in a traffic study (in this case - PM peak NB left turn delay), it is up to the developer traffic consultant to modify the model to existing/observed conditions. Since there is known failure at this intersection, the developer shall be required to install a northbound left turn lane at the intersection of Franklin Road and Berrys Chapel Road. The turn lane must be installed and accepted by TDOT prior to the first Certificate of Occupancy in this development.

FIRE--Planning--DRT

General Issues

31. Emergency access

curt.edelmann@franklintn.gov

Condition of Approval:
The applicant shall provide a 16-foot emergency-access easement and 10-foot paved drive lane to connect the proposed development to Echo Lane.

Justification:
This condition is critical for emergency response, and we believe it is both a reasonable and responsible recommendation. Battle Ground Academy and Echo Estates developed without a secondary access route. As such, this is our best opportunity for any emergency access to the North. Our utmost concern is during a major incident (such as an Active Shooter/Hostile Event Response) at BGA and especially during special events, that gridlock will occur. Gridlock will prevent multiple police, fire, and EMS units from reaching the campus quickly. Additionally, it reduces our ability to quickly move patients, student, and the public away from the campus.

Although the applicant has proposed future connectivity to Echo Estates via Amesbury Lane, there is no guarantee that it will ever connect leaving this entire area at risk should the only road become blocked.

Technical Requirements:

- Provide an emergency access easement across an undeveloped residential lot that is owned by the developer.
- The emergency access lane shall be a minimum 10-foot wide, paved drive lane; that is completed when a base coat of asphalt is applied in any section.
- If gated, a powered gate and two-methods of emergency operation is required.

[Edited By Curt Edelmann]

Parks

General Issues

83. Parkland information

kevinl@franklintn.gov

Parks-The Parkland agreement was fully executed on 1-19-24 and will be on the BOMA agenda "on behalf of" 2-13-24.

Planning

General Issues

85. Modification of Standards

joseph.bryan@franklintn.gov

Staff can support the MOS request with conditions. See Comment 47 from Engineering Assistant Director Jimmy Wiseman for specific conditions of approval.

Stormwater

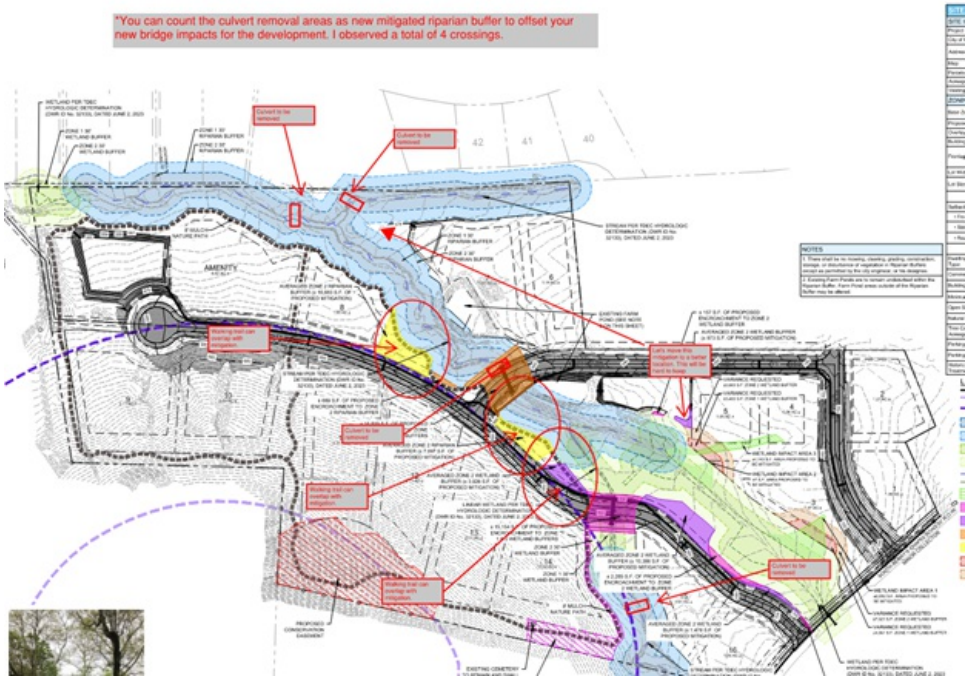
General Issues

14. Riparian Buffer

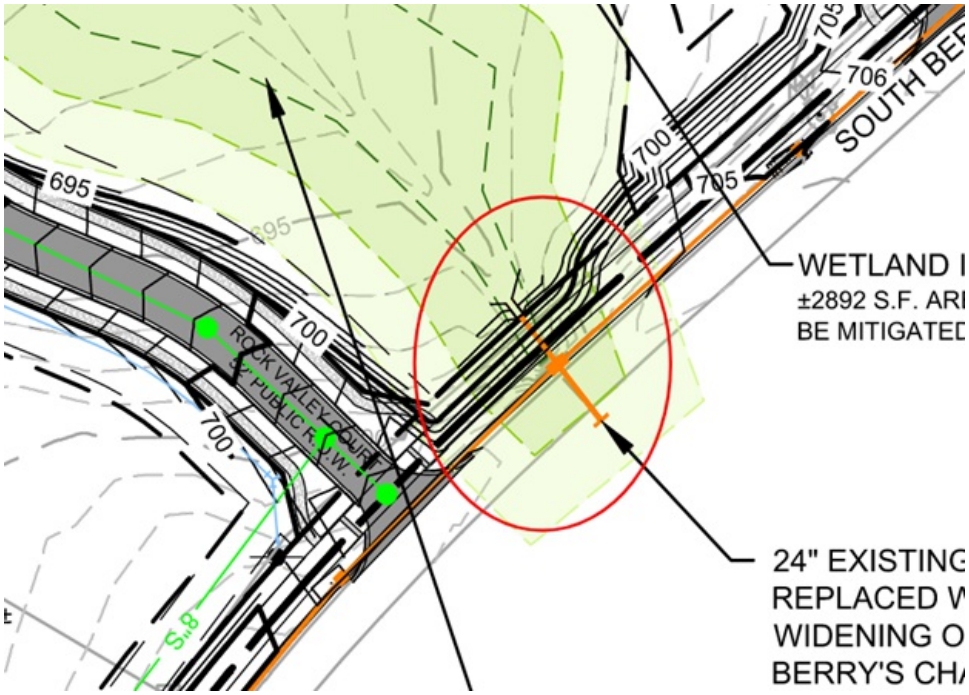
jeff.willoughby@franklintn.gov

It has been brought to my attention that Fire is requesting an access to Echo Estates that would require another stream crossing. This will be required to be shown on the buffer management sheets and may kick the encroachment into a stormwater variance and/or Appeals Board submittal.

The stream crossing haven't been shown for removal based on email correspondence on 1/31.



Lastly it appears wetland impacts shown below are not shown as encroachment for the grading and outlet installation.



[Edited By Jeff Willoughby]

15. Riparian Buffer

jeff.willoughby@franklintn.gov	• The mulched trail is going through new/mitigated riparian buffer. This can not overlap. I'm fine with leaving the trail shown as is, but you can't count mitigation within the trail or next to it, if it intends to be maintained on either side any. So you will need to find adjacent areas for the mitigation.. [Edited By Jeff Willoughby]

16. Riparian Buffer

jeff.willoughby@franklintn.gov	Pending comment from Fire regarding additional emergency access that would require another stream crossing.

78. Riparian Buffer

jeff.willoughby@franklintn.gov	Pending comment from Fire regarding additional emergency access that would require another stream crossing.

Water/Sewer

General Issues

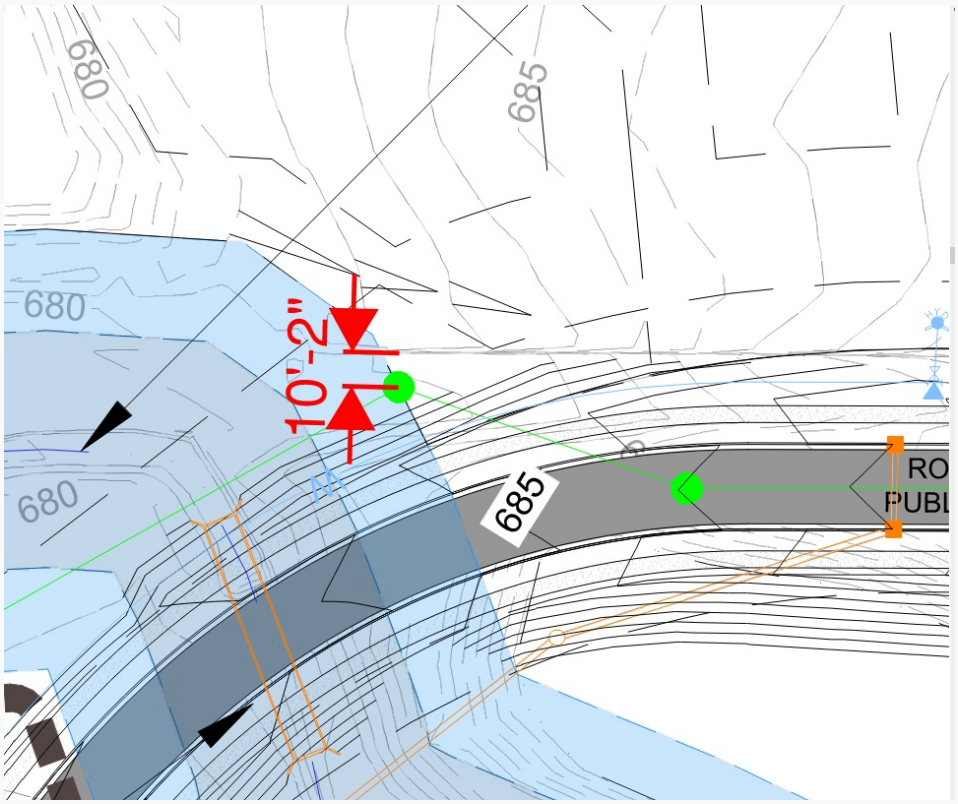
1. Availability

ben.mcneil@franklintn.gov	Staff Use Applicant has applied for availability for water and sewer. Application is on hold until annexation is completed but availability will be granted contingent on any conditions that may arise through development plan review.

62. Clarification on sanitary sewer

ben.mcneil@franklintn.gov	The existing wall must fully be clear of proposed sanitary sewer. The wall and easement must be clear as the construction of the wall is unknown, the wall must not have any bearing on the easement as the wall would not be permitted to remain.

ben.mcneil@franklintn.gov	The existing wall must fully be clear of proposed sanitary sewer. The wall and easement must be clear as the construction of the wall is unknown, the wall must not have any bearing on the easement as the wall would not be permitted to remain.



THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER

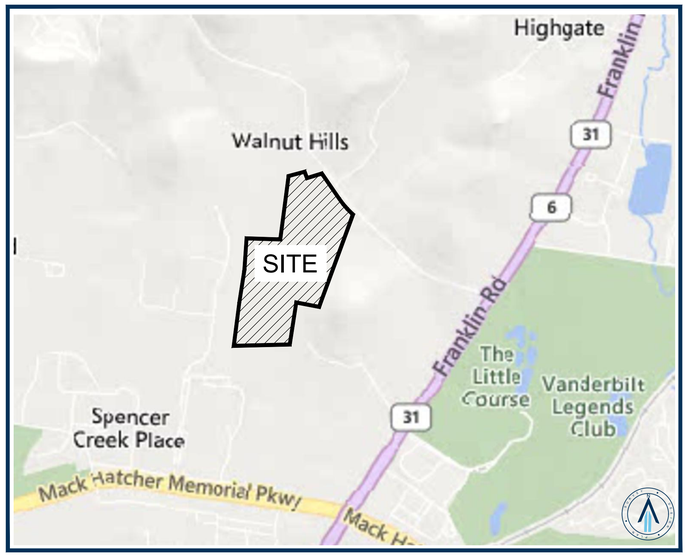
DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
(615) 202-5040
david@blackburntn.com

CIVIL

GEORGE WELCH, PE
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
gwelch@ragansmith.com

LANDSCAPE ARCHITECTURE

TROY GARDNER, PLA
RAGANSMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
tgardner@ragansmith.com



LOCATION MAP
SCALE: 1"=1000'

2247 S Berry's Chapel Road
Franklin, TN 37069

Map 52 | Parcels 81, 84.09, & 84.11

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
CIVIL PLANS	
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C3.0	SITE GRADING & DRAINAGE PLAN
C4.0	R.O.W. & FIRE ACCESS PLAN
C4.1	R.O.W. & TRASH ACCESS PLAN
C5.0	UTILITY PLAN
C6.0	PHASING PLAN
C7.0	BUFFER MANAGEMENT PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL ELEVATIONS
T1.0	TIA RECOMMENDATIONS

SITE DATA	
SITE INFORMATION	
Project Name:	The Preserve at Sheridan
City of Franklin Project No:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	52.61 ac. / 2,291,691 s.f.
Vesting:	N/A
ZONING INFORMATION	
Base Zone:	81 & 84.11 MGA-1 (County) | 84.09 R-1
Proposed Zoning:	Planned Developement (PD 0.30)
Overlay Zoning:	HHO (81) , 500-HHO (81, 84.09)
Proposed Uses:	Single Family Residential, Sports Complex, Cemetery
Frontage Types Applied:	Yard Frontage, TYP. (Yard, Parking, or Landscape Frontage for Amenity Lot
Lot Width:	Varies, 100' min.
Lot Size:	1 ac. min., typ., 2 ac. min. within 500' Buffer of HHO
Setbacks:	
• Front Yard:	25' min., 60' typ.
• Side Yard:	25' min., 25' typ.
• Rear Yard:	25' min., 50' typ.
Dwelling Unit Count by Type:	16 Houses
Density:	PD 0.30 d.u./ac
Commercial SF, by Use:	N/A
Building Height:	2 ½ stories (max.)
Minimum LSA:	20%
Open Space Required:	5% min. (2.91 ac.)
Natural Area Required:	10% min. (5.83 ac.)
Tree Canopy Retention Acreage:	12.97 ac.
Parking Required, by Use:	32 spaces (2 per unit)
Parking Provided, by Use:	32 spaces min.
Historic Resource Treatment:	No
Phasing:	Two Phases
• Phase 1	All roads, utilities, infrastructure, Lots 6-14
• Phase 2	Lots 1-5 & 15-16

DEVELOPMENT STANDARDS	
Development Standard	Version / Date
Zoning Ordinance	1/1/2023
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2021
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/13/2020
Municipal Code	9/11/2023

MODIFICATION OF STANDARDS

Modification of standards are requested for Section 9.5.1B.

1. A modification of standards is requested from the requirement to provide connectivity to the eastern property line. The majority of the eastern property boundary is within the HHO, within the 500' Buffer to the HHO, borders property that is within the HHO and/or 500' Buffer to the HHO, has slopes at or near 14% or greater, or has an existing stream with required buffers. There is only a small portion of the eastern property boundary, approximately 190' long, that could feasibly provide a street stub to the east. However this location is within such close proximity to South Berry's Chapel Road that it would not meet the City's minimum distance between intersections as listed on Table 2.3 (2) of the Franklin Transportation & Street Technical Standards. Due to these environmental, physical, and technical constraints it is requested that these standards be modified to not require a cross access to the east.

PARKLAND IMPACT FEE

Per Chapter 25 of the Franklin Municipal Code, the Parkland Impact Fee is $4,304 per dwelling unit. For this site the Parkland Impact Fee is $68,864 ($4,304 x 16 dwelling units).

NOTES

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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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1001 AGRICULTURE COMMERCE
1/19/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=1000'
Date: JANUARY 8, 2024
Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
CVR

City of Franklin Project No.: 8383
Project No.
22-0131

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SITE DATA

SITE INFORMATION

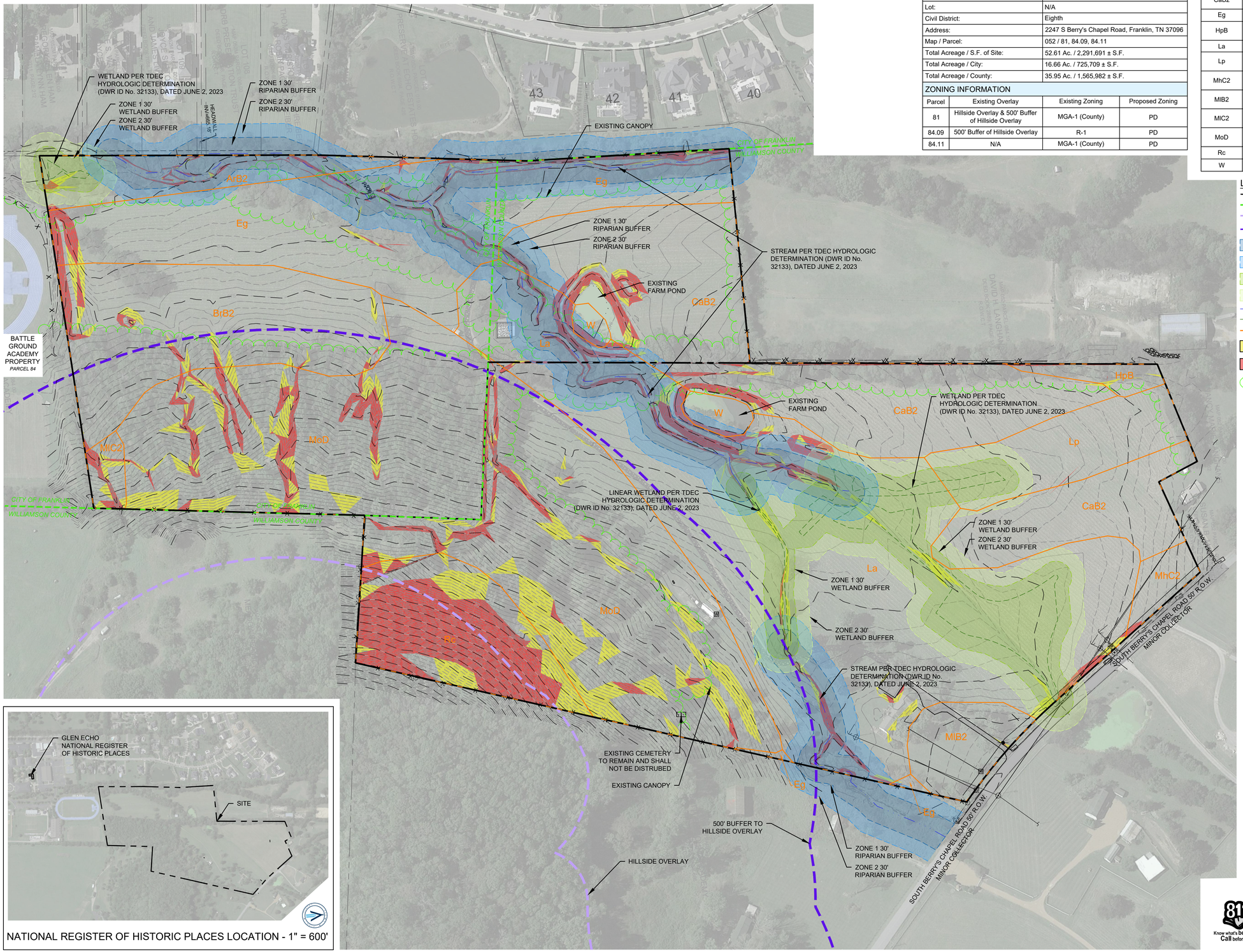
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
Total Acreage / City:	16.66 Ac. / 725,709 ± S.F.
Total Acreage / County:	35.95 Ac. / 1,565,982 ± S.F.

ZONING INFORMATION

Parcel	Existing Overlay	Existing Zoning	Proposed Zoning
81	Hillside Overlay & 500' Buffer of Hillside Overlay	MGA-1 (County)	PD
84.09	500' Buffer of Hillside Overlay	R-1	PD
84.11	N/A	MGA-1 (County)	PD

SOIL INFORMATION

Soil Symbol	Soil Properties	Acres	Percent
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	1.29	2.45%
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded	4.02	7.64%
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded	7.98	15.16%
Eg	Egam silt loam, phosphatic	6.19	11.77%
HpB	Humphreys gravelly silt loam, 2 to 5 percent	0.31	0.59%
La	Lanton silt loam, phosphatic	13.56	25.77%
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	1.72	3.27%
MhC2	Mimosa gravelly silt loam, 5 to 12 percent slopes, eroded	0.36	0.68%
MlB2	Mimosa silt loam, 2 to 5 percent slopes, eroded	0.93	1.77%
MlC2	Mimosa silt loam, 5 to 12 percent slopes, eroded	0.27	0.51%
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes	13.16	25.01%
Rc	Rockland	2.44	4.64%
W	Water	0.38	0.72%



NATIONAL REGISTER OF HISTORIC PLACES LOCATION - 1" = 600'

LEGEND

- PROPERTY BOUNDARY
- CITY / COUNTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- SOILS
- SLOPE: 14% – 20%
- SLOPE: >20%
- EXISTING CANOPY

811 Know what's below. Call before you dig.

0 100 200

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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 AGRICULTURE COMMERCE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

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Drawing Title:

EXISITING CONDITIONS

Drawing No.

C1.0

City of Franklin Project No.: 8383

Project No.

22-0131

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NOTES

1. The Neighborhood Amenity Center is for the private use of the neighborhood only. The Neighborhood Amenity Center will include a clubhouse building with indoor sport courts, mail kiosk, and off-street parking.
2. Existing Farm Ponds are to remain undisturbed within the Riparian Buffer. Farm Pond areas outside of the Riparian Buffer may be altered.
3. Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, and be maintained until replaced by the permanent signs.
4. Homes on lots 8-12 and the Neighborhood Amenity Building will be sprinkled.

OPEN SPACE REQUIREMENTS

Total Acreage / s.f. of Site:	58.27 ± ac. / 2,538,230 s.f.
Minimum Open Space Required:	5%, 2.91 ac. (58.27 ac. x 0.05), 126,760 s.f.
(If Residential) Natural Area Required:	10%, 5.83 ac. (58.27 ac. x 0.10), 253,955 s.f.

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? Y/ N
1	Neighborhood Amenities	7.5%, 4.38 ac	n/a	n/a	Y
2	Natural Areas	31%, 18.07 ac	n/a	n/a	Y
Total Provided:		22.45 ac			

COMPLIANCE WITH ENVISION FRANKLIN

Envision Franklin - Figure 4.1 (Design Concepts Map), identifies the design concept for this site as Large Lot Residential. This design concept reflects the established character of existing neighborhoods and often provides a transition between City and County subdivisions.

In keeping with the Large Lot Residential Design Concept this neighborhood proposes a typical minimum lot size of one acre, with lots located in the 500' Hillside Overlay Buffer having a minimum lot size of two acres. These lot sizes fit contextually with surrounding neighborhoods.

The natural features on this site include: streams, wetlands, farm ponds, wooded areas and tree rows. The proposed layout is sensitive to these features and proposes their preservation to the extent possible. Zone 1 & Zone 2 buffers are shown along all streams and wetlands with crossings only proposed to allow practical development of the site. Existing trees within the buffers and tree rows along the perimeter of the site are proposed to remain largely unaffected. Lots within the wooded areas will have modest clearing to allow for the development of the home sites, however the intent is to preserve the natural wooded feel to the extent possible.

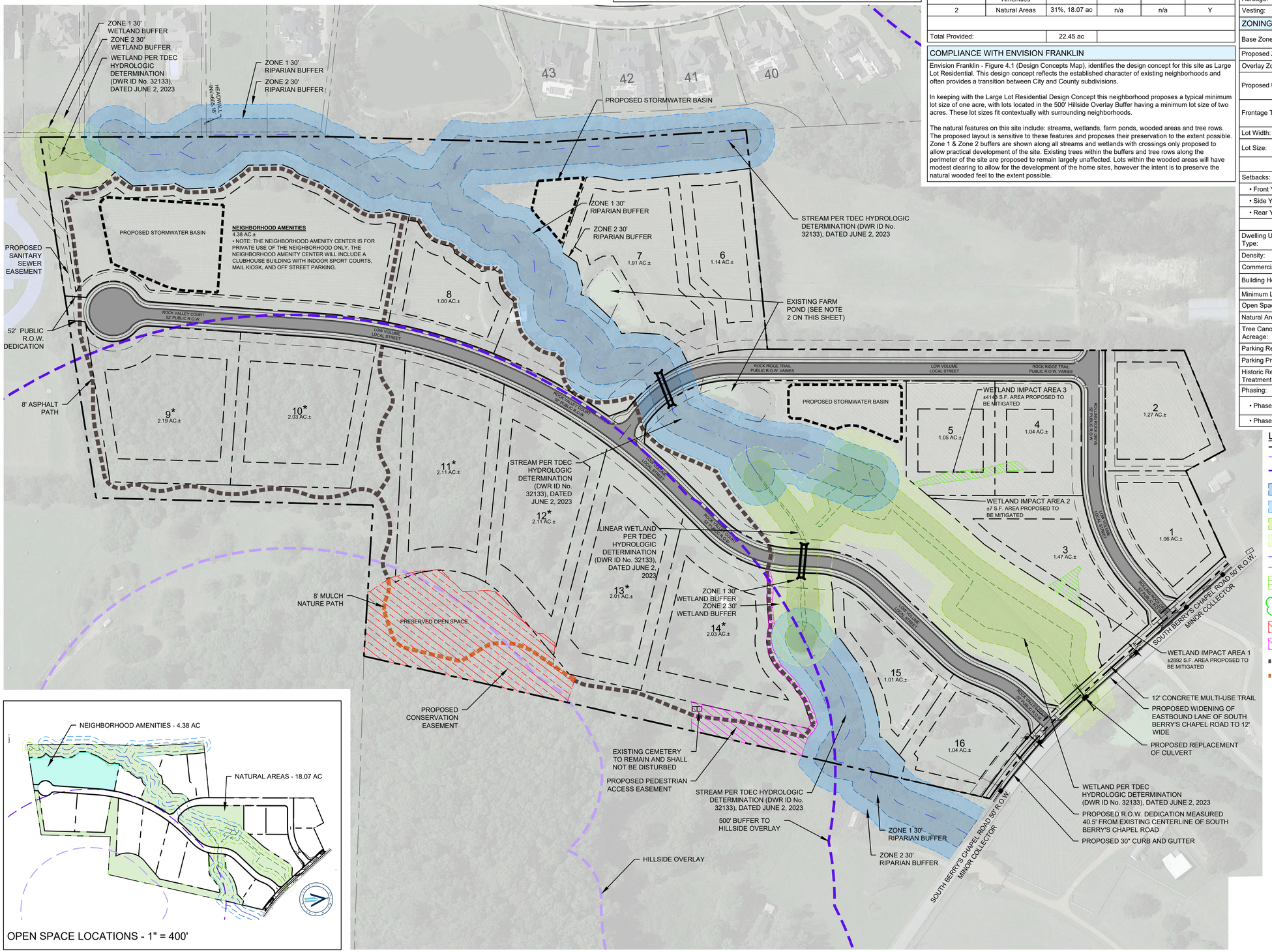
SITE DATA

SITE INFORMATION

Project Name:	The Preserve at Sheridan
City of Franklin Project No:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	52.61 ac. / 2,291,691 s.f.
Vesting:	N/A

ZONING INFORMATION

Base Zone:	81 & 84.11 MGA-1 (County) | 84.09 R-1
Proposed Zoning:	Planned Developement (PD 0.30)
Overlay Zoning:	HHO (81) , 500-HHO (81, 84.09)
Proposed Uses:	Single Family Residential, Neighborhood Amenity Center, Cemetery
Frontage Types Applied:	Yard Frontage, TYP. (Yard, Parking, or Landscape Frontage for Amenity Lot
Lot Width:	Varies, 100' min.
Lot Size:	1 ac. min., typ., 2 ac. min. within 500' Buffer of HHO
Setbacks:	
• Front Yard:	25' min., 60' typ.
• Side Yard:	25' min., 25' typ.
• Rear Yard:	25' min., 50' typ.
Dwelling Unit Count by Type:	16 Houses
Density:	PD 0.30 d.u./ac
Commercial SF, by Use:	N/A
Building Height:	2 ½ stories (max.)
Minimum LSA:	20%
Open Space Required:	5% min. (2.91 ac.)
Natural Area Required:	10% min. (5.83 ac.)
Tree Canopy Retention Acreage:	12.97 ac.
Parking Required, by Use:	32 spaces (2 per unit)
Parking Provided, by Use:	32 spaces min.
Historic Resource Treatment:	No
Phasing:	Two Phases
• Phase 1	All roads, utilities, infrastructure, Lots 6-14
• Phase 2	Lots 1-5 & 15-16



OPEN SPACE LOCATIONS - 1" = 400'

LEGEND

- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- WETLAND IMPACT AREA
- EXISTING CANOPY TO REMAIN
- PROPOSED CONSERVATION EASEMENT
- PROPOSED ACCESS EASEMENT
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH

0 100 200

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TROY PATRICK GARDNER REGISTERED AGRICULTURE ENTOMOLOGIST TENNESSEE NO. 1301 LANDSCAPE ARCHITECT 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
PRESERVATION TRUST
DRB PRESENTATION
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

1	02/01/2024	PER CITY COMMENTS

Drawing Title:

DEVELOPMENT PLAN

Drawing No.

C2.0

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY PATTEN KEEFFABER ON 2/1/2024 11:28 AM LAST UPDATED BY PKEFFABER ON 2/1/2024 11:00 AM

GRADING & DRAINAGE DATA CHART:

DRAINAGE:
TOTAL SITE AREA: 52.61 AC
EXISTING IMPERVIOUS AREA: 0.21 AC
PROPOSED IMPERVIOUS AREA: 13.5 AC
INCLUDING HOUSES
Proposed Rv VALUE: TBD AT SITE PLANS
PEAK FLOW RUNCOFF:
SITE PEAK FLOWS ARE TBD. PEAK FLOW ATTENUATION WILL OCCUR ON SITE AND DISCHARGES FROM THE SITE WILL NOT BE INCREASE.

GRADING
LIMITS OF DISTURBANCE: 17.8 AC
INCLUDING HOUSES
(33% OF PUD SITE AREA)

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.

STATEMENT OF IMPACTS:

THE SITE IS DIVIDED BY A STREAM AND LINEAR WETLAND. EXISTING STORMWATER CURRENTLY FLOWS OVERLAND GENERALLY FROM THE NORTHEAST TO THE SOUTHWEST AND FROM THE NORTHWEST TO THE SOUTH EAST TOWARD THE EXISTING STREAM AND LINEAR WETLANDS.

THE SITE IS MOSTLY VACANT AND NO EXISTING STORMWATER QUALITY FEATURES EXIST CURRENTLY.

THE PROPOSED SITE DEVELOPMENT WILL COMPLY WITHT HE COF STORMWATER ORDINANCE FOR WATER QUALITY AND QUANTITY STANDARDS. STORMWATER PIPE CONVEYANCE CALCULATIONS WILL COMPLY WITH COF STANDARDS.

INITIAL PROPOSED STORMWATER STRATEGIES ARE DISPLAYED ON THIS SHEET. THE SITE STRATEGY IS TO UTILIZE STORMWATER BIORETENTION FOR WATER QUALITY, AND DETENTION FACILITIES FOR WATER QUANTITY AND PEAK FLOW ATTENUATION.

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT BIORETENTION WILL BE USED FOR THIS DEVELOPMENT AS LISTED IN THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL. FINAL WATER QUALITY MEASURES WILL BE PROPOSED AT SITE PLAN SUBMITTALS, AND ARE UNDERSTOOD TO NEED STAFF APPROVAL PRIOR TO IMPLEMENTATION.

GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TOT HE CITY ENGINEER THAT THE WORK HAS BEEN COMPETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS, THE ROADWAY SUBGRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EAST 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 APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATED 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. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.
7. ALL OFFSITE STORMWATER DRAINAGE FROM THE AREA NORTH OF SOUTH BERRY'S CHAPEL ROAD WILL BE BYPASSED VIA AN EXISTING 24" CULVERT PASSING UNDERNEATH SOUTH BERRY'S CHAPEL ROAD AND THE RECEIVING STREAM CONVEYANCE DOWNSTREAM.
8. THE FIRST DOWNSTREAM STRUCTURE FROM THE SITE IS THE ROADWAY BRIDGE LOCATED ON BATTLE GROUND ACADEMY'S CAMPUS OVER SPENCER CREEK.

ZONE 1 30' WETLAND BUFFER
ZONE 2 30' WETLAND BUFFER
ZONE 1 30' RIPARIAN BUFFER
ZONE 2 30' RIPARIAN BUFFER
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
PROPOSED CONNECTION TO EXISTING SANITARY SEWER MH
PROPOSED SANITARY SEWER EASEMENT
DETENTION/WATER QUALITY STORMWATER AREA
NEIGHBORHOOD AMENITIES
4.38 AC.±
• NOTE: THE NEIGHBORHOOD AMENITY CENTER IS FOR PRIVATE USE OF THE NEIGHBORHOOD ONLY. THE NEIGHBORHOOD AMENITY CENTER WILL INCLUDE A CLUBHOUSE BUILDING WITH INDOOR SPORT COURTS, MAIL KIOSK, AND OFF STREET PARKING.
ROCK VALLEY COURT PUBLIC R.O.W.
LOW RIDGE COURT PUBLIC R.O.W.
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
FOOTHILL VOLUME PUBLIC R.O.W. VARIES
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No.32133), DATED JUNE 2, 2023
WETLAND IMPACT AREA 3
±4143 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 2
±7 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 1
±2892 S.F. AREA PROPOSED TO BE MITIGATED
24" EXISTING CMP TO BE REPLACED WITH RCP AT THE WIDENING OF SOUTH BERRY'S CHAPEL ROAD
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
SOUTH BERRY'S CHAPEL ROAD 50' R.O.W. MINOR COLLECTOR
1 1.06 AC.±
2 1.27 AC.±
3 1.47 AC.±
4 1.04 AC.±
5 1.05 AC.±
6 1.14 AC.±
7 1.91 AC.±
8 1.00 AC.±
9* 2.15 AC.±
10* 2.03 AC.±
11* 2.11 AC.±
12* 2.11 AC.±
13* 2.01 AC.±
14* 2.03 AC.±
15 1.01 AC.±
16 1.04 AC.±
*DENOTES A CRITICAL LOT. A CRITICAL LOT SITE GRADING PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT SUBMITTAL
8' ASPHALT PATH
8' MULCH NATURE PATH
PROPOSED CONSERVATION EASEMENT
EXISTING CEMETERY TO REMAIN AND SHALL NOT BE DISTURBED
PROPOSED PEDESTRIAN ACCESS EASEMENT
STREAM CROSSING TO UTILIZE OPEN BOTTOM BOX SPANNING TOP OF BANK TO TOP OF BANK
LINEAR WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
48" EXISTING RCP
500' BUFFER TO HILLSIDE OVERLAY
HILLSIDE OVERLAY
HEADWALL INV=685.18'
MH / AS INV=684.29'(IN)
MH / AS INV=684.29'(OUT)
PER BGA AS-BUILT
20' P.U.D.E. LOT 1 BLOCK 24 PAGE 39
JAMES & JILL WILLIAMSON CO. RBM

LEGEND
- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- WETLAND IMPACT AREA
- PROPOSED CONSERVATION EASEMENT
- PROPOSED ACCESS EASEMENT
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH

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GEORGE T. WELDON JR. REGISTERED ENGINEER No. 022313 STATE OF TENNESSEE

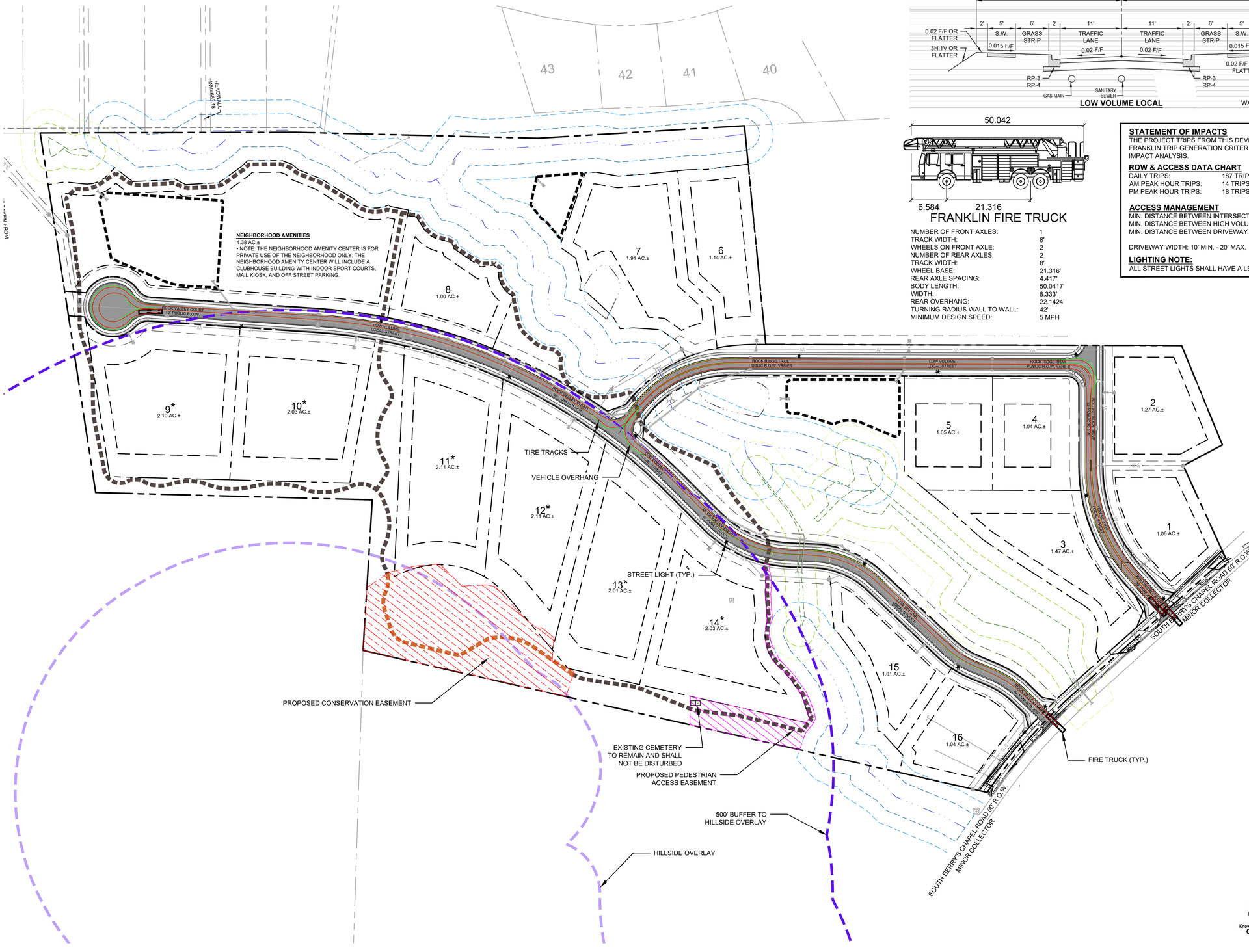
THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: JANUARY 8, 2024
Approved By: TPG
Revisions:
- - -
- - -
- - -
- - -
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- - -

Drawing Title:
SITE GRADING & DRAINAGE PLAN

Drawing No.
C3.0
City of Franklin Project No.: 8383
Project No.
22-0131

G:\22\0131-CIVIL ENGINEERING\0-PLAN SHEETS\DEVELOPMENT PLAN\SITE GRADING & DRAINAGE PLAN.DWG
LAST UPDATED BY PKITTEN@RAGANSMITH.COM AT 2/1/2024 11:27 AM
PLOTTED BY PKITTEN@RAGANSMITH.COM ON 2/1/2024 11:27 AM



FRANKLIN FIRE TRUCK

NUMBER OF FRONT AXLES:	1
TRACK WIDTH:	8'
WHEELS ON FRONT AXLE:	2
NUMBER OF REAR AXLES:	2
TRACK WIDTH:	8'
WHEEL BASE:	21.316'
REAR AXLE SPACING:	4.417'
BODY LENGTH:	50.0417'
WIDTH:	8.333'
REAR OVERHANG:	22.1424'
TURNING RADIUS WALL TO WALL:	42'
MINIMUM DESIGN SPEED:	5 MPH

STATEMENT OF IMPACTS
THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) ARE THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

ROW & ACCESS DATA CHART

DAILY TRIPS:	187 TRIPS
AM PEAK HOUR TRIPS:	14 TRIPS (4 ENTERING, 10 EXITING)
PM PEAK HOUR TRIPS:	18 TRIPS (11 ENTERING, 7 EXITING)

ACCESS MANAGEMENT
MIN. DISTANCE BETWEEN INTERSECTION: 200'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 50'±

DRIVEWAY WIDTH: 10' MIN. - 20' MAX.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

Know what's below. Call before you dig.

0 100 200

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GEORGE M. WELLS
REGISTERED ENGINEER
AGRICULTURE
No. 022313
STATE OF TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

Drawing Title:

ROW & FIRE ACCESS PLAN

Drawing No.

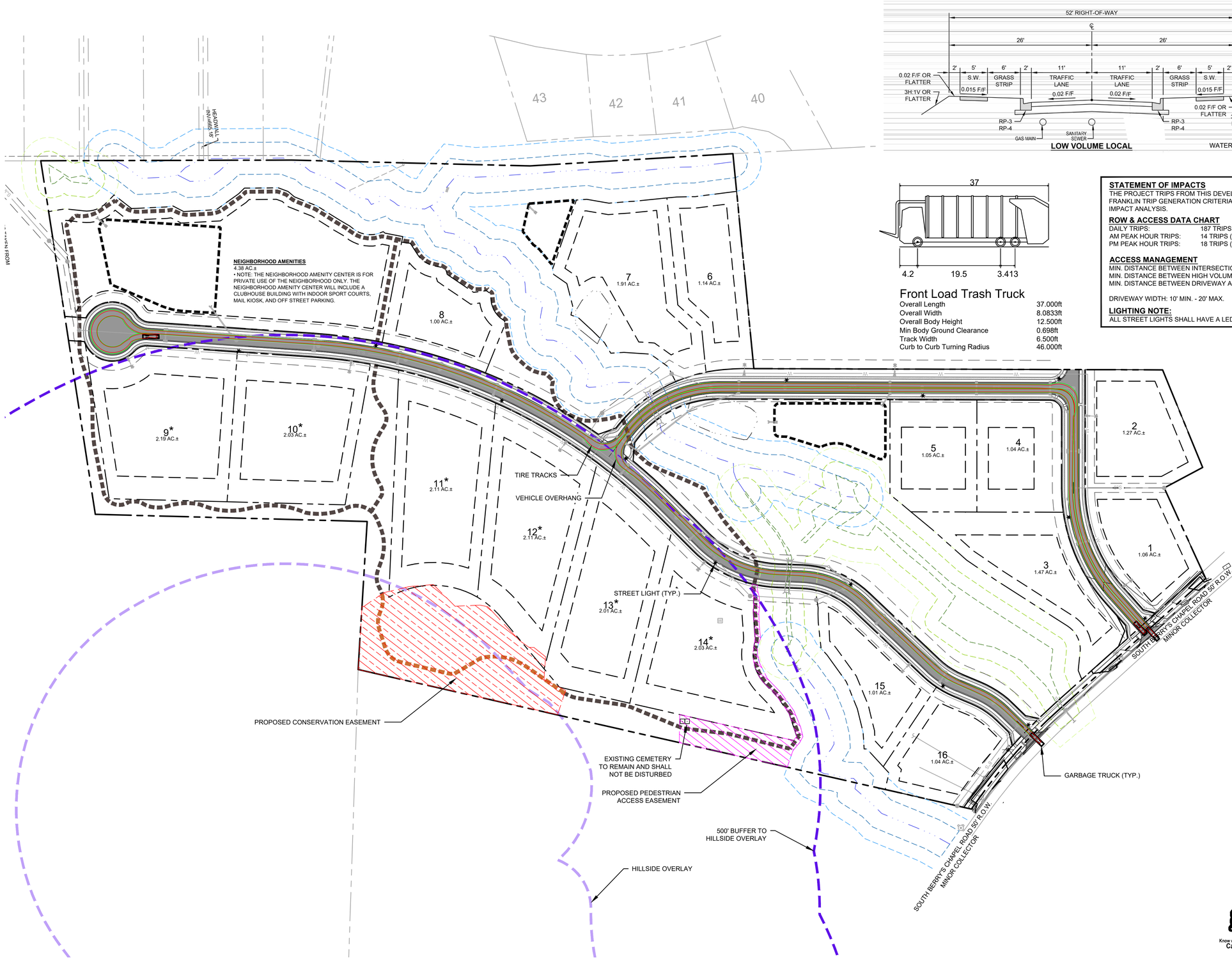
C4.0

City of Franklin Project No.: 8383

Project No.

22-0131

G:\22-0131-CIVIL ENGINEERING\4-PLAN SHEETS\DEVELOPMENT PLANS\ROW & ACCESS PLAN.DWG
PLOTTED BY: PATTEN KEEFFABER ON: 3/1/2024 11:28 AM LAST UPDATED BY: MASON ON: 3/1/2024 11:59 AM



LOW VOLUME LOCAL

Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

STATEMENT OF IMPACTS
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ROW & ACCESS DATA CHART

DAILY TRIPS:	187 TRIPS
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MIN. DISTANCE BETWEEN INTERSECTION: 200'± (SEE PLAN)
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTIONS: 50'±

DRIVEWAY WIDTH: 10' MIN. - 20' MAX.

LIGHTING NOTE:
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Know what's below. Call before you dig.

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GEORGE T. WELSH JR. REGISTERED ENGINEER No. 022313 STATE OF TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

Drawing Title:

ROW & TRASH ACCESS PLAN

Drawing No.

C4.1

City of Franklin Project No.: 8383

Project No.
22-0131

G:\22-0131-CIVIL ENGINEERING\4-PLAN SHEETS\DEVELOPMENT PLANS\ROW & ACCESS PLAN.DWG
PLOTTED BY: PATTEN KEEFFABER ON: 3/1/2024 11:28 AM LAST UPDATED BY: MMOON ON: 3/1/2024 11:59 AM

FIRE FLOW TEST
DATE OF TEST: 09/13/2023

MONITOR HYDRANT:
LOCATION: SOUTH BERRYS CHAPEL ROAD
STATIC PRESSURE: 172 PSI
RESIDUAL PRESSURE: 170 PSI

FLOW HYDRANT NUMBER:
LOCATION: SOUTH BERRYS CHAPEL ROAD
STATIC PRESSURE: 171 PSI
RESIDUAL PRESSURE: 162 PSI
FLOW RATE: 1210 GAL/MIN
PROJECTED FLOW AT 20-PSI: 12573 GAL/MIN

WATER & SEWER DATA CHART

FACILITY TYPE:	SINGLE FAMILY
SEWER FLOW IN GPD:	5,600 GPD
WATER FLOW IN GPD:	19,600 GPD (5,600 DOMESTIC) (14,000 IRRIGATION)
NUMBER OF UNITS:	16 SFU

UTILITY PROVIDERS

SEWER:	FRANKLIN, TN WATER MANAGEMENT DEPARTMENT: 615-794-4554
WATER:	MALLORY VALLEY UTILITY DISTRICT: 615-628-0237
GAS:	ATMOS ENERGY: 615-566-3073
ELECTRIC:	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 615-595-4683
PHONE/CABLE:	AT&T: 615-595-7816

ANTICIPATED UTILITY DEPTHS

SEWER:	4' MIN - 10' MAX UNLESS OTHERWISE SHOWN (GREATER THAN 10' FOR WMD REVIEW)
WATER:	30" - 60" OR PER MVUD REQUIREMENTS
GAS:	TBD PER ATMOS ENERGY REQUIREMENTS
ELECTRIC:	36" - 42" OR PER MTEMC REQUIREMENTS
PHONE/CABLE:	TBD

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITIES DISTRICT (MVUD) IS THE WATER PROVIDER FOR THE PARCEL. IT IS ANTICIPATED THAT A NEW PROPOSED WATER MAIN WILL ROUTE THROUGHT THE DEVELOPMENT AS DISPLAYED ON THIS EXHIBIT. MVUD AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE EXISTING WATER MAIN LINE LOCATED WITHIN SOUTH BERRY'S CHAPEL ROAD. A REQUEST FOR WATER AVAILABILITY AND FLOW TEST HAS BEEN MADE, RESULTS ARE SHOWN ON THE PLANS FOR THE HYDRANT TEST. THE AVAILABILITY LETTER HAS BEEN GRANTED AND SUBMITTED.
2. SEWER FACILITIES: THE CITY OF FRANKLIN IS THE SANITARY SEWER SERVICE PROVIDER FOR THE DEVELOPMENT. IT IS ANTICIPATED THAT A PROPOSED SEWER MAIN WILL BE ROUTED THROUGH THE DEVELOPMENT AS DISPLAYED ON THIS EXHIBIT. A SEWER AVAILABILITY REQUEST HAS BEEN MADE WITH THE COF AND CURRENTLY PENDING ASSESSMENT.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REPURIFIED (REUSE) WATER FACILITIES ARE PLANNED AS PART OF THIS PROJECT.

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTE:
UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.

LEGEND
- ST — STORM
- S — SANITARY SEWER (20' EASEMENT)
- W — WATER (2" & 4" DOMESTIC, 8" FIRE)
- UGE — ELECTRIC (20' EASEMENT)
- COF PUDE (20' EASEMENT)
- PROPOSED PUBLIC WATER EASEMENT (10' EASEMENT)

NEIGHBORHOOD AMENITIES
4.39 AC.±
• NOTE: THE NEIGHBORHOOD AMENITY CENTER IS FOR PRIVATE USE OF THE NEIGHBORHOOD ONLY. THE NEIGHBORHOOD AMENITY CENTER WILL INCLUDE A CLUBHOUSE BUILDING WITH INDOOR SPORT COURTS, MAIL KIOSK, AND OFF STREET PARKING.

LEGEND
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE
- CATCH BASIN
- AREA DRAIN
- STORM MANHOLE
- SANITARY SEWER MANHOLE

ZONE 1 30' WETLAND BUFFER
ZONE 2 30' WETLAND BUFFER
ZONE 1 30' RIPARIAN BUFFER
ZONE 2 30' RIPARIAN BUFFER
HEADWALL INV=685.16
20' P.U.D.E. PLAT BOOK 24, PAGE 90
INV=684.42 (OUT)
INV=684.42 (IN)
FES
PER RGA AS-BUILT PS_C1_1-1
SEWER MANHOLE WILLIAMSON CO.
PROPOSED CONNECTION TO SANITARY SEWER OR PROPOSED SANITARY SEWER EASEMENT
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
OLD VALLEY COURT PUBLIC R.O.W.
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
COLUMBIA STREET
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
FIRE HYDRANT, TYP.
STREET LIGHT, TYP.
8' ASPHALT PATH
LINEAR WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
PROPOSED CONSERVATION EASEMENT
EXISTING CEMETERY TO REMAIN AND SHALL NOT BE DISTURBED
PROPOSED PEDESTRIAN ACCESS EASEMENT
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
500' BUFFER TO HILLSIDE OVERLAY
HILLSIDE OVERLAY
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No.32133), DATED JUNE 2, 2023
WETLAND IMPACT AREA 3 ±1143 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 2 ±7 S.F. AREA PROPOSED TO BE MITIGATED
WETLAND IMPACT AREA 1 ±2892 S.F. AREA PROPOSED TO BE MITIGATED
MONITOR HYDRANT LOCATION
FLOW HYDRANT LOCATION
SOUTH BERRY'S CHAPEL ROAD 50' R.O.W. MINOR COLLECTOR
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

1 1.06 AC.± | 2 1.27 AC.± | 3 | 4 1.04 AC.± | 5 1.05 AC.± | 6 1.14 AC.± | 7 1.91 AC.± | 8 1.00 AC.± | 9* 2.19 AC.± | 10* 2.03 AC.± | 11* 2.11 AC.± | 12* 2.11 AC.± | 13* 2.01 AC.± | 14* 2.03 AC.± | 15 1.01 AC.± | 16 1.04 AC.±

Know what's below. Call before you dig.

0 100 200

G:\22-0131\CIVIL ENGINEERING\2-PLANS\SHEETS\DEVELOPMENT PLANS\UTILITY PLAN.DWG
PLOTTED BY PAYTON KAFFNER ON 2/1/2024 11:09 AM LAST UPDATED BY HMOORE ON 2/1/2024 11:17 AM

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GEORGE T. WELSH JR. REGISTERED ENGINEER No. 022313 STATE OF TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: JANUARY 8, 2024
Approved By: TPG
Revisions:

Drawing Title:
UTILITY PLAN

Drawing No.
C5.0
City of Franklin Project No.: 8383
Project No.
22-0131

SITE DATA	
SITE INFORMATION	
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	58.27 ac. / 2,538,230 s.f.
Vesting:	N/A
PHASING INFORMATION	
Phase	
• Phase 1	All roads, utilities, infrastructure, lots 6-14
• Phase 2	Lots 1-5 & 15-16

LEGEND

- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- PHASE 1
- PHASE 2
- STREAM
- WETLAND
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH

NEIGHBORHOOD AMENITIES
4.38 AC.±
• NOTE: THE NEIGHBORHOOD AMENITY CENTER IS FOR PRIVATE USE OF THE NEIGHBORHOOD ONLY. THE NEIGHBORHOOD AMENITY CENTER WILL INCLUDE A CLUBHOUSE BUILDING WITH INDOOR SPORT COURTS, MAIL KIOSK, AND OFF STREET PARKING.

EXISTING CEMETERY TO REMAIN AND SHALL NOT BE DISTURBED

500' BUFFER TO HILLSIDE OVERLAY

HILLSIDE OVERLAY

SOUTH BERRY'S CHAPEL ROAD 50' R.O.W. MINOR COLLECTOR

Know what's below. Call before you dig.

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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 3301 — 2/14/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

Drawing Title:

PHASING PLAN

Drawing No.

C6.0

City of Franklin Project No.: 8383

Project No.

22-0131

G:\22\0131-CIVIL ENGINEERING\3-PLAN SHEETS\DEVELOPMENT PLANS\PHASING PLAN.DWG
PLOTTED BY PATTEN,KEITH.ABER ON 2/13/2024 11:33 AM LAST UPDATED BY PATTEN,KEITH.ABER ON 2/13/2024 9:54 AM

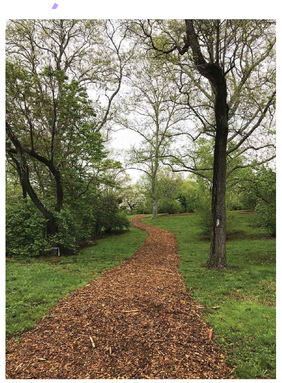
SITE DATA	
SITE INFORMATION	
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	58.27 ac. / 2,538,230 s.f.
Vesting:	N/A
ZONING INFORMATION	
Base Zone:	81 & 84.11 MGA-1 (County) | 84.09 R-1
Proposed Zoning:	Planned Developement (PD 0.30)
Overlay Zoning:	HHO (81) , 500-HHO (81, 84.09)
Building Types Applied:	House
Frontage Types Applied:	Yard Frontage, TYP. (Yard, Parking, or Landscape Frontage for Amenity Lot
Lot Width:	Varies, 100' min.
Lot Size:	1 ac. min., typ., 2 ac. min. within 500' Buffer of HHO
Setbacks:	
• Front Yard:	25' min., 60' typ.
• Side Yard:	25' min., 25' typ.
• Rear Yard:	25' min., 50' typ.
Dwelling Unit Count by Type:	16 Houses
Commercial SF, by Use:	N/A
Building Height:	2 ½ stories (max.)
Minimum LSA:	20%
Open Space Required:	5% min. (2.91 ac.)
Natural Area Required:	10% min. (5.83 ac.)
Tree Canopy Retention Acreage:	12.97 ac.
Parking Required, by Use:	32 spaces (2 per unit)
Parking Provided, by Use:	32 spaces min.
Historic Resource Treatment:	No

NOTES

1. 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.
2. Existing Farm Ponds are to remain undisturbed within the Riparian Buffer. Farm Pond areas outside of the Riparian Buffer may be altered.
3. Final buffer encroachment and mitigation area, including mitigation credit for removal of culverts, will be determined and included with construction documents.

LEGEND

- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- WETLAND IMPACT AREA (7,042 S.F.)
- WETLAND BUFFER ENCROACHMENT (16,273 S.F.)
- AVERAGED ZONE 2 WETLAND BUFFER (MITIGATION: 16,763 S.F.)
- RIPARIAN BUFFER ENCROACHMENT (17,508 S.F.)
- AVERAGED ZONE 2 RIPARIAN BUFFER (MITIGATION: 17,980 S.F.)
- ZONE 1 30' WETLAND BUFFER VARIANCE REQUEST (7,470 S.F.)
- ZONE 2 30' WETLAND BUFFER VARIANCE REQUEST (13,364 S.F.)
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH



8' MULCH NATURE PATH
EXAMPLE IMAGE

811 Know what's below. Call before you dig.

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TROY PATRICK GARDNER — REGISTERED — AGRICULTURE — FORESTRY — COMMERCE — TENNESSEE NO. 3801 — LANDSCAPE ARCHITECT — 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

1	02/01/2024	PER CITY COMMENTS

Drawing Title:

BUFFER MANAGEMENT PLAN

Drawing No.

C7.0

City of Franklin Project No.: 8383

Project No.

22-0131

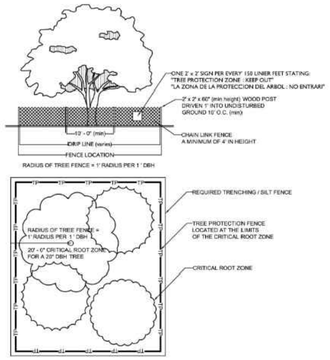
G:\22-0131-CIVIL ENGINEERING\2-PLAN SHEETS\DEVELOPMENT PLAN\BUFFER MANAGEMENT PLAN.DWG
PLOTTED BY PATTEN.KEITH@RAGANSMITH.COM ON 2/1/2024 11:31 AM LAST UPDATED BY PKEITH@RAGANSMITH.COM ON 2/1/2024 10:53 AM

CANOPY TO REMAIN		
Canopy Area	Acreage	Square Footage
1	5.33	232039.20
2	0.38	16674.90
3	0.20	8727.80
4	0.05	2385.87
5	0.05	2233.62
6	0.15	6612.96
7	0.04	1717.21
8	0.05	2121.56
9	6.72	292588.07
Total Acreage:	**12.97**	

CANOPY TO BE REMOVED		
Canopy Area	Acreage	Square Footage
1	0.40	17213.20
2	0.13	5547.41
3	0.03	1231.97
4	1.23	53519.23
5	0.03	1115.13
6	0.09	4057.51
7	1.01	44088.41
8	0.03	1402.43
9	0.54	23728.36
10	1.14	49846.41
11	6.91	300996.29
Total Acreage:	**11.54**	

LEGEND

- PROPERTY BOUNDARY
- HILLSIDE OVERLAY
- 500' BUFFER TO THE HILLSIDE OVERLAY
- ZONE 1 30' RIPARIAN BUFFER
- ZONE 2 30' RIPARIAN BUFFER
- ZONE 1 30' WETLAND BUFFER
- ZONE 2 30' WETLAND BUFFER
- STREAM
- WETLAND
- TREE PROTECTION FENCE
- WETLAND IMPACT AREA
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH
- EXISTING CANOPY TO REMAIN
- EXISTING CANOPY TO BE REMOVED



TREE PROTECTION FENCE

SITE DATA

LANDSCAPE DATA

City of Franklin Project No.:	8383
Site Acreage:	58.27 ± ac.
Site Zoning and Applicable Overlays:	PD 0.30 (Planned Development); HHO and 500' Buffer of HHO
Minimum Required Landscape Surface Area:	20%, 11.65 ac. (58.27 ac. x 0.20)
Provided Landscape Surface Area:	36.9%, 21.5 ac. (21.5 ac. / 58.27 ac.)
Percent and Acreage of Original Canopy Cover:	39.3%, 22.91 ac. (22.91 ac. / 58.27 ac.)
Percent and Acreage of Tree Canopy Required:	24%, 5.5 ac. (22.91 ac. x 0.24)
Percent and Acreage of Preserved Canopy Cover Provided:	57%, 12.97 ac. (12.97 ac. / 22.91 ac.)
Number and DBH of Specimen Trees Removed:	21 Trees Removed

OPEN SPACE REQUIREMENTS

Total Acreage / s.f. of Site:	58.27 ± ac. / 2,538,230 s.f.
Minimum Open Space Required:	5%, 2.91 ac. (58.27 ac. x 0.05), 126,760 s.f.
(If Residential) Natural Area Required:	10%, 5.83 ac. (58.27 ac. x 0.10), 253,955 s.f.

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? Y/ N
1	Neighborhood Amenities	7.5%, 4.38 ac.	n/a	n/a	Y
2	Natural Areas	31%, 18.07 ac.	n/a	n/a	Y
Total Provided:		22.45 ac.			

NOTES

1. 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.
2. Specimen trees 24" caliper DBH and greater require 2:1 replacement. This development plan proposes the removal of 620" of specimen trees and will require 1,240" of replacement. Final tree removal and replacement calculations will be provided with the site plan submittal.

FID	Species	DBH
0	Sycamore	29
1	Red Oak	38
2	Red Oak	36
3	Red Oak	28
4	Red Oak	34
5	Ash	28
6	Red Oak	29
7	Ash	25
8	Red Oak	31
9	Osage Orange	25
10	Hackberry	25
11	Hackberry	27
12	Cedar	32
13	Hackberry	25
14	Elm	28
15	Sycamore	28
16	Osage Orange	29
17	Hackberry	24
18	Hackberry	28
19	Hackberry	24
20	Hackberry	30
21	Hackberry	24
22	Elm	27
23	Cedar	26
24	Cedar	32
25	Ash	25
26	Ash	26
27	Elm	24
28	Red Oak	48
29	Hackberry	25
30	Hackberry	29
31	Hackberry	25
32	Elm	25
33	Ash	28
34	Sugar Maple	25
35	Sugar Maple	25
36	Norway maple	29
37	Red Oak	37
38	Pine	29
39	Red Oak	25
40	Cottonwood	46
41	Ash	36
42	Hackberry	24
43	Hackberry	28
44	Hackberry	35
45	Hackberry	30
46	Elm	26
47	Hackberry	25
48	Hackberry	25
49	Ash	24
50	Red Oak	31
51	Red Oak	31
52	Chinkapin Oak	47
53	Post Oak	25
54	Red Oak	25
55	Red Oak	28
56	Red Oak	25
57	Red Oak	42
58	Swamp Chestnut Oak	29
59	Red Oak	46
60	Hackberry	25
61	Ash	26

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER — REGISTERED — AGRICULTURE — TIMBER — TENNESSEE NO. 3001 — LANDSCAPE ARCHITECT — 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
PRESERVATION TRUST
DRB PRESENTATION
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	02/01/2024	PER CITY COMMENTS

Drawing Title:

TREE PRESERVATION PLAN

Drawing No.

L1.0

City of Franklin Project No.: 8383

Project No.

22-0131

Know what's below. Call before you dig.

0 100 200

G:\22\0131\CIVIL ENGINEERING\2-PLAN SHEETS\DEVELOPMENT PLAN\TREE PRESERVATION PLAN.DWG
PLOTTED BY PAYTEN KEFFABER ON 2/1/2024 11:32 AM LAST UPDATED BY PKEFFABER ON 2/1/2024 10:48 AM









TYPICAL HOME ARCHITECTURE EXAMPLES



TYPICAL NEIGHBORHOOD AMENITY CENTER ARCHITECTURE EXAMPLES

RaganSmith

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ragansmith.com

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE NO. 1301
LANDSCAPE ARCHITECT
1/12/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NTS

Date: JANUARY 8, 2024

Approved By: TPG

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.0

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY: PATTEN KEFFABER ON: 2/1/2024 11:33 AM LAST UPDATED BY: PKEFFABER ON: 1/25/2024 9:43 AM



811 Know what's below. Call before you dig.

0 200 400

G:\22\0131\TRANSPORTATION\REPORT\TRAFFIC STUDY\FIGURES\TIS IMPROVEMENTS FIGURE - DEVELOPMENT PLAN.DWG
PLOTTED BY PAYTEN KEFFABER ON 2/1/2024 11:34 AM LAST UPDATED BY ASBRITON ON 2/1/2024 9:58 AM

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

BRANDON S. BAXTER
REGISTERED ENGINEER
No. 119639
STATE OF TENNESSEE
2.1.24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
DRB PRESERVATION TRUST
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=200'

Date: FEBRUARY 1, 2024

Approved By: TPG

Revisions:

- - -
- - -
- - -
- - -
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- - -

Drawing Title:

TIA RECOMMENDATIONS

Drawing No.

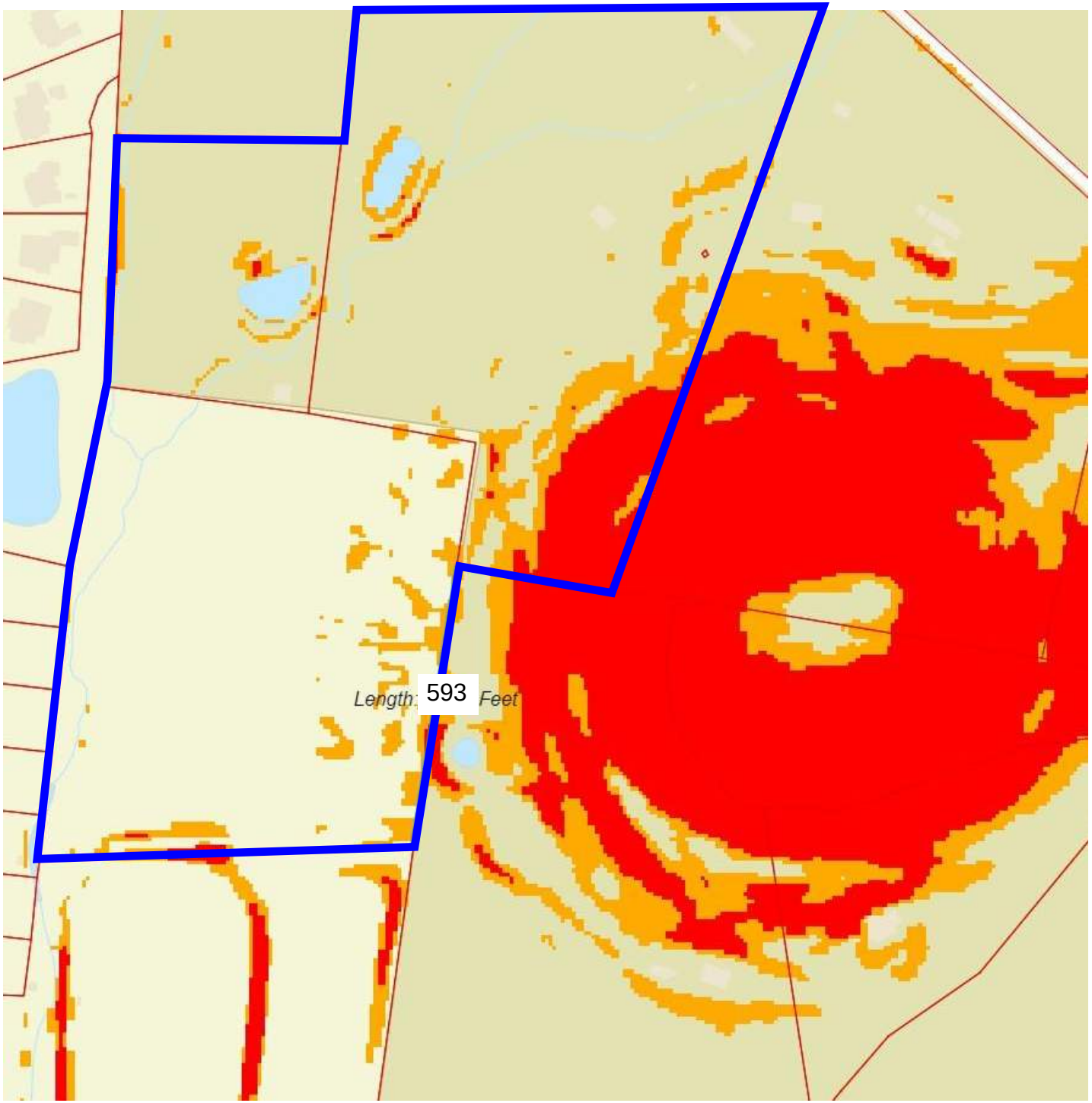
T1.0

City of Franklin Project No.: 8383

Project No.

22-0131

Slopes Exhibit



Development Limits

14-19% slopes

20%+ slopes

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

One Franklin Park
6100 Tower Circle, Suite 200
Franklin, TN 37067
www.thompsonburton.com

Josh Lee
joshua.lee@thompsonburton.com
615-465-6000

February 1, 2024

Re: *Request for Modification of Standards for Street Connections regarding The Preserve at Sheridan*

Dear Chairman Lindsey:

We represent David Blackburn in the proposed development currently referred to as the Preserve at Sheridan. This memorandum accompanies the re-submittal, following several rounds of feedback from City staff along with comments from the Joint Conceptual Workshop, for the proposed development and explains our request for a Modification of Standards related to street connections for the development. The proposed development will be located off of South Berry's Chapel Road, just east of The Preserve at Echo Estates.

The current design includes thoughtful placement of multiple access points on South Berry's Chapel to the north / north-east as well as an access point to the west to provide connection to the Preserve at Echo Estates development following the development of a currently undeveloped parcel. We have also revised the initial plan to include access to Battle Ground Academy's property to the south, primarily for the purpose of emergency access.

We understand the current development standard to require external connections in every direction (north, south, east, and west) through street connections, street stubs, or internal drive connections. Section 9.5.1(B). However, as described below, the characteristics of these parcels, including the topographical constraints and natural features, and the surrounding land and uses provide justification to modify this standard. We recognized these challenges during the planning process and met with a number of officials from the City of Franklin, including the Planning and Sustainability department, Engineering, Fire**,** City Attorney, Traffic, and Water/Sewer, to discuss the City's concerns and objectives. Additional detail regarding the street connections is provided below.

Northern Connection:
• Two points of connection are proposed to the north / north-east onto South Berry's Chapel Rd.

Western Connection[1]:
• One street stub is proposed to an undeveloped parcel (Map 52, Parcel 84.10). This stub is aligned with the existing street stub of Amesbury Lane, at the western edge of parcel 84.10
• An internal street is located along the western site boundary. This street could provide future access to parcel 84.10.
• The remainder of the site's western boundary is fronted with existing streams and wetlands. Therefore, no other feasible western connection opportunities exist.

Southern Connection:
• Battle Ground Academy's campus is located along the southern boundary of this site. The BGA campus is developed all the way to the northern boundary of their site, but there are no streets stubbed to connect to. We have proposed extending the cul-de-sac and dedicating R.O.W. down to the southern property line, which will provide access to BGA's campus in the event of emergencies.

Eastern Connection:
• The majority of the eastern property boundary is within the Hillside/Hillcrest Overly (HHO), within the 500' Buffer to the HHO, borders property that is within the HHO and/or 500' Buffer to the HHO, has slopes at or near 14% or greater, or has an existing stream with required buffers. There is only a small portion of the eastern property boundary, approximately 190' long, that could feasibly provide a street stub to the east. However, this location is within such close proximity to South Berry's Chapel Road that it would not meet the City's minimum distance between intersections as listed on Table 2.3 (2) of the Franklin Transportation & Street Technical Standards. Due to these environmental, physical, and technical constraints it is requested that these standards be modified to not require a cross access to the east.

Pursuant to Section 20.8.4, Modifications of Standards, there are three primary considerations pertaining to a requested modification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to;

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property;

[1] The requested connection through the currently undeveloped Echo Estate lots is not a Zoning Ordinance requirement. Therefore, we have not discussed that request at length in this letter. However, as noted in our response to comments through the planning process, that connection would substantially impair the value of the Echo Preserves lot due to restrictions on the use of its driveway to accommodate emergency access, and would require the construction of a bridge across a wide section of the stream, strong enough to support emergency vehicles. That connection would not significantly improve connectivity in the event of an emergency at BGA due to the shared entrance point from Ernest Rice Lane, and the planned connection point to Amesbury Lane will provide connectivity to Echo Estates and Echo Preserves when the property in between those lots is developed.

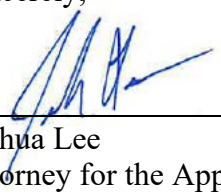
3. The modification is consistent with the intent of Envision Franklin.

These considerations all support the modification. The design is clearly enhanced by the modification, permitting several lots to remain symmetrical, with consistent sizes and shapes. The requested connection to the southeast (to the Meadows property) would also impact environmental conservation, requiring destruction of more trees and modifications to various water features. Additionally, the proximity to BGA, the HHO, and the dramatic slope along the border of the development are unique to this property. This modification request is further supported by the numerous other connectivity options for any development that might occur on the Meadows property (including potential connections to Franklin Road at an existing traffic light, Mack Hatcher, and South Berry's Chapel), the severe impacts of routing traffic from a large development through this small development, and the other environmental and topographical constraints discussed above.

Finally, this development and the modification are both consistent with the intent of Envision Franklin. Specifically, this design seeks to minimize stream impacts, preserve tree rows on the perimeter of the property, and is sensitive to hillsides and hilltops. Making the requested connections would cause more impacts on all of these natural features. (See guidance on Large-Lot Residential Development, pages 50-51 of Envision Franklin). Double frontage lots are specifically discouraged, which supports the modification of the northeastern connection.

Therefore, we respectfully submit that this requested modification should be granted.

Sincerely,



Joshua Lee
Attorney for the Applicant

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06029

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-08, An Ordinance To Rezone 16.81 Acres From Neighborhood Commercial (NC) District To Planned (PD 96,000) District For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive (Goose Creek Bypass PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8380
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Sean Finnegan

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 16.81 acres from Neighborhood Commercial (NC) District to Planned (96,000) District to accommodate the Goose Creek Bypass PUD Subdivision (RES 2024-08). The subject property is located south of Goose Creek Bypass and East of Goose Creek Drive and the accompanying development plan proposed a one-story restaurant building with drive-through window service and a 3-story office building with 96,000 square feet of nonresidential space. Envision Franklin places this property in the Neighborhood Commercial Design Concept, which contains a mix of active uses at key intersections that generally serve surrounding residential concentrations. These centers should be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street. They should be pedestrian-friendly places with high-quality architecture that creates active, connected gathering places.

In keeping with this vision for the Neighborhood Commercial design concept, Envision Franklin specifically states that conventional drive-through window uses are discouraged, and that drive-through window uses may only be appropriate if integrated into the side or rear of multi-tenant buildings without the need for a front drive aisle between the primary structure and the street it faces. The proposed site layout of the development plan is in direct conflict with this policy of Envision Franklin, and therefore, staff must recommend disapproval of the rezoning to Planned District as it is tied to the development plan.

With that being said, staff acknowledges that the context of this Neighborhood Commercial designation is different from most in the City. Rather than a commercial node serving a large concentration of nearby residential units, this site is along a wide, major arterial street, and there are stand-alone drive-thru uses that exist directly across the street. This site may not lend itself to this particular policy in Envision Franklin, due to context and location of the site.

PROCEDURAL REQUIREMENTS:

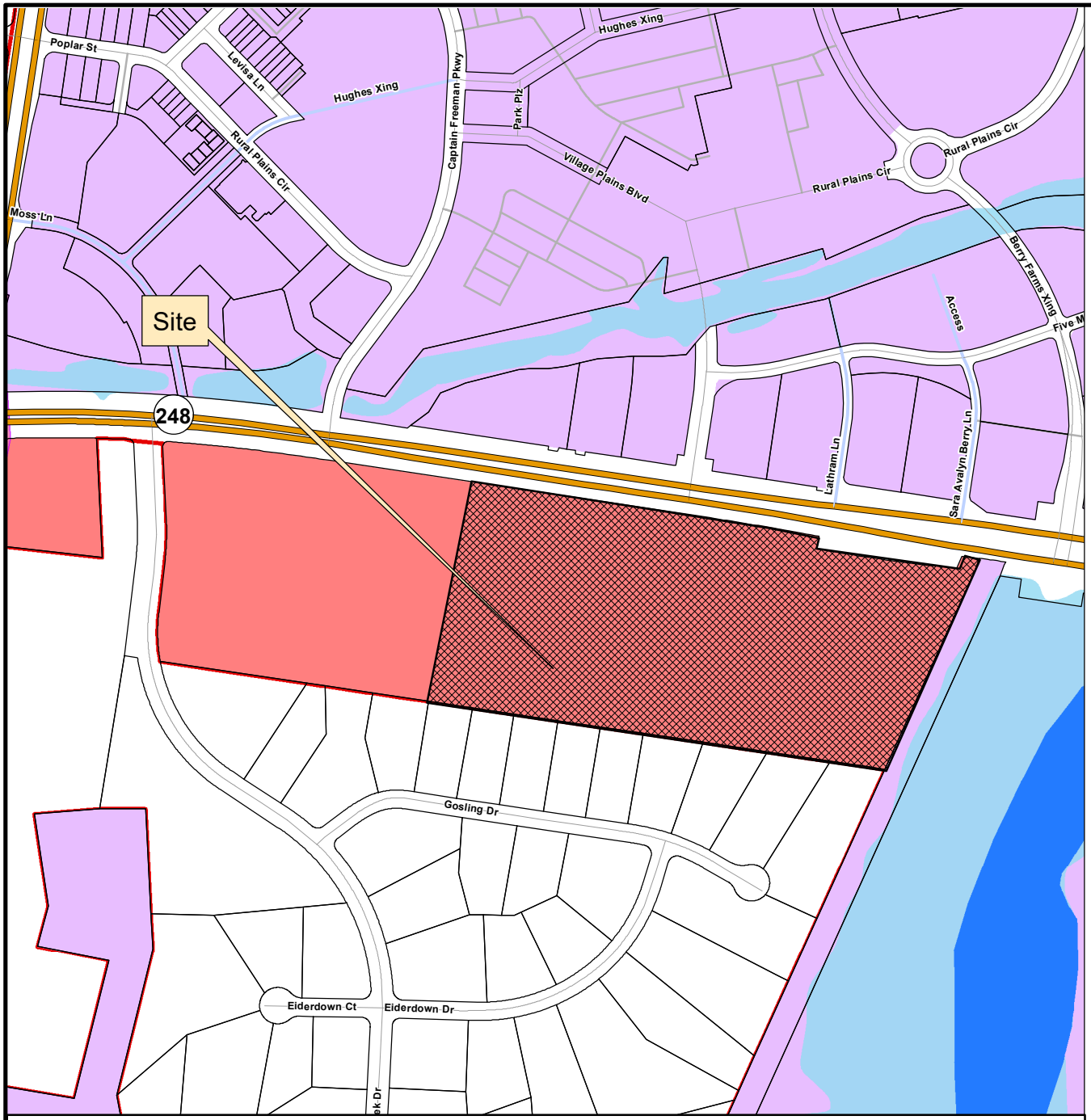
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Ordinance 2024-08 because the accompanying development plan does not comply with Envision Franklin. However, as stated in the staff report, the FMPC may find that the site does not lend itself to this particular policy on drive-through window uses in Envision Franklin, and therefore, may wish to recommend approval.



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

GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08

Project Information
Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

- Goose Creek Bypass PUD
- Floodway Fringe Overlay
- Floodway Overlay
- Scenic Corridor 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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-08

AN ORDINANCE TO REZONE 16.81 ACRES FROM NEIGHBORHOOD COMMERCIAL (NC) DISTRICT TO PLANNED (PD 96,000) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK DRIVE (GOOSE CREEK BYPASS 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 96,000) 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 2024-08, 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 Neighborhood Commercial (NC) District to Planned (PD 96,000) District:

PREMISES CONSIDERED

Map-Parcel	Acres
117-19.07	16.81
Total	16.81

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

Law Dept approved 02.13.24

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

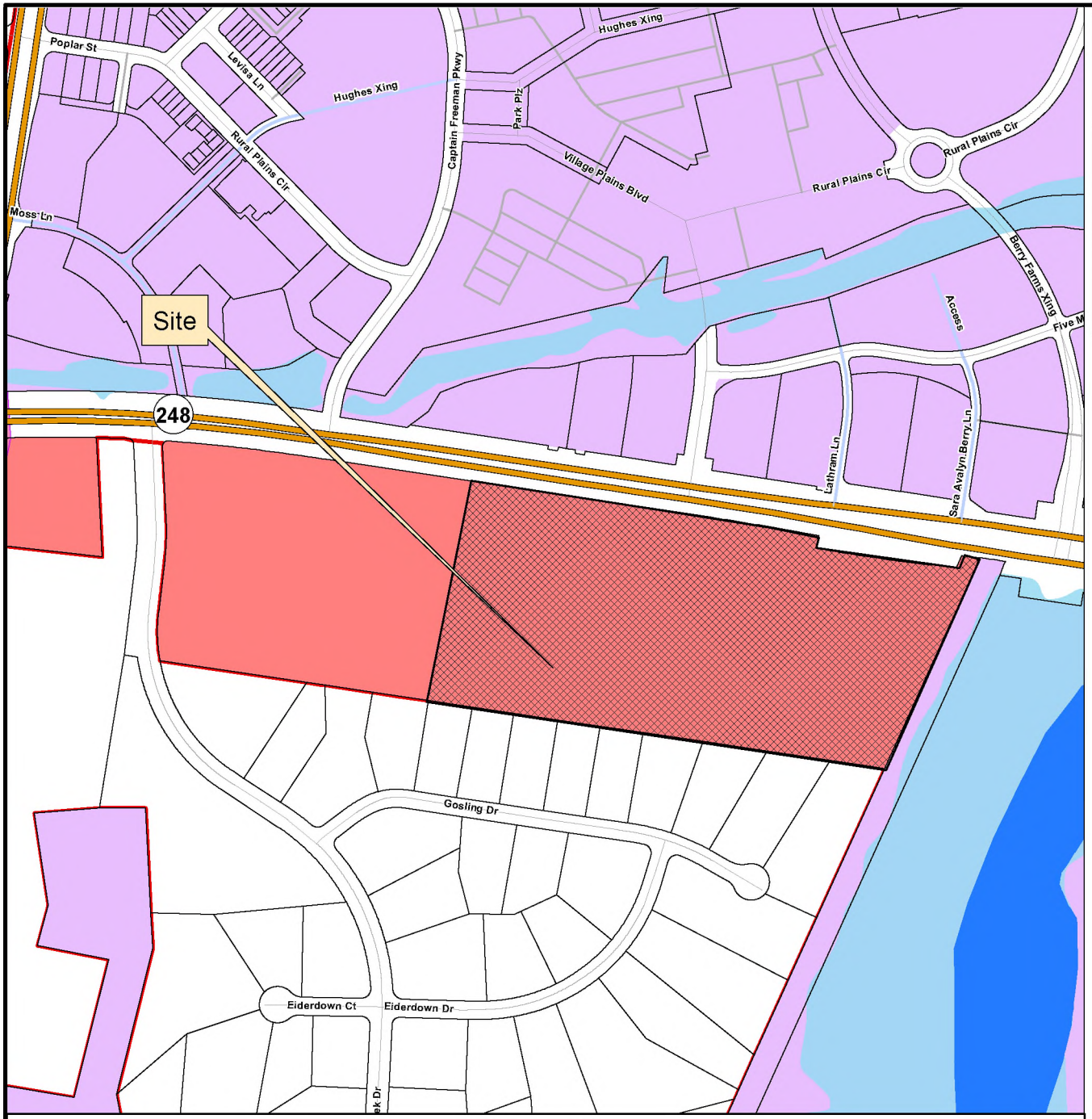
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08

Project Information

Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

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- AG Agricultural District
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- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
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- 5TH Avenue District
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- RC12 Regional Commerce 12 District
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- LI Light Industrial District
- HI Heavy Industrial District

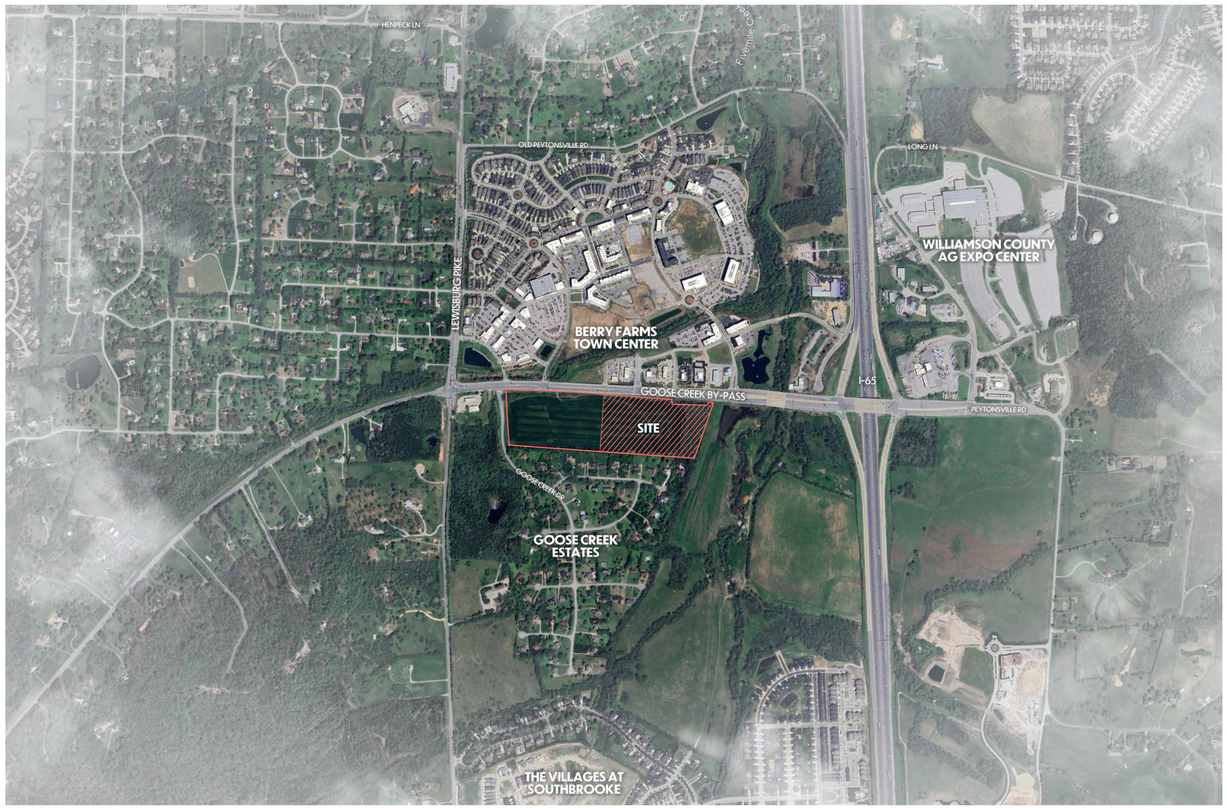
HISTORIC FRANKLIN TENNESSEE

GOOSE CREEK BYPASS (IN-N-OUT)

REZONING REQUEST

PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions
C1.1 Enlarged Existing Conditions
C1.2 Enlarged Existing Conditions

OWNER/DEVELOPER:
IN-N-OUT BURGER
CONTACT: SEAN FINNEGAN
4199 CAMPUS DRIVE, 10TH FLOOR
IRVINE, CA 92612
(949) 509-6230
sfinnegan@innout.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 564-2701
gray.harrison@kimley-horn.com

ARCHITECT:
HASKELL
CONTACT: ANTONIO VALDIVIA
2591 DALLAS PARKWAY, SUITE 600
FRISCO, TX 75034
(904) 955-7319
antonio.valdivia@haskell.com

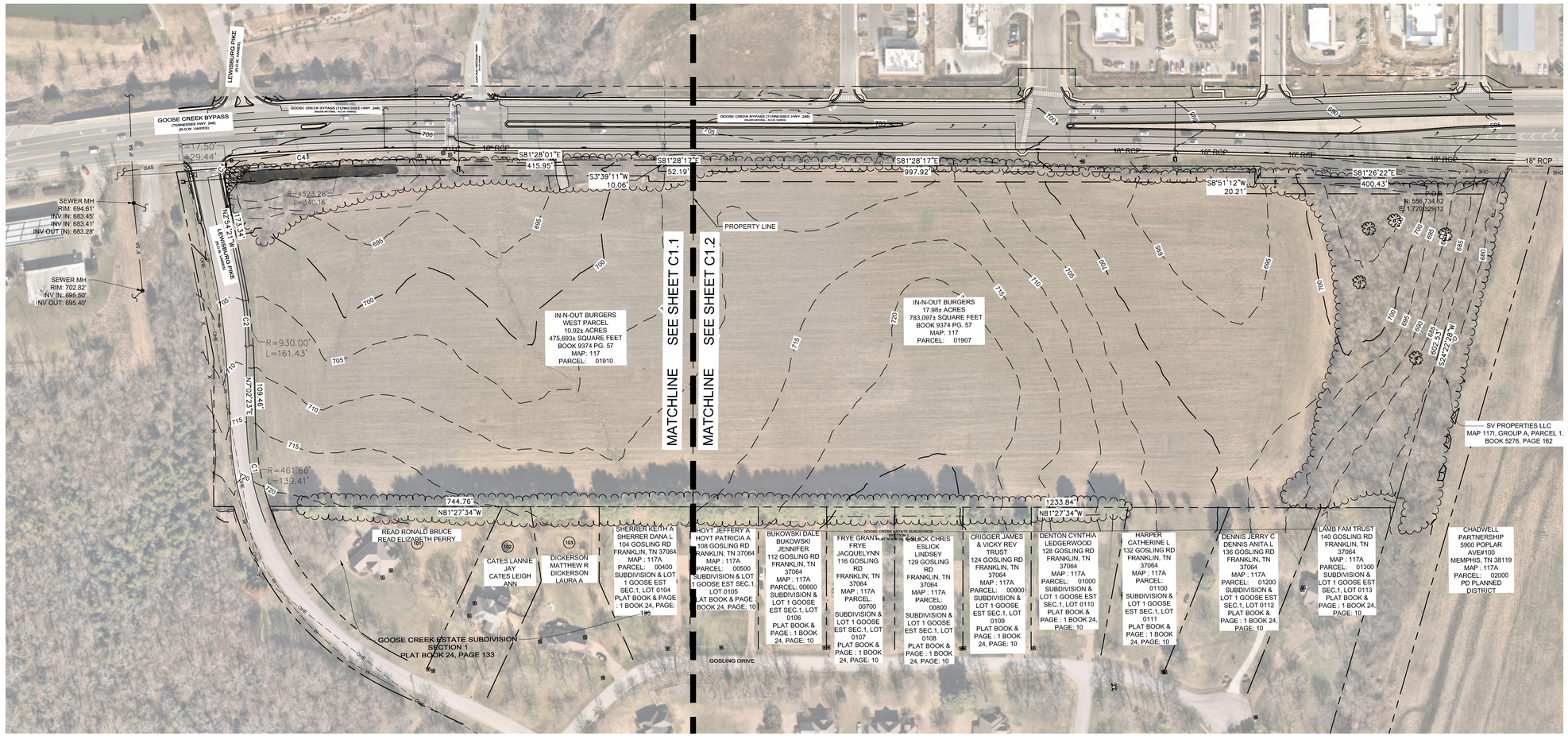
SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8380
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07 MAP 117, PARCEL 19.10 (WEST)
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

INITIAL SUBMITTAL: 01/08/2024
RESUBMITTAL: 02/01/2024

GRAY SCOTT STARKEY
TENNESSEE
REGISTERED
ENGINEER
LANDSCAPE ARCHITECT
2-1-24

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
www.gdc-tn.com



SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. NOTED ABOVE WITH OUTFALL LABELS, OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY. OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.208.5112 | www.kimley-horn.com
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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

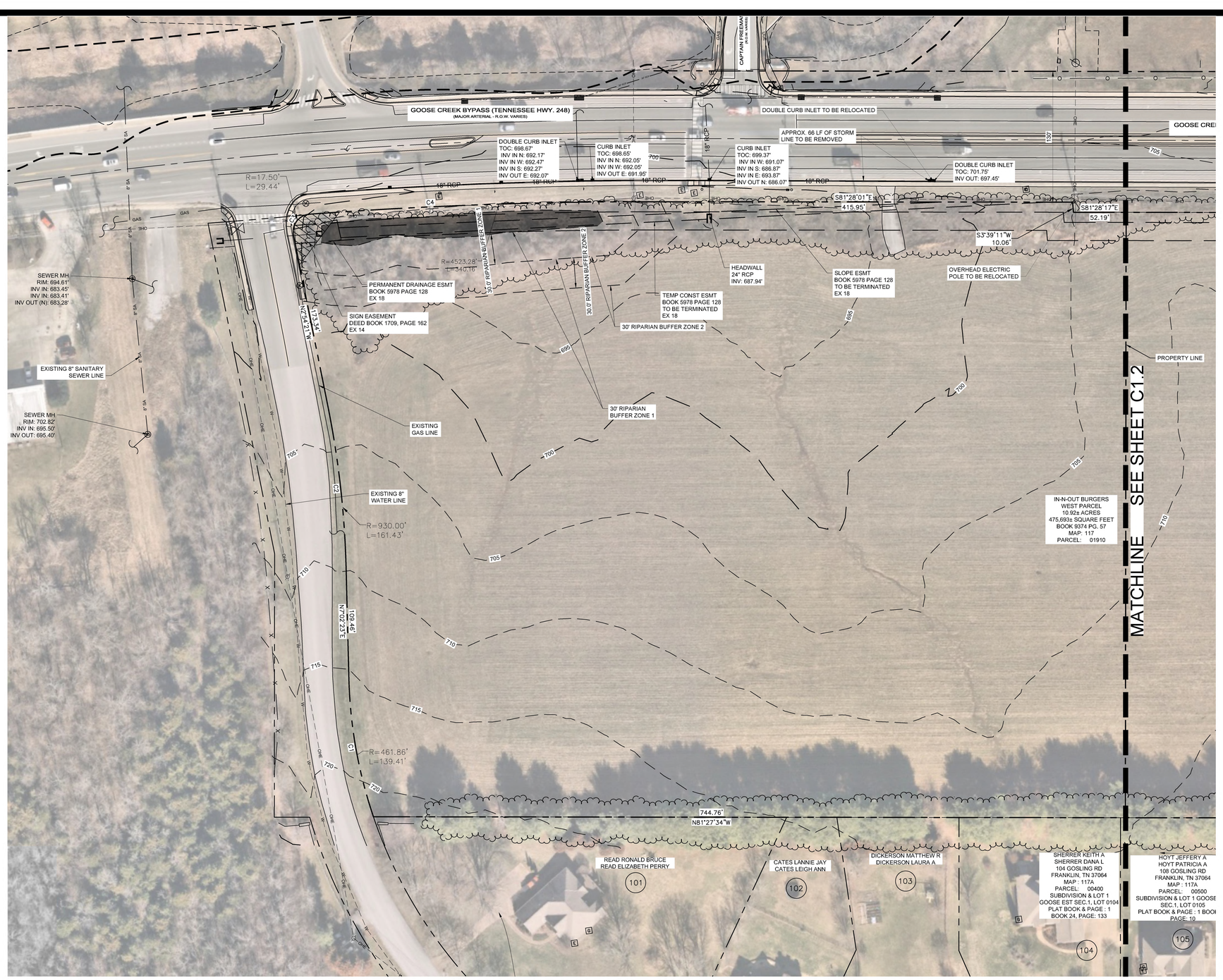
Revision Date
1 _____
2 _____
3 _____
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OVERALL REZONING PLAN

SHEET
C1.0

COF # 8380

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GRAPHIC SCALE IN FEET
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

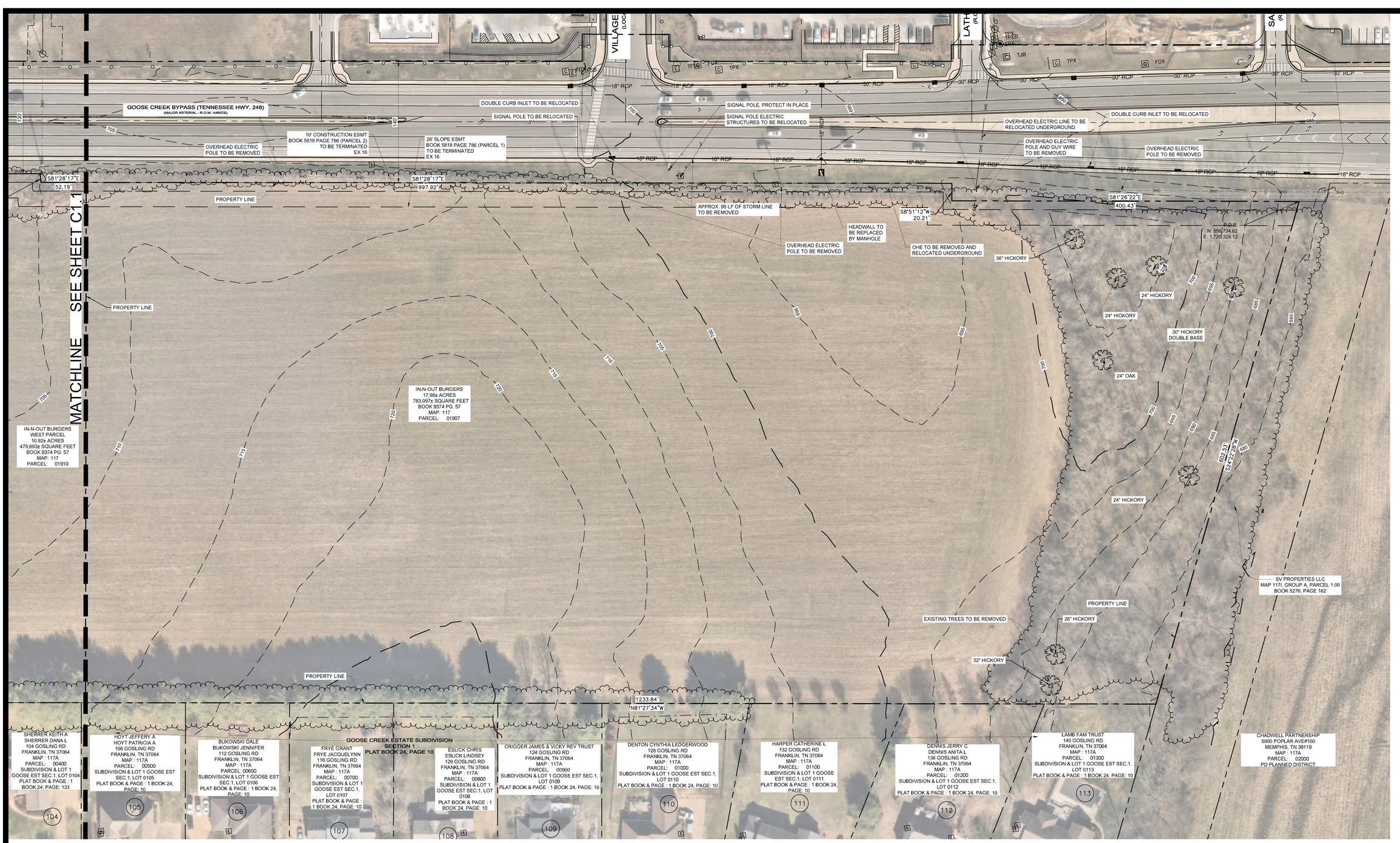
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 127919
STATE OF TENNESSEE
01/31/2024

Revision Date
△ _____
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ENLARGED REZONING PLAN

SHEET
C1.1

COF # 8380



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NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEERING CONSULTANT — AGRICULTURE COMMERCE — No. 127913 — STATE OF TENNESSEE — 02/29/2024

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

ENLARGED REZONING PLAN

SHEET
C1.2

COF # 8380

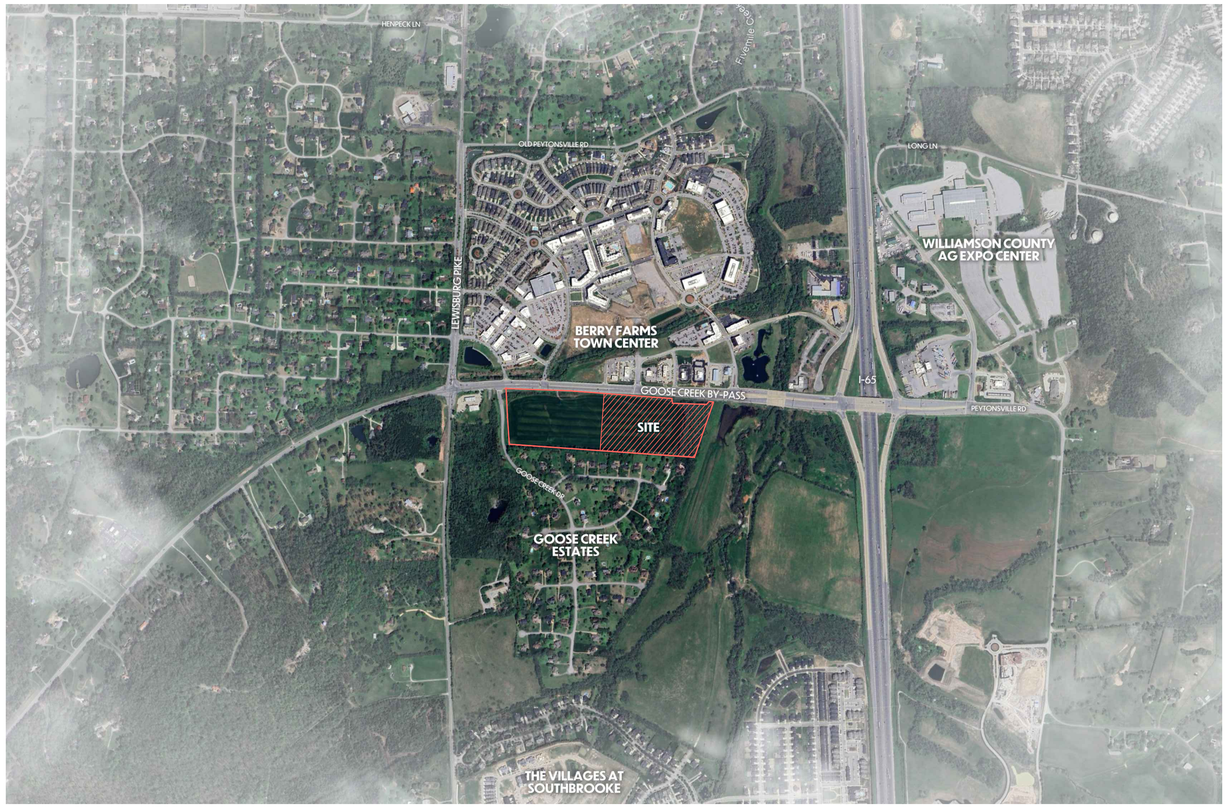
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GOOSE CREEK BYPASS (IN-N-OUT)

REZONING REQUEST

PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SHEET INDEX

C0.0 Cover

C1.0 Overall Existing Conditions
C1.1 Enlarged Existing Conditions
C1.2 Enlarged Existing Conditions

OWNER/DEVELOPER:
IN-N-OUT BURGER
CONTACT: SEAN FINNEGAN
4199 CAMPUS DRIVE, 10TH FLOOR
IRVINE, CA 92612
(949) 509-6230
sfinnegan@innout.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 564-2701
gray.harrison@kimley-horn.com

ARCHITECT:
HASKELL
CONTACT: ANTONIO VALDIVIA
2591 DALLAS PARKWAY, SUITE 600
FRISCO, TX 75034
(904) 955-7319
antonio.valdivia@haskell.com

SITE DATA CHART

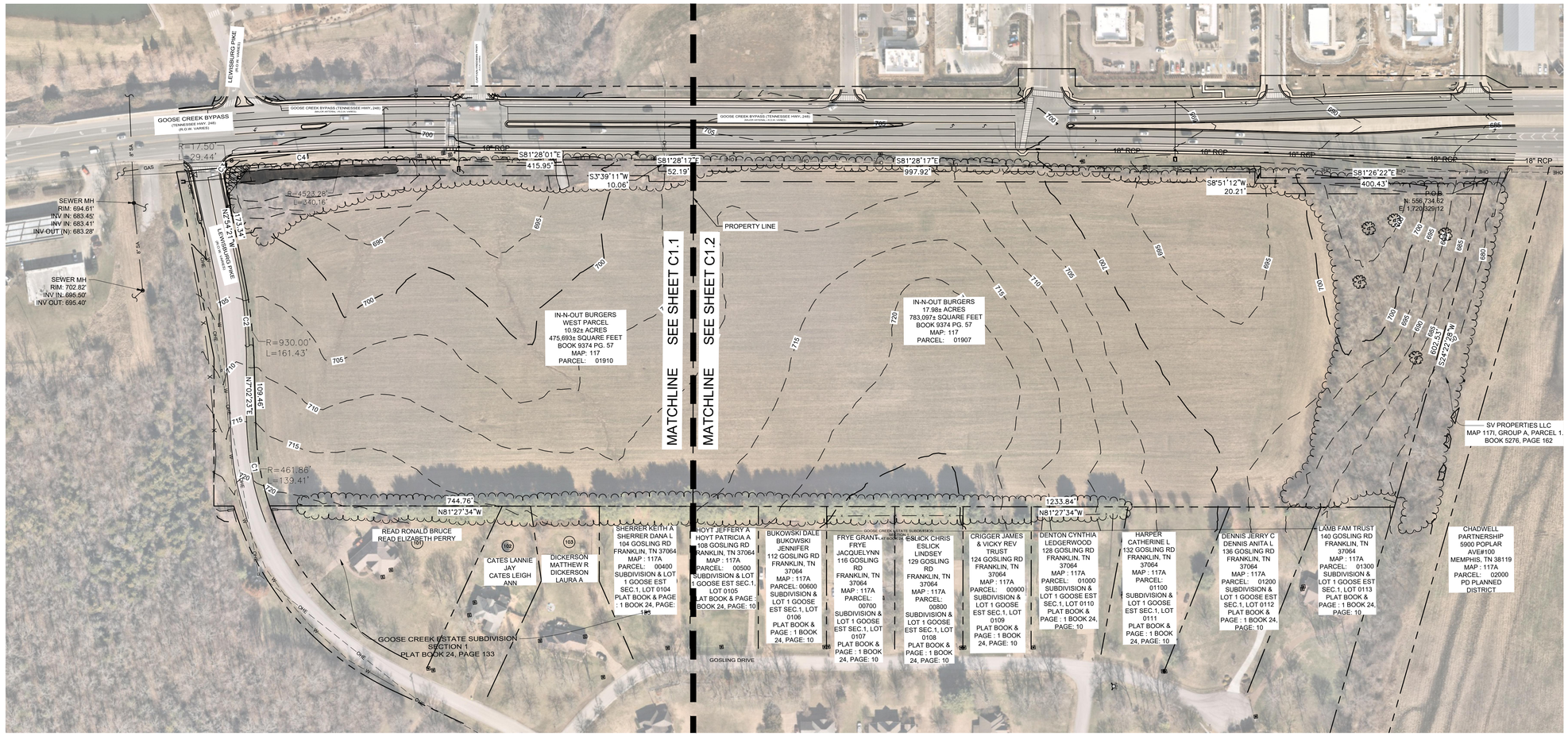
PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8380
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07 MAP 117, PARCEL 19.10 (WEST)
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

INITIAL SUBMITTAL: 01/08/2024
RESUBMITTAL: 02/01/2024

TRACY SCOTT STOKES
LICENSED LANDSCAPE ARCHITECT
2-1-24

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
www.gdc-tn.com

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GRAPHIC SCALE IN FEET
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NORTH

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Franklin, Williamson County, Tennessee

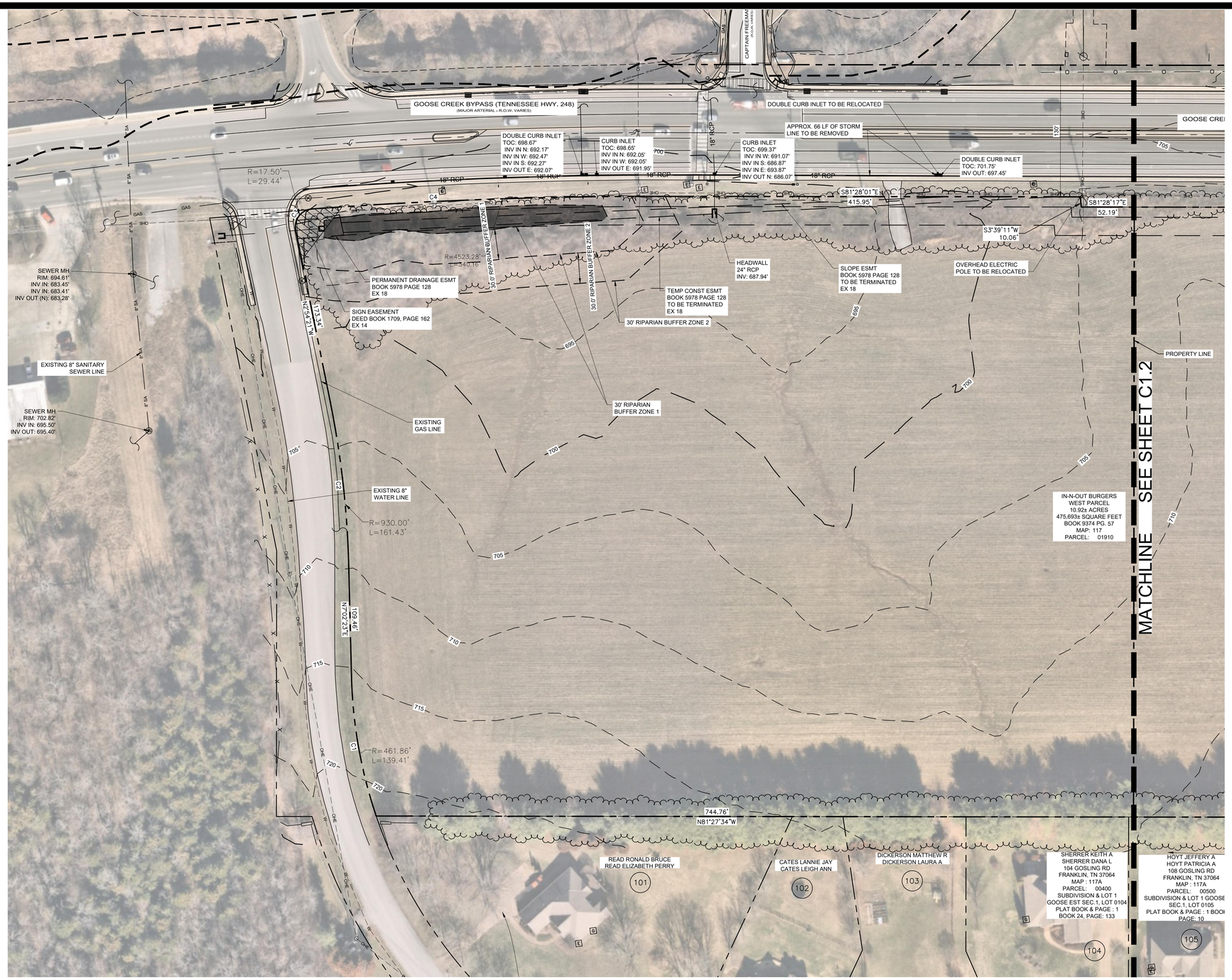
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OVERALL
REZONING PLAN

SHEET
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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
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No. 127919
STATE OF TENNESSEE

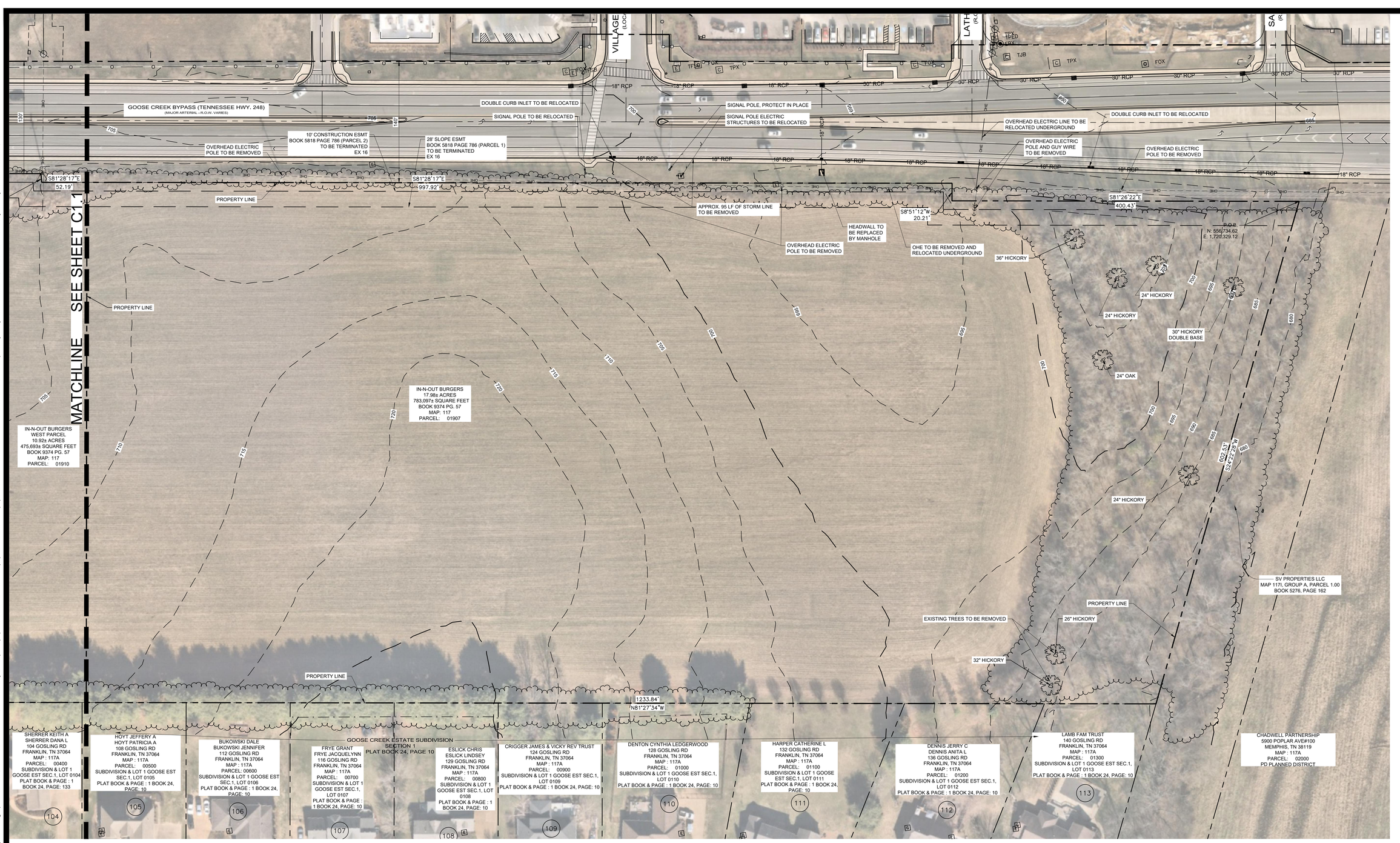
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ENLARGED REZONING PLAN

SHEET
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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127913
STATE OF TENNESSEE
01/29/2024

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ENLARGED REZONING PLAN

SHEET
C1.2

COF # 8380

James L. Murphy III
jmurphy@bradley.com
615.252.2303 direct
615.252.6303

Bradley

February 1, 2024

Chair Roger Lindsey and Members of
the Franklin Municipal Planning Commission
City Hall
109 3rd Avenue South
Franklin, TN 37064

Re: Application submitted by In-N-Out Burgers ("In-N-Out") for a rezoning from Neighborhood Commercial to Planned District, including modification of standards for a proposed restaurant and office development located at the intersection of Goose Creek By-pass and Goose Creek Drive (Tax Map 117, Parcel 19.07), in Franklin, Williamson County, Tennessee (the "Property").

Dear Chair Lindsey and Planning Commission Members:

We are serving as outside counsel to In-N-Out in connection with the proposed rezoning of the Property. The Property is currently zoned Neighborhood Commercial. In-N-Out has submitted a request to rezone the Property to Planned District in accordance with Section 3.10 of the Zoning Code on January 8, 2024. As part of the rezoning application, In-N-Out submitted a development plan for the proposed office and drive thru restaurant and requested several modifications of standards pursuant to Section 3.10.6 of the City's Zoning Ordinance. We are submitting this letter to address concerns raised by Planning staff regarding whether a rezoning that includes the drive thru restaurant is consistent with *Envision Franklin.*

The Property is located in a Neighborhood Commercial Policy area under *Envision Franklin*. *Envision Franklin* discourages the location of drive thru restaurants in a Neighborhood Commercial Policy area, but does not expressly prohibit them. The language discouraging drive thru restaurants in a Neighborhood Commercial Policy area was intended to ensure that a drive thru restaurant was not placed in close proximity to a residential neighborhood where the drive thru restaurant could adversely impact the residential neighborhood.

The proposed site for the drive thru restaurant on the Property is uniquely suited for the location a drive thru restaurant. The Neighborhood Commercial Policy was placed on this Property to provide a transition from the commercial uses located on the north side of Goose Creek By-Pass to the residential neighborhood at Goose Creek Estates, located to the south of the Property. The Neighborhood Commercial Policy contemplates uses that are lower in scale and intensity than the uses permitted in Berry Farms, which has a Neighborhood Mixed Use Policy designation. The Neighborhood Commercial design concept is intended to be compatible with and contributing to residential neighborhood character. Throughout the City of Franklin, Neighborhood Commercial Policy is integrated into the neighborhood context.

The proposed site for the drive thru restaurant on the Property will not be integrated into the neighborhood context of Goose Creek Estates. Along the north side of Goose Creek By-Pass,

there are currently four (4) drive thru restaurants. The proposed In-N-Out restaurant is located on the south side of Goose Creek By-Pass, directly across the street from McDonalds' drive thru restaurant. It is not located along the southern border of the Property, adjacent to the existing residential neighborhood. There is a separation of over 550 feet from the proposed drive thru restaurant on the Property to the residential neighborhood. The proximity and relationship to the existing restaurants along Goose Creek By-Pass and the separation of the proposed drive thru restaurant from the residential neighborhood makes this a unique situation.

In light of these circumstances, the addition of a drive thru restaurant on the south side of the Goose Creek By-Pass is one of the limited circumstances where a drive thru restaurant is appropriate in a Neighborhood Commercial Policy area. Therefore, we would request that the Planning Commission find that the rezoning to permit the drive thru restaurant on the Property is consistent with *Envision Franklin.*

Very yours truly,

BRADLEY ARANT BOULT CUMMINGS LLP

James L. Murphy III

4878-7910-9535.2

City of Franklin

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

File #: 21-06030

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-08, A Resolution Approving A Development Plan For Goose Creek Bypass PUD Subdivision With 14 Modifications Of Development Standards (Commercial Building, Office Building, Materials, Signage, Fencing), For The Property Located South Of Goose Creek Bypass And East Of Goose Creek Drive.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8381
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Sean Finnegan

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Goose Creek Bypass PUD Subdivision that proposes a one-story restaurant building with drive-through window service and a 3-story office building, totaling 96,000 square feet of nonresidential space. Envision Franklin places this property in the Neighborhood Commercial Design Concept, which contains a mix of active uses at key intersections that generally serve surrounding residential concentrations. These centers should be compatible with and contribute to neighborhood character and livability. These centers should be defined by building frontages and an activated street. They should be pedestrian-friendly places with high-quality architecture that creates active, connected gathering places.

In keeping with this vision for the Neighborhood Commercial design concept, Envision Franklin specifically states that conventional drive-through window uses are discouraged, and that drive-through window uses may only be appropriate if integrated into the side or rear of multi-tenant buildings without the need for a front drive aisle between the primary structure and the street it faces. While the proposed plan meets many of the recommendations for the Neighborhood Commercial design concept, the proposed site layout of the development plan and stand-alone, drive-thru restaurant is in direct conflict with this policy of Envision Franklin, and therefore, staff must recommend disapproval of the development plan.

With that being said, staff acknowledges that the context of this Neighborhood Commercial designation is different from most in the City. Rather than a commercial node serving a large concentration of nearby residential units, this site is along a wide, major arterial street, and there are stand-alone drive-thru uses that exist directly across the street. This site may not lend itself to this particular policy in Envision Franklin, due to context and location of the site.

MODIFICATION OF STANDARDS:

There are fourteen Modification of Standards requests in this plan that address building design, primary materials, signage, and fencing. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

MOS #1: Requesting to modify Commercial/Mixed Use Building ground floor height to 10 feet.

Section 6.8 of the Zoning Ordinance states for commercial building ground floor height, "Minimum of 13 feet on ground floor from finished floor to finished ceiling." This standard is to create vertical articulation for one-story buildings. The applicant has added additional architectural elements, such as towers, to the design to help accentuate the overall height and meet the intent of the ground floor height regulation.

Staff recommends approval of MOS #1.

MOS #2: Requesting to increase standard driving aisle width to 28 feet.

Section 10.1.4(A) of the Zoning Ordinance states that drive aisles should have a maximum width of 24 feet. Staff is comfortable with the additional 4 feet in width proposed by the applicant.

Staff recommends approval of MOS #2.

MOS #3: Request to allow gable and pitched roofs on Commercial/Mixed-Use Buildings.

Section 6.8 of the Zoning Ordinance requires that commercial/mixed-use buildings have parapets. The proposed gable and pitched roof forms on the building help accentuate the vertical articulation of the building, and help provide a transition in architecture to the adjacent residential neighborhood. This MOS can be supported by Staff.

Staff recommends approval of MOS #3.

MOS #4: Request to allow window recesses of 2.5" for the drive-thru window and 1" for kitchen windows.

Section 6.8 of the Zoning Ordinance for window openings in commercial buildings require that all windows be punched and recessed a minimum of 3 inches from the facade. The applicant has indicated that the only windows with the proposed modifications are for the drive-thru window and kitchen windows that will be underneath the drive-thru colonnade. Staff can support the request due to the limited view of the windows with this MOS request.

Staff recommends approval of MOS #4.

MOS #5: Request to alter standards for monument signage.

The applicant is requesting to increase the maximum height for monument signage to 7.5, add stucco

as a primary material, and increase the overall height to 8.5 feet above the street centerline. Section 15.10 of the Zoning Ordinance limits the maximum height of monument signs to 6 feet, requires materials to be of brick, stone, stained split-face block, metal, or a composite material, and the overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way. The exhibits supplied by the applicant show that the proposed height and location of the sign still meet the intent of the ordinance by maintaining a pedestrian-friendly scale. The sign design also incorporates masonry into the base of the sign, so the addition of stucco in this limited capacity can be supported.

Staff recommends approval of MOS #5.

MOS #6: Request to allow wall signs to be located above the roofline of the uppermost floor.

Section 15.15 of the Zoning Ordinance limits the maximum height of wall signs to be at the roofline of the uppermost story for commercial buildings. Given the tower elements on the restaurant building, the wall signs would not appear to be spaced correctly with substantial empty space above the sign. Staff can support this request but are limited to the wall signs specified in the development plan.

Staff recommends approval of MOS #6.

MOS #7: Request to defer connection of cross access between adjacent properties until they are developed.

Section 9.5.3(A) of the Zoning Ordinance states that, "internal vehicular circulation shall be designed to provide cross access to each adjacent property." The applicant has shown that cross access between the eastern and western parcels is included in the development plan. However, they have requested to defer construction of the drive aisles until those properties are developed. Staff can support this request, provided that the applicant plat easements for those future connections with a recorded final plat.

Staff recommends approval, with conditions of MOS #7

MOS #8: Requesting to allow for irregular shaped signage.

Section 15.1.3 of the Zoning Ordinance states, "signs shall not be irregularly shaped." Irregularly shaped signs have been approved with previous MOS requests. The shape of the In N Out Burger logo is difficult to fit into a regular shaped sign and still have visual prominence.

Staff recommends approval of MOS #8.

MOS #9: Request for the use of Halo-style signage.

Section 15.1.6(A) for internal illumination of all signage states that, "Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration." While no halo-style lighting has been allowed in the past, the applicant is limiting the halo lighting request to solid white light that is not overly bright. Granting halo-style lighting with this MOS may set a precedent for future requests, but staff is considering a future Zoning Ordinance update to permit halo-style lighting with certain regulations. Staff can support this request.

Staff recommends approval of MOS #9.

MOS #10: Request to allow stucco as a primary material for the Commercial/Mixed-Use Building Type.

Section 6.8 of the Zoning Ordinance limits primary materials for commercial/mixed-use buildings to brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding. Stucco is not included in this list as it is not an established primary material that one would find in the City of Franklin or Middle Tennessee region. Stucco can be used as an accent material under the Zoning Ordinance.

Staff recommends disapproval of MOS #10.

MOS #11: Request to allow stucco as a primary material for the Office Building Type.

Section 6.9 of the Zoning Ordinance limits primary materials for commercial/mixed-use buildings to brick, natural stone, or cultured stone. Stucco is not included in this list as it is not an established primary material that one would find in the City of Franklin or Middle Tennessee region. Stucco can be used as an accent material under the Zoning Ordinance.

Staff recommends disapproval of MOS #11.

MOS #12: Request to remove the requirement of a defined base for the Office Building Type.

Section 6.9 of the Zoning Ordinance for horizontal articulation for the Office Building Type requires that a building shall have a base, middle, and cap. The applicant is requesting to limit the removal of a base to the portions that have stucco treatment. However, as they are requesting that stucco be a primary material, that would be a substantial amount of the building and cannot be supported by Staff.

Staff recommends disapproval of MOS #12.

MOS #13: Request to increase front yard fencing maximum height to six feet.

Section 13.1.2(C) of the Zoning Ordinance limits the maximum height of front yard fencing to 3 feet. The applicant has provided exhibits to show that additional plantings and berm will help conceal the fencing and the additional height. Given the additional landscaping and proposed location of the fencing, Staff can support this request.

Staff recommends approval of MOS #13.

MOS #14: Request to remove required masonry columns for commercial fencing.

Section 13.1.3(G) of the Zoning Ordinance for fence materials requires that fencing for nonresidential uses shall have masonry columns every 50 feet on center or less. The applicant has provided exhibits to show that additional plantings and berm will help conceal the fencing and the additional height. Given the additional landscaping, the proposed location of the fencing, and that masonry columns may bring more attention to the taller fence, Staff can support this request.

Staff recommends approval of MOS #14.

PROCEDURAL REQUIREMENTS:
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the

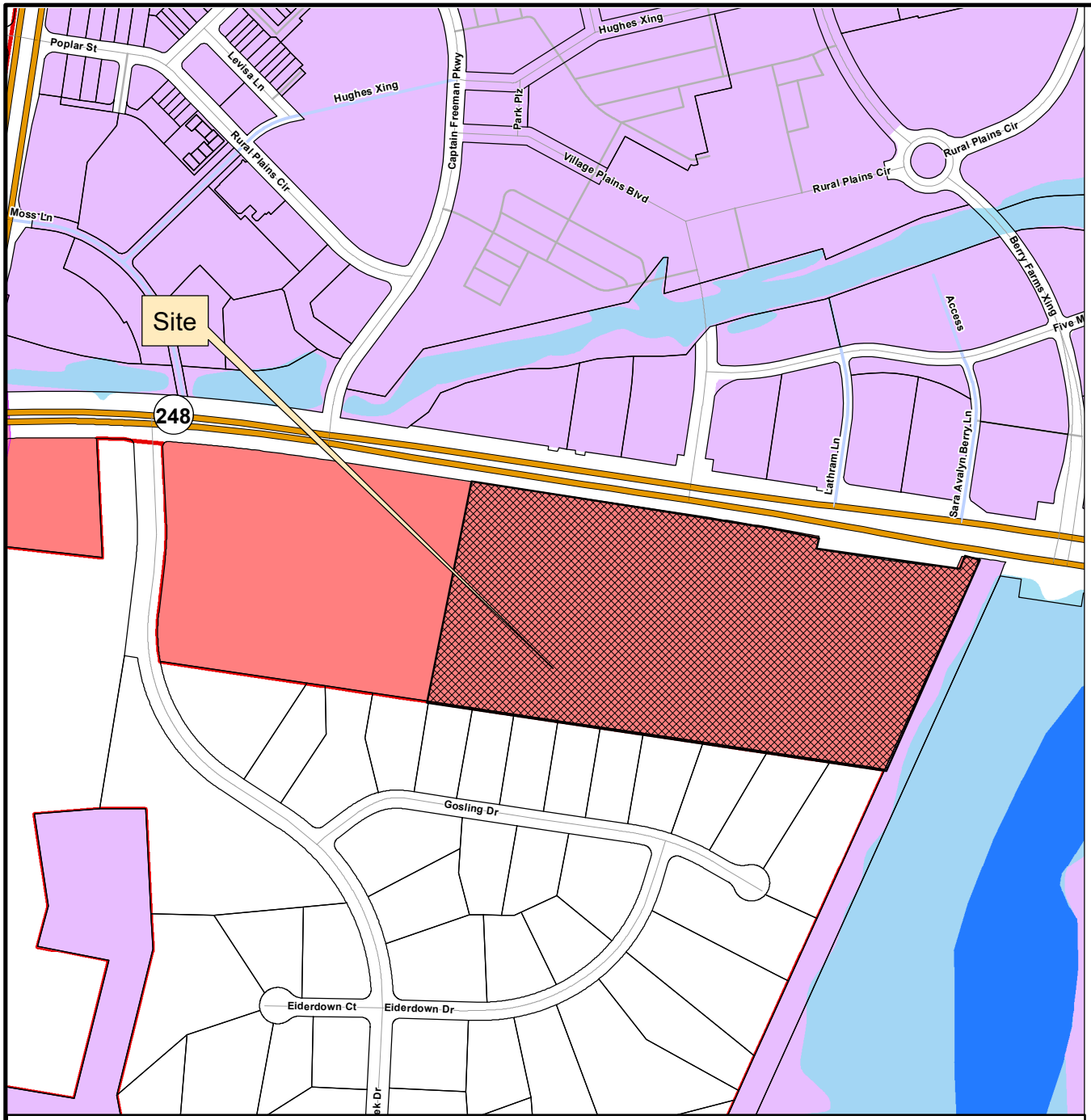
approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to deny Resolution 2024-08 because the development plan does not comply with Envision Franklin. However, as stated in the staff report, the FMPC may find that the site does not lend itself to this particular policy on drive-through window uses in Envision Franklin, and therefore, may wish to recommend approval.



GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08

Project Information

Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

- Goose Creek Bypass PUD
- Floodway Fringe Overlay
- Floodway Overlay
- Scenic Corridor 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

COF no: 8381

CONDITIONS OF APPROVAL:

Open Issues: 32 These issues are currently being filtered

Addressing

General Issues

27. Addressing

william.holcomb@franklintn.gov The approved street name needs to be added to the development plan.

Engineering - Checklist

General Issues

11. Development Plan

kevin.long@franklintn.gov ***(Comment pending finalized TIA.)***

Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.

Include a functional plan view sheet showing all required improvements in both the finalized TIA and the Development Plan set. **Include striping modifications necessary for the revised signalized intersection, and verify taper lengths meet AASHTO minimums for Goose Creek Bypass.**
[Edited By Kevin Long]

12. Streets

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

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

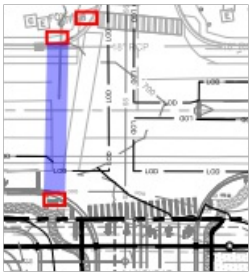
13. Driveways and Drive Aisles

jimmy.wiseman@franklintn.gov	All the entrances to the restaurant property shall function properly and not interfere with traffic flow on Goose Creek Bypass. If any stacking occurs on Goose Creek Bypass at the westernmost access to the property, internal site changes may be required of the property owner, including a concrete raised median extending to a point south of the middle east-west parking lot entrance, effectively making that connection point a right in-right out and reducing the possibility south-bound left turns could stack into Goose Creek Bypass or an adjustment to the restaurant's internal stacking plan. This does not hinder development plan approval and shall be evaluated at site plan and after the first certificate of occupancy.

Engineering - Development Plan Checklist

General Issues

35. ADA Curb Ramps

joe.marlo@franklintn.gov	*Comment not adequately addressed prior to resubmittal of plans to FMPC.* *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.*** At Site Plan, Applicant shall revise ADA curb ramps at intersections to meet PROWAG standards, including providing one curb ramp aligned with each crosswalk at intersections. At Village Plains, offsite work on the north side of Goose Creek Bypass shall be provided to accommodate the revised crosswalk, including providing a separate receiving ramp on north side of Goose Creek Bypass to receive the new crosswalk proposed across Goose Creek. 

36. Drawing Coordination

joe.marlo@franklintn.gov	Applicant shall coordinate location of elements on both the Development Plans (C2.xx) and Civil drawings, including the addition on the of the exclusive NB right turn lane at Village Plains (provided on Civil drawings but not on Development Plans), and the removal of the additional NB right turn lane at the easternmost access (See Comment #90).

49. Connectivity

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval.*

If Modification of Standards Request #7 is not approved, Applicant shall extend drive/street pavement to the eastern (1 location) and western (2 locations) property lines for cross access per the Zoning Ordinance.



If Modification of Standards Request #7 is approved, Applicant shall provide Public Access Easements for cross access over internal drives and streets extending from property lines to ROW, pre-grade the future roadway connections with the Site Plan, and provide notes on the Site Plan and Final Plat stating that with any development of the nearby parcels (Map 117, Parcel 01910; Map 117I, Group A, Parcel 1.00; and Map 117A, Parcel 02000) the the paved connections shall be fully constructed by the In-N-Out developer.

63. TDOT ROW

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

TDOT Reservation shown on drawings is insufficient and is not approved as shown on the Development Plan. At Site Plan, Applicant shall provide TDOT Reservation that is acceptable to TDOT, including at signal infrastructure and curb return locations.

66. Existing Information Source

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Certain information related to the storm information presently shown in Goose Creek Bypass appears incorrect. Applicant shall provide an updated field-run survey at Site Plan.

71. Storm Infrastructure

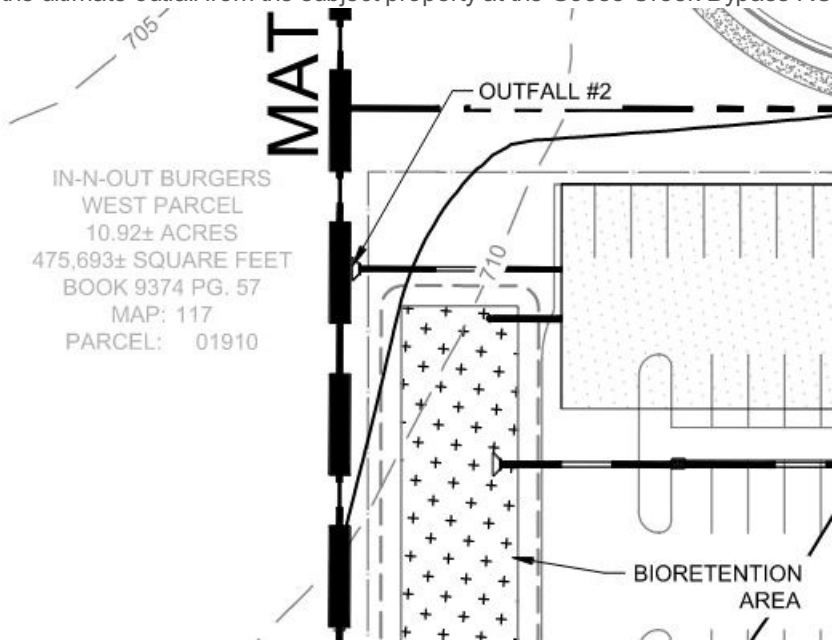
joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, **but does not hinder** approval of the Development Plan.*

At Site Plan, where existing curb line for Goose Creek Bypass is modified for the development, existing storm infrastructure presently located along the existing curb lines to be modified shall be removed and replaced with new storm infrastructure located along the new curb lines, unless otherwise directed by TDOT.

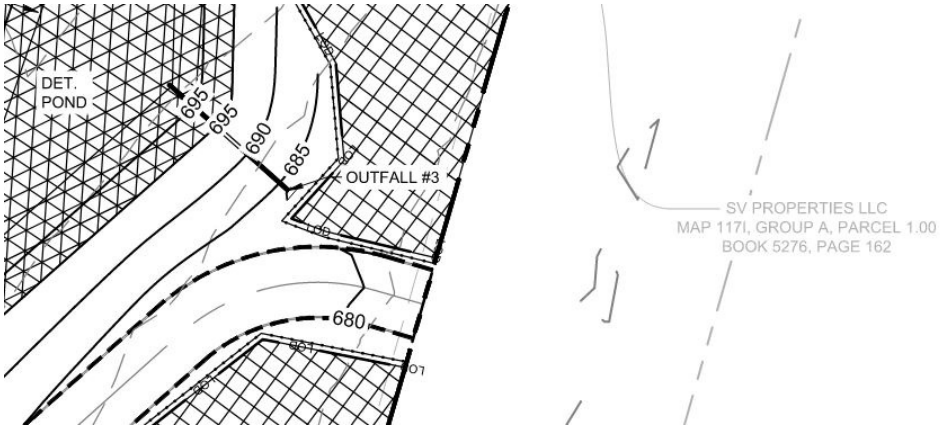
72. Outfall #2

lance.fittro@franklintn.gov This is an advisory comment to be addressed with the future site plan and final plat, and **does not hinder approval of the Development Plan**:

Applicant shall be aware that there is not a defined receiving conveyance nor existing drainage easement for Outfall #2 across the "West Parcel." With the future site plan and final plat, a stabilized conveyance within public drainage easement shall be provided from Outfall #2 shown on the development plan through the "West Parcel" to the ultimate outfall from the subject property at the Goose Creek Bypass ROW.



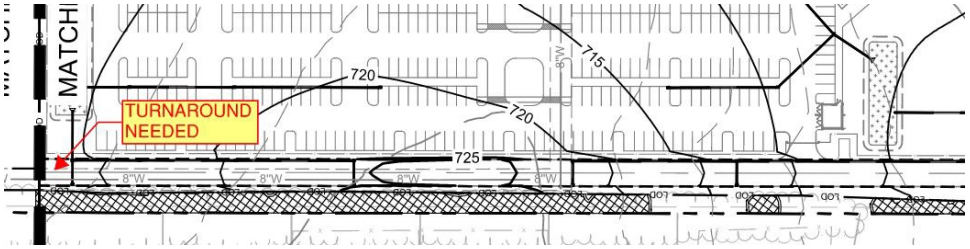
Similarly, there is not a defined receiving conveyance or drainage easement across the Stream Valley open space lot as necessary to convey the now-concentrated flows from the pond outfall to the wetland areas beyond which are currently receiving sheet flow runoff.



75. Turnaround

lance.fittro@franklintn.gov The previous comment, "The southern access drive requires a turnaround suitable for public use in the event access through the gated driveway is not available or vehicles pass the gated access" has not been fully-addressed.

Applicant shall show a suitable turnaround to be constructed at the end of the southern access drive.



86. Turn Lane

joe.marlo@franklintn.gov *Comment not adequately addressed. A meeting with both Engineering and Traffic staff was not held as requested, and the deceleration lane was removed from the drawings. The deceleration lane is in the Traffic Improvement Study and is required.*

Applicant shall provide all recommendations within the TIS, including the EB deceleration lane at the easternmost site access, similar to that shown on the previous submittal. Associated elements shown on drawings (curb and gutter, grass strip, sidewalk, underground electrical, ROW fully encompassing sidewalk, etc.) shall be revised accordingly.

89. Signal Infrastructure

joe.marlo@franklintn.gov *The following is a newcomment based on different information nowshown in the latest submittal (revised signal pole locations).*

*The following shall remain open as a Condition of Approval, **but does not hinder** approval of the Development Plan.*

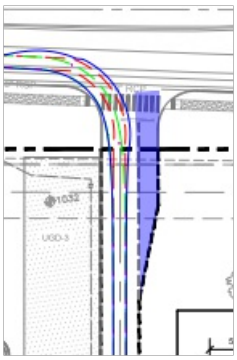
Resubmitted drawings show different locations of signal poles on the south side of Goose Creek Bypass at Village Plains Boulevard than those indicated on previous submittals. The new proposed locations are not approved, and will likely require revision. For example, the drawings now propose the existing SE signal to remain in its current location, which would place it directly behind the revised curb location and in a vehicular path should the turn be made too sharply.

At Site Plan, Applicant shall provide signal pole locations that are acceptable to City of Franklin Traffic Staff and TDOT. Underground utilities installed with the associated Infrastructure Site Plan (COF 8355) shall not be considered a constraint on the final location of signal infrastructure. The Developer is responsible for relocating all underground utilities once final signal infrastructure locations are determined.

90. Turn Lane

joe.marlo@franklintn.gov *The following is a newcomment based on different information nowshown in the latest submittal (turn lane added to easternmost access drive).*

Applicant shall remove the additional NB right turn lane at the easternmost access that has been added in the latest submittal as it would create driver confusion. The easternmost drive shall have 1 NB and 1 SB lane.

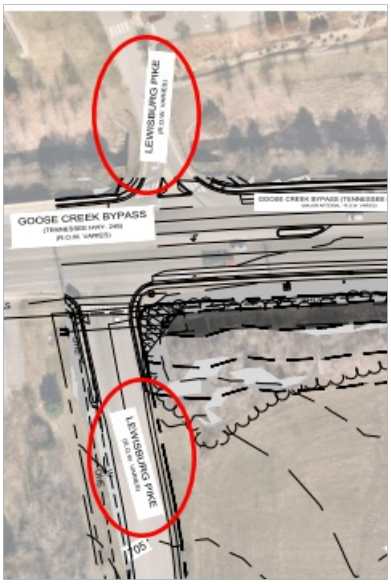


91. Street Names

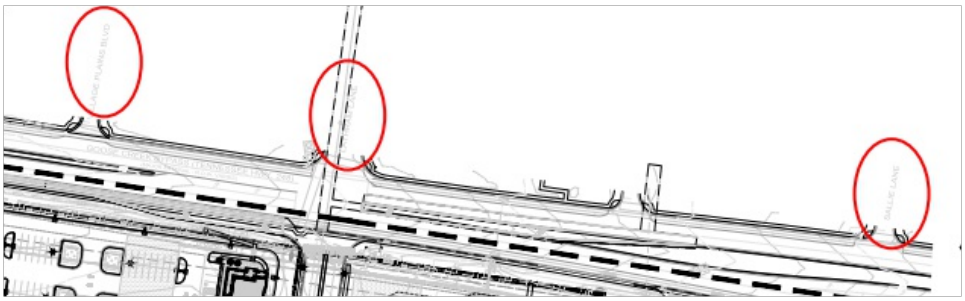
joe.marlo@franklintn.gov *The following is a newcomment based on different information nowshown in the latest submittal (errant street name labels added).*

Applicant shall correct the street name labels nowshown on the drawings, including those indicated below.

C1.0



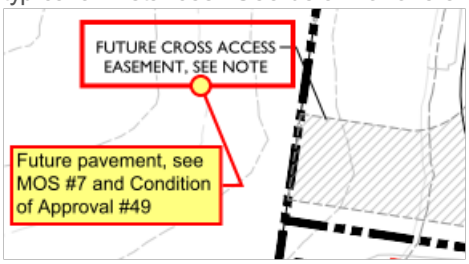
C2.0 and C2.1



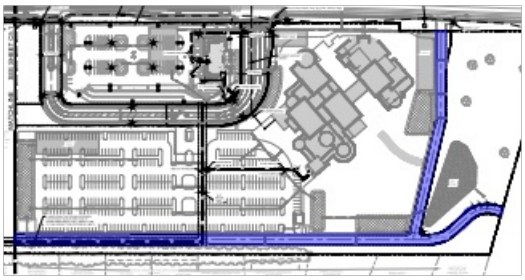
94. Notation

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

1. Applicant shall revise notes that state "Future Cross Access Easement, See Note" to read "Future Pavement, see MOS #7 and Condition of Approval #49", typical all instances. See below for one example of multiple from C2.1.



2. Applicant shall label the width (25'-0") and easement designation ("PUDAE") for the PUDAE shown on C5.2 and highlighted in blue below, similar to that provided for Double Double Drive on the same sheet.



Engineering - Roadway Improvements

2024-02-01 Goose Creek Bypass (In-N-Out) Development Plan - Technical Sheets.pdf

87. Roadway and traffic signal plans

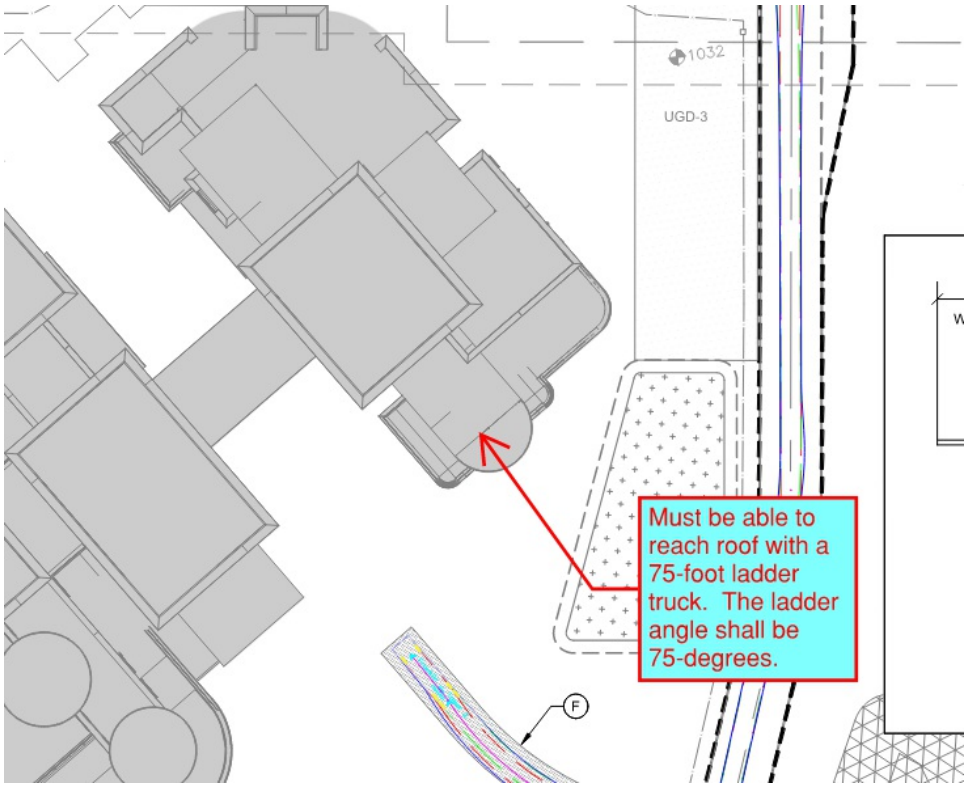
david.chang@franklintn.gov All turn lanes shall meet AASHTO Requirements including deceleration lengths, tapers, etc.

FIRE--Planning--DRT

General Issues

1. Fire Department Access

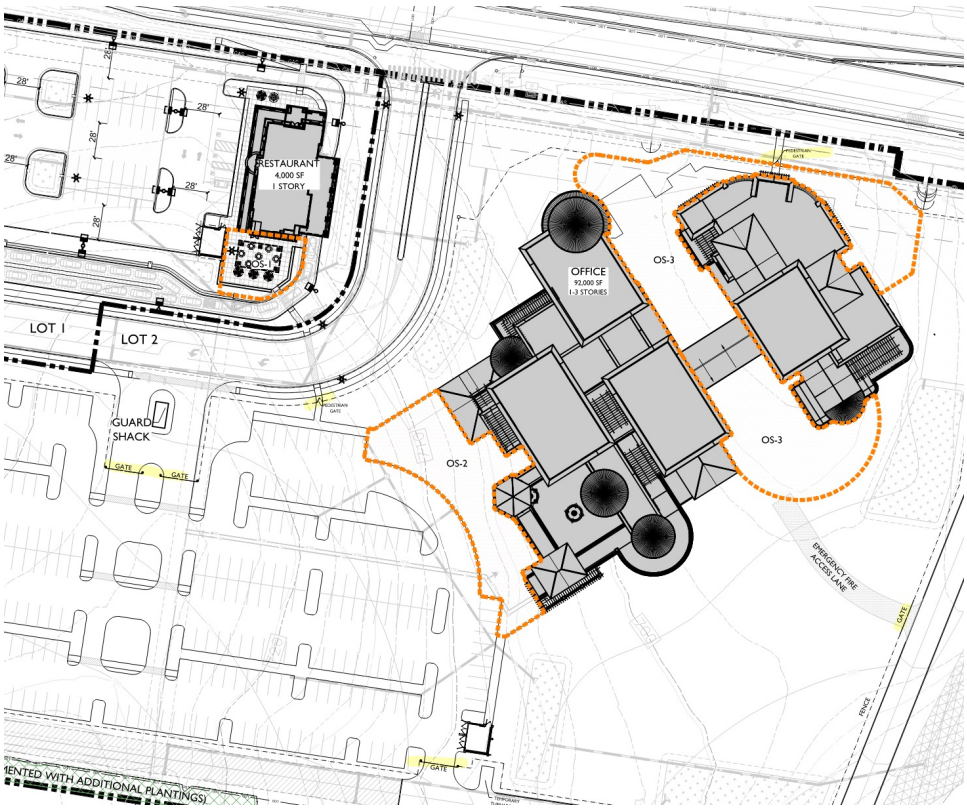
curt.edelmann@franklintn.gov Revise the access lane so a 75-foot ladder truck can be positioned close enough to the east wing of the building to reach the roof.



47. Gates

curt.edelmann@franklintn.gov As a condition of approval, the fire department will require access into the site. Access shall meet all fire department requirements including a siren-operated-sensor on any automatic gates.

Development plans shall include notes at each gate saying approved fire department access shall be provided at all gates. Access at automatic gates shall be a siren operated sensor.



[Edited By Curt Edelmann]

Planning

General Issues

17. Envision Franklin

joseph.bryan@franklintn.gov "Conventional drive-through window uses are discouraged. Drive-through window uses may be appropriate if integrated into the side or rear of multi-tenant buildings without the need for a front drive aisle between the primary structure and the street it faces."

Based on the Envision Franklin language quoted above for PD zoned development plans located in the Neighborhood Commercial Design Concept, Envision Franklin does not support the site layout of the drive-through restaurant as proposed with this development plan. Staff recommendations to the Planning Commission and Board of Mayor and Aldermen are based on compliance with Envision Franklin, therefore we will be recommending disapproval.

77. Modification of Standards

joseph.bryan@franklintn.gov The following MOS requests can be supported by Staff:

MOS 1-Commercial Building Ground Floor Height
MOS 2-Drive Aisles to 28 feet
MOS 3-Commercial Building, Pitched/Gable Roofs
MOS 4-Recessed Window depths
MOS 5-Monument Signage
MOS 6-Wall signage above the roofline
MOS 7-Cross Access (See Comment 78)
MOS 8-Irregular Shaped signs
MOS 13-Fencing Height
MOS 14-Masonry Columns for Fencing

78. Modification of Standards

joseph.bryan@franklintn.gov MOS 2 and MOS 11 - Stucco

Staff cannot support the request for stucco as a primary material due to the uniqueness of the request and the lack of stucco as an established primary material in the Franklin/Middle Tennessee area.

79. Modification of Standards

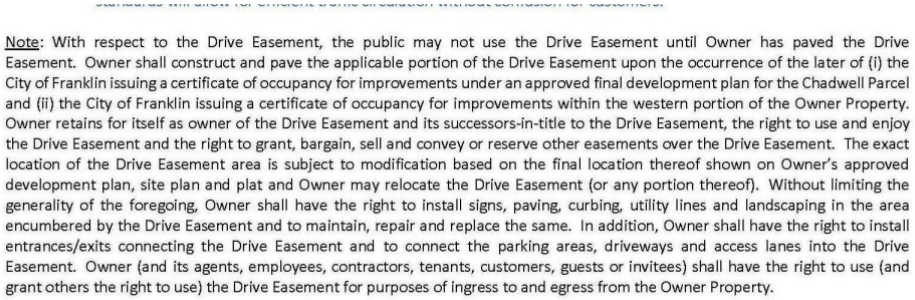
joseph.bryan@franklintn.gov MOS 12 - Removal of Required Architectural Base

Staff cannot support the request to remove the defined architectural base from the commercial or office buildings.

93. Modification of Standards

joseph.bryan@franklintn.gov MOS 7 - Cross Access

Applicant shall remove this note associated with MOS 7 for cross access from the development plan, MOS package, and any other references to it from the submittal. The note contains language that would require an additional MOS that has not been vetted by Staff or discussed with FMPC or BOMA at Joint Conceptual.



Note: With respect to the Drive Easement, the public may not use the Drive Easement until Owner has paved the Drive Easement. Owner shall construct and pave the applicable portion of the Drive Easement upon the occurrence of the later of (i) the City of Franklin issuing a certificate of occupancy for improvements under an approved final development plan for the Chadwell Parcel and (ii) the City of Franklin issuing a certificate of occupancy for improvements within the western portion of the Owner Property. Owner retains for itself as owner of the Drive Easement and its successors-in-title to the Drive Easement, the right to use and enjoy the Drive Easement and the right to grant, bargain, sell and convey or reserve other easements over the Drive Easement. The exact location of the Drive Easement area is subject to modification based on the final location thereof shown on Owner's approved development plan, site plan and plat and Owner may relocate the Drive Easement (or any portion thereof). Without limiting the generality of the foregoing, Owner shall have the right to install signs, paving, curbing, utility lines and landscaping in the area encumbered by the Drive Easement and to maintain, repair and replace the same. In addition, Owner shall have the right to install entrances/exits connecting the Drive Easement and to connect the parking areas, driveways and access lanes into the Drive Easement. Owner (and its agents, employees, contractors, tenants, customers, guests or invitees) shall have the right to use (and grant others the right to use) the Drive Easement for purposes of ingress to and egress from the Owner Property.

96. Modification of Standards

joseph.bryan@franklintn.gov MOS 9 - Halo Lighting

While no halo-style lighting has been allowed in the past, the applicant is limiting the halo lighting request to solid white light that is not overly bright. Granting halo-style lighting with this MOS may set a precedent for future requests, but staff is considering a future Zoning Ordinance update to permit halo-style lighting with certain regulations. Staff can support this request

Stormwater

General Issues

88. Environmental Site Assessment

Doug.Noonan@franklintn.gov	The stream channel shown in the site assessment is not shown on the plans. All features shall be shown and appropriately buffered. Ensure the features are identified and called out on the plans.

95. Riparian Buffer

jeff.willoughby@franklintn.gov	Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark. • For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1. • For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2. • Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1" • Where the average slope of the land within the riparian buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width. • Where the average slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

MODIFICATIONS OF STANDARDS (see sheets C0.1 - C0.3)

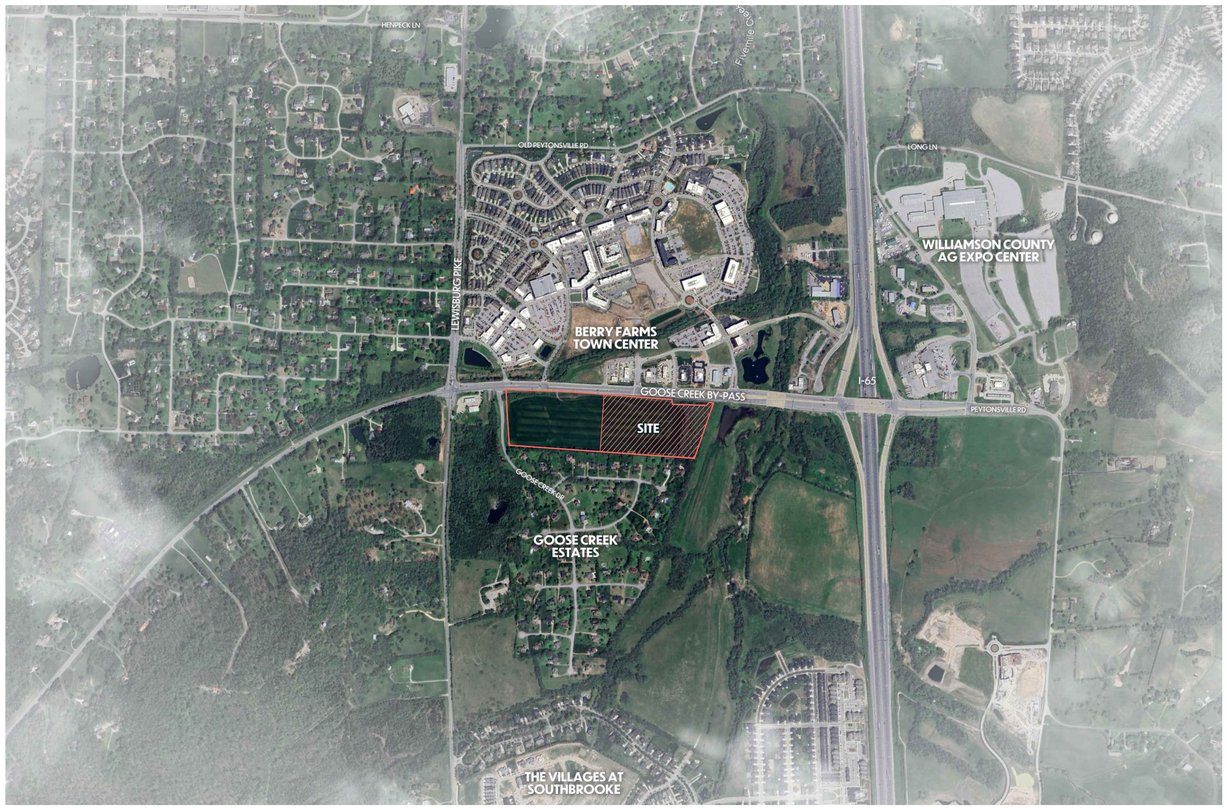
Modification #1:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Ground Floor Height change to 10 feet**
Modification #2:	**Restaurant. Section 10.1.14. Parking and Transit: Standard Drive Aisles with change to 28 feet**
Modification #3:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs**
Modification #4:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building - Window Opening: Allow window recesses of 2.5" for drive thru window and 1" for windows in the kitchen under the drive-thru colonnade.**
Modification #5:	**Signage. Section 15.10. Monument Sign: Allow a Maximum Monument Sign Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline.**
Modification #6:	**Signage. Section 15.15. Wall Signage: Allow Wall Signs to be located above the main roofline of the uppermost full story**
Modification #7:	**Site Plan. Section 9.5.3. Cross Access Between Adjacent Properties.**
Modification #8:	**Signage. Section 15.1.3. Proportion and Shape: Allow for Irregular Shape Signage.**
Modification #9:	**Signage. Section 15.1.6. A Signs – General Provisions – To permit Halo Lighting for wall and monument signage**
Modification #10:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #11:	**Office. Section 6.9. Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #12:	**Office. Section 6.9. Large-Scale Office Building: Horizontal Articulation – Remove the requirement for a Base on Authentic Stucco Walls**
Modification # 13:	**Site Pla. Section 13.1 C. Maximum Height. Front Yard Maximum Fence Height of 6 feet.**
Modification # 14:	**Site Plan. Section 13.1.3 G. Fence Materials – Remove the requirement for masonry columns.**

GOOSE CREEK BYPASS (IN-N-OUT)

DEVELOPMENT PLAN

PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY HB&TS.
4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
92,000 SF OFFICE x (1seat/100SF) x 25 GPD/seat = 23,000 GPD
TOTAL GPD = 23,650 GPD
30,000 GPD = 68 SFUE

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
NOT APPLICABLE

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

Vesting Development Standards

Pre-Application Submittal Date: 11/27/2023
(based on the date of pre-application submittal unless otherwise noted)

Development Standard	Version/Date
Zoning Ordinance	January 1, 2023
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2023
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	September 11, 2023
Historic District Guidelines	May 30, 2022

SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

SHEET INDEX

C0.0 Cover
C0.1 Modification of Standards
C0.2 Modification of Standards
C0.3 Modification of Standards

C1.0 Overall Existing Conditions
C1.1 Enlarged Existing Conditions
C1.2 Enlarged Existing Conditions

C2.0 Overall Development Plan
C2.1 Enlarged Development Plan & Open Space

C3.0 Overall Grading & Drainage Plan
C3.1 Enlarged Grading & Drainage Plan
C3.2 Enlarged Grading & Drainage Plan

C4.0 Overall ROW & Access Plan
C4.1 Enlarged ROW & Access Plan
C4.2 Enlarged ROW & Access Plan

C5.0 Overall Utility Plan
C5.1 Enlarged Utility Plan
C5.2 Enlarged Utility Plan

L1.0 Tree Preservation Plan

A1.0 Architectural Character

PRE-APP SUBMITTAL: 11/27/2023
INITIAL SUBMITTAL: 01/08/2024
RESUBMITTAL: 02/01/2024

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

IN-N-OUT BURGER
DEVELOPMENT PLAN

Modification #1: **Restaurant. Section 6.8. Commercial/Mixed-Use Building: Ground Floor Height change to 10 feet**

Modification #2: **Restaurant. Section 10.1.14. Parking and Transit: Standard Drive Aisles with change to 28 feet**

Modification #3: **Restaurant. Section 6.8. Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs**

Modification #4: **Restaurant. Section 6.8. Commercial/Mixed-Use Building - Window Opening: Allow window recesses of 2.5" for drive thru window and 1" for windows in the kitchen under the drive-thru colonnade.**

Modification #5: **Signage. Section 15.10. Monument Sign: Allow a Maximum Monument Sign Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline.**

Modification #6: **Signage. Section 15.15. Wall Signage: Allow Wall Signs to be located above the main roofline of the uppermost full story**

Modification #7: **Site Plan. Section 9.5.3. Cross Access Between Adjacent Properties.**

Modification #8: **Signage. Section 15.1.3. Proportion and Shape: Allow for Irregular Shape Signage.**

Modification #9: **Signage. Section 15.1.6. A Signs – General Provisions – To permit Halo Lighting for wall and monument signage**

Modification #10: **Restaurant. Section 6.8. Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material**

Modification #11: **Office. Section 6.9. Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material**

Modification #12: **Office. Section 6.9. Large-Scale Office Building: Horizontal Articulation – Remove the requirement for a Base on Authentic Stucco Walls**

Modification # 13: **Site Pla. Section 13.1 C. Maximum Height. Front Yard Maximum Fence Height of 6 feet.**

Modification # 14: **Site Plan. Section 13.1.3 G. Fence Materials – Remove the requirement for masonry columns.**

Modification #1: In-N-Out Restaurant
Section 6.8 Commercial/Mixed-Use Building: Ground Floor Height change to 10 feet

Section 6.8 Commercial/Mixed-Use Building: Ground Floor Height
Minimum of 13 feet on ground floor from finished floor to finished ceiling, unless a lower height is required in the HPO through approval of a certificate of appropriateness.

A Modification of standard for 6.8 Commercial/Mixed-Use Building: Ground Floor Height, is requested to allow a ten-foot (10') high ceiling in the In-N-Out Burger restaurant. The typically industry standard for QSR building ceiling height is 10ft (10'). This is in line with the standard architectural design of In-N-Out restaurants across the country and an important element to ensuring a consistent experience to their customers.

Zoning Ordinance Requirement	MOS Request
Ground Floor Height: Minimum of 13 feet on ground floor from finished floor to finished ceiling.	Ground Floor Height: Minimum 10 feet on ground floor from finished floor to finished ceiling.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The approval of the modification of standards allows for a more energy efficient structure, and architectural design in keeping with the unique architecture of the In-N-Out Burger Restaurant. The architectural design incorporates varied heights on all four sides of the structure with one and two story tower elements that relate to both the pedestrian and automotive scale. The reduction of the required ceiling height is not reflected on the exterior elevations of the architecture as shown.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The In-N-Out restaurant is unique in character and style of architecture, as well as function and operation. Functionally and Operationally, Energy efficiency is key in stand-alone restaurants, and the lower ceiling height is consistent with industry standards for quick service restaurants. Further, the 10ft ceilings are safer to clean, maintain and service fixtures, which are all important to ensure a consistent experience to customers and Associate safety.

3. **The modification is consistent with the intent of Envision Franklin:**
   This Modification of Standards is consistent with Envision Franklin, and allows for a building height consistent with the context of the buildings north of Goose Creek Bypass which have the same or similar floor to ceiling heights. The building design provides variety in all of the elevations in massing, modulation, horizontal and vertical articulations, and in architectural detailing.

   A. Increasing the ceiling height detrimentally disrupts and removes the Human Scale of the building design – Human scale is the proportion of space in relation to human dimension. In its simplest definition, creating a human scale environment means making sure that the objects that we interact with every day are of a size and shape that is reasonable for an average person to use. It is an important unit of measure for different parts of the building, while keeping in mind who will use each space, and includes both interior and exterior elements that fit well to the average person and their interactions.

      a. Interior – The size (sqft) of the separate areas of the restaurant are not conducive to having higher ceilings, giving the impression that the ceilings are too tall for the area. The restaurant would thus lose its' welcoming feel and family friendly atmosphere with such high ceilings.

      b. Exterior – From a structural perspective, increasing the interior ceiling height would also lead to an increased height in both the covered walkway and drive thru canopies, the heights of which would be beyond the human scale. The Drive Thru cover height could lead to confusion on the ability of oversized vehicles to enter, which it is not designed for and would lead to damage to customers cars and the building.

   B. Continuity and consistency within the surrounding area.

      a. The restaurants across the street were built with 10 foot ceiling heights, so increasing the height here would provide a significant contrast for the area.

      b. Building Height – increasing the ceiling height would directly increase the building height by 3 feet. This would;

         i. Lead to a significantly taller building than the restaurants across the street, the difference of which would be amplified even further by the building elevation difference due to grades across Goose Creek (north of Goose Creek is set well below street grade, while the In-N-Out restaurant sits prominently above grade).

         ii. Disrupt proportionality of building design and architecture – The building massing and architectural elements are proportionally scaled to complement the overall aesthetic; increasing the height to meet this requirement would completely change the proportions negatively; making the building too tall/vertically elongated for the width (especially as a single story building), windows/doors and curved archways.

   C. Acoustics – Acoustics in taller ceiling spaces are harder to control, leading to larger quantity of and louder background noise that could be uncomfortable for customers and cause difficulties in communication and hearing.

   D. Significant Energy Efficiency Loss – taller ceilings require a significantly larger volume of interior space to condition, which results in much greater energy consumption than necessary and leads to significant waste.

Modification #2: In-N-Out Restaurant
Section 10.1.14 Parking and Transit: Standard Drive Aisles

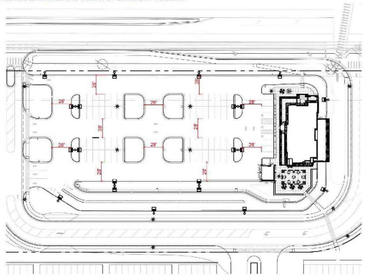
Section 10.1.14 Parking and Transit: Standard Drive Aisles
Standard parking spaces and drive aisles shall comply with the dimensions below: (90 Degrees) 20-24' Drive Aisle Width

A modification of standard 10.1.14 Parking and Transit: Standard Drive Aisles, is requested to allow a drive aisle width of twenty-eight feet (28').

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   In-N-Out requests larger drive aisles to improve maneuvering through the parking lot area during peak business times and to enhance the experience of the restaurant patron. Additionally, the larger drive aisle widths provide greater safety through enhanced visibility for customers walking to/from the restaurant, and provide larger turning radii for easier parking and reversing.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The proposed drive aisle improves maneuverability and ease of movement to oversized vehicles, including Firetruck and In-N-Out's fleet of delivery trucks, and will allow more room to accommodate vehicles in the parking lot drive aisles.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places." This modification of standards anticipates the need for a little more flexibility in the drive aisle width and is an example of paying close attention to details within parking areas for the creation of exceptional places. Additionally, Envision Franklin states "project should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise and other environmental concerns. Anticipating traffic, parking and safety concerns by widening the drive-thru is consistent with the intent of Envision Franklin.



Modification #3 In-N-Out Restaurant
Section 6.8 Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs

Section 6.8 Commercial/Mixed-Use Building:
Building Elements: Gable Roofs are not listed a part of Building Elements

A modification of standard for Commercial/Mixed-Use Building, Building Elements to allow pitched roof forms for the building.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   In-N-Out's property is located just south of Berry Farms where gabled and pitched roofs are permitted for commercial buildings. It is located just north of a residential neighborhood of single family detached homes that have pitched and gabled roofs. The proposed gable and pitched roof forms allow for a better relationship with Berry Farms and provide a neighborhood scaled transition to the residential area to the south.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's architectural design details are intended to relate to the architectural style of In-N-Out's restaurants, and relate to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin and an important element to blend in with the surrounding area.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Buildings should provide a variety of front façade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building." This modification of standards recognizes the precedence of gable roof forms already established along Goose Creek By-Pass and in Berry Farms, and the use of gables in In-N-Out's building allows for better vertical articulation and the breaking down of the scale of the building.



Modification #4 In-N-Out Restaurant

Section 6.8 Commercial/Mixed-Use Building - Window Opening: Allow window recesses of 2.5" for drive thru window and 1" for windows in the kitchen under the drive-thru colonnade.

Section 6.8 Commercial/Mixed-Use Building
Window Openings – Shall be punched and recessed a minimum of 3 inches from the façade.

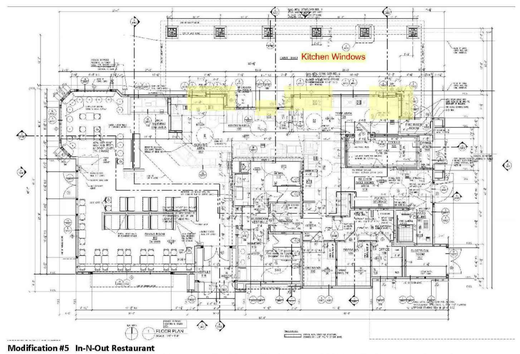
A modification of standard for Window Openings to be recessed a minimum of 1 inch for kitchen windows and 2.5 inches for the service window located under the drive-thru colonnade.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification is specific to the customer experience, visibility, and safety from the kitchen to the drive thru. This modification of standard is specific to the kitchen window and drive thru windows located under the drive-thru colonnade.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's kitchen and drive thru window design is unique to In-N-Out's brand and the only company in the industry to design this way to provide kitchen/food prep transparency. This relates to the customer experience in the drive thru, allowing customers to see their food being freshly prepared to order by In-N-Out's Associates with no microwaves or heat lamps. This request is specific to the drive-thru.

3. **The modification is consistent with the intent of Envision Franklin:**
   The drive thru and kitchen window design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand and the architectural style of the building. The windows will "allow for views into the business" and it "activates the street" by allowing the customer to see the food being freshly prepared.





Modification #5 In-N-Out Restaurant
Section 15.10 Monument Sign: Allow a Maximum Sign Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline

Section 15.10 Monument Sign:

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The monument sign for In-N-Out will be constructed approximately one foot above the centerline of Goose Creek By Pass. The unique design character of the In-N-Out sign has a total height of 7 feet from the base to the top. The text of the sign is approximately 4 feet. The scale and size of the sign relates to the signage already established along Goose Creek Bypass. The "Arrow" is considered signage in this application and the height of the sign is tied to this modification request.

   The unique design character of the In-N-Out sign text has a total area of 6 square feet per side. However, the City of Franklin measures the sign in a rectangle that includes the Arrow. This calculation measures a total of 22 square feet per side. The scale and size of the sign relates to the signage already established along Goose Creek Bypass. The "Arrow" is considered signage in this application and square footage of the sign is tied to this modification request.

   The scale and size of the sign relates to the signage already established along Goose Creek Bypass. Strict adherence to the regulation where masonry materials surround the sign and arrow would distract from the simplicity of the restaurant sign and would appear larger than the sign without the surround.

   The use of stucco as a finish material to the sign ties the sign to the architecture of the restaurant.

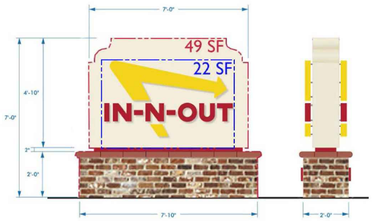
2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's signage design is intended to relate to the architectural style of In-N-Out's restaurants, and relates to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand. The sign enhances the pedestrian and automotive experience with its unique design that creates "visual interest at a human scale." It is consistent with Envision Franklin because it allows for managed growth of Franklin by incorporating an iconic American brand and allowing In-N-Out to display their historic logo at a comparable size to signs in the area.

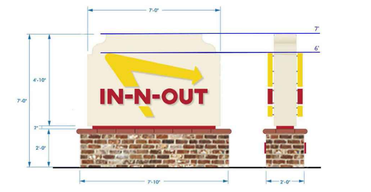
Standard (Existing)		MOS (Proposed)	
Quantity	1 per lot per street frontage	Quantity	1 per lot per street frontage
Sign Area	32 square feet per side; 2 sides maximum	Sign Area	32 square feet per side; 2 sides maximum
Placement	Minimum setback at the property line	Placement	Minimum setback at the property line
Height	Maximum of 6 feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way	Height	Maximum of 7.5 feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way
Materials	Brick, stone, stained split-faced block, metal, or composite material that has the same properties. The sign area shall be surrounded by brick, natural stone, cultured stone, or concrete frame	Materials	Brick, stone, stained split-faced block, metal, Authentic Stucco, or composite material that has the same properties. The sign area shall be surrounded by brick, natural stone, cultured stone, or concrete frame
Lighting	External or internal illumination	Lighting	External or internal illumination
Additional Standards	The maximum overall area of the sign structure shall be 100 square feet. The overall height of the sign structure shall not exceed 8 feet, measured from the centerline of the adjacent right-of-way	Additional Standards	The maximum overall area of the sign structure shall be 100 square feet. The overall height of the sign structure shall not exceed 8.5 feet, measured from the centerline of the adjacent right-of-way

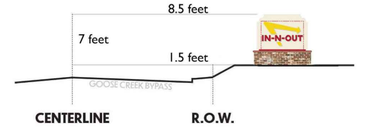


SIGN AREA: NO MOS NEEDED



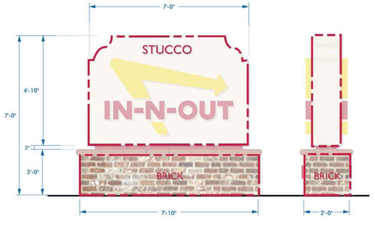
MOS #8: SIGN HEIGHT





MOS for sign height is needed due to the height of the sign location from the centerline of Goose Creek By-Pass.

MOS #8: SIGN MATERIALS



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

COREY SCOTT STACKS
LANDSCAPE ARCHITECT
TENNESSEE
1-9-24

Revision Date
△ _____
△ _____
△ _____
△ _____

MODIFICATIONS OF STANDARDS

SHEET
C0.1

COF # 8381

Modification #6 In-N-Out Restaurant
Section 15.15 Wall Signage: Allow Wall Sign to be located above the main roofline of the uppermost full story

Section 15.15 Wall Sign:
Standards: Placement – Maximum height shall be the main roofline of the uppermost full story.

A modification of standard for Wall Sign to be located above the main roofline of the uppermost full story.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The location of the sign above the main entrance facing Goose Creek Bypass and the private drive is appropriately centered in the middle of the building and is below the tower element roofline on all sides of the building. Due to the sign being located higher than the parapet wall of the main roofline, this modification is requested.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's signage design is intended to relate to the architectural style of In-N-Out's restaurants, and relate to the architectural scale of Goose Creek By-Pass. Further, the architectural design/elements of the arched entrances and the pitched roof on the covered walkway extend nearly to the actual (non-parapet) roofline, which physically prohibit any signage below the roofline. This request is specific to the location in Franklin.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand and the architectural style of the building. Also, the perceived roofline of the building is the parapet wall that is used for mechanical screening, and which the wall signs are centered horizontal on. Moreover, the tower elements provide a better perception of a roofline, of which the wall signs are below this perceived level. The modification is consistent with Envision Franklin because the sign placement provides for a consistent and cohesive architectural design that is appropriate considering the other architectural elements of the development.

SIGN B — NORTH ELEVATION



SIGN C — WEST ELEVATION



SIGN D — EAST ELEVATION



SIGN E — SOUTH ELEVATION



Modification #7 In-N-Out Site

Section 9.5.3 Cross Access Between Adjacent Properties.

Section 9.5.3 Cross Access Between Adjacent properties:
Cross Access – C. Cross access shall provide two-way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.

A modification of standard for Cross Access Between Adjacent Properties to defer construction of two west bound connections until the western property is developed, and defer the construction of one east bound connection until the eastern property is developed.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification relates specifically to the future cross access adjacent to the restaurant and the future cross access with east to west connection from Berry Farms Chadwell on the eastern boundary to the undeveloped property owned by In-N-Out on the western boundary. These drives will one day extend to the west and the east. A T-intersection is anticipated off of the private drive adjacent to the restaurant. The construction of a T today would create confusion for patrons of the restaurant. In-N-Out owns the property to the west, and would extend the drive when future development plans are determined.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This request is specific to the property included in the Development Plan due to traffic circulation patterns. The modification is unique to the design intent of the development because the parcels are owned by the same company and there is no development to the west of the undeveloped western parcel.

3. **The modification is consistent with the intent of Envision Franklin:**
   This request is unique to the property included in the Development Plan due to traffic circulation patterns. The approval of this modification is not in conflict with Envision Franklin. Envision Franklin states, "project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, and safety issues." Traffic and circulation can be determined once development is planned on the western parcel. This modification of standards will allow for efficient traffic circulation without confusion for customers.

Note: With respect to the Drive Easement, the public may not use the Drive Easement until Owner has paved the Drive Easement. Owner shall construct and pave the applicable portion of the Drive Easement upon the occurrence of the later of (i) the City of Franklin issuing a certificate of occupancy for improvements under an approved final development plan for the Chadwell Parcel and (ii) the City of Franklin issuing a certificate of occupancy for improvements within the western portion of the Owner Property. Owner retains for itself as owner of the Drive Easement and its successors-in-title to the Drive Easement, the right to use and enjoy the Drive Easement and the right to grant, bargain, sell and convey or reserve other easements over the Drive Easement. The exact location of the Drive Easement area is subject to modification based on the final location thereof shown on Owner's approved development plan, site plan and plat and Owner may relocate the Drive Easement (or any portion thereof). Without limiting the generality of the foregoing, Owner shall have the right to install signs, paving, curbing, utility lines and landscaping in the area encumbered by the Drive Easement and to maintain, repair and replace the same. In addition, Owner shall have the right to install entrances/exits connecting the Drive Easement and to connect the parking areas, driveways and access lanes into the Drive Easement. Owner (and its agents, employees, contractors, tenants, customers, guests or invitees) shall have the right to use (and grant others the right to use) the Drive Easement for purposes of ingress to and egress from the Owner Property.

Modification #8 In-N-Out Restaurant
Section 15.1.3 Proportion and Shape: Allow for Irregular Shape Signage throughout the PD.

Section 15.1.3 Proportion and Shape
Proportion and Shape: Signs shall not be irregularly shaped.

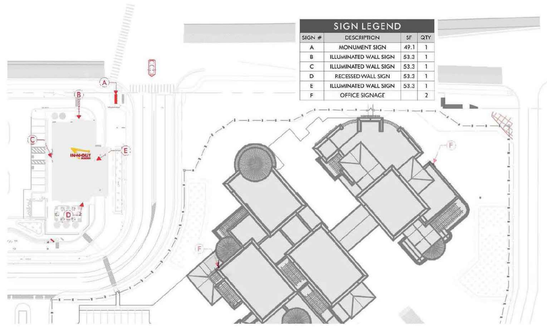
A Modification of standard for Proportion and Shape to allow for irregularly shaped signage throughout the entire Planned District.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The unique design character of the In-N-Out sign includes the text and the arrow. This modification is to allow for the unique sign that relates to the In-N-Out branding. Including the arrow in the signage adds more character, diversity and interest to the development, as opposed to simply using text. In-N-Out is an iconic American brand that is known by their use of palm trees and the yellow arrow. The yellow arrow has been used since 1954 and inspired by the motto, "the arrow points to pride" and "we all work under the same arrow." It is essential to incorporate the traditional logo in the signage used for In-N-Out's restaurant and new eastern regional office.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's signage design is exclusive to In-N-Out only and intended to relate to the architectural style of In-N-Out's restaurants, while relating to the architectural scale of Goose Creek By-Pass. There are several uniquely shaped signs used along Goose Creek By-Pass. This request is specific to the location in Franklin. In-N-Out is known to the general public by this logo. The arrow is symbolic to In-N-Out and vitally important to their brand to have the sign included in the development of the restaurant associated with In-N-Out's new eastern regional office.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand and the architectural style of the building. The modification is consistent with the Intent of Envision Franklin by adding "visual interest at a human scale" and is compatible with surrounding area signs.

SIGNAGE PLAN



SIGN LEGEND			
SIGN #	DESCRIPTION	SF	QTY
A	MONUMENT SIGN	49.1	1
B	ILLUMINATED WALL SIGN	53.3	1
C	ILLUMINATED WALL SIGN	53.3	1
D	RECESSED WALL SIGN	53.3	1
E	ILLUMINATED WALL SIGN	53.3	1
F	OFFICE SIGNAGE		2

Modification #9 In-N-Out Restaurant
Section 15.1.6 Halo Lighting. To allow Halo Lighting for signage for wall signs on the elevations of the restaurant and monument signage so that the source of light is hidden from view and the sign has reduced light glare.

Section 15.1.6 Halo Lighting:
Standards: Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. The lighting source shall not flash, move, change color, be overly bright, or create a nuisance.

A modification of standard to permit Halo Lighting for a Wall Signs and Monument Signs.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   Within the context of a comprehensive signage plan, this modification allows internal illumination for halo lighting wall signage for the restaurant in a way that reduces light glare.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This modification allows for unique signage that aligns with the restaurant's brand and considers light glare seen from the public way and private residences nearby.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand and the architectural style of the building. The use of Halo Lighting is considerate of the existing context and considerate of the customer's experience. Envision Franklin states that project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns."

Lighting restrictions:

1. **Halo ligting signage shall only have white color.**

NIGHT VIEW



Modification #10: In-N-Out Restaurant
Section 6.8 Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material

Section 6.8 Commercial/Mixed-Use Building - Materials
1. *Primary Materials on Façade: Up to three of the following: brick, natural stone, or cultured stone*

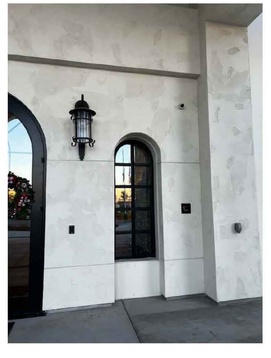
A modification of standard for 6.8 Building Types: Commercial/Mixed Use Building – Materials, is requested to allow Authentic Stucco as a primary building material.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The unique brand and style of architecture of In-N-Out's restaurant utilized authentic stucco as the primary façade material. Today, in 2024, we have advanced the technology for an authentic stucco system that results in a long lasting, easily maintained and high-quality finish.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This modification of standards is unique to In-N-Out's brand and archetypal style. Authentic stucco is applied to the entire building. In-N-Out has implemented this material and style to their buildings in northern climates with great success.

3. **The modification is consistent with the intent of Envision Franklin:**

   Envision Franklin states, "Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places." (page 21, *Guiding Principles: Exceptional Design*) Envision Franklin also states, "Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking." (page 71, *Neighborhood Commercial: Building Character*) These stipulations of Envision Franklin are fully contemplated with this modification of standard request, as the use of authentic stucco in the archetypal style of In-N-Out's branding would not compromise these goals, but rather, would uphold them.



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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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MODIFICATIONS OF STANDARDS

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Modification # 11 **In-N-Out Office**
Section 6.8 Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material

Section 6.8 Large Scale Office Building - Materials
I. Primary Materials on Façade: Up to three of the following: brick, natural stone, or cultured stone

A modification of standard for 6.9 Large-Scale Office Building: Materials is requested to allow Authentic Stucco as a primary building material.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The unique brand and style of architecture of In-N-Out's office utilized authentic stucco as the primary façade material. Today, in 2024, we have advanced the technology to a system that results in long lasting, easily maintained finishes.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This modification of standards is unique to In-N-Out's brand and archetypal style. The stucco and system are applied to the entire building. In-N-Out has implemented this material and style to their buildings in northern climates with great success.

3. **The modification is consistent with the intent of Envision Franklin:**

   Envision Franklin states, "Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places." (page 21, *Guiding Principles: Exceptional Design*) Envision Franklin also states, "Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking." (page 71, *Neighborhood Commercial: Building Character*) These stipulations of Envision Franklin are fully contemplated with this modification of standard request, as the use of authentic stucco in the archetypal style of In-N-Out's branding would not compromise these goals, but rather, would uphold them.

Modification #12 **In-N-Out Office**
Section 6.9 Large-Scale Office Building: Remove "Base" requirement for Horizontal Articulation on Authentic Stucco Walls

Section 6.9 Large-Scale Office Building:
Horizontal Articulation: Buildings shall have a base, middle, and cap, which are scaled relative to the height of the building

A modification of standard for Large-Scale Office Building: Remove "Base" requirement

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification relates specifically to the traditional architectural style of Spanish architecture and exterior walls where Authentic Stucco is the only material. This modification of standards does not apply to exterior walls with brick finish. The architectural design includes textured stucco finished columns and walls that do not have base elements.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's architectural design details are intended to relate to the architectural style of In-N-Out's office, and relate to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Buildings should provide a variety of front façade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building." The architectural design of the In-N-Out restaurant does this. The design of the architecture, true to its Spanish roots, achieves the goals of Envision Franklin without the incorporation of "Base" elements.



Modification # 13 **In-N-Out Site**
Section 13.1.2 C Maximum Height. Front Yard Maximum Fence Height of 6 feet.

Section 13.1.2 C Fences and Walls:
Maximum Height – Front Yard, 3 feet

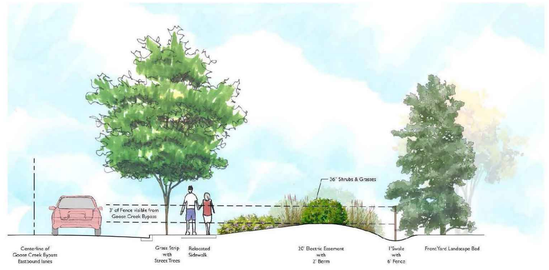
A modification of standard for fences to be a maximum height of six feet in the front yard.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification is for In-N-Out's campus security and is necessary for safety of its Associates.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This request is specific to the corporate office campus of In-N-Out

3. **The modification is consistent with the intent of Envision Franklin:**
   The fence is for security and safety and does not interfere with any of the guiding principles of Envision Franklin. Building frontages, pedestrian connections, and architectural guidelines will all be provided regardless of the height of the fence in the front yard.

The proposed fence for the front yard is planned to be a six foot tall black metal picket fence. The fence is planned to be located approximately 20 to 30 feet from the right of way of Goose Creek By-pass and will meander within the landscape of the frontage. A low berm is planned between the fence and the pedestrian sidewalk along Goose Creek By-Pass, and is planned to be between two and 4 feet in height within the Middle Tennessee Electric Easement. This berm is planned to screen the lower portion of the fence. The fence will be located in a low swale at the base of the berm, leaving only 3 feet of the fence visible above the berm. Landscape consisting of low shrubs, approximately 3 feet tall, along with ornamental grasses will be planted on the berm as illustrated below. The intent of the berm and landscape is to conceal the fence from view from the public right of way.



Modification # 14 **In-N-Out Site**
Section 13.1.3 G Fence Materials – Remove the requirement for masonry columns on fences

Section 13.1.3 G:
Fences serving nonresidential uses shall have masonry columns every 50 feet on-center or less.

A modification of standard for Fences to be a maximum height of six feet in the front yard.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification reduces the visibility of the security fence which will be screened by berms and landscape. Columns every 50 feet on center would have the opposite effect, making the fence more visible.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This request is specific to the corporate office campus of In-N-Out, and will be incorporated with the security fence only for the office campus.

3. **The modification is consistent with the intent of Envision Franklin:**
   The fence is for security and safety and does not interfere with any of the guiding principles of Envision Franklin. Building frontages, pedestrian connections, and architectural guidelines will all be provided regardless of the addition of columns of the fence.

The proposed fence for the front yard is planned to be a six foot tall black metal picket fence. The fence is planned to be located approximately 20 to 30 feet from the right of way of Goose Creek By-pass and will meander within the landscape of the frontage. A low berm is planned between the fence and the pedestrian sidewalk along Goose Creek By-Pass, and is planned to be between two and 4 feet in height within the Middle Tennessee Electric Easement. This berm is planned to screen the lower portion of the fence. The fence will be located in a low swale at the base of the berm, leaving only 3 feet of the fence visible above the berm. Landscape consisting of low shrubs, approximately 3 feet tall, along with ornamental grasses will be planted on the berm as illustrated below. The intent of the berm and landscape is to conceal the fence from view from the public right of way. The addition of columns every 50 feet will highlight the fence and draw attention to the fence which is counter to the objectives of screening the fence from view.

Stucco columns are planned at the fence corners and at the pedestrian sidewalk entrance to the office as illustrated below.



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GOOSE CREEK BYPASS (IN-N-OUT)
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Franklin, Williamson County, Tennessee



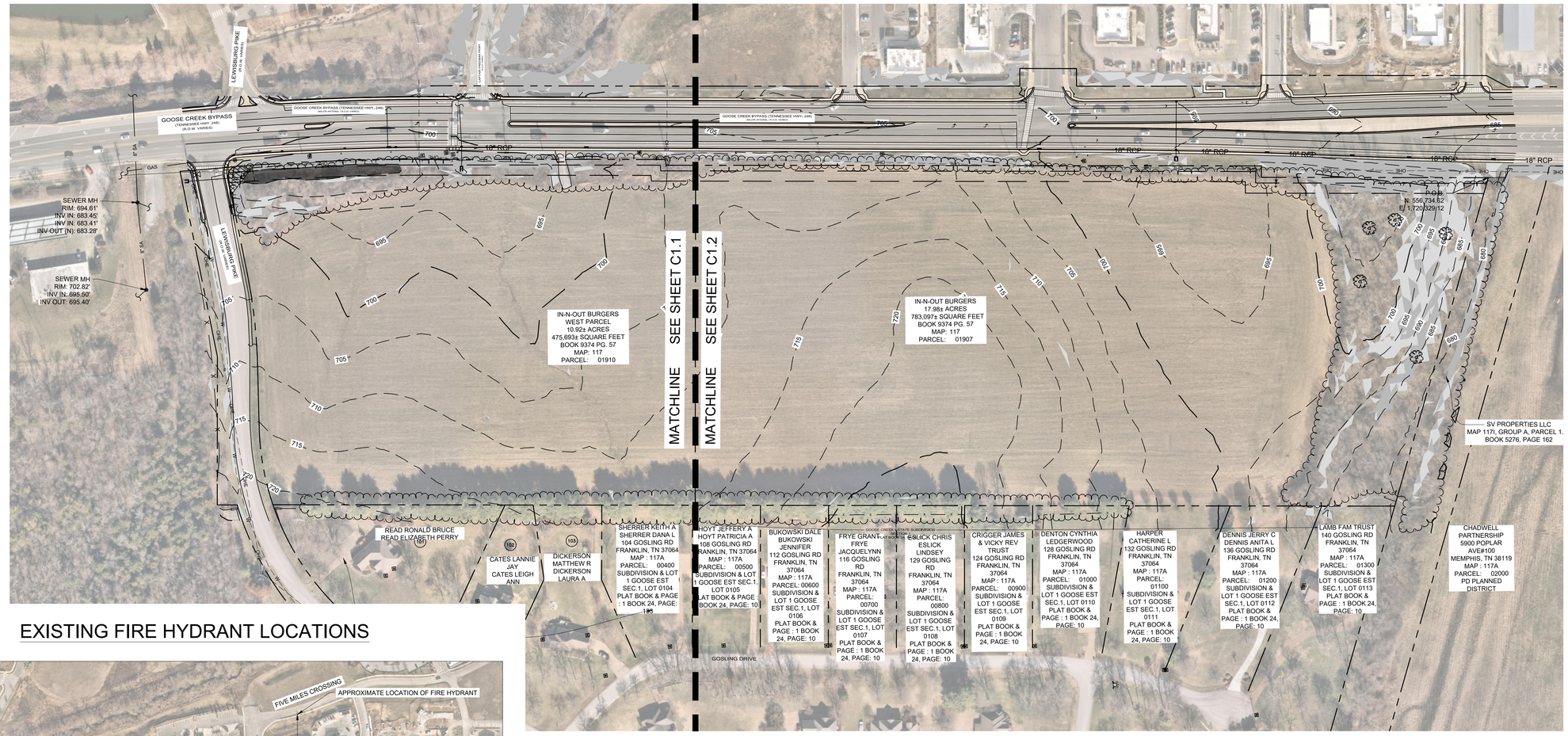
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MODIFICATIONS OF STANDARDS

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EXISTING FIRE HYDRANT LOCATIONS



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

SURVEY NOTES

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2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. NOTED ABOVE WITH OUTFALL LABELS, OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY, OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127918
STATE OF TENNESSEE

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2 _____
3 _____
4 _____

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GRAPHIC SCALE IN FEET
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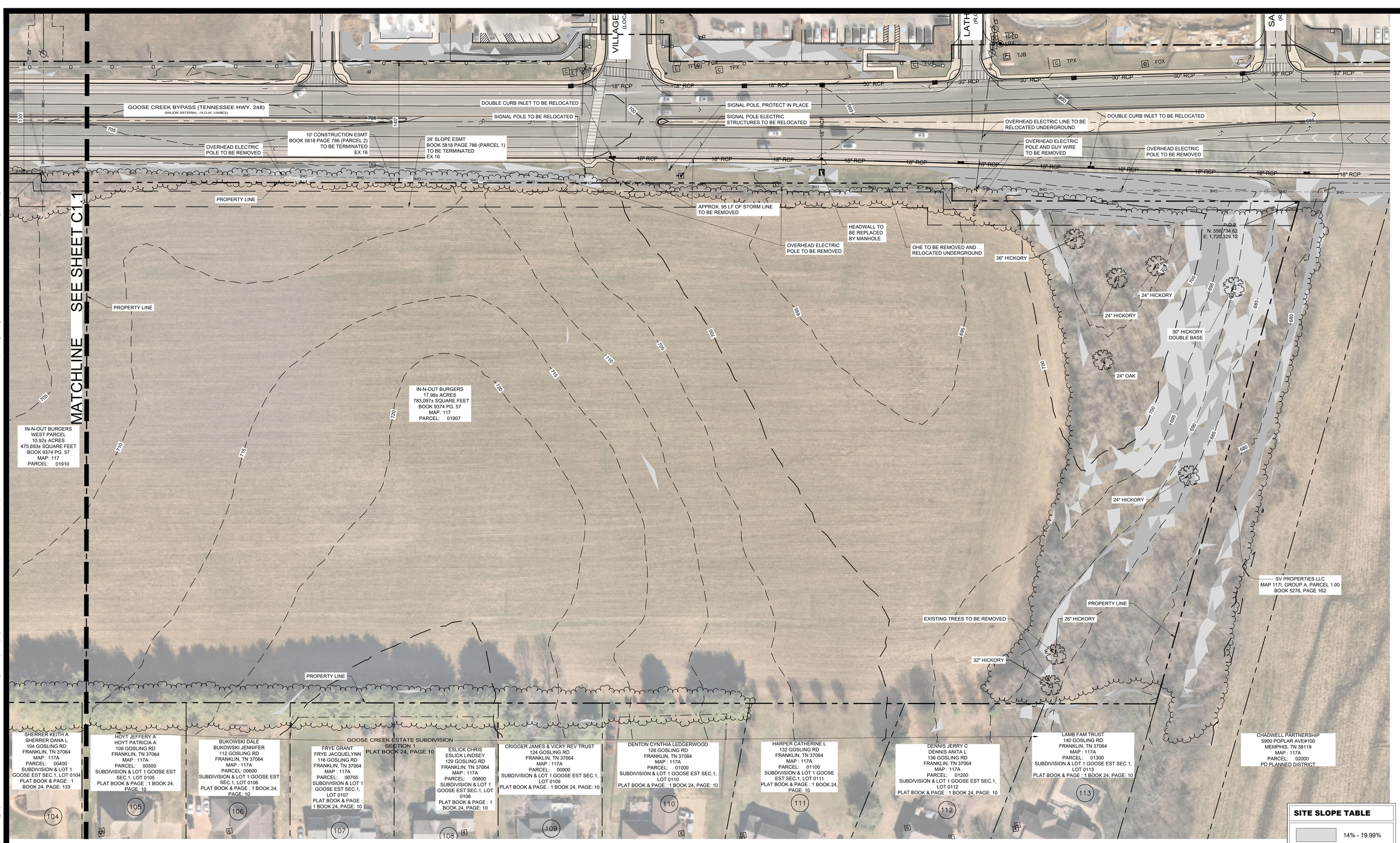
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
02/09/2024

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ENLARGED EXISTING CONDITIONS SHEET
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SITE SLOPE TABLE

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	20% and above

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GRAPHIC SCALE IN FEET
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NORTH

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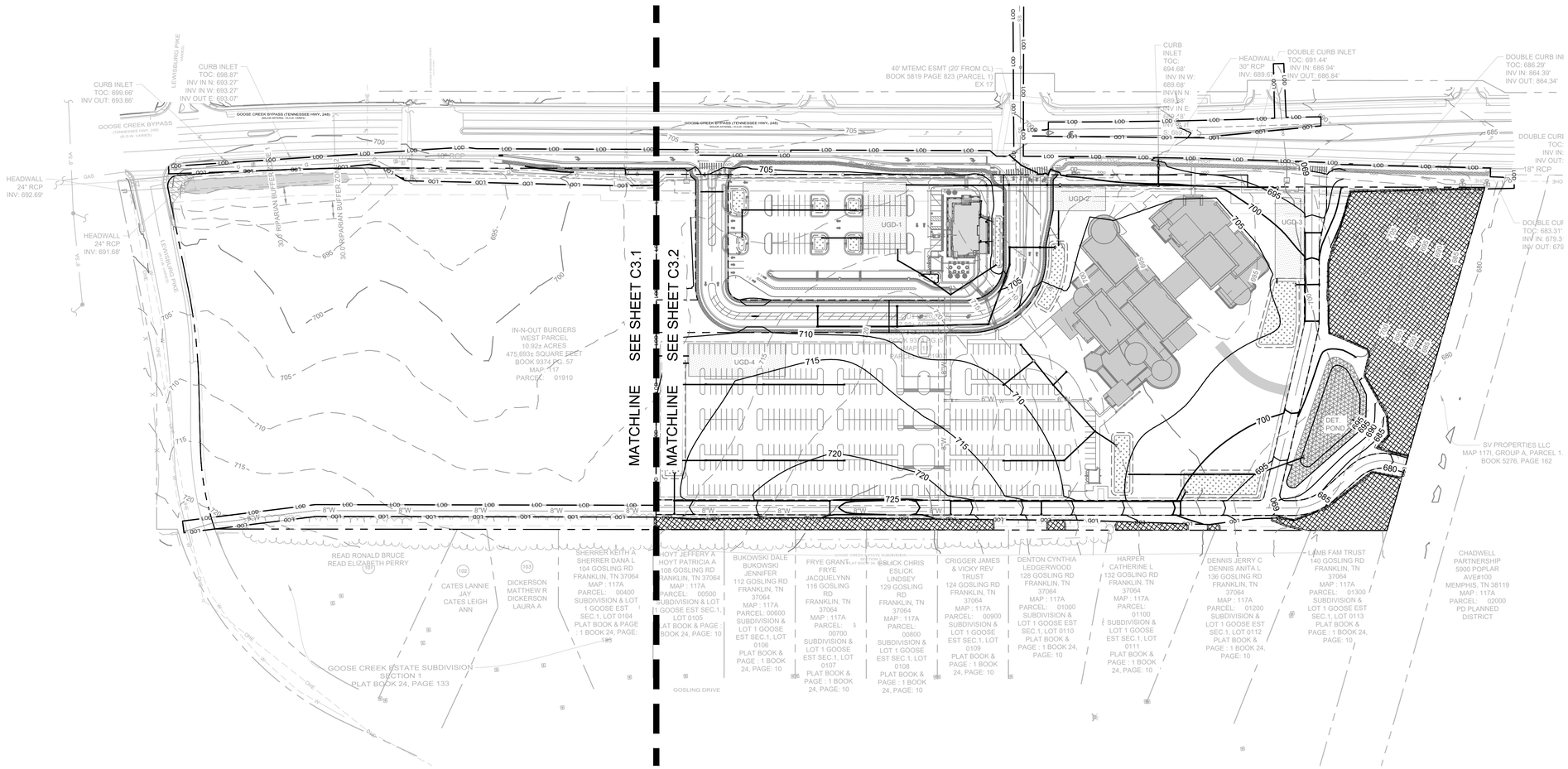
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REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
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COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

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

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RIPARIAN BUFFER NOTE

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HATCH LEGEND

BIORETENTION	
DETENTION	
UNDERGROUND DETENTION	

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
09/27/2024

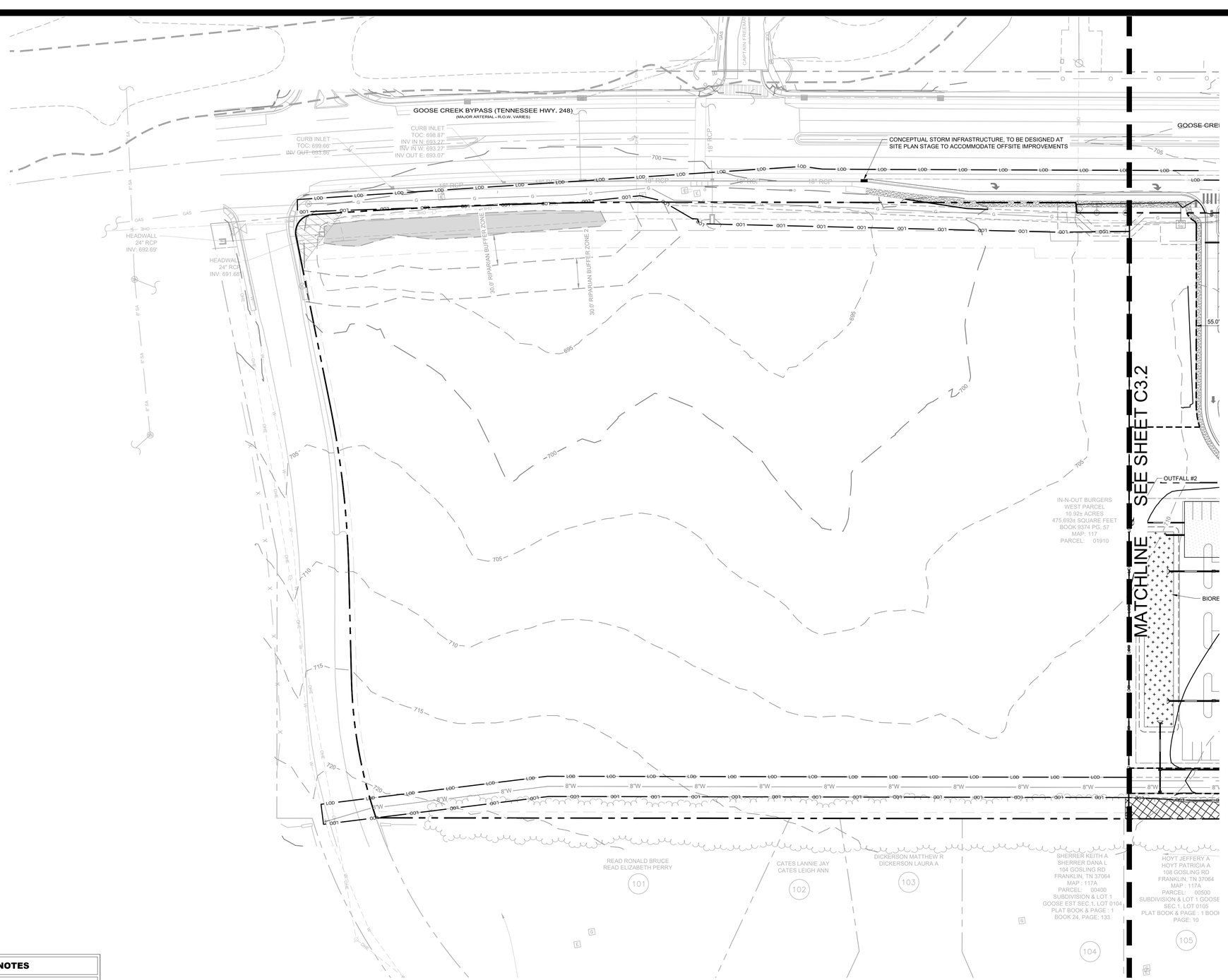
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OVERALL GRADING & DRAINAGE PLAN

SHEET
C3.0

COF # 8381

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DETENTION	
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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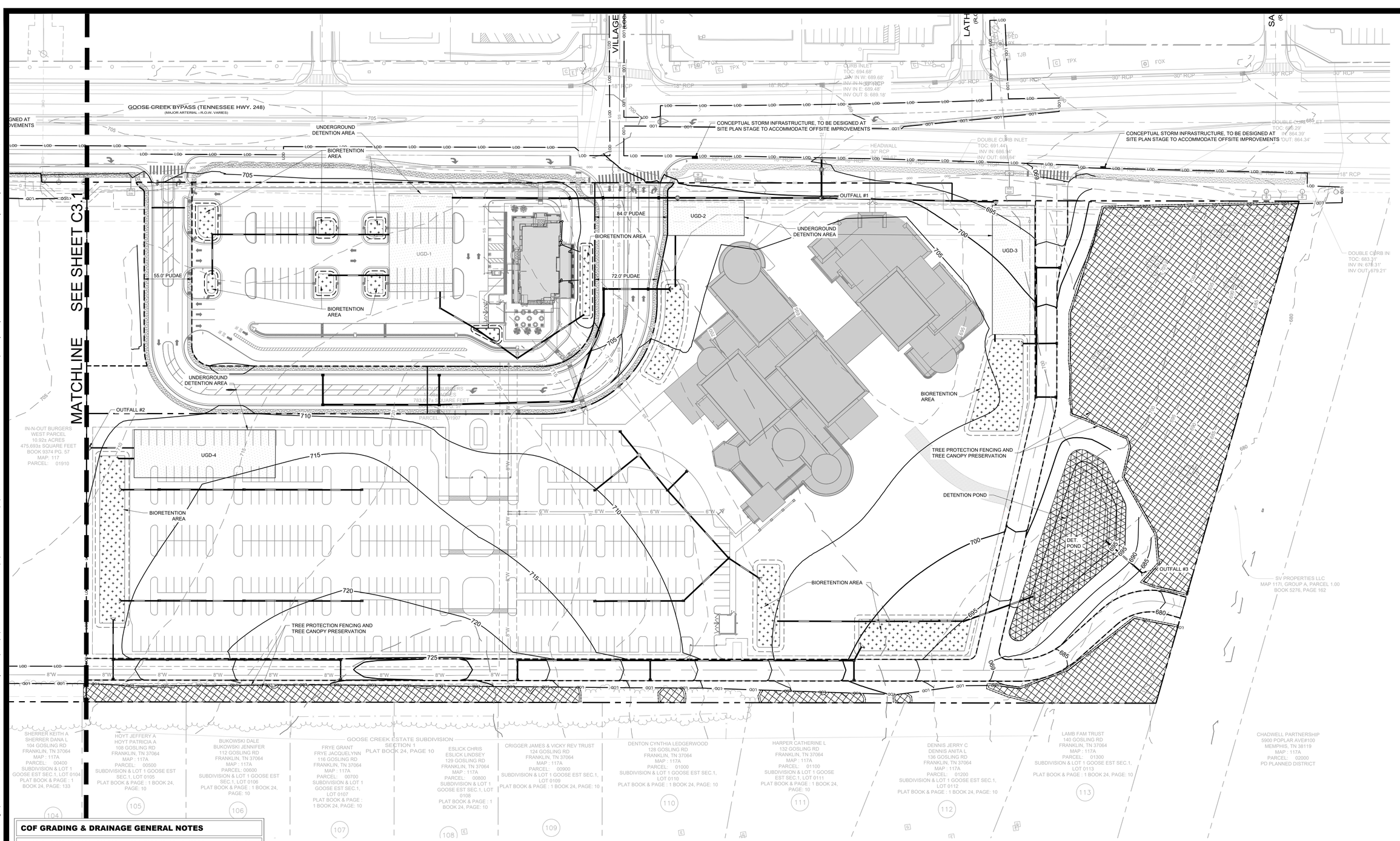
GOOSE CREEK BYPASS (IN-N-OUT)
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Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
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07/09/2024

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ENLARGED GRADING & DRAINAGE PLAN
SHEET
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HATCH LEGEND

BIORETENTION	
DETENTION	
UNDERGROUND DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — CIVIL — COMMERCE — No. 127919 — STATE OF TENNESSEE — 09/27/2024

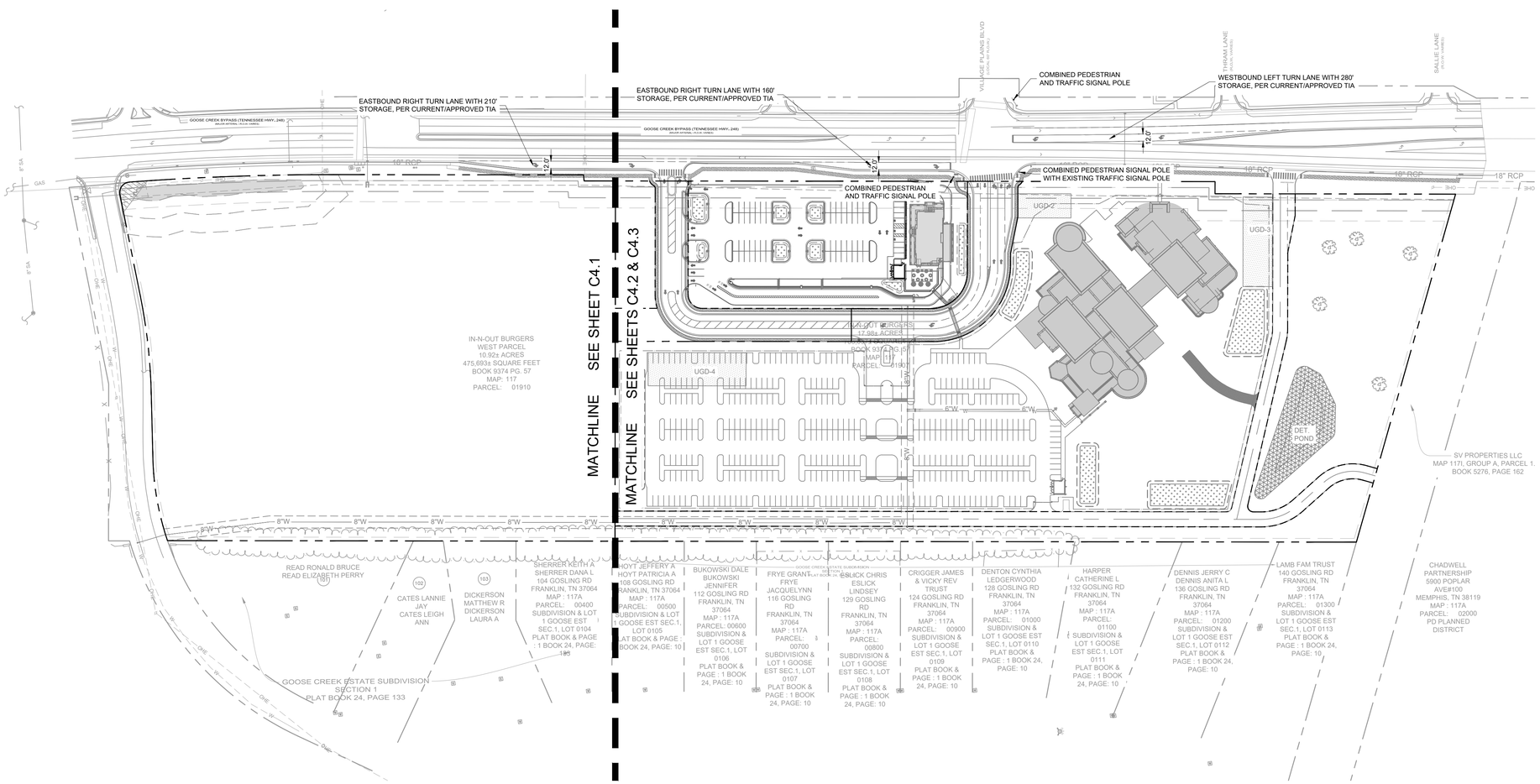
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ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2

COF # 8381

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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.
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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.

FIRE FLOW TEST

FLOW TEST DATE: 11/17/2023, 10:30 AM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 118 psi
FLOW: 1,500 GPM

TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS INCLUDING TRAFFIC SIGNALS AND TURN LANES WILL BE REQUIRED FOR THE DEVELOPMENT BASED ON THE PROJECTED PROJECT TRIPS.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE

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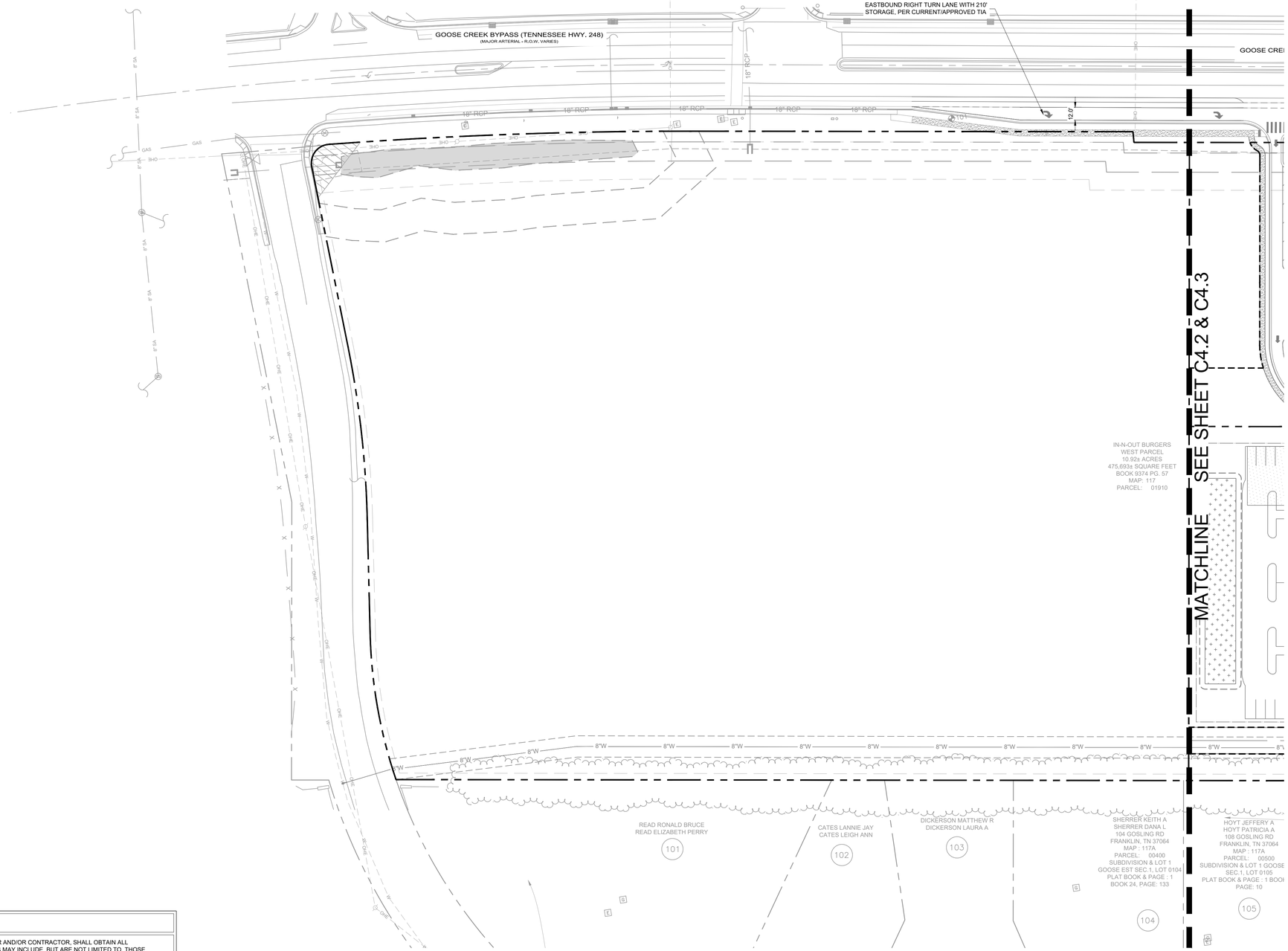
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OVERALL ROW & ACCESS PLAN

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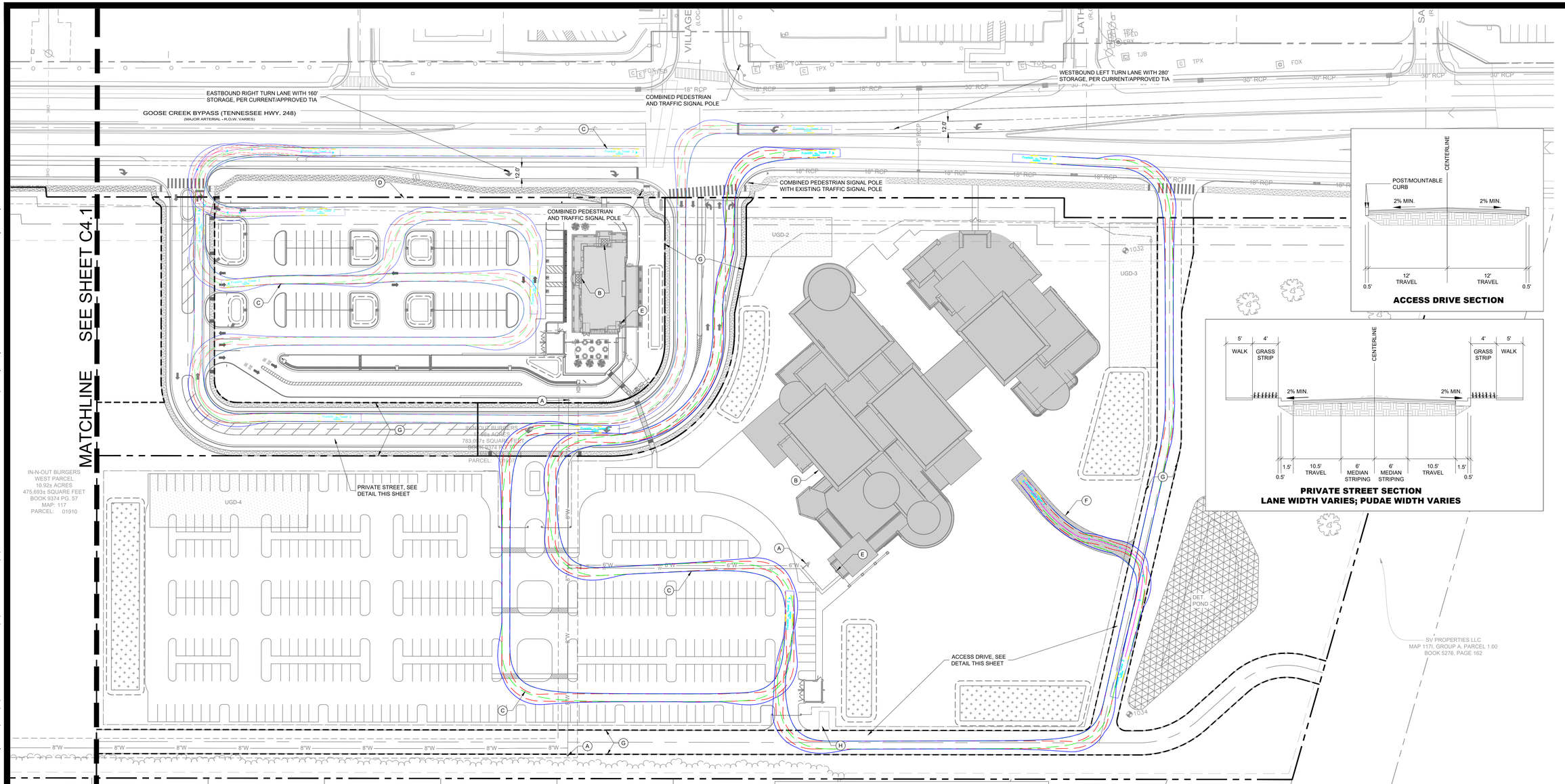
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ACCESS DRIVE SECTION

PRIVATE STREET SECTION
LANE WIDTH VARIES; PUDAE WIDTH VARIES

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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REFUSE COLLECTION NOTE

TRASH COLLECTION WILL BE PRIVATE.

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS INCLUDING TRAFFIC SIGNALS AND TURN LANES WILL BE REQUIRED FOR THE DEVELOPMENT BASED ON THE PROJECTED PROJECT TRIPS.

KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING ROW
E	FIRE DEPARTMENT CONNECTION (TYP.)
F	GRASS PAVED FIRE ACCESS DRIVE
G	PUBLIC ACCESS EASEMENT
H	TEMPORARY TURNAROUND DRIVE

SIGN NOTE

STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

FIRE FLOW TEST

FLOW TEST DATE: 11/17/2023, 10:30 AM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 118 psi
FLOW: 1,500 GPM

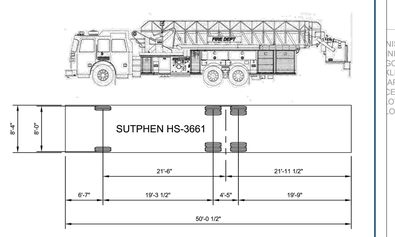
TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

FDC LOCATIONS NOTE

FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN STANDARDS.

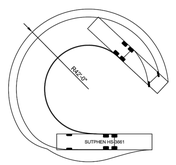
VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.208.5112 | www.kimley-horn.com
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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
09/27/2024

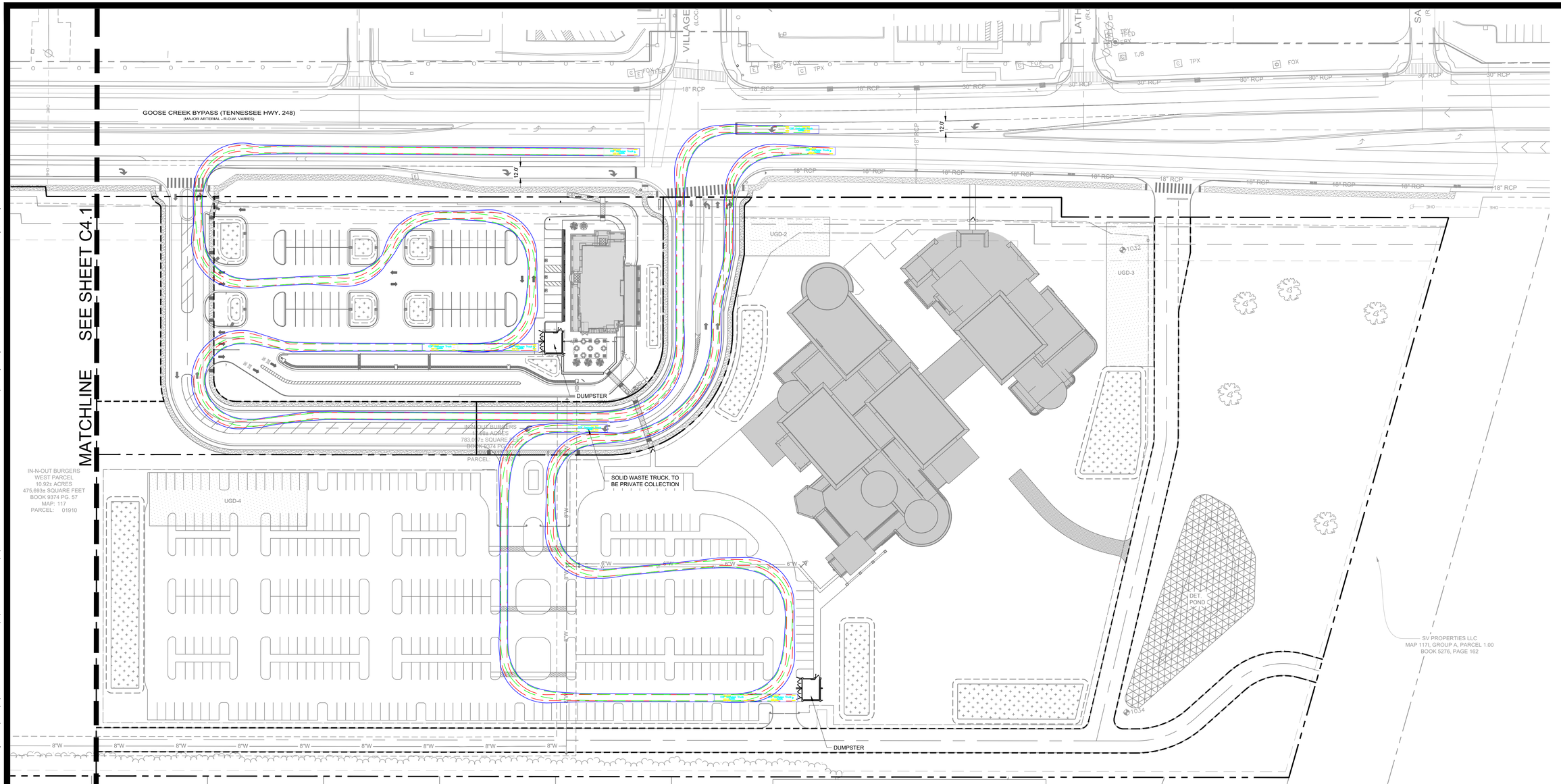
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ENLARGED ROW & ACCESS PLAN

SHEET
C4.2

COF # 8381

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PRIVATE GARBAGE COLLECTION

THE GARBAGE TRUCK SPECIFICATION SHOWN ABOVE MATCHES THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN. TRASH COLLECTION SERVICE FOR THIS BUILDING WILL BE COLLECTED VIA PRIVATE TRASH SERVICE.

VEHICLE LEGEND

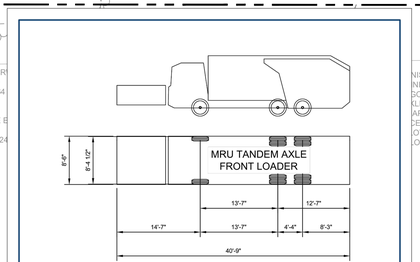
VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127879
STATE OF TENNESSEE

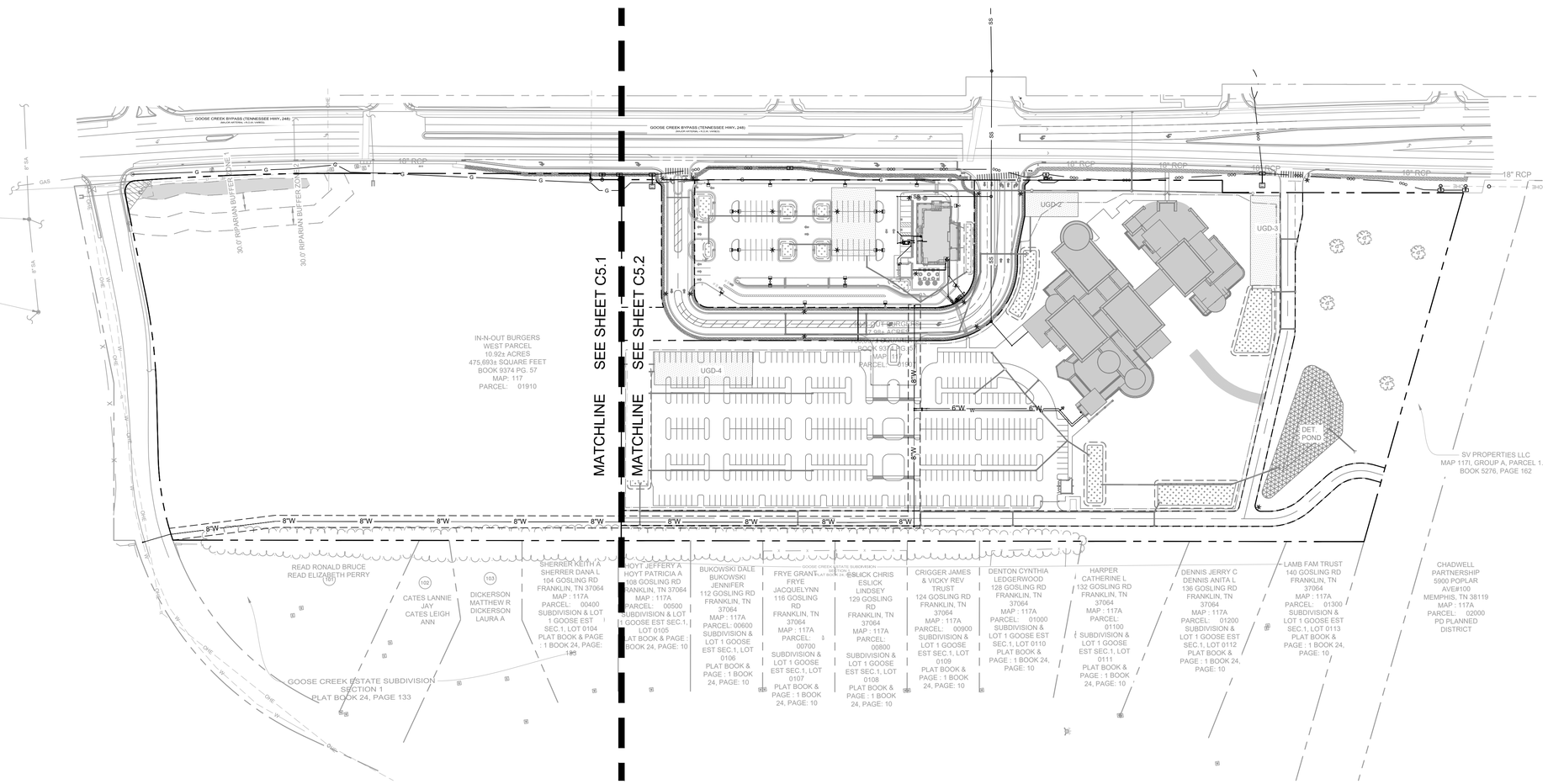
Revision Date
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2 _____
3 _____
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ENLARGED ROW & ACCESS PLAN

SHEET
C4.3

COF # 8381

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Goose Creek Bypass 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)
Restaurant	Assembly	4,000	20	3.25	650	1.86
Office	Business	92,000	100	25	23,000	65.71
Totals					**23,650**	**67.57**

FIRE FLOW TEST

FLOW TEST DATE: 11/17/2023, 10:30 AM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 118 psi
FLOW: 1,500 GPM

TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

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UTILITY CONTACTS

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CONTACT: CODY LOVETT	CONTACT: RON MYATT	
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC	CITY OF FRANKLIN	COMCAST
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FRANKLIN, TN 37067	FRANKLIN, TN 37064	NASHVILLE, TN 37214
PHONE: (615) 595-4693	PHONE: (615)550-6855	(615)550-6855
CONTACT: DALE HOOD	CONTACT: BEN MCNEIL	CONTACT: PAULA BROOKS

UTILITY NOTES

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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.
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   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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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
07/29/2024

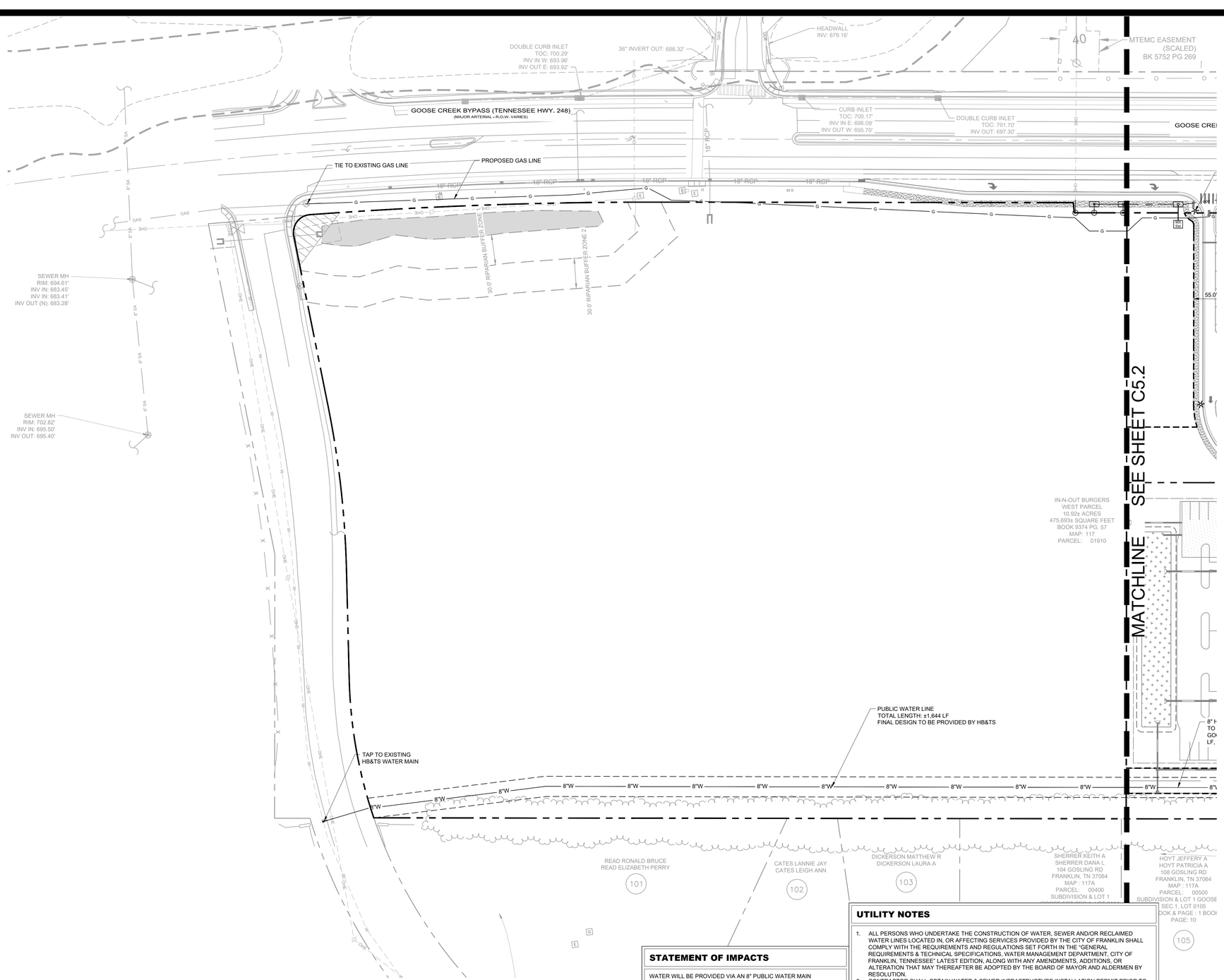
Revision Date
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2 _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8381

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STATE OF TENNESSEE
07/09/2024

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

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 8381

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MTEMC EASEMENT (SCALED) BK 5752 PG 269

ELECTRIC RELOCATION TO UNDERGROUND, TOTAL LENGTH: ±1,661 LF FINAL DESIGN TO BE PROVIDED BY MTE

GAS LINE EXTENSION, TOTAL LENGTH: ±1,553 LF FINAL DESIGN TO BE PROVIDED BY ATMOS

GOOSE CREEK BYPASS (TENNESSEE HWY. 248)
(MAJOR ARTERIAL - R.O.W. VARIES)

TIE-IN SEWER MANHOLE AND 8" SEWER PIPE

8" PUBLIC SANITARY SEWER EXTENSION TO BE JACK AND BORE

RELOCATED SIGNAL POLE ELECTRIC STRUCTURES

STREET LIGHT

MATCHLINE - SEE SHEET C5.1

55.0' PUDAE

84.0' PUDAE

72.0' PUDAE

6" SEWER SERVICE

8" PUBLIC SANITARY SEWER

6" FIRE SERVICE

2" WATER SERVICE

8" SEWER SERVICE

IN-N-OUT BURGERS
1.48 ACRES
783,097± SQUARE FEET
BOOK 9374, PG. 57
MAP: 117
PARCEL: 01907

IN-N-OUT BURGERS
WEST PARCEL
10.92± ACRES
475,693± SQUARE FEET
BOOK 9374 PG. 57
MAP: 117
PARCEL: 01910

UGD-3

UGD-4

DET. POND

WATER METER

6" FIRE SERVICE

HB&TS 8" WATERLINE

3" WATER SERVICE

20.0' WATER ESMT.

8" HB&TS PUBLIC WATER MAIN EXTENSION TO EXISTING 8" MAIN ON WEST SIDE OF GOOSE CREEK DRIVE, TOTAL LENGTH ±1,800 LF, FINAL DESIGN TO BE PROVIDED BY HB&TS

SV PROPERTIES LLC
MAP 117I, GROUP A, PARCEL 1.00
BOOK 5276, PAGE 162

CHADWELL PARTNERSHIP
5900 POPLAR AVE#100
MEMPHIS, TN 38119
MAP : 117A
PARCEL: 02000
PD PLANNED DISTRICT

SHERRER KEITH A
SHERRER DANA L
104 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00400
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0104
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 133

HOYT JEFFERY A
HOYT PATRICIA A
108 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00500
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0105
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

BUKOWSKI DALE
BUKOWSKI JENNIFER
112 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00600
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0106
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

FRYE GRANT
FRYE JACQUELYNN
116 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00700
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0107
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

GOOSE CREEK ESTATE SUBDIVISION
SECTION 1
PLAT BOOK 24, PAGE 10

ESLICK CHRIS
ESLICK LINDSEY
129 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00800
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0108
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

CRIGGER JAMES & VICKY REV TRUST
124 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00900
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0109
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

DENTON CYNTHIA LEDGERWOOD
128 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01000
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0110
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

HARPER CATHERINE L
132 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01100
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0111
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

DENNIS JERRY C
DENNIS ANITA L
136 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A

LAMB FAM TRUST
140 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01300
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0113

104 105 106 107 108 109 110 111

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN EXTENSION FROM THE EXISTING 8" MAIN ON THE WEST SIDE OF GOOSE CREEK DRIVE. THE PROJECT SITE IS SERVICED BY HB & TS UTILITY DISTRICT. THE STORE AND OFFICE COMBINE FOR AN EXPECTED NEED OF 68 SFUE BASED ON THE PROPOSED SQUARE FOOTAGE AND USE OF THE BUILDINGS.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" JACK AND BORE EXTENSION THAT TIES INTO AN EXISTING SEWER MANHOLE AT VILLAGE PLAINS BOULEVARD. ONSITE, AN 8" LINE WILL SERVICE THE OFFICE BUILDING AND A 6" LINE WILL SERVICE THE STORE. PROJECTED PEAK FLOWS FOR SANITARY SEWER ARE 23,650 GPD.

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY CONTACTS

WATER	GAS	TELEPHONE
HB & TS	ATMOS ENERGY	AT&T
505 DOWNS BLVD	200 NOAH DRIVE	(615) 595-7816
FRANKLIN, TN 37064	FRANKLIN, TN 37064	CONTACT: DAVID TUTTEROW
PHONE: (615) 794-7796	PHONE: (615) 794-2596	
CONTACT: CODY LOVETT	CONTACT: RON MYATT	
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC	CITY OF FRANKLIN	COMCAST
2156 EDWARD CURD LN.	124 LUMBER DRIVE	2501 McGAVOCK PK, SUITE 1206
FRANKLIN, TN 37067	FRANKLIN, TN 37064	NASHVILLE, TN 37214
PHONE: (615) 595-4693	PHONE: (615)550-6855	(615)550-6855
CONTACT: DALE HOOD	CONTACT: BEN MCNEIL	CONTACT: PAULA BROOKS

FIRE FLOW TEST

FLOW TEST DATE: 11/17/2023, 10:30 AM
STATIC PRESSURE: 120 psi
RESIDUAL PRESSURE: 118 psi
FLOW: 1,500 GPM

TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

Goose Creek Bypass 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)
Restaurant	Assembly	4,000	20	3.25	650	1.86
Office	Business	92,000	100	25	23,000	65.71
Totals					**23,650**	**67.57**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.208.5112 | www.kimley-horn.com
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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE — 12/20/2024

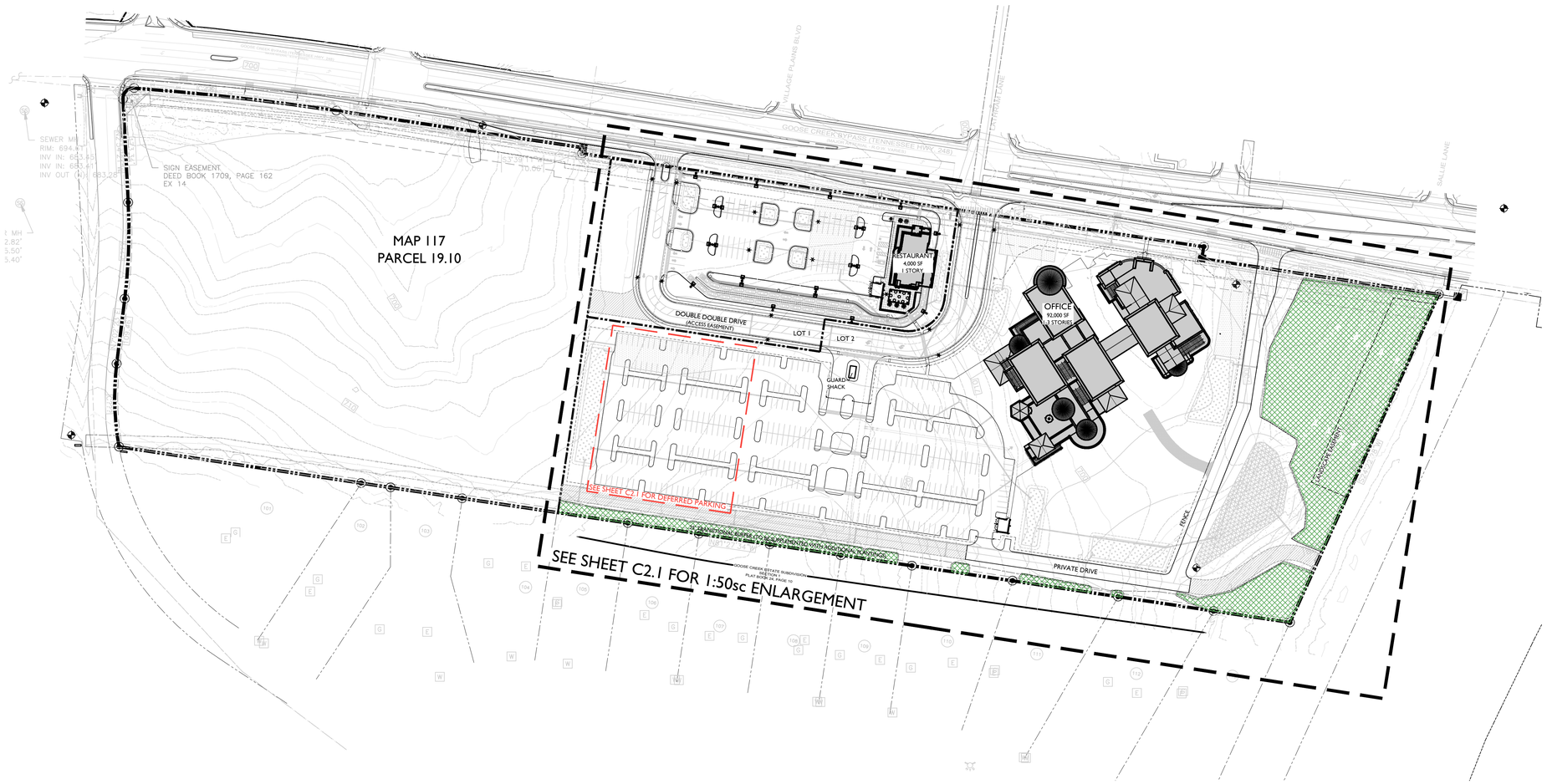
Revision Date
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ENLARGED UTILITY PLAN

SHEET
C5.2

COF # 8381

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Development Plan Set\C5.0 OVERALL UTILITY PLAN.dwg C5.2 Feb 01, 2024 11:23am by: Noah.Seethaler



SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT:
TOTAL SITE AREA: 732,047 SF (16.81 AC)
REQUIRED OPEN SPACE (5.0%): 36,602 SF (0.84 AC)
PROVIDED OPEN SPACE (5.5%): 40,007 SF (0.92 AC)

LOT	TYPE	AREA
OS-1	OUTDOOR DINING AREA	2,967 SF (0.07 AC)
OS-2	PLAZA	9,873 SF (0.23 AC)
OS-3	PLAZA	27,107 SF (0.62 AC)
	TOTAL	40,007 SF (0.92 AC)

NOTES:
1. ADDITIONAL OPEN SPACE TO BE PROVIDED IN FUTURE SITE DEVELOPMENT

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY HB&TS.
4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
92,000 SF OFFICE x (1seat/100SF) x 25 GPD/seat = 23,000 GPD
TOTAL GPD = 23,650 GPD
30,000 GPD = 68 SFUE

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
NOT APPLICABLE

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

ENVISION FRANKLIN:

WE BELIEVE THAT THE PROPOSED DEVELOPMENT OF IN-N-OUT BURGER'S FRANKLIN RESTAURANT & CORPORATE OFFICE ALONG GOOSE CREEK BYPASS PRESENTS A WELL-DESIGNED EXPRESSION OF THE ENVISION FRANKLIN PLAN'S NEIGHBORHOOD COMMERCIAL DESIGN CONCEPT. IN PARTICULAR, THE RESTAURANT RESPONDS TO THE EXISTING CONTEXT OF THE COMMERCIAL CORRIDOR ALONG GOOSE CREEK BYPASS, ESTABLISHED BY THE ADJACENT BERRY FARMS TOWN CENTER. THE PROPOSED CORPORATE OFFICE WOULD CONTRIBUTE TO THE GUIDING PRINCIPLES OF THE ENVISION FRANKLIN PLAN, WHEREIN IT STATES THAT ECONOMIC VITALITY FOR CORPORATE OFFICES AND BUILDINGS WITH EXCEPTIONAL BEAUTY ARE WELCOMED. THIS PLAN CONTRIBUTES TO THE ENVISION FRANKLIN PLAN'S MAJOR GOALS, IN THAT, IT CREATES EXCEPTIONAL PLACES FOR PEOPLE THROUGH DESIGN OF NEW DEVELOPMENT, BUILDING FORM, USES, SETBACKS, ACTIVATED STREETS, AND A PEDESTRIAN FOCUS. FURTHERMORE, THE PROPOSED DEVELOPMENT STRATEGICALLY LOCATES REGIONAL COMMERCE NEAR AN ESTABLISHED I-65 INTERCHANGE, WHILE AFFORDING A NEIGHBORHOOD-SCALE COMMERCIAL RESTAURANT TO SERVE THE SURROUNDING RESIDENTIAL NEIGHBORHOODS.

KEY

- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE
- SECURITY FENCE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
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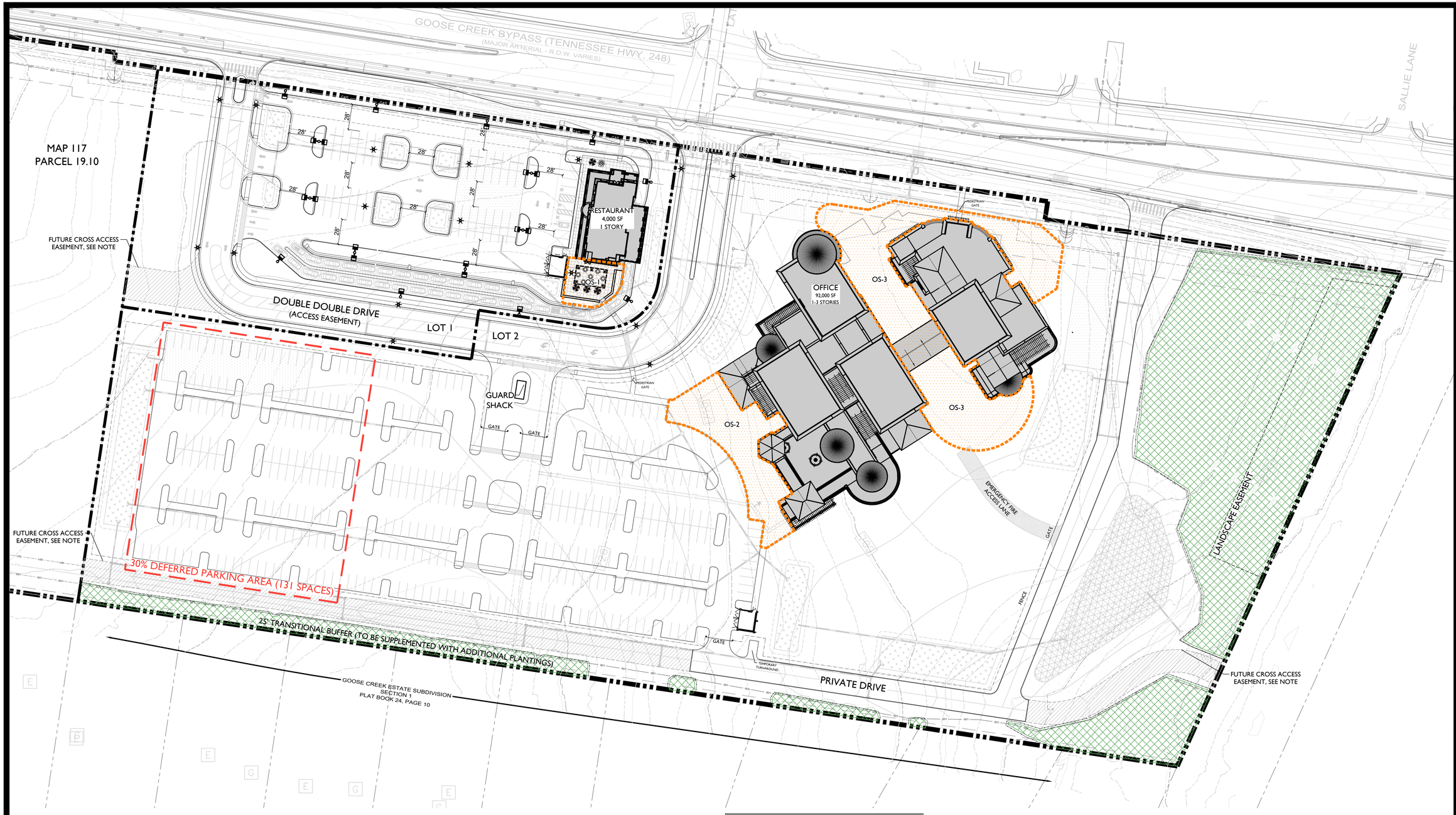
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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

OVERALL DEVELOPMENT PLAN
SHEET
C2.0

COF # 8381



OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT:
TOTAL SITE AREA: 732,047 SF (16.81 AC)
REQUIRED OPEN SPACE (5.0%): 36,602 SF (0.84 AC)
PROVIDED OPEN SPACE (5.5%): 40,007 SF (0.92 AC)

LOT	TYPE	AREA
OS-1	OUTDOOR DINING AREA	2,967 SF (0.07 AC)
OS-2	PLAZA	9,873 SF (0.23 AC)
OS-3	PLAZA	27,167 SF (0.62 AC)
	TOTAL	40,007 SF (0.92 AC)

NOTES:
1. ADDITIONAL OPEN SPACE TO BE PROVIDED IN FUTURE SITE DEVELOPMENT

OUTDOOR DINING AREA DESIGN INTENT:

Open space set aside associated with restaurants within nonresidential or mixed-use development. These may be patios, terraces, upper story decks, or rooftop dining areas. These areas are open to the general public only as part of a business.

The following features are required:
1. Dining tables and chairs of at least two rows deep
2. Ground-oriented, pedestrian-scale lighting
3. Raised planters, planting strip, or similar vegetation

PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:
1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art

NOTE: THE OPEN SPACE LAYOUTS ARE CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN. EACH OPEN SPACE WILL HAVE REQUIRED ELEMENTS AS DEFINED IN THE ZONING ORDINANCE.

DEFERRED PARKING:

Deferral of construction of up to 30 percent of the required number of parking spaces may is requested:

TOTAL PARKING PROVIDED: 306 SPACES
69 SPACES FOR QUICK-SERVICE RESTAURANT
237 SPACES FOR OFFICE (4 SPACES / 1,000SF)
*AREA OF PARKING SPACES REQUESTED FOR DEFERRAL
TOTAL PARKING DEFERRED: 131 SPACES (30%)

FUTURE CROSS ACCESS BETWEEN ADJACENT PROPERTIES NOTE:

Note: With respect to the Drive Easement, the public may not use the Drive Easement until Owner has paved the Drive Easement. Owner shall construct and pave the applicable portion of the Drive Easement upon the occurrence of the later of (i) the City of Franklin issuing a certificate of occupancy for improvements under an approved final development plan for the Chadwell Parcel and (ii) the City of Franklin issuing a certificate of occupancy for improvements within the western portion of the Owner Property. Owner retains for itself as owner of the Drive Easement and its successors-in-title to the Drive Easement, the right to use and enjoy the Drive Easement and the right to grant, bargain, sell and convey or reserve other easements over the Drive Easement. The exact location of the Drive Easement area is subject to modification based on the final location thereof shown on Owner's approved development plan, site plan and plat and Owner may relocate the Drive Easement (or any portion thereof). Without limiting the generality of the foregoing, Owner shall have the right to install signs, paving, curbing, utility lines and landscaping in the area encumbered by the Drive Easement and to maintain, repair and replace the same. In addition, Owner shall have the right to install entrances/exits connecting the Drive Easement and to connect the parking areas, driveways and access lanes into the Drive Easement. Owner (and its agents, employees, contractors, tenants, customers, guests or invitees) shall have the right to use (and grant others the right to use) the Drive Easement for purposes of ingress to and egress from the Owner Property.

KEY

- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE
- SECURITY FENCE

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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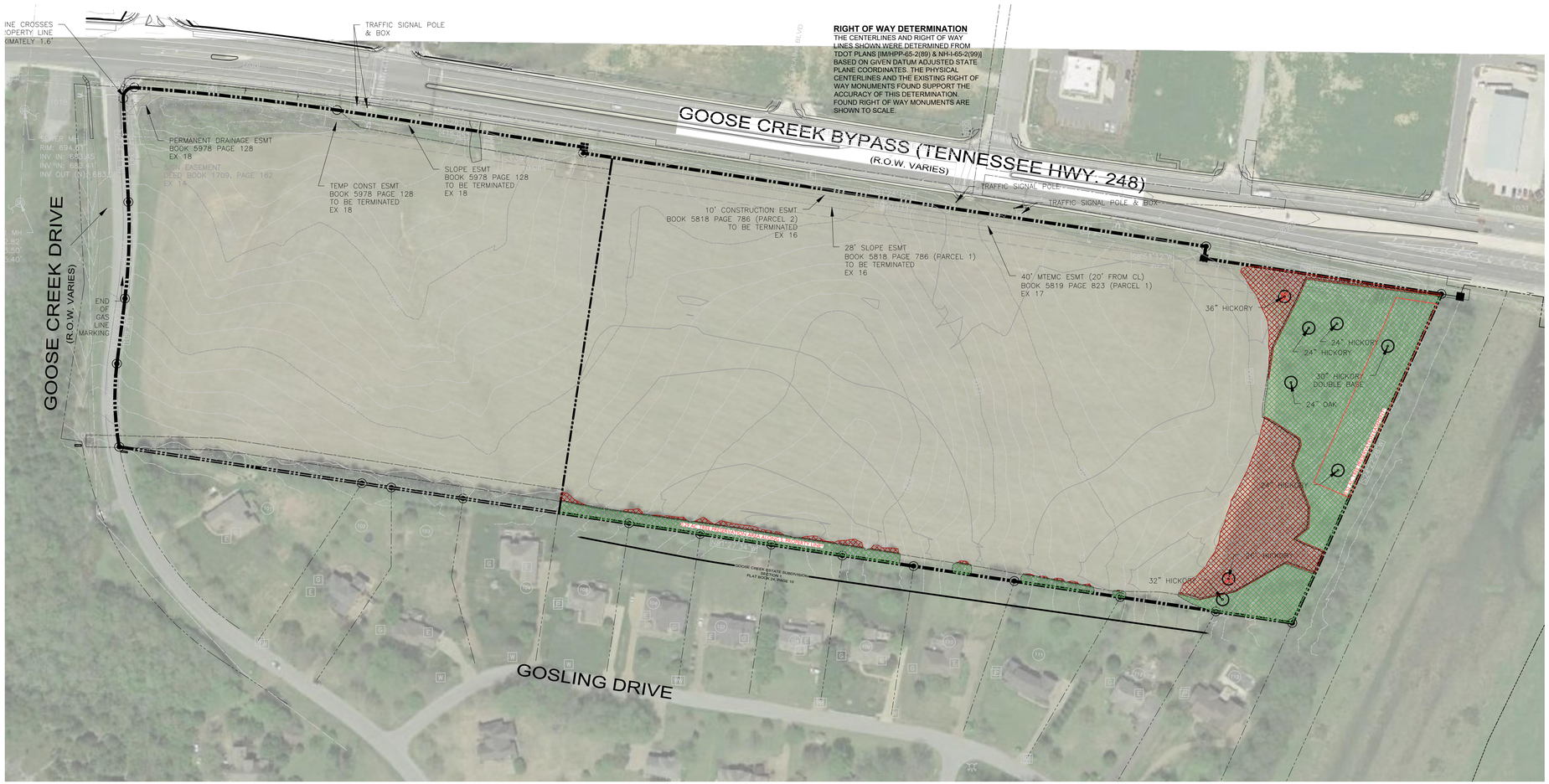
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

CASEY SCOTT JAKES
LICENSED
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

ENLARGED DEVELOPMENT PLAN & OPEN SPACE
SHEET
C2.1

COF # 8381



*DENOTES AREAS REQUIRED FOR MINIMUM TREE CANOPY PRESERVATION.

SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

TREE PROTECTION NOTES:

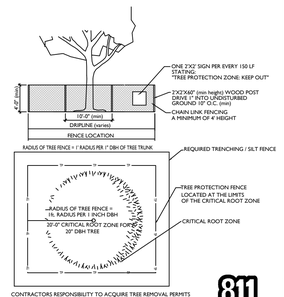
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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 endanger the health or life of the affected tree.



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL NTS

811 Know what's below. Call before you dig.

SPECIMEN TREE DATA

ID	Species	Diameter	Removed
1	hickory	36	X
2	hickory	24	
3	hickory	24	
4	hickory (double)	30	
5	oak	24	
6	hickory	24	
7	hickory	26	X
8	hickory	32	
Inches Preserved		158	
Inches Removed		62	

NOTE: 124" OF SPECIMEN TREE REPLACEMENT WILL BE PROVIDED AT SITE PLAN

TREE CANOPY AREA:

THE EXISTING TREE CANOPY IS BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY
OVERALL SITE AREA: 732,047 SF (16.81 AC)

TREE AREA:	EXISTING	REMOVED	RETAINED
OVERALL	3.14 AC	1.00 AC	2.14 AC

TREE CANOPY DATA
EXISTING TREE CANOPY:
3.14 AC
19% OF TOTAL SITE
REQUIRED CANOPY PRESERVATION:
26% OF TOTAL CANOPY
0.81 AC
PROVIDED CANOPY PRESERVATION :
68% OF TOTAL CANOPY
2.14 AC

KEY

- SPECIMEN TREE
- SPECIMEN TREE REMOVED
- TREE PROTECTION FENCE
- EXISTING TREE CANOPY
- PRESERVED TREE CANOPY

N

0 100 200 300

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.208.5112 | www.kimley-horn.com
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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREY SCOTT OAKLEY
DRAFT
ACTIVE
LICENSED PROFESSIONAL ENGINEER
TENNESSEE
LANDSCAPE ARCHITECT
10-1-24

Revision Date

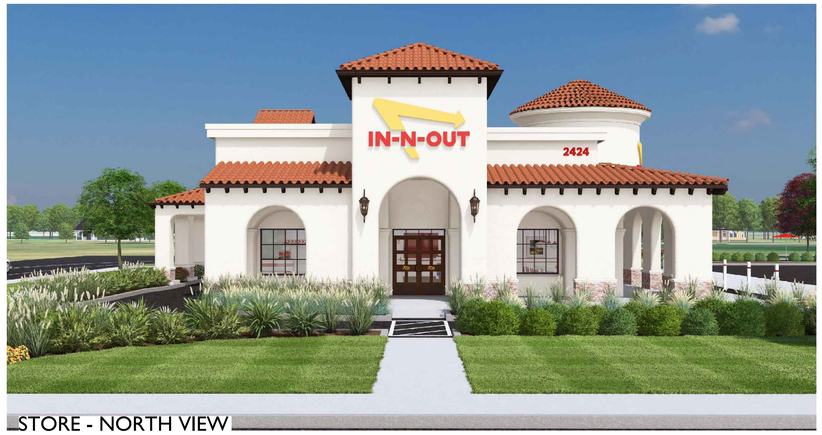
TREE PRESERVATION

SHEET
LI.0

COF # 8381



OFFICE - NORTH VIEW



STORE - NORTH VIEW



OFFICE - NORTHWEST VIEW



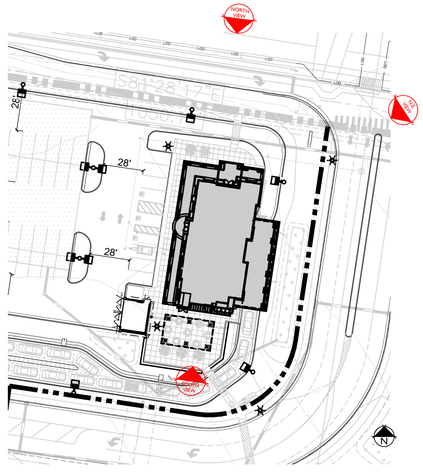
STORE - NORTHEAST VIEW



OFFICE - SOUTHWEST VIEW



STORE - SOUTH VIEW



THE OFFICE AND STORE ELEVATIONS SHOWN HERE ARE REPRESENTATIVE OF THE BUILDINGS PLANNED FOR IN-N-OUT. THEY ARE THE BASIS FOR DESIGN REVIEW BY THE CITY OF FRANKLIN AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. BASED ON MY PROFESSIONAL EXPERIENCE, THE PLANS PRESENTED MEET OR EXCEED THE DESIGN STANDARDS SET FORTH BY THE CITY OF FRANKLIN AND/OR ANY MODIFICATION OF STANDARDS PROPOSED WITH THIS DEVELOPMENT PLAN.

GREG GAMBLE, PROFESSIONAL LANDSCAPE ARCHITECT.

SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREG SCOTT GAMBLE
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
9-1-24

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

ARCHITECTURAL CHARACTER

SHEET
A1.0

COF # 8381

James L. Murphy III
jmurphy@bradley.com
615.252.2303 direct
615.252.6303

Bradley

February 1, 2024

Chair Roger Lindsey and Members of
the Franklin Municipal Planning Commission
City Hall
109 3rd Avenue South
Franklin, TN 37064

Re: Application submitted by In-N-Out Burgers ("In-N-Out") for a rezoning from Neighborhood Commercial to Planned District, including modification of standards for a proposed restaurant and office development located at the intersection of Goose Creek By-pass and Goose Creek Drive (Tax Map 117, Parcel 19.07), in Franklin, Williamson County, Tennessee (the "Property").

Dear Chair Lindsey and Planning Commission Members:

We are serving as outside counsel to In-N-Out in connection with the proposed rezoning of the Property. The Property is currently zoned Neighborhood Commercial. In-N-Out has submitted a request to rezone the Property to Planned District in accordance with Section 3.10 of the Zoning Code on January 8, 2024. As part of the rezoning application, In-N-Out submitted a development plan for the proposed office and drive thru restaurant and requested several modifications of standards pursuant to Section 3.10.6 of the City's Zoning Ordinance. We are submitting this letter to address concerns raised by Planning staff regarding whether a rezoning that includes the drive thru restaurant is consistent with *Envision Franklin.*

The Property is located in a Neighborhood Commercial Policy area under *Envision Franklin*. *Envision Franklin* discourages the location of drive thru restaurants in a Neighborhood Commercial Policy area, but does not expressly prohibit them. The language discouraging drive thru restaurants in a Neighborhood Commercial Policy area was intended to ensure that a drive thru restaurant was not placed in close proximity to a residential neighborhood where the drive thru restaurant could adversely impact the residential neighborhood.

The proposed site for the drive thru restaurant on the Property is uniquely suited for the location a drive thru restaurant. The Neighborhood Commercial Policy was placed on this Property to provide a transition from the commercial uses located on the north side of Goose Creek By-Pass to the residential neighborhood at Goose Creek Estates, located to the south of the Property. The Neighborhood Commercial Policy contemplates uses that are lower in scale and intensity than the uses permitted in Berry Farms, which has a Neighborhood Mixed Use Policy designation. The Neighborhood Commercial design concept is intended to be compatible with and contributing to residential neighborhood character. Throughout the City of Franklin, Neighborhood Commercial Policy is integrated into the neighborhood context.

The proposed site for the drive thru restaurant on the Property will not be integrated into the neighborhood context of Goose Creek Estates. Along the north side of Goose Creek By-Pass,

there are currently four (4) drive thru restaurants. The proposed In-N-Out restaurant is located on the south side of Goose Creek By-Pass, directly across the street from McDonalds' drive thru restaurant. It is not located along the southern border of the Property, adjacent to the existing residential neighborhood. There is a separation of over 550 feet from the proposed drive thru restaurant on the Property to the residential neighborhood. The proximity and relationship to the existing restaurants along Goose Creek By-Pass and the separation of the proposed drive thru restaurant from the residential neighborhood makes this a unique situation.

In light of these circumstances, the addition of a drive thru restaurant on the south side of the Goose Creek By-Pass is one of the limited circumstances where a drive thru restaurant is appropriate in a Neighborhood Commercial Policy area. Therefore, we would request that the Planning Commission find that the rezoning to permit the drive thru restaurant on the Property is consistent with *Envision Franklin.*

Very yours truly,

BRADLEY ARANT BOULT CUMMINGS LLP

James L. Murphy III

4878-7910-9535.2

RESOLUTION 2024-08

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR GOOSE CREEK BYPASS PUD SUBDIVISION WITH 14 MODIFICATIONS OF DEVELOPMENT STANDARDS (COMMERCIAL BUILDING, OFFICE BUILDING, MATERIALS, SIGNAGE, FENCING), FOR THE PROPERTY LOCATED SOUTH OF GOOSE CREEK BYPASS AND EAST OF GOOSE CREEK DRIVE

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-08; and

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
117-19.07	16.81
Total	16.81

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 Goose Creek Bypass PUD are as follows:

Entitlements	Goose Creek Bypass PUD
Base Zone District	NC
Other Zoning Overlays	n/a
Number of Dwelling Units	0
Number of Nonresidential Square Footage	96,000
Number of Hotel Rooms	0
Open Space Requirements	5%
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 BOMA 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 BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Commercial Building - Request to change ground floor height to 10 feet.** Approved: _____ Denied: _____	6.8 Ground Floor Height Minimum of 13 feet on ground floor from finished floor to finished ceiling. *Staff recommended approval.*
MOS 2: **Drive Aisle - Request to increase drive aisle width to 28 feet** Approved: _____ Denied: _____	10.1.14(A) Standard Parking Spaces and Drive Aisles Maximum width of 24 feet. *Staff recommended approval.*

MOS 3: **Commercial Building - Request to allow gable and pitched roofs.** Approved: _____ Denied: _____	6.8 Commercial Building Commercial buildings shall have parapets complying with standards listed in Section 6.8. *Staff recommended approval.*
MOS 4: **Commercial Building - Request to reduce window recession to a minimum of 2.5" for drive thru window and 1" for kitchen window.** Approved: _____ Denied: _____	6.8 Window Openings Windows shall be punched and recessed a minimum of 3 inches from the facade. *Staff recommended approval.*
MOS 5: **Signage - Allow a Maximum Monument Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline.** Approved: _____ Denied: _____	15.10 Monument Sign Maximum height of 6 feet; Brick, stone, stained split-face block, metal, or a composite material; overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way. *Staff recommended approval, with condition.*
MOS 6: **Signage - Request to allow Wall Signs to be located above the main roofline of the uppermost full story.** Approved: _____ Denied: _____	15.15 Wall Sign Maximum height shall be the main roofline of the uppermost full story. *Staff recommended approval.*
MOS 7: **Connectivity - Request to defer construction of additional east and west bound stub streets.** Approved: _____ Denied: _____	9.5.3(A) Cross Access Between Adjacent Properties Internal vehicular circulation shall be designed to provide cross access to each adjacent property. *Staff recommended approval, with conditions.*

MOS 8: **Signage – Allow irregular shaped signage.** Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped. *Staff recommended <u>disapproval</u>.*
MOS 9: **Signage - Request to permit Halo Lighting for wall and monument signage.** Approved: _____ Denied: _____	15.1.6(A) Internal Illumination Internal illumination of signs shall be limited to light emanating only through the letters, numbers, logos, and accent lines. The remainder of the sign area shall not be illuminated and shall be opaque to prohibit light penetration. *Staff recommended <u>disapproval</u>.*
MOS 10: **Commercial Building - Request to add stucco as a primary material.** Approved: _____ Denied: _____	6.8 Materials Primary Materials: Brick, natural stone, cultured stone, smooth wood siding, or fiber cement siding. *Staff recommended <u>disapproval</u>.*
MOS 11: **Office Building - Request to Add Stucco as a Primary Material.** Approved: _____ Denied: _____	6.9 Materials Primary materials: brick, natural stone, or cultured stone. *Staff recommended <u>disapproval</u>.*
MOS 12: **Office Building - Request to remove the requirement for a Base.** Approved: _____ Denied: _____	6.9 Horizontal Articulation Buildings shall have a base, middle, and cap. *Staff recommended <u>disapproval</u>.*
MOS 13: **Fencing - Request to allow front yard fencing to be a maximum height of six feet.** Approved: _____	13.1.2 (C) Maximum Height Maximum of 3 feet in height for front yard fencing. *Staff recommended <u>approval</u>.*

Denied: _____	
MOS 14: **Fencing - Request to remove the requirement for masonry columns on fencing.** Approved: _____ Denied: _____	13.1.3(G) Fence Materials Fences serving nonresidential uses shall have masonry columns every 50 feet on center or less. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-08, 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, Tennessee:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

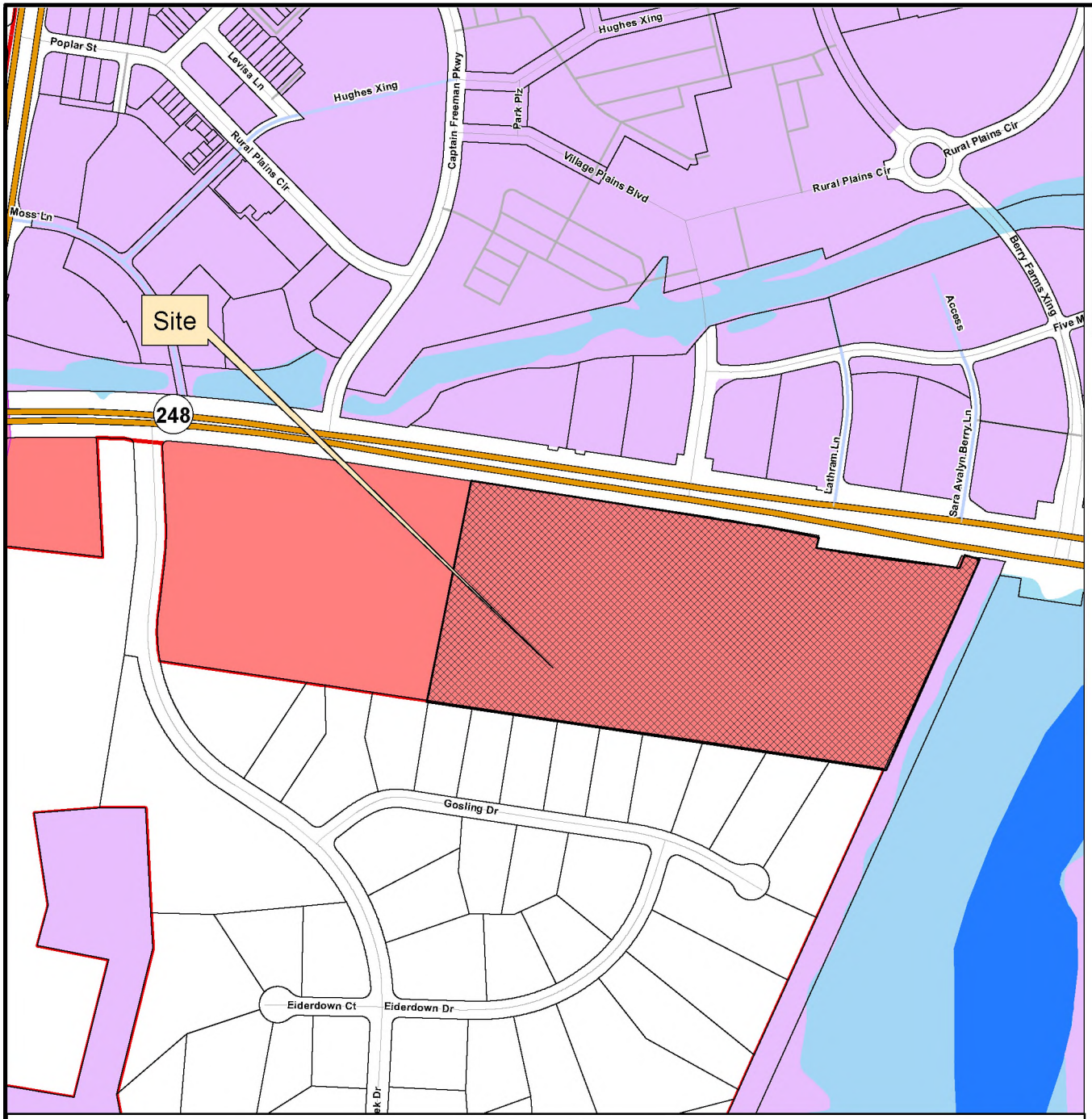
PREAPPLICATION CONFERENCE: _____12/5/23_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____1/25/24_____

NEIGHBORHOOD MEETING: _____12/5/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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

GOOSE CREEK BYPASS PUD SUBDIVISION
ORDINANCE 2024-08
RESOLUTION 2024-08

Project Information

Existing Zoning: Neighborhood Commercial
Proposed Zoning: PD (96,000) Planned District
Overlay Districts: None
Site Acreage: 17.98 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 96,000 SF

Legend

- Goose Creek Bypass PUD
- Floodway Fringe Overlay
- Floodway Overlay
- Scenic Corridor 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

HISTORIC FRANKLIN TENNESSEE

MODIFICATIONS OF STANDARDS (see sheets C0.1 - C0.3)

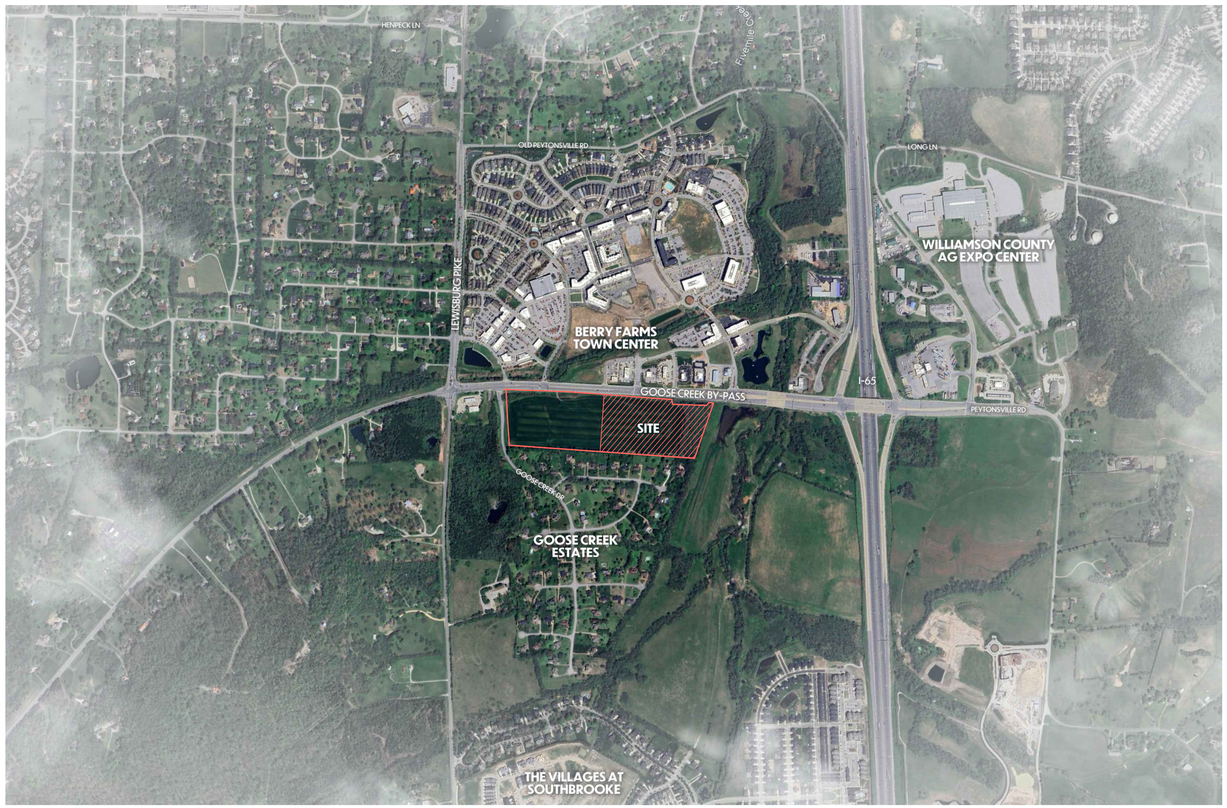
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Modification #3:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs**
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Modification #8:	**Signage. Section 15.1.3. Proportion and Shape: Allow for Irregular Shape Signage.**
Modification #9:	**Signage. Section 15.1.6. A Signs – General Provisions – To permit Halo Lighting for wall and monument signage**
Modification #10:	**Restaurant. Section 6.8. Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #11:	**Office. Section 6.9. Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material**
Modification #12:	**Office. Section 6.9. Large-Scale Office Building: Horizontal Articulation – Remove the requirement for a Base on Authentic Stucco Walls**
Modification # 13:	**Site Pla. Section 13.1 C. Maximum Height. Front Yard Maximum Fence Height of 6 feet.**
Modification # 14:	**Site Plan. Section 13.1.3 G. Fence Materials – Remove the requirement for masonry columns.**

GOOSE CREEK BYPASS (IN-N-OUT)

DEVELOPMENT PLAN

PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

OWNER/DEVELOPER:
IN-N-OUT BURGER
CONTACT: SEAN FINNEGAN
4199 CAMPUS DRIVE, 10TH FLOOR
IRVINE, CA 92612
(949) 509-6230
sfinnegan@innout.com

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
CONTACT: GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
(615) 975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 564-2701
gray.harrison@kimley-horn.com

ARCHITECT:
HASKELL
CONTACT: ANTONIO VALDIVIA
2591 DALLAS PARKWAY, SUITE 600
FRISCO, TX 75034
(904) 955-7319
antonio.valdivia@haskell.com

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY HB&TS.
4,000 SF COMMERCIAL x (1 seat/20SF) x 3.25 GPD/seat = 650 GPD
92,000 SF OFFICE x (1seat/100SF) x 25 GPD/seat = 23,000 GPD
TOTAL GPD = 23,650 GPD
30,000 GPD = 68 SFUE

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.0 MI (FRANKLIN FIRE DEPT. STATION 7)
NEAREST RECREATIONAL FACILITY: 4.5 MI (WINSTEAD HILL PARK)

PROJECTED STUDENT POPULATION
NOT APPLICABLE

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

Vesting Development Standards

Pre-Application Submittal Date: 11/27/2023
(based on the date of pre-application submittal unless otherwise noted)

Development Standard	Version/Date
Zoning Ordinance	January 1, 2023
Subdivision Regulations	January 1, 2022
Transportation & Street Technical Standards	July 1, 2023
Stormwater BMP Manual	July 1, 2021
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	September 11, 2023
Historic District Guidelines	May 30, 2022

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ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

SHEET INDEX

C0.0 Cover
C0.1 Modification of Standards
C0.2 Modification of Standards
C0.3 Modification of Standards

C1.0 Overall Existing Conditions
C1.1 Enlarged Existing Conditions
C1.2 Enlarged Existing Conditions

C2.0 Overall Development Plan
C2.1 Enlarged Development Plan & Open Space

C3.0 Overall Grading & Drainage Plan
C3.1 Enlarged Grading & Drainage Plan
C3.2 Enlarged Grading & Drainage Plan

C4.0 Overall ROW & Access Plan
C4.1 Enlarged ROW & Access Plan
C4.2 Enlarged ROW & Access Plan

C5.0 Overall Utility Plan
C5.1 Enlarged Utility Plan
C5.2 Enlarged Utility Plan

L1.0 Tree Preservation Plan

A1.0 Architectural Character

PRE-APP SUBMITTAL: 11/27/2023
INITIAL SUBMITTAL: 01/08/2024
RESUBMITTAL: 02/01/2024

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
www.gdc-tn.com

IN-N-OUT BURGER
DEVELOPMENT PLAN

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Modification #7: **Site Plan. Section 9.5.3. Cross Access Between Adjacent Properties.**

Modification #8: **Signage. Section 15.1.3. Proportion and Shape: Allow for Irregular Shape Signage.**

Modification #9: **Signage. Section 15.1.6. A Signs – General Provisions – To permit Halo Lighting for wall and monument signage**

Modification #10: **Restaurant. Section 6.8. Commercial/Mixed-Use Building: Materials – Add Authentic Stucco as a Primary Material**

Modification #11: **Office. Section 6.9. Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material**

Modification #12: **Office. Section 6.9. Large-Scale Office Building: Horizontal Articulation – Remove the requirement for a Base on Authentic Stucco Walls**

Modification # 13: **Site Pla. Section 13.1 C. Maximum Height. Front Yard Maximum Fence Height of 6 feet.**

Modification # 14: **Site Plan. Section 13.1.3 G. Fence Materials – Remove the requirement for masonry columns.**

Modification #1: In-N-Out Restaurant
Section 6.8 Commercial/Mixed-Use Building: Ground Floor Height change to 10 feet

Section 6.8 Commercial/Mixed-Use Building: Ground Floor Height
Minimum of 13 feet on ground floor from finished floor to finished ceiling, unless a lower height is required in the HPO through approval of a certificate of appropriateness.

A Modification of standard for 6.8 Commercial/Mixed-Use Building: Ground Floor Height, is requested to allow a ten-foot (10') high ceiling in the In-N-Out Burger restaurant. The typically industry standard for QSR building ceiling height is 10ft (10'). This is in line with the standard architectural design of In-N-Out restaurants across the country and an important element to ensuring a consistent experience to their customers.

Zoning Ordinance Requirement	MOS Request
Ground Floor Height: Minimum of 13 feet on ground floor from finished floor to finished ceiling.	Ground Floor Height: Minimum 10 feet on ground floor from finished floor to finished ceiling.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The approval of the modification of standards allows for a more energy efficient structure, and architectural design in keeping with the unique architecture of the In-N-Out Burger Restaurant. The architectural design incorporates varied heights on all four sides of the structure with one and two story tower elements that relate to both the pedestrian and automotive scale. The reduction of the required ceiling height is not reflected on the exterior elevations of the architecture as shown.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The In-N-Out restaurant is unique in character and style of architecture, as well as function and operation. Functionally and Operationally, Energy efficiency is key in stand-alone restaurants, and the lower ceiling height is consistent with industry standards for quick service restaurants. Further, the 10ft ceilings are safer to clean, maintain and service fixtures, which are all important to ensure a consistent experience to customers and Associate safety.

3. **The modification is consistent with the intent of Envision Franklin:**
   This Modification of Standards is consistent with Envision Franklin, and allows for a building height consistent with the context of the buildings north of Goose Creek Bypass which have the same or similar floor to ceiling heights. The building design provides variety in all of the elevations in massing, modulation, horizontal and vertical articulations, and in architectural detailing.

   A. Increasing the ceiling height detrimentally disrupts and removes the Human Scale of the building design – Human scale is the proportion of space in relation to human dimension. In its simplest definition, creating a human scale environment means making sure that the objects that we interact with every day are of a size and shape that is reasonable for an average person to use. It is an important unit of measure for different parts of the building, while keeping in mind who will use each space, and includes both interior and exterior elements that fit well to the average person and their interactions.

      a. Interior – The size (sqft) of the separate areas of the restaurant are not conducive to having higher ceilings, giving the impression that the ceilings are too tall for the area. The restaurant would thus lose its' welcoming feel and family friendly atmosphere with such high ceilings.

      b. Exterior – From a structural perspective, increasing the interior ceiling height would also lead to an increased height in both the covered walkway and drive thru canopies, the heights of which would be beyond the human scale. The Drive Thru cover height could lead to confusion on the ability of oversized vehicles to enter, which it is not designed for and would lead to damage to customers cars and the building.

   B. Continuity and consistency within the surrounding area.

      a. The restaurants across the street were built with 10 foot ceiling heights, so increasing the height here would provide a significant contrast for the area.

      b. Building Height – increasing the ceiling height would directly increase the building height by 3 feet. This would;

         i. Lead to a significantly taller building than the restaurants across the street, the difference of which would be amplified even further by the building elevation difference due to grades across Goose Creek (north of Goose Creek is set well below street grade, while the In-N-Out restaurant sits prominently above grade).

         ii. Disrupt proportionality of building design and architecture – The building massing and architectural elements are proportionally scaled to complement the overall aesthetic; increasing the height to meet this requirement would completely change the proportions negatively; making the building too tall/vertically elongated for the width (especially as a single story building), windows/doors and curved archways.

   C. Acoustics – Acoustics in taller ceiling spaces are harder to control, leading to larger quantity of and louder background noise that could be uncomfortable for customers and cause difficulties in communication and hearing.

   D. Significant Energy Efficiency Loss – taller ceilings require a significantly larger volume of interior space to condition, which results in much greater energy consumption than necessary and leads to significant waste.

Modification #2: In-N-Out Restaurant
Section 10.1.14 Parking and Transit: Standard Drive Aisles

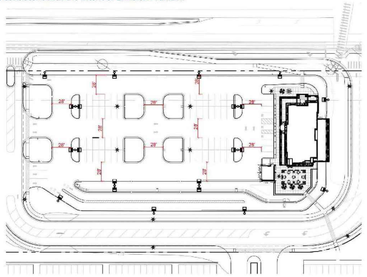
Section 10.1.14 Parking and Transit: Standard Drive Aisles
Standard parking spaces and drive aisles shall comply with the dimensions below: (90 Degrees) 20-24' Drive Aisle Width

A modification of standard 10.1.14 Parking and Transit: Standard Drive Aisles, is requested to allow a drive aisle width of twenty-eight feet (28').

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   In-N-Out requests larger drive aisles to improve maneuvering through the parking lot area during peak business times and to enhance the experience of the restaurant patron. Additionally, the larger drive aisle widths provide greater safety through enhanced visibility for customers walking to/from the restaurant, and provide larger turning radii for easier parking and reversing.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   The proposed drive aisle improves maneuverability and ease of movement to oversized vehicles, including Firetruck and In-N-Out's fleet of delivery trucks, and will allow more room to accommodate vehicles in the parking lot drive aisles.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places." This modification of standards anticipates the need for a little more flexibility in the drive aisle width and is an example of paying close attention to details within parking areas for the creation of exceptional places. Additionally, Envision Franklin states "project should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise and other environmental concerns. Anticipating traffic, parking and safety concerns by widening the drive-thru is consistent with the intent of Envision Franklin.



Modification #3 In-N-Out Restaurant
Section 6.8 Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs

Section 6.8 Commercial/Mixed-Use Building:
Building Elements: Gable Roofs are not listed a part of Building Elements

A modification of standard for Commercial/Mixed-Use Building, Building Elements to allow pitched roof forms for the building.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   In-N-Out's property is located just south of Berry Farms where gabled and pitched roofs are permitted for commercial buildings. It is located just north of a residential neighborhood of single family detached homes that have pitched and gabled roofs. The proposed gable and pitched roof forms allow for a better relationship with Berry Farms and provide a neighborhood scaled transition to the residential area to the south.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's architectural design details are intended to relate to the architectural style of In-N-Out's restaurants, and relate to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin and an important element to blend in with the surrounding area.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Buildings should provide a variety of front façade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building." This modification of standards recognizes the precedence of gable roof forms already established along Goose Creek By-Pass and in Berry Farms, and the use of gables in In-N-Out's building allows for better vertical articulation and the breaking down of the scale of the building.



Modification #4 In-N-Out Restaurant

Section 6.8 Commercial/Mixed-Use Building - Window Opening: Allow window recesses of 2.5" for drive thru window and 1" for windows in the kitchen under the drive-thru colonnade.

Section 6.8 Commercial/Mixed-Use Building
Window Openings – Shall be punched and recessed a minimum of 3 inches from the façade.

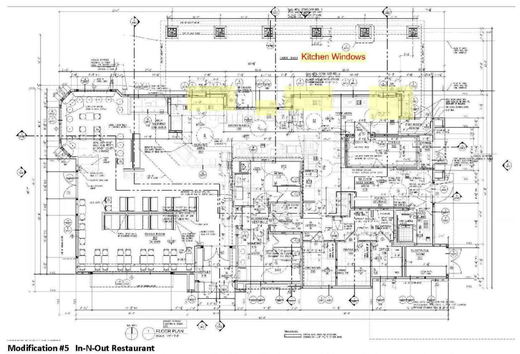
A modification of standard for Window Openings to be recessed a minimum of 1 inch for kitchen windows and 2.5 inches for the service window located under the drive-thru colonnade.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification is specific to the customer experience, visibility, and safety from the kitchen to the drive thru. This modification of standard is specific to the kitchen window and drive thru windows located under the drive-thru colonnade.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's kitchen and drive thru window design is unique to In-N-Out's brand and the only company in the industry to design this way to provide kitchen/food prep transparency. This relates to the customer experience in the drive thru, allowing customers to see their food being freshly prepared to order by In-N-Out's Associates with no microwaves or heat lamps. This request is specific to the drive-thru.

3. **The modification is consistent with the intent of Envision Franklin:**
   The drive thru and kitchen window design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand and the architectural style of the building. The windows will "allow for views into the business" and it "activates the street" by allowing the customer to see the food being freshly prepared.





Modification #5 In-N-Out Restaurant
Section 15.10 Monument Sign: Allow a Maximum Sign Height of 7.5 feet, the addition of Authentic Stucco material, and an overall monument height of 8.5 feet above the street centerline

Section 15.10 Monument Sign:

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The monument sign for In-N-Out will be constructed approximately one foot above the centerline of Goose Creek By Pass. The unique design character of the In-N-Out sign has a total height of 7 feet from the base to the top. The text of the sign is approximately 4 feet. The scale and size of the sign relates to the signage already established along Goose Creek Bypass. The "Arrow" is considered signage in this application and the height of the sign is tied to this modification request.

   The unique design character of the In-N-Out sign text has a total area of 6 square feet per side. However, the City of Franklin measures the sign in a rectangle that includes the Arrow. This calculation measures a total of 22 square feet per side. The scale and size of the sign relates to the signage already established along Goose Creek Bypass. The "Arrow" is considered signage in this application and square footage of the sign is tied to this modification request.

   The scale and size of the sign relates to the signage already established along Goose Creek Bypass. Strict adherence to the regulation where masonry materials surround the sign and arrow would distract from the simplicity of the restaurant sign and would appear larger than the sign without the surround.

   The use of stucco as a finish material to the sign ties the sign to the architecture of the restaurant.

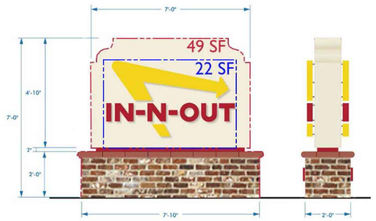
2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's signage design is intended to relate to the architectural style of In-N-Out's restaurants, and relates to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin.

3. **The modification is consistent with the intent of Envision Franklin:**
   The signage design is unique to In-N-Out's restaurant and is designed in the expressive style that is representative of their brand. The sign enhances the pedestrian and automotive experience with its unique design that creates "visual interest at a human scale." It is consistent with Envision Franklin because it allows for managed growth of Franklin by incorporating an iconic American brand and allowing In-N-Out to display their historic logo at a comparable size to signs in the area.

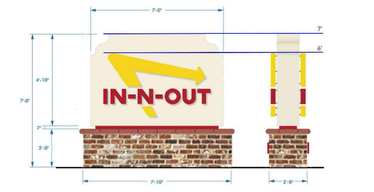
Standard (Existing)		MOS (Proposed)	
Quantity	1 per lot per street frontage	Quantity	1 per lot per street frontage
Sign Area	32 square feet per side; 2 sides maximum	Sign Area	32 square feet per side; 2 sides maximum
Placement	Minimum setback at the property line	Placement	Minimum setback at the property line
Height	Maximum of 6 feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way	Height	Maximum of 7.5 feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way
Materials	Brick, stone, stained split-faced block, metal, or composite material that has the same properties. The sign area shall be surrounded by brick, natural stone, cultured stone, or concrete frame	Materials	Brick, stone, stained split-faced block, metal, Authentic Stucco, or composite material that has the same properties. The sign area shall be surrounded by brick, natural stone, cultured stone, or concrete frame
Lighting	External or internal illumination	Lighting	External or internal illumination
Additional Standards	The maximum overall area of the sign structure shall be 100 square feet. The overall height of the sign structure shall not exceed 8 feet, measured from the centerline of the adjacent right-of-way	Additional Standards	The maximum overall area of the sign structure shall be 100 square feet. The overall height of the sign structure shall not exceed 8.5 feet, measured from the centerline of the adjacent right-of-way

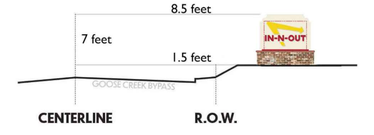


SIGN AREA: NO MOS NEEDED



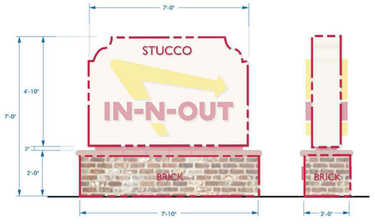
MOS #8: SIGN HEIGHT





MOS for sign height is needed due to the height of the sign location from the centerline of Goose Creek By-Pass.

MOS #8: SIGN MATERIALS



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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

COREY SCOTT STACKS
LANDSCAPE ARCHITECT
TENNESSEE
REGISTERED
LA 001425

Revision Date
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MODIFICATIONS OF STANDARDS

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Modification # 11 **In-N-Out Office**
Section 6.8 Large-Scale Office Building: Materials – Add Authentic Stucco as a Primary Material

Section 6.8 Large Scale Office Building - Materials
I. Primary Materials on Façade: Up to three of the following: brick, natural stone, or cultured stone

A modification of standard for 6.9 Large-Scale Office Building: Materials is requested to allow Authentic Stucco as a primary building material.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   The unique brand and style of architecture of In-N-Out's office utilized authentic stucco as the primary façade material. Today, in 2024, we have advanced the technology to a system that results in long lasting, easily maintained finishes.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This modification of standards is unique to In-N-Out's brand and archetypal style. The stucco and system are applied to the entire building. In-N-Out has implemented this material and style to their buildings in northern climates with great success.

3. **The modification is consistent with the intent of Envision Franklin:**

   Envision Franklin states, "Site design should be centered on solid design principles, the creative articulation of space, and close attention to detail. Coordinated connectivity, building design and orientation, architecture, parking placement, and landscaping should all contribute to the creation of exceptional places." (page 21, *Guiding Principles: Exceptional Design*) Envision Franklin also states, "Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking." (page 71, *Neighborhood Commercial: Building Character*) These stipulations of Envision Franklin are fully contemplated with this modification of standard request, as the use of authentic stucco in the archetypal style of In-N-Out's branding would not compromise these goals, but rather, would uphold them.

Modification #12 **In-N-Out Office**
Section 6.9 Large-Scale Office Building: Remove "Base" requirement for Horizontal Articulation on Authentic Stucco Walls

Section 6.9 Large-Scale Office Building:
Horizontal Articulation: Buildings shall have a base, middle, and cap, which are scaled relative to the height of the building

A modification of standard for Large-Scale Office Building: Remove "Base" requirement

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification relates specifically to the traditional architectural style of Spanish architecture and exterior walls where Authentic Stucco is the only material. This modification of standards does not apply to exterior walls with brick finish. The architectural design includes textured stucco finished columns and walls that do not have base elements.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's architectural design details are intended to relate to the architectural style of In-N-Out's office, and relate to the architectural scale of Goose Creek By-Pass. This request is specific to the location in Franklin.

3. **The modification is consistent with the intent of Envision Franklin:**
   Envision Franklin states, "Buildings should provide a variety of front façade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. Building facades should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building." The architectural design of the In-N-Out restaurant does this. The design of the architecture, true to its Spanish roots, achieves the goals of Envision Franklin without the incorporation of "Base" elements.



Modification # 13 **In-N-Out Site**
Section 13.1.2 C Maximum Height. Front Yard Maximum Fence Height of 6 feet.

Section 13.1.2 C Fences and Walls:
Maximum Height – Front Yard, 3 feet

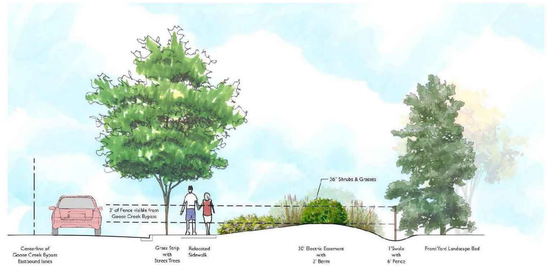
A modification of standard for fences to be a maximum height of six feet in the front yard.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification is for In-N-Out's campus security and is necessary for safety of its Associates.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This request is specific to the corporate office campus of In-N-Out

3. **The modification is consistent with the intent of Envision Franklin:**
   The fence is for security and safety and does not interfere with any of the guiding principles of Envision Franklin. Building frontages, pedestrian connections, and architectural guidelines will all be provided regardless of the height of the fence in the front yard.

The proposed fence for the front yard is planned to be a six foot tall black metal picket fence. The fence is planned to be located approximately 20 to 30 feet from the right of way of Goose Creek By-pass and will meander within the landscape of the frontage. A low berm is planned between the fence and the pedestrian sidewalk along Goose Creek By-Pass, and is planned to be between two and 4 feet in height within the Middle Tennessee Electric Easement. This berm is planned to screen the lower portion of the fence. The fence will be located in a low swale at the base of the berm, leaving only 3 feet of the fence visible above the berm. Landscape consisting of low shrubs, approximately 3 feet tall, along with ornamental grasses will be planted on the berm as illustrated below. The intent of the berm and landscape is to conceal the fence from view from the public right of way.



Modification # 14 **In-N-Out Site**
Section 13.1.3 G Fence Materials – Remove the requirement for masonry columns on fences

Section 13.1.3 G:
Fences serving nonresidential uses shall have masonry columns every 50 feet on-center or less.

A modification of standard for Fences to be a maximum height of six feet in the front yard.

1. **The modification will enhance the design of the development more than if the standards were strictly adhered to:**
   This modification reduces the visibility of the security fence which will be screened by berms and landscape. Columns every 50 feet on center would have the opposite effect, making the fence more visible.

2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   This request is specific to the corporate office campus of In-N-Out, and will be incorporated with the security fence only for the office campus.

3. **The modification is consistent with the intent of Envision Franklin:**
   The fence is for security and safety and does not interfere with any of the guiding principles of Envision Franklin. Building frontages, pedestrian connections, and architectural guidelines will all be provided regardless of the addition of columns of the fence.

The proposed fence for the front yard is planned to be a six foot tall black metal picket fence. The fence is planned to be located approximately 20 to 30 feet from the right of way of Goose Creek By-pass and will meander within the landscape of the frontage. A low berm is planned between the fence and the pedestrian sidewalk along Goose Creek By-Pass, and is planned to be between two and 4 feet in height within the Middle Tennessee Electric Easement. This berm is planned to screen the lower portion of the fence. The fence will be located in a low swale at the base of the berm, leaving only 3 feet of the fence visible above the berm. Landscape consisting of low shrubs, approximately 3 feet tall, along with ornamental grasses will be planted on the berm as illustrated below. The intent of the berm and landscape is to conceal the fence from view from the public right of way. The addition of columns every 50 feet will highlight the fence and draw attention to the fence which is counter to the objectives of screening the fence from view.

Stucco columns are planned at the fence corners and at the pedestrian sidewalk entrance to the office as illustrated below.



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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



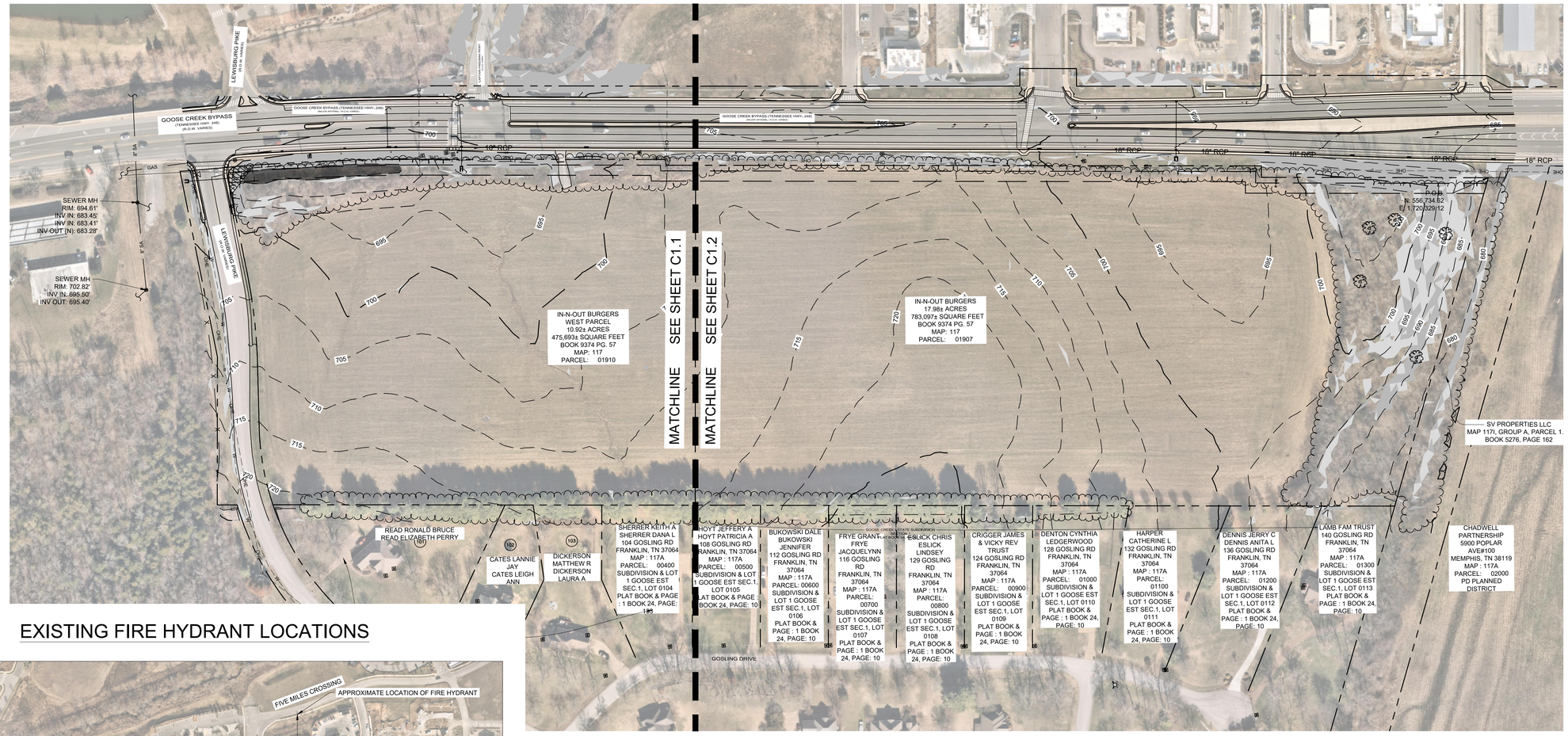
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EXISTING FIRE HYDRANT LOCATIONS





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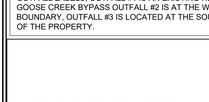
SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. NOTED ABOVE WITH OUTFALL LABELS, OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY, OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.



GRAPHIC SCALE IN FEET
0 50 100 200

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127918
STATE OF TENNESSEE

Revision Date
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OVERALL EXISTING CONDITIONS

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GOOSE CREEK BYPASS (TENNESSEE HWY. 248)
(MAJOR ARTERIAL - R.O.W. VARIES)

VILLAGE

LATH

SA

MATCHLINE SEE SHEET C1.1

PROPERTY LINE

IN-N-OUT BURGERS
WEST PARCEL
10.92± ACRES
475,693± SQUARE FEET
BOOK 9374 PG. 57
MAP: 117
PARCEL: 01910

IN-N-OUT BURGERS
17.98± ACRES
783,097± SQUARE FEET
BOOK 9374 PG. 57
MAP: 117
PARCEL: 01907

DOUBLE CURB INLET TO BE RELOCATED

SIGNAL POLE TO BE RELOCATED

SIGNAL POLE, PROTECT IN PLACE

SIGNAL POLE ELECTRIC STRUCTURES TO BE RELOCATED

OVERHEAD ELECTRIC LINE TO BE RELOCATED UNDERGROUND

DOUBLE CURB INLET TO BE RELOCATED

OVERHEAD ELECTRIC POLE AND GUY WIRE TO BE REMOVED

OVERHEAD ELECTRIC POLE TO BE REMOVED

OVERHEAD ELECTRIC POLE TO BE REMOVED

10' CONSTRUCTION ESMT
BOOK 5818 PAGE 786 (PARCEL 2)
TO BE TERMINATED
EX 16

28' SLOPE ESMT
BOOK 5818 PAGE 786 (PARCEL 1)
TO BE TERMINATED
EX 16

APPROX. 95 LF OF STORM LINE TO BE REMOVED

HEADWALL TO BE REPLACED BY MANHOLE

OVERHEAD ELECTRIC POLE TO BE REMOVED

OHE TO BE REMOVED AND RELOCATED UNDERGROUND

P.O.B.
N: 556,734.62
E: 1,720,329.12

36" HICKORY

24" HICKORY

24" HICKORY

30" HICKORY
DOUBLE BASE

24" OAK

24" HICKORY

SV PROPERTIES LLC
MAP 117I, GROUP A, PARCEL 1.00
BOOK 5276, PAGE 162

PROPERTY LINE

EXISTING TREES TO BE REMOVED

26" HICKORY

32" HICKORY

PROPERTY LINE

GOOSE CREEK ESTATE SUBDIVISION
SECTION 1
PLAT BOOK 24, PAGE 10

SHERRER KEITH A
SHERRER DANA L
104 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00400
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0104
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 133

HOYT JEFFERY A
HOYT PATRICIA A
108 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00500
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0105
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

BUKOWSKI DALE
BUKOWSKI JENNIFER
112 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00600
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0106
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

FRYE GRANT
FRYE JACQUELYNN
116 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00700
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0107
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

ESLICK CHRIS
ESLICK LINDSEY
129 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00800
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0108
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

CRIGGER JAMES & VICKY REV TRUST
124 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 00900
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0109
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

DENTON CYNTHIA LEDGERWOOD
128 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01000
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0110
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

HARPER CATHERINE L
132 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01100
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0111
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

DENNIS JERRY C
DENNIS ANITA L
136 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01200
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0112
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

LAMB FAM TRUST
140 GOSLING RD
FRANKLIN, TN 37064
MAP : 117A
PARCEL: 01300
SUBDIVISION & LOT 1 GOOSE EST SEC.1, LOT 0113
PLAT BOOK & PAGE : 1 BOOK 24, PAGE: 10

CHADWELL PARTNERSHIP
5900 POPLAR AVE#100
MEMPHIS, TN 38119
MAP : 117A
PARCEL: 02000
PD PLANNED DISTRICT

104 105 106 107 108 109 110 111 112 113

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A COMBINATION OF TOPOGRAPHIC SURVEY PREPARED BY WILSON & ASSOCIATES, P.C., DATED 01/20/2023, ADDITIONAL SURVEY BY WILSON & ASSOCIATES, P.C., DATED 06/12/2023, AND A TOPOGRAPHIC SURVEY BY WILSON & ASSOCIATES, P.C. DATED 04/18/2022. 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

EXISTING STORMWATER NARRATIVE

IN THE EXISTING CONDITION, STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS AN AGRICULTURAL GENTLY SLOPING THROUGHOUT THE PROPERTY. RUNOFF TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW TO THREE OUTFALLS. NOTED ABOVE WITH OUTFALL LABELS, OUTFALL #1 IS AN EXISTING HEADWALL SOUTH OF GOOSE CREEK BYPASS OUTFALL #2 IS AT THE WESTERN PROPERTY BOUNDARY, OUTFALL #3 IS LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

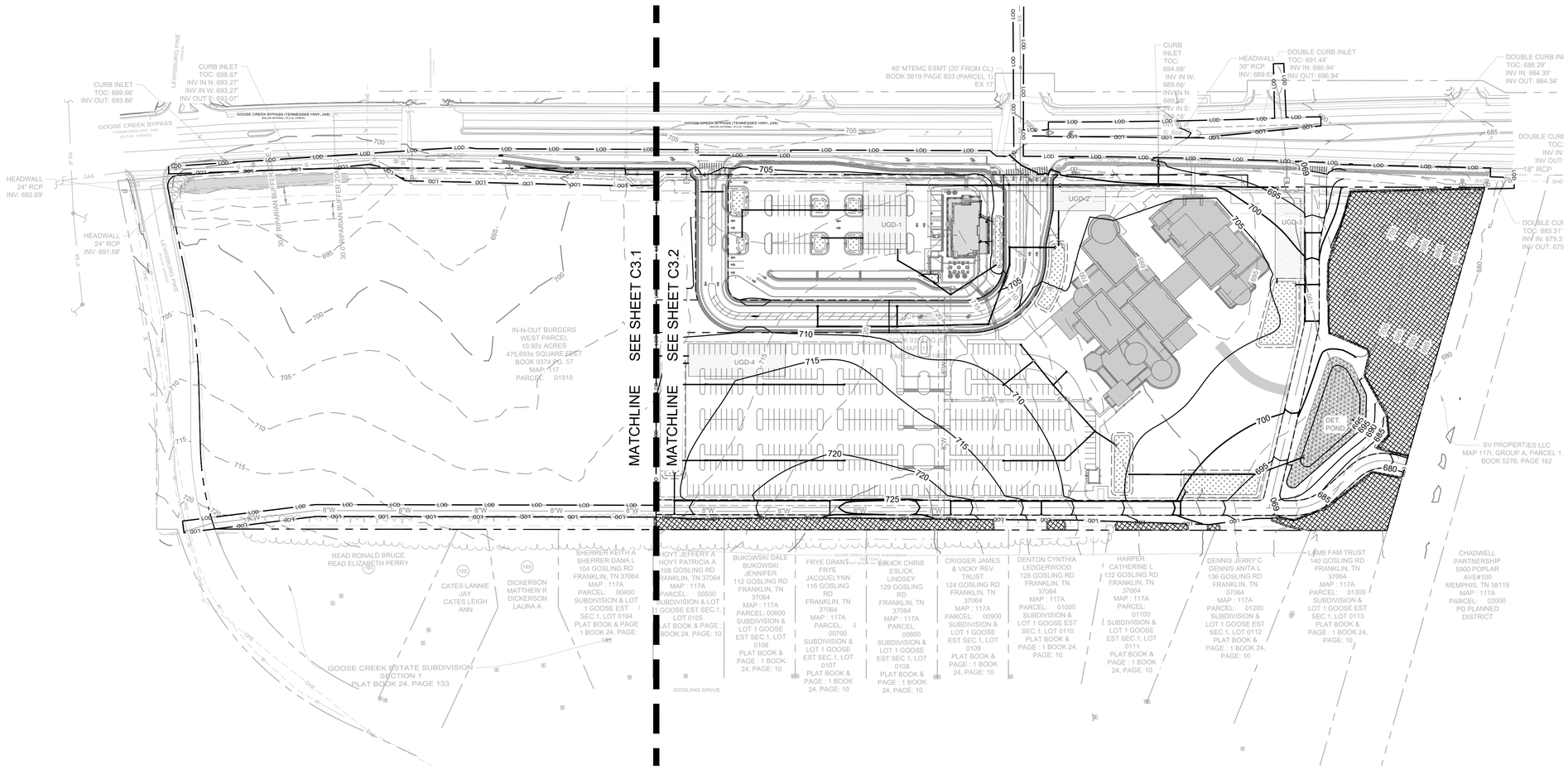
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
09/09/2024

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

ENLARGED EXISTING CONDITIONS SHEET
C1.2

COF # 8381

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COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

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

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RIPARIAN 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.

SITE AREA TABLE

TOTAL SITE AREA =	17.97 ACRES
SITE IMPERVIOUS AREA =	+/- 6.83 ACRES

STATEMENT OF IMPACTS

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HATCH LEGEND

BIORETENTION	
DETENTION	
UNDERGROUND DETENTION	

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
09/27/2024

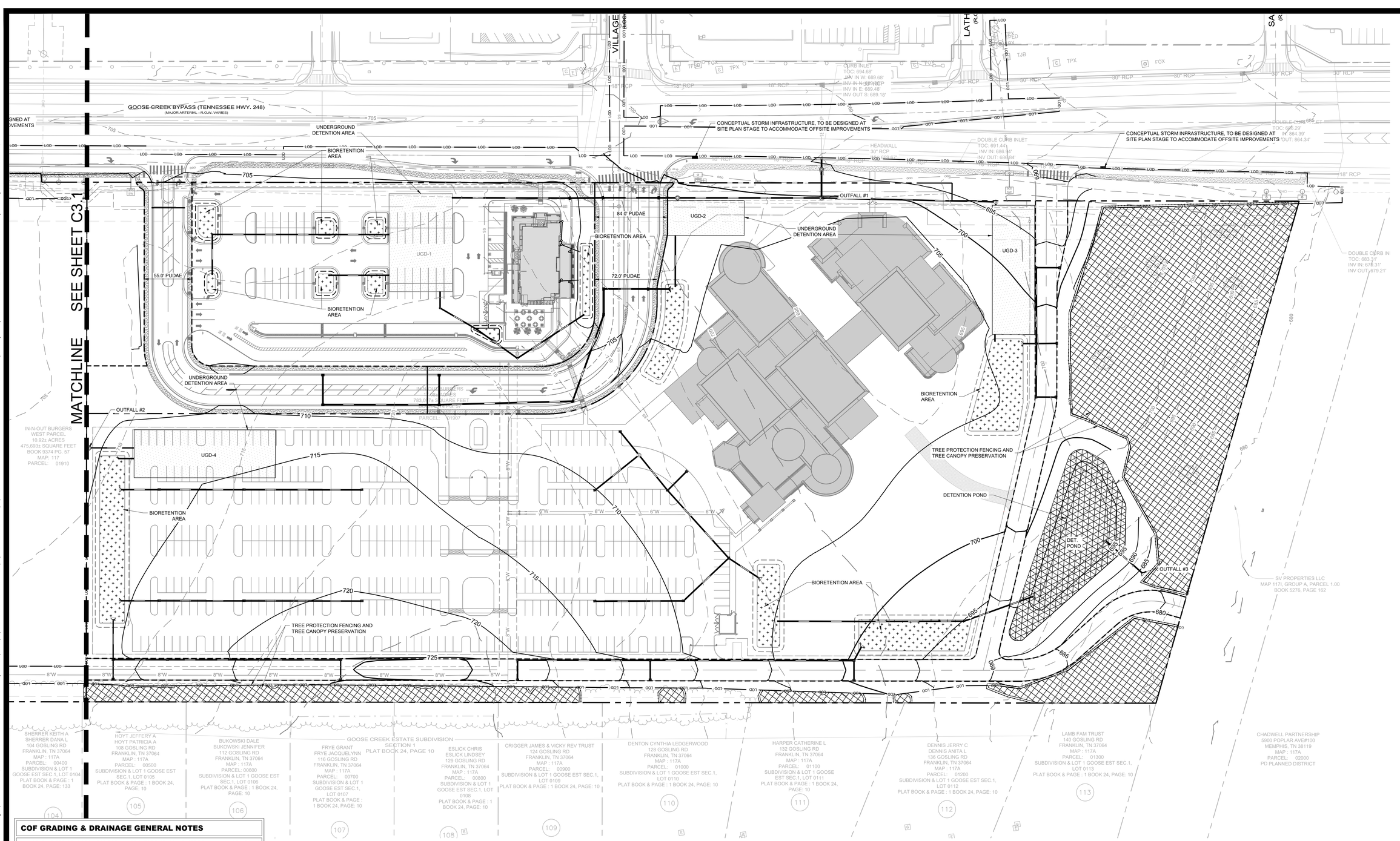
Revision Date
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OVERALL GRADING & DRAINAGE PLAN

SHEET
C3.0

COF # 8381

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HATCH LEGEND

BIORETENTION	
DETENTION	
UNDERGROUND DETENTION	

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE — 09/27/2024

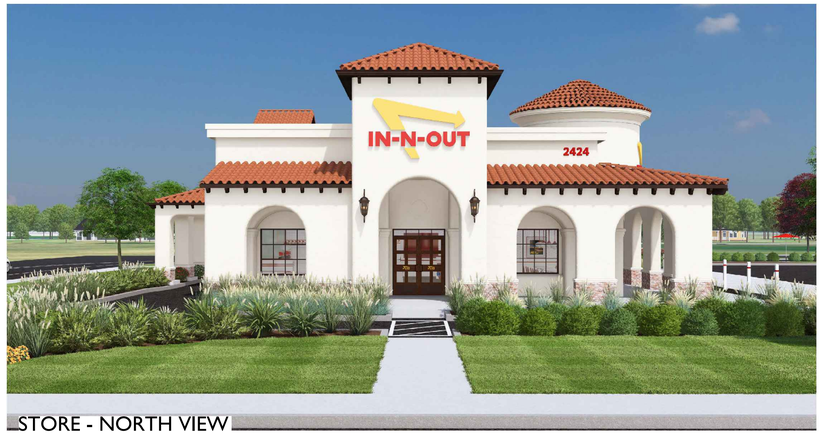
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ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2

COF # 8381



OFFICE - NORTH VIEW



STORE - NORTH VIEW



OFFICE - NORTHWEST VIEW



STORE - NORTHEAST VIEW



OFFICE - SOUTHWEST VIEW



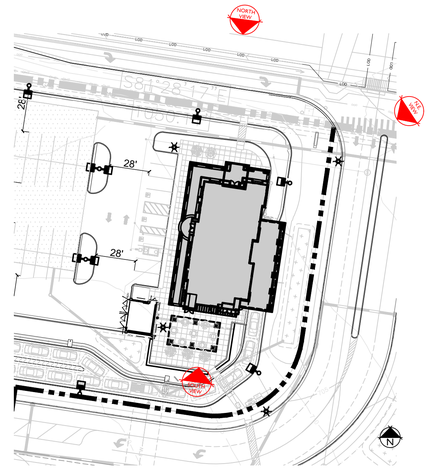
STORE - SOUTH VIEW

THE OFFICE AND STORE ELEVATIONS SHOWN HERE ARE REPRESENTATIVE OF THE BUILDINGS PLANNED FOR IN-N-OUT. THEY ARE THE BASIS FOR DESIGN REVIEW BY THE CITY OF FRANKLIN AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL. BASED ON MY PROFESSIONAL EXPERIENCE, THE PLANS PRESENTED MEET OR EXCEED THE DESIGN STANDARDS SET FORTH BY THE CITY OF FRANKLIN AND/OR ANY MODIFICATION OF STANDARDS PROPOSED WITH THIS DEVELOPMENT PLAN.

GREG GAMBLE, PROFESSIONAL LANDSCAPE ARCHITECT.

SITE DATA CHART

PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8381
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
SETBACKS (OFFICE):	
FRONT:	20'-85'
SIDE:	5' MIN.
REAR:	25' MIN.
SETBACKS (RESTAURANT):	
FRONT:	10'-45'
SIDE:	0' MIN.
REAR:	10' MIN.
COMMERCIAL SF, BY USE:	92,000 SF OFFICE 4,000 SF STORE
BUILDING HEIGHT:	1-3 STORY BUILDINGS
CONSTRUCTION TYPE:	TYPE IIB, FULLY SPRINKLERED
MINIMUM LANDSCAPE SURFACE AREA	
LSA REQUIRED (20%):	3.60 AC (156,619 SF)
LSA PROVIDED (20%):	3.60 AC (156,619 SF)
OPEN SPACE	
REQUIRED (5%):	0.90 AC (39,155 SF)
PROVIDED (5%):	0.92 AC (40,007 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	3.14 AC / 136,725 SF (17% OF SITE)
REQUIRED TREE PRESERVATION:	0.81 AC / 35,549 SF (26% OF TOTAL CANOPY)
PROVIDED TREE PRESERVATION:	2.14 AC / 93,262 SF (68% OF TOTAL CANOPY)
PARKING TAKEDOWN (PD - PLANNED DISTRICT):	
TOTAL PARKING PROVIDED:	437 SPACES 69 SPACES FOR QUICK-SERVICE RESTAURANT 368* SPACES FOR OFFICE (4 SPACES / 1,000SF) *DEFERRED PARKING REQUESTED
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
FRONT:	(615) 975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

REGISTERED LANDSCAPE ARCHITECT
9-1-24

Revision Date
△
△
△
△

ARCHITECTURAL CHARACTER

SHEET
A1.0

COF # 8381

City of Franklin

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

File #: 21-06028

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-06, An Ordinance To Rezone 26.27 Acres From Planned (PD 0.71) District To Residential 1 (R1) District For The Property Located South Of The Intersection Of Crossway Drive And Castlewood Drive, At 2208 Crossway Drive.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8379
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to rezone 26.27 acres from Planned (PD 0.71) District to Residential 1 (R1). This property was formerly part of the Tuck Away PUD Subdivision and is being removed with ORD 2024-07 and RES 2024-09, which are also on this agenda. The Envision Franklin Land Use Plan places the subject parcel into the Single Family Design Concept. Envision Franklin states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." Envision Franklin also states that new development should be compatible with and help preserve the integrity of existing neighborhoods and subdivisions. The proposed zoning of R1 maintains the larger lots of the surrounding neighborhoods with any new future lots required to be a minimum of just under an acre in size (30,000 square feet).

PROJECT CONSIDERATION:
Any subdivision of this parcel under R1 zoning would be required to submit a plat to the Planning Commission for approval.

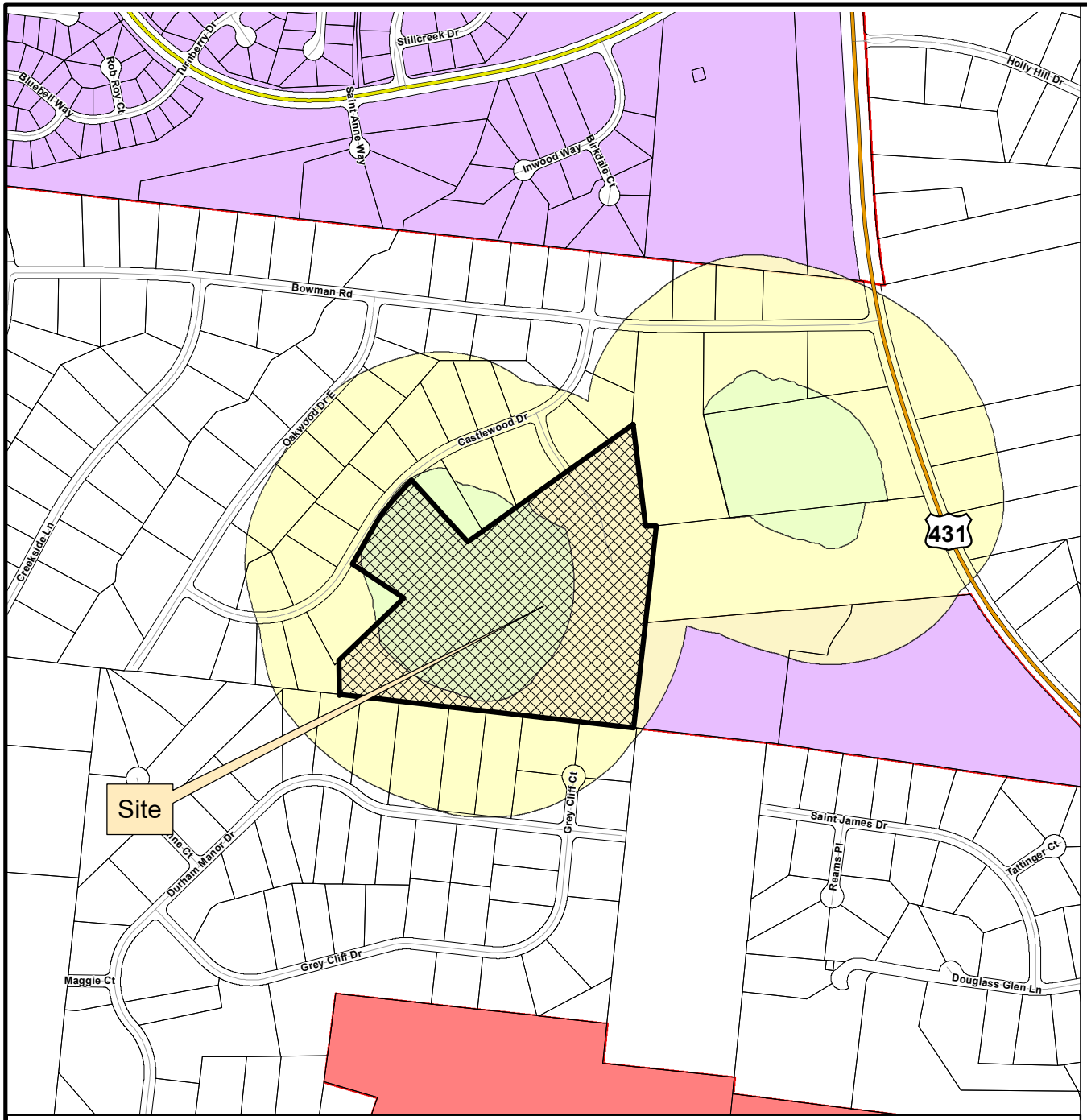
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-06.



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

2208 CROSSWAY DRIVE, REZONING
ORDINANCE 2024-06

Project Information
Existing Zoning: PD Planned District
Proposed Zoning: R-1 Residential
Overlay Districts: HHO, 500' HHO Buffer
Site Acreage: 26.27 acres

Legend

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

ORDINANCE 2024-06

AN ORDINANCE TO REZONE 26.27 ACRES FROM PLANED (PD 0.71) DISTIRCT TO RESIDENTIAL 1 (R1) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF THE INTERSECTION OF CROSSWAY DRIVE AND CASTLEWOOD DRIVE, AT 2208 CROSSWAY DRIVE

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

WHEREAS, the Residential 1 (R1) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

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

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND 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 0.71) District to Residential 1 (R1) District:

PREMISES CONSIDERED

Map-Parcel	Acres
105-28.01	26.27
Total	26.27

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

Law Dept approved 02.13.24

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

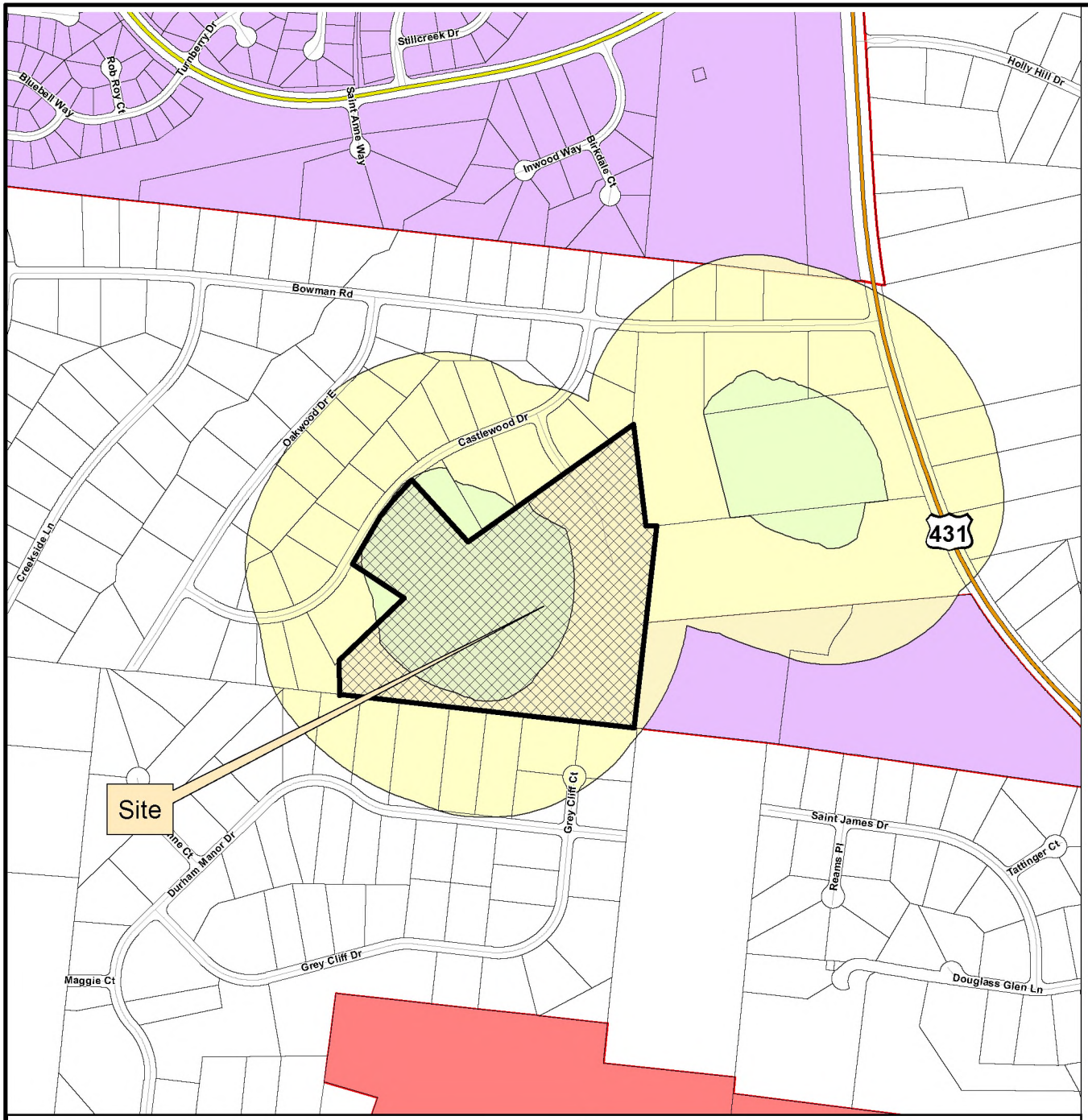
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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 2024. All rights reserved.

N

0 250 500 1,000

Feet

2208 CROSSWAY DRIVE, REZONING
ORDINANCE 2024-06

Project Information
Existing Zoning: PD Planned District
Proposed Zoning: R-1 Residential
Overlay Districts: HHO, 500' HHO Buffer
Site Acreage: 26.27 acres

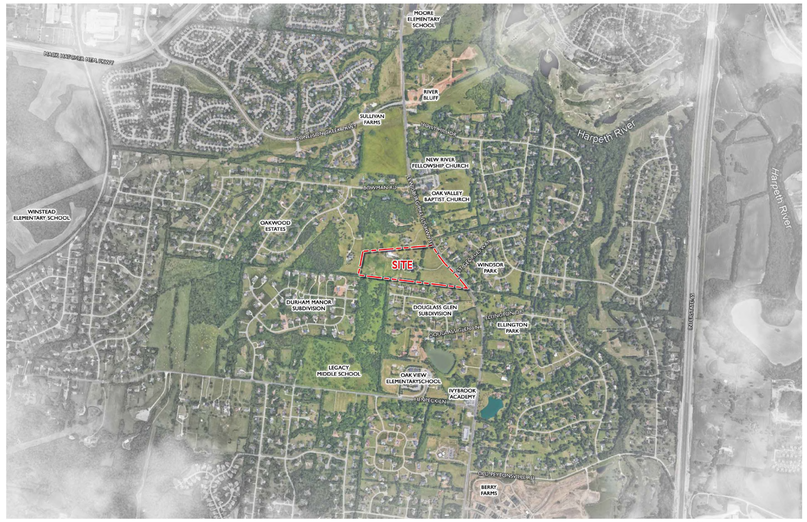
Legend

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

CROSS PROPERTY
REZONING REQUEST

R1
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

SITE DATA CHART

SUBDIVISION/DEVELOPMENT:	CROSS PROPERTY, REZONING REQUEST
PROJECT NUMBER:	8379
TAX MAP & PARCEL(S):	105 02801
ADDRESS:	1190 LEWISBURG PIKE FRANKLIN, TN 37064
COUNTY:	WILLIAMSON
CIVIL DISTRICT:	10TH
ACREAGE OF SITE:	26.27 AC.
ZONING OVERLAY:	HHO, 500' HHO BUFFER
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	R1
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL

SHEET INDEX

C0.0 COVER SHEET

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

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

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

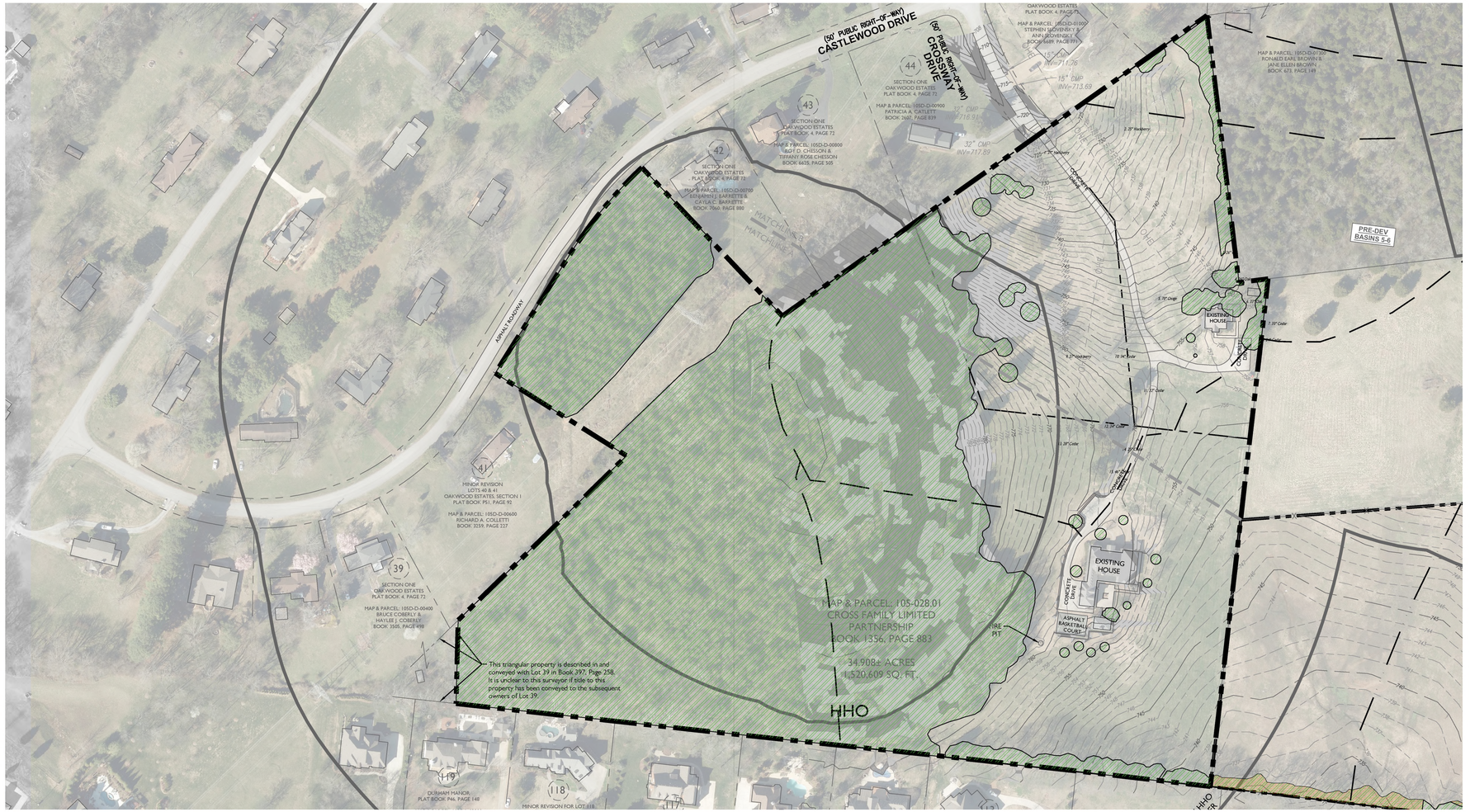
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION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

PRE-APP SUBMITTAL: DECEMBER 22, 2023
INITIAL SUBMITTAL: JANUARY 8, 2024
RESUBMITTAL: FEBRUARY 1, 2024
ONE STOP:
COF #: 8379

DRAKE A. REEVES REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1 02-01-24

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



SITE DATA CHART

SUBDIVISION/DEVELOPMENT:	CROSS PROPERTY, REZONING REQUEST
PROJECT NUMBER:	8379
TAX MAP & PARCEL(S):	105 02801
ADDRESS:	1190 LEWISBURG PIKE FRANKLIN, TN 37064
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CIVIL DISTRICT:	10TH
ACREAGE OF SITE:	26.27 AC
ZONING OVERLAY:	HHO, 500' HHO BUFFER
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	R1
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL

KEY

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

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
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Pre-Dev Basins 5-6 Grading & Drainage Data Chart
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  - 100 year: 110.19 CFS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

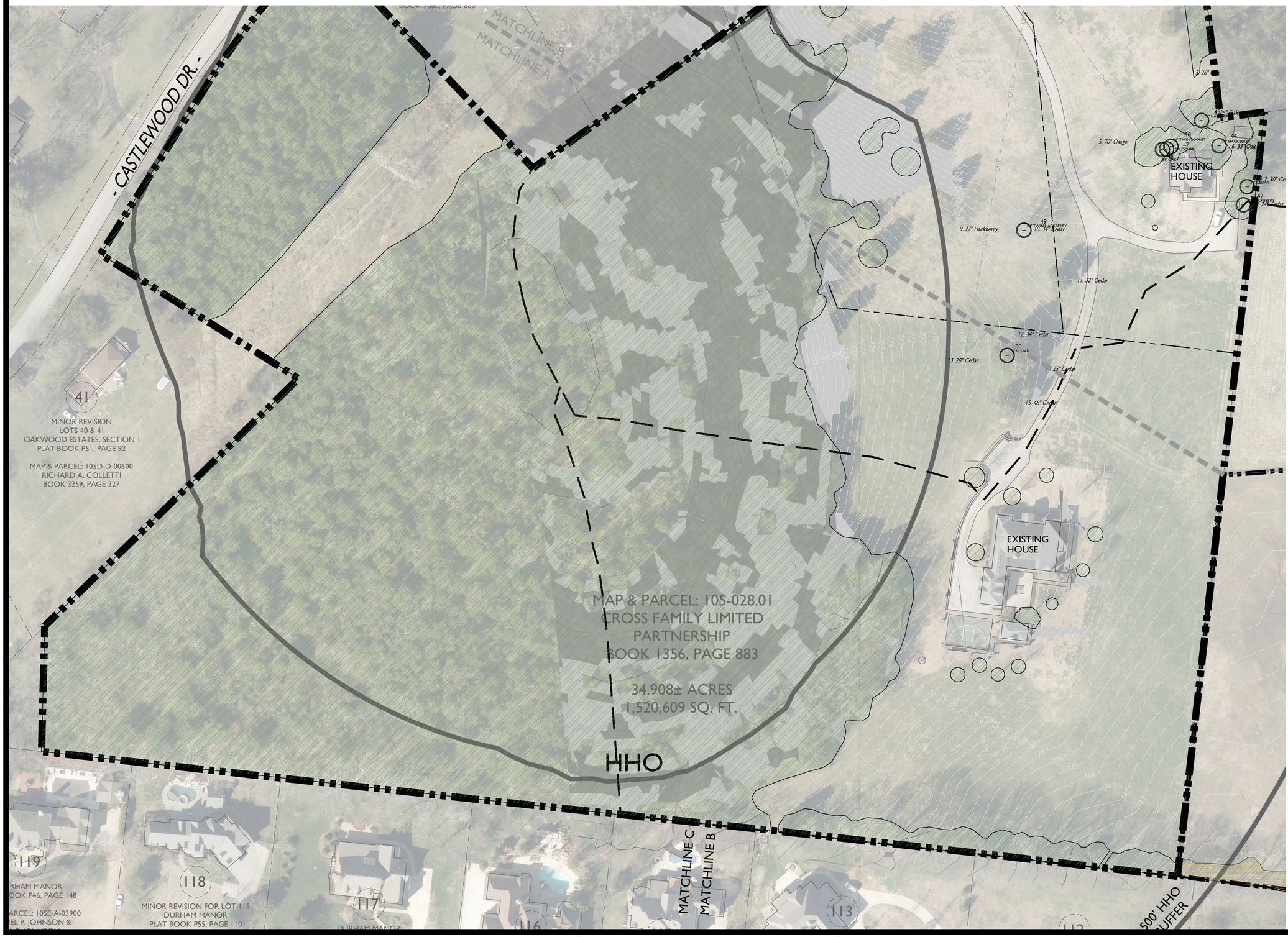
DRAKE A. REEDER REGISTERED TENNESSEE No. 3301 LANDSCAPE ARCHITECT 07.01.21

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

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8379



GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

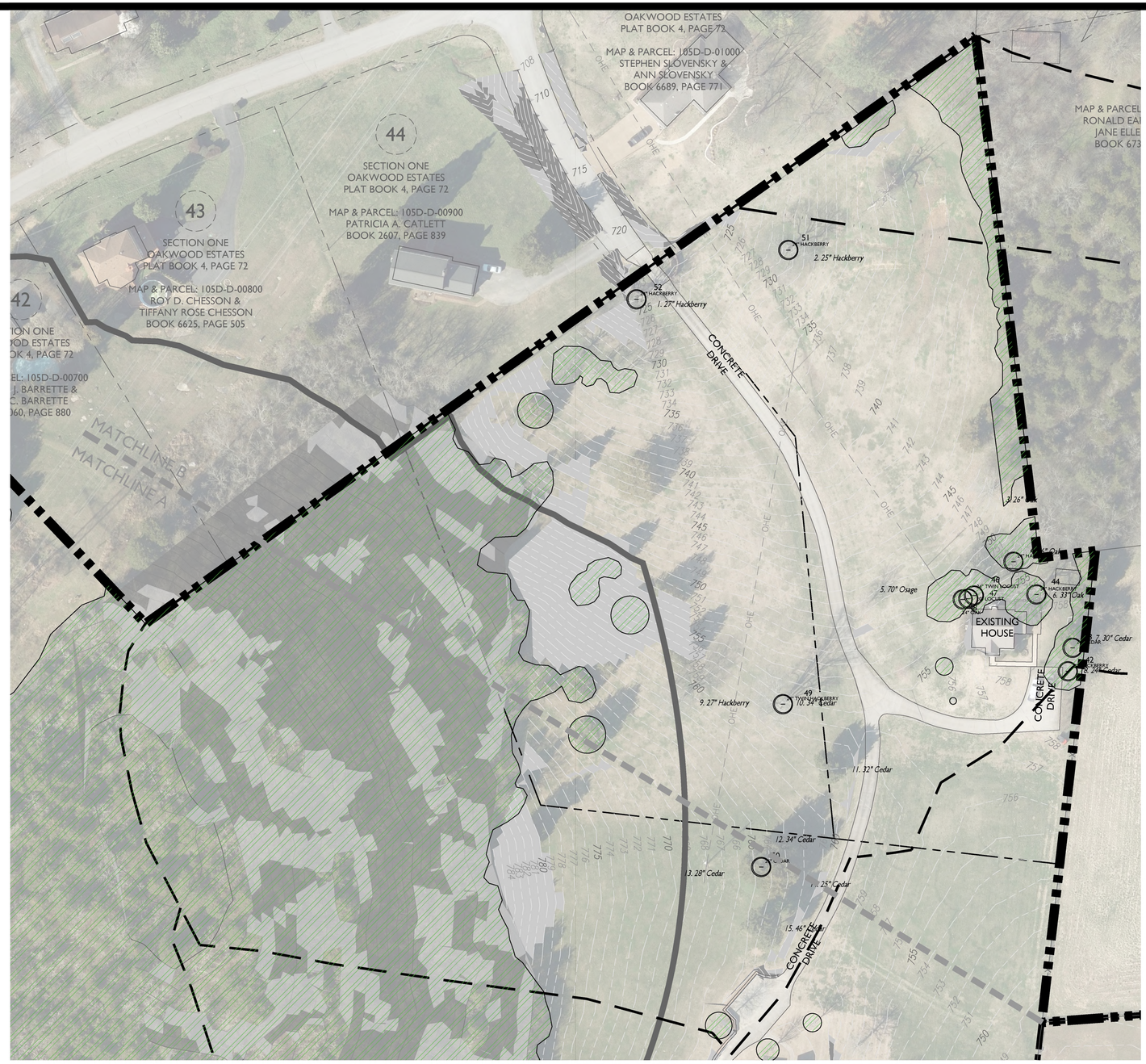
DRAKE A. RECORD
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
07.01.24

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #8379



KEY

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

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 328 OCT.01.24

Revision Date

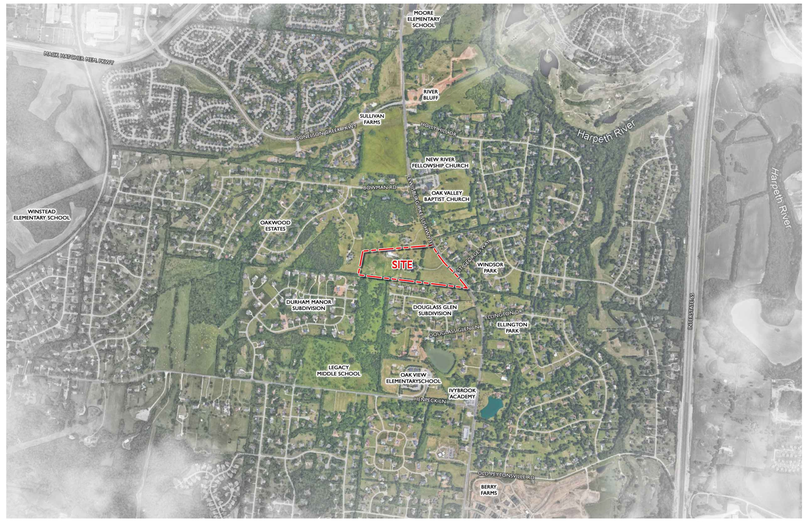
ENLARGED EXISTING CONDITIONS

SHEET C1.2

COF #8379

CROSS PROPERTY
REZONING REQUEST

R1
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

SITE DATA CHART

SUBDIVISION/DEVELOPMENT:	CROSS PROPERTY, REZONING REQUEST
PROJECT NUMBER:	8379
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CIVIL DISTRICT:	10TH
ACREAGE OF SITE:	26.27 AC
ZONING OVERLAY:	HHO, 500' HHO BUFFER
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	R1
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL

SHEET INDEX

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ENGINEER:
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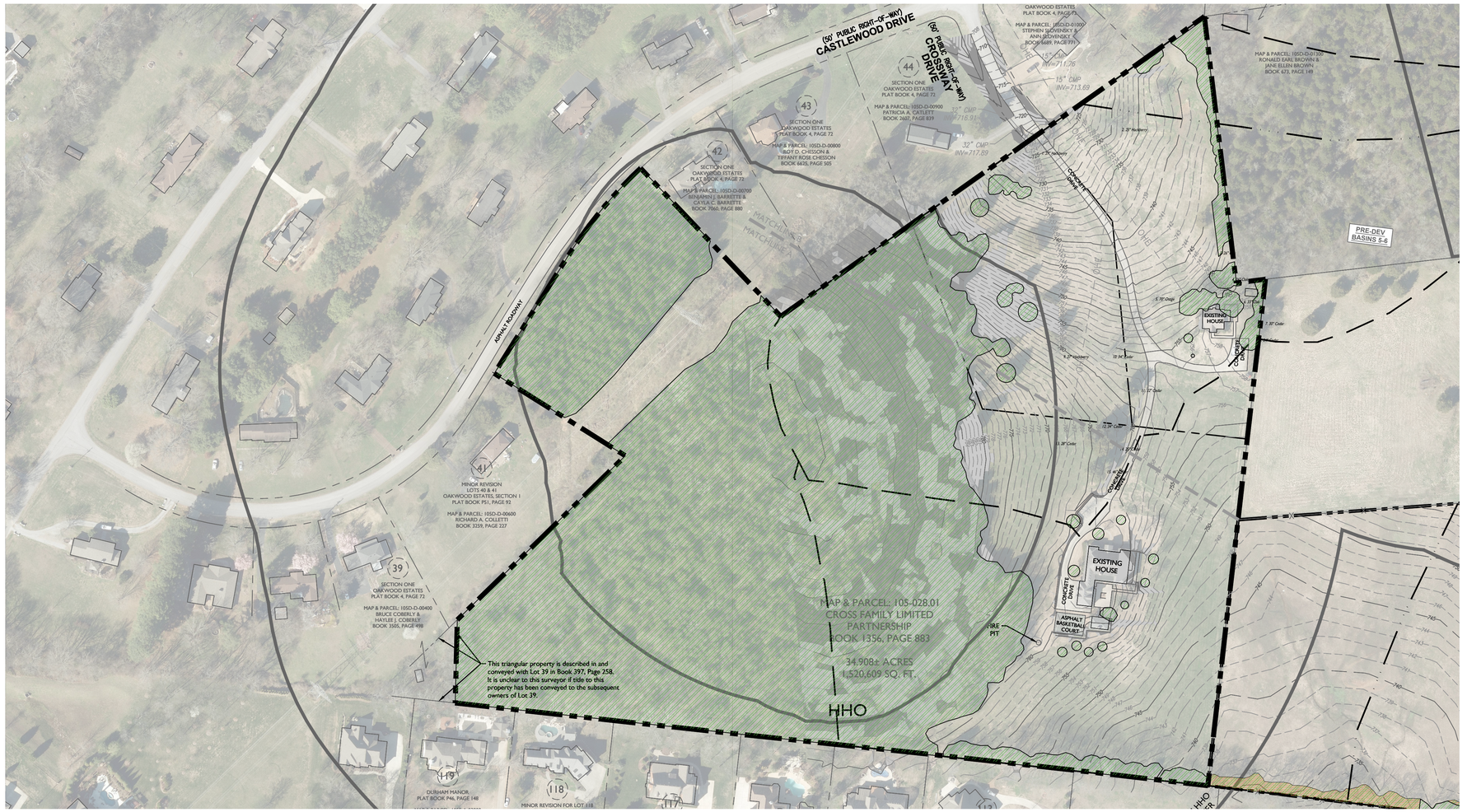
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GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



N

0 100 200 300

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- EXISTING TREES

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

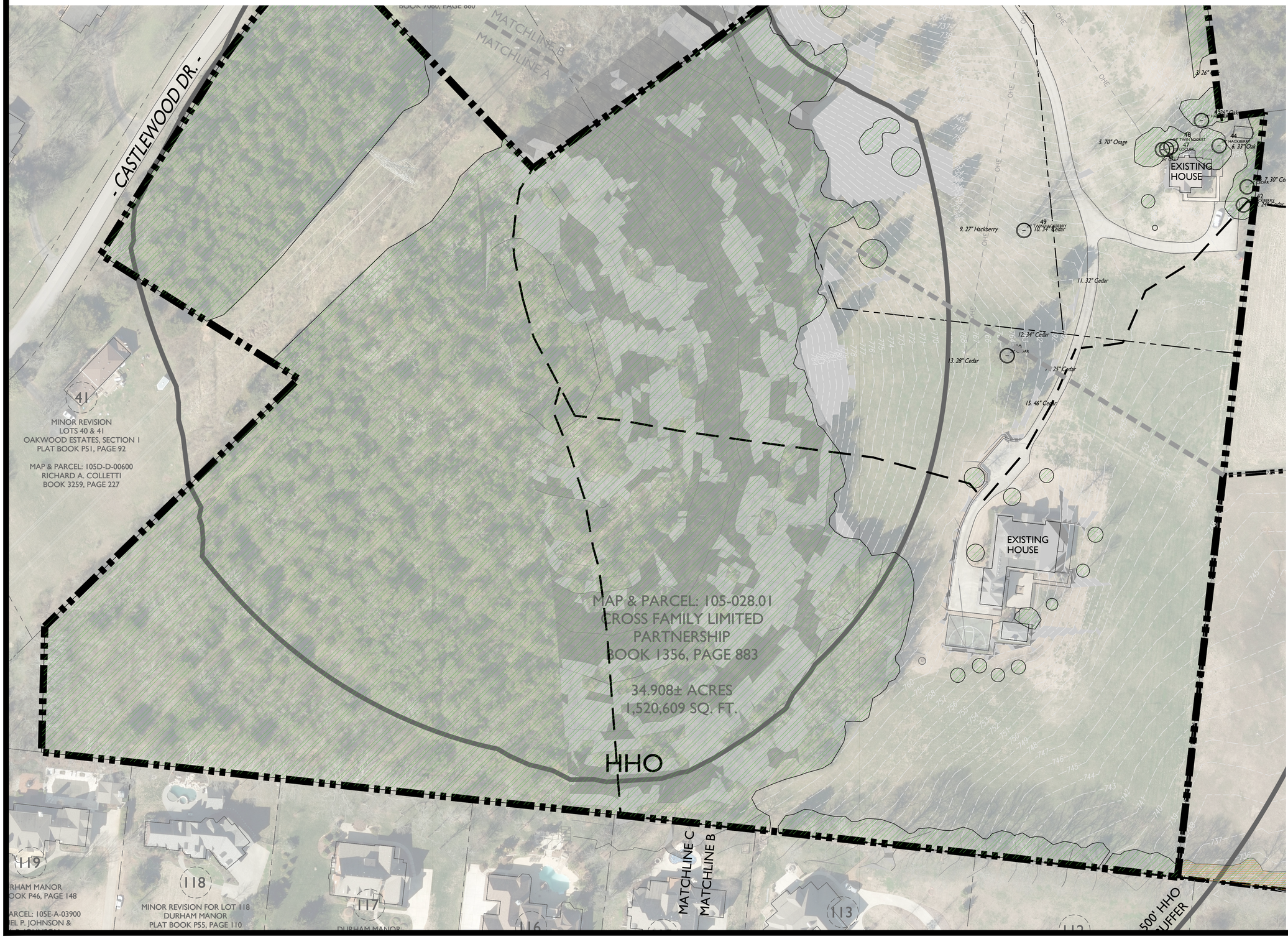
DRAKE A. REEDER REGISTERED TENNESSEE No. 343 LANDSCAPE ARCHITECT 07.01.21

Revision Date
1. _____
2. _____
3. _____
4. _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8379



KEY

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

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1419 07.01.24

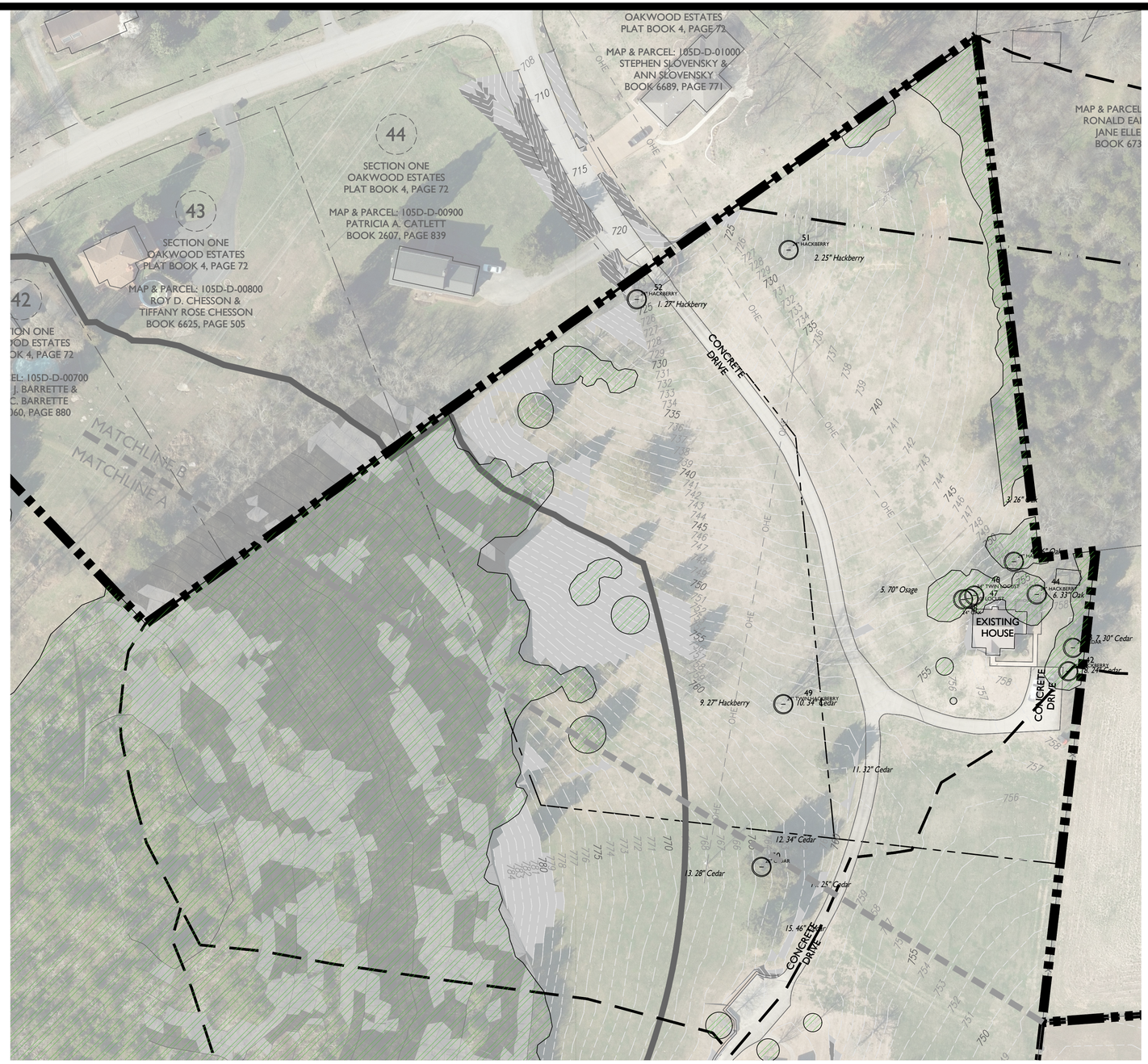
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF #8379



KEY

- SLOPES 14%-19.99%
- SLOPES 20%+
- PROPERTY LINE
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N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 OCT.01.24

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET C1.2

COF #8379

From:	LARRY MAX FORT
To:	Planning Intake
Subject:	Fwd: Fellowship Bible Church development proposed on Parcel 02801 and 00800 on 1190 Lewisburg Pike and 2208 Crossway Drive, Franklin, TN
Date:	Tuesday, February 20, 2024 8:53:05 PM

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

To the Franklin Municipal Planning Commission,
We are emailing you to convey our disagreement with the proposal to rezone Parcel 02801 and parcel 00800 on Tuck Away Farm from a Planned Unit Development to a R1 Residential which will allow for the development of The Fellowship Bible Church on Lewisburg Pike in Franklin, TN. We have enjoyed living next to this property for 17 years, and bought this house especially for the peace and beauty, wildlife and privacy that we have enjoyed since we have been here. We unfortunately are unable to attend the Planning Commission meeting on February 22nd as we will be out of town.
It appears on the plan that there will eventually be a total of 5 buildings in the property behind us, with the trail of traffic exiting the parking lot along our property line. These buildings will be extremely close and visible to us on our property and will add a lot of noise, automobile exhaust, and unnatural lighting from buildings, cars, and parking lot lights. Because of the number and size of the buildings , we believe it will appear more like an office complex than a church. I'm also concerned about an educational building of this size, and that it will eventually become a school of some type.
I grew up in Franklin and have seen massive growth and a multitude of changes over the years. We have watched Berry Farms explode in growth in the past few years, and now have 3 schools within 1/2 a mile from our house as well as 3 other churches within a mile from our subdivision. The traffic by Douglass Glen has become more than problematic, and adding a church campus with 5 buildings and a multitude of parishioners entering and exiting in the middle of a 2 mile stretch of road that feeds 3 schools, 3 churches and multiple subdivisions in my opinion will be a regrettable mistake.
I also know that in order to complete the campus of buildings proposed it will take years of noise, construction, loss of any privacy and a constant movement of loads of dirt, and dusty conditions. There is not even enough room from the exiting road to place a berm or tree line as a barrier. This will virtually destroy any property value we have acquired during the 17 years we have been in this house. Therefore, we will not support the rezoning and development on 2208 Crossway Drive in Franklin to accommodate the satellite campus of the Brentwood Fellowship Bible Church.
Thank you,
Leslie and Max Fort
2534 Saint James Drive, Douglass Glen Subdivision
Franklin, TN 37064

From: Merrick Miles
To: Planning Intake
Subject: Comments for Tuck Away Farm meeting on 2/22
Date: Wednesday, February 21, 2024 10:44:26 AM

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

Hello,

Please see below for written comments on the Tuck Away Farm development plan revision. Thank you,

Merrick Jones

> Good evening,
>
> We live at 1191 Lewisburg Pike, directly across from Tuck Away Farm. We have been in our home since 2016, we got married in the back yard, we have taken all our Christmas pictures in front of our large magnolia, our young children haven't known any other home besides our 105 year old farm house. We love our home and Franklin, but we are deeply concerned this development will make living in our home untenable. The increased flow of traffic that will be directly in front of our house will be disruptive to our lives. The normally quiet Sunday mornings will become loud with increased traffic, and in an area that usually has good flow of cars, suddenly there will be cars idling in our front yard, several times that day and any other days of service. If the new traffic pattern dictates a traffic light, then the idling cars become continuous in our lives, all days and nights, and leaving our house to get onto Lewisburg Pike becomes much more of a challenge. We can currently enjoy our front yard, even if there is traffic, as it moves along and while heavy at times, is often light enough to not disrupt our children playing. A traffic light, or even just busy Sundays and any other days of service, will greatly change our lives in our home.
>
> We sincerely hope the commission can take our concerns seriously. We understand Franklin is growing and developing, but we hope our small slice of community can remain preserved and a safe and welcoming home for us

and our family.

Freeman and Merrick Jones

City of Franklin

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

File #: 21-06033

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-07, An Ordinance To Rezone 25.64 Acres From Planned (PD 0.71) To Planned (PD 120,000) District For The Property Located At 1190 Lewisburg Pike (Tuck Away PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8388
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to rezone 26.27 acres from Planned (PD 0.71) District to to Planned (PD 120,000) District to accommodate the proposed revision to the Tuck Away PUD Subdvision. The Envision Franklin Land Use Plan places the subject parcels into the Single Family Design Concept, which allows for institutional uses such as churches. Envision Franklin provides a special consideration for institutional uses at this location, which states, "Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan." The proposed zoning is consistent with the recommendations and consideration given to this property by Envision Franklin.

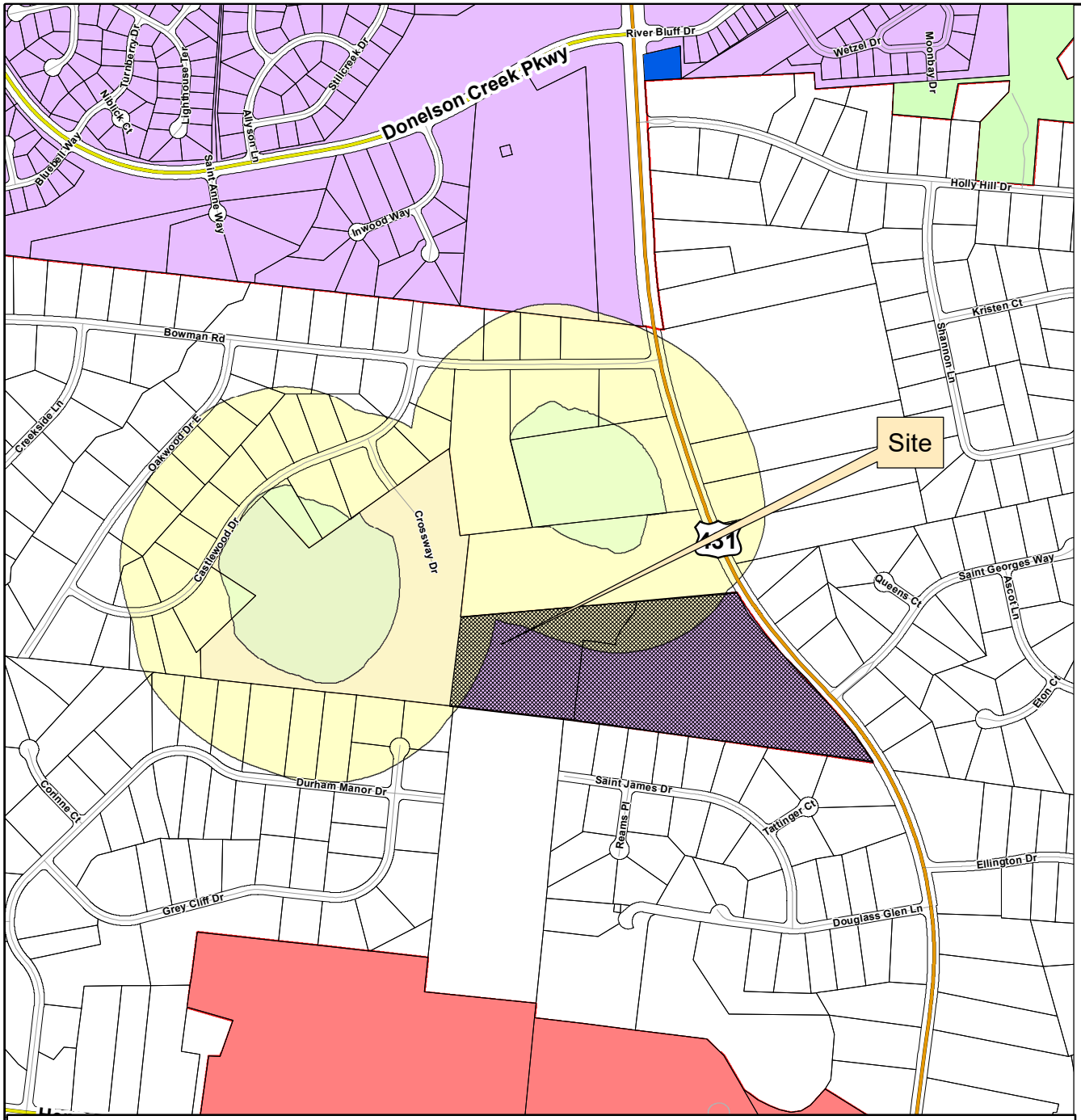
PROCEDURAL REQUIREMENTS:
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-07.



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 2024. All rights reserved.

N

0 250 500 1,000

Feet

TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09

Project Information

Existing Zoning: PD (0.71)
Proposed Zoning: PD (120,000 SF)
Overlay Districts: 500' Buffer of HHO
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 120,000 SF

Legend

- Tuck Away PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
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- 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

ORDINANCE 2024-07

AN ORDINANCE TO REZONE 25.64 ACRES FROM PLANNED (PD 0.71) TO PLANNED (PD 120,000) DISTRICT FOR THE PROPERTY LOCATED AT 1190 LEWISBURG PIKE (TUCK AWAY 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 120,000) 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 2024-09, 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 0.71) District to Planned (PD 120,000) District:

PREMISES CONSIDERED

Map-Parcel	Acres
105-28.01	8.43
106-8.00	17.21
Total	25.64

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

Law Dept approved 02.13.24

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

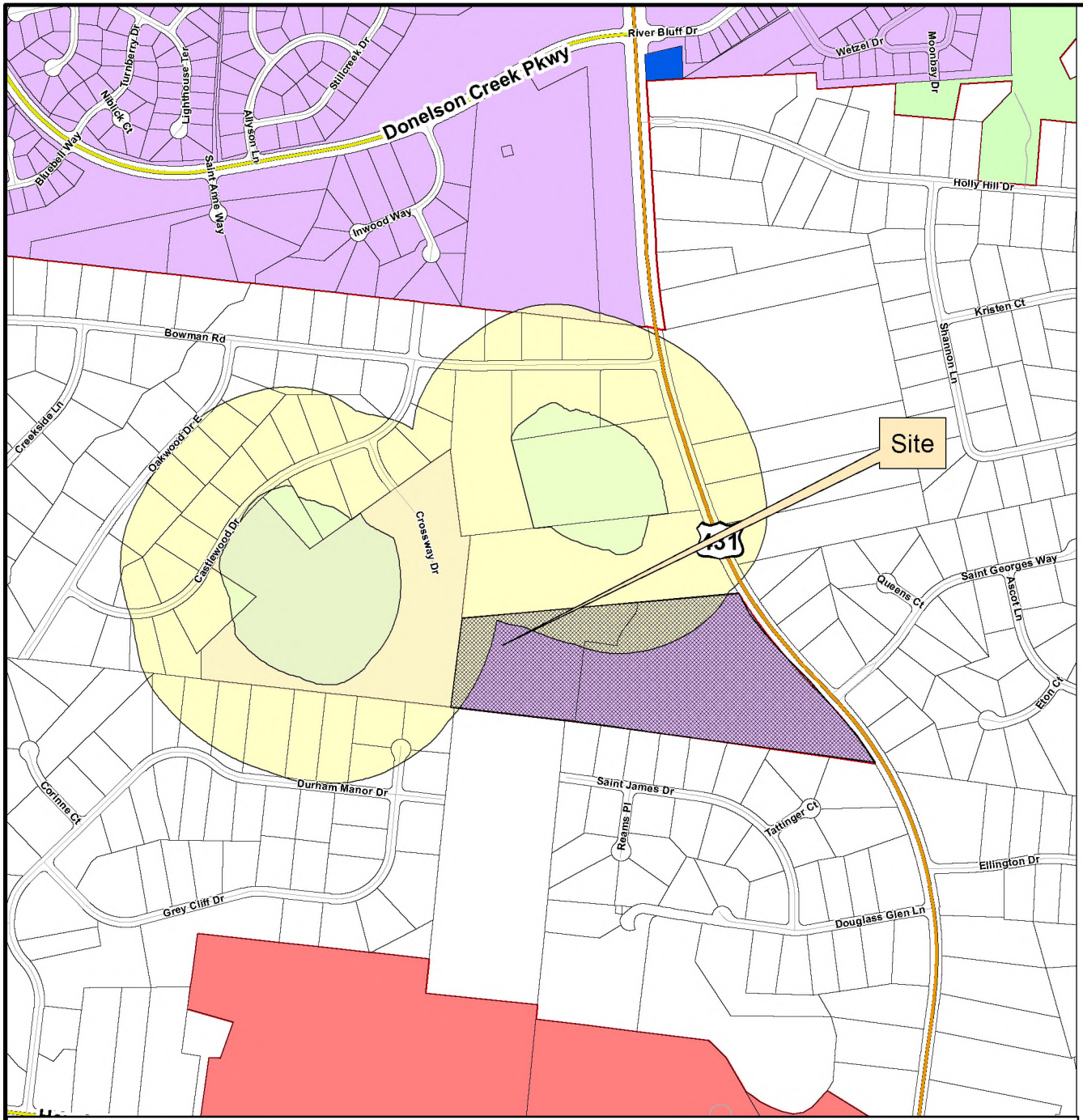
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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N

0 250 500 1,000

Feet

TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09

Project Information

Existing Zoning: PD (0.71)
Proposed Zoning: PD (120,000 SF)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 120,000 SF

Legend

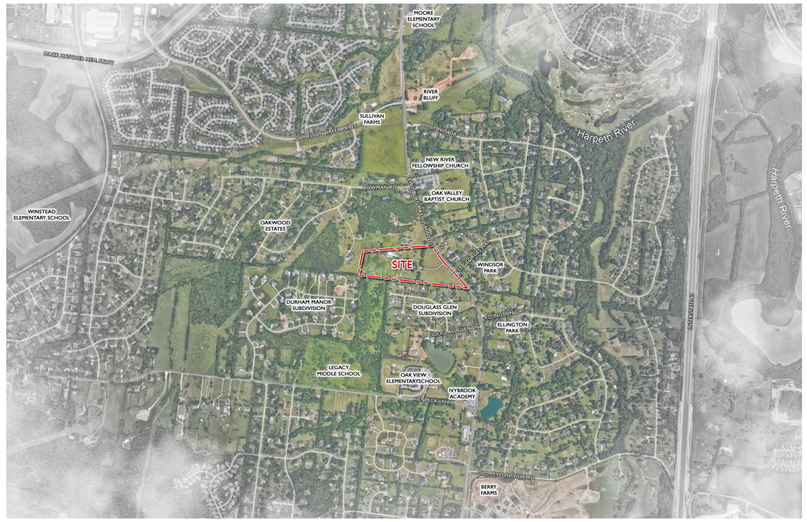
- Tuck Away PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential 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

TUCK AWAY PUD SUBDIVISION

REZONING REQUEST

PD (120,000 SF)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REZONING REQUEST
PROJECT NUMBER:	8388
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
DESIGN CONCEPT(S):	INSTITUTIONAL
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER

SHEET INDEX

C0.0 COVER SHEET

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

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

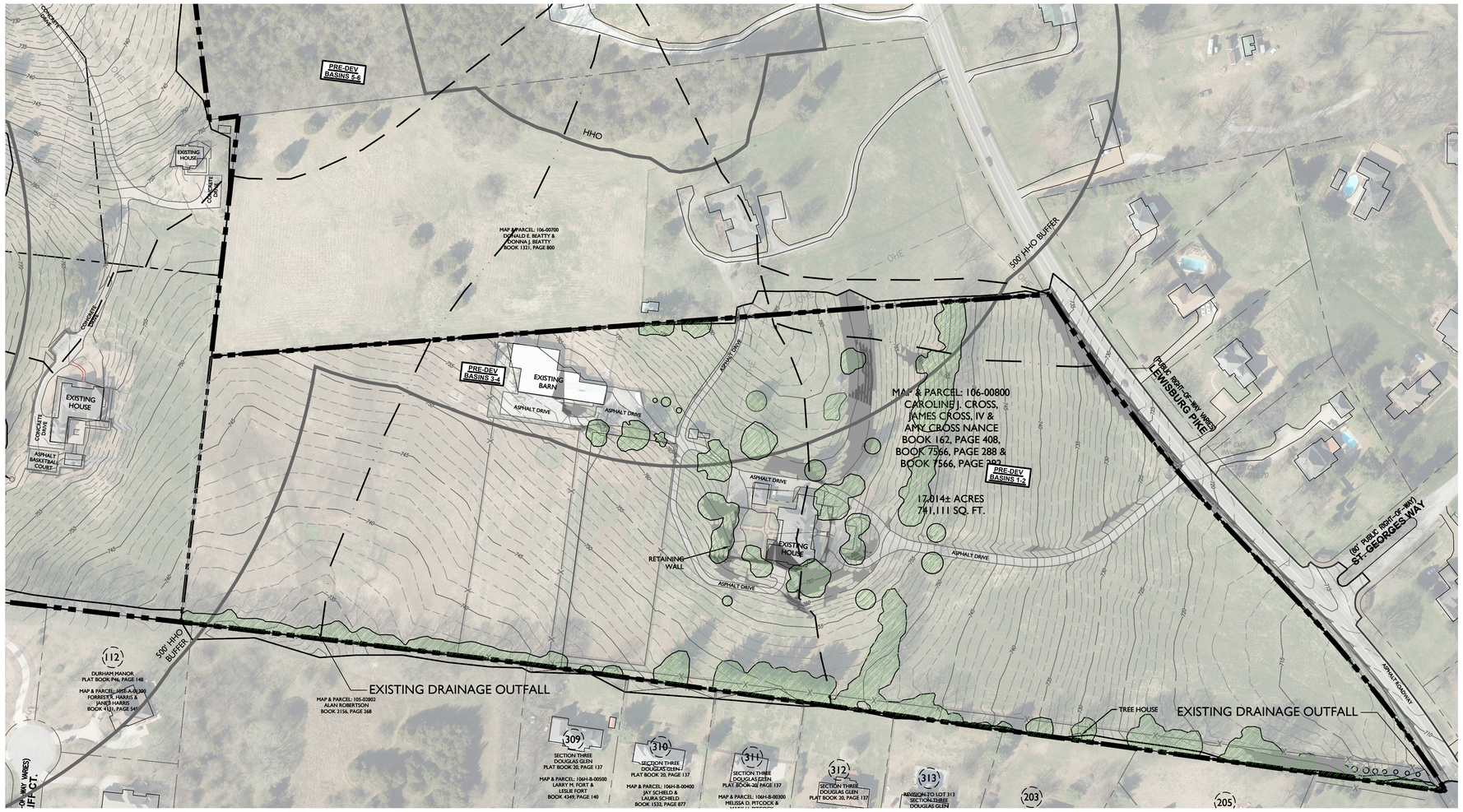
OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD., SUITE 205
FRANKLIN, TN 37064

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

INITIAL SUBMITTAL: JANUARY 8, 2024
RESUBMITTAL: FEBRUARY 1, 2024
ONE STOP:
COF #: 8388

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 318 02.01.24

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



SITE DATA CHART

PROJECT NAME:	TUCK AWAY PUD, REZONING REQUEST
PROJECT NUMBER:	8388
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800, 105 02801
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	
CIVIL DISTRICT:	10TH
DESIGN CONCEPT(S):	INSTITUTIONAL
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER

KEY

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

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

N.T.S.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 328 07.01.24

Revision Date
- △
- △
- △
- △

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8388

MATCHLINE B
MATCHLINE A

500' HHO BUFFER

- LEWISBURG PIKE -

ASPHALT DRIVE

ASPHALT DRIVE

ASPHALT DRIVE

EXISTING HOUSE

ASPHALT DRIVE

MAP & PARCEL: 106-00800
CAROLINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS NANCE
BOOK 162, PAGE 408,
BOOK 7566, PAGE 288 &
BOOK 7566, PAGE 292

PRE-DEV
BASINS 1-2

17.014± ACRES
741,111 SQ. FT.

- ST. GEORGES WAY -

- LEWISBURG PIKE -

ASPHALT ROADWAY

EXISTING DRAINAGE OUTFALL

310
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00400
JAY SCHIELD &
LAURA SCHIELD
BOOK 1532, PAGE 877

311
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00300
MELISSA D. PITCOCK &
MARK H. PITCOCK
BOOK 5685, PAGE 495

312
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00200
NICHOLAS PAUL VAN WEELDEN &
CODI JO VAN WEELDEN
BOOK 7728, PAGE 620

313
REVISION TO LOT 313
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 22, PAGE 76

MAP & PARCEL: 106H-B-00100
MICHAEL A. GRILLOT &
MARILYN M. GRILLOT
BOOK 135, PAGE 981

203
SECTION TWO
DOUGLAS GLEN
PLAT BOOK 19, PAGE 41

MAP & PARCEL: 106H-A-019.00
RICHARD W. STEMPEL, JR. &
JULIE STEMPEL

204

205
REVISION TO LOT 205
SECTION TWO
DOUGLAS GLEN
PLAT BOOK 23, PAGE 19

MAP & PARCEL: 106H-C-017.00

KEY PLAN

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

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
02.01.24

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

ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF #8388



KEY PLAN

KEY

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

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1015 08.01.24

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF #8388

From:	LARRY MAX FORT
To:	Planning Intake
Subject:	Fwd: Fellowship Bible Church development proposed on Parcel 02801 and 00800 on 1190 Lewisburg Pike and 2208 Crossway Drive, Franklin, TN
Date:	Tuesday, February 20, 2024 8:53:05 PM

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

To the Franklin Municipal Planning Commission,
We are emailing you to convey our disagreement with the proposal to rezone Parcel 02801 and parcel 00800 on Tuck Away Farm from a Planned Unit Development to a R1 Residential which will allow for the development of The Fellowship Bible Church on Lewisburg Pike in Franklin, TN. We have enjoyed living next to this property for 17 years, and bought this house especially for the peace and beauty, wildlife and privacy that we have enjoyed since we have been here. We unfortunately are unable to attend the Planning Commission meeting on February 22nd as we will be out of town.
It appears on the plan that there will eventually be a total of 5 buildings in the property behind us, with the trail of traffic exiting the parking lot along our property line. These buildings will be extremely close and visible to us on our property and will add a lot of noise, automobile exhaust, and unnatural lighting from buildings, cars, and parking lot lights. Because of the number and size of the buildings , we believe it will appear more like an office complex than a church. I'm also concerned about an educational building of this size, and that it will eventually become a school of some type.
I grew up in Franklin and have seen massive growth and a multitude of changes over the years. We have watched Berry Farms explode in growth in the past few years, and now have 3 schools within 1/2 a mile from our house as well as 3 other churches within a mile from our subdivision. The traffic by Douglass Glen has become more than problematic, and adding a church campus with 5 buildings and a multitude of parishioners entering and exiting in the middle of a 2 mile stretch of road that feeds 3 schools, 3 churches and multiple subdivisions in my opinion will be a regrettable mistake.
I also know that in order to complete the campus of buildings proposed it will take years of noise, construction, loss of any privacy and a constant movement of loads of dirt, and dusty conditions. There is not even enough room from the exiting road to place a berm or tree line as a barrier. This will virtually destroy any property value we have acquired during the 17 years we have been in this house. Therefore, we will not support the rezoning and development on 2208 Crossway Drive in Franklin to accommodate the satellite campus of the Brentwood Fellowship Bible Church.
Thank you,
Leslie and Max Fort
2534 Saint James Drive, Douglass Glen Subdivision
Franklin, TN 37064

From: Merrick Miles
To: Planning Intake
Subject: Comments for Tuck Away Farm meeting on 2/22
Date: Wednesday, February 21, 2024 10:44:26 AM

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

Hello,

Please see below for written comments on the Tuck Away Farm development plan revision. Thank you,

Merrick Jones

> Good evening,
>
> We live at 1191 Lewisburg Pike, directly across from Tuck Away Farm. We have been in our home since 2016, we got married in the back yard, we have taken all our Christmas pictures in front of our large magnolia, our young children haven't known any other home besides our 105 year old farm house. We love our home and Franklin, but we are deeply concerned this development will make living in our home untenable. The increased flow of traffic that will be directly in front of our house will be disruptive to our lives. The normally quiet Sunday mornings will become loud with increased traffic, and in an area that usually has good flow of cars, suddenly there will be cars idling in our front yard, several times that day and any other days of service. If the new traffic pattern dictates a traffic light, then the idling cars become continuous in our lives, all days and nights, and leaving our house to get onto Lewisburg Pike becomes much more of a challenge. We can currently enjoy our front yard, even if there is traffic, as it moves along and while heavy at times, is often light enough to not disrupt our children playing. A traffic light, or even just busy Sundays and any other days of service, will greatly change our lives in our home.
>
> We sincerely hope the commission can take our concerns seriously. We understand Franklin is growing and developing, but we hope our small slice of community can remain preserved and a safe and welcoming home for us

and our family.

Freeman and Merrick Jones

File #: 21-06034

DATE: February 5, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Resolution 2024-09, A Resolution Approving A Revised Development Plan For Tuck Away PUD Subdivision, With 1 Modification Of Development Standards (Connectivity), For The Property Located West Of Lewisburg Pike And North Of Saint James Drive, Located At 1190 Lewisburg Pike.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8389
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Jim Cross

BACKGROUND/STAFF COMMENTS:
The applicant is proposing a revision to the Tuck Away PUD Subdivision development plan to allow for institutional use and the construction of a new church campus. The Tuck Away PUD was previously approved in March 2021 and had 37 single family residential lots on 52.0 acres. This revision proposes changing the boundaries of the PUD and removing all residential use from the property. Additionally, it entitles the property to 120,000 square feet of institutional space. The Envision Franklin Land Use Plan places the subject property into the Single Family Design Concept, which allows for institutional uses, such as churches. Envision Franklin provides a special consideration for institutional uses at this location, which states, "Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan."

The plan as proposed maintains the 200-foot setback from Lewisburg Pike and re-purposes the existing house for administrative purposes. The plan is in two phases and the proposed architecture is a 2-story scale and compliments the rural nature of the area. The plan overall meets the guiding principles of Envision Franklin and the specific notes about this special consideration for the Single

Family Design Concept.

MODIFICATION OF STANDARDS:

There is one Modification of Standards request with this plan.

MOS #1: Requesting to remove the required southern vehicular connection.

The applicant is requesting to remove the required vehicular connections to the parcels along the southern boundary line of the PUD. Section 9.5.3(A) of the Zoning Ordinance states, "Internal vehicular circulation shall be designed to provide cross access to each adjacent property." Staff supports extending connectivity whenever possible to plan for future road network connections, as a way to help disburse traffic throughout an area and provide multiple connection points for emergency services.

Staff recommends **disapproval** of MOS #1.

PROCEDURAL REQUIREMENTS:

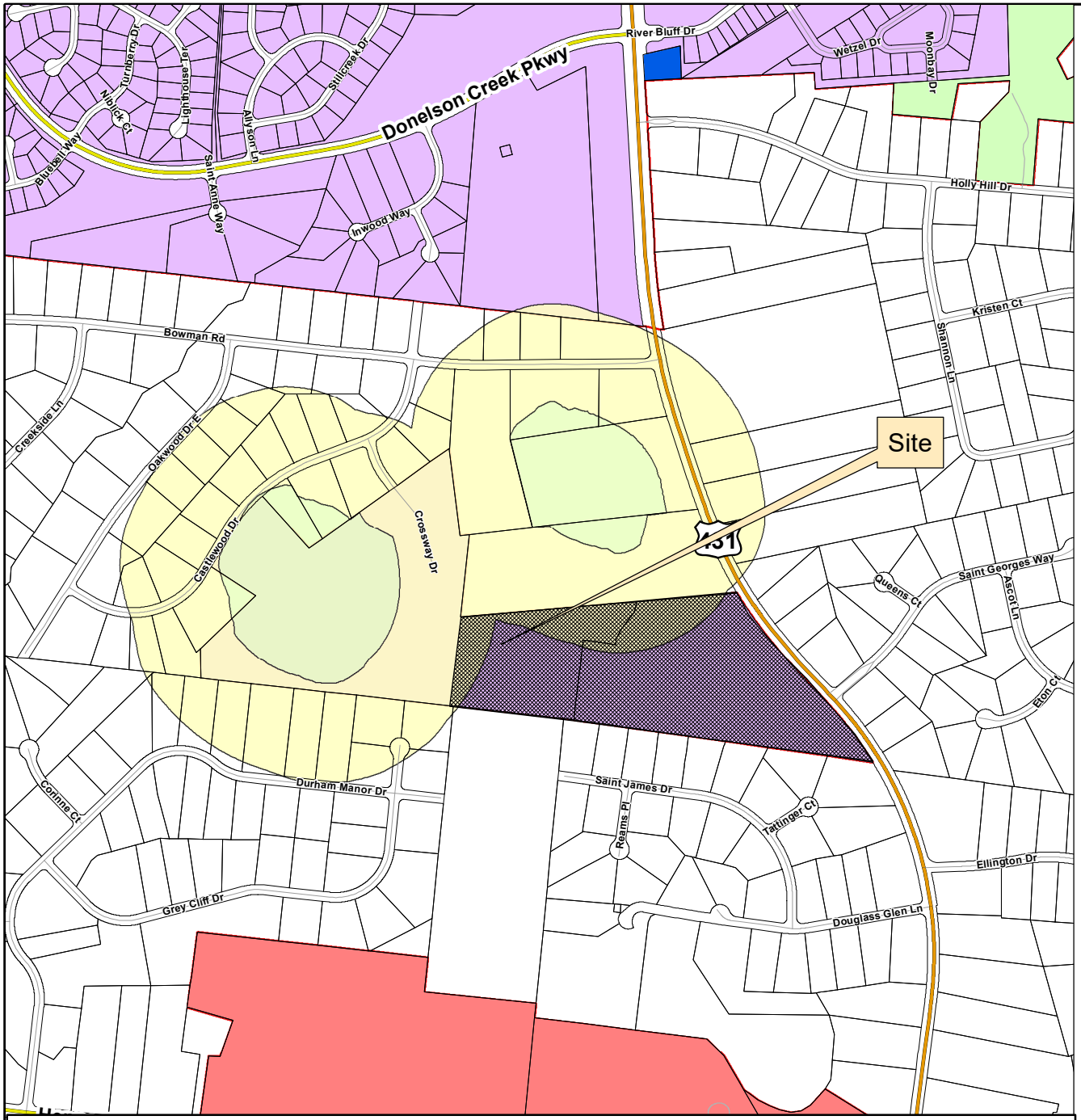
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be “clouded.” With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City’s project identification number shall be included in all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-09 with conditions.



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Feet

TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09

Project Information

Existing Zoning: PD (0.71)
Proposed Zoning: PD (120,000 SF)
Overlay Districts: 500' Buffer of HHO
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 120,000 SF

Legend

- Tuck Away PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
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- MR Mixed Residential District
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- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2024-09

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR TUCK AWAY PUD SUBDIVISION, WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (CONNECTIVITY), FOR THE PROPERTY LOCATED WEST OF LEWISBURG PIKE AND NORTH OF SAINT JAMES DRIVE, LOCATED AT 1190 LEWISBURG PIKE

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2020-35 on April 13, 2021, and originally approved a Development Plan for the subject property as part of Resolution 2020-297 on March 23, 2021; 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 2020-297, 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 2024-07.

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
105-28.01	8.43
106-8.00	17.21
Total	25.64

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 Tuck Away PUD Subdivision are as follows:

Entitlements	Tuck Away PUD
Original Base Zone District	PD 0.71
Requested Base Zone District	PD 120,000
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	0
Number of Nonresidential Square Footage	120,000 SF
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	2
Vested Development Plan Approval	Resolution No. 2020-297 Date of approval: 3/23/2021
Approved Modification of Development Standards	MOS 1 – Remove external street stub connection to southern boundary.
Development Plan Revision Number	1

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 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: **Connectivity** - **Request to remove external street stub connection to southern boundary.** Approved: _____ Denied: _____	9.5.3(A) Internal vehicular circulation shall be designed to provide cross access to each adjacent property. *Staff recommended disapproval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-07, 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

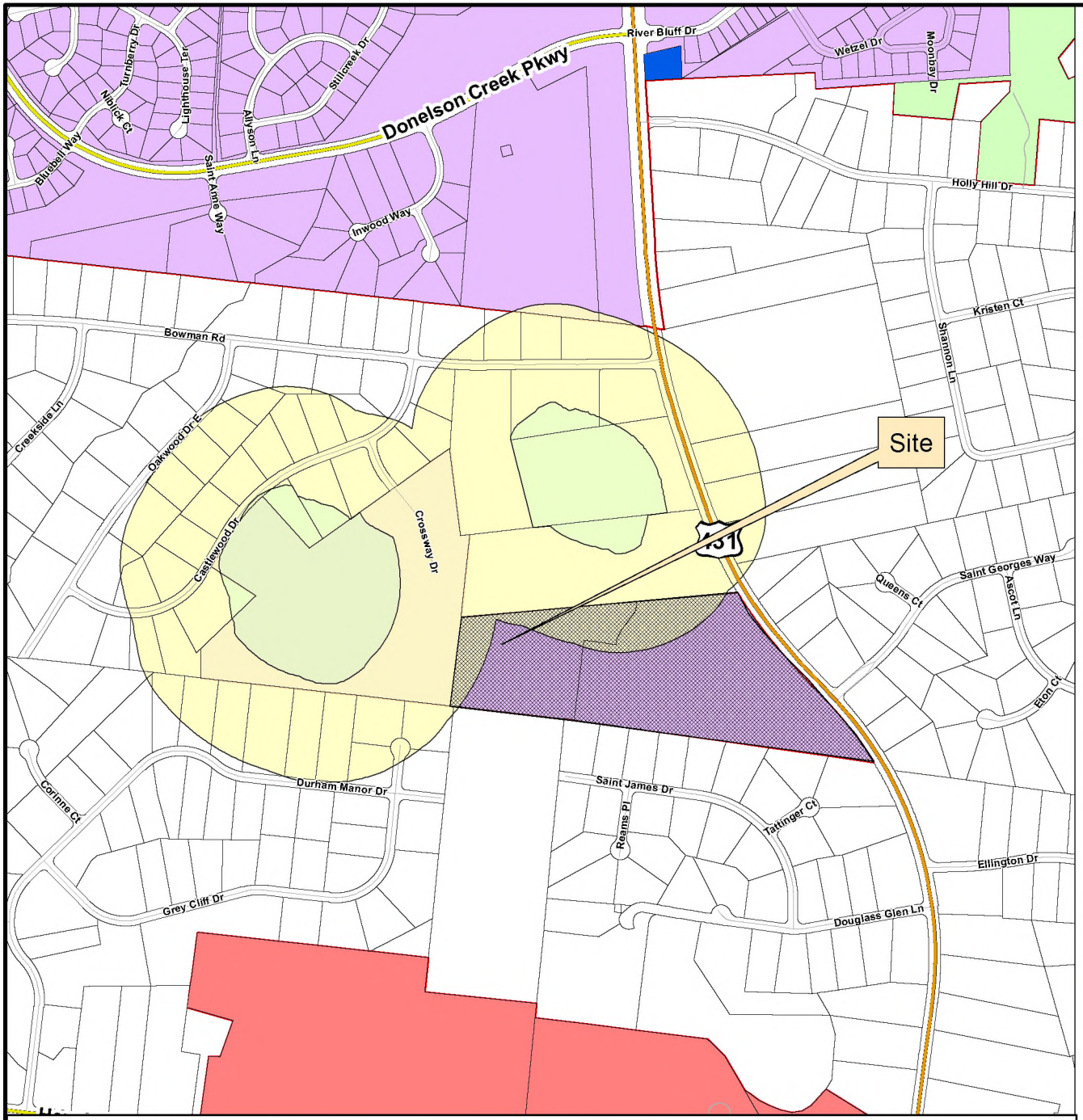
PREAPPLICATION CONFERENCE: _____1/2/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____1/25/24_____

NEIGHBORHOOD MEETING: _____1/3/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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N

0 250 500 1,000

Feet

TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09

Project Information

Existing Zoning: PD (0.71)
Proposed Zoning: PD (120,000 SF)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 120,000 SF

Legend

- Tuck Away PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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

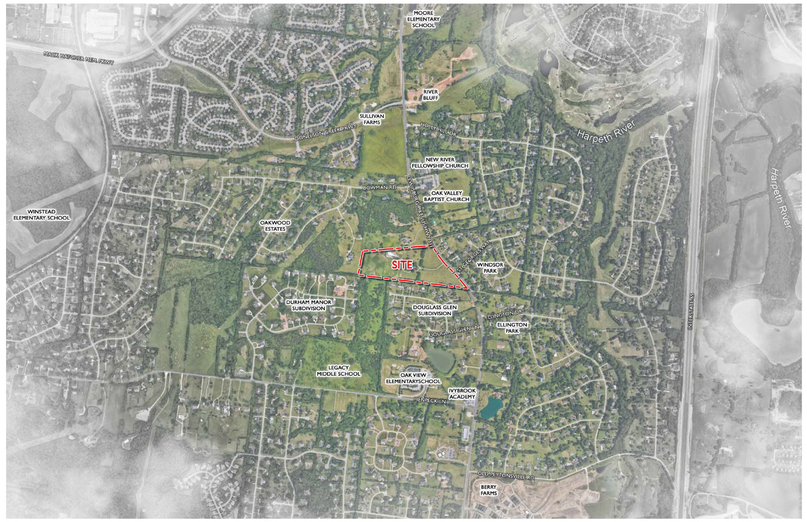
HISTORIC FRANKLIN TENNESSEE

TUCK AWAY PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

(FELLOWSHIP BIBLE CHURCH)

PD (120,000 SF)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

SHEET INDEX

C0.0 COVER SHEET
C0.1 APPROVED DEVELOPMENT PLAN
C0.2 DEVELOPMENT CHANGES

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 DEMOLITION PLAN

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

C3.1 ENLARGED GRADING & DRAINAGE PLAN

C4.1 ENLARGED ROW & ACCESS PLAN
C4.2 ENLARGED ROW & ACCESS PLAN

C5.1 ENLARGED SITE UTILITY PLAN
C5.2 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

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

A1.01 ARCHITECTURAL CHARACTER IMAGERY
A3.01 OVERALL EXTERIOR ELEVATIONS - PHASE I
A3.02 OVERALL EXTERIOR ELEVATIONS - PHASE II

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

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

Vesting Development Standards	
Original BOMA Approval Date (under which vesting dates apply): 03/23/2021	
Development Standard	**Version/Date**
Zoning Ordinance	December 8, 2020
Subdivision Regulations	December 12, 2019
Transportation & Street Technical Standards	April 25, 2017
Stormwater BMP Manual	January 1, 2016
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	August 11, 2020

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
(5 GPD X 1,200 SEATS) + (25 GPD X 8 EMPLOYEES) = 6,200 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
N/A

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

RECLAIMED WATER FACILITY
PER DISCUSSIONS WITH BEN McNEIL DISTANCE IS TOO FAR TO EXTEND, AND, THEREFORE, NOT REQUIRED.

STREET NETWORK
VEHICULAR ACCESS IS PLANNED TO BE PROVIDED FROM LEWISBURG PIKE BY A NEW PRIVATE DRIVEWAY TO BE CONSTRUCTED WITH THE DEVELOPMENT AND ALIGNED WITH ST. GEORGE'S WAY. AT FULL BUILD-OUT, THE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 188 PM PEAK HOUR TRIPS ON A WEEKDAY, AND 720 MIDDAY PEAK HOUR TRIPS ON A SUNDAY.

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

MOS #1

Section 9.5.3 Cross Access Between Adjacent Properties

A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

This request is in line with the request from the original development plan. In meetings with the neighbors, they vehemently opposed any connection to the south that would direct traffic into their established single-family neighborhoods. These residents are not a part of the City of Franklin and instead are a part of established county subdivisions. There is only one property that is not a part of the established Williamson County neighborhood and it has stub connections to existing streets.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   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.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   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.

3. The modification is consistent with the intent of Envision Franklin:
   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 while not creating traffic through these established neighborhoods that are not a part of the City of Franklin.

ENVISION FRANKLIN AMENDMENT

On September 28, 2023, the Planning Commission voted to approve an Envision Franklin amendment. The amendment language is as follows:

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.

Development Plan, Revision 1 note:

The revised Tuck Away Development Plan proposes a church (institutional use) on the 25-acre site. No proposed structures are designed closer to Lewisburg Pike than the existing home in order to maintain the rural character.

PRE-APP SUBMITTAL: DECEMBER 22, 2023
INITIAL SUBMITTAL: JANUARY 8, 2024
RESUBMITTAL: FEBRUARY 1, 2024
ONE STOP:
COF #: 8389

DRAKE A. REEVES REGISTERED TENNESSEE No. 3... LANDSCAPE ARCHITECT 02.01.24

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

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
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 339 LANDSCAPE ARCHITECT 07.31.24

Revision Date
△
△
△
△

DEVELOPMENT PLAN

SHEET
C2.0
COF #7374

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

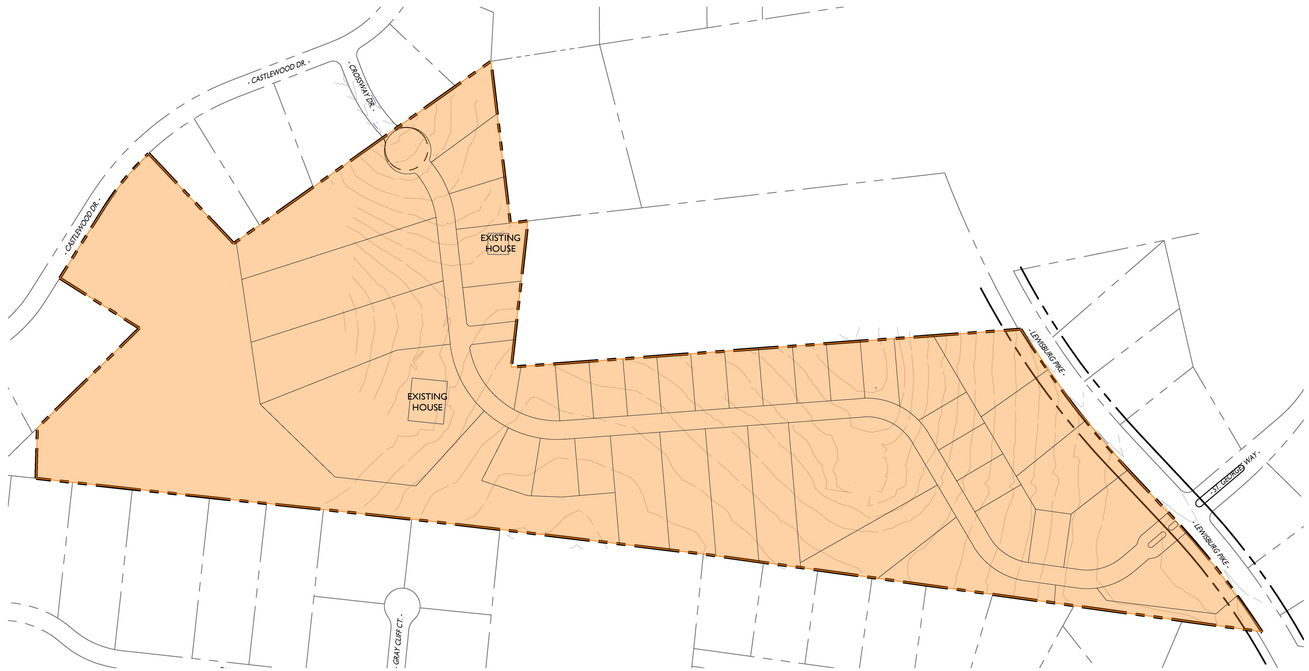
DRAKE A. REEDER REGISTERED TENNESSEE No. 339 LANDSCAPE ARCHITECT 07.31.24

Revision Date
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APPROVED
DEVELOPMENT PLAN

SHEET
C0.1
COF #8389

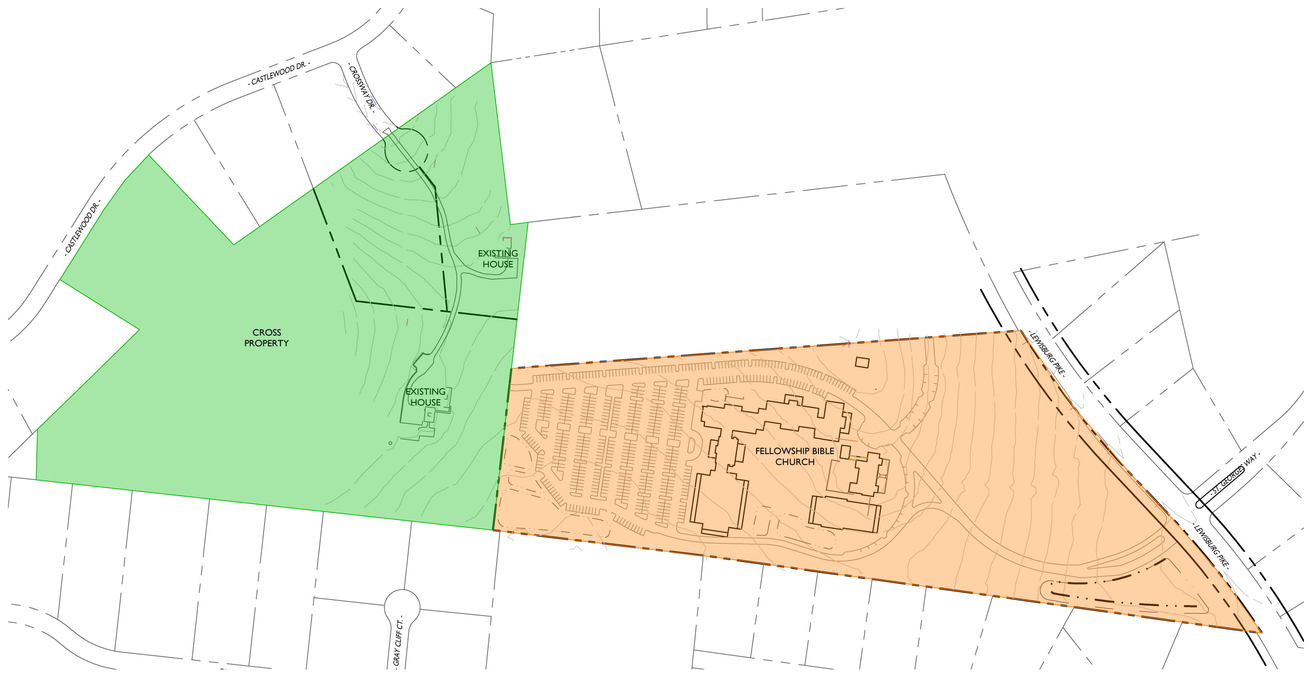
APPROVED TUCK AWAY PUD DEVELOPMENT PLAN



APPROVED TUCK AWAY PUD

- CURRENT ZONING PD (0.71)

PROPOSED TUCK AWAY PUD DEVELOPMENT PLAN, REVISION 1



REVISION 1 PROPOSED CHANGES

- SPLIT PUD INTO 2 PARCELS
- REZONE EAST PARCEL (FELLOWSHIP BIBLE CHURCH) TO PD (120,000 SF)
- REZONE WEST PARCEL (CROSS PROPERTY) TO R-1

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1249 LANDSCAPE ARCHITECT 07.01.24

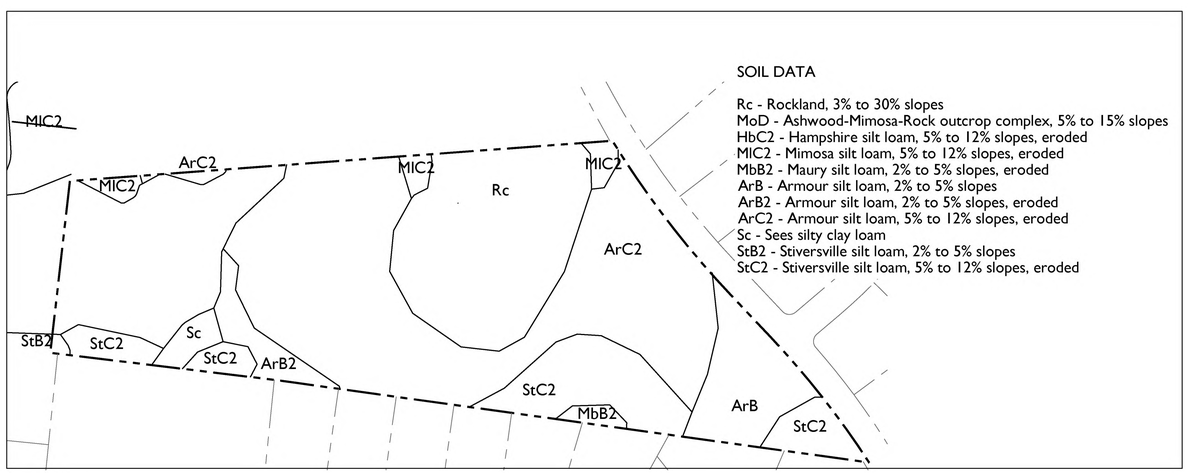
Revision Date

DEVELOPMENT CHANGES

SHEET
C0.2

COF #8389





SOIL DATA

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

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(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

EXISTING TREE CANOPY

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY
2.68 AC 116,876 SF

TREE CANOPY DATA

TOTAL EXISTING TREE CANOPY:	116,876 SF;	2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54%	(63,113 SF; 1.45 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: 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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1234 07.01.21

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8389



SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

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

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REDDEY REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1313 07.01.24

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN

SHEET

C2.0

COF #8389

MATCHLINE B
MATCHLINE A

500' HHO BUFFER

- LEWISBURG PIKE -

CLASSIFIED AS A MAJOR ARTERIAL
ROAD BY CONNECT FRANKLIN

OUTDOOR CHAPEL

O.S. 3

O.S. 2

O.S. 4

LEARNING CENTER

(EXISTING HOUSE TO REMAIN)
HOUSE/OFFICES

ADULT EDUCATION CENTER

5' SIDEWALK

8" S

OHE

ST

- ST. GEORGES WAY -

- LEWISBURG PIKE -

6' SIDEWALK

LI BIO

N

0 50 100 150

KEY PLAN

KEY

OPEN SPACE

PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY WAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. LANDSCAPE ARCHITECT 08.01.24

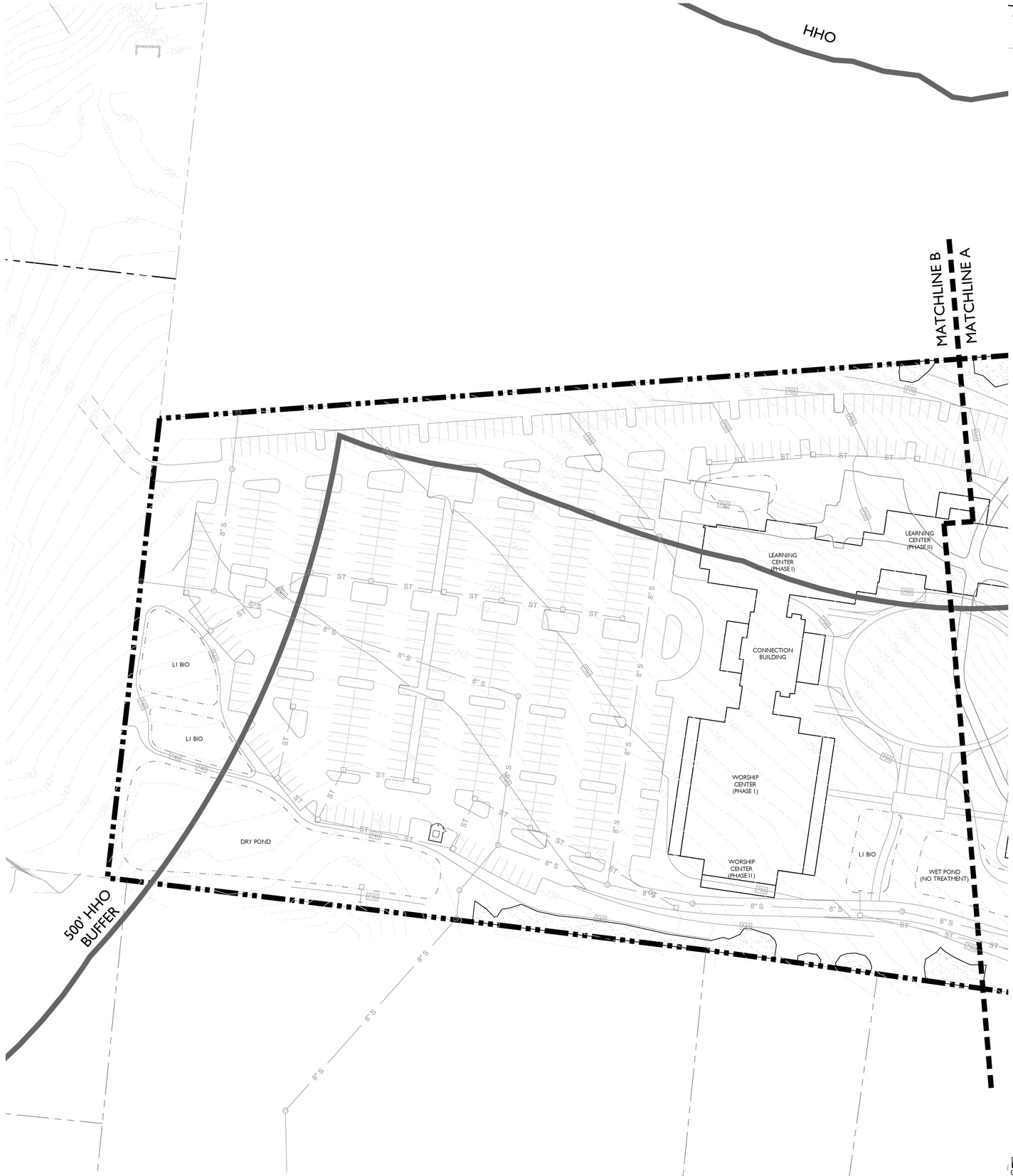
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF #8389



KEY PLAN

KEY

- OPEN SPACE
- PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

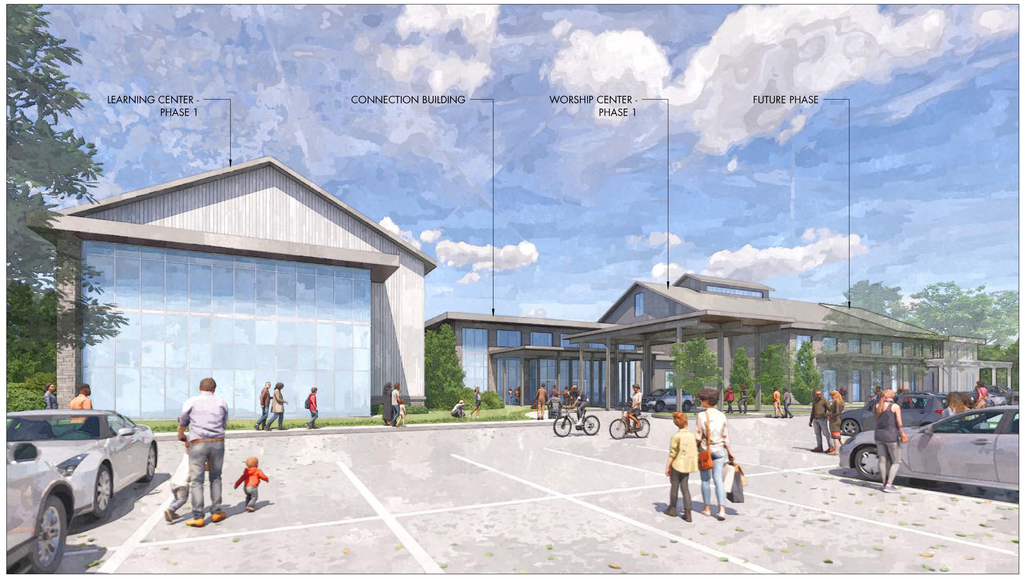
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 328 — 08.01.24

Revision Date

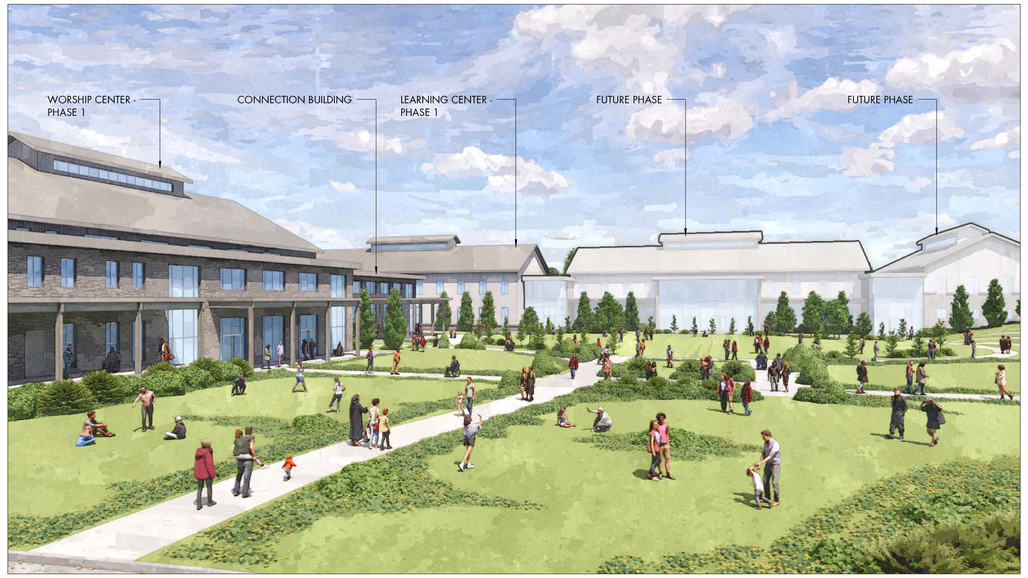
DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.2

COF #8389



CHARACTER IMAGERY - VIEW LOOKING EAST TO PHASE 1



CHARACTER IMAGERY - VIEW LOOKING THROUGH QUAD TO NORTH



CHARACTER IMAGERY - VIEW LOOKING WEST AT FUTURE PHASE



CHARACTER IMAGERY - VIEW LOOKING SOUTH TO PROJECT

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architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

#	DESCRIPTION	DATE

CHARACTER IMAGERY

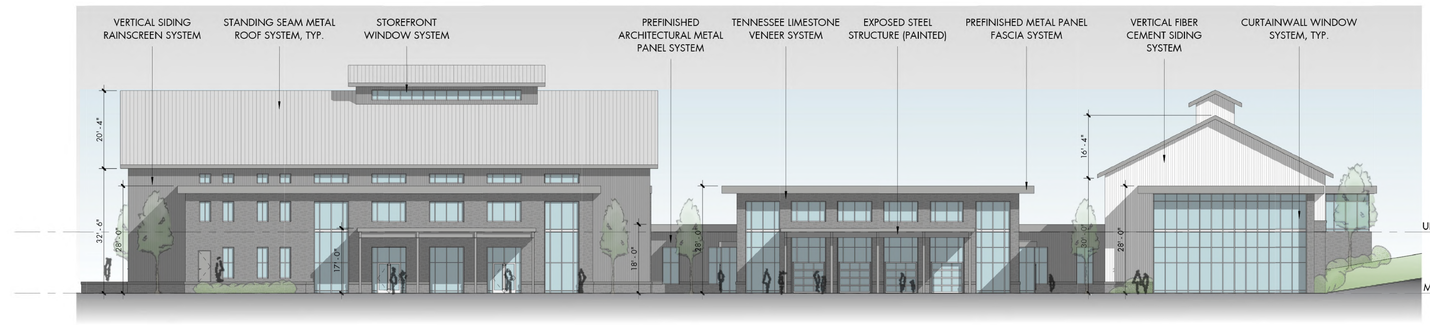
A1.01

31 JANUARY 2024

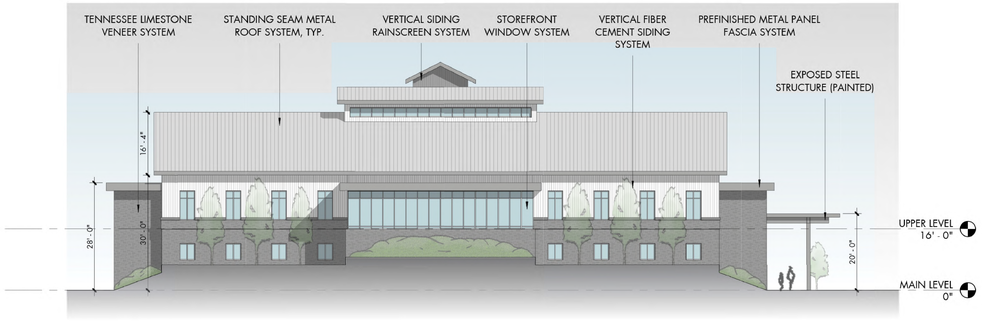
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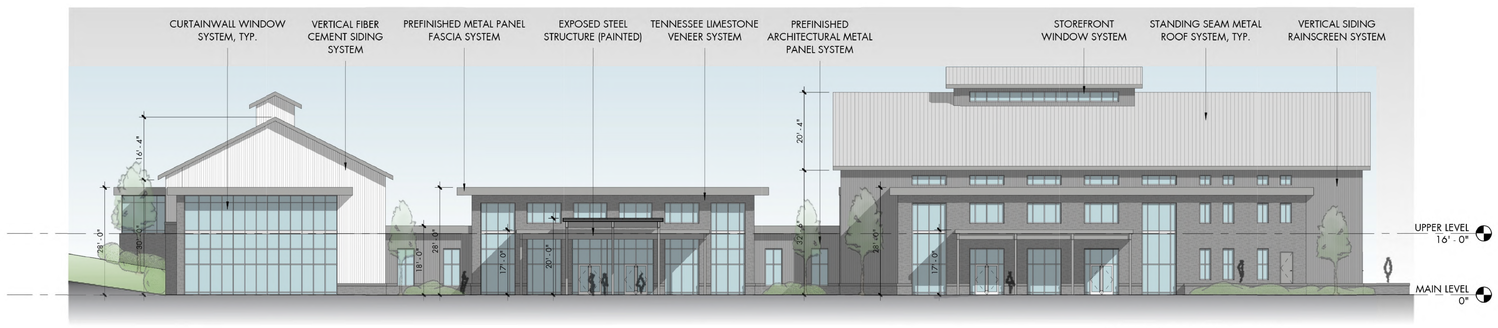
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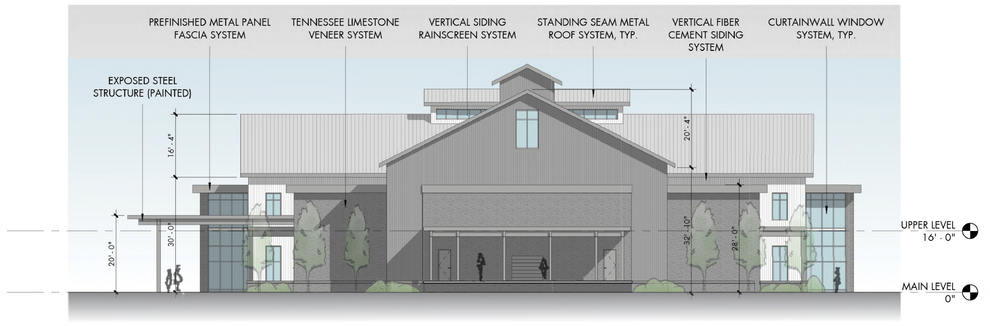
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 1



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 1



- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 1

ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II - B

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Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

#	DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 1

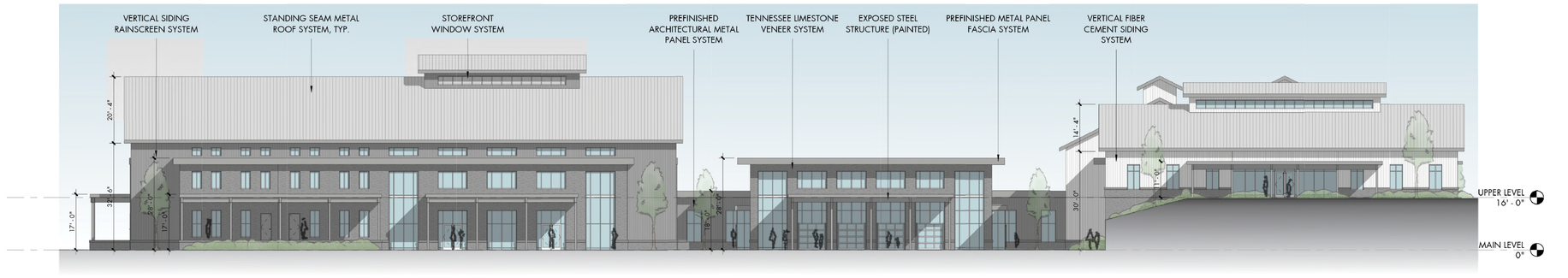
A3.01

31 JANUARY 2024

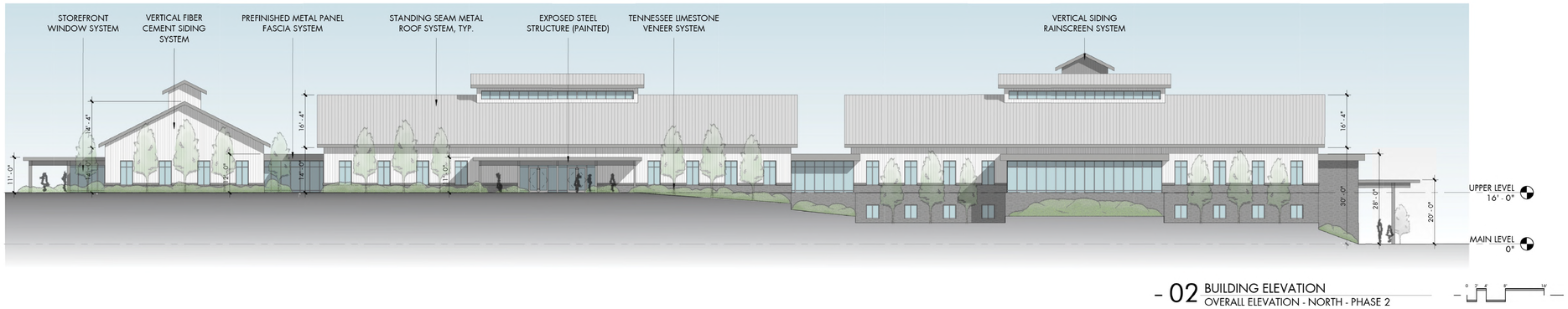
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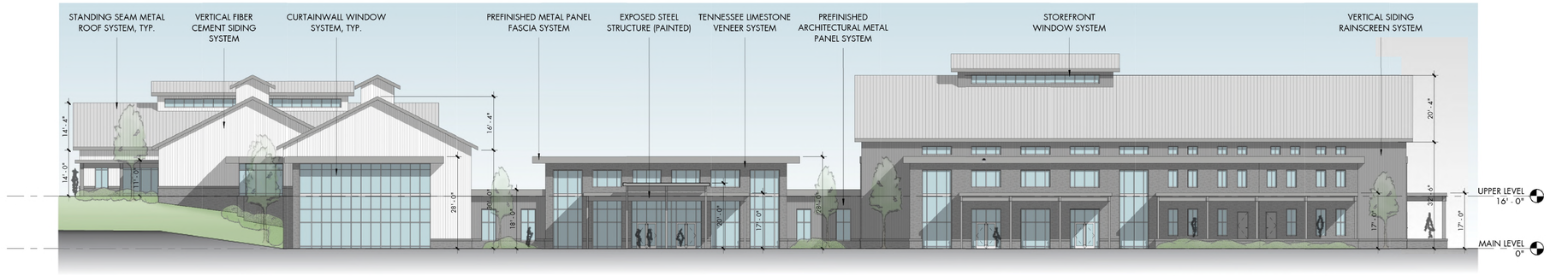
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- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 2



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 2



- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 2

ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II - B

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NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

	DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 2

A3.02

31 JANUARY 2024

INITIAL SUBMITTAL

www.baueraskewarchitecture.com

COF no: 8389

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Addressing

General Issues

73. Addressing

lori.jarosz@franklintn.gov	Addressing will be done at initial submittal of the site plan.

Engineering - Checklist

General Issues

27. Streets

jimmy.wiseman@franklintn.gov	Staff does not support the Modification of Standards for the connection to the south.

28. Streets

joe.marlo@franklintn.gov	*Comment shall remain open as a Condition of Approval to verify ROW Reservation at Site Plan, but* ***does not hinder approval of the Development Plan.*** Developments that adjoin existing streets shall dedicate additional fee simple right-of-way where necessary to meet the minimum requirements for the functional street classification of the existing street. Right-of-way reservation, and not dedication, shall be provided along State Routes (SR). *[COF Streets 2.2.4 (4)]* Lewisburg Pike is considered an Arterial Street and is included in Project 28 of the Connect Franklin Comprehensive Transportation Network Plan for future widening. Applicant shall show ROW Reservation along frontage with Lewisburg Pike extending 63' or more from the existing centerline (double yellow line) and label area (sf) of ROW Reservation on plans.

55. Development Plan

kevin.long@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Engineering - Development Plan Checklist

General Issues

58. Future Widening Exhibit

joe.marlo@franklintn.gov *Exhibit not provided and a complete reviewcannot be made. The following shall remain open as a Condition of Approval.*

The proposed development shall not hinder the future widening of Lewisburg Pike.

At Site Plan, Applicant shall show the following on an Exhibit within the plan set:

1. Ultimate widening of Lewisburg Pike along the full frontage of the property, including both the roadway and the adjacent sidewalks.
2. ROW Reservation associated with the ultimate widening.
3. Grades that tie into future design grades for the widened section using slopes 3H:1V or flatter and without the need for retaining walls.
4. Corridor construction and grading that does not require Green Infrastructure elements (including bioretention) or building elements to be modified, relocated, or temporarily shored.
5. Corridor construction and grading that does not require revision to the drives outside of ROW in order to maintain minimum slopes and geometry required by the Franklin Transportation & Street Technical Standards.

Site plan elements shall be revised as needed such that the items above are achieved and acceptable to City of Franklin Engineering Staff.

66. Offsite Stormwater Improvements

joe.marlo@franklintn.gov *The following is a Condition of Approval, but **does not hinder approval of the Development Plan.***

Condition of Approval: During detailed engineering design at the Site Plan Stage, the Applicant shall provide analysis of offsite downstream structures receiving flow from site outfalls, including from the outfall across Lewisburg Pike. Should the analysis indicate that existing stormwater infrastructure has insufficient capacity, the Applicant shall improve said infrastructure to provide required capacity and associated easements.

Engineering - Site Plan Checklist

General Issues

48. Lewisburg Pike Frontage

joe.marlo@franklintn.gov *Conceptual grading provided along Lewisburg Pike is not clear and is not approved with this Development Plan revision.*

The following shall remain open as a Condition of Approval.

At Site Plan, the Applicant shall provide the following items:

1. 4-foot shoulder on Lewisburg Pike for the full length of street improvements
2. Ditch side slopes of 4H:1V or shallower.
3. 1-foot wide level shoulder on each side of sidewalk

Sidewalk shall be fully encapsulated in ROW Reservation, which may require additional ROW Reservation than that shown on development plan depending on ditch cross section. A Public Access Easement shall be placed over the sidewalk along Lewisburg Pike until the ROW is obtained by TDOT.

Engineering Review

General Issues

70. General Information

adam.moser@franklintn.gov Since this is a 4-leg intersection, SB Lewisburg left turn lane should be shown (not hatched out) with minimal turn bay length and taper per street standards and AASHTO green book.

2024-02-01 Tuck Away DP, Rev1 resubmittal.pdf

71. General Information

adam.moser@franklintn.gov Left turn lane out of development should be a left/thru arrow to allow thru movements.

FIRE--Life Safety

General Issues

74. Advisory comments

curt.edelmann@franklintn.gov The drawings show the buildings on the site total+ / - 119,500-SF. Be advised that if the gross area of all buildings on site reaches 124,000-SF, a second, remote means to access the site will be required.

FIRE--Planning--DRT

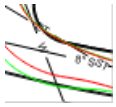
General Issues

5. Fire Protection

curt.edelmann@franklintn.gov Applicant shall provide flow test information before project can move out of One-Stop.

7. Auto-Turn

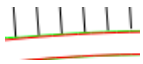
curt.edelmann@franklintn.gov Auto-turn drawing must show that
1. The truck doesn't drive over curb.



2. Truck cannot hit fire hydrant.



3. Truck does not infringe on parking spaces.



Planning

General Issues

53. Project number

joseph.bryan@franklintn.gov Comment not fully addressed. Applicant shall add project number 8389 to pager 27 and 28.

61. Parking

joseph.bryan@franklintn.gov	Applicant shall provide additional info to how they established the required parking. This breakdown of parking calcs shall be included in the site data chart.

67. Modification of Standards

joseph.bryan@franklintn.gov	Staff is unable to recommend the MOS request to remove the required connection to the southern parcel.

75. Architecture

joseph.bryan@franklintn.gov	Advisory: Applicant shall acknowledge awareness that detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process. The following language should be added to all conceptual elevations: The elevations 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.

76. HHO

joseph.bryan@franklintn.gov	Remove reference to the HHO from the site data chart as it does not apply with the revised boundaries.

Planning (Landscape)

General Issues

14. Trees on Property line

jason.arnold@franklintn.gov	Trees on a Property Line are shared with adjacent owner. Written approval from the owner is required before tree removal is allowed. Comment to remain open until written approval is provided.

Stormwater

General Issues

59. Drainage

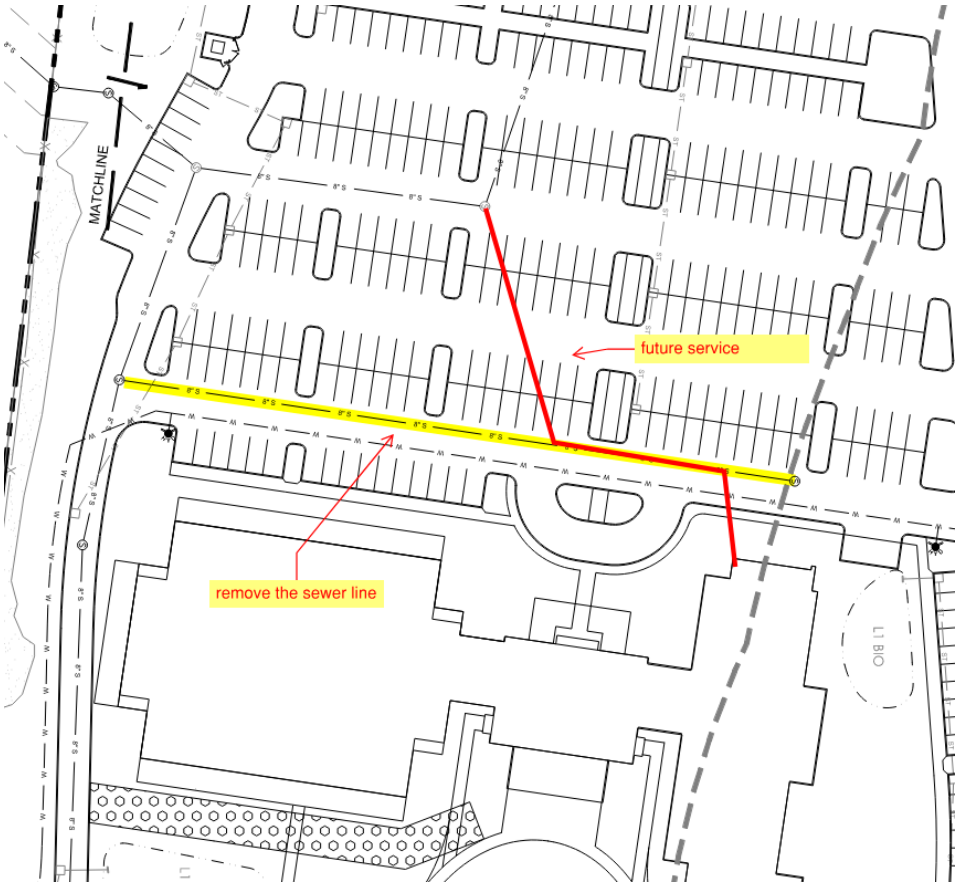
ellen.moore@franklintn.gov	*This is an advisory comment and does not hinder development plan approval.* Applicant shall analyze the two downstream structures from any outfall onsite to ensure existing infrastructure can safely pass the flows from the 10 yr storm. Culverts shall be analyzed for the 50 year storm. This includes existing swales.

Water/Sewer

General Issues

3. Sewer layout

ben.mcneil@franklintn.gov The applicant has not fully adjusted the sanitary sewer appropriately, the sanitary sewer line shown below can be removed. the service can extend at site plan to the manhole as depicted



64. Sanitary sewer

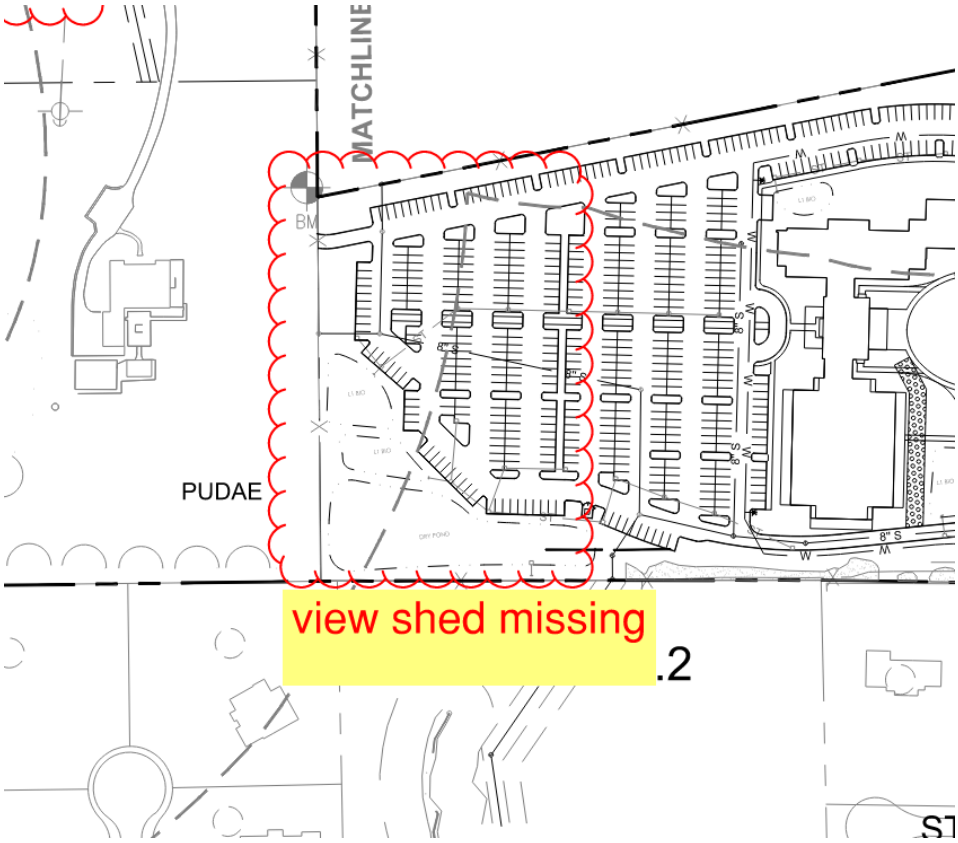
scott.andrews@franklintn.gov ***Keeping this comment open for staff for future site plan approval but does not hinder development plan approval:***

The applicant must secure the off site sanitary sewer easement to the south prior to final site plan approvals. The easement negotiations have been ongoing for several years and there should not be an issue obtaining the easement at this time.

If issues are encountered, the applicant must reach out to Franklin water immediately.

72. Sanitary sewer sheet C5.03

ben.mcneil@franklintn.gov The applicant has not provided the view shed for sheet C5.03. The sewer to the rear is not shown in enlarged sheet.

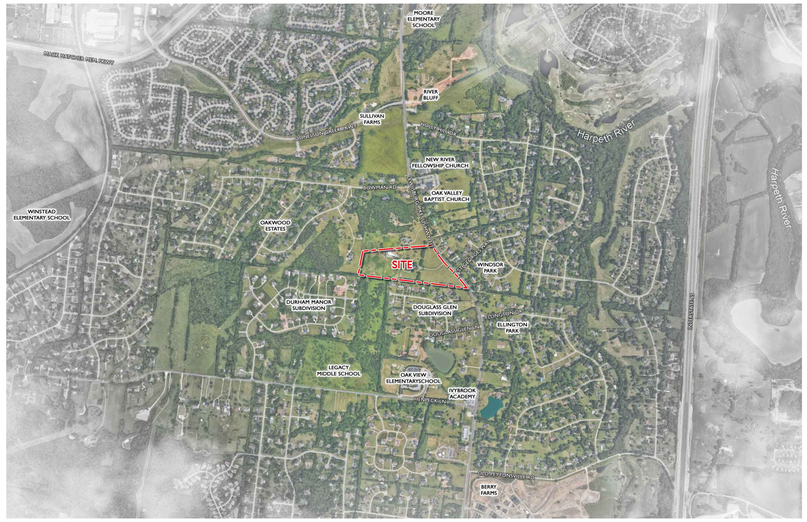


TUCK AWAY PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

(FELLOWSHIP BIBLE CHURCH)

PD (120,000 SF)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

NOT TO SCALE

SHEET INDEX

C0.0 COVER SHEET
C0.1 APPROVED DEVELOPMENT PLAN
C0.2 DEVELOPMENT CHANGES

C1.0 EXISTING CONDITIONS
C1.1 EXST. CONDITIONS ENLARGEMENT
C1.2 EXST. CONDITIONS ENLARGEMENT
C1.3 DEMOLITION PLAN

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

C3.1 ENLARGED GRADING & DRAINAGE PLAN

C4.1 ENLARGED ROW & ACCESS PLAN
C4.2 ENLARGED ROW & ACCESS PLAN

C5.1 ENLARGED SITE UTILITY PLAN
C5.2 ENLARGED SITE UTILITY PLAN

C6.0 PHASING PLAN

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

A1.01 ARCHITECTURAL CHARACTER IMAGERY
A3.01 OVERALL EXTERIOR ELEVATIONS - PHASE I
A3.02 OVERALL EXTERIOR ELEVATIONS - PHASE II

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY, LAND, AND INFRASTRUCTURE LLC.
CLAY WALLACE
1420 DONELSON PIKE, SUITE A-12
NASHVILLE, TN 37217

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

Vesting Development Standards	
Original BOMA Approval Date (under which vesting dates apply): 03/23/2021	
Development Standard	**Version/Date**
Zoning Ordinance	December 8, 2020
Subdivision Regulations	December 12, 2019
Transportation & Street Technical Standards	April 25, 2017
Stormwater BMP Manual	January 1, 2016
Technical Specifications for Utility Installation	October 13, 2020
Municipal Code	August 11, 2020

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

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY CITY OF FRANKLIN.
(5 GPD X 1,200 SEATS) + (25 GPD X 8 EMPLOYEES) = 6,200 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
N/A

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

RECLAIMED WATER FACILITY
PER DISCUSSIONS WITH BEN McNEIL DISTANCE IS TOO FAR TO EXTEND, AND, THEREFORE, NOT REQUIRED.

STREET NETWORK
VEHICULAR ACCESS IS PLANNED TO BE PROVIDED FROM LEWISBURG PIKE BY A NEW PRIVATE DRIVEWAY TO BE CONSTRUCTED WITH THE DEVELOPMENT AND ALIGNED WITH ST. GEORGE'S WAY. AT FULL BUILD-OUT, THE PROJECT IS EXPECTED TO GENERATE APPROXIMATELY 188 PM PEAK HOUR TRIPS ON A WEEKDAY, AND 720 MIDDAY PEAK HOUR TRIPS ON A SUNDAY.

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

MOS #1

Section 9.5.3 Cross Access Between Adjacent Properties

A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.

This request is in line with the request from the original development plan. In meetings with the neighbors, they vehemently opposed any connection to the south that would direct traffic into their established single-family neighborhoods. These residents are not a part of the City of Franklin and instead are a part of established county subdivisions. There is only one property that is not a part of the established Williamson County neighborhood and it has stub connections to existing streets.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
   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.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:
   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.

3. The modification is consistent with the intent of Envision Franklin:
   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 while not creating traffic through these established neighborhoods that are not a part of the City of Franklin.

ENVISION FRANKLIN AMENDMENT

On September 28, 2023, the Planning Commission voted to approve an Envision Franklin amendment. The amendment language is as follows:

Institutional uses may be appropriate at the Tuck Away (1190 Lewisburg Pike) development for the front approximately 25 acres fronting Lewisburg Pike. Development should be designed in a manner which compliments the rural character of this corridor and its surrounding neighborhoods. Institutional uses should maintain a minimum front setback of 200' to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two (2) stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.

Development Plan, Revision 1 note:

The revised Tuck Away Development Plan proposes a church (institutional use) on the 25-acre site. No proposed structures are designed closer to Lewisburg Pike than the existing home in order to maintain the rural character.

PRE-APP SUBMITTAL: DECEMBER 22, 2023
INITIAL SUBMITTAL: JANUARY 8, 2024
RESUBMITTAL: FEBRUARY 1, 2024
ONE STOP:
COF #: 8389

DRAKE A. REEVES REGISTERED TENNESSEE No. LANDSCAPE ARCHITECT 02.01.24

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



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
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 > 20,000 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
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 329 LANDSCAPE ARCHITECT 07.31.24

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

DEVELOPMENT PLAN

SHEET
C2.0
COF #7374

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

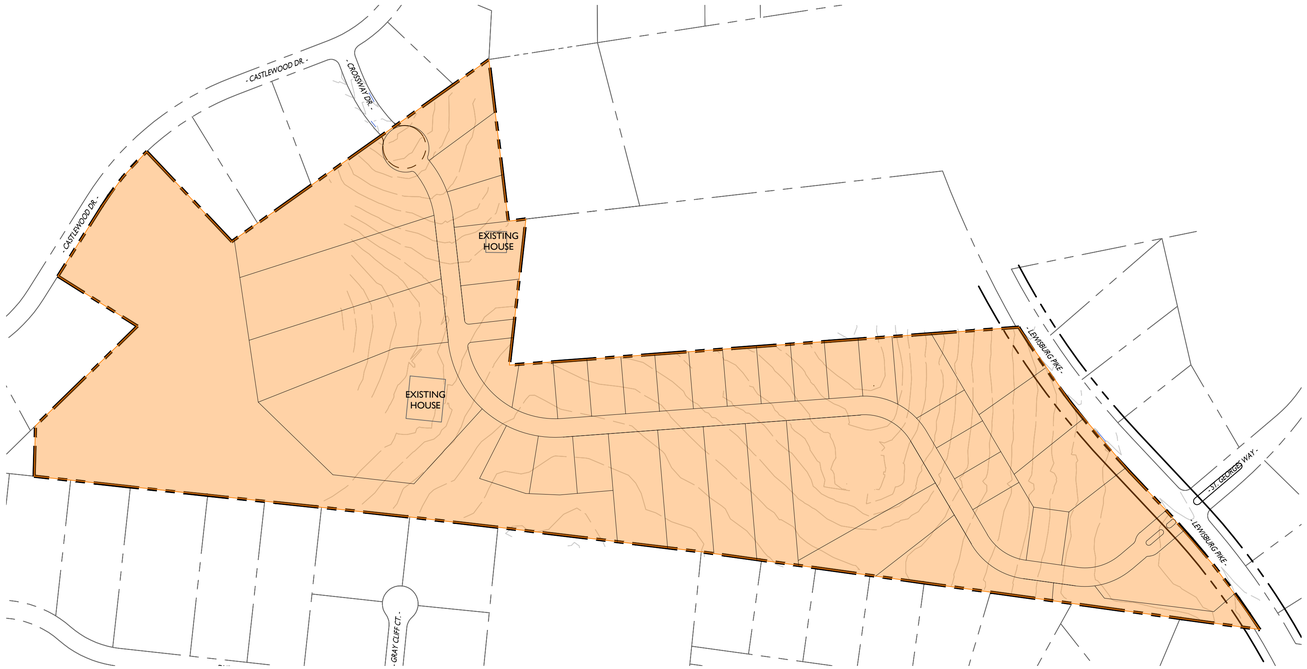
DRAKE A. REEDER REGISTERED TENNESSEE No. 329 LANDSCAPE ARCHITECT 07.31.24

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

APPROVED
DEVELOPMENT PLAN

SHEET
C0.1
COF #8389

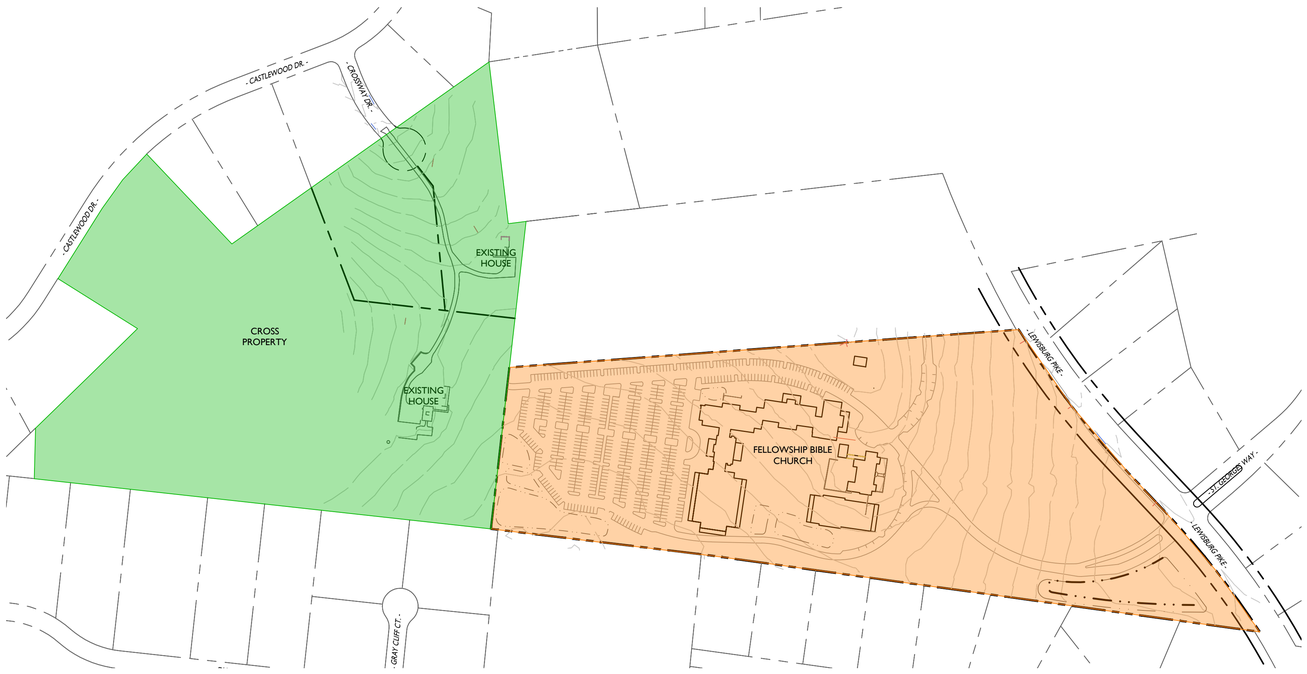
APPROVED TUCK AWAY PUD DEVELOPMENT PLAN



APPROVED TUCK AWAY PUD

- CURRENT ZONING PD (0.71)

PROPOSED TUCK AWAY PUD DEVELOPMENT PLAN, REVISION 1



REVISION 1 PROPOSED CHANGES

- SPLIT PUD INTO 2 PARCELS
- REZONE EAST PARCEL (FELLOWSHIP BIBLE CHURCH) TO PD (120,000 SF)
- REZONE WEST PARCEL (CROSS PROPERTY) TO R-1

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1291 LANDSCAPE ARCHITECT 08.01.24

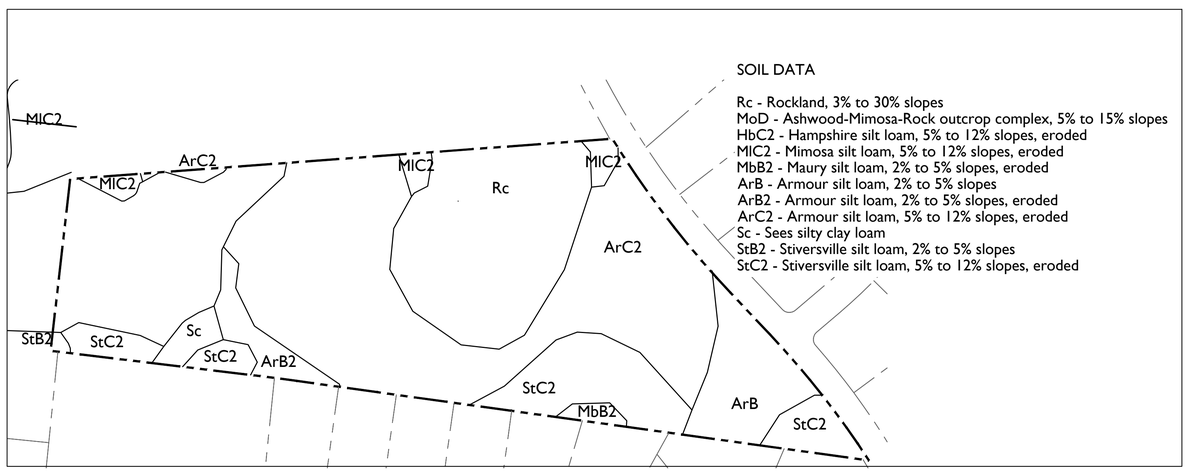
Revision Date

DEVELOPMENT CHANGES

SHEET
C0.2

COF #8389





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 12% slopes, eroded
ArC2 - Armour silt loam, 5% to 12% slopes, eroded
Sc - Sees silty clay loam
StB2 - Stiversville silt loam, 2% to 5% slopes
StC2 - Stiversville silt loam, 5% to 12% slopes, eroded

SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(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

EXISTING TREE CANOPY

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY
2.68 AC 116,876 SF

TREE CANOPY DATA

TOTAL EXISTING TREE CANOPY:	116,876 SF;	2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54%	(63,113 SF; 1.45 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: 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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REECER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1145
07.01.24

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

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8389

MATCHLINE B
MATCHLINE A

500' HHO BUFFER

- LEWISBURG PIKE -

ASPHALT DRIVE

MAP & PARCEL: 106-00800
CAROLINE J. CROSS,
JAMES CROSS, IV &
AMY CROSS NANCE
BOOK 162, PAGE 408,
BOOK 7566, PAGE 288 &
BOOK 7566, PAGE 292

17.014± ACRES
741,111 SQ. FT.

EXISTING HOUSE

ASPHALT DRIVE

ASPHALT DRIVE

ASPHALT DRIVE

- ST. GEORGES WAY -

- LEWISBURG PIKE -

ASPHALT ROADWAY

EXISTING DRAINAGE OUTFALL

310
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00400
JAY SCHIELD &
LAURA SCHIELD
BOOK 1532, PAGE 877

311
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00300
MELISSA D. PITCOCK &
MARK H. PITCOCK
BOOK 5685, PAGE 495

312
SECTION THREE
DOUGLAS GLEN
PLAT BOOK 20, PAGE 137

MAP & PARCEL: 106H-B-00200
NICHOLAS PAUL VAN WEELDEN &
CODI JO VAN WEELDEN
BOOK 7728, PAGE 620

313
REVISION TO LOT 313
SECTION THREE
DOUGLAS GLEN I
PLAT BOOK 22, PAGE 76

MAP & PARCEL: 106H-B-00100
MICHAEL A. GRILLOT &
MARILYN M. GRILLOT
BOOK 135, PAGE 981

203
SECTION TWO
DOUGLAS GLEN
PLAT BOOK 19, PAGE 41

MAP & PARCEL: 106H-A-019.00
RICHARD W. STEMPEL, JR. &
JULIE STEMPEL

204

205
REVISION TO LOT 205
SECTION TWO
DOUGLAS GLEN
PLAT BOOK 23, PAGE 19

MAP & PARCEL: 106H-C-017.00

N

0 50 100 150

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 PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

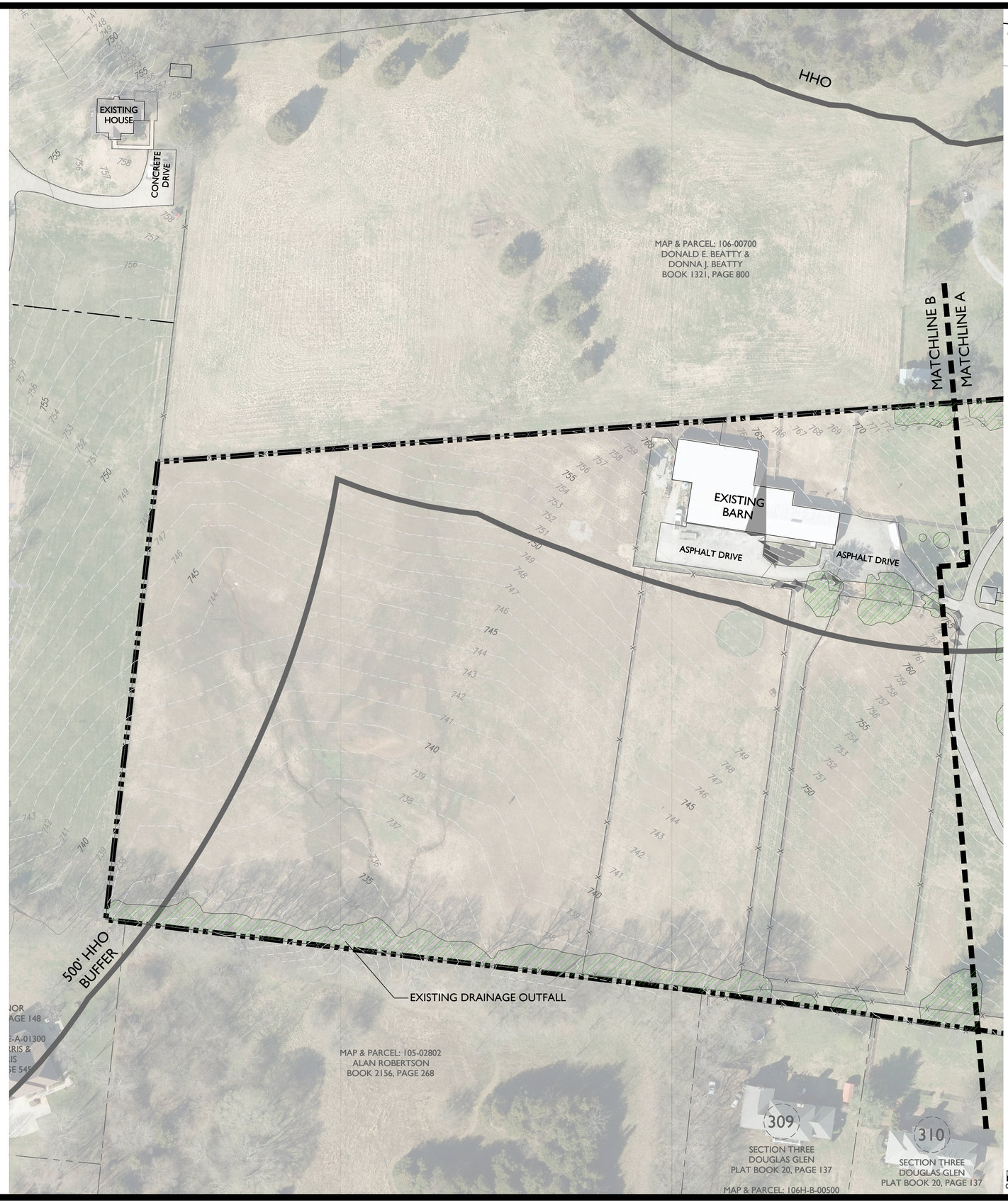
DRAKE A. REEDER REGISTERED TENNESSEE 1041 LANDSCAPE ARCHITECT
08.01.24

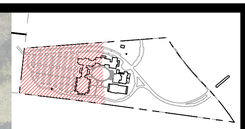
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED EXISTING CONDITIONS

SHEET
CI.1

COF #8389





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 PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1313 08.01.24

Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF #8389



SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 328 LANDSCAPE ARCHITECT 09.01.24

Revision Date

DEMOLITION PLAN

SHEET C1.3

COF #8389



SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

KEY

- OPEN SPACE
- PRESERVED TREES

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED TOTAL = 55,849 SF

PROVIDED: 57,417 SF TOTAL (5%)

LOT	TYPE	AREA (SF)
OS 1	PLAZA	9,067
OS 2	PLAZA	8,161
OS 3	POCKET PARK	25,197
OS 4	PLAZA	7,904
OS 5	PLAZA	7,088

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

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REGIER REGISTERED TENNESSEE LANDSCAPE ARCHITECT 07.01.24

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN

SHEET

C2.0

COF #8389

MATCHLINE B
MATCHLINE A

500' HHO BUFFER

- LEWISBURG PIKE -

CLASSIFIED AS A MAJOR ARTERIAL
ROAD BY CONNECT FRANKLIN

OUTDOOR CHAPEL

O.S. 3

O.S. 2

LEARNING CENTER

5' SIDEWALK

(EXISTING HOUSE TO REMAIN)
HOUSE/OFFICES

O.S. 4

ADULT EDUCATION CENTER

- ST. GEORGES WAY -

8' SIDEWALK

LI BIO

N

0 50 100 150

KEY PLAN

KEY

OPEN SPACE

PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 1 LANDSCAPE ARCHITECT 08.01.24

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF #8389



KEY PLAN

KEY

- OPEN SPACE
- PRESERVED TREES

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

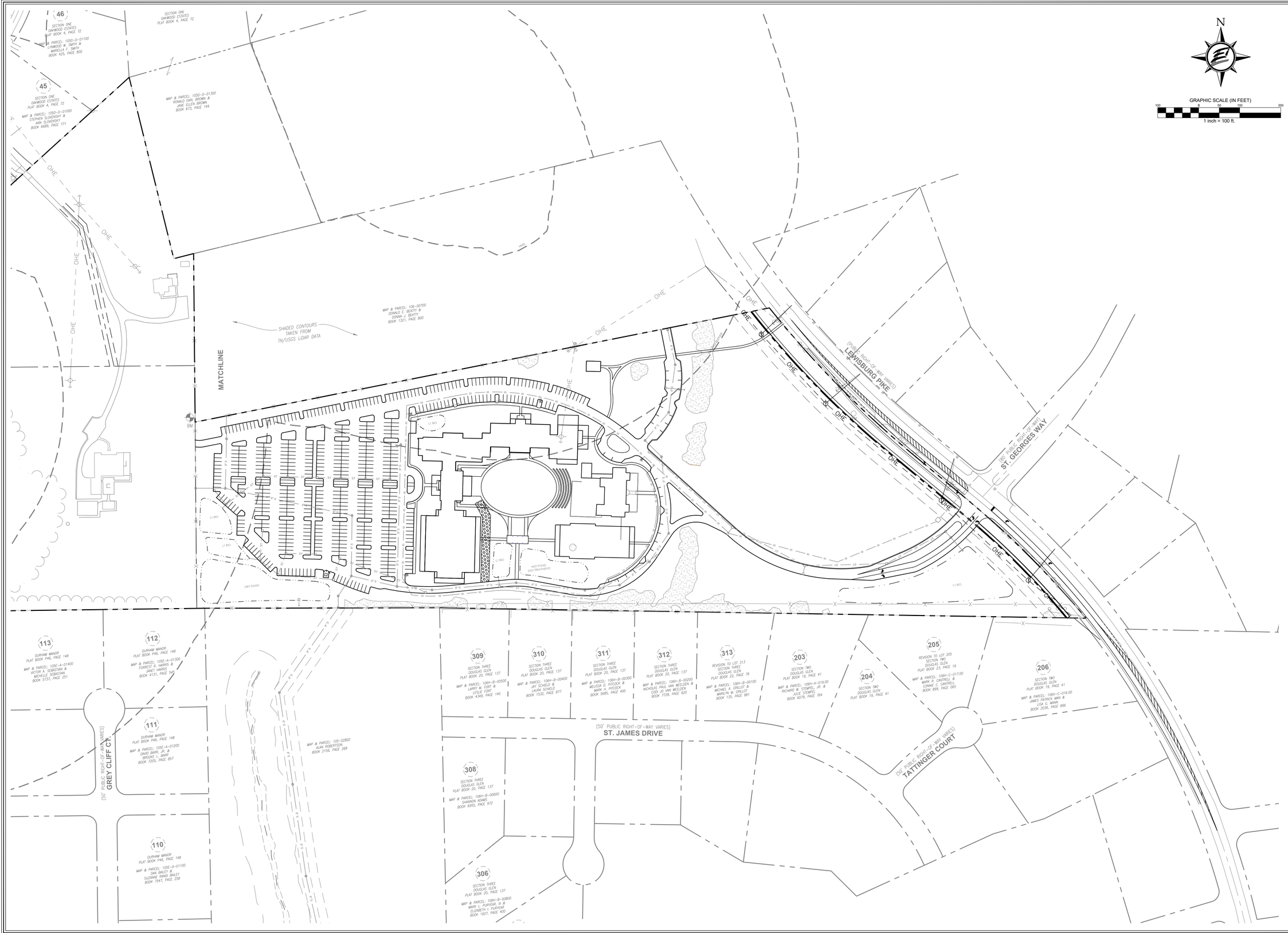
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1215 — 09.01.24

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET C2.2

COF #8389



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE, LLC.
440 MT. ZION ROAD, SUITE 200
O'FALLON, MISSOURI 63368
(636) 561-3737
ENGINEERS · SURVEYORS · INFRASTRUCTURE · ENVIRONMENTAL

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TUCK AWAY PUD SUB DIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 2/1/24
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL SITE PLAN

Sheet No.
C 2.0

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\ROW.dwg
Layout Name: C 2.0 Overall Site Plan
Plotted: Thursday, February 01, 2024 – 4:26 pm
By: logane



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND &
4 4 NASHVILLE, TN 37205
OFFICE: 615.383.6300
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TUCK AWAY PRODUCTIONS SUBDIVISION PLAN
PD/SUBDIVISION,
REVISION/PLAN NAME (CHURCH)
MAP/PARCEL 000.00 XXX
CITY OF FRANKLIN PROJECT NO. 0000XX
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 2/1/24
NO. 108142
STATE OF TENNESSEE

Issue Date: February 01, 2024
ELI Project No: XXXX-XXXX
Drafted By: DRAFTER'S INITIALS
Checked By: CHECKER'S INITIALS

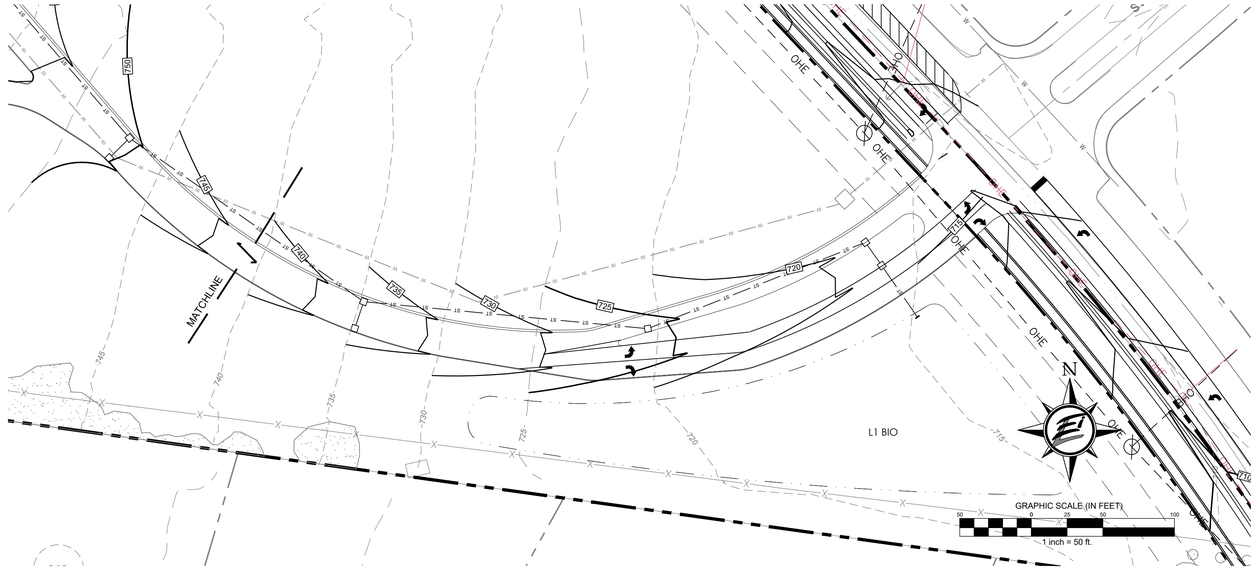
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ENLARGED GRADING & DRAINAGE PLAN

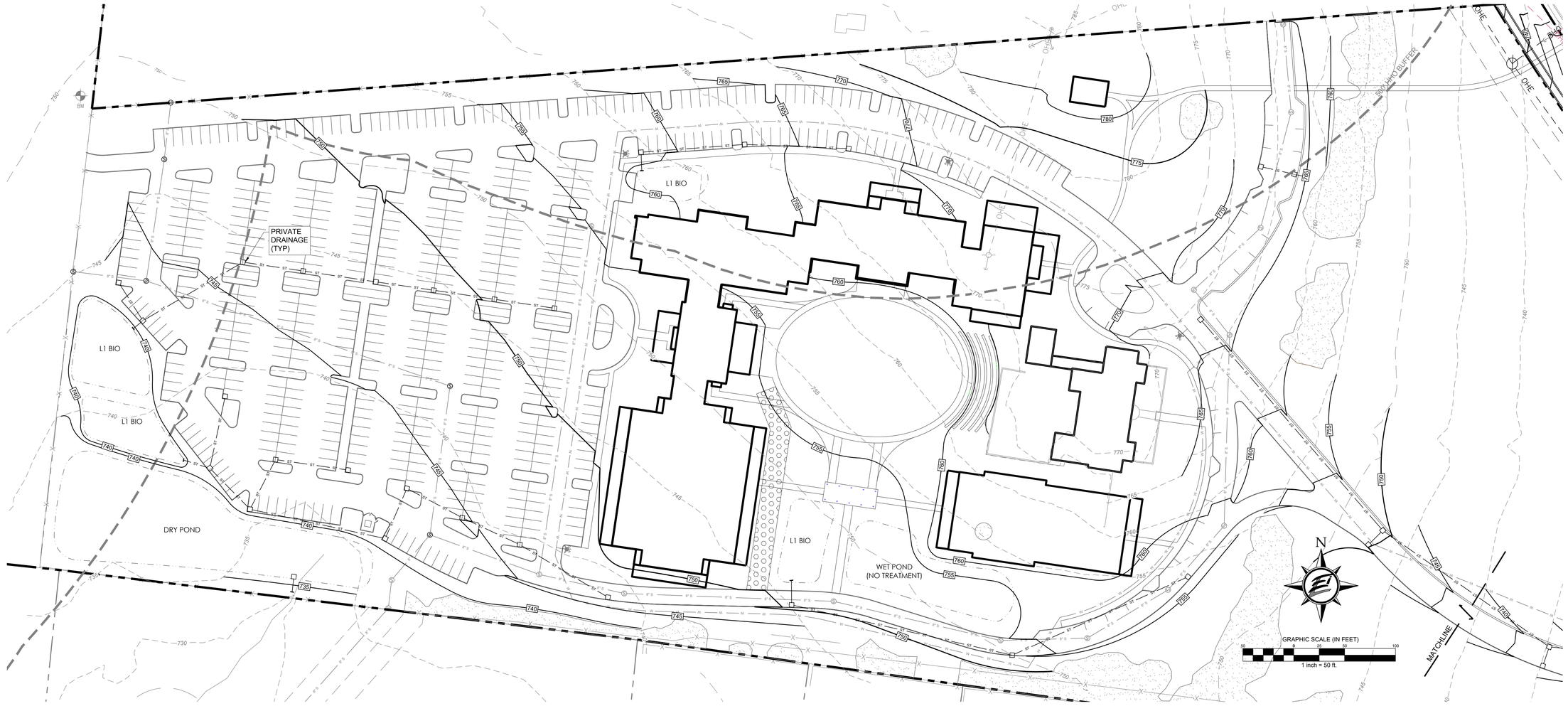
Sheet No.
C 3.01

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Grading.dwg
Layout Name: C 3.0 Overall Grading & Drainage Plan
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane

STORMWATER NARATIVE

- RUNOFF WILL BE TREATED WITH A SERIES OF BIORETENTION BASINS TO AND A DRY DETENTION POND TO MEET OR EXCEED MINIMUM WATER QUALITY AND PRE/POST PEAK FLOW REQUIREMENTS.
- NO JURISDICTIONAL WATERS OR WETLANDS WILL BE IMPACTED.
- LEWISBURG PIKE ROAD IMPROVEMENTS WILL BE CAPTURED WITH DITCH SECTION ACCORDING TO COF STANDARD.





GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE, INC.
4431 NASHVILLE PIKE, SUITE 300
OFFICE: 615-361-6300
ENGINEERS - SURVEYORS - INFRASTRUCTURE - ENVIRONMENTAL

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TUCK AWAY PUD SUB DIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

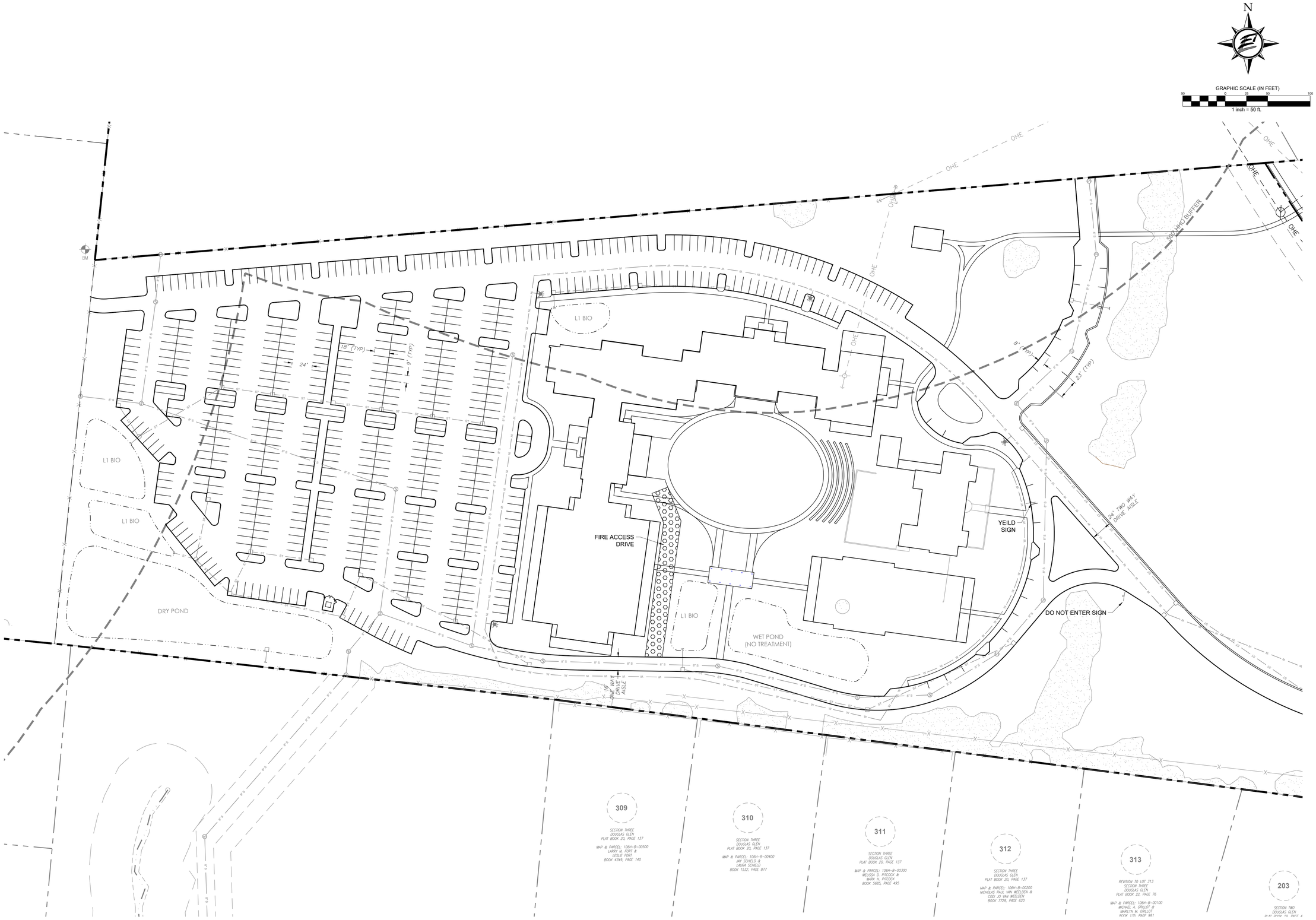
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102153
STATE OF TENNESSEE
Larry C. Wallace 2/1/24

Issue Date:	FEBRUARY 2024
ELI Project No:	XX-XXXX-XXX
Drafted By:	DRAFTER
Checked By:	CHECKED

Sheet Title:
ENLARGED GRADING & DRAINAGE PLAN

Sheet No.
C 3.01

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\grading.dwg
Layout Name: C 3.01 Enlarged Grading & Drainage Plan
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
444 NORTHPOINTE PARKWAY, SUITE 200
ALPHARETTA, GEORGIA 30005
OFFICE 770.813.9610
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PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
No. 109158
STATE OF TENNESSEE
Larry C. Wallace 2/1/24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

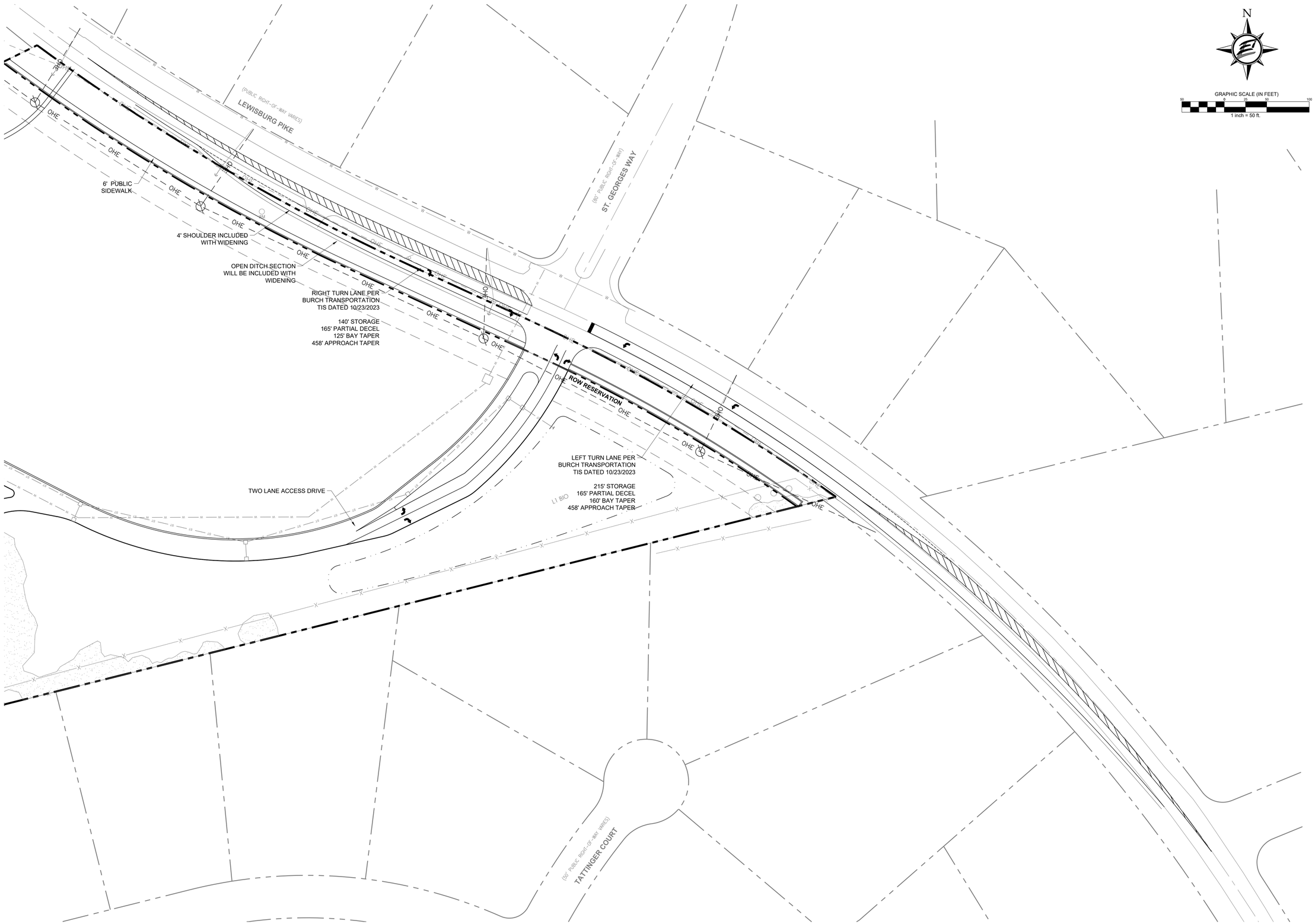
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ENLARGED ROW & ACCESS

Sheet No.

C 4.01

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Layout Name: C 4.01 Enlarged ROW & Access
Plotted: Thursday, February 01, 2024 – 4:27 pm
By: logane



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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4 4 NASHVILLE PIKE, SUITE 300
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TUCK AWAY PUD SUB DIVISION PLAN
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REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
No. 102...
STATE OF TENNESSEE

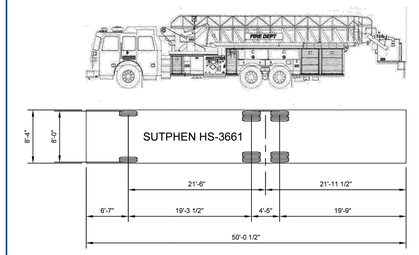
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.02

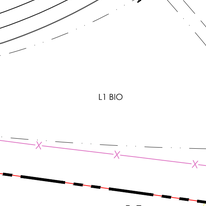
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Layout Name: C 4.02 Enlarged ROW & Access
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane

Design Speed: 5 m.p.h.



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



FRANKLIN TENNESSEE	FIRE APPARATUS TURNING TEMPLATE		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021
	NOT TO SCALE		SD-7

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE, LLC
440 MENDENHALL OAKS PKWY, SUITE 300
OFFICE (615) 933-3663
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TUCK AWAY PUD SUB DIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106.00
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102132
STATE OF TENNESSEE
2/1/24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

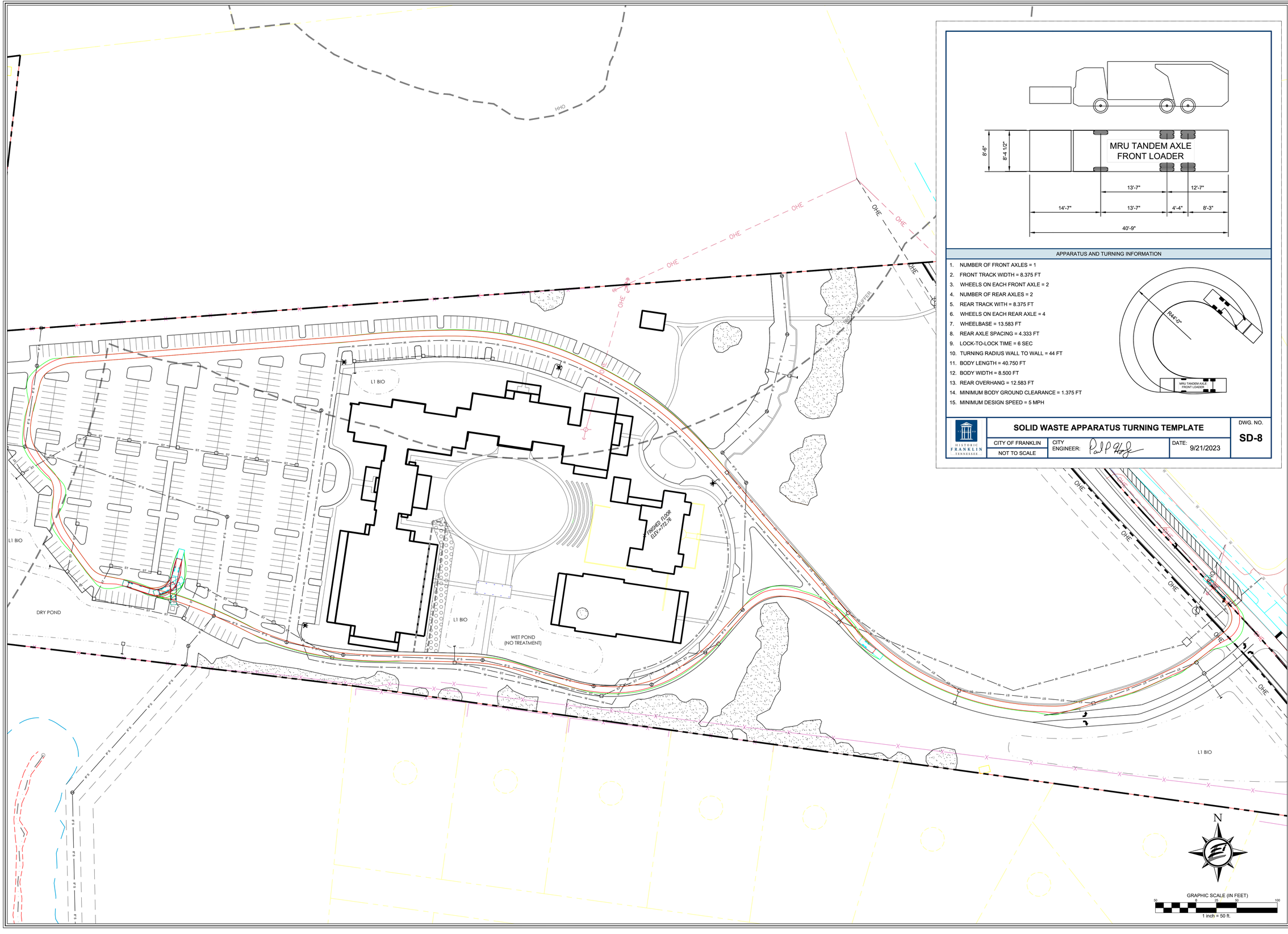
Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C 4.21

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\2_Site Plan\Vehicle Tracking.dwg
Layout Name: C 4.21 Vehicle Tracking Plan
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH

HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | CITY ENGINEER: | DATE: 9/21/2023

NOT TO SCALE

DWG. NO. **SD-8**

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DESIGN COLLABORATIVE
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ENERGY LAND & INFRASTRUCTURE
440 ASHWOOD PARK PLACE, SUITE 300
OFFICE 615-373-1363
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REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C. Wallace 2/1/24
No. 102133
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

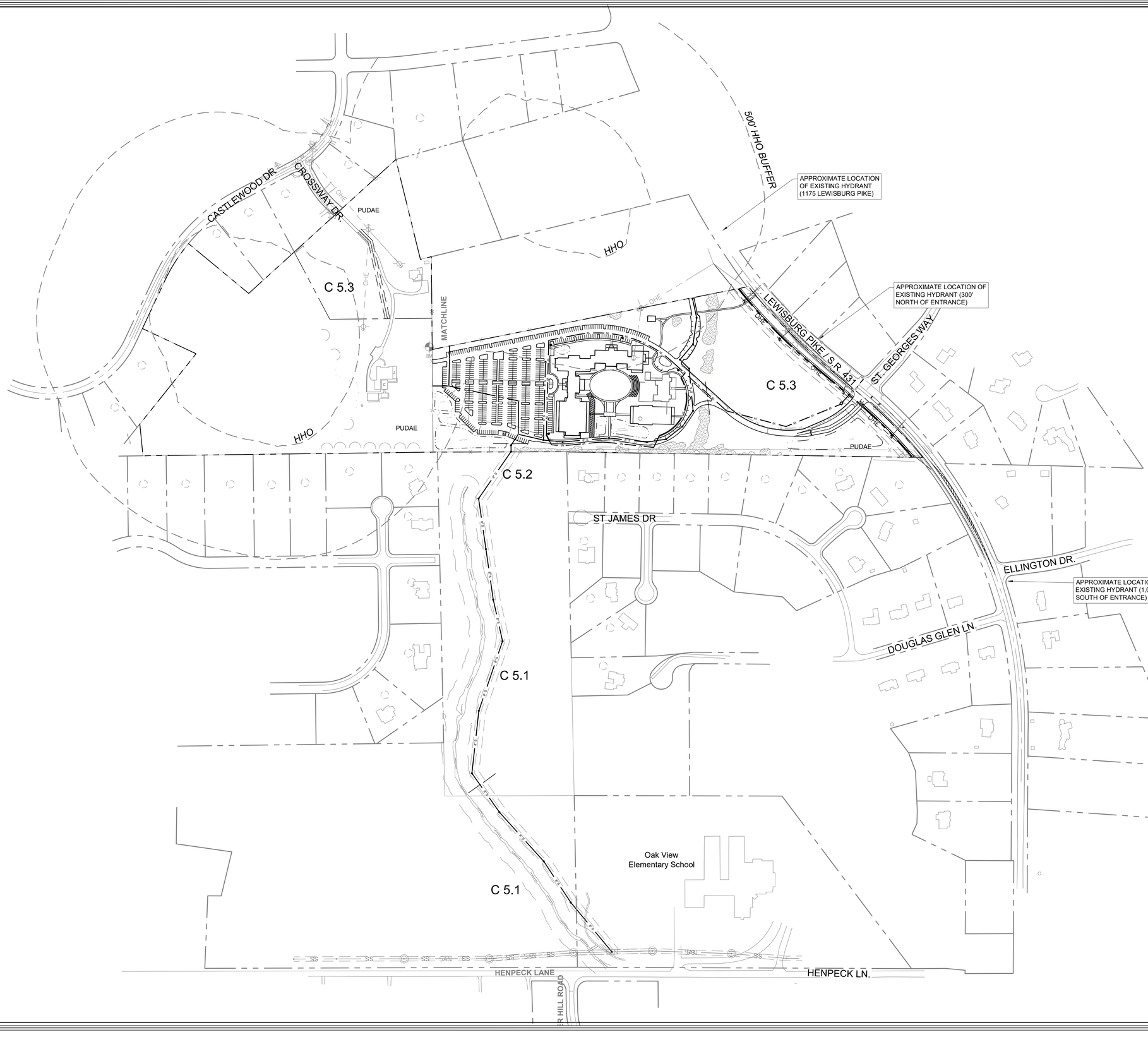
Sheet Title:

VEHICLE TRACKING PLAN

Sheet No.

C 4.22

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Layout Name: C 4.22 Vehicle Tracking Plan
Plotted: Thursday, February 01, 2024 – 4:27 pm
By: logane



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ENERGY LAND & INFRASTRUCTURE, LLC.
440 ARMORY PARK DRIVE, SUITE 200
FRANKLIN, TN 37064
OFFICE: 615-538-1633
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REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

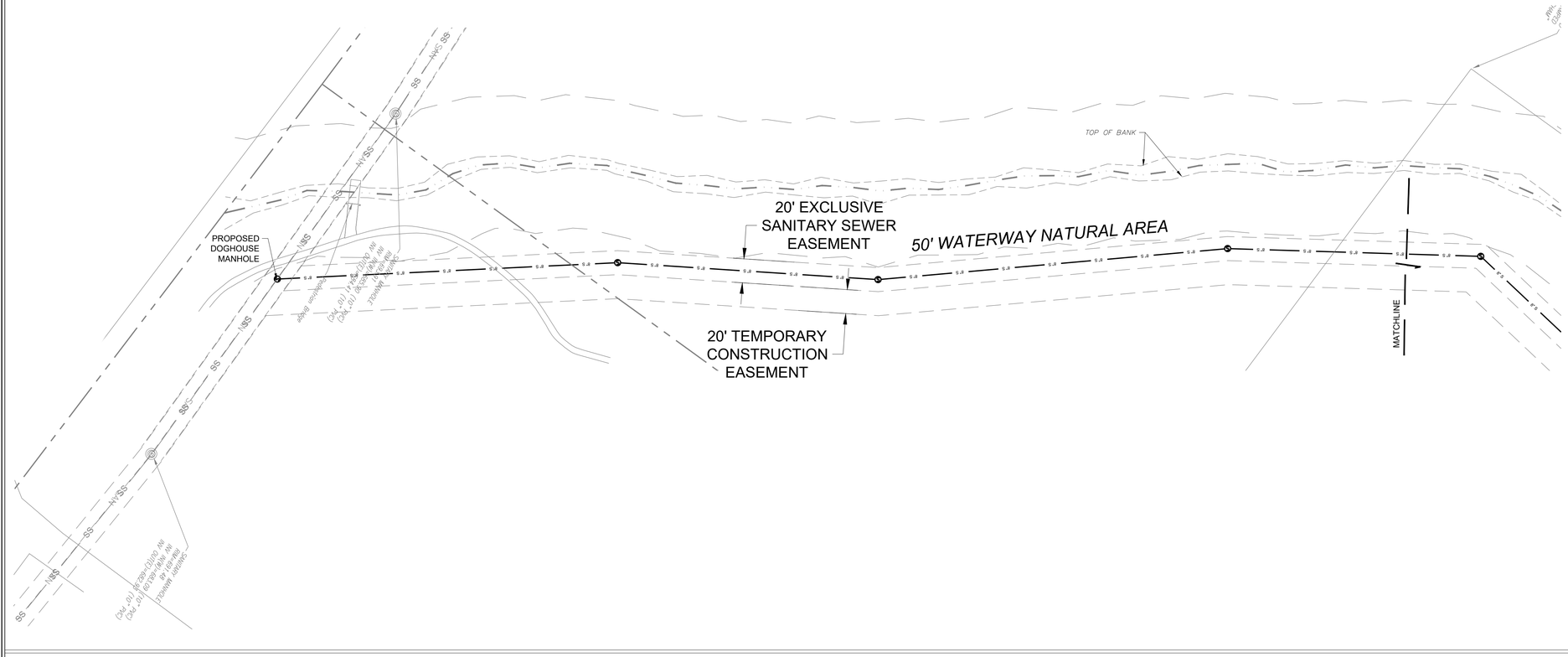
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

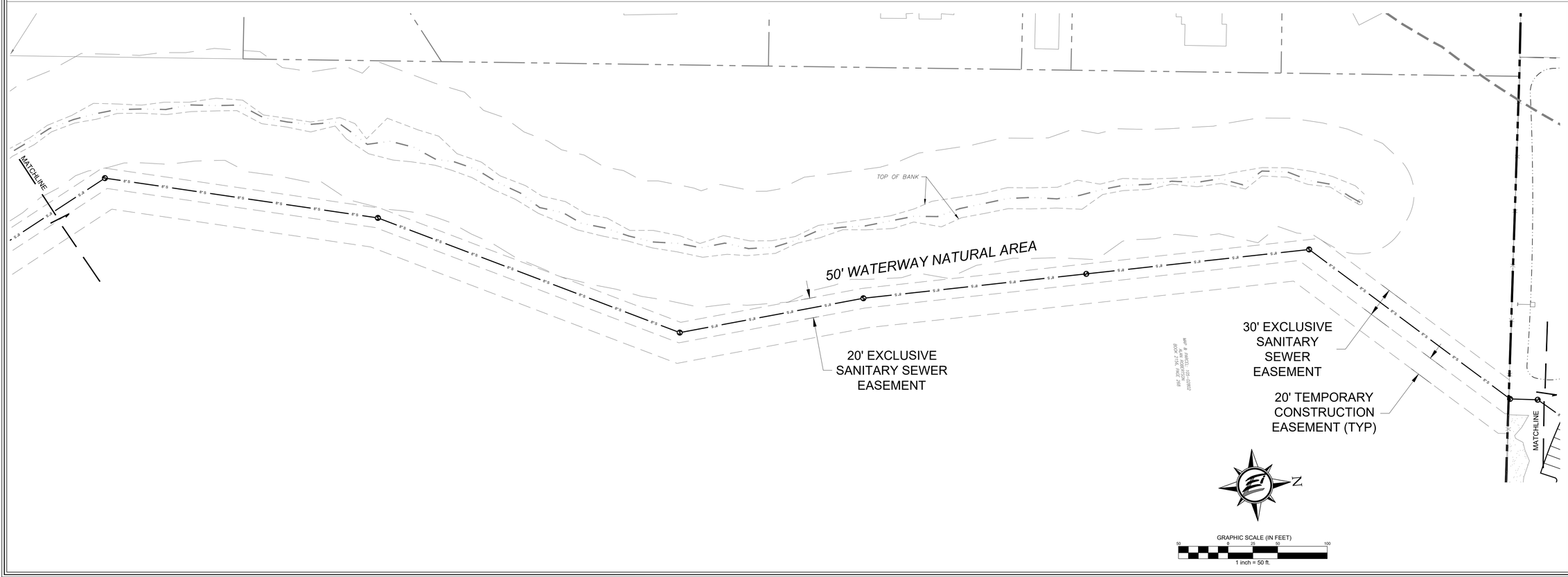
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OVERALL UTILITY PLAN

Sheet No.
C 5.0

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Utility.dwg
Layout Name: C 5.0 Overall Utility Plan
Plotted: Thursday, February 01, 2024 – 4:27 pm
By: logane





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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4TH AVENUE SOUTH, SUITE 300
NASHVILLE, TN 37201
OFFICE: 615.313.6363
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DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

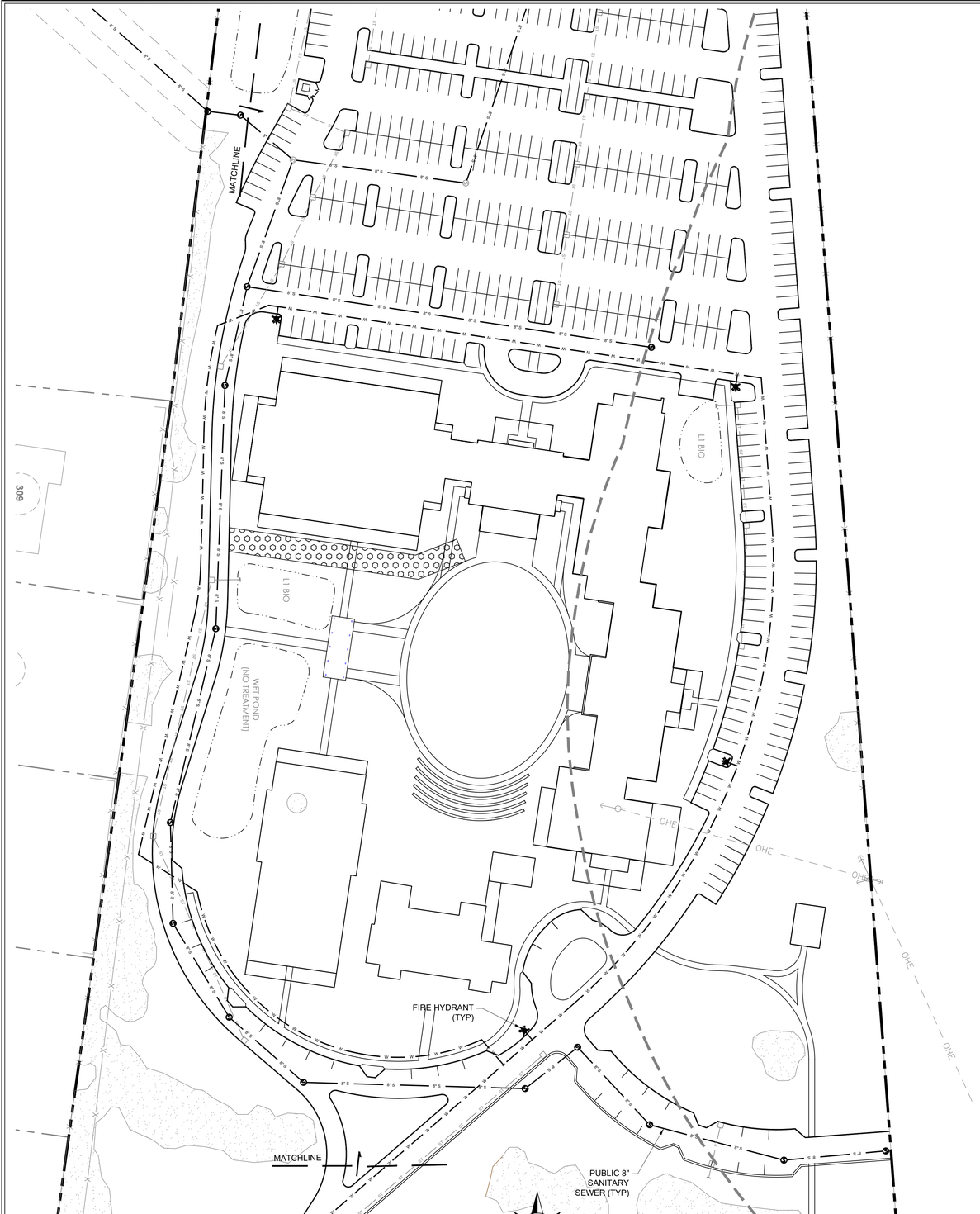
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

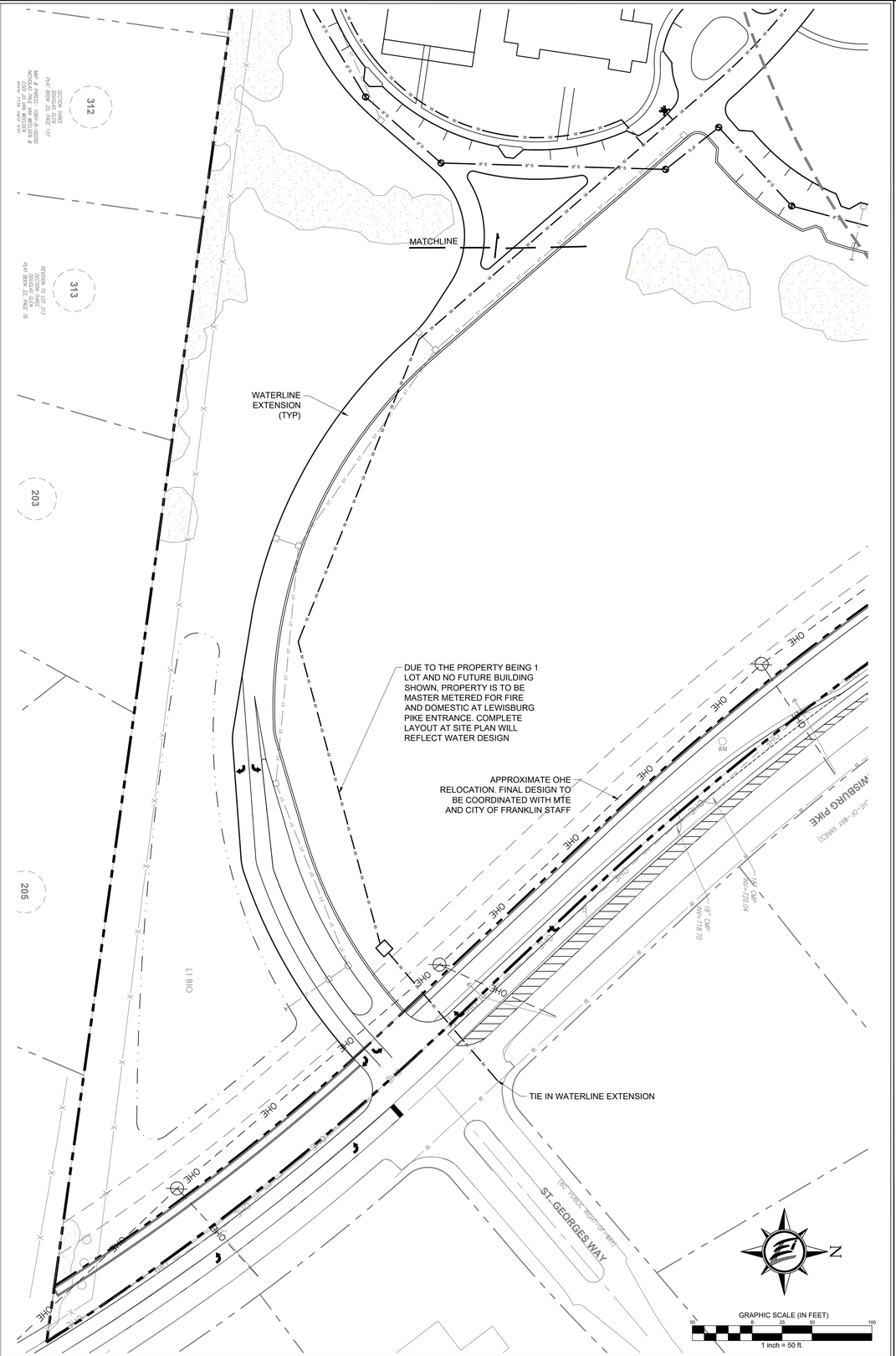
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
OFFSITE UTILITY PLAN

Sheet No.
C 5.01

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Utility.dwg
Layout Name: C 5.01 Offsite Utility Plan
Plotted: Thursday, February 01, 2024 – 4:27 pm
By: logane





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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
441 MT. ZION ROAD, SUITE 200
FRANKLIN, TENNESSEE 37067
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DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)
PARCEL 106.00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
Larry C Wallace 2/1/24
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
ENLARGED UTILITY PLAN

Sheet No.
C 5.02

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Utility.dwg
Layout Name: C 5.02 Enlarged Utility Plan
Plotted: Thursday, February 01, 2024 – 4:28 pm
By: logane

TATTINGER COURT

(50' PUBLIC RIGHT-OF-WAY WIDTH)

LEWISBURG PIKE

(PUBLIC RIGHT-OF-WAY VARIES)

ST. GEORGES WAY

(50' PUBLIC RIGHT-OF-WAY)

203

204

205

206

MATCHLINE

WATERLINE EXTENSION (TYP)

APPROXIMATE OHE RELOCATION. FINAL DESIGN TO BE COORDINATED WITH MTE AND CITY OF FRANKLIN STAFF

APPROXIMATE LOCATION OF 20' WATER EASEMENT TO BE DEDICATED TO COF

TIE IN WATERLINE EXTENSION

SOUTHHO BUFFER

OHE

W

GRAPHIC SCALE (IN FEET)

50 0 25 50 100

1 inch = 50 ft.

N

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4431 NASHVILLE PIKE, SUITE 200
FRANKLIN, TN 37064
OFFICE 615.538.1637
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TUCK AWAY PUD SUB DIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)

PARCEL 106-00800
FRANKLIN PROJECT NO. 8389
CITY OF FRANKLIN, FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

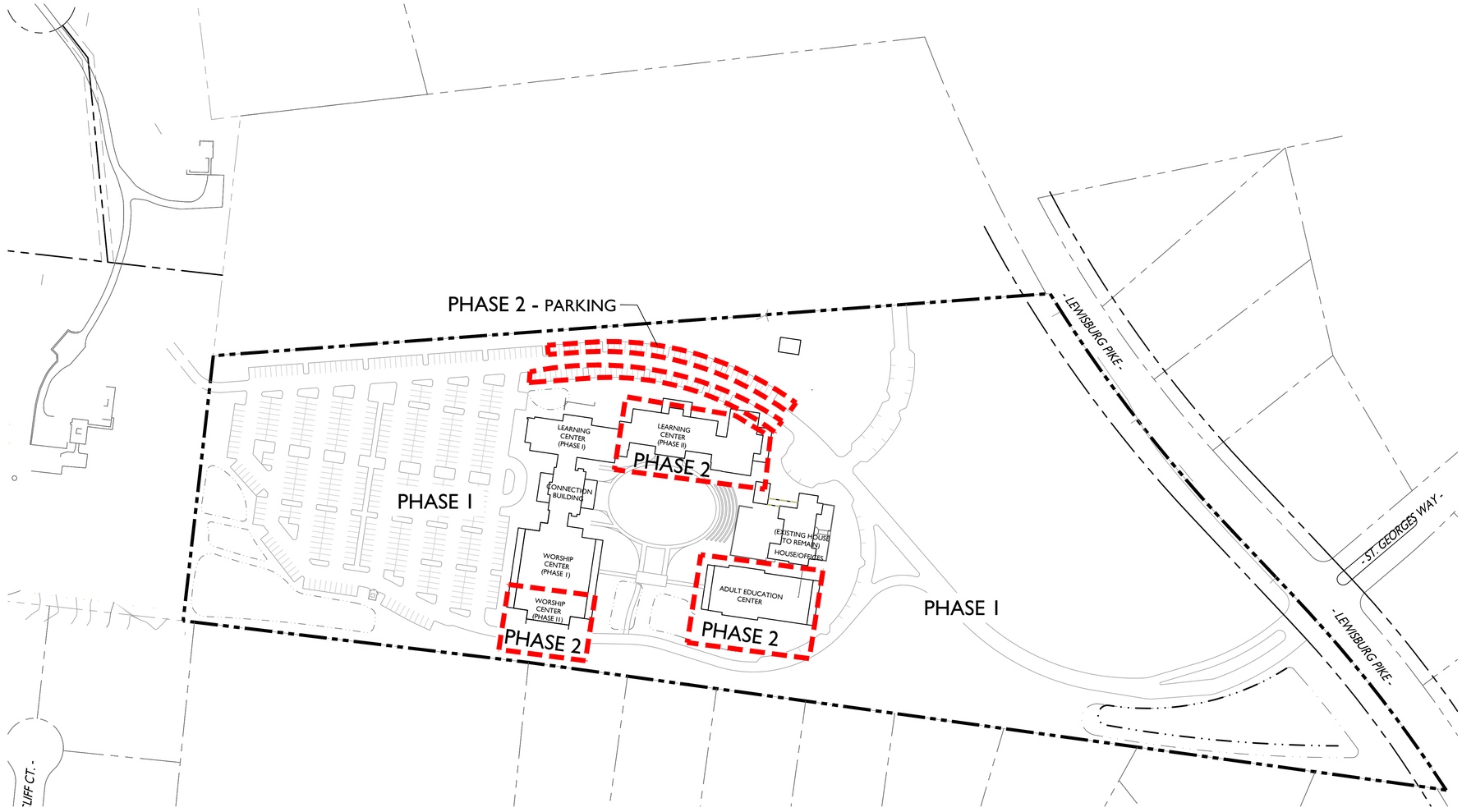
Sheet Title:

ENLARGED UTILITY PLAN

Sheet No.

C5.03

Filename: W:\23-11-1202 fellowship bible church\3_CAD\production\1_development plan\Utility.dwg
Layout Name: C5.03 Enlarged Utility Plan
Plotted: Thursday, February 01, 2024 - 4:28 pm
By: logane



SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

BUILDING SQUARE FOOTAGES

PHASE 1

BLDG	SQ. FT.
WORSHIP CENTER - I	15,900
CONNECTION BLDG	6,000
LEARNING CENTER - I	20,600
HOUSE / OFFICES	10,500

PHASE 2

BLDG	SQ. FT.
WORSHIP CENTER - II	10,200
LEARNING CENTER - II	35,300
ADULT EDUCATION CENTER	21,000

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1155 — 08.01.24

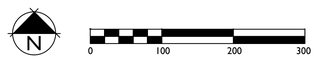
Revision Date

PHASING PLAN

SHEET
C6.0

COF #8389





SITE DATA CHART

PROJECT NAME:	Fellowship Bible Church PUD, REVISION 1
PROJECT NUMBER:	8389
ADDRESS:	1190 LEWISBURG PIKE, FRANKLIN, TN 37064
PARCEL(S):	106 00800
ACREAGE / SF OF SITE:	25.64 AC / 1,116,977 SF
VESTING (IF APPLICABLE):	MARCH 23, 2021 (ORIGINAL BOMA APPROVAL DATE)
CIVIL DISTRICT:	10TH
EXISTING ZONING:	PD (0.71)
PROPOSED ZONING:	PD (120,000 SF)
ZONING OVERLAY:	HHO, 500' HHO BUFFER
BUILDING TYPES APPLIED:	CIVIC INSTITUTIONAL
FRONTAGE TYPES APPLIED:	YARD/LANDSCAPE FRONTAGE
LOT WIDTH:	N/A
LOT SIZE:	N/A
SETBACKS	
FRONT:	100'
SIDE:	5'
REAR:	20'
PROPOSED USES:	PASSIVE PARKS AND OPEN SPACES CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS PLACES OF PUBLIC ASSEMBLY OFFICES
PARKING, PROVIDED:	591 (ALL SURFACE, ALL IMPERVIOUS)
BUILDING HEIGHT:	MAX 2 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5%
TREE CANOPY RETENTION ACREAGE:	1.45 AC
OWNER:	JIM CROSS 103 FORREST CROSSING BLVD. FRANKLIN, TN 37064 SUITE 205
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, FRANKLIN, TN 37069 SUITE 145
NUMBER:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

TREE CANOPY RETENTION

OVERALL SITE AREA = 1,116,977 SF (25.64 AC)

EXISTING TREE CANOPY		REMOVED TREE CANOPY		PRESERVED TREE CANOPY	
2.68 AC	116,876 SF	1.25 AC	54,399 SF	1.43 AC	62,477 SF

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	116,876 SF; 2.68 AC (10% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (63,113 SF; 1.45 AC)
PROVIDED CANOPY PRESERVATION:	54% (63,135 SF; 1.45 AC)

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

TREE PROTECTION FENCING NOTES & DETAIL (NTS)

TREE PROTECTION NOTES:

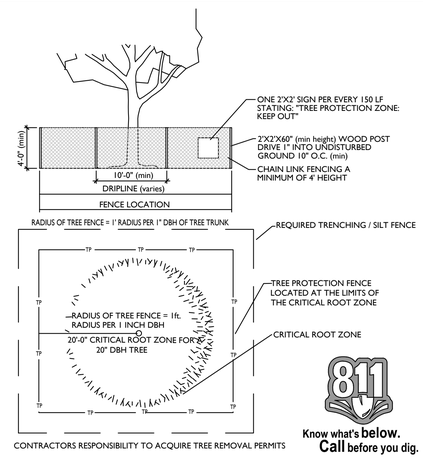
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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 endanger the health or life of the affected tree.



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

SPECIMEN TREE REPLACEMENT

#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	REMOVED
6	33	Oak	REMOVED
7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REDDEN REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07.01.24

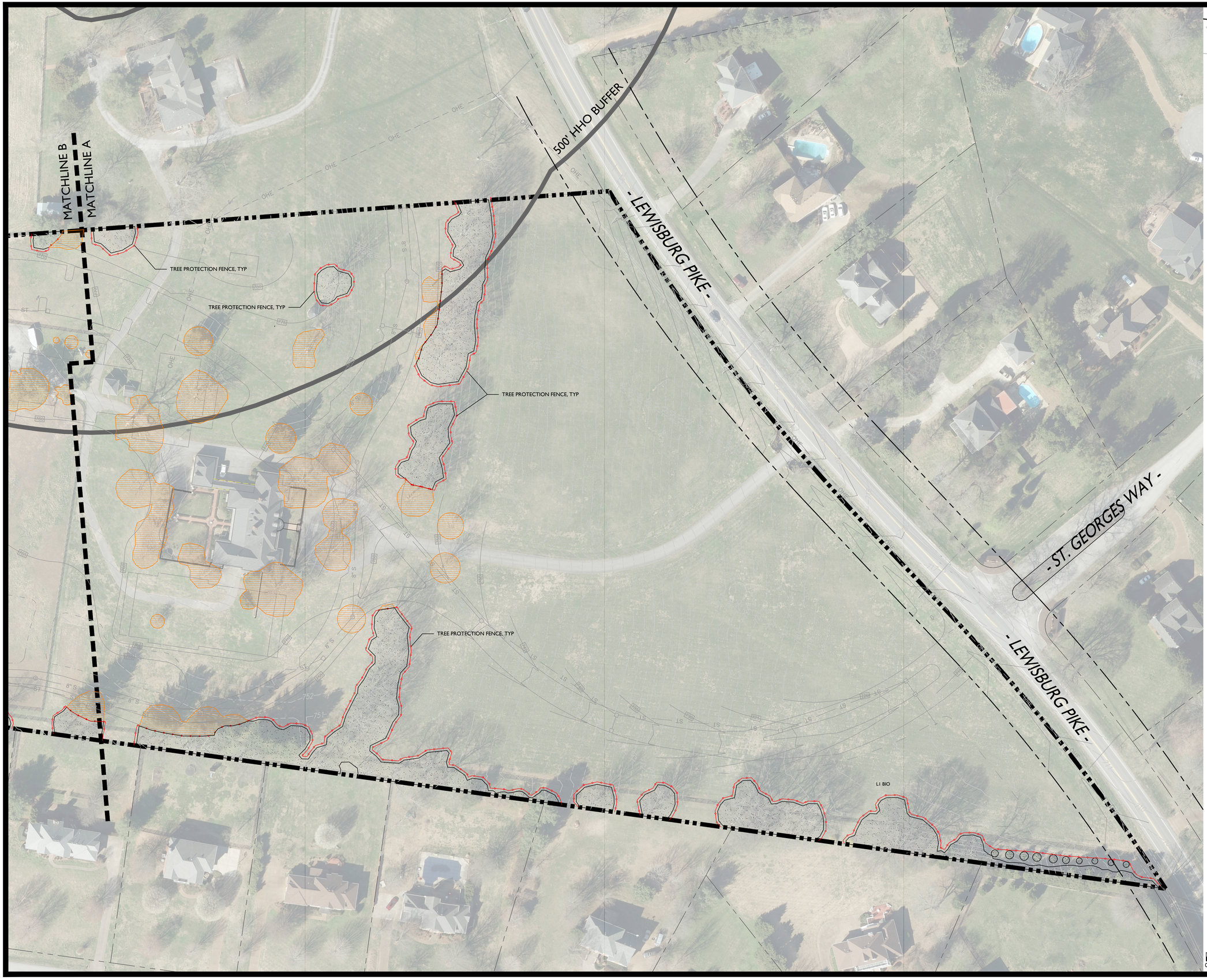
Revision Date

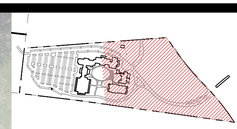
OVERALL TREE PRESERVATION PLAN

SHEET

LI.0

COF #8389





KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT			
#	DIAMETER (in.)	SPECIES	STATUS
1	27	Hackberry	REMOVED
2	25	Hackberry	REMOVED
3	26	Oak	REMOVED
4	26	Oak	REMOVED
5	70	Osage	REMOVED
6	33	Oak	REMOVED
7	30	Cedar	REMOVED
8	24	Cedar	
9	27	Hackberry	
10	34	Cedar	
11	32	Cedar	REMOVED
12	34	Cedar	
13	28	Cedar	
14	25	Cedar	
15	46	Cedar	
16	46	Oak	
17	41	Oak	REMOVED
18	26	Walnut	REMOVED
19	32	Pear	REMOVED
20	41	Pear	REMOVED
21	26	Maple	REMOVED
22	42	Oak	
23	58	Hackberry	
24	56	Hackberry	
25	27	Hackberry	REMOVED
26	33	Hackberry	REMOVED
27	32	Elm	REMOVED
28	24	Maple	REMOVED
29	34	Oak	REMOVED
30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED
TOTAL INCHES REMOVED:			774
REPLACEMENT INCHES REQD:			1548

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE LANDSCAPE ARCHITECT 02.01.24

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

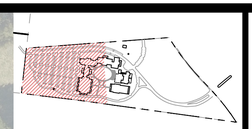
ENLARGED TREE PRESERVATION PLAN

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COF #8389





KEY PLAN

KEY

- PRESERVED TREES
- REMOVED TREES
- TREE PROTECTION FENCE
- REMOVE SPECIMEN

SPECIMEN TREE REPLACEMENT

#	DIAMETER (in.)	SPECIES	STATUS
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14	25	Cedar	
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30	32	Hackberry	REMOVED
31	25	Cedar	REMOVED
32	38	Oak	REMOVED
33	28	Hackberry	REMOVED
34	28	Hackberry	
35	46	Hackberry	
36	35	Hackberry	
37	35	Oak	
38	34	Oak	
39	36	Oak	
40	36	Oak	REMOVED
41	30	Oak	REMOVED

TOTAL INCHES REMOVED: 774

REPLACEMENT INCHES REQD: 1548

N

0 50 100 150

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

DRAKE A. REDDEY REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1351 07.01.24

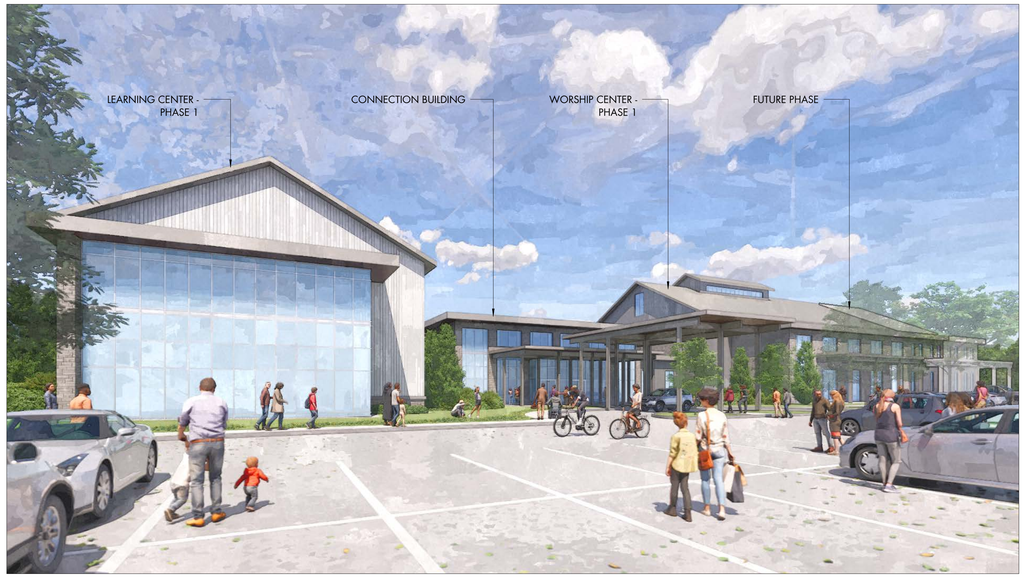
Revision Date

ENLARGED TREE PRESERVATION PLAN

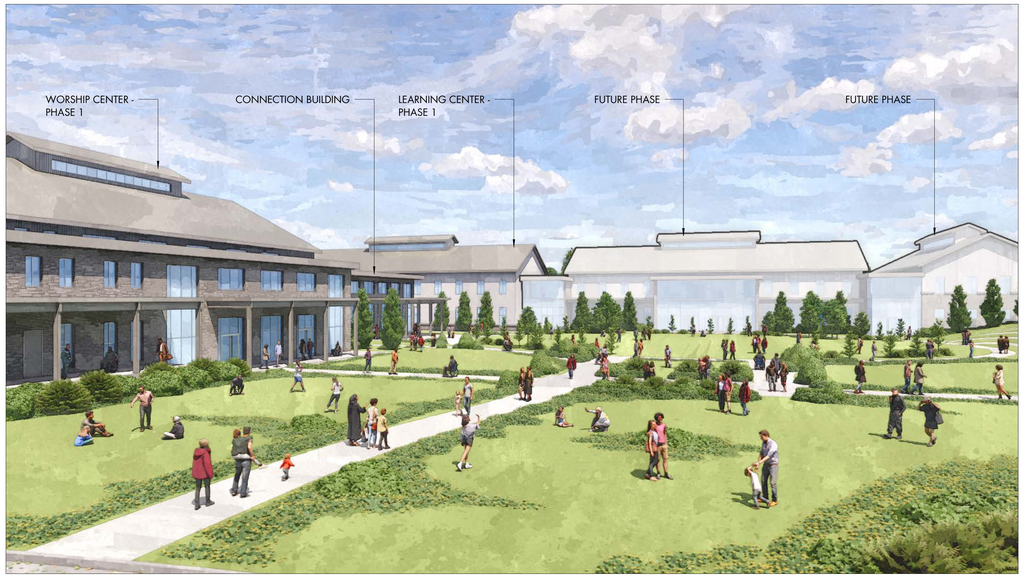
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COF #8389



CHARACTER IMAGERY - VIEW LOOKING EAST TO PHASE 1



CHARACTER IMAGERY - VIEW LOOKING THROUGH QUAD TO NORTH



CHARACTER IMAGERY - VIEW LOOKING WEST AT FUTURE PHASE



CHARACTER IMAGERY - VIEW LOOKING SOUTH TO PROJECT

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architecture, pllc

615
T 726.0047
F 726.4891
615

1615
sixteenth
avenue south

nashville
tennessee
37212

NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

	DESCRIPTION	DATE

CHARACTER IMAGERY

A1.01

31 JANUARY 2024

INITIAL SUBMITTAL

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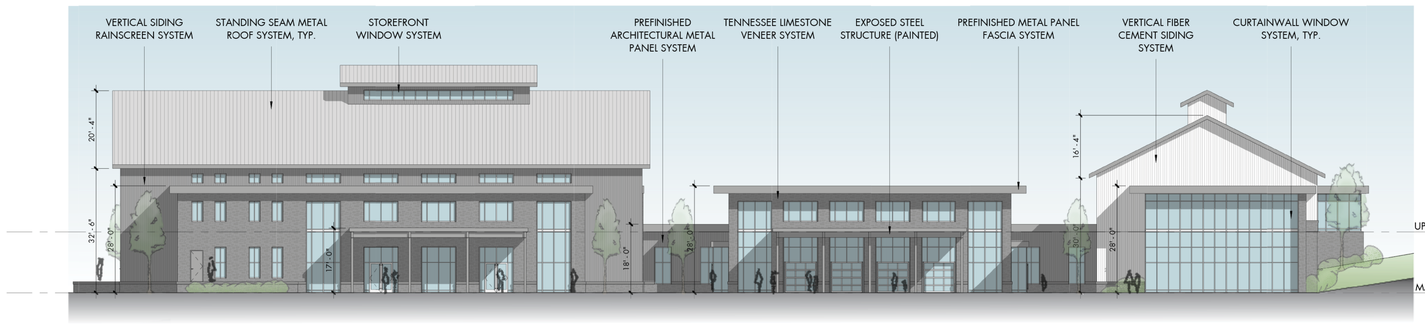
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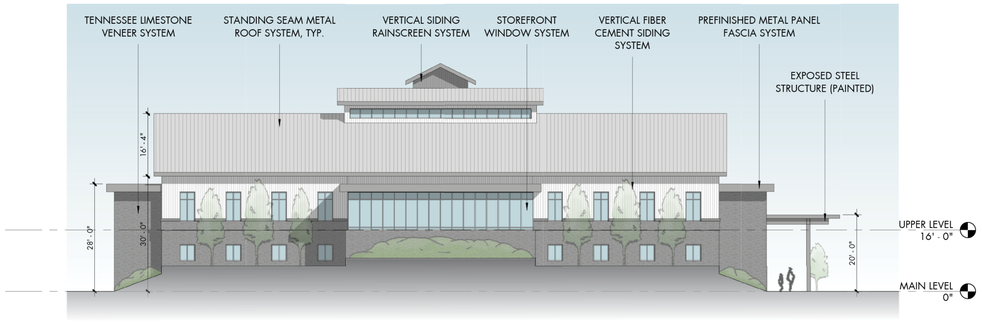
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tennessee
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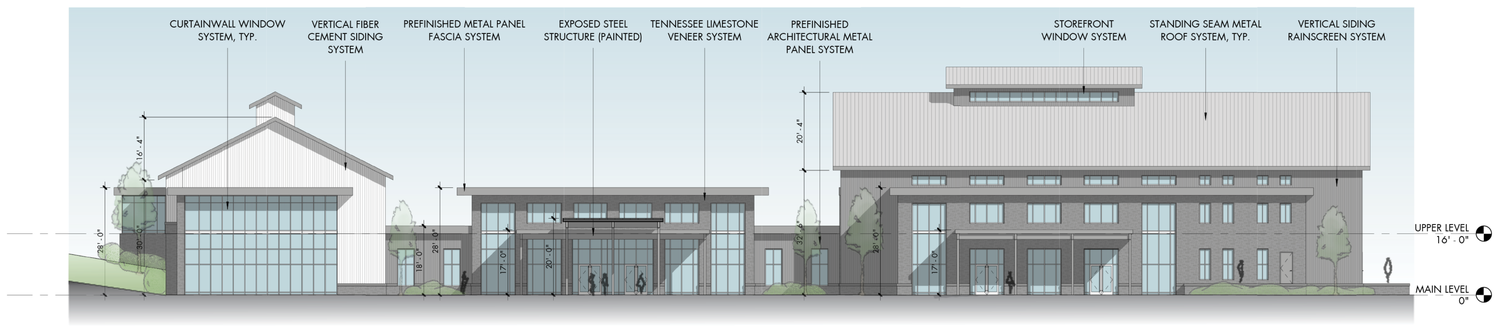
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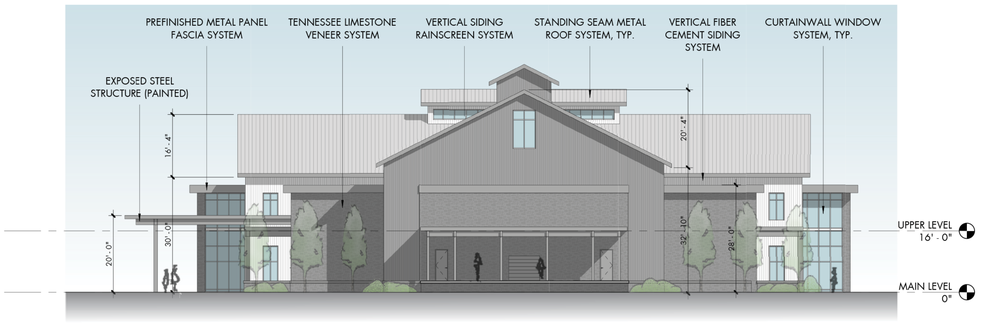
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 1



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 1



- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 1

ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II - B

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

#	DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 1

A3.01

31 JANUARY 2024

INITIAL SUBMITTAL

23007

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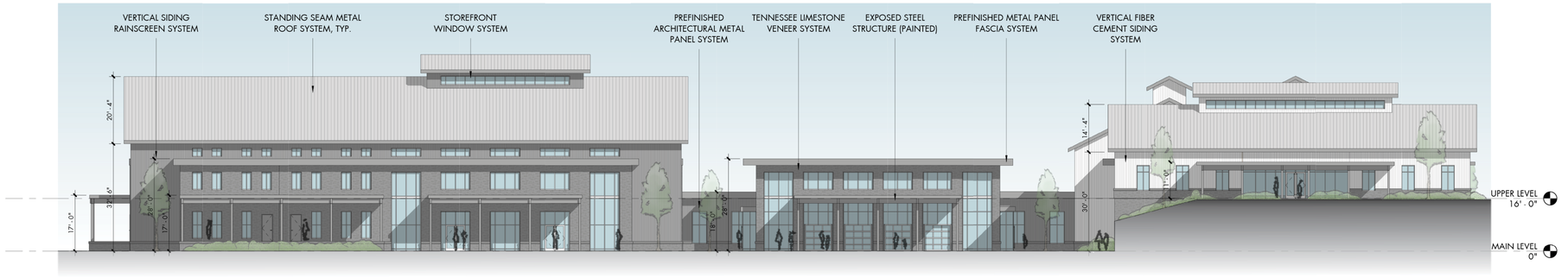
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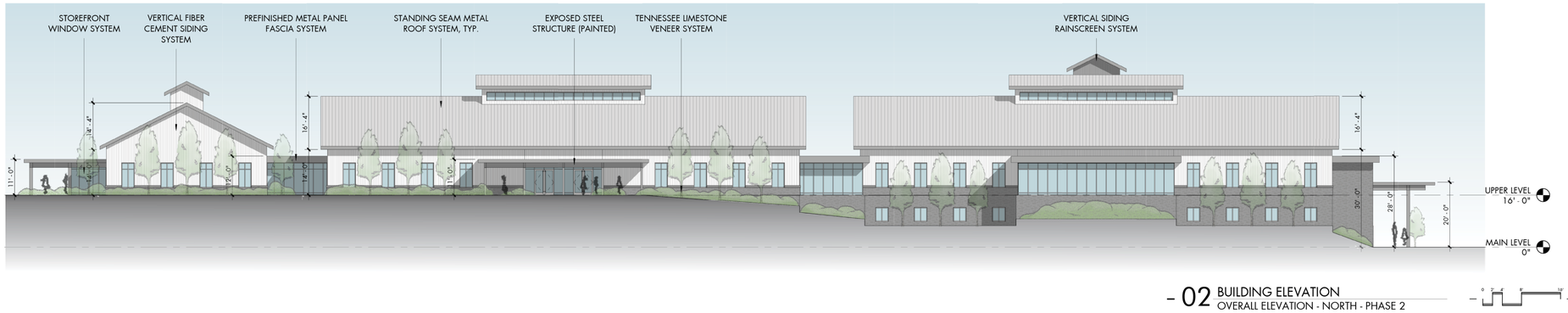
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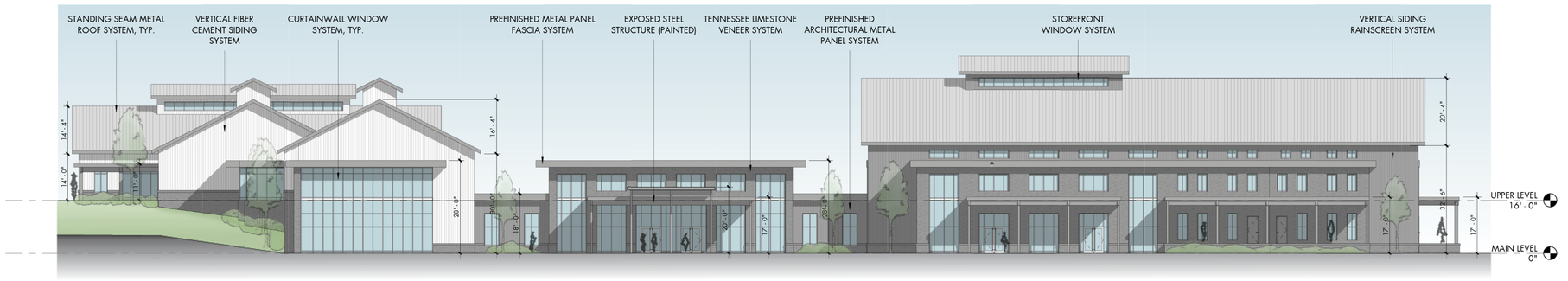
nashville
tennessee
37212



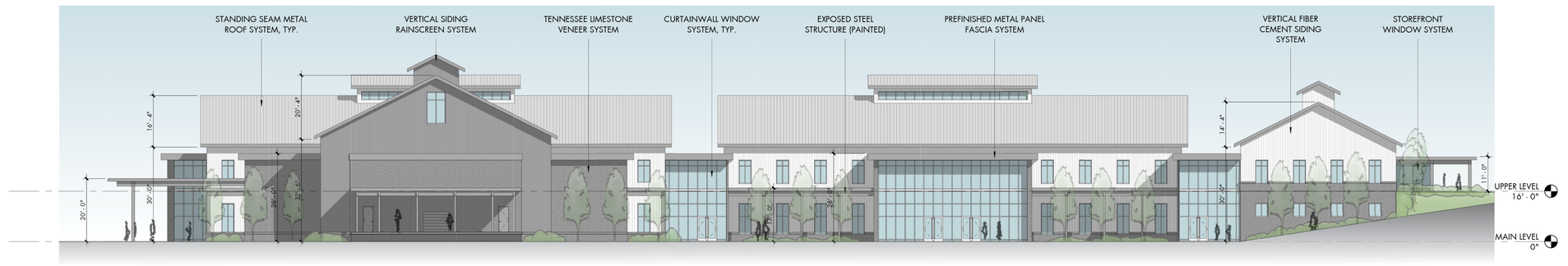
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



- 02 BUILDING ELEVATION
OVERALL ELEVATION - NORTH - PHASE 2



- 03 BUILDING ELEVATION
OVERALL ELEVATION - WEST (ENTRY) - PHASE 2



ALL BUILDINGS TO BE A MAXIMUM HEIGHT OF 2 STORIES AND CONSTRUCTION TYPE II - B

- 04 BUILDING ELEVATION
OVERALL ELEVATION - SOUTH - PHASE 2

NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DESCRIPTION	DATE

OVERALL EXTERIOR ELEVATIONS - PHASE 2

A3.02

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From:	LARRY MAX FORT
To:	Planning Intake
Subject:	Fwd: Fellowship Bible Church development proposed on Parcel 02801 and 00800 on 1190 Lewisburg Pike and 2208 Crossway Drive, Franklin, TN
Date:	Tuesday, February 20, 2024 8:53:05 PM

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

To the Franklin Municipal Planning Commission,
We are emailing you to convey our disagreement with the proposal to rezone Parcel 02801 and parcel 00800 on Tuck Away Farm from a Planned Unit Development to a R1 Residential which will allow for the development of The Fellowship Bible Church on Lewisburg Pike in Franklin, TN. We have enjoyed living next to this property for 17 years, and bought this house especially for the peace and beauty, wildlife and privacy that we have enjoyed since we have been here. We unfortunately are unable to attend the Planning Commission meeting on February 22nd as we will be out of town.
It appears on the plan that there will eventually be a total of 5 buildings in the property behind us, with the trail of traffic exiting the parking lot along our property line. These buildings will be extremely close and visible to us on our property and will add a lot of noise, automobile exhaust, and unnatural lighting from buildings, cars, and parking lot lights. Because of the number and size of the buildings , we believe it will appear more like an office complex than a church. I'm also concerned about an educational building of this size, and that it will eventually become a school of some type.
I grew up in Franklin and have seen massive growth and a multitude of changes over the years. We have watched Berry Farms explode in growth in the past few years, and now have 3 schools within 1/2 a mile from our house as well as 3 other churches within a mile from our subdivision. The traffic by Douglass Glen has become more than problematic, and adding a church campus with 5 buildings and a multitude of parishioners entering and exiting in the middle of a 2 mile stretch of road that feeds 3 schools, 3 churches and multiple subdivisions in my opinion will be a regrettable mistake.
I also know that in order to complete the campus of buildings proposed it will take years of noise, construction, loss of any privacy and a constant movement of loads of dirt, and dusty conditions. There is not even enough room from the exiting road to place a berm or tree line as a barrier. This will virtually destroy any property value we have acquired during the 17 years we have been in this house. Therefore, we will not support the rezoning and development on 2208 Crossway Drive in Franklin to accommodate the satellite campus of the Brentwood Fellowship Bible Church.
Thank you,
Leslie and Max Fort
2534 Saint James Drive, Douglass Glen Subdivision
Franklin, TN 37064

From: Merrick Miles
To: Planning Intake
Subject: Comments for Tuck Away Farm meeting on 2/22
Date: Wednesday, February 21, 2024 10:44:26 AM

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

Hello,

Please see below for written comments on the Tuck Away Farm development plan revision. Thank you,

Merrick Jones

> Good evening,
>
> We live at 1191 Lewisburg Pike, directly across from Tuck Away Farm. We have been in our home since 2016, we got married in the back yard, we have taken all our Christmas pictures in front of our large magnolia, our young children haven't known any other home besides our 105 year old farm house. We love our home and Franklin, but we are deeply concerned this development will make living in our home untenable. The increased flow of traffic that will be directly in front of our house will be disruptive to our lives. The normally quiet Sunday mornings will become loud with increased traffic, and in an area that usually has good flow of cars, suddenly there will be cars idling in our front yard, several times that day and any other days of service. If the new traffic pattern dictates a traffic light, then the idling cars become continuous in our lives, all days and nights, and leaving our house to get onto Lewisburg Pike becomes much more of a challenge. We can currently enjoy our front yard, even if there is traffic, as it moves along and while heavy at times, is often light enough to not disrupt our children playing. A traffic light, or even just busy Sundays and any other days of service, will greatly change our lives in our home.
>
> We sincerely hope the commission can take our concerns seriously. We understand Franklin is growing and developing, but we hope our small slice of community can remain preserved and a safe and welcoming home for us

and our family.

Freeman and Merrick Jones

City of Franklin

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

File #: 21-06015

DATE: February 1, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Carter House Visitors Center Subdivision, Final Plat, Creating One Residential Lot And Dedicating Easements, On 8.75 Acres, Located West Of Columbia Avenue And South Of West Fowlkes Street, At 1140 Columbia Avenue. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8386
Applicant: Christie Willoughby, Cherry Land Surveying, Inc.
Owner: State of Tennessee (Representative - John Hull)

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create a lot and dedicate easements. The existing zoning is Civic Institutional(CI) District. The proposed final plat is made up of 8.753 acres and the required setbacks are shown. The corresponding site plan was approved by the FMPC in August 2023 for the Carter House State Historic Site visitor's center.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

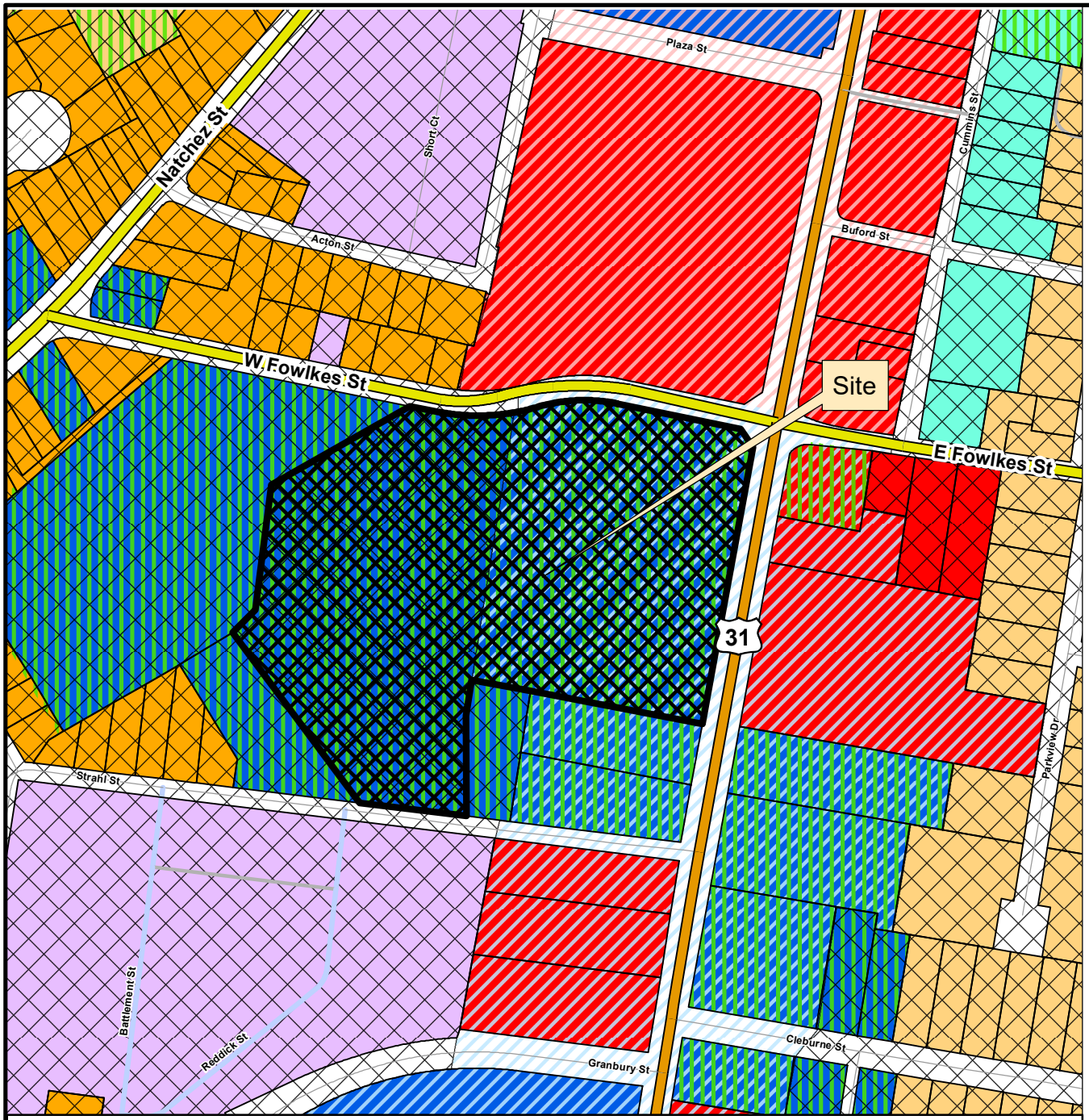
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Carter House Visitors Center Subdivision, Final Plat. The conditions of approval are attached.



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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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Feet

CARTER HOUSE VISITORS CENTER PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: CI Civic Institutional
Overlay Districts: CFO, CAO, HPO
Site Acreage: 8.75 acres
Total Number of Lots: 1

Legend

- Carter House Visitors Center Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay

Zoning Overlay Districts

- Columbia Avenue Sub-District 1
- Columbia Avenue Sub-District 2
- Columbia Avenue Sub-District 3
- Columbia Avenue Sub-District 4
- Columbia Avenue Sub-District 5
- 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

COF no: 8386

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

dustin.walcott@franklintn.gov	Comment partially addressed. Please add ROW widths for all public streets.

11. C. Final Plat

dustin.walcott@franklintn.gov	Please dimension the width of the cross access easement. Furthermore, up on checking the width of the CAE, it became apparent that the scale of 1"-100' is incorrect (it is more like 1.3"-100'). Please revise so an appropriate scale is used, keeping in mind that all plat scales need be no smaller than 1"-100'.

14. C. Final Plat

lance.fittro@franklintn.gov	With the submittal of the final plat to One Stop, Applicant shall complete the reference on the plat to the deed book and page number where the Long Term Maintenance Plan (LTMP) agreement and attachments for the subject property are recorded.

MTEMC

23094plt.pdf

18. MTEMC Easement

ehale@mtemc.com	Plat should note MTE easement for existing OH line along West Fowlkes Street and Columbia Avenue. (20' either side of line.)

Performance Agreement and Surety

General Issues

4. Engineering Sureties

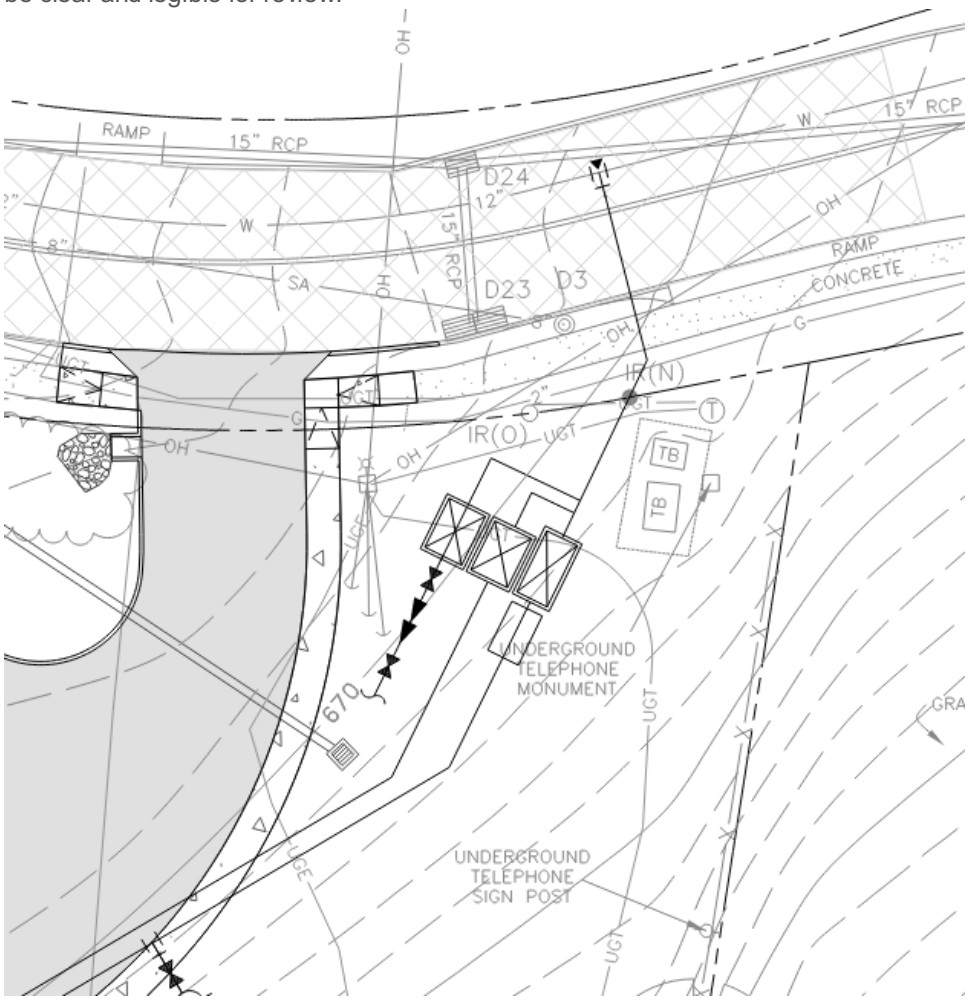
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8236 (Carter House Visitors Center Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

Water/Sewer

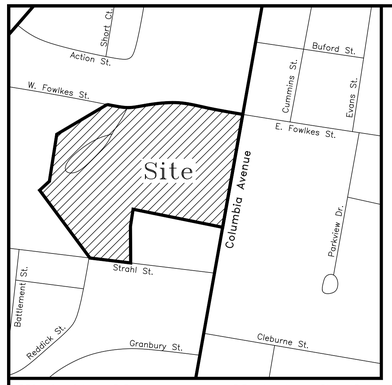
General Issues

5. Existing utilities

ben.mcneil@franklintn.gov The applicant has not fully addressed the issue, the proposed water appears to be directly adjacent to existing ATT boxes, the applicant shall ensure any easements that are currently granted to ATT is not in conflict with the water service location. Note that the water services for the site are to be labeled as proposed. The water services must be clear and legible for review.



Reply



Vicinity Map Not to Scale

MTEMC Signature

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation — Date

Certificate of Approval of Water Systems

I hereby certify that:
A. The water systems designated in Carter House has been installed in accordance with City specifications, or B. A performance agreement and surety in the amount of $ _____ for the water system has been posted with the City of Franklin, Tennessee, to assure completion of such system.

Director Water Management Department, City of Franklin, Tennessee — Date

Certificate of Approval of Sewer Systems

I hereby certify that:
A. The sewer systems designated in Carter House has been installed in accordance with City specifications, or B. A performance agreement and surety in the amount of $ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such system.

Director Sewer Management Department, City of Franklin, Tennessee — Date

Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book *, Page *, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property except as follows: Book _____, Page _____, R.O.W.C.

State of Tennessee — Date
*Book 95, Page 59

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20 ___.

MICHAEL H. CHARETTE — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — COMMERCE — TENNESSEE NO. 2048

Michael H. Charette
R.L.S. TN #2048

Deed Reference

Deed reference for this property is Book 95, Page 59, at the Register's Office for Williamson County, Tennessee. Owner of record being: State of Tennessee

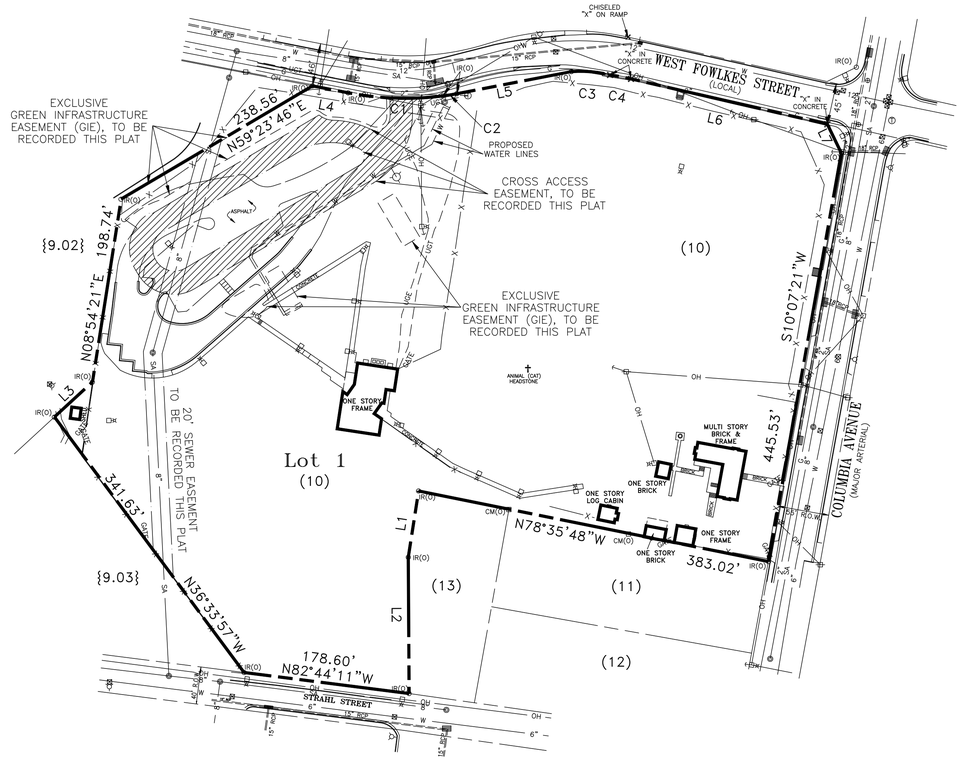
GPS Note

A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

Notes

1) THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS.
2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER: 47187C0192G & 47187C0211G" DATED: DECEMBER 22, 2016. FLOOD ZONE "X"
8) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS,
9) TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
10) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN, INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
11) THIS PROPERTY IS CURRENTLY ZONED "CI" (CIVIC INSTITUTIONAL DISTRICT).
12) MINERAL RIGHTS FOR THIS PROPERTY ARE THE OWNERSHIP OF THE PROPERTY OWNERS.
13) GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND /OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
14) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
15) PARCEL NUMBERS SHOWN AS THUS (10) REFERS TO WILLIAMSON COUNTY TAX MAP 78F, GROUP "G", CONTROL MAP 78G.
16) PARCEL NUMBERS SHOWN AS THUS {9.02} REFERS TO WILLIAMSON COUNTY TAX MAP 78G, GROUP "G", CONTROL MAP 78G.
17) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
18) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
19) THIS PROPERTY IS WITHIN THE HISTORIC PRESERVATION OVERLAY (HPO).
20) THIS PROPERTY IS SUBJECT TO A LONG TERM MAINTENANCE PLAN AGREEMENT, AS OF RECORD IN BOOK _____, PAGE _____, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID AGREEMENT IS BLANKET IN NATURE.

GRID
STATE PLANE COORDINATE SYSTEM



LINE TABLE

LINE	BEARING	LENGTH
L1	S08°51'04"W	72.01'
L2	S00°20'52"E	146.30'
L3	N47°20'20"E	55.51'
L4	S79°03'55"E	39.08'
L5	N79°03'46"E	125.43'
L6	S76°59'13"E	216.31'
L7	S25°51'57"E	34.36'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	102.27'	324.00'	101.85'	S88°06'30"E	18°05'09"
C2	14.87'	225.00'	14.87'	N80°57'21"E	03°47'10"
C3	41.78'	130.22'	41.60'	S85°04'20"E	18°22'53"
C4	22.95'	275.00'	22.94'	S79°22'40"E	04°46'54"

Legend

WATER VALVE	⊠	PROPERTY LINE	———
FIRE HYDRANT	⚲	EDGE OF PAVEMENT	———
GAS VALVE	⊗	EASEMENT	———
CONCRETE MONUMENT OLD	□ CM(O)	EDGE OF CONC.	———
IRON ROD OLD	○ IR(O)	WALL	———
CURB INLET	▤	CURB	———
MANHOLE	◎	FENCE	——X——X——X

City of Franklin

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

File #: 21-06014

DATE: February 1, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Creekside Home Site Subdivision, Final Plat, Creating One Residential Lot And One Open Space, On 48.36 Acres, Located East Of Franklin Road And South Of Mack Hatcher Memorial Parkway, At 370 Franklin Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8385
Applicant: Abigail Overstreet, Wilson and Associates
Owner: John Heller, Franklin Preservation Partners, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create a residential lot and an open space. The existing zoning is Estate Residential (ER) District. The proposed final plat is made up of 48.357 acres and the required setbacks are shown. This plat was required per a City of Franklin contract No. 2023-0297 to create a lot for the Creekside historic home.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

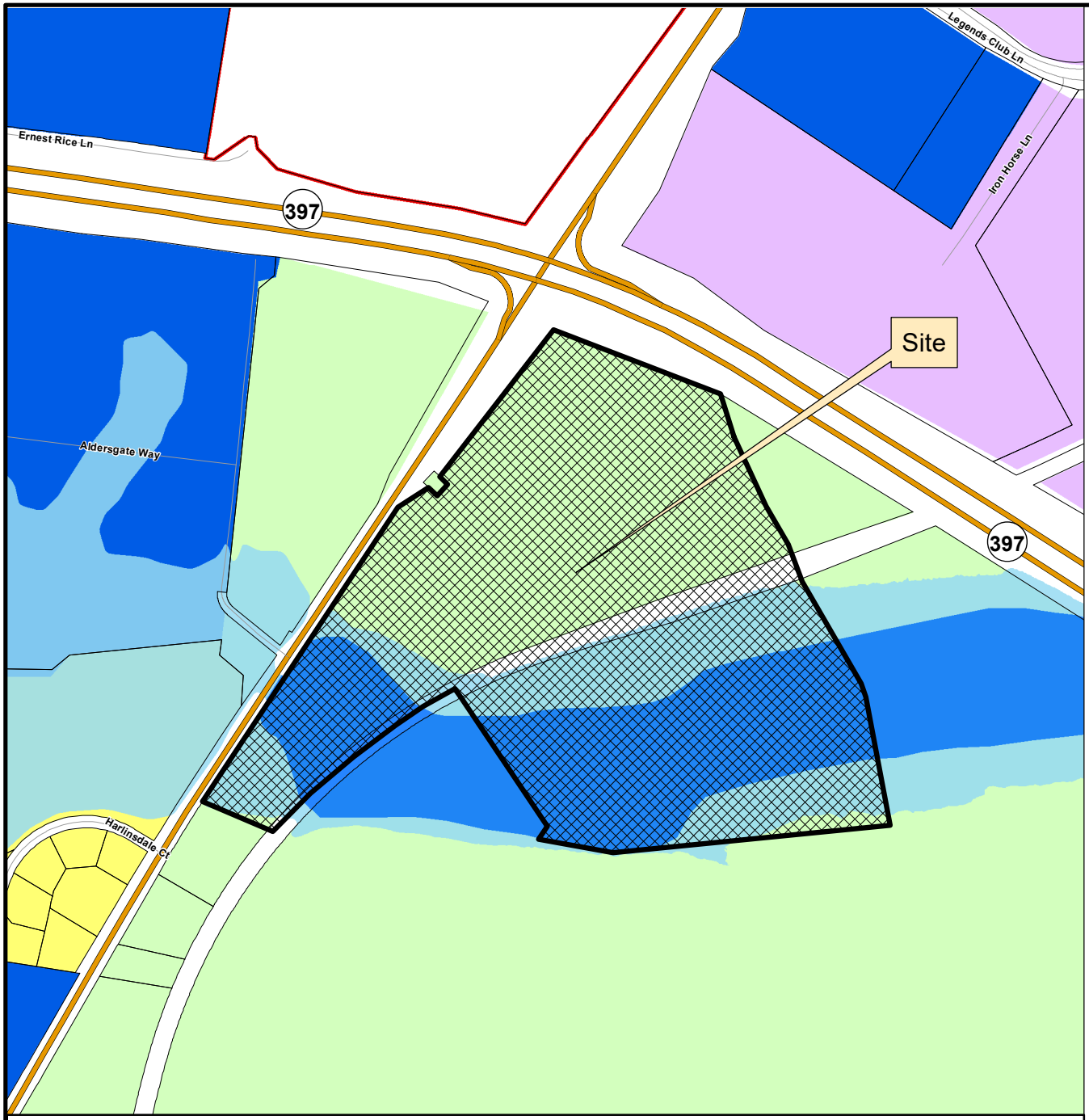
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Creekside Home Site Subdivision, Final Plat. The conditions of approval are attached.



CREEKSIDE HOME SITE SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: ER Estate Residential
Overlay Districts: CFO, HPO, FWO, FFO
Site Acreage: 48.36 acres
Total Number of Lots: 2

**Subject parcel is within the CFO and HPO. These overlays are not shown on this map for clarity purposes.

Legend

- Creekside Home Site Subdivision
- 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.
All data and materials (c) copyright 2024. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8385

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

34. Addressing

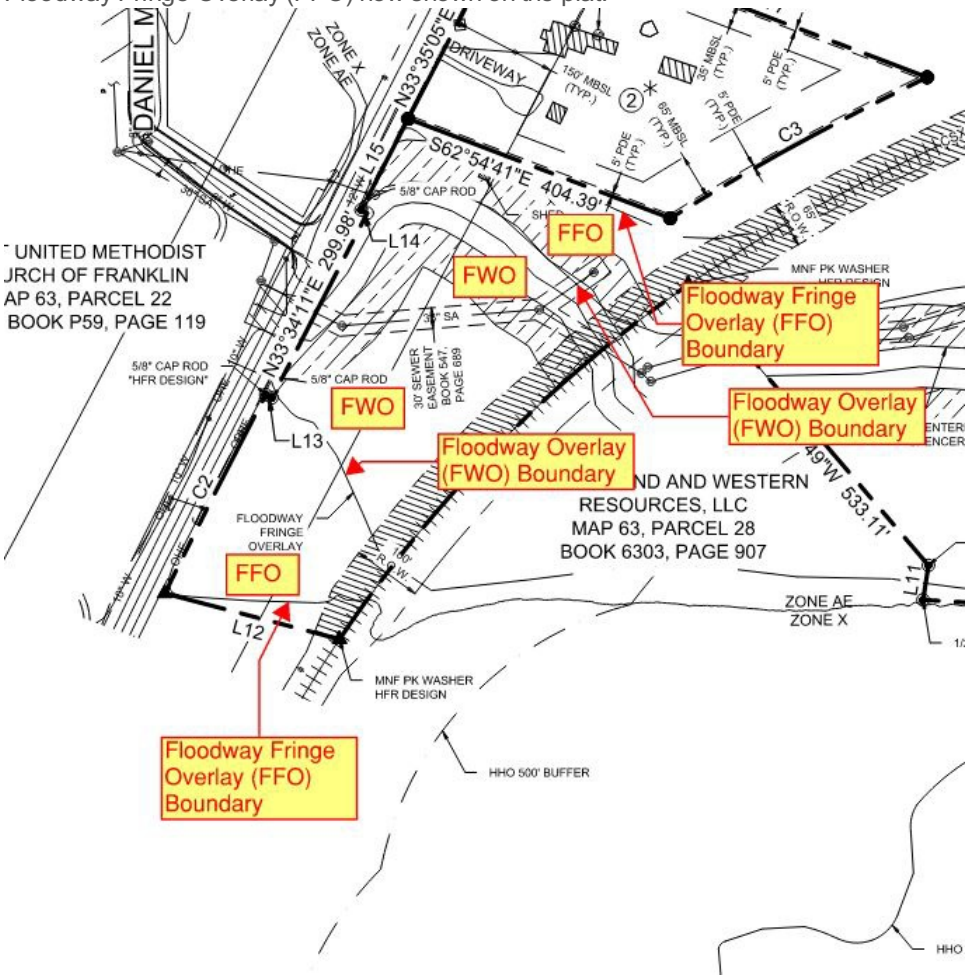
lori.jarosz@franklintn.gov I show this address to be 370 Franklin Road. Please add correct address to the plat.

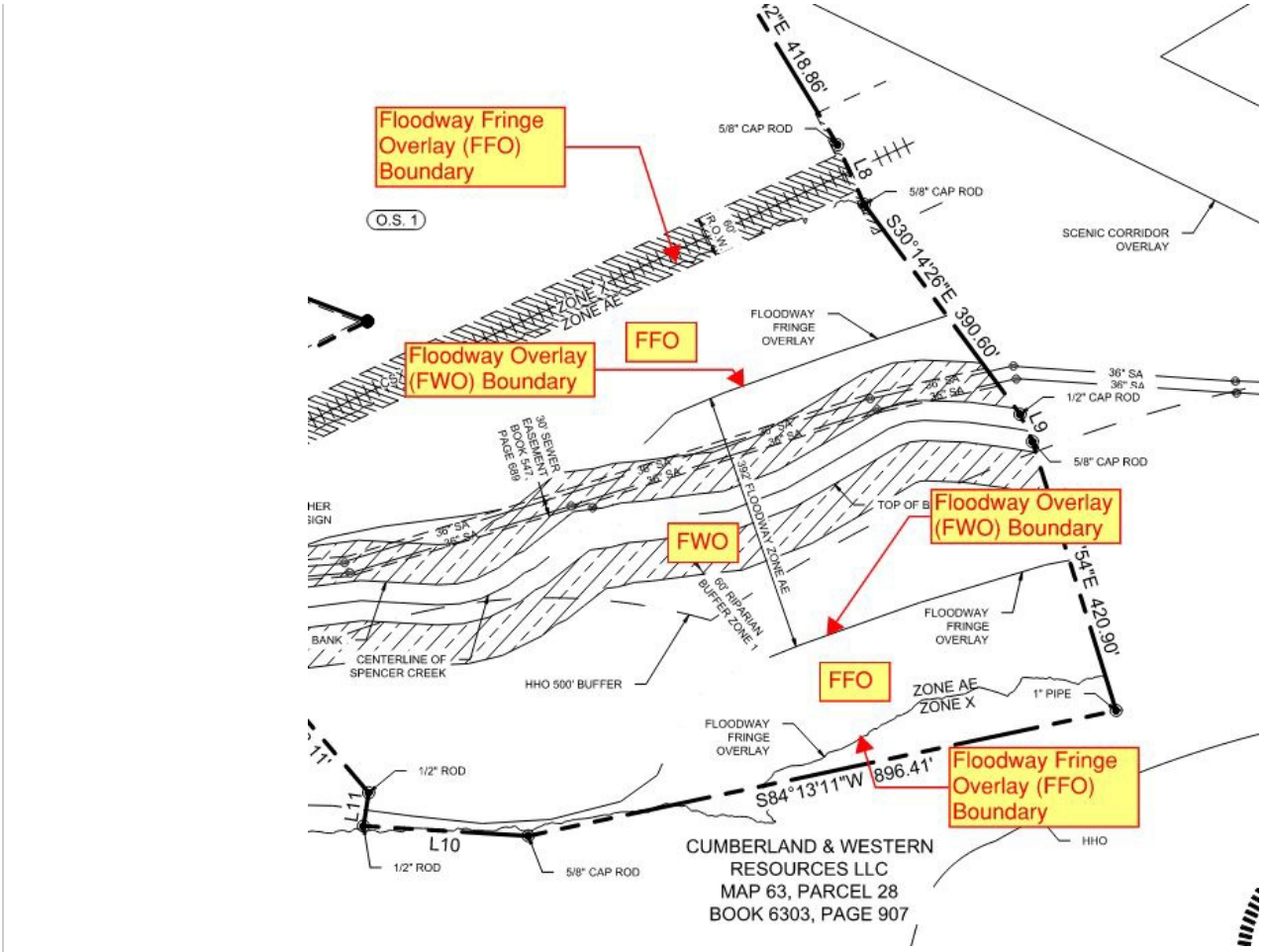
Engineering - Final Plat Checklist

General Issues

26. C. Final Plat

lance.fittro@franklintn.gov Applicant shall clarify and correct the labeling of the Floodway Overlay (FWO) and Floodway Fringe Overlay (FFO) now shown on the plat.





35. C. Final Plat

dustin.walcott@franklintn.gov Applicant shall show the ROW width and the functional street classification per the City of Franklin Major Thoroughfare Plan of all public streets (local, major/minor collector, major/minor arterial) on the plat.

MTEMC

23-2056 Creekside Home Side Subdivision - Final Plat - CLIENT 2024-02-01.pdf

37. MTEMC Easement

ehale@mtemc.com Plat should 40' MTE easement (20' either side) of existing overhead lines.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

Planning

General Issues

36. Resubmittal Warning

chelsea.randolph@franklintn.gov	Due to the severity of comments made by City staff this project is in jeopardy of being administratively removed if revised plans fail to properly address staff concerns. Namely the severity of outstanding comments. See specific engineering, stormwater, and water/sewer comments addressing these issues.

Stormwater

General Issues

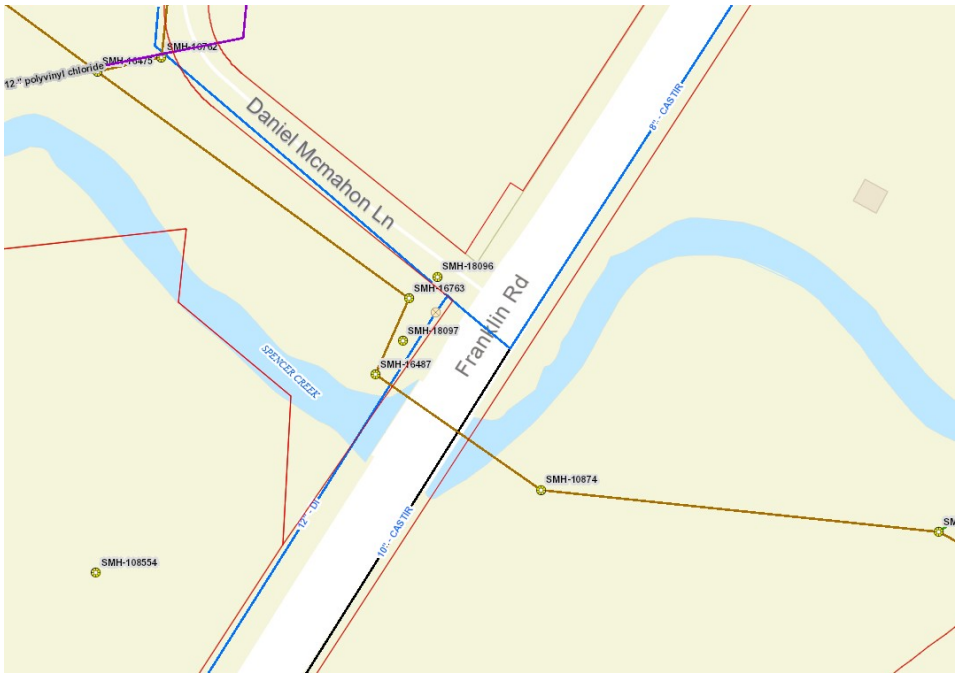
38. Plats

jeff.willoughby@franklintn.gov	Springhouse incorrectly labeled as shed.

Water/Sewer

General Issues

9. Existing utilities

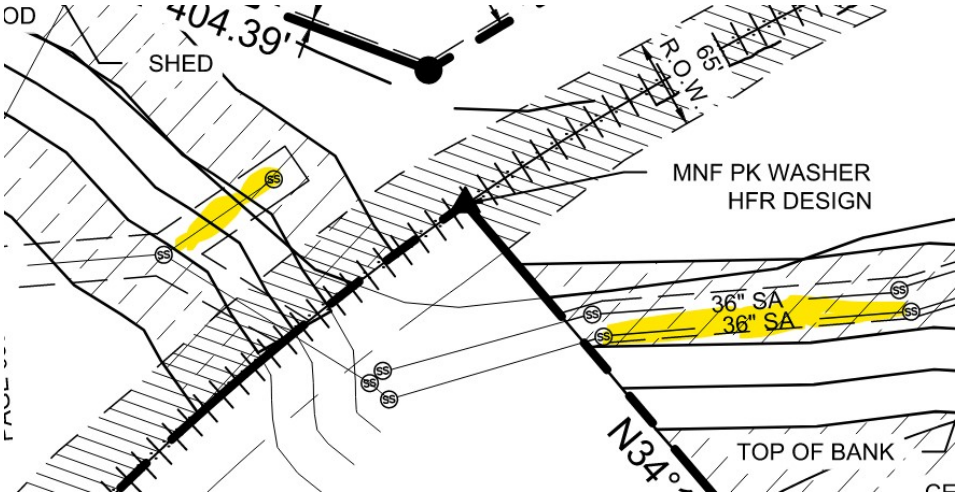
scott.andrews@franklintn.gov	Applicant is showing water incorrectly and lacking some water infrastructure. The water line shown on Daniel McMahon is shown as 12", disappearing under the street name and reappearing as 8"/ The water there is all 12". The water shown along Franklin Road is shown incorrectly. The plat shows 10" water on the the west side of Franklin Road and 12" on the east side when this is reversed in COF GIS. In addition, the 10" is abandoned and the 12" runs up Franklin Road and the 12" on Daniel McMahon connects to it and crosses Franklin Road and is an 8" going north up Franklin Road. In addition, MVUD water from their property up Franklin Road is not shown. There are a couple of main issues here: 1. The line work is all too similar to be able to clearly identify utilities from other lines 2. Some linework is obscured by street names or otherwise covered 3. It does not appear the utilities were located and surveyed in the field for this plat. These issues must be corrected for WMD to make an accurate review of the submittal. 

11. Sanitary sewer

scott.andrews@franklintn.gov

Applicant has failed to accurately address the issue. The applicant is not showing the size of the 8 sewer crossing the creek and is showing the highlighted 36" sewer incorrectly as it is a 24" sewer.

Applicant must provide all utilities on the plat accurately ***as field surveyed and verified***.



13. Water

scott.andrews@franklintn.gov

Applicant is showing the meter box for the water service, it appears, but the public water infrastructure there is shown incorrectly and the connection from the main to the meter not shown.

Applicant shall revise.

14. Existing sanitary sewer service

scott.andrews@franklintn.gov

Applicant did not fully address the issue. COF billing information shows there is a sewer account for 370 Franklin Road and the 8" sewer main crossing the creek looks to have been installed specifically to serve the home with sewer.

Applicant shall field verify whether a sewer service extends from that manhole to the home.

If the service for the home extends from another property, there must be an easement for the service provided.
[Edited By Scott Andrews]

15. Access easement for sanitary sewer

ben.mcneil@franklintn.gov	Thank you for the response. However, the information is mentioned within the limits of the aforedescribed easement or ROW. This does not provide access to the easement, only the ability to work in or traverse within the easement. The access easement must be on the plat to ensure Franklin water can access the easement locations with equipment. The applicant may note that Franklin has the ability to traverse the property in lieu of an access easement, but the property owner may not agree to the language. Franklin had purchased an access easement for access to the Spencer Creek interceptor project, but this does not show up on the proposed plat. Per email with the applicant 2/12/24, the applicant is to provide access easement to sanitary sewer at the One stop submittal for approvals. This must be completed for approval. [Edited By Ben McNeil]

LEGEND

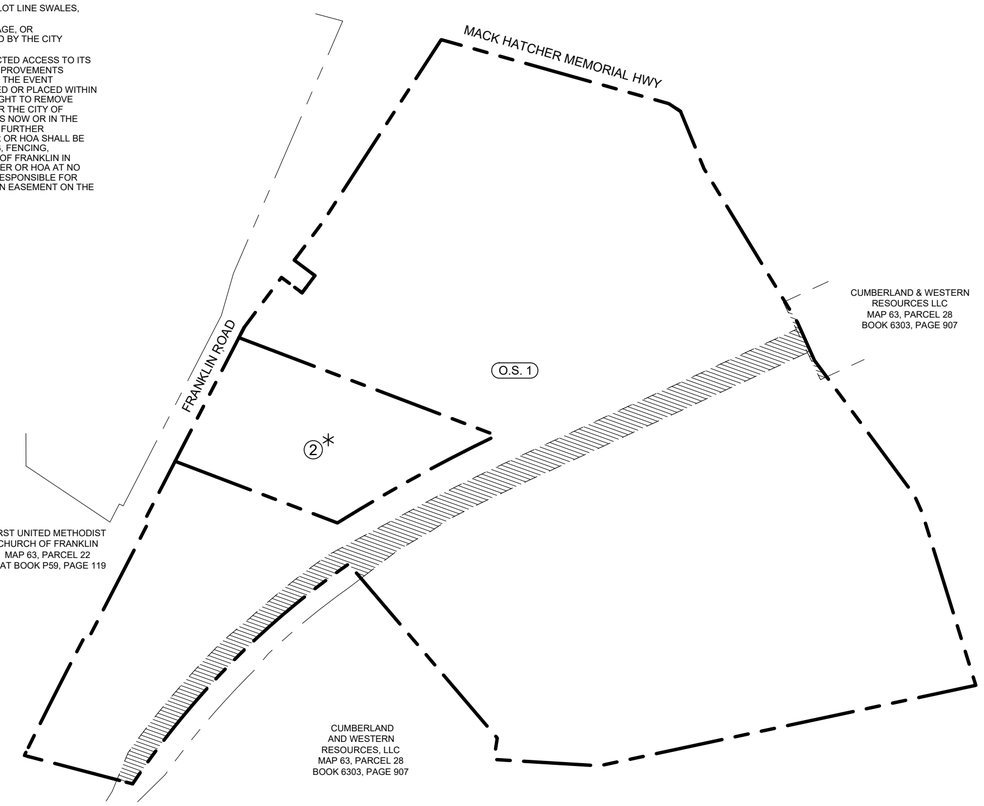
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	OPEN SPACE	O.S.	BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

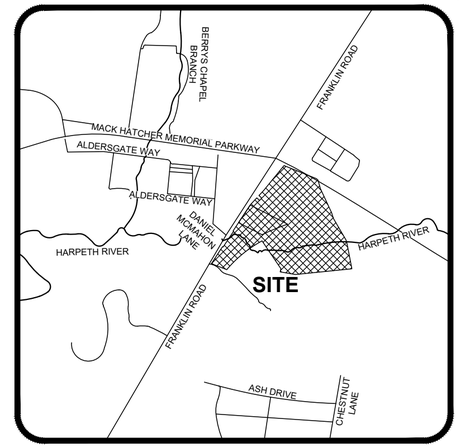
HATCH LEGEND

CSX RAILROAD EASEMENT

PLAT NOTES :

1. THE PURPOSE OF THIS PLAT IS TO CREATE A LOT FROM PARCEL 24.01.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 24.00 & 24.01, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS TRACT TWO OF THE PROPERTY DESCRIBED IN DEED BOOK 9284, PAGE 538, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. ZONING: ER (ESTATE RESIDENTIAL)
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 23-0007, DATED APRIL 03, 2023, 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
9. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
10. THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47181CO203G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 633.00-642.00. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL/NFHLWMS. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVAITONS.
11. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    a. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    b. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    c. DATE OF SURVEY: 06/02/2023
    d. HORIZONTAL ZONE/DATUM: TN-4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    e. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
    f. NO COMBINED GRID FACTORS WERE USED.
12. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
13. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
14. MINERAL RIGHTS ARE TO BE HELD BY DEVELOPER.
15. LOT 1 IS NON-BUILDABLE UNTIL A SITE PLAN FOR THE DEVELOPMENT OF LOT 1 IS APPROVED BY CITY OF FRANKLIN WHICH DETAILS ACCESS AND EXTENSION OF PUBLIC UTILITIES AS NECESSARY FOR THE DEVELOPMENT OF LOT 1 OR ANY PORTION THEREOF.
16. NO LOTS SHALL HAVE DIRECT ACCESS TO MACK HATCHER PARKWAY.
17. ACCESS TO LOTS 1 OR 2 FROM FRANKLIN ROAD SHALL BE AS DEPICTED HEREON OR AS DETERMINED BY REVIEW AND APPROVAL OF A SITE PLAN BY CITY OF FRANKLIN AND TENNESSEE DEPARTMENT OF TRANSPORTATION.
18. * DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THESE LOTS SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THIS PROPERTY IS WITHIN THE CFO (CENTRAL FRANKLIN OVERLAY), HPO (HISTORIC PRESERVATION OVERLAY), AND SCO (SCENIC CORRIDOR OVERLAY).
21. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
23. 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.
24. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
25. THIS PLAT IS REQUIRED PER COF CONTRACT NO. 2023-0297.

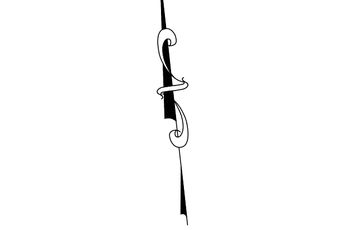




VICINITY MAP
NOT TO SCALE

Lot Area Table		
Lot #	Area (SF)	Area (AC)
2	166720'	3.827

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	1939707.52'	44.530



GRAPHIC SCALE: 1" = 250'

OWNER: FRANKLIN PRESERVATION PARTNERS, LLC
198 E MAIN ST STE 101
FRANKLIN TN 37064

SURVEYOR: JOEY C. WILSON II, PE, RLS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615)794-2275
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN CREEKSIDE HOME SITE SUBDIVISION, PUD SUBDIVISION, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED "CREEKSIDE HOME SITE SUBDIVISION" HAS BEEN:

(1) INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS AND TO THE TECHNICAL SPECIFICATIONS OF MALLORY VALLEY UTILITY DISTRICT, OR

(2) A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____ _____
KAREN YORK, DIRECTOR OF DEVELOPMENT DATE
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

_____ _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE __ DAY OF __, 20__.

_____ _____
JOEY C. WILSON II, TENNESSEE RLS NO. 2089 DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF SUBDIVISIION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

_____ _____
WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY DATE

_____ _____
CITY OF FRANKLIN DATE



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

CREEKSIDE HOME SITE SUBDIVISION

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 9284, PAGE 538, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

_____ _____
OWNER(S) DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN ASPEN GROVE SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $____ FOR STREETS, $____ FOR DRAINAGE, $____ FOR SIDEWALKS, AND $____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN ASPEN GROVE SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

_____ _____
DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____DAY OF_____, 20___, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

_____ _____
SECRETARY DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	48.357	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	3.827	CIVIL DISTRICT:	8TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 250'	DATE:	02/01/2024

WA PROJECT NO. 23-2056 COF NO. 8385 SHEET 1 0F 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	722.27'	1929.73'	21° 26' 42"	S50° 47' 08"W	718.06'
C2	321.93'	11430.05'	1° 36' 49"	N33° 12' 37"E	321.92'
C3	422.92'	3852.50'	6° 17' 23"	N67° 30' 00"E	422.71'

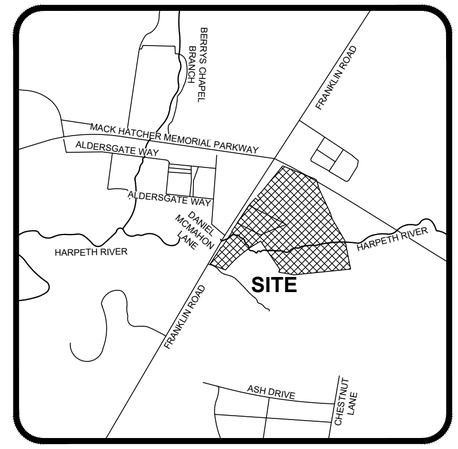
Lot Line Table		
Line #	Length	Direction
L1	144.85'	N42°59'09"E
L2	60.00'	S47°00'17"E
L3	50.00'	N43°02'52"E
L4	60.00'	N47°00'17"W
L5	109.34'	N43°02'52"E
L6	32.69'	S50°25'33"E
L7	144.41'	S16°01'12"E
L8	97.30'	S17°48'15"E

Lot Line Table		
Line #	Length	Direction
L9	44.70'	S17°51'26"E
L10	246.13'	N80°16'25"W
L11	50.35'	N15°08'08"E
L12	260.61'	N69°01'12"W
L13	9.87'	S56°18'13"E
L14	10.00'	N56°25'56"W
L15	148.08'	N33°35'05"E
L16	27.22'	N33°35'05"E

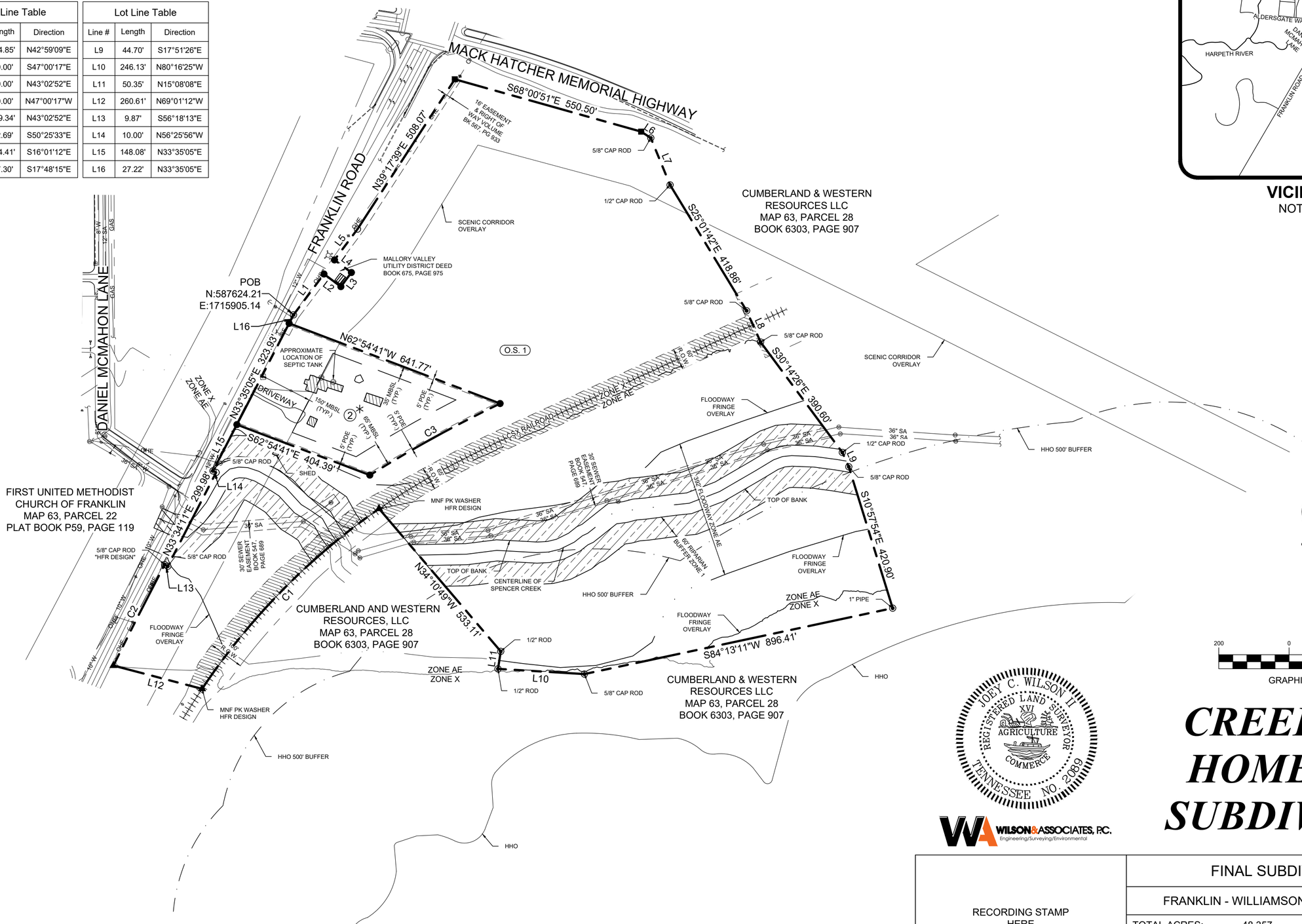
HATCH LEGEND

CSX RAILROAD EASEMENT

RIPARIAN BUFFER



VICINITY MAP
NOT TO SCALE



200 0 100 200 400

GRAPHIC SCALE: 1" = 200'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

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

CREEKSIDE HOME SITE SUBDIVISION

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	48.357	TOTAL NO. OF LOTS:	1
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	3.827	CIVIL DISTRICT:	8TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 200'	DATE:	02/01/2024

WA PROJECT NO. 23-2056 COF NO. 8385 SHEET 2 0F 2

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06016

DATE: February 1, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Poplar Farms PUD Subdivision, Final Plat, Section 1, Creating 87 Residential Lots, 5 Open Space Lots, And Dedicating Right-Of-Way, On 44.45 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8390
Applicant: Neil Burnworth, Meritage Homes
Owner: Kris Keown, Meritage Homes

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create 87 residential lots, 5 open spaces, and dedicate right-of-way. The existing zoning is Planned (PD 1.84) District. The proposed final plat is made up of 44.45 acres and the required setbacks are shown. The corresponding site plan was approved on the October 2022 Administrative Agenda.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. 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.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

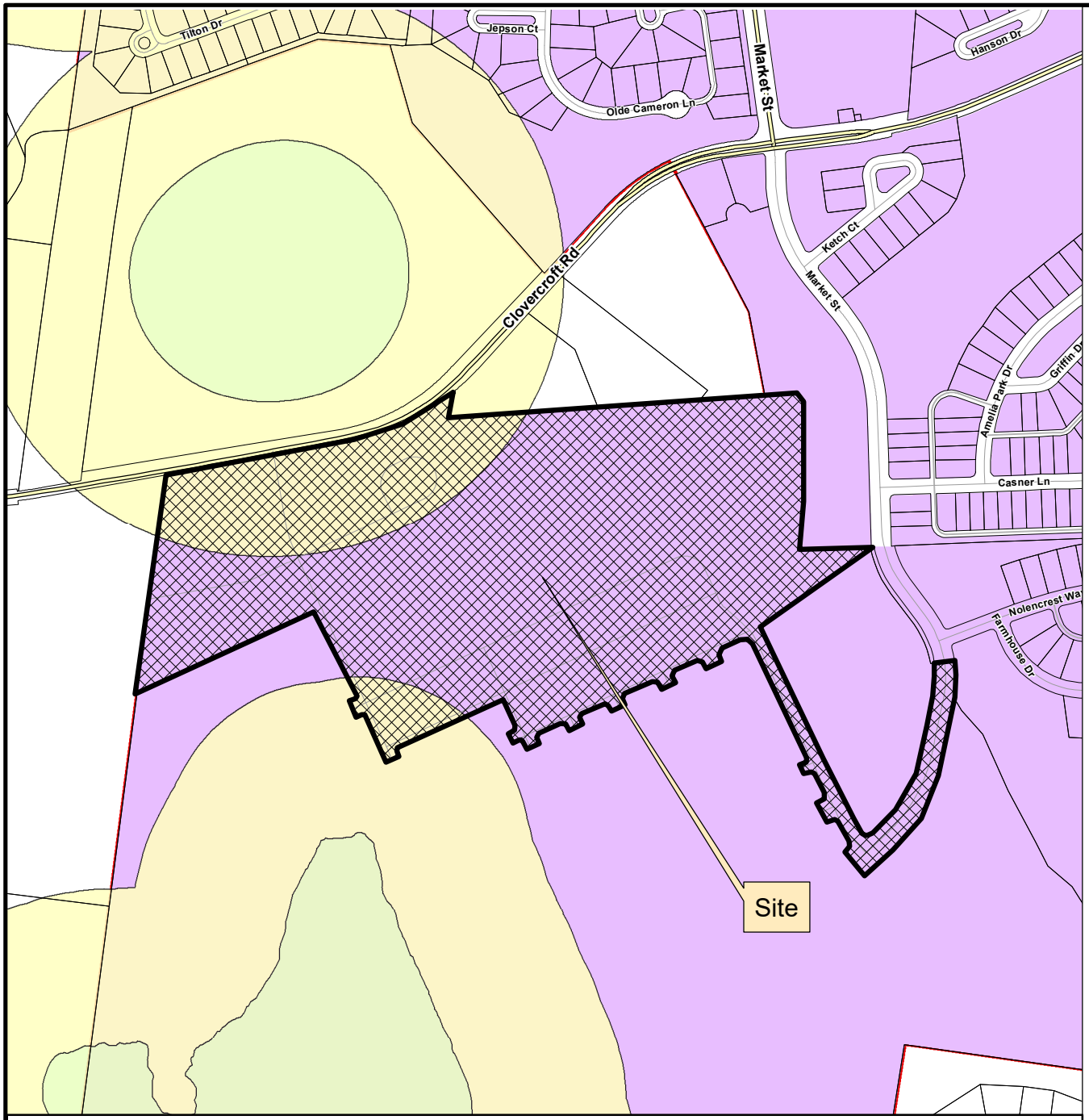
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Poplar Farms PUD Subdivision, Final Plat, Section 1. The conditions of approval are attached.



POPLAR FARMS PUD SUBDIVISION, SECTION 1
FINAL PLAT

Project Information
Existing Zoning: PD (1.84)
Overlay Districts: HHO
Site Acreage: 44.45 acres
Total Number of Lots: 92

Legend

- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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.
All data and materials (c) copyright 2024. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8390

CONDITIONS OF APPROVAL:

Open Issues: 18 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

15. C. Final Plat

dustin.walcott@franklintn.gov Comment not addressed.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale, "screened," or color line work becomes muddy and does not duplicate well when reproduced from the recorded mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Use line thickness (bold / thin) and hatching to differentiate areas instead of grayscale or color. Where additional clarity is needed in crowded areas of line work, blow-ups or breaking the plat into multiple sheets with match lines is preferable to screened line work for legibility.

23. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan COF #7854 are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

24. Site Plan Conditions of Approval

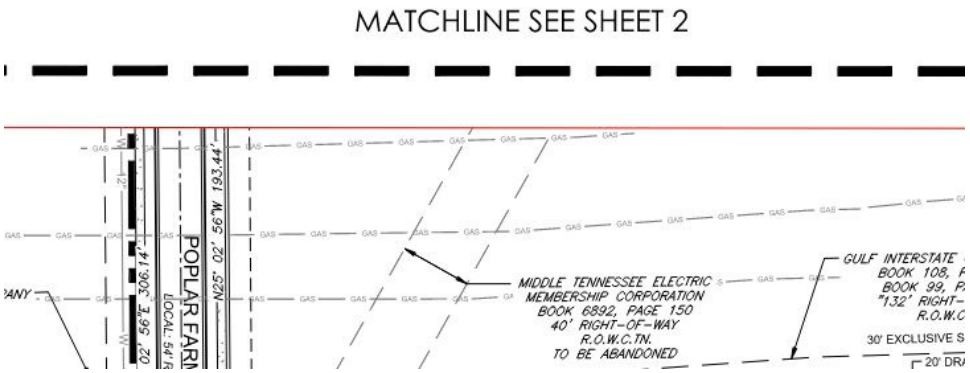
lance.fittro@franklintn.gov **Prior to submittal of the final plat to One Stop,** Applicant shall provide documentation that all offsite easements and right-of-way dedication have been obtained.

Prior to submittal of the final plat to One Stop, the improvements to Clovercroft Road shall be constructed by the developer and accepted by the City of Franklin.

Prior to the issuance of the 21st Building Permit, the improvements to Market Street shown to be constructed with Poplar Farms Section 1 (COF #7854) shall be constructed by the developer and accepted by the City of Franklin.

25. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "Please provide match lines for the matchline call-outs on the plat." has not been properly addressed. Matchlines should be shown on the drawing such that, when corresponding matchlines are matched, the plat linework is uninterrupted.



26. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall provide location of adjacent property boundaries on the plat as necessary to define the location and extent of infrastructure to be installed with the Poplar Farms Section 1 site plan and shown on the plat, including the tie-in of Market Street to existing roadway and tie-in of Section 1 sanitary sewer to the existing Amelia Park pump station. This is particularly evident on Sheets 5 and 6 of the plat, but **clarity of surrounding property boundaries and future section boundaries within the subject development is needed throughout the plat**.

27. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall provide reference (plat or deed book and page number) for the off-site sanitary sewer easements and public ROW location as necessary to serve the proposed section of development with public utilities and access. While not being created with this plat, book and page number of the recorded easements which fall outside the section limits of the final plat shall be provided on the plat for reference.

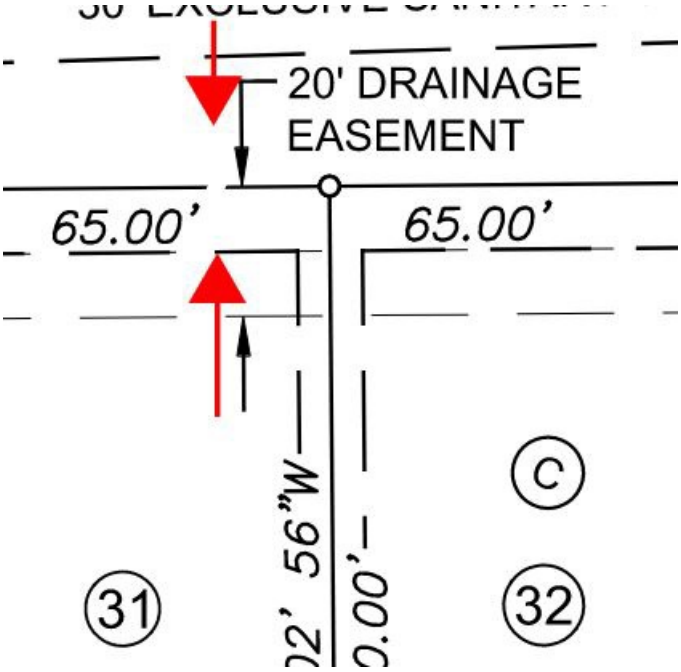
29. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Provide reference on the plat and depict easements for the existing overhead electric lines, poles and guys across the northern portion of the property (Clovercroft Road frontage). In the event that additional easements are required for MTEMC, these shall likewise be shown on the plat*" has not been fully-addressed.

Applicant shall show all existing and proposed MTEMC easements on the plat.

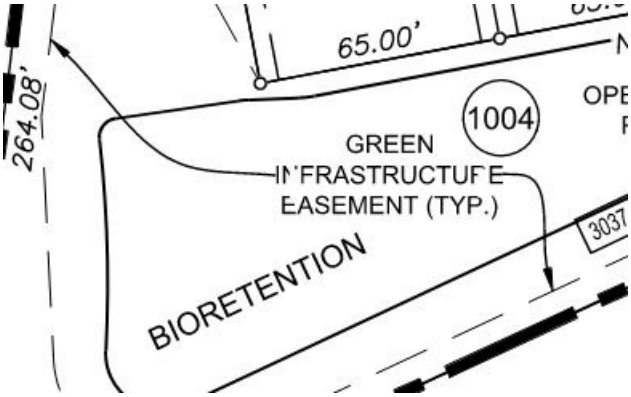
30. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been properly addressed. For the drainage swale running along the rear property lines of Lots 26 through 41 as shown on the site plan, the drainage easement is to be 20' in width, but centered on the swale. This would put 10' of the easement width on the rear of the lot, and 10' in the open space lot, rather than the full 20' width being on the lot as currently shown. Applicant shall correct.



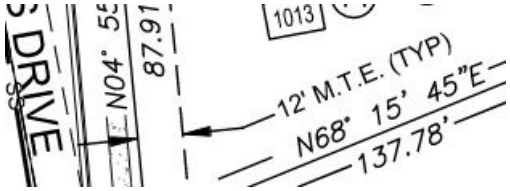
32. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been addressed. Applicant shall label all green infrastructure easements as "Exclusive Green Infrastructure Easement" (i.e. add the word "Exclusive") and remove the "(TYP.)" designation from these. Each GIE is to be individually labeled, and the (TYP.) designation causes confusion with other easements which are depicted with the same linetype.



36. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct legend entry for Middle Tennessee Electric easements shown thus:



to include the word "Easement" in the legend entry:

M.T.E. - MIDDLE TENNESSEE ELECTRIC

44. B. Vicinity Map

lance.fittro@franklintn.gov Applicant shall label the corporate limits on vicinity map, which appears to be the hatched boundary now shown.



46. C. Final Plat

lance.fittro@franklintn.gov Applicant shall verify Public Utility Easements and easements associated with non-City utilities on the plat as necessary to serve the proposed lots with underground utilities including cable television, electrical, natural gas, telecommunications, etc.

Parks

General Issues

20. Fees required at plat

kevinl@franklintn.gov	The Parkland Fees are due at plat. Until these fees are collected "*Conditional Approval*" will be comment and the plat cannot be recorded. It will be held at Onestop or *"Failed"* until fees are collected. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103** The invoice has been uploaded in IDT for review. [Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

5. Engineering Sureties

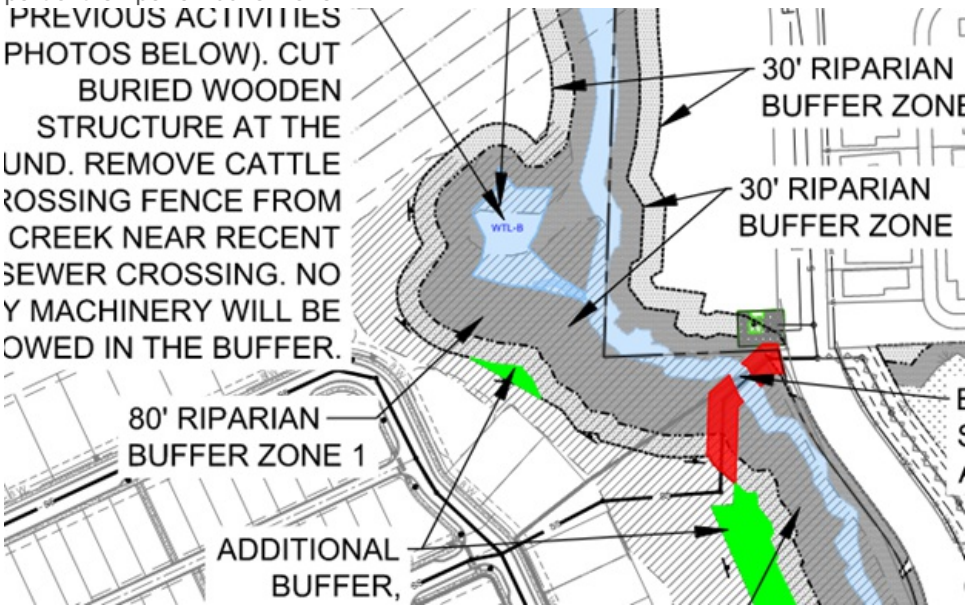
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #7854 (Poplar Farms PUD Subdivision, Site Plan, Section 1)** shall be transferred to this final plat as a condition of approval. For reference, these sureties include: • $505,000 for the construction of a bridge on Market Street • $180,000 for the construction of Sewer Line F to Section 3 ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

Stormwater

General Issues

49. Plats

jeff.willoughby@franklintn.gov The mitigation area needs to be called out and sqft labeled. Ensure it is clear that it is part of the riparian buffer zone 2.



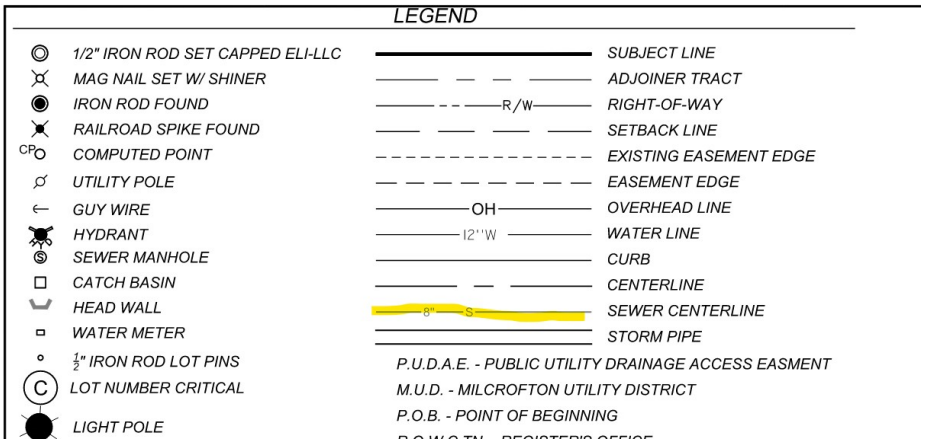
Water/Sewer

General Issues

7. Sanitary sewer

scott.andrews@franklintn.gov Applicant states that the existing sewer size is shown in the legend. The legend is intended to depict what the linework looks like in the drawing itself and does not do so. The preference and standard for COF is to show the size of the pipe in the actual drawing itself even if shown in the legend this way.

Applicant shall revise.



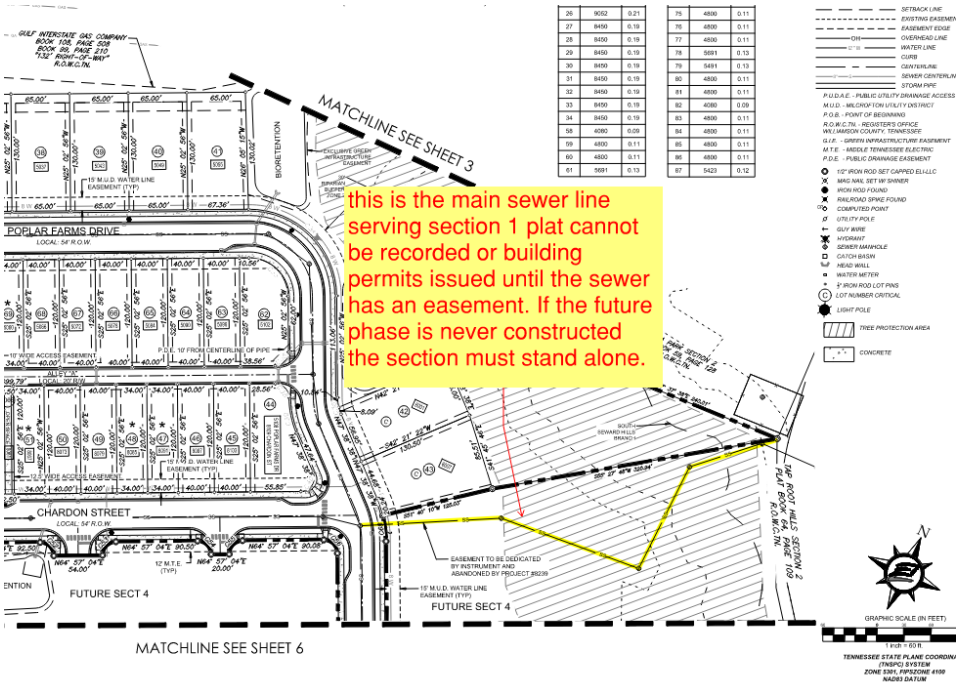
9. Sanitary sewer

scott.andrews@franklintn.gov Applicant failed to fully address the issue. Applicant provided the width of the easement but not the depth of sewer to verify the correct width is provided.

Applicant shall revise.

10. Sanitary sewer off site

ben.mcneil@franklintn.gov The applicant did not address the issue, the sanitary sewer along the section below must have the easement provided as this is the main line serving sanitary sewer to section 1. The sanitary sewer must be recorded and book and page added to the final plat in order to approve plat at One Stop.



[Edited By Ben McNeil]

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 87 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND DEDICATE RIGHT-OF-WAY.
2. EXISTING ZONING PD (1.84)
   HHO & SCO
3. MINIMUM REQUIRED SETBACK LINES: SEE LOT SETBACKS DIAGRAMS.
4. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
5. OWNER: MERITAGE HOMES.
   ADDRESS: 2555 MERIDIAN BOULEVARD, STE 200, FRANKLIN, TN 37067
   PHONE: (615) 992-2050
6. SURVEYOR: ENERGY LAND & INFRASTRUCTURE, LLC
   ADDRESS: 1420 DONELSON PIKE, SUITE A-12 NASHVILLE, TN 37211
   CONTACT: TIM HAGGARD
   PHONE: (615) 438-9664
   EMAIL: TIM.HAGARD@ELI-LLC.COM
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL(S) 44.01 ON TAX MAP 080. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8961, PAGE 534 IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.
8. NO PORTION OF THIS PROPERTY IS LOCATED WITH ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0220F, SEPTEMBER 29TH, 2006.
9. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS DENOTED ELI-LLC.
10. BEARINGS BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
11. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
12. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
13. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
14. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, LANDSCAPE AND DETENTION/RETENTION AREAS, AND ALL SIDEWALKS AND PATHWAYS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY. ALL ROADWAYS SHALL BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN SPECIFICATIONS IN PUBLIC RIGHTS-OF-WAY.
15. THE LOTS SHALL BE SERVED BY WATER FROM MILCROFTON UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
16. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES WITHIN EASEMENTS.
19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OF SYSTEM IMPROVEMENT LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING FENCING CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
20. ANY MINERAL RIGHTS TO BE RETAINED BY THE OWNER.
21. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
22. 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.
23. EXCLUSIVE GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AN ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
24. NO LOTS SHALL HAVE DIRECT ACCESS TO CLOVERCROFT ROAD.
25. LONG TERM MAINTENANCE PLAN IS RECORDED IN BOOK 9411, PAGE 156 R.O.W.C.TN.

ROAD DATA

ACREAGE IN NEW ROW	± 44.45 ACRES LINEAR FOOTAGE
OF NEW ROADS	± 6,977.99FEET LINEAR FOOTAGE
OF ALLEYS	± 1,174.36 FEET

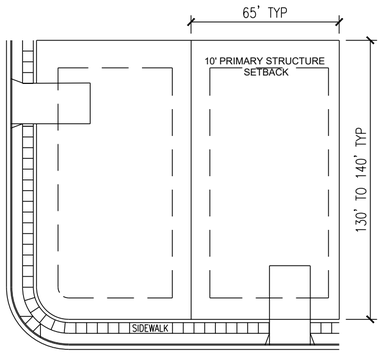
PARKLAND DEDICATION

546U x $4,304 = $2,349,984.00 required Parkland
25% of $2,349,984.00 = $587,496
87U x $3,228 = $280,836 FOR SECTION 1
$280,836 + $587,496 = 868,332 REQUIRED FOR SECTION 1 PLAT THE PARKLAND FEES ARE DUE AT PLAT.

UNTIL THESE FEES ARE COLLECTED "CONDITIONAL APPROVAL" WILL BE COMMENT AND THE PLAT CANNOT BE RECORDED. IT WILL BE HELD AT ONESTOP OR "FAILED" UNTIL FEES ARE PRESENT.

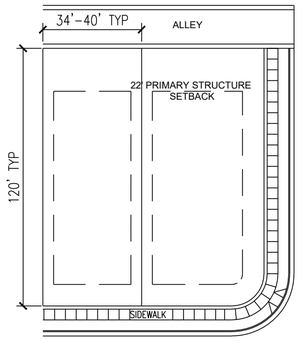
TYPICAL BUILDING ENVELOPE

SETBACKS SHOWN ABOVE ARE COF MIN BLDG SETBACKS. DUE TO UTILITY AND DRAINAGE EASEMENTS, THE ALLOWABLE BUILDING ENVELOPE MAY BE REDUCED.



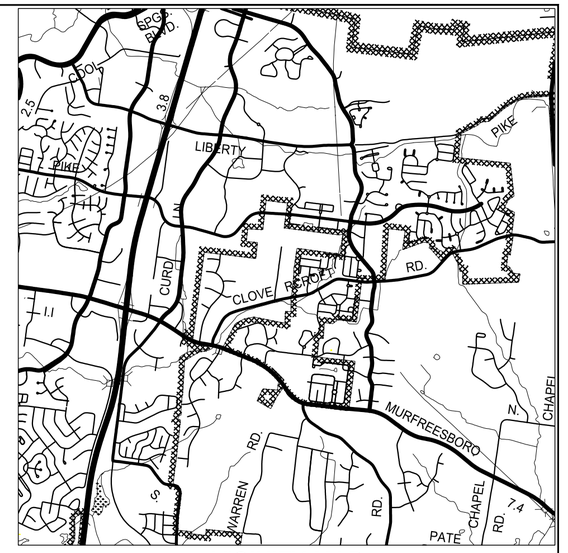
SINGLE FAMILY DETACHED

10' FRONT YARD
15' CORNER YARD
7.5' SIDE YARD
10' REAR YARD

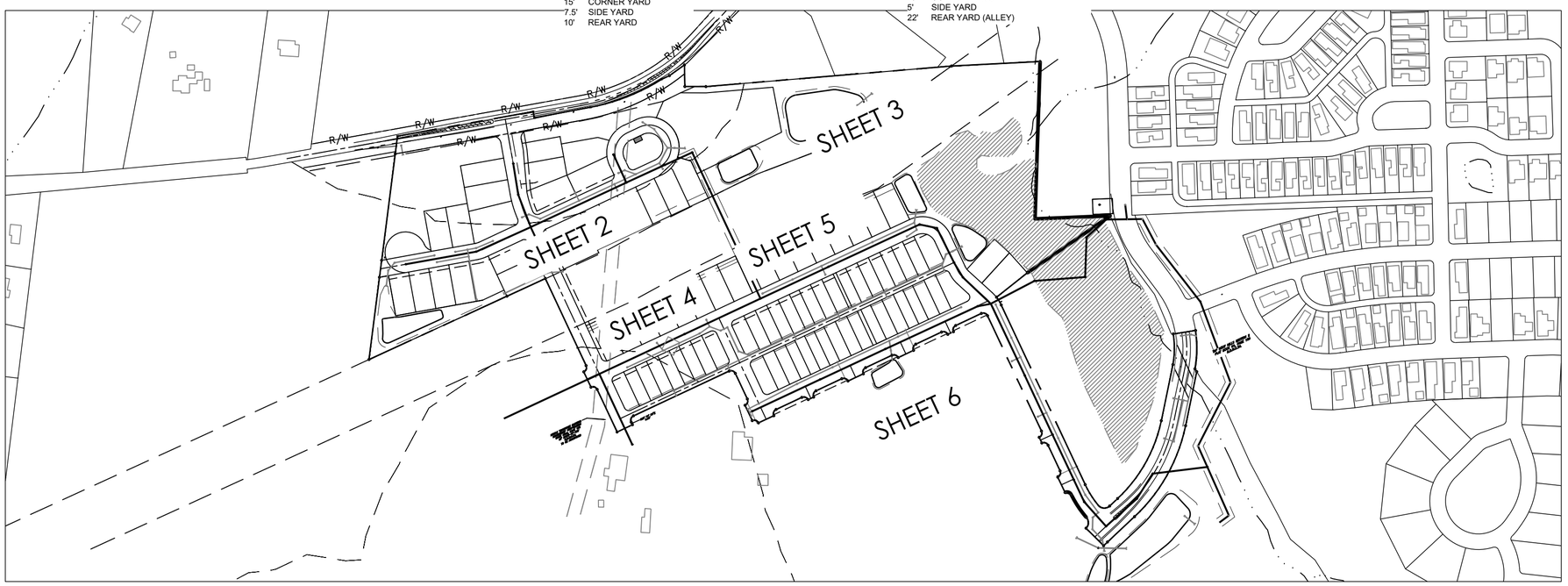


ALLEY LOADED SINGLE FAMILY DETACHED

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
22' REAR YARD (ALLEY)



VICINITY MAP
NOT TO SCALE



Know what's below. Call before you dig.

Energy Land & Infrastructure

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISION, FRANKLIN WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____DAY OF ____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

MTEMC SIGNATURE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATING BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST. TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHROIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DATE — MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HERBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 1, FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH MILCROFTON UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPELLATION OF SUCH IMPROVEMENTS.

AUTHORIZED SIGNATURE — DATE

UTILITY DISCLAIMER

ENERGY, LAND, AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

REVISIONS:

1. 02/01/2024 PER COF COMMENTS

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8961, PAGE 534, R.O.W.C, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 8961, PAGE 534, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____ R.O.W.C.

OWNER — DATE

OWNER INFORMATION
OWNER: MERITAGE HOMES.
ADDRESS: 5217 MARYLAND WAY, STE 222, BRENTWOOD, TN 37027
PHONE: (615) 992-2050

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HERBY CERTIFY THAT:

A. THE SEWER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 1, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HERBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 1, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF SURVEY

I (WE) HERBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20____.

ENERGY LAND AND INFRASTRUCTURE, LLC

DocuSigned by:
BY: 63918CE8FD3E4A9...
DATE: 2/1/2024

TIMOTHY L. HAGGARD — REGISTERED LAND SURVEYOR — XVI — AGRICULTURE — CHAMBERS — TENNESSEE NO. 1604
DocuSigned by: 63918CE8FD3E4A9...

SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR — DATE: 12/20/2023
SCALE: 1"=300' — JOB NO: 18-11-1107
CLOSURE: >1:10,000 — COF PROJECT NO. 8390

SHEET 1 OF 7

Filename: W:\18-11-1107 Ironshore Development (Meritage)\5_LAD\Production\5_Final Plat\Poplar Farms Sec 1 Final Plat 12.21.2023 ZR.dwg
Layout Name: 1 OF 7
Plotted: Thursday, February 01, 2024 - 1:57 pm
By: chrisg

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- 1/2" IRON ROD LOT PINS
- LOT NUMBER CRITICAL
- LIGHT POLE
- TREE PROTECTION AREA
- CONCRETE

- SUBJECT LINE
- ADJOINER TRACT
- RIGHT-OF-WAY
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE

P.U.D.A.E. - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT
M.U.D. - MILCROFTON UTILITY DISTRICT
P.O.B. - POINT OF BEGINNING
R.O.W.C.TN. - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
G.I.E. - GREEN INFRASTRUCTURE EASEMENT
M.T.E. - MIDDLE TENNESSEE ELECTRIC
P.D.E. - PUBLIC DRAINAGE EASEMENT

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

R.O.W. DEDICATION 0.94 ACRES

CLOVERCROFT RD (R/W VARIES)
Major Collector
N79° 44' 00"E 439.35'
S10° 52' 04"E 20.00'
N79° 22' 43"E 181.70'
N79° 47' 29"E 180.51'
N79° 47' 29"E 312.78'
57.08'

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.
1001 POPLAR FARMS DR
N10° 12' 31"W 13.56'
123.00'
S79° 47' 29"W
N10° 12' 31"W 22.69'
117.94'
S79° 47' 29"W
N75° 28' 06"W 37.85'
69.00'
524.05'
100.95'
65.00'
60.00'
126.91'
S79° 47' 29"W
140.00'
N10° 12' 31"W 130.40'
42.49'
87.91'
N04° 55' 43"W
49.19'
70.00'
166.10'
S10° 12' 31"E
121.75'
51.75'
46.94'
N10° 12' 31"W
341.69'
N07° 16' 35"E 717.30'
264.08'
483.66'
N65° 21' 20"E 618.66'
N79° 47' 29"E 281.36'
75.48'
N64° 57' 04"E
21.36'
135.00'
N25° 02' 56"W 127.31'
76.31'
51.00'
N25° 02' 56"W 130.00'
S64° 57' 04"W 128.31'
128.45'
S64° 57' 04"W 253.81'
407.00'
N64° 57' 04"E
132.57'
119.93'
S64° 57' 04"W
134.93'
N64° 57' 04"E
134.93'
S64° 57' 04"W 390.00'
S64° 57' 04"W 42.00'
66.10'
84.70'
N25° 02' 56"W 2.00'
N64° 57' 04"E 42.00'
S25° 02' 56"E 2.00'
S64° 57' 04"W 71.00'
N25° 02' 56"W 31.00'
S25° 02' 56"E 31.00'
N25° 02' 56"W 72.96'
N73° 12' 00"W 44.71'
N25° 02' 56"W 44.26'
N25° 02' 56"W 130.00'
85.74'
S46° 36' 33"E 7.22'
N25° 02' 56"W 130.00'
N25° 02' 56"W 130.00'
65.00'
N25° 02' 56"W 130.00'
N25° 02' 56"W 130.00'
N25° 02' 56"W 130

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- 1/2" IRON ROD LOT PINS
- LOT NUMBER CRITICAL
- LIGHT POLE
- TREE PROTECTION AREA
- CONCRETE

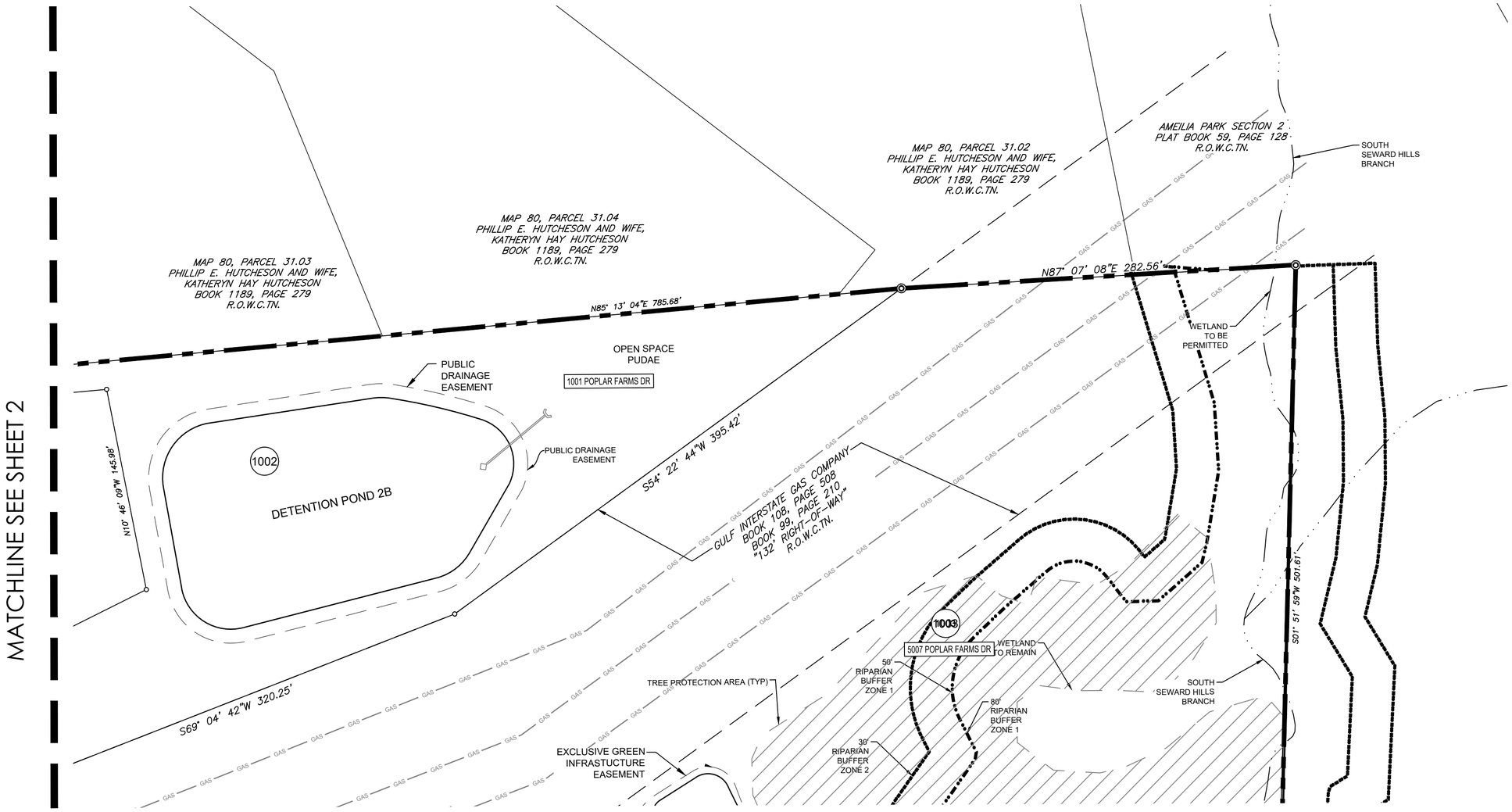
- SUBJECT LINE
- ADJOINER TRACT
- RIGHT-OF-WAY
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE

P.U.D.A.E. - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
M.U.D. - MILCROFTON UTILITY DISTRICT
P.O.B. - POINT OF BEGINNING
R.O.W.C.TN. - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
G.I.E. - GREEN INFRASTRUCTURE EASEMENT
M.T.E. - MIDDLE TENNESSEE ELECTRIC
P.D.E. - PUBLIC DRAINAGE EASEMENT

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM



REVISIONS:

1. 02/01/2024 PER COF COMMENTS

Energy Land & Infrastructure
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TIMOTHY L. HAGGARD REGISTERED LAND SURVEYOR XVI STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE COMMERCE TENNESSEE NO. 1604
DocuSigned by: 6381BCE8FD3E4A9...

SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR DATE: 12/20/2023
SCALE: 1"=60' JOB NO: 18-11-1107
CLOSURE: >1:10,000 COF PROJECT NO. 8390

SHEET 3 OF 7

Filename: W:\18-11107 Ingraham Development (Meritage)\5_CAD\Production\3_Final Plat\Poplar Farms Sec1 Final Plat 12.21.2023.dwg
Layout Name: 3 OF 7
Plotted: Thursday, February 01, 2024 - 1:58 pm
By: chring

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- 1/2" IRON ROD LOT PINS
- LOT NUMBER CRITICAL
- LIGHT POLE
- TREE PROTECTION AREA
- CONCRETE

- SUBJECT LINE
- ADJOINER TRACT
- RIGHT-OF-WAY
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- CURB
- CENTERLINE
- STORM PIPE

P.U.D.A.E. - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT
M.U.D. - MILCROFTON UTILITY DISTRICT
P.O.B. - POINT OF BEGINNING
R.O.W.C.TN. - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
G.I.E. - GREEN INFRASTRUCTURE EASEMENT
M.T.E. - MIDDLE TENNESSEE ELECTRIC
P.D.E. - PUBLIC DRAINAGE EASEMENT

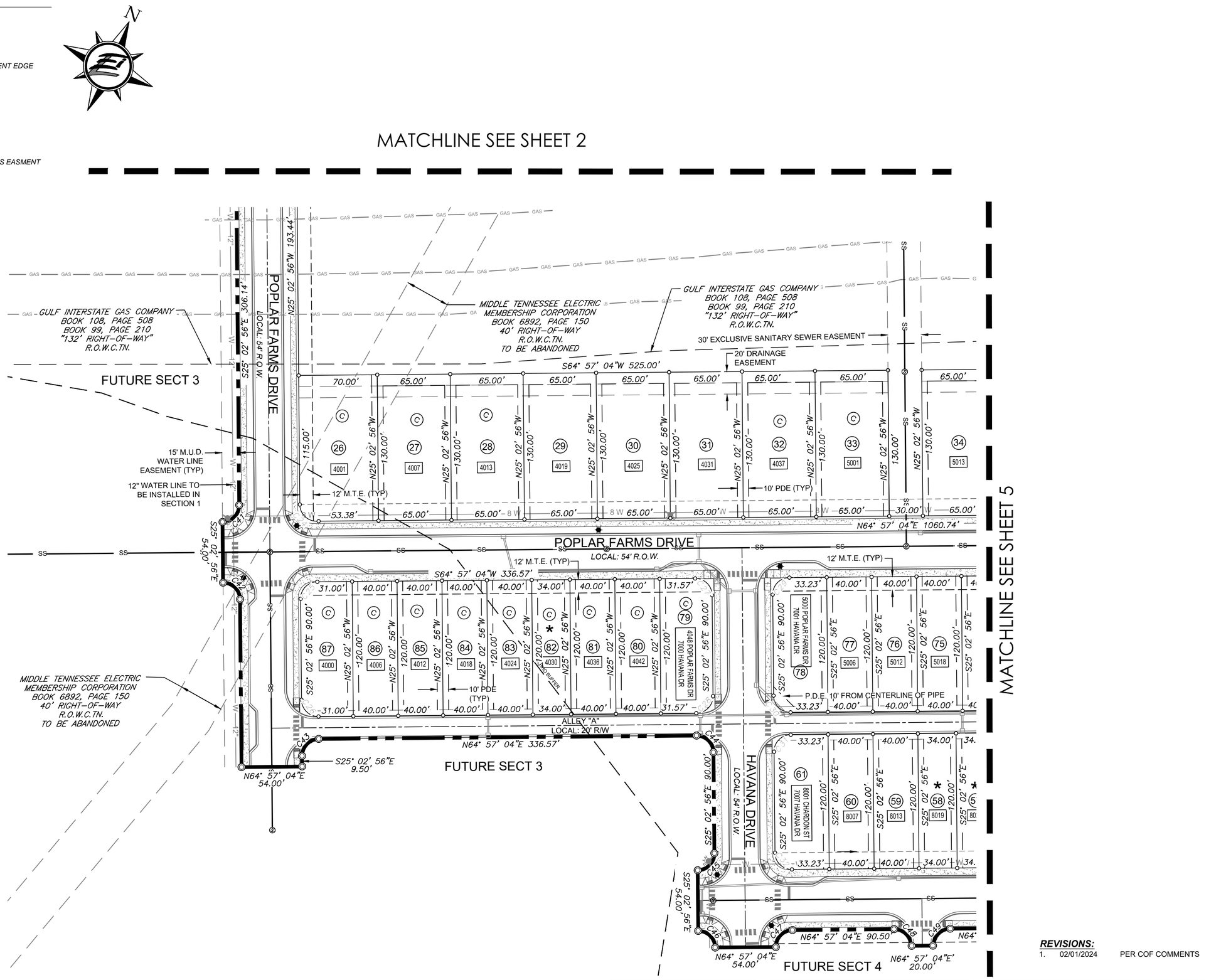
GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

Lot Table		
Lot #	Square Feet	Acres
26	9052	0.21
27	8450	0.19
28	8450	0.19
29	8450	0.19
30	8450	0.19
31	8450	0.19
32	8450	0.19
33	8450	0.19
34	8450	0.19
58	4080	0.09
59	4800	0.11
60	4800	0.11
61	5691	0.13

Lot Table		
Lot #	Square Feet	Acres
75	4800	0.11
76	4800	0.11
77	4800	0.11
78	5691	0.13
79	5491	0.13
80	4800	0.11
81	4800	0.11
82	4080	0.09
83	4800	0.11
84	4800	0.11
85	4800	0.11
86	4800	0.11
87	5423	0.12

*** *DENOTES LOTS BELOW 40' MINIMUM WIDTH (THERE ARE 10 LOTS AT 34' WIDE IN SECTION 1)***



REVISIONS:
1. 02/01/2024 PER COF COMMENTS

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TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
DocuSigned by: 6391BCE8FD9E4A9...
TENNESSEE NO. 1604
SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR
SCALE: 1"=60'
CLOSURE: >1:10,000
DATE: 12/20/2023
JOB NO: 18-11-1107
COF PROJECT NO. 8390

SHEET 4 OF 7

Filename: W:\18-11107 Ingraham Development (Meritage) \5_CAD\Production\5_Final Plat\Poplar Farms Sec1 Final Plat 12.21.2023.dwg
Layout Name: 4 OF 7
Plotted: Thursday, February 01, 2024 - 1:59 pm
By: chrisg

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

* *DENOTES LOTS BELOW 40' MINIMUM WIDTH (THERE ARE 10 LOTS AT 34' WIDE IN SECTION 1)*

Lot Table		
Lot #	Square Feet	Acres
26	9052	0.21
27	8450	0.19
28	8450	0.19
29	8450	0.19
30	8450	0.19
31	8450	0.19
32	8450	0.19
33	8450	0.19
34	8450	0.19
58	4080	0.09
59	4800	0.11
60	4800	0.11
61	5691	0.13

Lot Table		
Lot #	Square Feet	Acres
75	4800	0.11
76	4800	0.11
77	4800	0.11
78	5691	0.13
79	5491	0.13
80	4800	0.11
81	4800	0.11
82	4080	0.09
83	4800	0.11
84	4800	0.11
85	4800	0.11
86	4800	0.11
87	5423	0.12

LEGEND

- *SUBJECT LINE*
- *ADJOINER TRACT*
- *RIGHT-OF-WAY*
- *SETBACK LINE*
- *EXISTING EASEMENT EDGE*
- *EASEMENT EDGE*
- *OVERHEAD LINE*
- *WATER LINE*
- *CURB*
- *CENTERLINE*
- *SEWER CENTERLINE*
- *STORM PIPE*

P.U.D.A.E. - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT
M.U.D. - MILCROFTON UTILITY DISTRICT
P.O.B. - POINT OF BEGINNING
R.O.W.C.TN. - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
G.I.E. - GREEN INFRASTRUCTURE EASEMENT
M.T.E. - MIDDLE TENNESSEE ELECTRIC
P.D.E. - PUBLIC DRAINAGE EASEMENT

- *1/2" IRON ROD SET CAPPED ELI-LLC*
- *MAG NAIL SET W/ SHINER*
- *IRON ROD FOUND*
- *RAILROAD SPIKE FOUND*
- *COMPUTED POINT*
- *UTILITY POLE*
- *GUY WIRE*
- *HYDRANT*
- *SEWER MANHOLE*
- *CATCH BASIN*
- *HEAD WALL*
- *WATER METER*
- *¾" IRON ROD LOT PINS*
- *LOT NUMBER CRITICAL*
- *LIGHT POLE*
- *TREE PROTECTION AREA*
- *CONCRETE*

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

REVISIONS:
1. 02/01/2024 PER COF COMMENTS

Energy Land & Infrastructure
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TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
DocuSigned by: 6394CCE8FD3E4A9...
STATE OF TENNESSEE NO. 1604
SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR *DATE: 12/20/2023*
SCALE: 1"=60' *JOB NO: 18-11-1107*
CLOSURE: >1:10,000 *COF PROJECT NO. 8390*

SHEET 5 OF 7

Pathname: W:\18-11-1107 Ingraham Development (Meritage)\3_CAD\Production\3_Final Plat\Poplar Farms Sec1 Final Plat 12.21.2023 ZR.dwg
Layout Name: 5 of 7
Plotted: Thursday, February 01, 2024 - 1:40 pm
By: chrisg

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

MATCHLINE SEE SHEET 5

FUTURE SECT 4

POPLAR FARMS DRIVE
LOCAL: 54' R.O.W.

FUTURE SECT 4

15' M.U.D. WATER LINE EASEMENT (TYP)

TREE PROTECTION AREA (TYP)

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SOUTH SEWARD HILLS BRANCH

S25° 05' 40"E 1,995.20'

N25° 56' 02"W 632.25'

S25° 02' 56"E 20.00'

S25° 11' 55"E 54.00'

S45° 09' 25"E 79.00'

N46° 54' 18"E 118.29'

S46° 54' 18"W 34.80'

S51° 09' 22"W 72.00'

S51° 42' 46"W 182.60'

N11° 42' 46"E 176.77'

N30° 51' 44"W 10.60'

MARKET STREET
MINOR COLLECTOR: 79' R.O.W.

TAP ROOT HILLS SECTION 2
PLAT BOOK 64, PAGE 109
R.O.W.C.TN.

30' SANITARY SEWER EASEMENT TAP ROOT HILLS PUD SUBDIVISION SECTION 1 PB., 64, PG. 109

FUTURE SECTION OF SEWER

PUBLIC DRAINAGE EASEMENT

PUBLIC DRAINAGE EASEMENT

DETENTION POND 2G

BIORETENTION

LEGEND

- SUBJECT LINE
- ADJOINER TRACT
- R/W — RIGHT-OF-WAY
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OH — OVERHEAD LINE
- 12"W — WATER LINE
- CURB
- CENTERLINE
- 8" S — SEWER CENTERLINE
- STORM PIPE

P.U.D.A.E. - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT
M.U.D. - MILCROFTON UTILITY DISTRICT
P.O.B. - POINT OF BEGINNING
R.O.W.C.TN. - REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
G.I.E. - GREEN INFRASTRUCTURE EASEMENT
M.T.E. - MIDDLE TENNESSEE ELECTRIC
P.D.E. - PUBLIC DRAINAGE EASEMENT

- 1/2" IRON ROD SET CAPPED ELI-LLC
- MAG NAIL SET W/ SHINER
- IRON ROD FOUND
- RAILROAD SPIKE FOUND
- CP — COMPUTED POINT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- HEAD WALL
- WATER METER
- ¾" IRON ROD LOT PINS
- (C) LOT NUMBER CRITICAL
- LIGHT POLE
- TREE PROTECTION AREA
- CONCRETE

N

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

TENNESSEE STATE PLANE COORDINATE (TNSPC) SYSTEM ZONE 5301, FIPSZONE 4100 NAD83 DATUM

REVISIONS:
1. 02/01/2024 PER COF COMMENTS

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TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
XVI
DocuSigned by: [illegible]
AGRICULTURE
838B8GE8FD3E4A9...
TENNESSEE NO. 1604

SURVEYOR STAMP

RECORDING STAMP

FINAL PLAT

POPLAR FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR
SCALE: 1"=60'
CLOSURE: >1:10,000
DATE: 12/20/2023
JOB NO: 18-11-1107
COF PROJECT NO. 8390

SHEET 6 OF 7

Filename: W:\18-11107 Ingraham Development (Meritage) \3_CAD\Production\3_Final Plat \Poplar Farms Sec 1 Final Plat 12.21.2023 .dwg
Layout Name: 6 OF 7
Plotted: Thursday, February 01, 2024 - 1:40 pm
By: chrisg

DocuSign Envelope ID: 36EAECA1-867B-441F-B682-9414FD01D72E

CURVE TABLES

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	358.46'	717.03'	28°38'37"	N65° 28' 10"E	354.74'	183.06'
C2	39.27'	25.00'	90°00'00"	N34° 47' 29"E	35.36'	25.00'
C3	39.27'	25.00'	90°00'00"	N55° 12' 31"W	35.36'	25.00'
C4	22.12'	360.00'	3°31'16"	N11° 58' 09"W	22.12'	11.07'
C5	61.12'	360.00'	9°43'39"	N18° 35' 37"W	61.05'	30.63'
C6	23.15'	15.00'	88°24'30"	N20° 44' 49"E	20.92'	14.59'
C7	11.40'	44.00'	14°50'25"	N72° 22' 16"E	11.36'	5.73'
C8	24.87'	96.00'	14°50'25"	S72° 22' 16"W	24.80'	12.50'
C9	23.56'	15.00'	90°00'00"	N70° 02' 56"W	21.21'	15.00'
C10	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C11	68.30'	306.00'	12°47'20"	N16° 36' 11"W	68.16'	34.29'
C12	24.10'	15.00'	92°03'04"	N69° 01' 24"W	21.59'	15.55'
C13	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C14	150.80'	96.00'	90°00'00"	S19° 57' 04"W	135.76'	96.00'
C16	150.80'	96.00'	90°00'00"	N70° 02' 56"W	135.76'	96.00'
C18	150.80'	96.00'	90°00'00"	N19° 57' 04"E	135.76'	96.00'
C20	69.12'	44.00'	90°00'00"	N19° 57' 04"E	62.23'	44.00'
C21	69.12'	44.00'	90°00'00"	S70° 02' 56"E	62.23'	44.00'
C22	69.12'	44.00'	90°00'00"	S19° 57' 04"W	62.23'	44.00'
C23	23.56'	15.00'	90°00'00"	N70° 02' 56"W	21.21'	15.00'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C24	23.56'	15.00'	90°00'00"	N70° 02' 56"W	21.21'	15.00'
C25	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C26	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C27	23.56'	15.00'	90°00'00"	N70° 02' 56"W	21.21'	15.00'
C28	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C29	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C30	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C31	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C32	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C33	67.54'	43.00'	90°00'00"	N70° 02' 56"W	60.81'	43.00'
C34	152.37'	97.00'	90°00'00"	N70° 02' 56"W	137.18'	97.00'
C35	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C36	18.93'	48.00'	22°35'42"	S36° 20' 47"E	18.81'	9.59'
C38	23.56'	15.00'	90°00'00"	N70° 02' 56"W	21.21'	15.00'
C39	41.29'	102.13'	23°09'40"	S36° 03' 21"E	41.01'	20.93'
C40	29.48'	15.00'	112°35'42"	N8° 39' 13"E	24.96'	22.49'
C41	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C42	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C43	23.46'	15.25'	88°08'40"	N19° 57' 04"E	21.21'	14.76'
C44	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C45	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C46	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C47	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C48	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C49	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C50	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C51	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C52	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C53	23.56'	15.00'	90°00'27"	N19° 57' 04"E	21.21'	15.00'
C54	23.15'	15.00'	88°23'59"	S69° 14' 16"E	20.92'	14.59'
C55	23.56'	15.00'	90°00'00"	N19° 57' 04"E	21.21'	15.00'
C56	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C57	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C58	23.56'	15.00'	90°00'00"	S70° 02' 56"E	21.21'	15.00'
C59	23.56'	15.00'	90°00'00"	S19° 57' 04"W	21.21'	15.00'
C60	23.15'	15.00'	88°25'40"	S70° 50' 06"E	20.92'	14.59'
C61	88.06'	360.00'	14°00'52"	S33° 37' 42"E	87.84'	44.25'
C62	37.30'	25.00'	85°28'44"	S2° 06' 14"W	33.93'	23.10'
C63	337.48'	549.38'	35°11'46"	N29° 18' 39"E	332.20'	174.25'
C64	122.79'	369.94'	19°01'06"	N0° 45' 39"E	122.23'	61.97'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C65	97.99'	293.50'	19°07'45"	S0° 35' 34"W	97.54'	49.46'
C66	288.96'	470.50'	35°11'17"	S29° 18' 39"W	284.44'	149.20'
C67	40.77'	25.00'	93°26'47"	N86° 22' 18"W	36.40'	26.55'
C68	28.86'	124.50'	13°16'54"	N31° 41' 23"W	28.80'	14.50'
C69	16.93'	396.07'	2°26'58"	N45° 52' 27"E	16.93'	8.47'
C70	77.97'	306.00'	14°35'58"	N32° 20' 55"W	77.76'	39.20'
C100	244.85'	648.91'	21°37'09"	N68° 34' 09"E	243.40'	123.90'
C101	277.67'	65.00'	244°45'40"	N34° 30' 17"E	109.79'	102.50'
C102	277.67'	65.00'	244°45'40"	N34° 30' 17"E	109.79'	102.50'
C103	277.67'	65.00'	244°45'40"	N34° 30' 17"E	109.79'	102.50'

REVISIONS:
1. 02/01/2024 PER COF COMMENTS

Energy Land & Infrastructure
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SURVEYOR STAMP

TIMOTHY L. HAGGARD
REGISTERED LAND SURVEYOR
DocuSigned by:
6B78CE8FD3E4A9...
TENNESSEE NO. 1604

RECORDING STAMP

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
FINAL PLAT, SECTION 1

OWNER: MERITAGE HOMES, LLC
SURVEYOR: ENERGY LAND AND INFRASTRUCTURE

DRAWN BY: ZJR
SCALE: 1"=60'
CLOSURE: >1:10,000
DATE: 12/20/2023
JOB NO: 18-11-1107
COF PROJECT NO. 8390

SHEET 7 OF 7

Filename: W:\18-11-1107 Ingraham Development (Meritage) \5_LAP\Production\5_Final Plat\Poplar Farms Sec 1 Final Plat 12.21.2023 ZR.dwg
Layout Name: 7 of 7
Plotted: Thursday, February 01, 2024 - 1:40 pm
By: chrisq

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06

DATE: January 2, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Consideration Of Ordinance 2023-44, An Ordinance To Amend Several Chapters of The Franklin Zoning Ordinance Regarding Frontages, Building Types, Performance Agreements, And Overlay Zoning Districts.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a Zoning Ordinance text amendment regarding frontages, building types, performance agreements, Certificates of Use and Occupancy, and part of the Columbia Avenue Overlay District.

BACKGROUND/STAFF COMMENTS:

The City typically undertakes an annual Zoning Ordinance update. The work plan for 2023 was the comprehensive Envision Franklin update as well as the Urban Growth Boundary update. A larger Zoning Ordinance update is planned following the adoption of the Envision Franklin update. In December, an Envision Franklin Plan Amendment for the Margin District on Columbia Avenue was approved, resulting in a need to update the Ordinance for building height in part of the Columbia Avenue Overlay District to reflect the approved Plan Amendment. Feedback from the January Joint Conceptual Workshop was included in the text amendment regarding the Overlay District for FMPC and BOMA consideration.

This Ordinance update also includes several small other proposed changes. A change is proposed to the naming convention in the references to Certificates of Occupancy to Certificates of Use and Occupancy (CUO), as well as defining whether the reference should be to a Temporary or Final CUO. This is the result of a recent Municipal Code update. Another change will provide additional flexibility in selecting the timeframes for performance agreement extensions. Another change will address open space along the Scenic Corridor Overlay District for new development and will allow for additional courtyard open space designs in new developments. Lastly, the roof forms for the Commercial/Mixed-Use Building and the Large-Scale Retail Building Types are addressed based on feedback from the January Joint Conceptual Workshop, as well as past approvals of Modifications of Standards.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Ordinance 2023-44.

ORDINANCE 2023-44

AN ORDINANCE TO AMEND SEVERAL CHAPTERS OF THE FRANKLIN ZONING ORDINANCE REGARDING FRONTAGES, BUILDING TYPES, PERFORMANCE AGREEMENTS, AND OVERLAY ZONING DISTRICTS.

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update; and

WHEREAS, this Ordinance includes a text amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…

1.1.3 Effective Date
This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on **July 1, 2024** by Ordinance 2023-**44**.

1.2.1 Pending Applications
All applications submitted on or after **July 1, 2024** shall comply with this Ordinance, including applications submitted for the **August 22, 2024** FMPC or administrative agenda.
…

SECTION II. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
4.7.4.B Dimensional Standards…Building Height
2 stories for buildings with frontage along Columbia Avenue or Fowlkes Street 3 stories for buildings that do not have frontage on the streets listed above**; except for the following:**

Between Columbia Avenue and Cummins Street, and at least 240 feet south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-one-half stories when the

upper one-and-one-half-story is stepped back at least ten feet from the first and second stories. The upper one-half story may have either a pitched or flat roof.

…

SECTION III. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to replace the text for 'certificate of occupancy' to 'final certificate of use and occupancy'.

…

SECTION IV. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

6.8 Commercial/Mixed-Use Building

Parapet **If the appearance of the roof is intended to be flat (from street view or internal drive view), then a** ~~A~~ parapet wall shall **be provided which** contain**s** a cornice that projects a minimum of four inches, such as molding, corbels, traditional brick coursing patterns, or other ornamental cornicing

Pitch If the appearance of the roof is intended to be pitched (from street view or internal drive view), then a parapet is not required

…

6.10 Large-Scale Retail Building

Parapet **If the appearance of the roof is intended to be flat (from street view or internal drive view), then a** ~~A~~ parapet wall shall **be provided which** contain**s** a cornice that projects a minimum of four inches, such as molding, corbels, traditional brick coursing patterns, or other ornamental cornicing

Pitch If the appearance of the roof is intended to be pitched (from street view or internal drive view), then a parapet is not required

…

SECTION V. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

7.1.3 Lot Frontage

~~A. Every lot shall have a frontage on a public street, private street, or internal drive, in that priority order, except that:~~

~~1. Residential lots shall front only a public street; however, up to five percent of the lots in a residential development of more than 100 residential lots may front a courtyard, pursuant to Section 11.7, Courtyard.~~

~~2. An internal drive may be an alternative to a public or private street above only when the development contains two or more principal buildings in a nonresidential, mixed-use, or multifamily development, subject to DRT approval.~~

A. Residential lots shall have frontage on a public street; except that:

1. **New lots along or within the SCO corridor may front a natural area open space lot within the SCO. These lots shall be served by a mews, subject to Subsection 9.4.3, Mews; and**
2. **In a development of more than 50 residential dwelling units (excluding multifamily), up to ten percent of the dwelling units for houses, duplexes, multiplexes, and townhouses may be on lots**

that front a courtyard, pursuant to Section 11.7, Courtyard. These lots shall be served by a mews, subject to Subsection 9.4.3, Mews. If more than one courtyard is proposed, they shall be interspersed throughout the development rather than clustered in one area.

B. Nonresidential, mixed-use, and multifamily lots shall have frontage on a public street, private street, or internal drive, in that priority order. An internal drive may be utilized only when the development contains two or more principal buildings in a nonresidential, mixed-use, or multifamily development, subject to DRT approval.

C. New lots on the perimeter…

…

SECTION VI. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

9.4 B. Residential lots with a lot width of 45 feet or less must be served by a **public** alley.

…

9.4.3 Mews

Where the Transportation and Street Technical Standards prohibit a driveway cut **or where residential lots front onto open space**, a **public** mews shall provide vehicular access to the rear of **the residential** lots ~~fronting onto open space~~.

…

9.5.3.E The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first **temporary** certificate of **use and** occupancy**, or if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy**. The applicant shall perpetually maintain the cross access to the adjacent property line.

…

SECTION VII. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

10.1.3 Review for Compliance

Review for compliance with this Chapter shall occur with a development plan, site plan, building permit, **or temporary or final** certificate of **use and** occupancy, as applicable.

…

10.1.10.C.2 The applicant shall provide assurance illustrating the provided parking is sufficient after 24 months from the initial **final** certificate of **use and** occupancy or when at least 90 percent of the building is occupied, whichever is later. If additional parking is found to be needed, the applicant shall construct the deferred spaces; and

…

10.1.21 Timing of Construction

A. All required parking and loading areas shall be completed in accordance with approved plans prior to the issuance of a **final** certificate of **use and** occupancy for the use they serve.

…

SECTION VIII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…
12.10.2 Time Limits
All landscape, including mulching and seeding, shall be completed in accordance with the approved development plan, site plan, preliminary plat, or building permit prior to issuance of a **final** certificate of **use and** occupancy, unless a performance agreement and surety is in place pursuant Chapter 21, Performance Agreements.
…

SECTION IX. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
15.17 Temporary Construction Site Sign
Signs associated with nonresidential and mixed use development shall be removed upon issuance of a **final** certificate of **use and** occupancy
…

SECTION X. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…
17.6.3.B.3. Finished Construction Stage
A final Finished Construction Elevation Certificate is required after construction is completed and prior to **issuance of a Temporary** Certificate of Use and Occupancy**, or if there is no Temporary Certificate of Use and Occupancy, then prior to issuance of the first Final Certificate of Use and Occupancy** ~~issuance~~ in accordance with Clause 17.6.3.B.2.c, d, or e.
…
17.6.3.C.12. A final Finished Construction Elevation
Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to **issuance of a Temporary** Certificate of Use and Occupancy**, or if there is no Temporary Certificate of Use and Occupancy, then prior to issuance of the first Final Certificate of Use and Occupancy** ~~issuance~~. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to **issuance of either a Temporary or Final** Certificate of Use and Occupancy ~~issuance~~. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of ~~a~~ **either a Temporary or Final** Certificate of Use and Occupancy.
…

SECTION XI. That Chapter 21, Performance Agreements, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:
…

21.4.1 Extension Period

A. The timeframe for the completion of each improvement within the performance agreement may be extended for a minimum of **one** ~~six~~ month~~s~~ ~~and~~ **to** a maximum of **12 months** ~~one year~~ at a time**. The end date shall coincide with the applicable agenda date within the designated month.**

B. The duration of the extension period shall be based on:

1. The minimum, reasonable timeframe for which the required improvement can be fully completed; and

2. The necessary timeframe for staff to efficiently inspect and confirm that the improvements have been installed in accordance with approved plans and in an acceptable, workmanlike manner.

…

21.5.3.C.2. Reduce the performance agreement and extend the improvements **per Subsection 21.4.1, Extension Period** ~~for a minimum of six months and a maximum of one year to the next agenda date that occurs in the same month of the following year~~; or

21.5.3.C.3. Extend the improvements **per Subsection 21.4.1, Extension Period.** ~~for a minimum of six months and a maximum of one year to the next agenda date that occurs in the same month of the following year.~~

…

21.5.4.A Final topping (lift) of a street may be permitted when at least 90 percent of the lots in the subdivision, or the section or sections thereof for which the performance agreement was established, have received **final** certificates of **use and** occupancy for buildings located on the lots in question.

The performance agreement for street improvements may be released when final topping is completed and accepted, provided that a maintenance agreement is established. Final topping of a street surface may be installed prior to issuance of 90 percent of **final** certificates of **use and** occupancy under the following conditions:…

…

21.5.4.A.3 Upon satisfactory installation and acceptance by the Streets Department of the final topping, the performance agreements for said street improvements may be released provided a maintenance agreement is established for a period that extends one year beyond the point in time 90 percent of the lots in the subdivision or the segment or sections thereof for which the performance agreement was established, have received **final** certificates of **use and** occupancy for buildings located on the lots in question;

…

21.6.2.C Extensions of maintenance agreements shall be as determined by the appropriate City departments **per Subsection 21.4.1, Extension Period.** ~~, but shall be for no less than six months or greater than one year.~~

…

22.4 Certificates of Use and Occupancy

No lot, building, or structure hereafter erected or altered in its use or otherwise shall be used until a **temporary or final** certificate of **use and** occupancy has been granted pursuant to Title 12 of the Municipal Code.

…

SECTION XII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strikethrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

…

Final Certificate of **Use and** Occupancy

The final permit or authorization issued by the City allowing occupancy or use of a building, certifying that the building has been constructed in accordance with all applicable requirements.

…

Temporary Certificate of Use and Occupancy

A temporary permit or authorization issued by the City allowing occupancy or use of a portion of building or a building which may be safely occupied prior to the final completion of the building and site improvements.

…

SECTION XIII. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references.

SECTION XIIII. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on July 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____