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

City of Franklin

Meeting Agenda

Work Session

Tuesday, March 12, 2024 | **5:00 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Event Permit For 2024 Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 27-28, 2024

   Sponsors: Milissa Reierson, Monique McCullough

2. Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 26, 2024

   Sponsors: Milissa Reierson, Monique McCullough

3. Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 14 - 15, 2024

   Sponsors: Milissa Reierson, Monique McCullough

4. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6190, (Steven Ray Hostetter, Leslie Evans Cherry, And Michelle Olmsted, Managing Agent) 7001 Berry Farms Crossing, Franklin, TN 37064

   Sponsors: Angie Skarp

5. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6621, (Steven Ray Hostetter, Leslie Evans Cherry, And Kimberly Rittenhouse, Managing Agent) 501 Cool Springs Blvd, Franklin, TN 37067

   Sponsors: Angie Skarp

6. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6623, (Steven Ray Hostetter, Leslie Evans Cherry, And Alan Kieras, Managing Agent) 1316 Hwy 96, Franklin, TN 37064

   Sponsors: Angie Skarp

7. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8815, (Steven Ray Hostetter, Leslie Evans Cherry, And Janice Kelly, Managing Agent) 222 New Hwy 96, Franklin, TN 37064

   Sponsors: Angie Skarp

8. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8849, (Steven Ray Hostetter, Leslie Evans Cherry, And Angela Grab, Managing Agent) 833 Oak Meadow Dr, Franklin, TN 37064

   Sponsors: Angie Skarp

9. Consideration Of Resolution 2023-73, A Resolution By The Franklin Municipal Planning Commission To Adopt A Comprehensive Update To Envision Franklin

   Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

10. *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. Establishing A Public Hearing On April 9, 2024
    FMPC 2/22/24, 7-0
    Sponsors: Emily Wright, Kelly Dannenfelser

11. *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). Establishing A Public Hearing On April 9, 2024
    FMPC 2/22/24, 7-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

12. 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 (Goose Creek Bypass PUD Subdivision). Establishing A Public Hearing On April 9, 2024
    FMPC 2/22/24, 7-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. *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). Establishing A Public Hearing On April 9, 2024
    FMPC 2/22/24, 7-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

14. *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). Establishing A Public Hearing On April 9, 2024
    FMPC 2/22/24, 7-0

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

15. 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. Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

16. 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. Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0
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. Establishing A Public Hearing On April 23, 2024
FMPC 2/22/24, 7-0
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). Establishing A Public Hearing On April 23, 2024
FMPC 2/22/24, 6-1
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. Establishing A Public Hearing April 23, 2024
FMPC 2/22/24, 6-1
Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

20. *Consideration Of Ordinance 2024-01, An Ordinance To Amend The City Of Franklin Municipal Code, Title 15; Chapter 6, Section 15-615, Title 15; Chapter 7, Section 15-704 And Appendix A; Chapter 15 To Prohibit Overnight Parking In City Garages And City Owned Surface Lots. Establishing A Public Hearing On March 12, 2024
WS 1/23/24
BOMA 2/13/24, 5-4
Sponsors: Shauna Billingsley

21. *Consideration Of COF Contract No. 2024-0048, With C&T Engineering For Solids Process Optimization For The Water Reclamation Facility
CIC 2/22/24, 4-0
Sponsors: Michelle Hatcher

22. *Consideration Of Final Change Order To COF Contract No. 2022-0182, With Haren Construction For WTP Valve Access Improvements Project For An Increase Amount Not To Exceed $34,172

Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

23. Consideration Of COF Contract No. 2024-0033, With Adam J. Ballash For Reimbursement Of Costs For Domestic Water Distribution System Improvements

    Sponsors: Michelle Hatcher, Scott Andrews

24. *Consideration Of Amendment 2 To COF Contract 2022-0141, An Interlocal Agreement Between The City Of Franklin And The Franklin Housing Authority Designating "The Authority" As A Subrecipient Of American Rescue Plan Act Grant Funds

    Sponsors: Kristine Brock

25. Presentation On American Rescue Plan Act (ARPA) Grants

    Sponsors: Kristine Brock, Mike Lowe, Michelle Hatcher, Paul Holzen

26. Discussion Of A Battlefield And Historic Marker Master Plan

    Sponsors: Emily Wright, Kelly Dannenfelser, Emily Huffer

27. Presentation Of Additional Capital Projects Identified By The Board Of Mayor And Aldermen

    Sponsors: Paul Holzen, Lisa Clayton

OTHER BUSINESS

ADJOURN

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

City of Franklin

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

File #: 21-06142

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For 2024 Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 27-28, 2024

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Main Street Festival event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for their annual Main Street Festival for April 27 – 28, 2024. The event includes:

- Arts & Crafts booths located down Main Street
- "Spring Street" - an open area with art displays and dance performances on Main Street from 1st Avenue to 2nd Avenue
- "Kids Zone" located in the Landmark Booksellers parking lot
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square

Set-up for the event begins on April 26th. Event hours are 10 a.m. – 6 p.m. both days. Applicant estimates attendance at 120,000 for the weekend.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.

- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday, April 26th.
- "No parking" signs placed along Church Street on Friday, April 26th.
- Quadrants around the Square will be blocked on Friday, April 26th.
- Main Street will close to traffic at 8 p.m. on Friday, April 26th.
- "No parking" signs placed along Fourth Avenue South on Saturday, April 27th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
    - Third Ave N
    - Main Street at the Square (NE Quad)

Fire Department:

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

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Main Street Festival
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   3rd Ave from Church to Bridge

   4th Ave from Parking Garage to visitor Center

   Harlinsdale Farm - for Parking
3. **Date or dates of event:** 04/27/2024, 04/28/2024
4. **Start/End Times of Event:**
   Saturday, April 27th; 10:00am - 6:00pm

   Sunday, April 28th; 10:00am - 6:00pm

   What date/time will set-up begin? 4/26/2024 8:00 AM
   What date/time will tear-down be complete? 4/28/2024 7:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Friday, April 26th, 2024

   5:00am - Entire quad closes

   3:00pm - Parking Signs - No Parking After 3:00pm

   8:00pm - Remaining Festival Streets Close

   OPENS:

   Sunday, April 28th at 8:00pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 120,000 Event Staff/Volunteers:80 Total:120,080

7. **Name of applicant and Organization Requesting Permit: Applicant / Organization Requesting Permit**
   Ian Hunt
   Heritage Foundation
   Po Box 723
   Franklin, TN 37065
   P:6155122552
   ihunt@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The Heritage Foundation of Williamson County's Main Street Festival is a highly-anticipated, annual tradition held in historic downtown Franklin, TN. Consistently listed among the top 20 events in the Southeast by the Southeast Tourism Society, the Main Street Festival attracts more than 120,000 visitors annually to enjoy arts and craft vendors, superb entertainment, great food and drink, and fun for the whole family.

   We'll have several familiar activation/themed areas.

   - Arts and Craft booths will be located down from Main Street from 1st Ave to the Public Square. to 5th Ave, except for
   - Our Spring Street activation will be located from 1st Ave to 2nd Ave and will have a variety of engaging activity points. No booths in this area.
   - Kids Zone will be located on 4th Ave S and will include activations with limited physical interaction and more prompted activities highlighted in our event app. This portion is curated by Grace Chapel.
   - Food trucks and Food Tents will be located on 3rd N and a few will be located at the beginning of the Public Square. All food vendors are required to provide a COI with City of Franklin listed as an additional insured.
   - Possible pet area that features a place to refresh your pet along with pet vendors located between 1st and 2nd Ave.
   - Community Partners will be designated in a space on 3rd Ave S, allowing area nonprofits with incredible missions to have the opportunity to share their work with our patrons.
   - Main Stage setup on the Square on the corner of City Hall and Ruby Sunshine.

   The goal with all of the areas is to space out areas of interest, allowing consumers with specific needs to easily identify where they want to go, shop, and experience their favorite vendors and depart.

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

   Please detail any restricted parking areas on the event map.

   Event Map: Main Street Fest_COF Map_11x17 04.05.2022 (3).pdf

10. **Person in charge on day of event:** Ian Hunt
    Cell: 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Jayme Smith **Cell:** 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
    Name: Leanne Portzel **Cell:** 310-359-5133 **E-mail address:** lportzel@williamsonheritage.org

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

    Administrative Contact List: Important Staff Extensions - 2023.pdf

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

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

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: Sales Tax Exemption Form 2023 (1).pdf
16. **Will you charge an admission fee?** No
    Average admission fee:
17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 400
18. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
19. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
20. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? Heritage Foundation of Williamson County
    What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** No
22. **Will any sound amplification equipment be used during the event?** Yes
23. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

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

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

    Insurance Certificate:
24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
    A combination of arts and crafts vendors, food vendors, community partners, sponsors, etc.

    Vendor list not complete at this time.
25. **Will food, beverages, or merchandise be sold or given away?** Yes
    Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
    Clean Up Plan and Provider: Clean Up Plan.pdf
26. Events under 200 participants require a $250 refundable security deposit at the time of approval. For events over 200, a $1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE*: Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
3rd Ave N and on Public Square in Northeast quad

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

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

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: MSF Good Neighbor Letter 2024.pdf
Good Neighbor Letter Mailing List: Dickens_CoF RESIDENT_Mailing List.xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

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

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

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

_____
Dr. Ken Moore, Mayor

_____
Eric S. Stuckey, City Administrator

Return application to:

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

MAIN STREET FESTIVAL
APRIL 2024

HISTORIC FRANKLIN TENNESSEE

HWY 96 W
Bridge St
4th Ave N
3nd Ave N
2nd Ave N
1st Ave N
5th Ave N
FOOD TRUCKS
Alley
BEER
401 - 427
301 - 319
BEER TENT
201 - 219
PET ZONE
KIDS ZONE
P1 - P41
SPRING STREET
238 - 220
HF TENT
MEDICAL
COF Employee Shelter
ADA
448 - 428
Arts & Crafts
336 - 320
Parking Garage
Old Court House
801 - 848
City Hall
Incident Command
INCIDENT COMMAND
Saint Philip's
5th Ave S
Church St
4th Ave S
3nd Ave S
2nd Ave S
1st Ave S

- Hydrants
- Lieper's Fork Distillery
- Storm
- Tornado
- Police Car
- Fire Truck
- Shuttle Stop
- SES Truck
- Streets Truck
- Ambulance
- Moveable Barrier
- Archer Barrier
- Stage
- Emergency Access
- Road Closed
- No Parking
- Harpeth River

Quadrants

- 1
- 2
- 3
- 4

Note:
In the event of a severe storm, City Hall and the Parking Garages may be used as shelter.
Not for Tornado Shelters

Vendor Parking at Bicentennial Park.

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2024. All Rights Reserved.


MAIN STREET FESTIVAL
HERITAGE FOUNDATION OF WILLIAMSON COUNTY, TN
Hosted by Downtown Franklin Association
PRESENTED BY FIRST HORIZON.
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
ROAD CLOSURE
FOOD TRUCKS
BOOTHS
KIDZONE
Alley
Alley
Alley
Alley
Alley
BEER
BEER
EATING AREA
BEER ALT.
PET ZONE
ARTS & CRAFT BOOTHS
ARTS & CRAFT BOOTHS
HF
ARTS & CRAFT BOOTHS
SPRING STREET
FOOD
MAIN STAGE
LEIPERS FORK DISTILLERY
SHUTTLE
SHUTTLE
1
2
3
STAGE LOCATIONS
2nd Ave N
1st Ave N
2nd Ave S
1st Ave S
Emily Ct
Church St

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

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

All Permit applications are subject to permit fees.

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

Sound Amplification

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

Applicant/Organization: Ian Hunt - Heritage Foundation
Event Name: Main Street Festival
Event Date(s): 04/27/2024, 04/28/2024

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Main stage - located in Public Square in Southeast quad

   Acoustic stage - located on 2nd Ave and Main St

   Buskers Corner - located on 3rd Ave S between Main and Church

   Sound Amplification Map: MSF CoF Map v2.png
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - Sound System
4. **Type of Amplifier:**
   - Fixed
   - PA System
5. **Number of Amplifiers:** TBD **Number of Speakers:** TBD **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Ian Hunt **Cell:** 615-415-1600 **E-Mail:** ihunt@williamsonheritage.org
   Name: Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt **Date:** 01/03/2024

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

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Date: February 19, 2024
Applicant: Ian Hunt
Project Title: Main Street Festival
Project Address:

Open Issues: 11

FIRE-Special Event

General Issues

2. Food Trucks

curt.edelmann@franklintn.gov

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

3. Mobile Food Vendor / Food Truck Video

curt.edelmann@franklintn.gov

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

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

4. Stages

curt.edelmann@franklintn.gov

Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.

After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

5. Vendor Tent Video

curt.edelmann@franklintn.gov

The fire department has a short video explaining fire department requirements for vendors using pop-up tents. Note: This video applies only to small pop-up style tents. This video does not cover larger tents.

Please include this link to the video in your vendor information packet.

https://www.youtube.com/watch?v=3NwA3Uo3Jng&list=PLDC8BB691331C242B&index=2

6. Tents

curt.edelmann@franklintn.gov

Tents must meet the following requirements.

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

7. Question

curt.edelmann@franklintn.gov

Are the courthouse and 4th Avenue Church of Christ no longer available as tornado shelters?

8. Site Plan

curt.edelmann@franklintn.gov Site plan shall show:

1. 10-foot gaps at either edge of alleys
2. 10-foot gap at hydrants
3. 10-foot mid-block gap Does not need to be in the exact middle of the block. Can overlap with hydrant gap.

9. Parking

curt.edelmann@franklintn.gov Revise application.

20. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson Coun
What percentage of funds will they receive? 100
21. **Will parking in the area of the event need to be restricted or prohibited?** No
22. **Will any sound amplification equipment be used during the event?** Yes
23. **Applicant must also include a copy of the insurance certificate indicating coverage as an additional insured**

10. Site Plan

curt.edelmann@franklintn.gov Show all stages on the plan.

2. **Exact locations sound amplification equipment will be used** *(necessary.*:
Main stage - located in Public Square in Southeast quad
Acoustic stage - located on 2nd Ave and Main St
Buskers Corner - located on 3rd Ave S between Main and Church

11. Site Plan

curt.edelmann@franklintn.gov The Acoustic Stage shall be located so it does not block 2nd Avenue South.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklintn.gov SES will provide the following for the event

- 8-10 staff memebers
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday, April 26th.
- "No parking" signs placed along Church Street on Friday, April 26th.
- Quadrants around the Square will be blocked on Friday, April 26th.
- Main Street will close to traffic at 8 p.m. on Friday, April 26th.
- "No parking" signs placed along Fourth Avenue South on Saturday, April 27th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area.
  Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
    - Third Ave N
    - Main Street at the Square (NE Quad)

Fire Department:

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06146

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 26, 2024

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Pumpkinfest event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for their annual Pumpkinfest on October 26, 2024. The event includes:

- Arts & Crafts booths located down Main Street
- "Autumn Alley" - an open area on Main Street between 4th Avenue and the Square with activations such as pumpkin carving, the Great Pumpkin sponsored by Sister Cities, and arts and crafts activities
- "Kids Zone" located on 4th Avenue South
- Food Trucks located on 3rd Avenue North
- Stages on the Square and at 2nd and Main

Set-up for the event begins on Friday, October 25th. Event hours are 10 a.m. – 6 p.m. Applicant estimates attendance at 115,000.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 25th.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 26th. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served. Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

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

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** PumpkinFest
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   Main Street from 1st Ave to 5th ave

   3rd Ave from Church to Bridge

   4th Ave from Parking Garage to Visitor Center

   Harlinsdale Farm - For Parking
3. **Date or dates of event:** 10/26/2024
4. **Start/End Times of Event:**
   Saturday, October 26th, 2024; 10:00am - 6:00pm

   What date/time will set-up begin? 10/25/2024 8:00 AM
   What date/time will tear-down be complete? 10/26/2024 8:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Friday, October 25th, 2024

   5:00am - Entire Quad closes

   3:00pm - Parking Signs - No Parking After 3:00pm

   8:00pm - Remaining Festival Streets Close

   OPENS:

   Saturday, October 26th at 9:00pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 115,000 Event Staff/Volunteers:80 Total:115,080

7. **Name of applicant and Organization Requesting Permit: Applicant / Organization Requesting Permit**
   Ian Hunt
   Heritage Foundation
   Po Box 723
   Franklin, TN 37065
   P:6155122552
   ihunt@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The Heritage Foundation of Williamson County's PumpkinFest is Middle Tennessee's largest family fall festival that returns on Saturday, October 26th, 2024. With more than 112,000 people in attendance in 2024, the festival stretches along Main Street and its side avenues in downtown Franklin and offers tons of festive fun for people of all ages!

   We'll have several familiar activation/themed areas.

   - Arts and Craft booths will be located down Main Street from 1st Ave to the Public Square to 5th Ave except for:
   - Our Autumn Alley activation will be located from 4th Ave and Main St to the Public Square and will have a variety of engaging activity points. No booths in this area.
   - Kids Zone will be located on 4th Ave S and will include activations with limited physical interaction and more prompted activities highlighted in our event map. Grace Chapel is curating this area.
   - Food Trucks and tents will be located on 3rd Ave N and a few located on the Public Square. All food vendors are required to provide a CoI with City of Franklin listed as an additional insured.
   - Possible Pet Area located on East Main.
   - Community Partners will be designated in a space on 3rd Ave S, allowing area nonprofits with incredible missions to have the opportunity to share their work with our patrons.
   - "EndZone" activation to show football games.
   - Main Stage setup on Square in Southeast quad.
   - Acoustic Stage on 4th Ave and Main St.

   The goal with the areas is to space out the interest, allowing consumers with specific needs to easily identify where they want to go, shop, or experience their favorite vendors.

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

   Please detail any restricted parking areas on the event map.

   Event Map: Pfest CoF Mapv4.png

10. **Person in charge on day of event:** Ian Hunt
    Cell: 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Jayme Smith **Cell:** 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
    Name: Leanne Portzel **Cell:** 310-359-5133 **E-mail address:** lportzel@williamsonheritage.org

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

    Administrative Contact List: Important Staff Extensions - 2023.pdf

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

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

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: Sales Tax Exemption Form 2023 (1).pdf

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

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 400

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

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

20. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? Heritage Foundation of Williamson County
    What percentage of funds will they receive? 100

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

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

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

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

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

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
    Combination of arts and craft vendors, food vendors, community partners, sponsors, etc,.

    Complete list not available at this time.

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

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

27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
3rd Ave N and in Public Square

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

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

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Pumpkinfest Good Neighbor Letter 2024.pdf
Good Neighbor Letter Mailing List: Dickens_CoF RESIDENT_Mailing List.xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

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

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

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

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

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

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

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

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

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

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

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

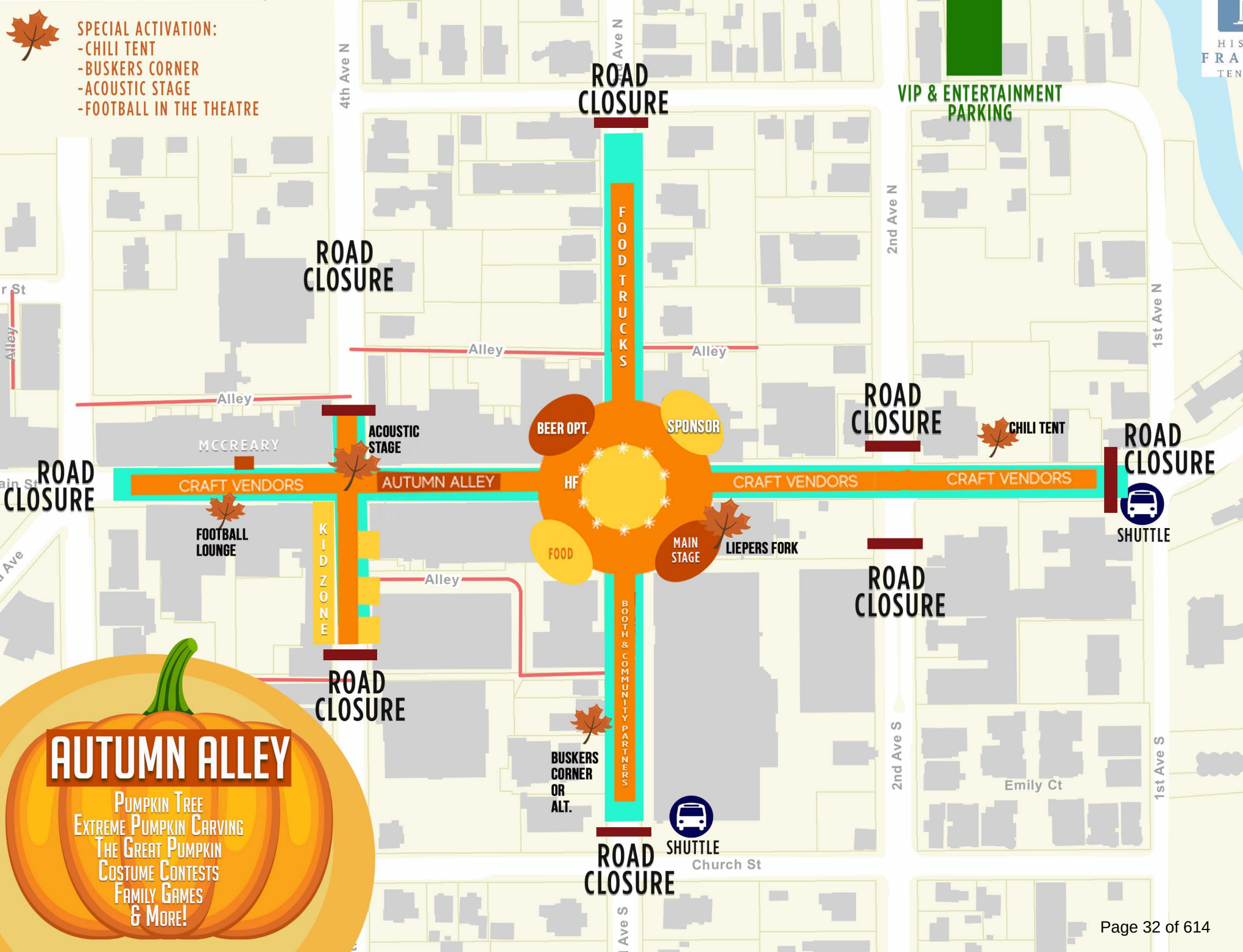
12) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: _____ Director of Event Management Date: _____
(Signature and title – must be officer of organization)

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

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

08/2022


SPECIAL ACTIVATION:
-CHILI TENT
-BUSKERS CORNER
-ACOUSTIC STAGE
-FOOTBALL IN THE THEATRE
ROAD CLOSURE
VIP & ENTERTAINMENT PARKING
4th Ave N
2nd Ave N
1st Ave N
FOOD TRUCKS
Alley
ACOUSTIC STAGE
MCCREARY
CRAFT VENDORS
AUTUMN ALLEY
HF
BEER OPT.
SPONSOR
CHILI TENT
FOOTBALL LOUNGE
KID ZONE
FOOD
MAIN STAGE
LIEPERS FORK
SHUTTLE
BOOTH & COMMUNITY PARTNERS
BUSKERS CORNER OR ALT.
Emily Ct
2nd Ave S
1st Ave S
Church St
AUTUMN ALLEY
Pumpkin Tree
Extreme Pumpkin Carving
The Great Pumpkin
Costume Contests
Family Games
& More!

Pumpkin Fest

HISTORIC FRANKLIN TENNESSEE 1799

HWY 96 W
Bridge St
4th Ave N
3nd Ave N
Bridge St
2nd Ave N
Vendor Check-in & Parking
112
5th Ave N
FOOD TRUCKS
1st Ave N
Alley
Alley
Alley
MCCREARY'S
401 - 427
STAGE
HF TENT
BEER TENT
AUTUMN ALLEY
PS 1 - 37
201 - 219
101 - 121
CHILI & BEER
444 - 428
Kid Zone
FOOD
238 - 220
142 - 122
STAGE
Alley
Parking Garage
Old Court House
Parking Garage
Saint Philip's
City Hall
825 - 849
801 - 824
INCIDENT COMMAND
5th Ave S
1st Ave S
Church St
Church St
4th Ave S
3nd Ave S
2nd Ave S

Fire Truck
Storm
Officer
Police Car
Vehicle Barriers
Shuttle Stop
EMS
SES Truck
Street Truck

Lieper's Fork Distillery
Hydrants
Hydrant Tap
Moveable Barrier
Harpeth River
Emergency Access
Road Closed
No Parking

Division
1
2
3
4

Note:
In the event of a severe storm, City Hall and the Parking Garages may be used as shelter.
Not for Tornado Shelters

Patient Collection Points are located at:
3rd Ave S & Church St
2nd Ave & E Main St

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

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

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

All Permit applications are subject to permit fees.

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

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

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

Applicant/Organization: Ian Hunt - Heritage Foundation
Event Name: PumpkinFest
Event Date(s): 10/26/2024

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Main Stage - located in Public Square in Southeast quad

   Acoustic Stage - located on 4th Ave and Main St

   Buskers Corner - located on 3rd Ave S

   Sound Amplification Map: Pumpkin Fest_COF Map.pdf
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - Sound System
4. **Type of Amplifier:**
   - Fixed
   - PA System
5. **Number of Amplifiers:** TBD **Number of Speakers:** TBD **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Ian Hunt **Cell:** 615-415-1600 **E-Mail:** ihunt@williamsonheritage.org
   Name: Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt **Date:** 01/03/2024

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

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Date: February 19, 2024
Applicant: Ian Hunt
Project Title: PumpkinFest
Project Address:

Open Issues: 9

FIRE-Special Event

General Issues

2. Food Trucks

curt.edelmann@franklintn.gov

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

3. Mobile Food Vendor / Food Truck Video

curt.edelmann@franklintn.gov

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

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

4. Stages

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

5. Vendor Tent Video

curt.edelmann@franklintn.gov	The fire department has a short video explaining fire department requirements for vendors using pop-up tents. Note: This video applies only to small pop-up style tents. This video does not cover larger tents. Please include this link to the video in your vendor information packet. https://www.youtube.com/watch?v=3NwA3Uo3Jng&list=PLDC8BB691331C242B&index=2

6. Site Plan

curt.edelmann@franklintn.gov	Site plan shall show: 1. 10-foot gaps at either edge of alleys 2. 10-foot gap at hydrants 3. 10-foot mid-block gap Does not need to be in the exact middle of the block. Can overlap with hydrant gap. Show all stages on the plan. The Acoustic Stage shall be located so it does not block 2nd Avenue South.

7. Tents

curt.edelmann@franklintn.gov	Tents must meet the following requirements. 1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment. 2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits. 3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply) 4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring. 5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards. 7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress. 8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole. 9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged. [Edited By Curt Edelmann]

8. Miscellaneous Requirements

curt.edelmann@franklintn.gov	No open flames are permitted in areas open to the public.

9. Mobile Food Vendors

curt.edelmann@franklintn.gov	Mobile food vendors must meet the following requirements: 1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 2.Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 3.Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer. 4.Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals. 5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklintn.gov SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 26th.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 27th. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.

- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

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

City of Franklin

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

File #: 21-06147

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Milissa Reierson, Communications Manager
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 14 - 15, 2024

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Dickens of a Christmas event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for their annual Dickens of a Christmas on December 14 - 15, 2024. The event includes:

- Arts & Crafts booths located down Main Street
- "Victorian Village" - an open area on Main Street with activities such as "Vignettes of a Christmas Carol", old-fashioned crafters (quilters, wood workers, etc.), and performances
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square by City Hall

Set-up for the event begins on Friday, December 13th. Event hours are 10 a.m. – 6 p.m. on Saturday and 11 a.m. – 5 p.m. on Sunday. Applicant estimates attendance at 115,000.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, December 13th.
- "No parking" signs placed along Fourth Avenue South on Saturday. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.

- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

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

OFFICE USE ONLY
Permit No:
_____

HISTORIC FRANKLIN TENNESSEE

City of Franklin
Special Event Permit Application

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

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

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Dickens of a Christmas
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed)*:
   Main Street from 1st Ave to5th Ave

   3rd Ave from Church to Bridge

   4th Ave from Parking Garage to Visitor Center

   Harlinsdale Farm - For Parking
3. **Date or dates of event:** 12/14/2024, 12/15/2024
4. **Start/End Times of Event:**
   Saturday, December 14th; 10:00am - 6:00pm

   Sunday, December 15th; 11:--am - 5:00pm

   What date/time will set-up begin? 12/13/2024 8:00 AM
   What date/time will tear-down be complete? 12/15/2024 7:00 PM
   **Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*
5. **Time of Street Closure** *(if applicable):*
   Friday, December 13th

   5:00am - Entire quad closes

   3:00pm - Parking Signs - No Parking After 3pm

   8:00pm - Remaining Festival Streets Close

   OPENS:

   Sunday, December 15th at 8:00pm
6. **An estimated number expected to attend during the course of the event:**
   Spectators/Attendees: 115,000 Event Staff/Volunteers:80 Total:115,080

7. **Name of applicant and Organization Requesting Permit: Applicant / Organization Requesting Permit**
   Ian Hunt
   Heritage Foundation
   Po Box 723
   Franklin, TN 37065
   P:6155122552
   ihunt@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) **:**
   The Heritage Foundation of Williamson County, TN's 39th Annual Dickens of a Christmas is historic Downtown Franklin's annual Victorian-themed outdoor street festival. Dickens of a Christmas recreates the time of Charles Dickens using historic downtown Franklins charming architecture as the backdrop. A variety of musicians, dancers and Dickens characters will fill the streets. Expect to see and interact with the nefarious Fagin from Oliver Twist; Jacob Marley, Ebenezer Scrooge, Tiny Tim and the rest of the Cratchit family from A Christmas Carol; and of course, a Victorian Father and Mother Christmas with treats for children.

   The celebration typically attracts 100,000+ visitors over the course of the weekend.

   We'll have several familiar activation/themed areas.

   - Arts and Craft booths will be located down from Main Street from 1st Ave to the Public Square. to 5th Ave, except for Victorian Village activation will be located between 5th Ave and 3rd Ave and will have a variety of engaging activity points. No booths in this area.
   - Food trucks and Food Tents will be located on 3rd N and a few will be located at the beginning of the Public Square. All food vendors are required to provide a COI with City of Franklin listed as an additional insured.
   - Possible pet area that features a place to refresh your pet along with pet vendors located between 1st and 2nd Ave.
   - Community Partners will be designated in a space on 3rd Ave S, allowing area nonprofits with incredible missions to have the opportunity to share their work with our patrons.
   - Main Stage setup on the Square on the corner of City Hall and Ruby Sunshine.

   The goal with all of the areas is to space out areas of interest, allowing consumers with specific needs to easily identify where they want to go, shop, and experience their favorite vendors and depart

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

   Please detail any restricted parking areas on the event map.

   Event Map: 2023 Dickens CoF Map (5).png

10. **Person in charge on day of event:** Ian Hunt
    Cell: 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org

11. **Name and Cell Number of at least two others available on day of event:**
    Name: Jayme Smith **Cell:** 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
    Name: Leanne Portzel **Cell:** 310-359-5133 **E-mail address:** lportzel@williamsonheritage.org

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

    Administrative Contact List: Important Staff Extensions - 2023.pdf

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

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

15. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
    IRS tax exemption letter: Sales Tax Exemption Form 2023 (1).pdf

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

17. **Will you charge a vendor particiation fee?** Yes
    Average vendor participaion fee? 400

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

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

20. **Is this event a fundraiser?** Yes
    What organization will be the benefactor of event? Heritage Foundation of Williamson County
    What percentage of funds will they receive? 100

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

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

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

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

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

    Insurance Certificate:

24. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list**.
    Combination of arts and craft vendors, food vendors, community partners, sponsors, etc.

    Complete list not available at this time

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

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

27. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
3rd Ave N and Public Square

28. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

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

30. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: Dickens Good Neighbor Letter 2024.pdf
Good Neighbor Letter Mailing List: Dickens_CoF RESIDENT_Mailing List.xlsx

HISTORIC
FRANKLIN
TENNESSEE

Rules and Regulations

Please Read All Attachments Before Signing Application.

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

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

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

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

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

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

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

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

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

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

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

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

BY: _____ Dir. of Event Management _____ Date: _____
(Signature and title – must be officer of organization)

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

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

08/2022

Dickens of a Christmas
Dec. 2024

HISTORIC FRANKLIN TENNESSEE

HWY 96 W
Bridge St
4th Ave N
3nd Ave N
Bridge St
2nd Ave N
Vendor Check-in
112
5th Ave N
FOOD TRUCKS
1st Ave N
Alley
Alley
Alley
401 - 413
301 - 311
BEER (PS31 - 32)
FOOD (PS33 - 37)
201 - 219
101 - 121
Cricket Match
Victorian Village
1 - 30
417 - 414
321 - 312
238 - 220
142 - 122
500 - 523
SNOW ON THE SQUARE
HF TENT (PS39 - 45)
STAGE (PS38)
5th Ave S
Alley
Parking Garage
Old Court House
801 - 849
City Hall
Parking Garage
Saint Philip's
INCIDENT COMMAND & SWAT
Incident Command
1st Ave S
Church St
Church St
4th Ave S
3nd Ave S
2nd Ave S

- Archer
- Officer
- Police Car
- Tower
- Medical Tent
- Performace
- Hydrant Tap
- Tree
- Restroom
- SES Truck
- Streets Truck
- Ambulance
- FFD
- Storm
- Tornado
- Shuttle Stop
- Hydrants
- Road Barrier
- Emergency Access
- Road Closed
- No Parking

Police Divisions

- 1
- 2
- 3
- 4

Note:
In the event of a severe storm, City Hall and the Parking Garages may be used as shelter.
Not for Tornado Shelters

Vendor Parking at Bicentennial Park.

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials Copyright © 2024. All Rights Reserved.

DICKENS OF A CHRISTMAS

ROAD CLOSURE

FOOD

Alley

Alley

ROAD CLOSURE

Alley

VICTORIAN VILLAGE SQUARE

BEER

FOOD

ROAD CLOSURE

ROAD CLOSURE

BOOTHS

VICTORIAN

VILLAGE

BOOTHS

ARTS AND CRAFT BOOTHS

SHUTTLE

BOOTHS & FOOD

HF TENT

STAGE

WHISKEY TENT

ROAD CLOSURE

ACOUSTIC STAGE

Alley

SNOW ON THE SQUARE

Alley

ROAD CLOSURE

BOOTHS

SHUTTLE

ROAD CLOSURE

Church St

1st Ave N

2nd Ave N

2nd Ave S

1st Ave S

Emily Ct

ATM LOCATIONS

WATER TAPS

FEATURED LOCATION FOR SMALL PERFORMANCES

FESTIVAL ACTIVATIONS

HISTORIC FRANKLIN TENNESSEE

Buildings, Structures, & Power Sources

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

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

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

All Permit applications are subject to permit fees.

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

Signature: _____

HISTORIC FRANKLIN TENNESSEE

Sound Amplification

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

Applicant/Organization: Ian Hunt - Heritage Foundation
Event Name: Dickens of a Christmas
Event Date(s): 12/14/2024, 12/15/2024

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** *(i.e. stage located on Second Avenue). Provide map/layout if necessary.*:
   Main Stage - located in Public Square in Southeast quad

   Acoustic Stage - located on 2nd Ave and Main

   Buskers Corner - located on 3rd Ave S

   Sound Amplification Map: 2023 Dickens CoF Map (5).png
3. **For what purpose will sound amplification be used?** *Please list all that apply*:
   - Announcements/Speeches
   - Band/Singers
   - Sound System
4. **Type of Amplifier:**
   - Fixed
   - PA System
5. **Number of Amplifiers:** TBD **Number of Speakers:** TBD **Number of Performers:** TBD
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**
   Name: Ian Hunt **Cell:** 615-415-1600 **E-Mail:** ihunt@williamsonheritage.org
   Name: Jayme Smith **Cell:** 615-390-5325 **E-Mail:** jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt **Date:** 01/03/2024

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

HERITAGE FOUNDATION
WILLIAMSON COUNTY, TN

Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Date: February 19, 2024
Applicant: Ian Hunt
Project Title: PumpkinFest
Project Address:

Open Issues: 9

FIRE-Special Event

General Issues

2. Food Trucks

curt.edelmann@franklintn.gov

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

3. Mobile Food Vendor / Food Truck Video

curt.edelmann@franklintn.gov

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

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

4. Stages

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

5. Vendor Tent Video

curt.edelmann@franklintn.gov	The fire department has a short video explaining fire department requirements for vendors using pop-up tents. Note: This video applies only to small pop-up style tents. This video does not cover larger tents. Please include this link to the video in your vendor information packet. https://www.youtube.com/watch?v=3NwA3Uo3Jng&list=PLDC8BB691331C242B&index=2

6. Site Plan

curt.edelmann@franklintn.gov	Site plan shall show: 1. 10-foot gaps at either edge of alleys 2. 10-foot gap at hydrants 3. 10-foot mid-block gap Does not need to be in the exact middle of the block. Can overlap with hydrant gap. Show all stages on the plan. The Acoustic Stage shall be located so it does not block 2nd Avenue South.

7. Tents

curt.edelmann@franklintn.gov

Tents must meet the following requirements.

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

[Edited By Curt Edelmann]

8. Miscellaneous Requirements

curt.edelmann@franklintn.gov

No open flames are permitted in areas open to the public.

9. Mobile Food Vendors

curt.edelmann@franklintn.gov

Mobile food vendors must meet the following requirements:
1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
2.Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
3.Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributer.
4.Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklintn.gov SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a $1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 26th.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 27th. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Revenue Management:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.

- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06148

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6190, (Steven Ray Hostetter, Leslie Evans Cherry, And Michelle Olmsted, Managing Agent) 7001 Berry Farms Crossing, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #6190, located at 7001 Berry Farms Crossing in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 7001 Berry Farms Crossing, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. We anticipate that the applicants will successfully meet all requirements for this certificate to be issued. Once confirmation of this is received, the certificate will be on a Board of Mayor and Aldermen meeting for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 7001 Berry Farms Crossing in Franklin.

DRAFT

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #6190, 7001 Berry Farms Crossing, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Michelle Olmsted, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 7001 Berry Farms Crossing, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 26th day of March 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06152

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6621, (Steven Ray Hostetter, Leslie Evans Cherry, And Kimberly Rittenhouse, Managing Agent) 501 Cool Springs Blvd, Franklin, TN 37067

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #6621, located at 501 Cool Springs Blvd in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 501 Cool Springs Blvd, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. We anticipate that the applicants will successfully meet all requirements for this certificate to be issued. Once confirmation of this is received, the certificate will be on a Board of Mayor and Aldermen meeting for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 501 Cool Springs Blvd in Franklin.

DRAFT

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #6621, 501 Cool Springs Blvd, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Kimberly Rittenhouse, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 501 Cool Springs Blvd, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 26th day of March 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

City of Franklin

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

File #: 21-06153

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6623, (Steven Ray Hostetter, Leslie Evans Cherry, And Alan Kieras, Managing Agent) 1316 Hwy 96, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #6623, located at 1316 Hwy 96 in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 1316 Hwy 96, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. We anticipate that the applicants will successfully meet all requirements for this certificate to be issued. Once confirmation of this is received, the certificate will be on a Board of Mayor and Aldermen meeting for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 1316 Hwy 96 in Franklin.

DRAFT

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE
Twice Daily #6623, 1316 Hwy 96, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Alan Kieras, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 1316 Hwy 96, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 26th day of March 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

City of Franklin

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

File #: 21-06154

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8815, (Steven Ray Hostetter, Leslie Evans Cherry, And Janice Kelly, Managing Agent) 222 New Hwy 96, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #8815, located at 222 New Hwy 96 in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 222 New Hwy 96, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. We anticipate that the applicants will successfully meet all requirements for this certificate to be issued. Once confirmation of this is received, the certificate will be on a Board of Mayor and Aldermen meeting for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 222 New Hwy 96 in Franklin.

DRAFT

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #8815, 222 New Hwy 96, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Janice Kelly, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 222 New Hwy 96, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 26th day of March 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06155

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8849, (Steven Ray Hostetter, Leslie Evans Cherry, And Angela Grab, Managing Agent) 833 Oak Meadow Dr, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #8849, located at 833 Oak Meadow Dr in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 833 Oak Meadow Dr, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. We anticipate that the applicants will successfully meet all requirements for this certificate to be issued. Once confirmation of this is received, the certificate will be on a Board of Mayor and Aldermen meeting for consideration.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 833 Oak Meadow Dr in Franklin.

DRAFT

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #8849, 833 Oak Meadow Dr, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Angela Grab, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 833 Oak Meadow Dr, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

1. An investigation has been undertaken of the applicant's felony criminal record and of the location of said business, and from said investigation the undersigned certify that the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application;

2. The applicant or applicants have secured a location which lies within the city limits of the City of Franklin which complies with all applicable zoning laws adopted therein by the City.

This the 26th day of March 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

City of Franklin

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

File #: 21-06101

DATE: February 20, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2023-73, A Resolution By The Franklin Municipal Planning Commission To Adopt A Comprehensive Update To Envision Franklin

PURPOSE:

The purpose of this memorandum is to request the Franklin Board of Mayor and Aldermen (BOMA) make a recommendation to the Franklin Municipal Planning Commission on the adoption of the Envision Franklin Comprehensive Update.

BACKGROUND/STAFF COMMENTS:

Envision Franklin serves as the City's general plan and provides a framework for making land-use decisions and ensuring high quality development. Envision Franklin was adopted in 2017 and this is the five-year major update for this Plan.

The planning area includes land within the corporate city limits and the Urban Growth Boundary (UGB). The Plan works in partnership with Connect Franklin, the Parks Master Plan, the Capital Investment Program and other planning documents. Each are components of an interconnected, comprehensive approach to guiding the future growth and development of the City.

The vision and guiding principles establish the overall direction and principal themes of the Plan. They are organized around nine topics: managed growth, economic vitality, vibrant neighborhoods, historic preservation, natural beauty, exceptional design, connected community, context-responsive infill, and housing choices, which was recently added as part of the update.

The framework established to implement the vision and guiding principles are the twenty design concepts, which serve as the future land use designations. Each design concept is mapped with desired land uses, building form, site design, transportation, and special considerations.

A robust public outreach effort was conducted throughout 2023 and culminated in the release of the Public Draft on September 7, 2023. Open house meetings were held on September 21st at the

Franklin City Hall and the staff reported the results and solicited feedback on a variety of topics at the October 26, 2023 and December 14, 2023 Joint Conceptual Workshops. Based upon feedback received at those meetings, changes have been incorporated into the Adoption Draft.

Overall, the major changes to Envision Franklin include the following:

- The creation of a Factory District for the area around the Factory at Franklin;
- The transformation of the Conservation Subdivision Design Concept into three new ones: Rural Reserve, Neighborhood Green, and Village Green;
- The creation of the Farmstead Residential as a future land use in the Neighborhood Green and Village Green Design Concepts.
- The conversion of approximately 600 acres along Highway 96 East in the Mayes Creek Basin from Development Reserve to Village Green.
- The Brownland Farm and Christ Community Church sites were changed from Conservation Subdivision to Civic and Recreation in order to support a sports complex with a Special Consideration to support commercial uses related to a sports complex.
- Parcels in the Goose Creek Basin that were recently annexed into the City received design concepts and special considerations.
- A new Housing Choices Guiding Principle has been included to reflect the importance and timeliness of housing related issues.

Lastly, the plan that is presented takes into account land within the city limits and the existing Urban Growth Boundary, not the proposed UGB, since the Williamson County Growth Plan Update is still ongoing.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen recommend the Franklin Municipal Planning Commission approve Resolution 2023-73.

RESOLUTION 2023-73

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A COMPREHENSIVE UPDATE TO ENVISION FRANKLIN

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted Envision Franklin in 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail and Envision Franklin recommends that a major update be undertaken every five years; and

WHEREAS, in 2023, the City began a major update to Envision Franklin, including several public meetings, stakeholder interviews, and various forms of community outreach; and

WHEREAS, *Envision Franklin* should work in partnership with Connect Franklin, Parks Master Plan, Capital Improvements Plan, Integrated Water Resources Plan, and other City planning documents as an interconnected, comprehensive approach to guiding the future of our fast-growing City; and

WHEREAS, a formal public hearing was held by the FMPC in accordance with T.C.A. § 13-4-202 and the adoption of the comprehensive update to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. Envision Franklin is hereby updated as shown by the attached plan.

SECTION II. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions so long as the changes are not substantive, such as clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, and updating charts and graphics in the Introduction Section to remain up to date.

SECTION III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on April 25, 2024, the health, safety, and welfare of the citizens requiring it.

[Signature blocks to follow.]

ATTEST:

By:_____
Emily Wright
Secretary

FRANKLIN MUNICIPAL PLANNING COMMISSION:

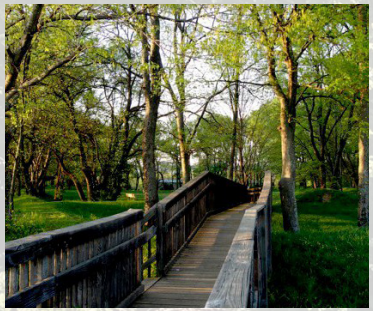
By:_____
Roger Lindsey
Chair

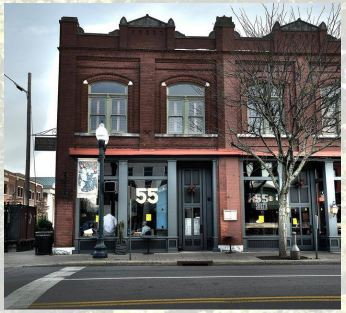
Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

ENVISION FRANKLIN





PRESERVING THE PAST, PLANNING THE FUTURE

ADOPTION DRAFT 2024

HISTORIC FRANKLIN TENNESSEE

ACKNOWLEDGMENTS

Envision Franklin, The City of Franklin's Land Use Plan, would not have been possible without the contributions, feedback, and expertise of the City of Franklin leadership and staff. A special thank you to the many residents who generously devoted their time and thoughts to the planning process in the hopes of building a stronger and more vibrant Franklin.

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BASIS IN STATE LAW

The Tennessee Code Annotated Section 13-4-201 authorizes the City of Franklin to create a general plan for physical development. According to State law, the general plan must contain the following elements: (1) recommendations for the physical development of the area of the municipal planning jurisdictions; and (2) Identification of areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the Planning Commission has determined the services are necessary for development to occur.

ROLE OF THE PLAN

Envision Franklin serves as the City's General Plan and provides guidance on the future growth and development of the community. The Plan articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that should strengthen the City and create exceptional places for people.

The Plan lays the foundation for long range planning and zoning across the city through two major components. Guiding principles further describe the vision and the community desired planning outcomes. Design concepts provide specific land use and site design recommendations for future development and redevelopment.

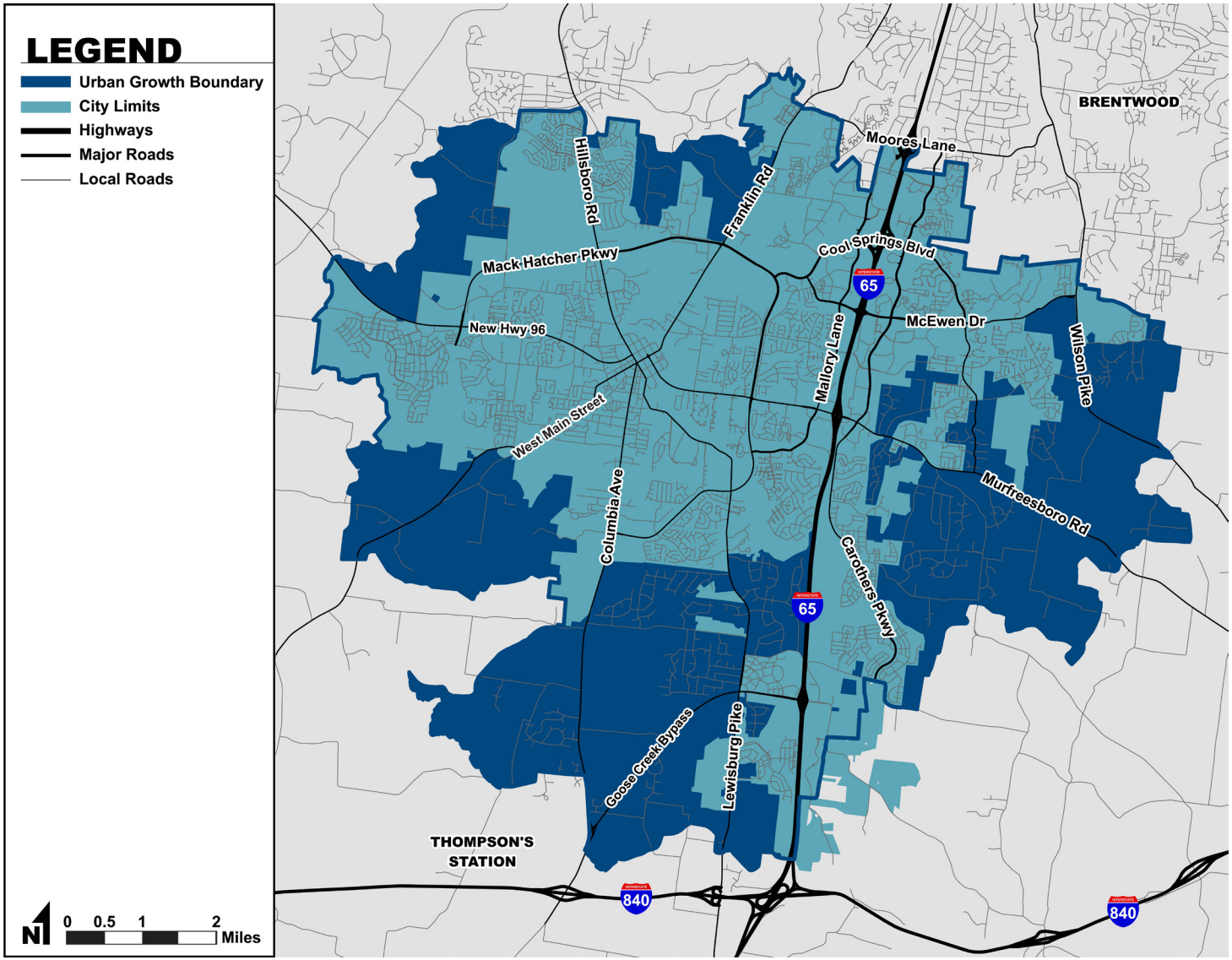
The Plan sets forth the framework that provides direction in making land-use decisions, managing the quality of development, determining the timing and location of future growth, and directing investment and development activity. It is meant to be a dynamic tool that responds to changes and is updated periodically.

The Plan should work in partnership with the Connect Franklin, the Parks Master Plan, the Capital Improvements Plan, the Integrated Water Resources Plan, and other City planning documents. Each are components of an interconnected, comprehensive approach to guiding the future of the City.

PLANNING AREA

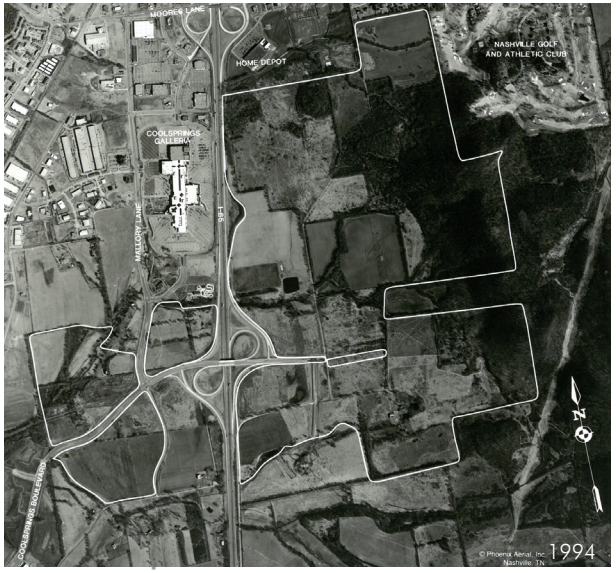
The City of Franklin municipal limits encompass an area of approximately 45 square miles. The planning area includes the state-mandated Urban Growth Boundary (UGB), which contains an additional 30 square miles of land area surrounding the City (see Figure 1.1). Franklin is part of the Nashville-Davidson-Murfreesboro-Franklin, TN Metropolitan Statistical Area.

FIGURE 1.1: CITY AND URBAN GROWTH BOUNDARY









HISTORIC TRENDS

Founded in 1799 as the seat of Williamson County, Franklin existed as a distinct and rural community for most of its first 180 years. Franklin was a small city surrounded by agricultural land and rolling hills, connected to the surrounding region by a transportation and communication network, including the electric interurban railway that provided service from Downtown Franklin to Nashville from 1908 to 1942. The City was a stable community that prospered but experienced minimal growth and development. In fact, Williamson County had a higher population in 1850 than it did in 1960!

Then, as national trends toward suburbanization began in the mid-20th Century, Franklin began to experience change in both population and land area. See Figure 1.3. In 1950, the population was 5,475 and by 1980 the population had grown to 12,407 (U.S. Census). The era from the mid 1960s marked the beginning of changes for both the City and the County. The number of subdivision plat approvals and rezonings took a marked upturn. In Franklin, multifamily developments began to be approved and constructed in heretofore single family neighborhoods. In addition to annexations, commercial and industrial developments followed and the Murfreesboro Road Interstate 65 interchange was opened in 1969.

During this time, Downtown Franklin was in a state of gradual decline as new retailers opened up outside of Downtown, which pulled commerce away from Main Street. Historic brick facades were covered up to modernize with aluminum siding. Historic windows were covered or painted over. Highway-oriented signage and lighting were installed along Main Street, while the infrastructure slowly crumbled.

In 1967, a small group of citizens concerned about the demolition of historic buildings formed the Heritage Foundation with a mission to preserve the county's historical resources and agrarian roots. In 1984, the Downtown Franklin Association was created to promote the continued viability of the central business district by working in partnership with property owners, business owners, preservationists, and the city and county governments. Both organizations were instrumental with leading the resurgence of Downtown Franklin.

While the growth more than doubled over those 30 years from 1950 to 1980, it was only a preview to the explosive change that would occur in the next 40 years. Four catalytic projects set Franklin on a path of tremendous economic growth and prosperity. In 1985, the Saturn Plant in Spring Hill was announced. In 1991, the Main Street Streetscape Project was completed. Cool Springs

Galleria, Franklin's regional mall, opened that same year. Throughout the 1990s, additional hotel, office, retail, and residential uses followed. In 2005, Nissan Motor Corporation announced their plans to construct a nearly 500,000 square foot North American Headquarters along the newly constructed Carothers Parkway in Cool Springs. This paved the way for more corporate headquarter relocations that further bolstered Franklin's economy.

Since that time, the community has grown through many masterplanned developments that combine office, retail, and residential uses, including Eastworks, Franklin Park, McEwen Northside, and Ovation. At buildout, all of these developments will be regionally significant mixed-use developments that provide exceptional places for people to live, work, and play. Further south on I-65, anchored by the Berry Farms Town Center, major development is underway at the Goose Creek Bypass and I-65 interchange.

While the I-65 corridor continues to buildout, great efforts have been made to preserve and enhance Downtown Franklin. With the success of the first streetscape project to Main Street and the Public Square, several other streetscape improvements have been completed including 3rd Ave North and its extension, now called Martin Luther King Jr Avenue, Columbia Avenue from Five Points to Fowlkes Street, Fifth Avenue/Hillsboro Road from Downtown to Mack Hatcher Parkway, and Franklin Road from 1st Avenue to Harpeth Industrial Court and more are planned. These projects represent significant capital investments in the heart of the community that upgrade infrastructure, improve pedestrian access and safety, beautify the public realm, and contribute towards economic vitality.

Aside from Downtown Franklin and the I-65 corridor, Franklin is a city made up of many distinct and vibrant neighborhoods. Franklin has a long history of well designed communities. One early example is Charlton Green which gained approval in 1972 and is known for it's meandering tree-lined streets and its abundance of mature canopy trees. Fieldstone Farms, approved in 1989, was one of Franklin's first Planned Unit Developments (PUD) and includes 2,146 dwelling units, a commercial node, a fire station, and an elementary school all connected by a network



Pre-Westhaven 2001



Westhaven 2023

of sidewalks, multi-use trails, and pedestrian tunnels under Hillsboro Road and Fieldstone Parkway. Franklin was an early adopter of integrating local commercial uses with masterplanned neighborhoods and also of New Urbanism principles evidenced by the design of neighborhoods such as Willow Springs, Carlisle, and Westhaven. Westhaven, the City's largest neighborhood by acreage and dwellings, exemplifies new urbanism design principles with its compact form, mix of land uses, distinctive architecture, pedestrian-oriented design, and use of transect zones.

Today, Franklin has become the seventh largest city in Tennessee and a key residential and economic generator for the Nashville region. Notably, Franklin has been named within the top 20 places to live by Livability Magazine 2023, Top 10 Best Places to Retire by US-Money Magazine 2022, consistently receives a Triple A Bond rating from Standard & Poor's and Moody's, and was named an All America City by the National Civic League in 2020. As growth pressure has increased, so have the City's design and development standards to ensure new development fits into the character of Franklin and also contributes towards the physical buildout of the city. While opinions are mixed on the rate of growth, major change is expected to continue. Projections indicate, that by 2040, approximately 128,089 people will live in the City of Franklin, with employment at 116,000 jobs. See Figure 1.4 and Appendix A for more specific demographic and employment information.

As Franklin continues to grow, the city seeks to maintain its character as a community with historic resources, vibrant neighborhoods, neighborhood commercial nodes, employment centers, conservation areas, and open spaces. The City understands the critical importance of maintaining a strong sense of community and appreciates all of the dedicated people who have helped shape Franklin into the community that it is today.

FIGURE 1.3: CITY OF FRANKLIN PAST POPULATION GROWTH

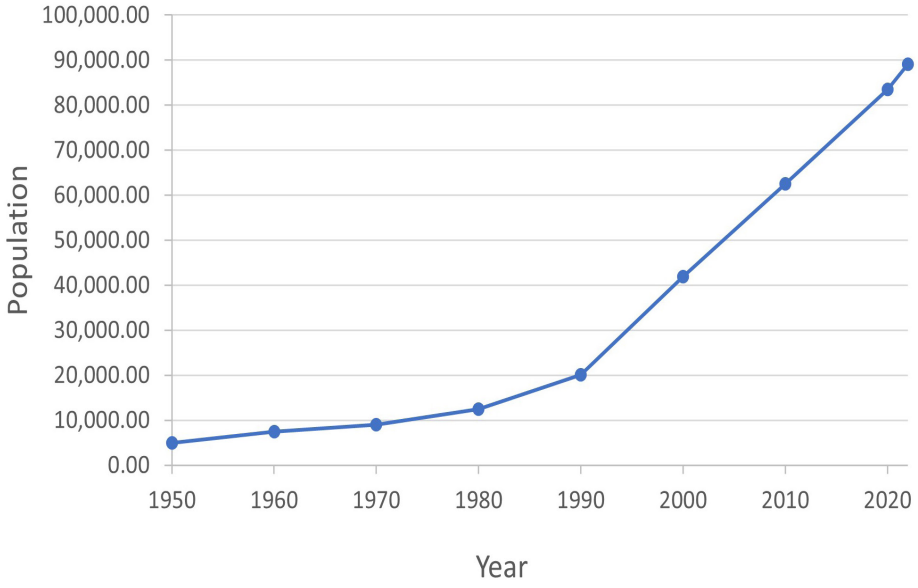
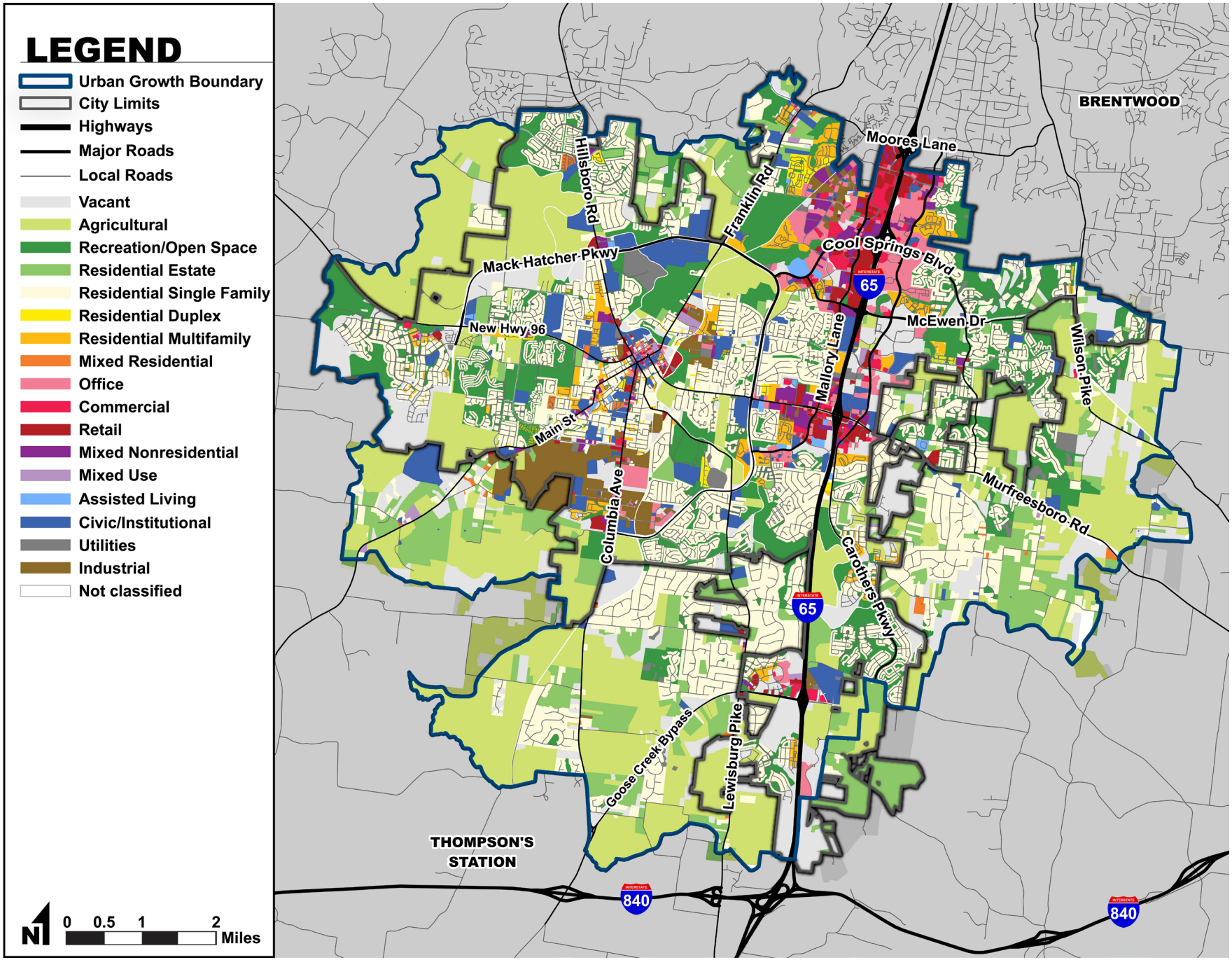


FIGURE 1.4: CITY OF FRANKLIN POPULATION AND EMPLOYMENT PROJECTION SUMMARY

Year	Population	Employment
2010	62,487	51,736
2015	72,272	70,049
2020	83,454	81,000
2030	106,409	95,000
2040	128,089	116,000

Note: Figures represent City of Franklin and are based upon historical growth averages.

FIGURE 1.2: EXISTING LAND USE MAP



"THE VISION DEFINES THE INSPIRATIONAL LONG-TERM GOALS THAT WILL SERVE AS A CLEAR GUIDE FOR FUTURE DECISION MAKING."

PLAN ELEMENTS

Each component of this Plan has a role to play. Some parts are broad and visionary, while others are specific and detailed. Each part of the plan can only be understood when working together with the rest of the Plan.

Vision and Guiding Principles

The vision defines the inspirational long-term goals that will serve as a clear guide for future decision making. The guiding principles define the inspirational long-term goals for creating exceptional places for citizens while preserving the City's unique identity and character. The principles will serve as a clear guide for future decision making and they are organized around eight topics: Managed Growth, Economic Vitality, Vibrant Neighborhoods, Historic Preservation, Natural Beauty, Exceptional Design, Connected Community, and Context-Responsive Infill.

Design Concepts

The design concepts are the keystones to this Plan and promote high-quality design while allowing land-use flexibility. Each design concept is mapped with desired land uses, building form, site design, mobility, and special considerations (related to a particular location). Along with the guiding principles, the design concepts provide general guidelines to be followed in the development design and review process.

Definitions of Land Uses and Building Forms

Land Uses and Building forms used in the Design Concepts section are identified, described, and defined in this section.

Implementation

This section provides direction on turning the vision into reality through development decisions, policy-based decisions, land regulation tools, and coordination and partnerships. The process and considerations for Plan updates and amendments are outlined.

Process and Outreach

This section summarizes the overall planning process, including the development suitability analysis, infill study, and identification of key issues facing the City. A significant component of the process was community engagement, which was undertaken through BOMA and FMPC interviews, community meetings, and an online survey.

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VISION

Franklin will be a connected community of vibrant neighborhoods anchored by its historic downtown. The City seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality.

MAJOR GOALS

- Create exceptional places for people through design of new development, building form, uses, setbacks, activated streets, and pedestrian focus.
- Direct higher intensity and taller buildings toward I-65 where infrastructure can support a thriving regional economy comprised of commercial, hotel, institutional, residential, and office uses.
- Preserve the established character of historic areas and ensure that infill development is compatible with the surrounding character.
- Strategically locate neighborhood commercial and mixed use nodes to serve surrounding residential neighborhoods and help reduce traffic and trip length.
- Provide a variety of housing options for citizens in every stage of life.
- Emphasize active transportation for both destinations and recreation by connecting land uses through multi-use paths, sidewalks, and trails.
- Protect Franklin's natural beauty by preserving scenic corridors and viewsheds.

OVERVIEW OF GUIDING PRINCIPLES

The guiding principles are long-term statements of direction for the City to advance the quality of development. The principles further define the vision and reflect the desired planning practices and respectful use of land and resources. The guiding principles are organized around nine themes:

1. Managed Growth - The City seeks responsible and purposeful growth that enhances quality of life, provides a dynamic mix of land uses, and preserves its scenic beauty.
2. Economic Vitality - Franklin aims to retain and support the growth of existing businesses, to attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment.
3. Vibrant Neighborhoods - The City strives to create inviting neighborhoods with memorable character through a balanced mix of compatible uses for all people in every stage of life.
4. Housing Choices - There are many challenges that must be addressed to achieve the principles outlined in this Guiding Principle and it will take the coordination of many dedicated stakeholders working together. A variety of housing choices for residents in every stage of life should be provided.
5. Historic Preservation - Historic Franklin is the cherished center of the city and will continue to be protected using historic preservation tools and enhanced through traditional development and contextual architecture.
6. Natural Beauty - Franklin's natural features are irreplaceable assets of great value, and they will be protected with planning and conservation tools and celebrated through careful site design.
7. Exceptional Design - Exceptional site design should be centered on solid design principles, the creative articulation of space, and close attention to detail.
8. Connected Community - Franklin values a well-designed, effective, convenient, and active transportation network that connects residential neighborhoods, parks, schools, employment centers, shopping area, and downtown. This will be achieved through a complete system of streets, bicycle and pedestrian routes, and transit, not only within the city, but also to the greater metropolitan region.
9. Context-Responsive Infill - Infill development should complement its surroundings, be sustainable and respectful of the environment, and enhance the quality of life and the economic health of the community.

MANAGED GROWTH

THE CITY SEEKS RESPONSIBLE AND PURPOSEFUL GROWTH THAT ENHANCES QUALITY OF LIFE, PROVIDES A DYNAMIC MIX OF LAND USES, AND PRESERVES ITS SCENIC BEAUTY.

A. Strategic growth is encouraged in locations supported by existing City infrastructure and services or where they are planned to be provided in an efficient and orderly manner. The extension of infrastructure and public services should be used as a tool that strategically directs where growth should take place, not as a reactive response to development.

B. Regional commercial and employment centers should be focused along regional transportation facilities and at intersections of arterial streets. These areas should have a more compact land-use pattern to support the efficient use of resources and alternative transportation.

C. Land-use policies, infrastructure improvements, and community facility investments should be coordinated to maximize efficiency and public benefit while minimizing negative impacts of growth.

D. Annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development. (See Appendix C)

E. Franklin should coordinate with Brentwood, Thompson's Station, Spring Hill, Williamson County, and the Nashville Area MPO to manage the quality and density of growth along the City/UGB boundaries.





ECONOMIC VITALITY

FRANKLIN AIMS TO RETAIN AND SUPPORT THE GROWTH OF EXISTING BUSINESSES, TO ATTRACT NEW BUSINESSES, AND TO STIMULATE A CLIMATE FOR ENTREPRENEURIAL VENTURES AND INVESTMENT.

A. The City will foster technology-related businesses, corporate offices, and other businesses with low environmental impacts. Small businesses and incubator spaces are also encouraged to strengthen overall economic health.

B. Franklin should advance its diverse employment base through exceptional public-school and higher education opportunities for continued success as a healthy, prosperous city.

C. Tourism is a growing part of the economy, and the City's historic identity should be promoted as an economic asset for businesses, residents, and visitors.

D. Workforce housing fosters a diverse employment base necessary for continued economic vitality. A range of housing options and price points are encouraged to support both employees and the local economy.







VIBRANT NEIGHBORHOODS

THE CITY STRIVES TO CREATE INVITING NEIGHBORHOODS WITH MEMORABLE CHARACTER THROUGH A BALANCED MIX OF COMPATIBLE USES FOR ALL PEOPLE IN EVERY STAGE OF LIFE.

A. Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.

B. Vibrant neighborhoods are essential to the overall health of the community and should encourage the addition of missing middle housing, meaning a range of house-scale buildings with multiple units.

C. A variety of lot sizes is encouraged. While larger lots provide individual back yard open space, smaller lots should be within walking distance to usable neighborhood open spaces

D. Neighborhoods should have a pedestrian-friendly design that makes walking and biking pleasurable along streets and open spaces. Sidewalks, multi-use paths, and street trees will continue to be a cornerstone of neighborhoods and should be increased at every opportunity.

E. Neighborhoods should be connected to convenient amenities and services, including neighborhood gathering spaces, parks and multi-use trails, restaurants, outdoor dining, coffee shops, and corner stores. Integrating and mixing land uses with pedestrian-oriented, traditional building form is encouraged.

F. Intensification and retrofitting of existing commercial areas and their surface parking lots with pedestrian-oriented retail and residential infill is encouraged. This will create more vibrant and inviting mixed-use centers, reduce auto dependence, and boost long-term economic health.

G. Infill development should be used to re-establish the pedestrian scale and activity along automobile-oriented corridors. This includes moving parking areas to the side or rear of buildings, shallow setbacks, incorporating pedestrian-scale signage and lighting, orienting the main building entrances to the street-side sidewalk, and designing buildings with windows that allow for views into the business.

H. The redevelopment of properties is encouraged on vacant lots that create "gaps" in the urban fabric and detract from the character of the street. Adaptive reuse of older, interesting buildings is encouraged to maintain the authenticity of Franklin and to tell its story over time.

I. Civic, institutional, and community facilities should be located in prominent locations that are well designed, compatible with the surroundings, accessible to all citizens, and meet the needs of each neighborhood.





HOUSING CHOICES

TO CONTRIBUTE TO THE OVERALL VITALITY OF THE COMMUNITY, THE CITY SEEKS TO ENCOURAGE A VARIETY OF HOUSING CHOICES FOR RESIDENTS IN EVERY STAGE OF LIFE.

A. Providing a variety of housing choices at a range of price points for residents in every stage of life contributes to the overall vitality of the community. While both for sale and rental options are important parts of a balanced housing market, home ownership opportunities for all dwelling types are encouraged.

B. A significant amount of Franklin's existing and projected future housing inventory is made up of single-family homes and large multifamily developments. The City encourages "Missing Middle Housing" (because they have been "missing" after not been commonly built for many decades) which refers to duplexes, townhouses, and cottage courts, as well as multiplexes, and small-scale multifamily buildings with twelve or fewer units. Broadening the availability of these housing types offer a valuable opportunity to help meet the housing demand at a scale that integrates seamlessly into the community fabric.

C. Accessory dwellings are encouraged to help increase local housing options. Often known as backyard cottages or granny flats, these are smaller, independent residential dwelling units located on the same lot as a single-family home. Accessory dwellings can provide living space for a family member, guests, or as a source of extra rental income.

D. Senior-friendly housing—particularly homes that are close to parks, open spaces, local commercial uses, and healthcare providers—is encouraged to accommodate the growing number of residents 55 and over. These residents are often seeking housing with single-story living and minimal maintenance. Franklin seeks to be an age-friendly community for residents to age-in-place and find suitable housing as their needs and preferences change.

E. Franklin serves as a regional employment hub, which supports a robust economy; however, the majority of the community's workforce lives outside of the City and contributes to heavy commuter traffic. Offering a greater variety of housing options and price points supports more of Franklin's workforce to also live in the City, reducing traffic congestion as well as increasing opportunities for employee retention.

F. Coordination and partnerships with organizations such as the Franklin Housing Authority, Community Housing Partnership, and the Hard Bargain Association are encouraged to help create and preserve dedicated affordable housing units.









HISTORIC PRESERVATION

HISTORIC FRANKLIN IS THE CHERISHED CENTER OF THE CITY AND WILL CONTINUE TO BE PROTECTED USING HISTORIC PRESERVATION TOOLS AND ENHANCED THROUGH TRADITIONAL DEVELOPMENT AND CONTEXTUAL ARCHITECTURE.

A. The preservation of historic resources is of paramount importance to protecting Franklin's heritage and memorable community character. Historic resources and cultural amenities, including structures, neighborhoods, districts, landmarks, landscapes, cemeteries, streetscapes, and archaeological sites, should be identified, preserved, and protected. Preservation of these buildings and resources is environmentally responsible, further develops an economy for heritage tourism, creates jobs, and boosts property values.

B. The scale and character of historic neighborhoods must be protected through context-sensitive infill development. New buildings should relate to and strengthen the core characteristics of the neighborhood while mitigating adverse impacts on adjacent properties through thoughtful site design.

C. The preservation and rehabilitation of structures is generally encouraged, favoring building additions or adaptive re-use over demolition and replacement in historic areas.

D. Historic estates contribute greatly to Franklin's community character. The integrity of these historic properties, with their distinctive homes, outbuildings, and general aspects of their settings, should be preserved. Large front yards reinforce the prominence of these estates and should be preserved to respect their viewsheds. Historic estates in existing subdivisions should be preserved and no additional development should occur at these locations.



NATURAL BEAUTY

FRANKLIN'S NATURAL FEATURES ARE IRREPLACEABLE ASSETS OF GREAT VALUE, AND THEY WILL BE PROTECTED WITH PLANNING AND CONSERVATION TOOLS AND CELEBRATED THROUGH CAREFUL SITE DESIGN.

A. Scenic viewsheds and vistas should be preserved as amenities. These scenic resources include rolling hills, rural landscapes, Century Farms, rural corridors, floodplain, and forested areas.

B. Every opportunity should be taken to expand the public space along the Harpeth River, tributaries and water resources through community open spaces, trails, viewing points, and canoe accesses.

C. The Harpeth River and its tributaries should be protected through significant riparian buffers. Riparian buffer restoration is encouraged to provide wildlife habitat, slow stormwater runoff, improve air quality, reduce soil erosion, and reduce flooding.

D. Development should be restricted on hilltops, hillsides, and steep slopes. Mass grading is discouraged, and site disturbance should be minimized so that natural topography and landforms are incorporated into site design.

E. Established forested areas, existing tree canopies, specimen trees, and riparian buffers help to absorb air pollution, reduce glare, heat, and noise, and enhance the quality of life through health and recreational benefits. These resources should be preserved through careful site design. Clear cutting is discouraged.





EXCEPTIONAL DESIGN

HIGH-QUALITY DESIGN OF BUILDINGS, PUBLIC SPACES, STREETS, PEDESTRIAN FACILITIES, AND LANDSCAPING WILL WORK TOGETHER TO ENHANCE THE PUBLIC REALM AND CREATE EXCEPTIONAL PLACES FOR PEOPLE.

BUILDINGS

A. Buildings contribute to the fabric of the City, and they should reflect distinctive architectural style and high-quality materials that are unique to Franklin.

B. The front building facade of principal buildings should be oriented toward the street. Buildings should activate the street by creating an inviting pedestrian experience. Architectural elements should add visual interest at a human scale. Long, blank walls are discouraged.

C. Buildings at intersections should have a similar level of architectural detail for the side elevation as the front elevation. Distinctive architectural features that define the corner are encouraged. Buildings at the end of a street should be a visual terminus; architectural features should reflect the prominence of their location.

D. Parking should be secondary to the building and its relationship to the street. Generally, parking should be located behind the building, under the building, or in parking structures behind active ground-floor uses that activate the street. On-street parking should be encouraged. Views from the street should not be of parking lots.

E. Sustainable building practices and site design should be encouraged in new development and redevelopment by building up and not out. Energy-efficiency strategies, on-site renewable-energy generation, green infrastructure, and low-impact development techniques should be encouraged.

PUBLIC REALM

F. Franklin should have great streets that create a vibrant public realm by using pedestrian-friendly design, street furnishings, lighting, street trees, and other plantings. Street-facing retail, outdoor dining areas, public art, and other elements are encouraged to further enhance the attractiveness and energy of the street.

G. Squares, plazas, and other open spaces should be prominent and engaging public gathering spaces. These spaces should be well-defined focal points, visible from streets, and framed by buildings, not parking lots, to create points of interest that are compelling places for citizens. Public art, such as sculptures, decorative benches, and/or other art elements strategically placed in prominent locations for public viewing are encouraged.

H. Natural open spaces should be thoughtfully designed around natural features, to highlight these amenities, while providing convenient public access for use and enjoyment, as well as connectivity to other open spaces.







EXCEPTIONAL DESIGN

SITE DESIGN

I. Development and redevelopment should be master planned, meaning the site should be planned for the long-range development of larger areas surrounding the individual site as a coordinated unit. Compatibility with surrounding areas, design, infrastructure and service delivery, access and circulation for vehicles and pedestrians, buildable areas and buildings, and transitions between incompatible uses should all be considered in the design process.

J. 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.

K. Integrating and mixing land uses with pedestrian-scale building forms and community gathering spaces are encouraged. Wide, tree-lined sidewalks and well-designed street network should provide the foundation for connectivity between these uses.

L. Context-sensitive design and architecture are important elements that vary throughout the city. Size, scale, setbacks, materials, the rhythm of the street, and context should be considered as part of the design process.

M. 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.





CONNECTED COMMUNITY

FRANKLIN VALUES A WELL-DESIGNED, EFFECTIVE, CONVENIENT, AND ACTIVE TRANSPORTATION NETWORK THAT CONNECTS RESIDENTIAL NEIGHBORHOODS, PARKS, SCHOOLS, EMPLOYMENT CENTERS, SHOPPING AREAS, AND DOWNTOWN. THIS WILL BE ACHIEVED THROUGH A COMPLETE SYSTEM OF STREETS, BICYCLE AND PEDESTRIAN ROUTES, AND TRANSIT, NOT ONLY WITHIN THE CITY, BUT ALSO TO THE GREATER METROPOLITAN REGION.

A. New development and redevelopment should contribute to a convenient and functional multi-modal transportation system by providing accessible street and pedestrian connections on all sides, integrating bicycle or multi-use paths, and incorporating transit provisions.

B. When a new development is proposed adjacent to an existing street stub, the new development should connect to it to improve the overall street network connectivity.

C. Key destinations, such as shopping areas, employment centers, and schools, should be located and planned in such a way that walking, bicycling, and riding public transit to these destinations are viable options.

D. Greenway corridors and interconnected open-space networks, especially along the Harpeth River, should be expanded and enhanced as vital community amenities. Sidewalks and multi-use paths connecting neighborhoods, open spaces, parks, and greenways are encouraged to provide access to passive and active recreation and to support healthy and active lifestyles.

E. Key routes into Franklin should include placemaking features, such as signage, lighting, and decorative structures and landscapes, to create gateway entrances into the City to showcase community character and quality design.

F. The character of new streets and their associated elements should reflect the desired character and design of the development and contribute to its sense of place.







CONTEXT-RESPONSIVE INFILL

INFILL DEVELOPMENT SHOULD COMPLEMENT ITS SURROUNDINGS, BE SUSTAINABLE AND RESPECTFUL OF THE ENVIRONMENT, AND ENHANCE THE QUALITY OF LIFE AND THE ECONOMIC HEALTH OF THE COMMUNITY.

A. Infill development in established areas should be compatible with the surrounding context and respect the City's unique historic character. This will be achieved by design that complements the fundamental neighborhood patterns and does not overwhelm or detract from existing buildings. See Appendix D.

B. Infill design should respect the block's existing lot widths, building forms and orientation, height and scale, siting, the rhythm of development along the street, front setbacks, and backyard patterns. The edges of an infill development should blend into adjacent neighborhoods or downtown without buffers.

C. Residential teardowns, especially when combining two or more lots, for the purpose of infill development of a different scale is discouraged because it can erode the character of established neighborhoods.

D. The trend is rising for tearing down smaller single-family dwellings within established neighborhoods and rebuilding larger, modern-scale dwellings on the same lot. These new structures should relate to and strengthen the core characteristics of the neighborhood, while mitigating adverse impacts on adjacent dwellings. Retaining the existing front facade and adding onto the dwelling in the rear are encouraged over complete tear-downs.

E. In certain areas, infill should foster transition in neighborhood form where change is expected or where enhancement of community character is desired. See Appendix D.





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OVERVIEW

The vision and guiding principles establish the overall direction and principal themes of this Plan. The framework established to implement the vision and guiding principles are the design concepts. The design concepts are founded on the principle that well-designed places are essential to protecting and enhancing community character and improving overall livability.

"THE DESIGN CONCEPTS ARE FOUNDED ON THE PRINCIPLE THAT WELL-DESIGNED PLACES ARE ESSENTIAL TO PROTECTING AND ENHANCING COMMUNITY CHARACTER AND IMPROVING THE OVERALL LIVABILITY OF THE CITY OF FRANKLIN."

The design concepts establish a series of design templates based on location that set forth the way different land uses can be developed and mixed relative to each other. Each concept lists primary land uses or building forms, and, in many cases, these are encouraged to be mixed. Secondary uses or building forms are also identified, but these should be in a supporting or limited capacity. The design concepts include recommendations on building form (height, placement, and character), site design (landscape, amenities, access, and parking), and transportation (vehicular, bicycle and pedestrian, and transit). Finally, each design concept includes a set of precedent images that graphically describe the intent of the concept.

Many of the design concepts include an additional set of recommendations under the heading "Special Considerations." These recommendations relate to specific neighborhoods, segments of key corridors, design at prominent intersections, or certain uses within the context of the design concept. In some instances, these special considerations are supported with additional character imagery and sub-area plans that depict preservation and infill development.

Franklin supports development projects that will become memorable destinations and foster community character. Distinctive development that exudes creativity, aligns with the community's vision, and transitions seamlessly to its neighbors is encouraged in the City of Franklin. Should the property owner or developer's vision not align with the adopted design concept, please contact the Department of Planning & Sustainability to discuss the concept and the plan amendment process.

The design concept recommendations reference the Connect Franklin and the Parks Master Plan and are intended to work in partnership with these plans. Together, they provide guidance for the development design and review process. In addition, Connect Franklin, the Franklin Transportation and Street Technical Standards, and this Plan identify appropriate elements of street design based on a design concept's character or context.

Table 4.1 serves as a reference to show the future land uses for each design concept. A solid black circle indicates a supported future land use in the respective design concept. A half-black circle indicates a supported future land use in the respective design concept with additional criteria. A blank cell indicates that the use is not supported by Envision Franklin. All uses are subject to all other applicable aspects of this plan. Please view the exact guidance for each individual design concept located in this chapter.

FIGURE 4.1: DESIGN CONCEPTS MAP

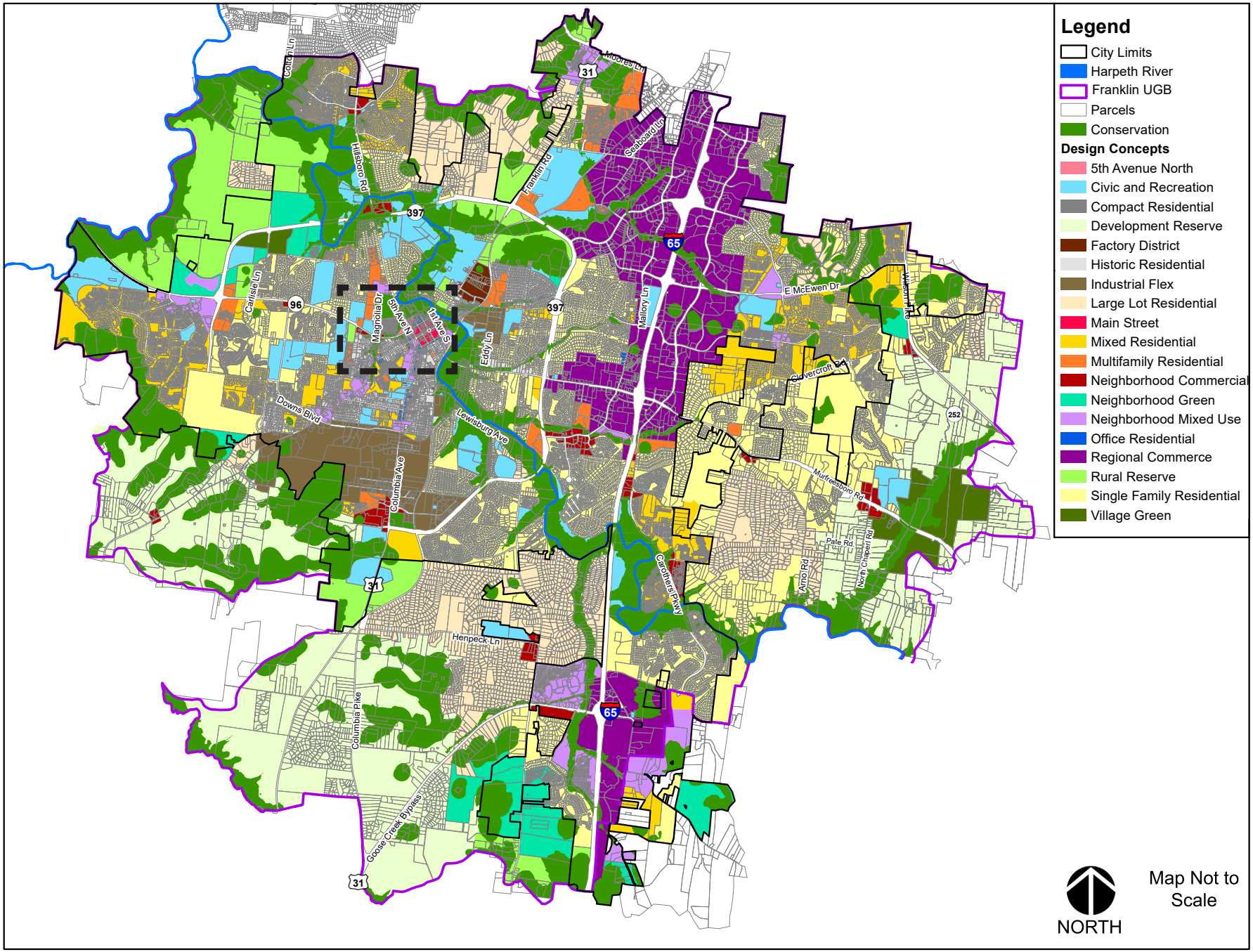


FIGURE 4.2: DESIGN CONCEPTS MAP - DOWNTOWN DETAIL

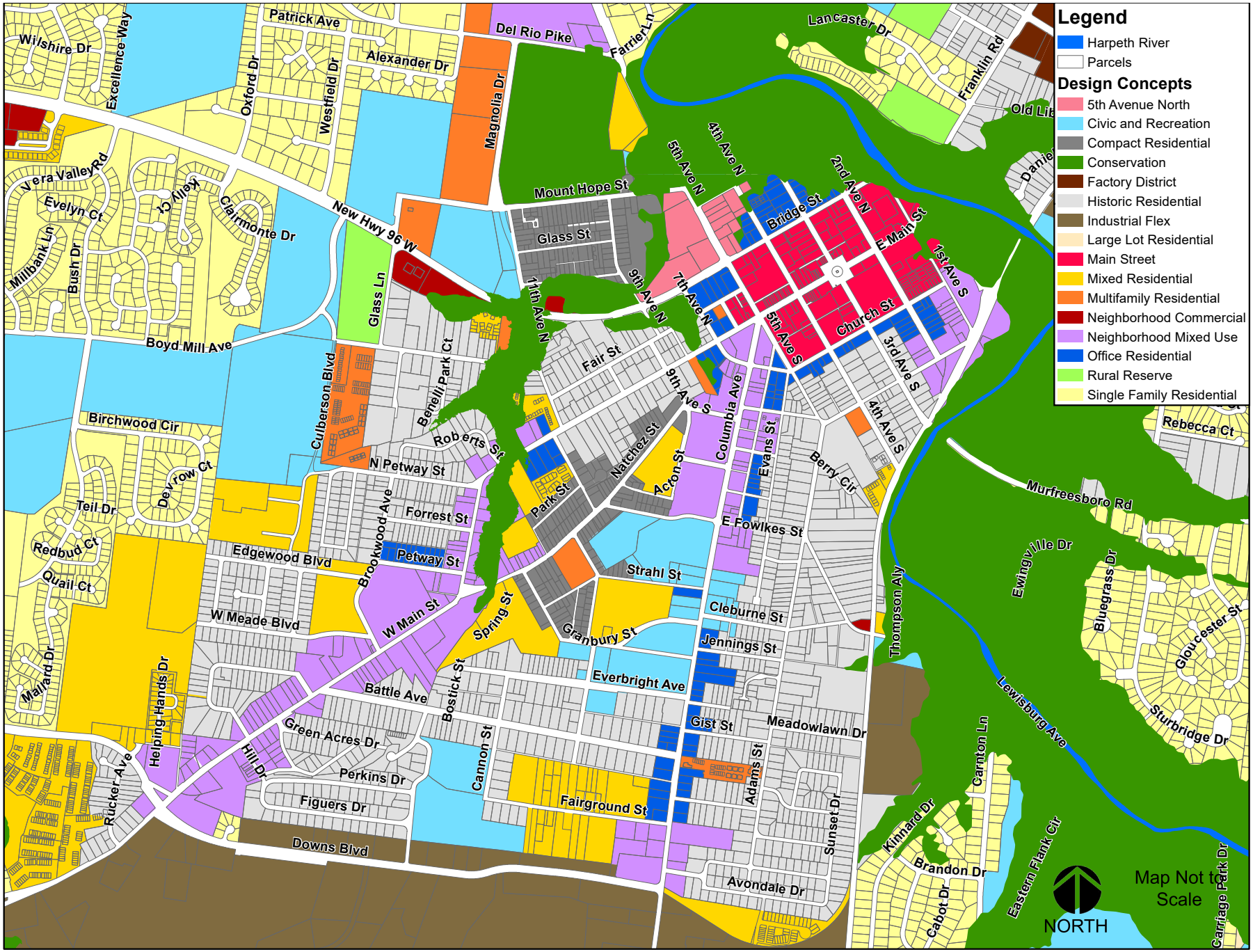


TABLE 4.1: DESIGN CONCEPTS FUTURE LAND USE TABLE

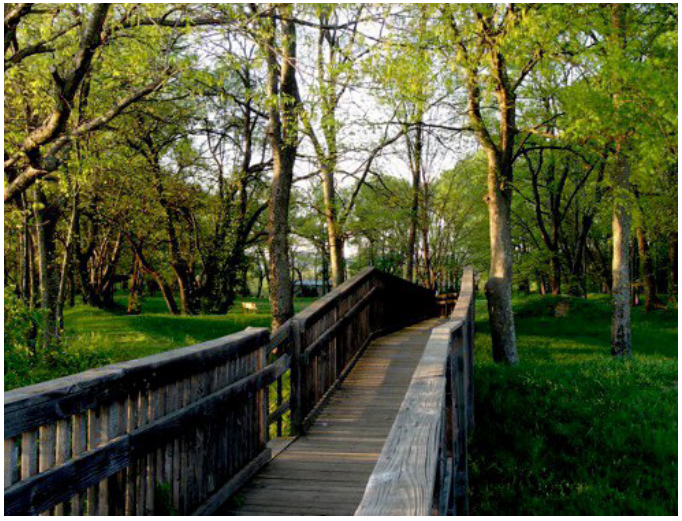
DESIGN CONCEPT	FUTURE LAND USE															
● Future Land Use ◑ Future Land Use Subject to Additional Criteria	Accessory Dwellings	Continuum of Care	Duplexes	Farmstead Residential	Hotels	Institutional	Light Industrial	Live-Work	Local Commercial	Multifamily Residential	Multiplexes	Regional Commercial	Single-Family Residential	Small-Scale Multifamily	Townhouses	Transitional Office
Civic & Recreation						●										
Compact Residential			◑			◑		◑	◑				●			
Conservation																
Development Reserve																
Factory District					◑	◑	●	◑	●	◑					◑	
Fifth Avenue North						●			●							●
Historic Residential	◑					◑							●			
Industrial Flex						●	●		●							
Large-Lot Residential	◑					◑							●			
Main Street		◑	◑		●	●		●	●	●	◑		◑		◑	●
Mixed Residential	◑		●			◑					◑		●		◑	
Multifamily Residential	◑	●	●			◑				●	●		●		●	
Neighborhood Commercial						●			●							●
Neighborhood Green	◑		●	◑		◑		◑			◑		●		◑	
Neighborhood Mixed-Use	◑	◑	◑		●	◑		◑	◑	◑	◑		◑	◑	◑	◑
Office Residential	◑												●			●
Regional Commerce		●			●	●		◑	●	◑		●			◑	
Rural Reserve	◑					◑							●			
Single-Family Residential	◑					◑							●			
Village Green	◑		●			◑		●	◑				●	●	●	

CIVIC AND RECREATION

The Civic and Recreation design concept comprises areas of public parks, public schools, and facilities that are publicly-owned. Golf courses across the City are also included in this design concept. These places are intended to provide recreational and enjoyment opportunities for citizens, enhance the quality of life, and support the Franklin community. Many of these areas are destinations and should be interconnected through bike lanes, multi-use paths, and sidewalks. Institutional facilities, such as the water treatment and wastewater treatment plants, are also assigned to this design concept and fulfill significant municipal functions.

Many civic uses are appropriate in other design concepts. Commercial recreation uses are not considered part of this design concept, unless they are specifically described in the special considerations on a location-by-location basis.

"THE CIVIC AND RECREATION DESIGN CONCEPT COMPRISES AREAS OF PUBLIC PARKS, PUBLIC SCHOOLS, AND FACILITIES THAT ARE PUBLICLY-OWNED..."







CIVIC AND RECREATION

USES	Use	Public parks, public schools, and facilities that are publicly-owned. Golf courses across the City are also included. While this design concept is generally for publicly-owned land, there may be an unmet need for new, large-scale private recreation uses that go beyond what the City and County provide. Examples could include a large-scale equestrian center, a new golf course, an ice hockey arena, or a sports complex. These types of potential developments should submit a plan amendment request to Civic and Recreation with a special consideration and be evaluated using the established plan amendment criteria, if they are not supported by their current design concept.
FORM	Building Placement	Varied, based on location
	Building Character	Varied, based on location
	Building Height	Varied, but typically should not exceed two stories.
SITE DESIGN	Landscape	Existing natural features should be preserved.
	Amenities	Significant open space and active and passive recreational opportunities should be provided. The Harpeth River is intended to have a public edge that is physically and visually accessible to the public through a greenway network that extends north to south along the river. The purpose is to provide environmental educational opportunities, points for passive recreation, small informal gatherings and scenic vistas.
	Parking	Generally off-street, but on-street parking may be provided along internal or low-volume streets. Parking and services should be accessed through internal and secondary streets.
MOBILITY	Vehicular	New streets should be designed per Connect Franklin. Streets should be designed for slower speeds to allow for a mix of pedestrian and vehicular traffic. Primary access should be from the street.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin, the Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.

CIVIC AND RECREATION

SPECIAL CONSIDERATIONS	New Highway 96 West of Boyd Mill Pike	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	West of Hillsboro Road and Along Mack Hatcher Parkway	Indoor and outdoor commercial recreation uses are appropriate at this location. Supporting local commercial uses such as physical therapy, sports related training and services, related office uses, and restaurants and retail uses that support the multi-purpose sports complex are also appropriate. The Planned District is the appropriate zoning district to implement this vision.





COMPACT RESIDENTIAL

The Compact Residential design concept contains the Hard Bargain and Natchez Street historic neighborhoods. These two walkable neighborhoods typically consist of low-scale cottages, small building footprints, small lots, and shallow setbacks. The established characteristics of these historically significant neighborhoods should be preserved.

Infill and redevelopment should be contextually compatible and composed of primarily single-family cottages, with limited new duplexes, live-work units, and accessory dwellings. Local commercial may be appropriate at some intersections to serve the residents in the area, as well as locations that have historically been commercial uses that served the surrounding neighborhood. Adaptive reuse of historic structures is recommended over tear-downs for new construction.

"ESTABLISHED CHARACTERISTICS OF THESE HISTORICALLY SIGNIFICANT NEIGHBORHOODS SHOULD BE PRESERVED."







DESIGN CREDIT: BRIAN WRIGHT, TPUDC

COMPACT RESIDENTIAL

USES	Primary	Single-Family Residential
	Secondary	Duplexes, Live-Work Units, Accessory Dwellings, and Institutional (See Special Consideration) Local Commercial uses may be appropriate at intersections and at locations that have historically been commercial uses that served the surrounding neighborhood.
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street, and buildings should have shallow front, side, and rear-yard setbacks. Double frontage, reverse frontage, and flag lots are discouraged. Cottage court designs, where several cottages front a common open space, are also appropriate as a part of the overall development.
	Building Character	The historic identity of the area should be preserved through special attention to massing and scale of new development. New buildings should have a cottage building form designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings. Accessory dwellings should fit in contextually to the principal dwelling.
	Building Height	New buildings should appear to be within one-half story of the average building height of existing structures along the same block face. In no case should the building height exceed two stories. New two-story dwellings should not detract or overwhelm the existing historic structures.
	Lot Size	Lot depths, sizes, and widths vary between streets, as well as along individual streets, and should be designed to ensure that new lots are appropriately sized for each street and to promote contextual compatibility. Minimum of 4,000 square feet
SITE DESIGN	Landscape	Infill development should have landscaping and street trees.
	Amenities	Institutional uses and public parks serve as active and passive recreation and meet the open-space needs in this area. Bicycle and pedestrian connections to these locations should be enhanced and improved.
	Parking	On-street and off-street

COMPACT RESIDENTIAL

MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments and connect to the existing street network. Infill development should provide an interconnected street and sidewalk network in a grid or modified grid pattern. Streets should be designed for slower speeds to allow for mixing pedestrian and vehicular traffic.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin, the Parks Master Plan, and this Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Hard Bargain Neighborhood	The building footprints shown in Figure 4.3, in light gray, are existing dwellings that are expected to remain, some possibly benefiting from rehabilitation. The building footprints shown in dark gray are proposed new buildings. The orange building footprints depict existing and future institutional uses, such as churches, community centers, and museums. The extension of Johnson Alley continues the existing, organic pattern by which some dwellings already face the alley. Homeowners along Glass and Mt. Hope Streets will have the opportunity to build accessory dwellings with access from the extended alley, or perhaps lots could be subdivided so that new dwellings could front on an alley-turned front lane. Lots smaller than 4,000 square feet may be appropriate. The basketball court, community gardens, opportunities for residents to operate neighborhood businesses, and the overall compatibility with existing dwellings contribute to the small-town character of the City. The City seeks to work with the Hard Bargain Association to advance their mission of providing homeownership opportunities and preserving the historic neighborhood.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings for institutional uses is not appropriate.

COMPACT RESIDENTIAL

FIGURE 4.3: CONCEPTUAL PLAN - HARD BARGAIN MASTER PLAN



DESIGN CREDIT: W. BRIAN WRIGHT, TPUDC
REVISED 2023

CONSERVATION

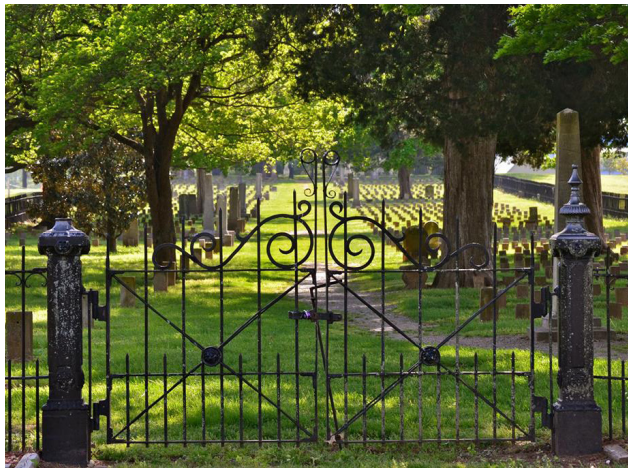
The Conservation design concept contemplates very little encroachment in order to protect sensitive land and environmental features. These Conservation areas include floodplains, hillsides with steep slopes, and hilltops which have inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area. Some cemeteries are also included in this design concept.

Because the Conservation design concept follows environmental features, the boundaries do not always align with parcel lines. Therefore, some properties may have the Conservation design concept and another design concept. Aside from public parks, it is intended that the majority of new development occur outside of this design concept, in the area where the second design concept applies.

New development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city. Pedestrian connections and trails are highly encouraged along the river, along water resources, and through scenic areas. Expanded connections to downtown and historic parks from surrounding residential areas are desired.

"...CONSERVATION DESIGN CONCEPT CONTEMPLATES AS VERY LITTLE ENCROACHMENT AS POSSIBLE IN ORDER TO PROTECT SENSITIVE LAND AND ENVIRONMENTAL FEATURES."







CONSERVATION

USES	Uses	The Conservation design concept contemplates as little encroachment as possible in order to protect sensitive land and environmental features. Uses should conform to the corresponding Overlay Zoning Districts requirements of the Franklin Zoning Ordinance.
SITE DESIGN	Landscape	Preservation of existing features, including hilltops, hillsides, steep slopes, riparian buffer, water resources, tree rows, forested areas, and specimen trees.
	Amenities	Canoe launches, trails, and park amenities are encouraged. The Harpeth River is intended to have a public edge that is physically and visually accessible to the public through a greenway network that extends north to south along the river. The purpose is to provide environmental educational opportunities, points for passive recreation, small informal gatherings and scenic vistas. Selective clearing may be allowed to provide for these amenities.
	Parking	Parking should conform to the corresponding Overlay Zoning Districts requirements.
MOBILITY	Vehicular	New streets should be limited to essential connections and should be designed per Connect Franklin. Access drives should minimize the impact on existing environmental features.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided that will connect the entire conservation design concept throughout the city. New development should provide pedestrian connections and trails throughout its conservation areas. These trails should provide connections to other conservation areas and trails, adjacent uses/properties, and streets. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin, the Parks Master Plan, and this Plan.





DEVELOPMENT RESERVE

The Development Reserve includes areas along the fringes of the Franklin UGB and is characterized by agricultural uses and single-family residential uses on significant acreage. Public sewer access is unavailable in these areas. Rural road widths are not capable of handling high traffic volumes. New growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned.

A development suitability analysis, further described in Appendix B, was performed to help determine where development reserve areas are located. These areas should be subject to further planning in coordination with planned infrastructure improvements and public-service delivery. Until adequate infrastructure is available, the land use recommendation is to preserve these areas for future municipal growth and development. Development in the county is not encouraged where it would restrict or prevent the future extension of water, sewer, and roadway improvements for the buildout of these areas. Annexation suitability was also studied and further described in Appendix C.

Historic site features such as cemeteries, barns, accessory structures, and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin. Any new buildings should be designed around natural features to protect forested areas, hillsides and hilltops, water resources, and tree rows.

"THESE AREAS SHOULD BE SUBJECT TO FURTHER PLANNING IN COORDINATION WITH PLANNED INFRASTRUCTURE IMPROVEMENTS AND PUBLIC SERVICE DELIVERY"

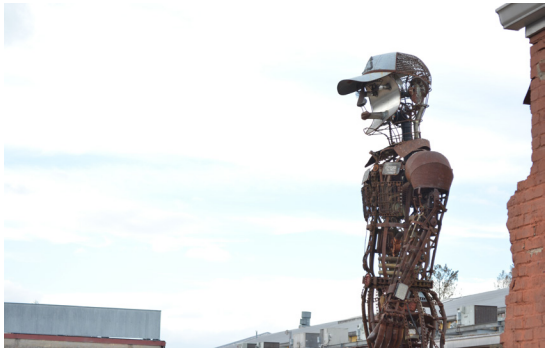


FACTORY DISTRICT

The Factory District is anchored by the Factory at Franklin which has been a defining community landmark since its opening in 1929. It was used as a manufacturing center for four different companies over the course of 62 years and served as Franklin's largest employer for most of that time. Several generations of Franklin families would go on to work at the Factory. In 1991, Jamison Bedding moved production to a new facility and the building was left empty. It went on to deteriorate rapidly over the next five years until the property was purchased by a local entrepreneur. Between 1996 and 2006, the property underwent a major transformation and was curated into a community hub of dining, entertainment, office, and retail uses. Major renovations began in 2022 for theater space, event spaces, a carousel, restaurants and other commercial uses, and a variety of indoor and outdoor gathering spaces.

The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The vibrant uses at the Factory at Franklin should extend beyond its walls and integrate into Harpeth Industrial Court. Key characteristics of the District should include high-quality architecture, plazas, outdoor dining, art, tree-lined streets, and pedestrian and bicycle amenities.





THE FACTORY - 2023



THE FACTORY - 1947



FACTORY DISTRICT

USES	Vision	Arts and culture uses are highly encouraged in new or adaptively reused spaces for creative ideas and talent expression through the use of performing and creative arts. These could include galleries, studios, theaters, museums, event space, classrooms, markets, makerspaces, and other spaces that foster visual, auditory, and sensory creativity.
	Uses	Uses at the Factory at Franklin should include Local Commercial and Light Industrial uses with an emphasis on arts and culture. A Hotel may be an appropriate use at this site if carefully designed to complement and support the historic Factory buildings. Secondary uses could include Townhouses, Live Work Units, Multifamily Residential, Institutional, and Recreation. Uses along Harpeth Industrial Court should be a mix of Local Commercial, Light Industrial, Institutional, and Multifamily on upper floors. Established light industrial uses are encouraged to remain. Uses related to arts and culture are encouraged. Uses to the south of Liberty Pike should be predominantly residential, including a mix of Single Family Residential, Duplexes, Multiplexes, Townhouses, and Multifamily Residential. Uses related to arts and culture are encouraged. In Multifamily buildings, first floor Local Commercial uses are encouraged where fronting Liberty Pike. Along the southern edge of the Factory District, single family residential or duplexes should be located along the periphery to appropriately transition to the adjacent historic residential neighborhoods. The historic Alpheus Truett House facing Franklin Road should remain Single Family Residential. The first two structures along Morningside Drive facing Franklin Road should remain and be preserved subject to the Historic District Design Guidelines. Future residential uses in the rear of the property could include duplexes, multiplexes, and townhouses. For the property north of Morningside Drive, future development should be located behind the hill and could include single-family residential, duplexes, townhouses, multiplexes, small-scale multifamily, and accessory dwellings.
FORM	Building Placement	The established setbacks of historic buildings should remain. No new buildings should be located in front of the Factory buildings. See the Historic District Design Guidelines for additional guidance. Any new buildings should have moderate setbacks along Franklin Road and Liberty Pike, but buildings internal to a site or along Harpeth Industrial Court should have shallow to moderate setbacks. Any new buildings along Morningside Drive or on the adjacent parcel to the north (hill across from Harlinsdale Park) should respect the rural character of Franklin Road. Infill should be located behind the hill to obscure visibility and maintain the rural viewshed. See Appendix D.

FACTORY DISTRICT

FORM	Building Character	Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained. See the Historic District Design Guidelines for additional guidance. New buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory. Multifamily uses are encouraged to have ground floor commercial spaces, including retail, restaurants, leasing offices, and other amenities, individually accessible from the street. When multifamily units are located on the first floor, individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street should be provided.
	Building Height	The maximum building height for new development on both sides of Liberty Pike should be three stories with a recessed fourth story, but should transition in height to the lower-scale historic buildings along Franklin Road. The building height of any new structures along Franklin Road should not exceed two stories in order to maintain the low-scale character of the corridor. See the Historic District Design Guidelines for additional guidance. The maximum height for properties along Harpeth Industrial Court should be three stories, which will serve as a transition to the rural character extending north of the Factory District along Franklin Road.
SITE DESIGN	Landscape	Colorful plant beds and street trees should line Franklin Road, Liberty Pike, Harpeth Industrial Court and internal drives where applicable. Prominent entrances with signage, plantings, obelisks, archways, or masonry walls are encouraged at the gateways of redeveloped sites. Along Franklin Road, landscaping should be utilized to preserve and enhance the established character. Overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) should be retained.

The images below represent the community's desired architectural style and character within the Factory District, which are encouraged throughout the District.









FACTORY DISTRICT

SITE DESIGN	Art	Public art and public art programs are highly encouraged in the Factory District. They provide many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy. Sculptures, decorative benches and crosswalks, interactive art, murals, and/or other art elements should be strategically placed in prominent locations for public viewing. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.
	Amenities	This area should have high quality amenities that promote the use of outdoor spaces and activities, and activates the pedestrian connections between buildings. Active open spaces with water features, central green, public art, deciduous trees and gardens should be provided throughout the District. Development should include open spaces with open seating, outdoor dining areas, gathering areas, outdoor market space, interactive art, and/or historic design elements that are highly accessible and in prominent locations.

The images below represent the community's desired architectural character, streetscape design, public art, and amenities within the Factory District. These types of character and amenities are encouraged throughout the District.











FACTORY DISTRICT

SITE DESIGN	Vehicular Access	Coordinated vehicular access between Harpeth Industrial Court and the Factory should be implemented according to the approved The Factory at Franklin Development Plan.
	Parking	Subterranean parking and structured parking is encouraged. Parking for all new development should be located to the rear of new buildings and screened from view. With redevelopment, existing parking areas should be screened with landscaping or low walls to minimize the visual impact. Shared parking is encouraged. Structured parking should be located internal to the site and activated ground level uses are encouraged.
MOBILITY	Streetscape	Streets should be designed per Connect Franklin. Streets and internal drives should be pedestrian friendly, tree-lined, and provide pedestrian connections throughout. Street furnishings are encouraged.
	Bicycle and Pedestrian	Pedestrian and non-vehicular mobility options should be highly emphasized to allow for safe and enjoyable walking and biking between residential, commercial, and light industrial areas and to downtown Franklin. Additional internal pedestrian connectivity is needed to better integrate the site with the existing network. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Improved sidewalk connections are desired in order to provide pedestrian linkages from the neighboring properties of the Factory and throughout the Factory District. Sidewalks along Liberty Pike should be separated from the street with landscape planting strips and street trees. The layout of new sidewalks and walkways should take placement of specimen trees into consideration. Crosswalks at street intersections should be provided where feasible, as well as at least one mid-block crosswalk across Liberty Pike. Crosswalks should have unique design considerations to enhance the District's character and promote pedestrian safety. Bicycle parking facilities should be provided. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	A trolley service with transit stops and/or stations between downtown and the Factory is encouraged.

FIFTH AVENUE NORTH

The Fifth Avenue North design concept represents an important commercial corridor leading into the historic downtown, through the Harpeth River and Sharps Branch floodplain. The intent is to improve upon the area and to transform the character of the built environment in order to extend the vibrant downtown core.

While the City generally requires locating new development outside of floodplain limits, redevelopment of this portion of the corridor (developed prior to Federal or local floodplain regulations) is appropriate to support the historic resources and viability of the downtown area. Land aggregation and redevelopment of properties of a half-block size or greater is highly encouraged in order to achieve cohesive design and land-use efficiency.

"THE INTENT IS TO IMPROVE UPON THE AREA AND TO TRANSFORM THE CHARACTER OF THE BUILT ENVIRONMENT IN ORDER TO PROMOTE A VIBRANT DOWNTOWN CORE."





FIFTH AVENUE NORTH

USES	Uses	Institutional, Transitional Office, and Local Commercial
FORM	Building Placement	Along Fifth Avenue North, buildings should have shallow front-yard setbacks and may have zero side-yard setbacks. Along Fourth Avenue North, building setbacks should be consistent with adjacent residential buildings so as to maintain the residential character of the block.
	Building Character	Along Fifth Avenue North, flat roofs with parapet walls are appropriate with the intent to deemphasize the overall building height. A corner architectural treatment should be designed for buildings at the intersection of Bridge Street and New Highway 96 West. Architectural features, such as an arcade, are appropriate to span mid-block driveway entrances. Along Fourth Avenue North, redevelopment should consist of a series of smaller buildings with traditional residential character so as to continue the established rhythm and scale of the street. The design of buildings adjacent to the National Register historic cemeteries should be contextually sensitive.
	Building Height	The maximum building height should be two stories above the Base Flood Elevation (BFE.) The first usable floor must be located above the BFE in accordance with floodplain protection standards. Along the northern half of the Fifth Avenue North block, the second floor should be stepped back 20 feet from the front facade so as to reduce the overall appearance of height in relation to the National Register cemeteries.
SITE DESIGN	Landscape	Passive open space should be provided along Sharps Branch, associated with water resources restoration and enhancement, while maintaining 100-year floodplain storage capacity. Additional capacity can be provided through water resources restoration as a series of meanders and wetland overflow areas, which may help to reduce the horizontal distance of the BFE. Sites nearby may provide additional opportunities to pick up capacity if integrated into the design.
	Amenities	Due to the proximity of Bicentennial Park, open spaces will be limited to small greens, outdoor dining, or outdoor plaza spaces, highly accessible and visible and in a prominent location that encourages continued active use. Public art and public art programs are encouraged. Sculptures, decorative benches, and/or other art elements strategically placed in prominent locations for public viewing are encouraged. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.
	Parking	Parking should be located to the rear of buildings and screened from view. Shared-parking site design and shared-parking agreements are encouraged. On-street parking is encouraged along Fourth Avenue North. Along the northern half of Fifth Avenue North, a level of at-grade structured parking may be located under the buildings due to the depth of the floodplain. Structured parking should appear to be part of the building facade by using architectural features and landscaping. An internal vestibule is appropriate for the staircase/elevator to connect the parking with the functional stories above the BFE.

FIFTH AVENUE NORTH

MOBILITY	Vehicular	The number of driveway cuts onto Fifth Avenue North should be limited to one mid-block driveway with shared internal access across the block. New streets should be limited to essential connections and should be designed per Connect Franklin.
	Bicycle and Pedestrian	Additional internal pedestrian connectivity is needed to better integrate the site with the existing network. Connections between uses on the site and between the site and adjacent properties and rights-of-way should be provided. Improved crosswalks and sidewalk connections are desired in order to provide pedestrian linkages from Main Street to Bicentennial Park. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.

HISTORIC RESIDENTIAL

The Historic Residential design concept includes established, single-family neighborhoods in and around Downtown Franklin. Many of these are historically significant, including the Adams Street, Boyd Mill Avenue, Everbright Avenue, Franklin Road, Hincheyville, and Lewisburg Avenue Local Historic Districts. Neighborhoods in this design concept are generally over 50 years old and include properties both inside and outside of the locally-designated Historic Preservation Overlay District (HPO). Their development patterns are important to the downtown character and should be protected from commercial and office-use encroachment. Secondary institutional and recreational uses may be appropriate in limited locations.

Infill developments should maintain the established, traditional residential character and reflect the scale of the surrounding neighborhood. Context sensitivity is a key component, including compatible building form, lot widths, and setbacks. A gridded street network, sidewalks, and street trees should be used to support connectivity and the pedestrian-scale environment.

In some neighborhoods, teardowns are occurring. Historic buildings, including those outside of the established local historic districts that contribute to the character of the neighborhood, are encouraged to be rehabilitated rather than demolished. When teardowns do occur, new buildings should relate to and strengthen the core characteristics of the neighborhood while mitigating adverse impacts on adjacent properties through thoughtful site design.

"...DEVELOPMENT PATTERNS ARE IMPORTANT TO THE DOWNTOWN CHARACTER AND SHOULD BE PROTECTED..."







HISTORIC RESIDENTIAL

USES	Uses	Single-Family Residential, Accessory Dwellings, and Institutional (See Special Consideration)
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. The front setback for infill buildings should be within a range determined by the existing historic structures on the same block face. New buildings should not be closer to the street than any historic structure nor further from the street than any historic structure. As long as it is within this range, the new building will not be out of character with the rest of the block. If the same block face does not have any historic structures, then the established setback range should be maintained. Side-yard setbacks of new buildings should be consistent with existing buildings along the block so that the established contextual rhythm and spacing is not disrupted. Rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties.
	Building Character	The small-town identity of downtown should be preserved through special attention to massing and scale of new development. Historic buildings should be protected and enhanced. Compatible infill development is encouraged when it is designed with context sensitivity, particularly with respect to existing residential uses and structures. Downtown neighborhoods should be protected through consistent appearance and quality within and outside of the Historic Preservation Overlay. New buildings should be designed to be compatible with the established character along the street and should be sensitive to nearby buildings. Some of these established characteristics include detached, deeply recessed garages, and front porches. Accessory dwellings should fit in contextually to the principal dwelling.
	Building Height	New buildings should appear to be within one-half story of the average building height of existing structures along the same block face. In no case should the building height exceed two and one-half stories.
	Lot Size	Lot depths, sizes, and widths vary between blocks and on individual blocks and should be designed so that new lots are appropriately sized for each block to ensure contextual compatibility. In no case should lots be less than 6,500 square feet.
SITE DESIGN	Landscape	Infill developments should have landscaping and street trees consistent with surrounding established lots.
	Amenities	Institutional uses and public parks serve as active and passive recreation and meet the open-space needs in this area. Bicycle and pedestrian connections to these locations should be enhanced and improved.

HISTORIC RESIDENTIAL

	Parking	Off- and on-street. Off-street parking should be provided to the rear of buildings.
MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area and in infill developments. Infill developments should provide connections between uses on the site and between the site and adjacent properties and rights-of-way.
	Transit	Transit stops should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Hooper Lane	New developments or redevelopments should respect the rural character of Franklin Road and Harlinsdale Park. New or re-subdivided lots should be a minimum of 4,000 square feet, and new dwellings should be single-family cottages that do not exceed one and one half stories. Buildings are also subject to the Historic District Design Guidelines.
	Murfreesboro Road and Rebecca Court	The rear of the properties along Murfreesboro Road, with frontage on Rebecca Court, may develop with a row of single-family dwellings with lot sizes reflecting those on the north side of Rebecca Court in order to complete the street.
	Institutional Uses	Institutional uses may be appropriate if their locations do not negatively impact access, scale, and traffic of the surrounding area. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate. Institutional uses should maintain the residential scale of its surroundings. Franklin Grove contains a stately historic home as its campus' focal point. Any expansion of the site or further development should be sensitively designed to preserve the historic structure and its setting.

INDUSTRIAL FLEX

The Industrial Flex design concept provides locations for light industry, institutional, office, and research and development uses, with supporting local commercial uses. Industrial Flex development is characterized by low-scale buildings, some of which may have large footprints. Some of these areas generate less vehicular traffic than regional commerce areas and may be found along more minor thoroughfares. Conversely, some of these uses involve extensive exterior movement of goods and trucks that require measures to control adverse environmental and visual impacts.

The areas and uses within this design concept should be protected to support a diversified economy; however, additional heavy industrial uses are not encouraged.

"...PROVIDES LOCATIONS FOR LIGHT INDUSTRY, INSTITUTIONAL, OFFICE, AND RESEARCH AND DEVELOPMENT USES, WITH SUPPORTING LOCAL COMMERCIAL USES."





INDUSTRIAL FLEX

USES	Uses	Light Industry, Institutional, and Local Commercial
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street. Buildings should have moderate front-, side-, and rear-yard setbacks.
	Building Character	New buildings should have a clearly defined top, middle, and base and avoid monotonous facades. All sides of a building open to view by the public should display a similar level of architectural quality.
	Building Height	Maximum of three stories. Where a new building will be adjacent to existing residential dwellings, the building height should step down near the residential area in order to ensure appropriate transitions and compatibility.
SITE DESIGN	Landscape	Uses should be buffered from residential with landscaping and appropriate transitions. Landscaping should be used to screen parking and service-areas.
	Amenities	Open space should be provided per the Franklin Zoning Ordinance.
	Parking	Surface parking should be located to the sides or rear of buildings that address the street. Surface parking areas should be lined with buildings so as to diminish the appearance of parking from public view. Limited parking between the building and the street may be appropriate. Structured parking should be screened from view and should not have a presence along the street, unless it has active ground-floor uses along arterial or collector streets. Landscape and/or architectural features should diminish the appearance of parking from public view.
MOBILITY	Vehicular	Primary access should be from the street. Common or shared access points are encouraged so as to limit curb cuts along the street.
	Bicycle and Pedestrian	Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops should be provided along existing or planned routes.

INDUSTRIAL FLEX

SPECIAL CONSIDERATIONS	Liberty Pike/Eddy Lane	The area along Liberty Pike and Eddy Lane has an established industrial character that is expected to become a mix of commercial and small-scale multifamily uses as redevelopment occurs. Architectural design should retain or provide elements of the established industrial character. When multifamily uses will be located adjacent to an existing industrial use, significant spatial buffering and opaque screening should be provided. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger.

LARGE-LOT RESIDENTIAL

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 an overall maximum density of one unit per acre to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, water resources, and tree rows.

"NEIGHBORHOODS SHOULD BE DESIGNED AROUND NATURAL FEATURES TO HIGHLIGHT FORESTED AREAS, HILLSIDES AND HILLTOPS, WATER RESOURCES, AND TREE ROWS."







LARGE-LOT RESIDENTIAL

USES	Uses	Single-Family Residential, Accessory Dwellings, and Institutional (See Special Consideration)
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street and should generally have deep front-, side-, and rear-yard setbacks. Double frontage, reverse frontage, and flag lots are discouraged.
	Building Character	New buildings along established streets should be designed to be compatible with the established character along the street and should be sensitive to nearby buildings. Front-loaded garages should be detached or recessed.
	Building Height	Maximum of two and one-half stories
	Lot Size	Minimum of 30,000 square feet
SITE DESIGN	Landscape	Existing natural features, such as hillsides, hilltops, and tree rows, enhance the area and should be preserved. Historic site features such as cemeteries, barns, accessory structures, and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.
	Amenities	Amenities should include subdivision entrance features and signage. Outside of floodplain and hillside open space requirements, additional open space should not be required with new development due to large lot sizes that provide private open space.
	Parking	Off-street
MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	N/A

LARGE-LOT RESIDENTIAL

SPECIAL CONSIDERATIONS	Franklin Road, North of Mack Hatcher Parkway	This scenic corridor should have deep setbacks of at least 150 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Development fronting on Franklin Road should be on lot sizes comparable to those that currently exist along the road.
	Goose Creek Bypass	This scenic corridor should have deep setbacks of at least 250 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	Lewisburg Pike, between Mack Hatcher Parkway and Carriage Park	Development fronting on Lewisburg Pike should be on lot sizes comparable to those that currently exist along the Pike. This scenic corridor should have informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, to sustain the scenic and rural quality of the area.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

MAIN STREET

The Main Street design concept encompasses the historic heart of Downtown Franklin, which has unique qualities that capitalize on the history of the area and the diversity of land uses. It encompasses the blocks surrounding the historic Public Square on Main Street, extending from the Harpeth River to beyond Five Points. Main Street is characterized by its human-scaled historic commercial architecture and activated streetscape.

The small-town identity of the area should be preserved by a combination of continual historic preservation efforts and context-responsive infill development. Commercial and mixed uses should be concentrated in this area in order to promote a vibrant downtown core, while protecting the residential character of the surrounding area. Significant civic institutions, such as City Hall, should continue to be located here.

"MAIN STREET IS CHARACTERIZED BY ITS HUMAN-SCALED HISTORIC COMMERCIAL ARCHITECTURE AND ACTIVATED STREETSCAPE."



MAIN STREET

USES	Uses	Local Commercial, Multifamily Residential, Hotel, Live-Work Units, Transitional Office, Townhouses, and Single-Family Residential Existing institutional uses are encouraged to remain, and future institutional uses are encouraged. Significant civic institutions, such as City Hall, should be located in the area.
FORM	Building Placement	Buildings and their front facades should have a strong relationship to the street. The predominant setback along Main Street should be maintained. The front setback for infill buildings should be within a range determined by the existing historic structures on the same block face. New buildings should not be closer to the street than any historic structure nor further from the street than any historic structure. As long as it is within this range, the new building will not be out of character with the rest of the block. If the same block face does not have any historic structures, then historic structures on the opposite block face should set the setback range.
	Building Character	Main Street has a historic commercial storefront character with office or residential on the upper floors. Other streets in this design concept have a commercial character, while others have a residential character. The appropriate building form for infill development depends on the context of the block. For further guidance, consult the Historic District Design Guidelines. Buildings should face the street and should have active uses on the ground floor for the length of the frontage they occupy. Examples of active uses are boutique retail stores, restaurants, coffee shops, civic and institutional uses, and entrance lobbies. Historic buildings should be protected and enhanced. Infill development should be compatible with its surroundings, particularly with respect to existing residential uses and structures. A mix of uses in larger buildings is encouraged.
	Building Height	New buildings should be pedestrian-scale and contextually compatible. The height should meet the Historic District Design Guidelines, but no building or portion of a building should exceed three stories.

MAIN STREET

SITE DESIGN	Landscape	New landscaping will be minimal, with the exception of planters. Urban open space should continue to consist of existing and future publicly accessible parks and open spaces, such as Bicentennial Park and the Harpeth River.
	Amenities	Plazas, courtyards, outdoor dining areas, and informal gathering areas with water features, pedestrian furnishings, etc. are encouraged. The Harpeth River is a natural amenity that borders the north side of the 16-block core. Development on this side should be designed with the River as an amenity. Public art, such as sculptures, decorative benches, and/or other art elements strategically placed in prominent locations for public viewing are encouraged. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.
	Parking	On-street parking is encouraged. Off street and structured parking should be located to the rear of buildings. Structured parking along the streets may be considered if it maintains active ground-floor uses along the entire street frontage. Landscape and/or architectural features should be used to diminish the appearance of parking from public view. Adequate parking for infill development should be provided so as to support the vibrant downtown while minimizing impacts to established neighborhoods. Shared parking is encouraged.
MOBILITY	Vehicular	The existing interconnected street network will remain and should be enhanced. Common or shared vehicular-access points are encouraged to limit curb cuts along the street.
	Bicycle and Pedestrian	The pedestrian system should continue to be enhanced. Connections between uses on and between the site and adjacent properties and streets should be provided. Wider sidewalks that promote outdoor seating and comfortable pedestrian movement are encouraged for infill development. Additional pedestrian interconnectivity is needed to provide a greenway trail along the Harpeth River. Improved crosswalks and sidewalk connections should provide pedestrian linkages from Main Street to Bicentennial Park. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.

MAIN STREET

SPECIAL CONSIDERATIONS	First Avenue South and East Main Street	See Special Consideration in Neighborhood Mixed-Use and Figure 4.4





MIXED RESIDENTIAL

The Mixed Residential design concept contains residential neighborhoods with a combination of single-family dwellings, duplexes, multiplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

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, water resources, and tree rows as accessible amenities.

Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing variety, scale, and walkability are important components of this design concept.

"NEW NEIGHBORHOODS SHOULD HAVE WALKABLE, WELL-CONNECTED STREET SYSTEMS THAT CONNECT TO SURROUNDING NEIGHBORHOODS AND NEARBY DESTINATIONS."







MIXED RESIDENTIAL

USES	Primary	Single-Family Residential, Duplexes, and Institutional (See Special Consideration)
	Secondary	Multiplexes, Townhouses, and Accessory Dwellings If a proposed development includes townhouses or multiplex dwelling units, the townhouse and multiplex dwelling units should not exceed 50 percent of the total dwelling unit count of a development.
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties. Building setbacks internal to a development may differ from the established setbacks in the area. Cottage court designs, where several cottages front a common open space, are also appropriate as a part of the overall development.
	Building Character	New buildings along established streets should be designed to be compatible with the existing character along the street. A diverse mix of housing types and sizes are encouraged for new and infill developments. Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. Accessory dwellings should fit in contextually to the principal dwelling. If designed with garages, duplexes, multiplexes, and townhouses should have rear-loaded garages accessed by alleys.





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MIXED RESIDENTIAL

FORM	Building Character (continued)	Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling. Inside of Mack Hatcher Parkway, infill and redevelopment should maintain the traditional residential character and reflect the massing and scale of the established area. Infill developments should be designed so that duplexes resembling single-family dwellings are located on the periphery in order to transition to existing single-family neighborhoods.
	Building Height	Maximum of three stories. New buildings on the periphery of developments should be within one-half story of surrounding building heights in order to ensure compatibility.
	Lot Size	Development should be designed so that single-family dwellings, or, in some cases, duplexes, are located on the periphery in order to transition to existing single-family neighborhoods. The lot and yard sizes along the periphery of the development should be consistent with those of existing adjacent lots. Smaller, single-family lots, duplexes, multiplexes, and townhouses may be located internally within new developments and should be served by active park amenities within walking distance. For new development outside of Mack Hatcher Parkway, single-family lots should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes: Lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 6,500 square feet. Lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet. Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development. For redevelopment and infill development inside of Mack Hatcher Parkway, duplex or single-family lots located on the exterior of a development should be a minimum of 6,500 square feet.

MIXED RESIDENTIAL

SITE DESIGN	Landscape	Existing features, such as hillsides and hilltops, stone walls, tree rows, and wood-plank fencing are enhancing features and should be preserved. New landscaping should be provided at neighborhood entrances and in common open spaces. Historic site features such as cemeteries, barns, accessory structures, and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin. Inside Mack Hatcher Parkway, new development should have landscaping and street trees consistent with surrounding established lots.
	Amenities	New developments should provide high-quality, shared, usable, and formal open space areas. Neighborhood amenities include common, usable open spaces, such as clubhouses, multi-use paths, playgrounds, and pools. Emphasis should be placed on quality open space as part of new developments. Residential developments should be designed around open spaces, which, in turn, should connect to adjacent open spaces or regional systems. Open space should not be designed as an afterthought based simply on land that is left over. Inside Mack Hatcher Parkway, educational facilities and public parks serve as active and passive recreation and meet the open-space needs. Bicycle and pedestrian connections to these locations should be enhanced and improved.
	Parking	Off- and on-street. Off-street parking should be limited between the buildings and the street.

MIXED RESIDENTIAL

MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments and connect to the existing street network. New development should provide an interconnected street and sidewalk network in a grid or modified grid pattern, where appropriate. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Columbia Pike and Mack Hatcher Parkway, Southeast Quadrant	New development should be designed to preserve the viewshed of Winstead Hill and should be set back 250 feet along Columbia Pike. Continuum of Care may be appropriate with agriculturally inspired architectural features. Building height should not exceed two stories to protect the viewshed of the historic Winstead Hill.
	East of Pratt Lane and Along Peytonsville Road	Improvements to Pratt Lane or the construction of a new north/south local street connector should be provided to support the future development of this area. Due to the existing development constraints such as the limited street network and steep slopes, future development requests should include the assemblage of several parcels as part of an overall development to help with the buildout of this area. Continuum of care facilities may also be an appropriate future use, but only if the street network is constructed and adequate for emergency services. The Conservation Design Concept should be reevaluated once the final alignment for the proposed I-65 flyover connector road has been determined. New development along the future Carothers Parkway extension should have moderate setbacks of at least 50 feet from the right-of-way and include wood-plank fencing or stone walls, enhanced landscaping, and monument signage to help create community character along the corridor.
	Franklin Housing Authority	Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans.

MIXED RESIDENTIAL

SPECIAL CONSIDERATIONS	Intersection of Carothers Parkway and Long Lane	New development on the south side of the Long Lane and Carothers Parkway intersection should provide a comparable setback off Long Lane to that of the existing development pattern established by Ladd Park and Foxglove Farm. The intersection, the Carothers Parkway Extension, and Long Lane should all include gateway features such as fieldstone walls, wood plank fencing, enhanced landscaping, and monument signage in order to preserve some of the rural character. The location of the southern boundary as Mixed Residential is approximate. The intent is to continue developing single-family residential uses found in Ladd Park, but to also provide a mix of residential housing types supported by this design concept. These residential use types will be more compatible with the higher intensity uses located near the future intersection of Carothers Parkway and Goose Creek Bypass which are designated as Neighborhood Mixed-Use.
	Murfreesboro Road, Inside of Mack Hatcher Parkway	The historic dwelling at the southwest corner of the intersection should be preserved and restored. The front yard should remain open space, continuing the deep setback along Murfreesboro Road. Infill development should be located behind the dwelling and its associated accessory structures.
	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	Seward Hall	This historic home and its setting should be preserved. Infill should be single-family residential, which should be sensitively sited to preserve the viewshed.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

MULTIFAMILY RESIDENTIAL

The Multifamily Residential design concept provides for a range of housing types that offer both for sale and for rent options across a range of price points. Multifamily residential includes apartments, condominiums, stacked flats, continuum of care facilities, and is encouraged to be mixed with duplexes, multiplexes, townhouses, and other housing types. This allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.

"IT ALLOWS FOR GREATER FLEXIBILITY IN FORM AND SCALE TO ACHIEVE ACTIVE, COHESIVE, AND VIBRANT NEIGHBORHOODS.











MULTIFAMILY RESIDENTIAL

USES	Uses	Multifamily Residential, Townhouses, Multiplexes, Duplexes, Single-Family Residential, Accessory Dwellings, Continuum of Care, and Institutional (See Special Consideration) First floors should have active community spaces, including leasing offices, workout facilities, and other amenities, that are individually accessible from the street. Limited local commercial uses on the ground floor that serve the neighborhood may be appropriate.
FORM	Building Placement	New development is encouraged to be master planned to achieve a cohesive design for the entire site. New and infill development is encouraged to provide a variety of housing types and should be designed so that single-family dwellings and duplexes are located on the periphery in order to transition to existing single-family neighborhoods. Building setbacks along the existing street should be consistent with the established setbacks where they are expected to remain, however building setbacks internal to a development may differ from the established setbacks in the area. Building setbacks along new streets or internal drives should be minimal to create an active street environment that encourages pedestrian activity. Buildings, where feasible, should be sited or designed to create gathering spaces, such as pocket parks, courtyards, squares or greens, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks.
	Building Character	Buildings should engage and define the street edge with building entrances, pedestrian walkways, landscaping, and street furnishings. Multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Dwellings within new developments should provide an appropriate mix of cohesive architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. If designed with garages, dwellings should have rear-loaded garages accessed by alleys.

MULTIFAMILY RESIDENTIAL

FORM	Building Character (continued)	Inside Mack Hatcher Parkway, the small-town identity of the area should be preserved through special attention to massing and scale of new development. New buildings should be designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings.
	Building Height	Maximum of three stories inside Mack Hatcher Parkway and a maximum of four stories outside of Mack Hatcher Parkway. Building height on the periphery of the development should appear to be within one-half story of the predominant building height of adjacent buildings in order to ensure a compatible transition.
	Lot Size	Where single-family residential or duplex lots are located on the periphery of a development, lot sizes should be designed to be appropriately sized for each street and to promote contextual compatibility.
SITE DESIGN	Landscape	New development should have landscaping and street trees. Landscaping should be provided at neighborhood entrances and in common open spaces.
	Amenities	Common amenities include clubhouses, fitness centers, multi-use paths, playgrounds, and pools. Emphasis should be placed on quality open space as part of new development. Multifamily developments should be designed around open spaces, which, in turn, should connect to adjacent open spaces or regional systems. Open space should not be designated as an afterthought based simply on land that is left over.
	Parking	Off- and on-street. Off-street parking should be provided to the rear of buildings. Structured parking is encouraged.

MULTIFAMILY RESIDENTIAL

MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Fourth Avenue South	The maximum building height should be two stories.
	Inside Mack Hatcher Parkway	Continuum of Care facilities should have traditional multifamily building form with shallow setbacks and parking located behind the building.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial design concept contains a mix of active uses at key intersections that serve surrounding neighborhoods. 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, and not by parking lots. They should be pedestrian-friendly places with high-quality architecture, plazas, outdoor dining, sidewalks, and other pedestrian and bicycle amenities that create active, connected gathering places.

"THESE CENTERS SHOULD BE COMPATIBLE WITH AND CONTRIBUTE TO NEIGHBORHOOD CHARACTER AND LIVABILITY."





NEIGHBORHOOD COMMERCIAL

USES	Primary	Local Commercial, Institutional, and Transitional Office
	Secondary	Multifamily Residential may be appropriate as part of a development plan if located on upper stories above ground floor commercial uses. A limited amount of Live-Work Units may be appropriate as a transition to existing residential uses.
FORM	Building Placement	Building setbacks adjacent to streets should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible. Buildings, where feasible, should be sited or designed to create public spaces, such as plazas, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks.
	Building Character	Building design should have pedestrian-scaled architectural details that enhance the appearance of the building at the street level. Architectural styles may vary, but features should include storefront windows, awnings, distinctive roof forms, and outdoor lighting. Buildings should engage and define the street edge with building entrances, pedestrian walkways, landscaping, and street furnishings. Buildings should provide a variety of front facade 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. Each wall should include high-quality and long-lasting materials and design characteristics consistent with those on the front. Delivery and service areas should be to the side or rear of the building. Conventional drive-through window uses are discouraged, but drive-through window uses may be appropriate if integrated into the side or rear of multi-tenant buildings.
	Building Height	Building height is encouraged to be two stories at the street and may include a recessed third story. Buildings on the periphery should transition in height to nearby single family residential and duplexes so as to ensure compatibility.

NEIGHBORHOOD COMMERCIAL

SITE DESIGN	Landscape	Ornamental plantings, parking-lot islands, and street trees should be provided. Landscape buffers should be provided where adjacent to residential development.
	Amenities	Usable open spaces should be provided, such as plazas and outdoor seating areas, that serve as gathering areas. These open spaces should be highly accessible and in prominent locations that encourage continued active use. Street furnishings should include a combination of pedestrian seating, movable tables, planters, pedestrian-scaled light fixtures, artwork or decorative paving, waste receptacles, bike racks, and other furnishings.
	Parking	Off-street parking should be accessed through internal and secondary streets. Off-street and structured parking should be located to the rear of buildings with limited side parking. Structured parking along the street may be considered if it maintains active ground-floor uses along the entire street. Landscape and/or architectural features should be used to diminish the appearance of parking from public view. On-street parking is encouraged along internal and low-volume streets.
MOBILITY	Vehicular	New streets should be designed per Connect Franklin. Streets and internal drives should be designed for slower speeds in order to allow for mixing pedestrian and vehicular traffic. Primary access should be from the street; however, common or shared access points are encouraged to limit curb cuts along the street.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the site and to adjacent properties and streets. Wider sidewalks that allow for outdoor seating, comfortable pedestrian movement, and active storefronts are encouraged. Bicycle, multi-use path, and pedestrian connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.

NEIGHBORHOOD COMMERCIAL

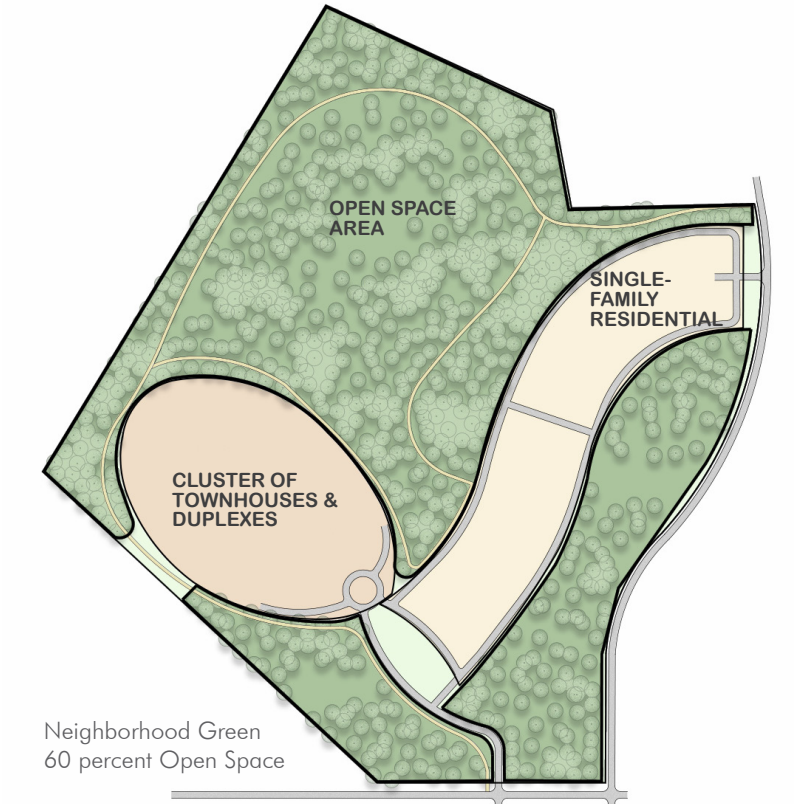
SPECIAL CONSIDERATIONS	Southeast Quadrant of the Carothers Parkway and South Carothers Road Intersection	Given the proximity to the Lockwood Glen Neighborhood to the south, the uses at this location should be limited to restaurants without a drive-through, office, retail, and personal services, all which emphasize local, small businesses. Furthermore, the only recommended uses of those specified are those that may be accessed safely and effectively from South Carothers Road. Any connection to South Carothers Road is contingent on a Development Plan submittal and Traffic Impact Analysis review. Buildings should be designed to fit the neighborhood scale at a maximum of two-and-a-half stories with flat or gable roofs. The Planned District is the appropriate zoning district to implement this vision.
	West of Carothers Parkway between Upland Drive and South Carothers Road	This commercial node should provide services to the growing residential corridor while being designed within the neighborhood scale. The neighborhood scale in this location should include building heights with a maximum of two-and-a-half stories and should allow both flat and gable roof styles. Recommended uses should include restaurants, office, retail, daycare, and personal services which emphasize local, small businesses. Gas stations and drive-through quick service restaurants are inappropriate for this area. The Planned District is the appropriate zoning district to implement this vision.
	Hillview Lane and Columbia Pike, Southwest Quadrant	Building height should not exceed one story to protect the viewshed of the historic Winstead Hill.
	South Royal Oaks Blvd	Continuum of Care is an appropriate land use along this corridor.
	Future Neighborhood Commercial Nodes	As the city grows, there may be a need for additional neighborhood commercial nodes that are not yet mapped. These potential nodes should be evaluated on a case-by-case basis using the following criteria: • Located at intersections of two arterial streets or of a collector and arterial street; • Located at least one mile from an existing or planned node since these centers generally serve neighborhoods within a one and one-half mile radius; • Generally characterized by gross leasable areas of less than 100,000 square feet on sites of three to twenty acres; and • Commercial nodes should not encroach down residential or scenic corridors, rather, they should be strategically located at nodes meeting the above criteria.

NEIGHBORHOOD GREEN

The Neighborhood Green design concept is intended to establish a harmony between mixed-residential-type living options and the beauty of Middle Tennessee. New developments within Neighborhood Green should identify desirable natural features to be preserved through 60 percent dedicated open space, while providing Franklin residents a variety of different housing options. Neighborhood Green developments should consist of a mix of housing types to create diverse and aesthetically pleasing neighborhoods tucked into the rolling hills of Williamson County.

Preserved open space is a valued amenity and should be the focal point of this Design Concept by clustering residential uses around preserved environmental features and identified open spaces. The open space lots should have some degree of accessibility so that it may be enjoyed by neighborhood residents and members of the public alike. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas and multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

"...ESTABLISH A HARMONY BETWEEN MIXED-RESIDENTIAL-TYPE LIVING OPTIONS AND THE BEAUTY OF MIDDLE TENNESSEE..."



Neighborhood Green
60 percent Open Space







NEIGHBORHOOD GREEN

USES	Primary	Single-Family Residential, Duplexes, and Institutional (See Special Consideration) New Duplex structures should not exceed the number of single-family houses.
	Secondary	Farmstead Residential, Multiplexes, Townhouses, Live-Work, Accessory Dwellings The number of townhouse units should not exceed the combined total of single-family and duplex buildings. Farmstead Residential and Multiplex units should not exceed 25 percent of the overall units of a development (excluding Accessory Dwellings).
FORM	Building Placement	Residential lots should be clustered to preserve a minimum of 60 percent of natural open space. Residential lots and infrastructure should be located to respect natural features and to maximize the size of undivided open space areas. Grading techniques that dramatically alter site vegetation and topography should be prohibited. Developments should use the natural, existing topography and minimize grading to the maximum extent practicable. Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Cottage court designs, where several cottages front a common open space, are also appropriate as a part of the overall development. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties.
	Building Character	Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings. Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling. Other dwelling types, such as townhouses and duplexes, should have rear-entry garages.
	Building Height	Maximum of two and a half stories

NEIGHBORHOOD GREEN

FORM	Lot Size	Lots on the periphery of developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Single-family lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 6,500 square feet. Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,000 square feet. Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development.
SITE DESIGN	Landscape	New development should preserve natural open spaces at a minimum of 60 percent of the overall site designed around natural features such as hillsides and hilltops, riparian corridors, meadows, agricultural lands, scenic viewsheds, wooded areas, and tree rows; however, up to ten percent of the site could be integrated into the developed areas as described in the Amenities section below. Open space and natural features should be identified first so that the development co-mingles with the landscape. Open space should be provided in large tracts, connected across the site, and laid out in a manner so that adjacent development open space can become connected to form a contiguous protected network of green space. Greenways and trails should be provided in the open space areas. Historic site features such as cemeteries, barns, accessory structures and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.
	Amenities	While large expanses of natural areas will contribute to the character of the development and provide passive recreation opportunities, open space amenities are also encouraged within the developable portion of the site. Up to ten percent of the site could be courtyards, squares and greens, pocket parks, and neighborhood amenities as defined by Chapter 11 of the Franklin Zoning Ordinance. Greenways should be provided throughout the natural areas and will be counted as part of the natural area minimum.
	Parking	Parking should be to the side and rear of buildings or on-street.

NEIGHBORHOOD GREEN

MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops should be provided along existing or planned routes.

NEIGHBORHOOD GREEN

SPECIAL CONSIDERATIONS	Lewisburg Pike	New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	Northwest Quadrant of Mack Hatcher Parkway, between Hillsboro Road and New Highway 96 West to the edges of the UGB	New development should be master planned and integrated into the design of the entire area including street connectivity. New development should enhance and improve the street network and align with the outcome of the West Harpeth Study conducted in 2021, per Connect Franklin.
	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	West of Mack Hatcher Parkway and North of New Highway 96 West (Short Farm)	At the "Historic" Farm (buildings near the intersection of New Highway 96 and Mack Hatcher Parkway), buildings should maintain their agricultural character, but may be repurposed for agriculture-related uses and enterprises. New buildings and additions may be appropriate to support the "agrihood" that complement and do not overwhelm or detract from the historic structures. An "agrihood" is defined as a farm-focused mixed-use development that incorporates a working farm. This area is intended to be accessed primarily by pedestrians and general vehicular traffic should be avoided, however, minimal farm or house-related vehicular traffic may access the area by gravel, dirt, or grass drive aisles as is consistent with existing agricultural character. The parcel north of Old Charlotte Pike and immediately west of Mack Hatcher Parkway may integrate complementary and ancillary nonresidential uses into the agrihood. One farm market café/restaurant located as a community amenity associated with open space, plazas, parks, or community gardens could be supported. Ten to 20 small-scale office, live-work units, and/or makers' spaces may be appropriate where incorporated into townhomes and multiplexes as a portion of an overall master plan. These types of uses should be complimentary to the residential and agricultural uses. A Special Consideration in Neighborhood Mixed-Use also exists that provides additional guidance for the "agrihood."

NEIGHBORHOOD GREEN

SPECIAL CONSIDERATIONS	Peytonsville Road East of Future Carothers Parkway to the end of the UGB	Peytonsville Road will be the main access road for residences in the southeast portion of the Urban Growth Boundary and its rural character should be preserved. Therefore, a 150-foot setback from the Peytonsville Road right-of-way should be provided as new development occurs. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings should be provided to sustain the scenic and rural quality of the area. New local streets designed to increase access and connectivity should be rural in character. Large swaths of open space should also be provided that connect to the open space of adjacent parcels in order to form a large contiguous area for conservation.
	South of Reams-Fleming Tract of Berry Farms along Pratt Lane	New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed east-west connector road. Large swaths of open space should be provided that connect to adjacent parcels in order to form a large contiguous area for conservation. Single-family residential on lots of two acres or more is recommended until the needed infrastructure improvements can be constructed. An interstate interchange could have regional significance and necessitate a reevaluation of the Design Concept and Special Considerations.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

NEIGHBORHOOD MIXED-USE

The Neighborhood Mixed-Use design concept provides a variety of high-activity uses with a connected and walkable block layout. Mixed-use town centers such as Westhaven, Berry Farms, and Gateway Village are included in this design concept and provide a mix of housing options and commercial uses. Parts of West Main Street and Columbia Avenue corridors are also in this design concept in order to support a mix of uses. While a mix of uses on every parcel is encouraged, it may not be appropriate on small parcels, but an overall mix for an area can still be achieved. Large areas east of I-65 in the Goose Creek area are expected to provide a mix of residential uses, including both for rent and for sale opportunities, to support the growing employment base. Local commercial uses should also be provided to serve new residents and nearby neighborhoods.

New development should have a cohesive design for the entire site. These centers and corridors should have a coordinated development pattern at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities. Site design should integrate seamless pedestrian connectivity across the site and to other adjacent properties. New mixed-use developments should possess a distinctive character and seek to create a special sense of place. These developments are intended to be centers that serve its own residents as well as surrounding neighborhoods with local commercial uses.

"...A VARIETY OF HIGH-ACTIVITY USES WITH A CONNECTED AND WALKABLE BLOCK LAYOUT."







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NEIGHBORHOOD MIXED-USE

USES	Uses	Local Commercial, Hotels, Multifamily Residential, Small-Scale Multifamily, Townhouses, Multiplexes, Duplexes, Single-Family Residential, Accessory Dwellings, Continuum of Care, and Live-Work, Institutional, and Transitional Office Larger developments should include a broad mix of uses and multiple housing types. Commercial uses are encouraged on first floors and upper floors are encouraged to have multifamily to help create a vibrant, walkable, and cohesive neighborhood. Achieving a mix of uses on small parcels may not be possible or appropriate, but an overall mix of uses for the area should be achieved.
FORM	Building Placement	Building setbacks adjacent to streets should be minimal to create an active street environment with wide tree-lined sidewalks that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible. New and infill development is encouraged to provide a variety of housing types and should be designed so that single-family residential, duplexes, and townhouses are located on the periphery in order to transition down in scale and massing to existing single-family neighborhoods. Multifamily residential is appropriate along the periphery when located adjacent to existing multifamily residential. If dwellings are designed with garages, they should be located in the rear. Double frontage, reverse frontage, and flag lots are discouraged.
	Building Height	Maximum of two stories inside Mack Hatcher Parkway, but certain locations have more specific height recommendations that are within the special considerations. Maximum of three stories outside of Mack Hatcher Parkway, but an additional story may be appropriate internal to the site. Certain locations may have additional height recommendations shown in Appendix E. Buildings on the periphery should transition in height to nearby residential buildings so as to ensure compatibility.





NEIGHBORHOOD MIXED-USE

FORM	Building Character	Building design should have pedestrian-scaled architectural details that enhance the appearance of the building at the street level. Architectural styles may vary, but features should include storefront windows, awnings, distinctive roof forms, and outdoor lighting. Buildings should engage and define the street edge with building entrances, pedestrian walkways, landscaping, and street furnishings. Buildings should provide a variety of front facade elevations to achieve distinctive architectural detailing to contribute to community character and placemaking. All building walls should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building. Each wall should include high-quality and long-lasting materials and design characteristics consistent with those on the front. Buildings, where feasible, should be sited or designed to create public gathering spaces that are easily accessible from adjacent streets or sidewalks. For new multifamily residential, in locations where commercial use on the first floor is not viable due to environmental constraints or lack of visibility from a major street, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Inside Mack Hatcher Parkway, the small-town identity of the area should be preserved through special attention to massing and scale of new development. New buildings should be designed to be compatible with the predominant character along the street and should be sensitive to nearby buildings. Historic structures are important community resources and should be preserved and protected. Delivery and service areas should be to the side or rear of the building. 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.





NEIGHBORHOOD MIXED-USE

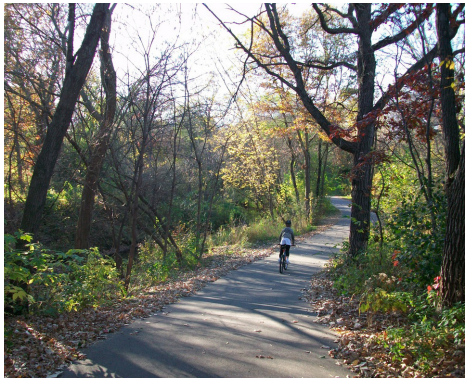
SITE DESIGN	Landscape	Ornamental plantings, parking-lot islands, and street trees should be provided. Landscape buffers should be provided where adjacent to residential development. Historic site features such as cemeteries, barns, accessory structures, and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.
	Amenities	Gathering spaces such as plazas, courtyards, and outdoor seating areas should be provided. These open spaces should be in prominent locations that encourage continued active use. Street furnishings may include a combination of pedestrian seating, movable tables, planters, pedestrian-scaled light fixtures, artwork or decorative paving, waste receptacles, bike racks, and other street furnishings. Public art and public art programs are encouraged. Sculptures, decorative benches, and/or other art elements strategically placed in prominent locations for public viewing are encouraged. The Franklin Public Arts Commission and the Historic Zoning Commission, as applicable, provide guidance to the Board of Mayor and Aldermen on public art.
	Parking	On-street parking is encouraged along internal and low-volume streets. Off-street and structured parking should be located to the rear of buildings, away from streets. Structured parking along the streets may be considered if it maintains active ground-floor uses along the street. Landscape and/or architectural features should be used to diminish the appearance of parking from public view.
MOBILITY	Vehicular	Vehicular access should be from the street. Common or shared access points are encouraged to limit curb cuts. Parking and services should be accessed through internal and secondary streets. Streets and internal drives should be designed for slower speeds to allow for mixing pedestrian and vehicular traffic. New streets should be designed per Connect Franklin.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area and in new developments. New development should provide connections between uses on the site and between the site and adjacent properties and rights-of-way. Wider sidewalks that allow for outdoor seating, comfortable pedestrian movement, and active storefronts are encouraged. Bicycle, multi-use path, and pedestrian connections should be designed and provided per the Comprehensive Network Transportation Plan and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.

NEIGHBORHOOD MIXED-USE

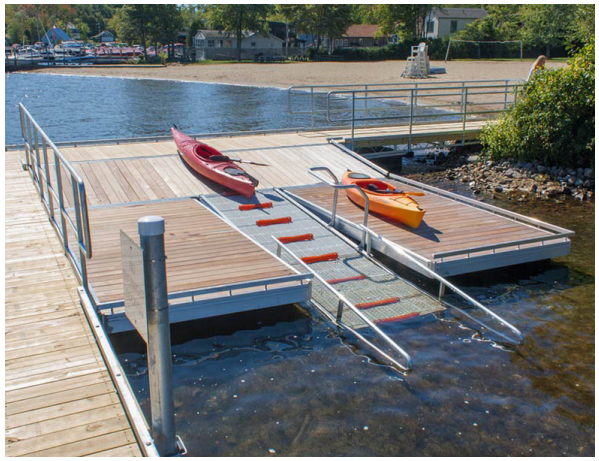
SPECIAL CONSIDERATIONS	Columbia Avenue between Five Points to Fowlkes Street	New development at the northwest corner of Columbia Avenue and Fowlkes Street, known as the HG Hill property, should be two stories in height along Columbia Avenue and West Fowlkes Street, but three stories in height is appropriate internal to the site. Between Columbia Avenue and Cummins Street, and south of Church Street and at least 100 feet north of Blackburn Street, buildings may be up to three-and-a-half stories when the third story is stepped back at least ten feet from lower stories. Transition should be addressed between commercial buildings and their parking areas and adjacent residential uses. Historically significant buildings that contribute to the overall character of the corridor should be preserved, such as the Handy Hardware building.
	Goose Creek Area, East of I-65	At the future Carothers Parkway and Goose Creek Bypass intersection, at least one quadrant of the intersection should have primarily local commercial uses anchoring the intersection to serve the area. New development along the future Carothers Parkway extension should have moderate setbacks of at least 50 feet from the right-of-way and include wood-plank fencing or stone walls, enhanced landscaping, and monument signage to help create community character along the corridor. New standalone multifamily buildings should be limited to Small-Scale Multifamily Residential in order to extend the low-scale residential character that exists between major intersections along the Carothers Parkway corridor. Mixed use buildings may have more than 12 residential units as long as the entire ground floor contains commercial uses. New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and east-west connector road. The Conservation Design Concept should be reevaluated once the final alignment for the proposed I-65 flyover connector road has been determined. Limited development potential exists until such improvements are completed.

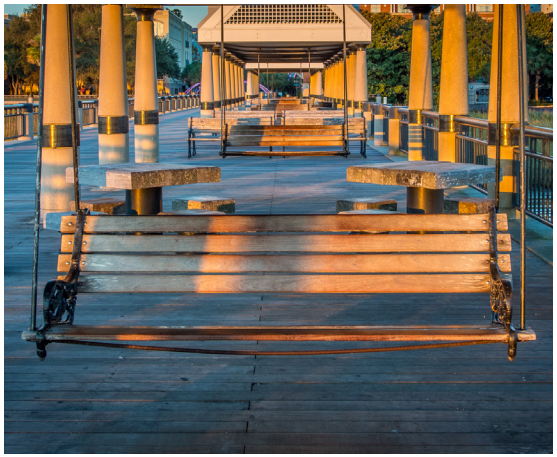
NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	
First Avenue, East Main Street, Bridge Street Area along the Harpeth River	In 2017, the City and its consultant, Barge Waggoner Sumner & Cannon, Inc., conducted a Riverfront Planning Study to identify the community's vision for a Riverwalk and opinions about development. The results found broad support for a Riverwalk in a natural setting along the River and the majority did not support additional development within the floodplain. This area provides a unique opportunity to enhance the role of the Harpeth River in downtown Franklin. Open space along the River should be integrated into the downtown core, while also defining an on-site edge of the downtown core. Open space areas within the floodplain should be preserved and enhanced with a system of multi-use paths along the Harpeth River. These paths should provide connections to downtown uses and public parks, with periodic overlooks and access points to the River. The types of amenities shown below are encouraged along the Riverwalk.









NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	This area contains a significant amount of Harpeth River 100-year floodplain. The City generally requires locating new development outside of floodplain limits. Floodplain alteration can remove land from the floodplain to create buildable area, but doing so can result in unnatural landscape and removal of existing vegetation. In this historic downtown location, the City should allow additional use and development along the existing street network without compensatory cut-and-fill. Beyond that, the natural floodplain contours and native vegetation should be preserved to define an on-site edge of the downtown core. See Figure 4.4 for appropriate development limits. Redevelopment along existing streets provides flexibility to properties that originally developed prior to Federal and local floodplain regulations. For public safety purposes, uses within the 100-year floodplain should be limited to nonresidential uses that avoid potential for overnight stay. Additionally, all new construction is expected to be raised above the Base Flood Elevation in accordance with City standards. This area has infill potential that can complete the block face on the east side of First Avenue South and the east side of East Main Street. Site design considerations should adhere to the following: • Buildings should face both the street and the River with pedestrian gathering spaces on the path side. • The historic buildings on the west side of First Avenue South should be preserved. New buildings fronting the east side of First Avenue South, between Church Street and South Margin Street, should maintain the established single-family building character and rhythm of the opposing historic block face. Height should be sensitive to these historic buildings; therefore, a mix of predominantly one and one-half story and scattered two-story buildings is appropriate with approximately 15-foot front-yard setbacks. New buildings internal to the site may be up to three stories with transitional features. • New buildings up to three stories are appropriate north of Church Street.

NEIGHBORHOOD MIXED-USE

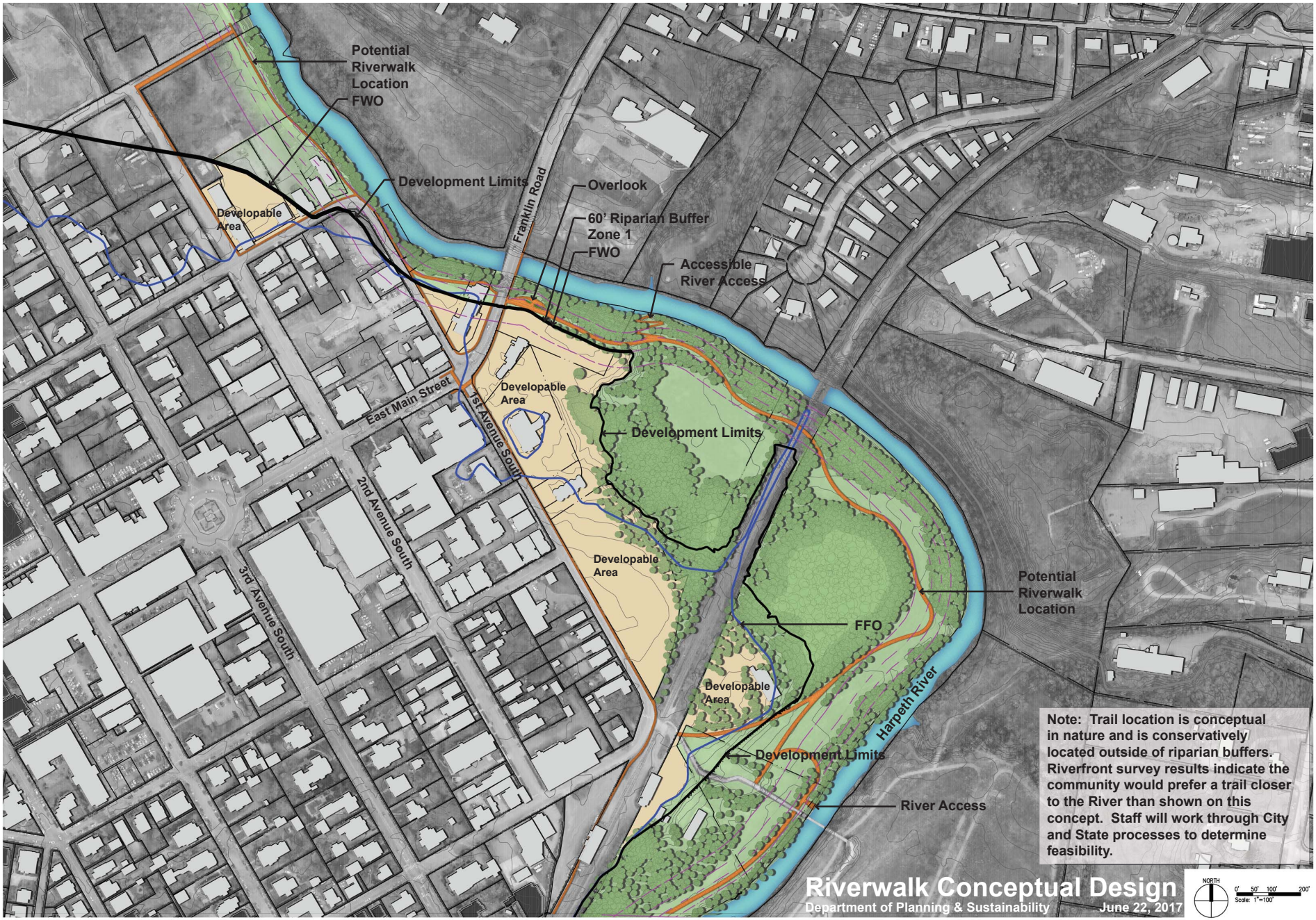
SPECIAL CONSIDERATIONS	
First Avenue, East Main Street, Bridge Street Area along the Harpeth River	• A distinctive and unique feature of the skyline is the grain silos of the historic Lillie Mills Flour Company. Efforts should be made to repurpose this structure instead of demolishing it. These structures offer potential for truly scenic views of Central Franklin. The architectural character and style between Church and East Main Streets should pay homage to the industrial/agricultural history of the area. • Open spaces in the developable area will be limited to small greens or outdoor plazas, and outdoor dining, which should be highly accessible and visible and in a prominent location that encourages continued active use.



Riverwalk Overlook Visualization
View from E. Main Street looking across Tywater property

NEIGHBORHOOD MIXED-USE

FIGURE 4.4: CONCEPTUAL PLAN - FIRST AVENUE, EAST MAIN STREET, BRIDGE STREET AREA ALONG HARPETH RIVER



NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial and office uses should not front along New Highway 96 West.
	Northwest corner of Hillsboro Road and Del Rio Pike (Independence Square)	The buildings may have a height of three stories along the existing streets. Buildings internal to the site may be up to four stories with appropriate transitions.
	West Main Street Area	West Main Street consists of a unique mix of land uses that provides important services to surrounding neighborhoods. Commercial nodes within these corridors are encouraged at intersections. The eclectic mix of land uses, such as neighborhood retail and restaurants, should remain, since they make this area unique. The area also has institutional uses, such as the Williamson County Administration offices. Future development should respect the surrounding historic neighborhoods. West Main Street will remain an important gateway into Downtown Franklin. New infill buildings should maintain the established block face. Building height is encouraged to be two stories at the street and may include a recessed 3rd story. Commercial and mixed-use buildings south of Petway Street should have a storefront character along West Main Street.

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	West of Mack Hatcher Parkway and North of New Highway 96 West	An "agrihood" is appropriate at the northwest quadrant of the intersection of Mack Hatcher Parkway and New Highway 96 West as a transition between the mixed-uses established at Westhaven Town Center and the agricultural uses found throughout the West Harpeth Basin. An "agrihood" is defined as a farm-focused, mixed-use development that incorporates a working farm. The village core of the Agrihood should establish a "Main Street" Commercial Area intended to be comprised of neighborhood-scale commercial uses as well as niche uses like makers' spaces, a farmers' market, artist studios, and other similar uses that are complementary to local farming. This neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. However, standalone multifamily buildings are appropriate and should be limited to two to three stories in height with six to ten units per structure. Neighborhood Mixed-Use in this area may also include a boutique inn with up to 20 rooms and farm-stay cottages for rent. Both the inn and cottages should not exceed two stories in height, and the Inn should have unique architecture that fits contextually into the agrihood. Cottages should be designed in character with single family residential and the agricultural character of the neighborhood and should serve as a secondary use. The inn's accessory uses may include a café, restaurant, or other food/beverage service. Other supporting uses could include an outdoor wedding and special events venue, as well as an indoor event venue, if associated impacts of these uses are deemed acceptable through a BOMA approval of a development plan and rezoning. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.

OFFICE RESIDENTIAL

The Office Residential design concept primarily consists of established, historic, single-family residential buildings with a traditional development pattern. Over time, many of these residential buildings have been converted to office and personal-service uses.

This design concept designates the transition area between established commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character.

"BUILDINGS, REGARDLESS OF USE, SHOULD MAINTAIN A SINGLE-FAMILY RESIDENTIAL CHARACTER."









OFFICE RESIDENTIAL

USES	Uses	Transitional Office, Single-Family Residential, and Accessory Dwellings. Individual buildings may include one dwelling unit and transitional-office components.
FORM	Building Placement	Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. The front setback for infill buildings should be within a range determined by the existing historic structures on the same block face. New buildings should not be closer to the street than any historic structure nor further from the street than any historic structure. As long as it is within this range, the new building will not be out of character with the rest of the block. If the same block face does not have any historic structures, then the established setback should be maintained. Side-yard setbacks of new buildings should be consistent with other buildings along the street so that the established rhythm is not disrupted. Rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties.
	Building Character	New building forms should have single-family-style architecture, pitched roofs, and similar facade and scale widths in order to be compatible with the predominant character along the street.
	Building Height	New buildings should be a maximum of two stories and should appear to be within one-half story of the established building height along the street in order to ensure compatibility.
	Lot Size	Lot depths, sizes, and widths vary along and between individual streets, and new developments should be designed to ensure that lots are appropriately sized for each street and to promote contextual compatibility, but in no case should be less than 6,500 square feet.
SITE DESIGN	Landscape	Infill development should have landscaping and street trees consistent with surrounding established lots.
	Parking	Off-street parking should be located to the rear of buildings. Minimal parking to the side of buildings may be appropriate. Parking structures are discouraged due to the single-family residential character.

OFFICE RESIDENTIAL

MOBILITY	Vehicular	Lots should be accessed from alleys or by driveways from the street.
	Bicycle and Pedestrian	A coordinated pedestrian system should be provided throughout the area and in infill developments. Infill developments should provide connections between uses on the site and between the site and adjacent properties and rights-of-way. Bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops and/or stations should be provided along existing or planned routes.
SPECIAL CONSIDERATIONS	Between North Margin and Bridge Streets	Floodplain regulations represent a constraint to be considered for future development in this area. Due to the depth of the floodplain, parking lots are appropriate uses for the existing vacant parcels fronting the south side of North Margin Street. Historic structures within the floodplain should be maintained and protected in order to enhance the existing neighborhood pattern and character.

REGIONAL COMMERCE

The Regional Commerce 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, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play.

Regional Commerce areas have a high level of visibility along I-65 and arterial streets, which are important gateways into Franklin. New development should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. Interchange locations are limited in number and should be efficiently planned to capitalize on economic development potential. Infill buildings and parking structures are encouraged to replace existing surface parking lots. Sufficient transportation infrastructure is needed to accommodate the increasing travel demands created by these land uses which could include alternative transportation options.

Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character.

"NEW DEVELOPMENT SHOULD HAVE INTEGRATED DESIGNS WITH COORDINATED ACCESS, AMENITIES, AND COHESIVE ARCHITECTURE THAT FITS WITHIN THE CONTEXT OF THE CORRIDOR.





REGIONAL COMMERCE

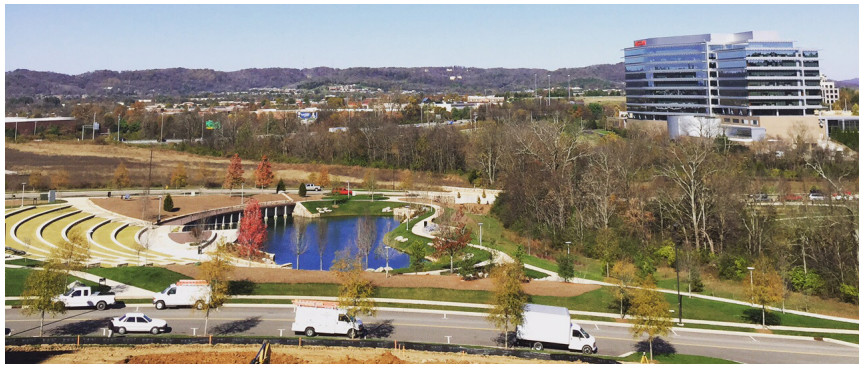
USES	Uses	Uses should be Regional Commercial, Local Commercial, Continuum of Care, Hotels, Institutional, and Multifamily Residential when part of a master planned, mixed-use development. Multifamily residential should be vertically mixed with ground floor commercial and upper story residential. Additional multifamily residential in stand-alone buildings may be a part of a master planned mixed-use development, but single-use multifamily development is not contemplated in this Design Concept and should be reserved for the Multifamily Residential Design Concept. The limited use of townhouses and live-work units may also be appropriate to help provide additional housing options in a walkable, mixed-use development and to transition to surrounding lower-scale residential. Higher intensity uses should be located closer to major thoroughfares, with less intensive uses transitioning to established residential uses. Single-story, commercial uses located along arterial roadways should be avoided in a mixed-use setting.

REGIONAL COMMERCE

FORM	Building Placement	Buildings should be arranged on sites so that they help to frame and define the streets, giving deliberate form to streets and sidewalk areas. Building setbacks should be minimal to create an active street environment that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks should be minimized wherever possible. Along high-volume streets, buildings may be set back from the street, provided they are sited to be consistent with the predominant line of building massing (setback) along the street. Building design should provide contextual references to its surrounding built and natural environment. Design context could include natural features, such as a river, lake, park, open space, or hillside; historic and cultural contexts; and existing architecture. Examples of contextual references could include maximizing visual access to scenic views, streets, pedestrian corridors, plazas, public art, and prominent buildings; incorporating distinctive architectural details, materials, and styles from nearby buildings where an established character exists; and siting buildings in a manner that uses the natural topography and minimizes grading. For new multifamily residential uses, the entire first floor facing the street should have commercial spaces with residential on upper levels. In locations where commercial use on the first floor is not viable due to topographical or environmental constraints or lack of visibility from a major street, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to an internal drive. Large expanses of surface-parking areas should be avoided. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots. Buildings, where feasible, should be sited or designed to create public spaces, such as plazas, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks. Drive-through windows and delivery or service areas should be to the side or rear of building.







REGIONAL COMMERCE

FORM	Building Character	Buildings should have at least one prominent main entrance oriented toward the street which engages pedestrian walkways. Additional entrances to buildings may be appropriate, but should be oriented to a street, internal drive that resembles a street, or prominent public space. Buildings should possess a tangible and distinct design quality not only at a distance but also up close. All building walls should employ massing variation, modulation, horizontal and vertical articulation, and architectural detailing to break down the overall scale of a building. The choice of materials and texture has great visual significance and can affect the long-term appearance and maintenance of the built environment. High-quality and long-lasting materials are encouraged, and the look and dimension of these material elements should relate to human scale.
	Building Height	Taller structures are encouraged around the I-65 interchanges and along Carothers Parkway, north of Liberty Pike, where higher travel demands can be supported, to create an attractive urban viewshed and promote economic development. Maximum building heights near the I-65 corridor are based on proximity to the interstate, ground elevations, and distance from residential neighborhoods. See Appendix E for maximum building heights within this design concept. Where transportation infrastructure is sufficient and where contextually-appropriate, new building heights should maximize the efficient use of land. New one-story structures are not generally encouraged in this area. Building height should not exceed three stories on properties adjacent to single-family neighborhoods. Appearance and functionality of development at intersections is important for creating a strong sense of place. Development should be coordinated across the four corners of an intersection so that building height, massing, and form is balanced on each corner to create a cohesive sense of place. New development should be designed to maintain scenic views of the surrounding hills, and buildings should be subordinate to nearby hillsides and hillcrests.

REGIONAL COMMERCE

SITE DESIGN	Landscape	Ornamental plantings, parking-lot islands, and street trees should be provided. Landscape buffers should be provided where adjacent to residential development.
	Amenities	Usable open spaces, such as plazas, courtyards, and outdoor seating areas, that serve as gathering areas should be provided. These open spaces should be highly accessible and in a prominent location that encourages continued active use. Street furnishings should include a combination of pedestrian seating, movable tables, planters, pedestrian-scaled light fixtures, artwork or decorative paving, waste receptacles, bike racks, and other furnishings. Public art and public art programs are encouraged. Sculptures, decorative benches, and/or other art elements strategically placed in prominent locations for public viewing are encouraged. The Franklin Public Arts Commission provides guidance to the Board of Mayor and Aldermen on public art.
	Parking	Off-street parking should be provided, and parking structures are encouraged. Parking should be located to the rear of buildings with limited side parking. Streets internal to a development may have on-street parking. Large expanses of pavement, particularly between a building and a street, should be avoided. Architectural and/or landscape features should be used so as to diminish the appearance of parking from public view. New developments should be encouraged to capitalize on shared parking.
MOBILITY	Vehicular	Vehicular access should be from the street. Common or shared access points are encouraged to limit curb cuts. Parking and services should be accessed through internal and secondary streets. Streets and internal drives should be designed for slower speeds to allow for mixing pedestrian and vehicular traffic. New streets should be designed per Connect Franklin.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. New development should be designed to provide a coordinated pedestrian system throughout the area to connect pedestrians to a variety of different uses on the site and between the site and adjacent properties and rights-of-way. Internal pedestrian systems should provide direct access from sheltered transit stops to buildings. These systems should be designed to accommodate alternative transportation options along with pedestrians. Bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan. Buildings should engage the street with landscaping, wide sidewalks, and street furnishings to allow for safe and comfortable movement of pedestrians.

REGIONAL COMMERCE

MOBILITY	Transit	Transit should be enhanced in this area to serve and support existing and future businesses, residents, and visitors. Sheltered transit stations should be provided along existing or planned routes. Employer-transportation programs are encouraged in order to reduce the percentage of trips made by single-occupant vehicles and to encourage transportation by alternate modes. Large developments should consider using shuttle systems service to provide for efficient vehicular transportation patterns.
SPECIAL CONSIDERATIONS	Big Box Retail	Big-box retail, where a single retail business encompasses more than 50,000 square feet in a single story, is limited to the west side of I-65 between Moores Lane and Oak Meadow Drive and east of I-65 south of Goose Creek Bypass.
	Carothers Parkway between Liberty Pike and Murfreesboro Road	Medical uses and supporting businesses are encouraged to remain and expand in this area.
	East of I-65 and south of the Reams Fleming Tract of Berry Farms	New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and east-west connector road. Limited development potential exists until such improvements are completed.
	East of Peytonsville Road and south of the Goose Creek Bypass Extension	The intersection of Goose Creek Bypass and Peytonsville Road will be a highly traveled area. Future transportation modeling show concerning delays and failures at the Goose Creek Bypass and I-65 interchange based upon the buildout of approved developments. Any additional large-scale nonresidential uses could have significant negative impacts on the projected delays near the I-65 interchange. Uses with non-peak trip generation patterns are encouraged as well as the following uses that may have a reduced demand on the transportation network: small-scale offices; local commercial uses; institutional uses; and other residential uses not listed in the Uses Section if the proper integration can be achieved.

REGIONAL COMMERCE

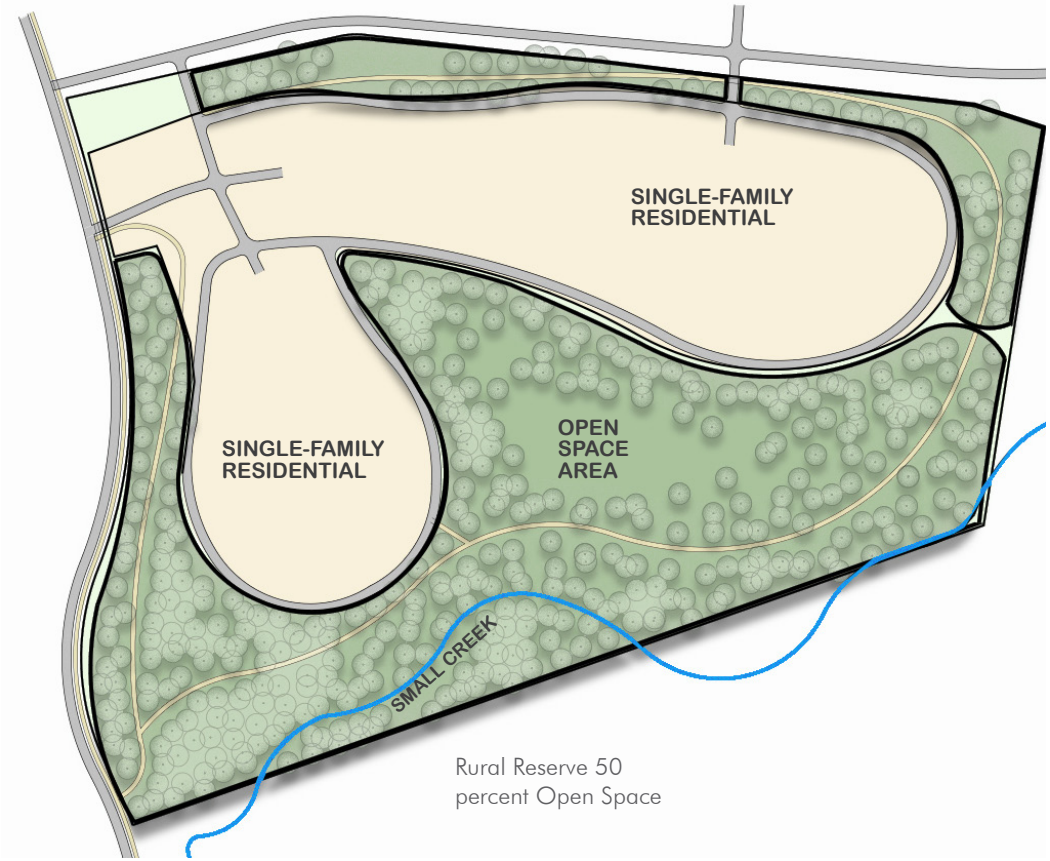
SPECIAL CONSIDERATIONS	Mallory Lane and McEwen Drive Intersection	Building heights may be up to eight stories on sites around the intersection if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The vacant parcel located between Centennial High School and McEwen Drive should also not exceed eight stories in height. The parcel on the northwest corner should be limited to a maximum of four stories, given the existing topography on the site. The intent is to balance the building heights around the intersection and to maximize the viewshed and the urban design aesthetic at this gateway location.
	Murfreesboro Road between Mack Hatcher Parkway and Quail Hollow Circle/ Rosa Helm Way	The Murfreesboro Road corridor includes an I-65 interchange and is an important gateway into the City. Redevelopment is anticipated and encouraged to create economically productive development while establishing a more people-friendly environment. This corridor should be further studied for future redevelopment, with an emphasis on cohesive design and access management.
	South of Long Lane and East of the Williamson County Agriculture Center	Future development should be low-scale nonresidential uses with minimal to moderate traffic demands that are compatible with adjacent approved projects. Institutional uses are encouraged.

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

"...DESIGN THAT HELPS CELEBRATE NATURE WHILE TRANSITIONING FROM THE MORE DENSELY POPULATED CITY TO THE RURAL COUNTY."



Rural Reserve 50 percent Open Space



RURAL RESERVE

USES	Uses	Single-Family Residential, Accessory Dwellings, and Institutional (See Special Consideration)
FORM	Building Placement	Residential lots should be clustered to preserve a minimum of 50 percent of natural open space. Residential lots and infrastructure should be located to respect natural features and to maximize the size of undivided open space areas. Grading techniques that dramatically alter site vegetation and topography should be prohibited. Developments should use the natural, existing topography and minimize grading to the maximum extent practicable. Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties.
	Building Character	Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings. Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling.
	Building Height	Maximum of two and one-half stories
	Lot Size	Lots should be one-half acre minimum

RURAL RESERVE

SITE DESIGN	Landscape	New development should preserve natural open spaces at a minimum of 50 percent of the overall site designed around natural features such as hillsides and hilltops, riparian corridors, meadows, agricultural lands, scenic viewsheds, wooded areas, and tree rows; however, up to five percent of the site could be integrated into the developed areas as described in the Amenities section below. Open space and natural features should be identified first so that the development co-mingles with the landscape. Open space should be provided in large tracts, connected across the site, and laid out in a manner so that adjacent development open space can become connected to form a contiguous protected network of green space. Greenways and trails should be provided in the open space areas. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity. Historic site features such as cemeteries, barns, accessory structures, and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin.
	Amenities	While large expanses of natural areas will contribute to the character of the development and provide passive recreation opportunities, open space amenities are also encouraged within the developable portion of the site. Up to five percent of the site could be courtyards, squares and greens, pocket parks, and neighborhood amenities as defined by Chapter 11 of the Franklin Zoning Ordinance. Greenways should be provided throughout the natural areas and will be counted as part of the natural area minimum.
	Parking	Parking should be to the side and rear of buildings or on-street.
MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	N/A

RURAL RESERVE

SPECIAL CONSIDERATIONS	Boyd Mill Avenue, Magnolia Hall Historic Estate	The historic home and the existing viewsheds of the property should be preserved per the previously approved development plan.
	New Hwy 96 West, Centennial Hall Historic Estate	The historic Centennial Hall and its prominent front yard should be preserved. Limited clustered infill may be appropriate if designed to minimize obstruction of its viewshed.
	Columbia Pike, South of Mack Hatcher Parkway	This scenic corridor should have deep setbacks of at least 250 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.
	Franklin Road, Jasmine Grove Historic Estate in Myles Manor	The Jasmine Grove historic estate and its setting should be preserved. Limited clustered single-family infill, not exceeding four new dwellings, may be appropriate on the south side of Jasmine Grove, adjacent to Lancaster Drive. Infill development should reflect the form and character within Myles Manor Subdivision.
	151 Franklin Road, Riverview Historic Estate	The rural viewshed along Franklin Road should be preserved, with infill to be located behind the Riverview historic house and its accessory structures per the previously approved Splendor Ridge Subdivision.

RURAL RESERVE

SPECIAL CONSIDERATIONS	Franklin Road and South of Mack Hatcher Parkway	Franklin Road is the last rural gateway into Downtown Franklin. Setbacks should be at least 150 feet along Franklin Road and Mack Hatcher Parkway in order to preserve the scenic viewshed, and parallel drives should not be located within the setback. The orientation of structures should address Mack Hatcher Parkway and Franklin Road. Commercial uses are not appropriate within this rural corridor. The form, architecture and style of new buildings should draw from the surrounding area and from historically significant buildings. Some of the historic dwellings in the area were built in the early nineteenth century and have Federal and/or Greek Revival architecture. The height of new buildings should be no taller than those nearby historic resources. Street infrastructure improvements to Franklin Road should be context sensitive in coordination with TDOT and City Streetscape Plans. Alternative options should be taken to avoid widening Franklin Road. Streetscape improvements to Franklin Road should be rural in nature, including informal, natural landscaping and traditional rural elements. New local streets should be rural in character, with swales instead of curbs, informal street-tree plantings, and traditional rural elements, such as stone walls and wood-plank fencing. Grading that dramatically alters site vegetation and topography should be prohibited. Development should use the existing, natural topography and minimize grading to the maximum extent practicable.
	Old Charlotte Pike, The Historic Hamilton House	The Hamilton House should remain and no new development is supported for this property in order to preserve the historic home in its setting.
	Lewisburg Pike	New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area.

RURAL RESERVE

SPECIAL CONSIDERATIONS	Lynnwood Way	A viewshed study should be provided during the review process to ensure the preservation of natural view corridors.
	Mack Hatcher Parkway/Cool Springs Boulevard Intersection	Small-scale institutional uses and public recreational uses are the only appropriate nonresidential uses in this location. The floodplain, hillsides and hilltops, scenic viewshed, and steep slopes are to be preserved, and a 150-foot corridor setback from Mack Hatcher Parkway should be provided. Parking should be provided for the Roper's Knob public park.
	New Highway 96 West	This scenic corridor should have deep setbacks of at least 300 feet for new development. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area. Commercial uses should not front along New Highway 96 West.
	Northwest Quadrant of Mack Hatcher Parkway, between Hillsboro Road and New Highway 96 West to the edges of the UGB	New development should be master planned and integrated into the design of the entire area including street connectivity. New development should enhance and improve the street network and align with Connect Franklin.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

SINGLE FAMILY RESIDENTIAL

The Single-Family Residential design concept consists of single-family residential neighborhoods on various lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. 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, water resources, and tree rows as accessible community amenities.

"NEW NEIGHBORHOODS SHOULD HAVE WALKABLE, WELL-CONNECTED STREET SYSTEMS THAT CONNECT TO SURROUNDING NEIGHBORHOODS AND NEARBY DESTINATIONS."











SINGLE FAMILY RESIDENTIAL

USES	Uses	Single-Family Residential, Accessory Dwellings, Duplexes, and Institutional (See Special Consideration) New duplex structures should not exceed ten percent of all residential structures, excluding Accessory Dwellings.
FORM	Building Placement	Buildings and their main entrances should address the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed so as to maintain privacy for both new and existing neighboring properties. Cottage court designs, where several cottages front a common open space, are also appropriate as a part of the overall development.
	Building Character	New buildings along established streets should be designed to be compatible with the predominant character along the street. The integrity of existing neighborhoods and subdivisions should be preserved. Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the City's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. Proportion, design, and facade width of dwelling should not be dominated by garages. Rear and side facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front facade of the dwelling.
	Building Height	Maximum of two and one-half stories
FORM	Lot Size	New development should include a range of lot sizes. The following are recommended minimums, but lot sizes should vary to provide more diverse housing options. Larger developments are expected to have a wide range of sizes. Lots with dwellings having attached garages that are front, side, or rear facing should have minimum widths of 65 feet and minimum sizes of 6,500 square feet. Lots with dwellings having front-facing detached garages should have minimum widths of 50 feet and minimum sizes of 5,500 square feet. Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development or part of a cottage-court design. Lots on the periphery of new developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Smaller lots may be located internally within new developments and should be served by active park amenities within walking distance.

SINGLE FAMILY RESIDENTIAL

SITE DESIGN	Landscape	Existing features, such as hillsides and hilltops, stone walls, tree rows, and wood-plank fencing, enhance the area and should be preserved. New landscaping should be provided at neighborhood entrances and in common open spaces. Common design elements, such as fieldstone walls and wood plank fencing, should be used along major thoroughfares to reflect Franklin's community identity.
	Amenities	Neighborhood amenities include common, usable open spaces, such as clubhouses, multi-use paths, playgrounds, and pools. Emphasis should be placed on quality open space as part of new developments. Residential developments should be designed around open spaces, which, in turn, should connect to adjacent open spaces and regional systems. Open space should not be designated as an afterthought based simply on land that is left over.
	Parking	Off- and on-street
MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops should be provided along existing or planned routes.

SINGLE FAMILY RESIDENTIAL

SPECIAL CONSIDERATIONS	Lewisburg Pike, between Henpeck Lane and Bowman Road	New lots along Lewisburg Pike should be comparable in size and width to those in existing neighborhoods on the opposite side of Lewisburg Pike.
	Murfreesboro Road Inside of Mack Hatcher Parkway	This corridor is an important gateway into Downtown Franklin. The presence of open space, in the form of larger lots and building setbacks, contributes to its character. Infill development that occurs along the corridor should reflect the existing character and setbacks. If development occurs on the Green Farm on the south side of Murfreesboro Road, then Ralston and Welsh Lanes should be extended. Welsh Lane should be a single-loaded street with dwellings facing Murfreesboro Road with primary access to the extension of Ralston Lane. Murfreesboro Road should have 150-foot open-space setbacks to maintain the viewshed into Downtown Franklin. Charlton Green should be used as an example for desirable site design and usable open space.
	Hillsboro Road, Inside of Mack Hatcher Parkway	This area is an important gateway and corridor into Downtown Franklin. The presence of open space, in the form of larger lots and building setbacks, contributes to the character of this area. Any infill that occurs along the corridor should reflect the existing character and setbacks. Established single-family residential uses should be preserved, and commercial intrusion is discouraged.
	East of Wilson Pike	New development should have a setback of at least 100 feet from the street to help preserve rural character.
	Peytonsville Road East of Future Carothers Parkway to the end of the UGB	Peytonsville Road will be the main access road for residences in the southeast portion of the Urban Growth Boundary and its rural character should be preserved. Therefore, a 150-foot setback from the Peytonsville Road right-of-way should be provided as new development occurs. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings should be provided to sustain the scenic and rural quality of the area.
	Institutional Uses located at the TuckAway Development (1190 Lewisburg Pike)	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 feet to preserve the rural and pastoral viewsheds along Lewisburg Pike, and buildings should maintain a height of two stories or less. Adaptive reuse of existing dwellings for institutional uses may be appropriate when accompanied by a development plan.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.

VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.





VILLAGE GREEN

USES	Primary	Single-Family Residential, Duplexes, Townhouses, Farmstead Residential, Small-Scale Multifamily, Live-Work, and Institutional (See Special Consideration)
	Secondary	Accessory Dwellings and Local Commercial
FORM	Building Placement	Development should be clustered to preserve a minimum of 70 percent of natural open space. Residential lots and infrastructure should be located to respect natural features and to maximize the size of undivided open space areas. Grading techniques that dramatically alter site vegetation and topography should be prohibited. Developments should use the natural, existing topography and minimize grading to the maximum extent practicable. Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Front-yard setbacks should be consistent along each block, but may vary between neighborhoods or between sections of neighborhoods. Side- and rear-yard setbacks of new buildings should be designed to maintain privacy for both new and existing neighboring properties. Cottage court designs, where several cottages front a common open space, are also appropriate as a part of the overall development.
	Building Character	Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings. Detached garages and attached garages that face the side or rear are encouraged over attached, front-facing garages for single-family residential development. If attached, front-facing garages are proposed, the garage should be recessed from the front facade of the dwelling. Other dwelling types, such as duplexes and townhouses, should have rear-entry garages.
	Building Height	Maximum of two and one-half stories. Mixed-use buildings that contain small-scale multifamily residential above first-floor commercial uses may have a maximum height of three stories. Residential buildings, including small-scale multifamily buildings without commercial, should not exceed a maximum height of two and one half stories.
	Lot Size	Lots on the periphery of developments should be sized to be consistent with the existing lots of adjacent neighborhoods. Single-family lots with dwellings having attached garages that face the front, side, or rear should have a minimum width of 65 feet and a minimum lot size of 6,500 square feet. Single-family lots with dwellings having no garage or an alley-loaded garage have no lot width minimum.

VILLAGE GREEN

SITE DESIGN	Landscape	New development should preserve natural open spaces at a minimum of 70 percent of the overall site designed around natural features such as hillsides and hilltops, riparian corridors, meadows, agricultural lands, scenic viewsheds, wooded areas, and tree rows; however, up to ten percent of the site could be integrated into the developed areas as described in the Amenities section below. Open space and natural features should be identified first so that the development co-mingles with the landscape. Open space should be provided in large tracts, connected across the site, and laid out in a manner so that adjacent development open space can become connected to form a contiguous protected network of green space. Greenways and trails should be provided in the open space areas. Historic site features such as cemeteries, barns, accessory structures and agriculturally related features should be preserved in their locations and context with careful site design around them to preserve the character of Franklin. Common design elements, such as fieldstone walls and wood plank fencing, should be preserved and used along major thoroughfares to reflect Franklin's community identity.
	Amenities	While large expanses of natural areas will contribute to the character of the development and provide passive recreation opportunities, open space amenities are also encouraged within the developable portion of the site. Up to ten percent of the site could be courtyards, squares and greens, plazas, pocket parks, and neighborhood amenities as defined by Chapter 11 of the Franklin Zoning Ordinance. Greenways should be provided throughout the natural areas and will be counted as part of the natural area minimum.
	Parking	Parking should be to the side and rear of buildings or on-street.
MOBILITY	Vehicular	Vehicular connections should be provided through adjacent developments, connect to the existing street network, and provide an interconnected sidewalk and street network in a grid or modified grid pattern. Streets and internal drives should be designed for slower speeds to allow for pedestrian safety. If there are existing street connections or stubouts adjacent to proposed developments, then those in the proposed developments should connect to the existing street network. If there are no existing street or stubout connections, then other locations should be identified in order to increase connectivity between developments.
	Bicycle and Pedestrian	New development should provide sidewalks, multi-use paths, and trails throughout its open spaces. They should connect to other conservation areas, paths, adjacent uses, and streets. These bicycle, pedestrian, and multi-use path connections should be designed and provided per Connect Franklin and the Parks Master Plan.
	Transit	Transit stops should be provided along existing or planned routes.

VILLAGE GREEN

SPECIAL CONSIDERATIONS	Northwest Quadrant of Mack Hatcher Parkway, between Hillsboro Road and New Highway 96 West to the edges of the UGB	New development should be master planned and integrated into the design of the entire area including street connectivity. New development should enhance and improve the street network and align with the outcome of the West Harpeth Study conducted in 2021, per Connect Franklin.
	Institutional Uses	New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development. The conversion of dwellings in existing residential neighborhoods for institutional uses is not appropriate.



DEFINITIONS OF LAND USES AND BUILDING FORMS

DEFINITIONS OF LAND USES AND BUILDING FORMS 118

RESIDENTIAL 118

INSTITUTIONAL 120

COMMERCIAL 120

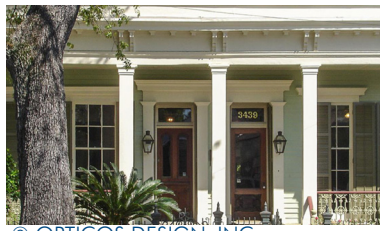
INDUSTRIAL 121



DEFINITIONS OF LAND USES AND BUILDING FORMS

Each design concept identifies appropriate land uses. The following are descriptions of the land uses and building forms that are referenced in each design concept.

RESIDENTIAL	Single-Family Residential	A single-family dwelling that is a stand-alone structure on its own lot and intended for occupancy by a single family.	
	Cottage	A single-family dwelling that is typically associated with cottage court developments; generally one story or one-and-one-half stories, with simple architectural features, often with a hipped or low-pitched gabled roof and window dormers.	
	Accessory Dwelling	A detached, self-contained, small dwelling located on the same lot as a larger, principal, single-family dwelling. The Accessory Dwelling may be a stand-alone structure or located above a detached garage.	
	Continuum of Care	A combination of housing, healthcare, personalized assistance, and supportive services designed to respond to the individual needs of those who need help with activities of daily living.	

RESIDENTIAL	Duplex	A building containing two dwelling units, which may be side-by-side, stacked, or front-to-back. They may have separate entrances or a shared common entrance.	 © OPTICOS DESIGN, INC
	Multiplex	A building containing three to four dwelling units that does not exceed two and one-half stories that has the appearance of one house from the street.	 © OPTICOS DESIGN, INC
	Townhouse	A building of three to six dwelling units that are joined side-by-side and separated by shared walls. Each dwelling unit has independent access to the frontage and may have small yards.	
	Farmstead Residential	A type of small-scale multifamily residential building with five to eight dwelling units per building that resembles a rural detached single-family farmhouse, barn, or has agriculturally inspired architectural features that is designed around significant open spaces and viewsheds. This type of housing is best suited for areas where rural character is desired to remain and may either be new construction or adapted reuse of an existing farmstead.	
	Small-Scale Multifamily	A residential building, with a maximum height of two and one-half stories, containing five to twelve individual dwelling units, with the units often stacked one above the other, sharing common walls and/or horizontal floors and ceilings, often called apartments, lofts, condominiums, or stacked flats, and includes both for sale and rent.	
	Multifamily Residential	A residential building containing five or more individual dwelling units, with the units often stacked one above the other, sharing common walls and/or horizontal floors and ceilings, often called apartments, lofts, condominiums, or stacked flats, and includes both for sale and rent. This definition also includes any number of attached dwelling units above ground floor nonresidential use in a commercial/mixed-use building. Some areas are limited to smaller scale buildings and those are described in the Small-Scale Multifamily definition.	

INSTITUTIONAL	Institutional	Land used for civic purposes, such as a cemetery, church, community center, fire station, government office, hospital, library, park, police station, post office, school, or other institution of public and semi-public gathering and to support the common good.	
COMMERCIAL	Live-Work Unit	A single unit consisting of both a nonresidential and a residential component, typically in a townhouse building form.	
	Transitional Office	A low-intensity office use that transitions between a higher-intensity commercial area and surrounding residential neighborhoods and is typically located in a single-family structure that has been converted to an office use or is located in a stand-alone building that has residential architectural features. These uses typically are limited in building size, parking-lot size, and hours of operation.	
	Hotel	A commercial establishment providing temporary sleeping accommodations, meals, and other guest services, but not bed-and-breakfast establishments or rooming houses. Hotels include a high level of guest services and on-site amenities such as pools, restaurants, fitness centers, and similar features. Guest rooms are only accessible from an indoor corridor.	
	Local Commercial	A commercial retail, personal service, or local business use that is generally located in a stand-alone building or in a small commercial center that serves surrounding neighborhoods. Examples include a beauty salon, drug store, daycare center, medical group practice, office suite for individual businesses, restaurant, small clothing store, small grocery store, and commercial recreation.	
	Regional Commercial	Large commercial uses that serve a larger regional market and may include department stores, grocery superstores, large discount stores, large specialty retailers, general retail, professional office, corporate headquarters, research and development, automotive uses, commercial recreation, and restaurants.	

INDUSTRIAL	Light Industry	Assembly, fabrication, processing, research and development, or warehousing of goods and materials using processes that ordinarily do not create fumes, glare, noise, odors, smoke, or health or safety hazards outside of the structure in which the process takes place. Light Industry includes auto-oriented uses, self-storage facilities, breweries, and veterinarians with outdoor kennels. The adaptive re-use of existing light industry structures for the purpose of creating performing arts centers or general event space may be appropriate.	
	Heavy Industry	A use characterized by a manufacturing or compounding process of raw materials that often involves outdoor operations as part of the process.	

IMPLEMENTATION

IMPLEMENTATION 123

UPDATES AND AMENDMENTS 125



IMPLEMENTATION

"...A DELIBERATE PROCESS ACCOMPLISHED THROUGH SOUND DEVELOPMENT DECISIONS, POLICY-BASED DECISIONS, LAND-REGULATION TOOLS, COORDINATION AND PARTNERSHIPS, AND SPECIAL PROJECTS AND STUDIES."

The adoption of this Plan is the first step in the implementation process. It is the product of considerable effort on the part of City elected and appointed officials, the Planning Commission, the Planning and Sustainability Department, community leaders, and involved citizens.

Moving the Plan from its long-term vision to reality is critical. It is a deliberate process accomplished through sound development decisions, policy-based decisions, land-regulation tools, coordination and partnerships, and special projects and studies.

DEVELOPMENT DECISIONS

Effective implementation involves a public-private partnership between developers and the City. It is the responsibility of developers to design development proposals around the tenets of the Plan, while it is the City's responsibility to consider the Plan in each decision and find ways to give life to the vision and maintain its integrity.

As authorized by the Tennessee Code Annotated, the Planning Commission will use the Plan to make decisions and recommendations about the physical development of the City. The Planning and Sustainability Department will provide support by evaluating proposed development and the degree to which it conforms to the Plan. Conformance with the Plan should be determined as follows:

1. Review the Guiding Principles to see if the proposed development or redevelopment actively supports the principles and the vision;
2. Determine the Design Concept that applies to the property using the Design Concepts map;
3. Review the applicable Design Concept section for appropriate land uses, building form (placement, character, height, and lot size), site design (landscape, amenities, access, and parking), and transportation recommendations (vehicular, bicycle and pedestrian, and transit);
4. Check to see if any special considerations apply to the property (located at the end of each Design Concept). If there is a conflict between the special considerations and the general Design Concept, the special considerations should apply; and
5. Determine whether the proposed building forms and uses conform to the Land Uses and Building Forms section.

"ALL OF THESE GUIDING DOCUMENTS ARE INTERCONNECTED AND SHOULD BE USED TO MAKE DECISIONS..."

POLICY-BASED DECISIONS

The Plan should work in coordination with the Connect Franklin, the Parks Master Plan, the Capital Improvements Plan, the Integrated Water Resources Plan, and other City planning documents. All of these guiding documents are interconnected and should be used to make decisions about managing growth, infrastructure investment, planning community amenities, preserving historic and natural resources, and designing development that enhances Franklin's unique identity and character.

LAND REGULATION TOOLS

Effective implementation requires consistency between the Plan and the City's regulatory documents. The Zoning Ordinance, Subdivision Regulations, Street Specifications, and Stormwater Ordinance should be reviewed and updated, as needed, to minimize conflicts and to ensure consistent implementation of the Plan. The Zoning Ordinance is the regulatory tool most associated with land use planning, and its requirements should make it easy for developers to do what the community wants for its future.

COORDINATION AND PARTNERSHIPS

Various planning elements are interconnected between many City initiatives, non-profit-based community projects, private development, and regional plans. The City should assume a leadership role in promoting strong partnerships between city, regional, and state public agencies; community groups and non-profit organizations; the local business community; neighborhoods; and the private sector. The City should conduct outreach and continuing education on the Plan's vision and principles by encouraging developers, builders, and the business community to help implement the Plan.

UPDATES AND AMENDMENTS

"MAJOR PLAN UPDATES SHOULD OCCUR EVERY FIVE YEARS TO GIVE THE CITY AN OPPORTUNITY TO REAFFIRM THE VALIDITY OF THE VISION..."

STATE LAW REQUIREMENTS

State law defines the manner in which the Plan may be adopted or amended. Prior to the adoption of the Plan or any parts of the Plan, the Planning Commission shall hold a public hearing thereon, published in a newspaper at least 30 days prior to the meeting. The adoption of the Plan or any part, amendment, or addition shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the Commission. The resolution shall refer expressly to the maps, descriptive matter and other matters intended by the Planning Commission to form the whole or part of the Plan, and the action taken shall be recorded on the adopted Plan or part thereof and descriptive matter by the identifying signature of the secretary of the Planning Commission (the Planning & Sustainability Department Director), and a copy of the Plan or part thereof shall be certified to the Board of Mayor and Aldermen.

MAJOR UPDATES

Planning is an ongoing process that responds to new information and changing conditions, challenges, and opportunities that may arise. Major Plan updates should occur every five years to give the City an opportunity to reaffirm the validity of the vision, revise the Plan to be relevant to today's world, and draft new strategies for consideration. These updates will be a significant undertaking involving public officials, City staff, citizens, and consultant services as needed. Updates should include an evaluation of areas where the Plan has been successful and where there may be a need for refinement, based on the following:

1. Identification of changing conditions, trends, or new approaches;
2. Evaluation of policies to determine their effectiveness and relevance to current conditions and trends;
3. Necessary adjustments due to changes in State law; and
4. Assessment of Plan amendments and/or any other deviations from the Plan to determine if there is a pattern of emerging changes.

PLAN AMENDMENTS

Amendments to the Plan may be reviewed by the Planning Commission on a quarterly basis. Since the Plan is the City's collective vision, ample opportunity will be provided for citizen input when amendments are proposed.

City-sponsored Plan amendments may include revisions to one or more sections of the Plan. These amendments will generally result from special projects or studies or as a result of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment. These amendments may include changes to any portion of the Plan, including the text, maps, or other corrections.

Applicant-requested Plan amendments to accommodate specific developments may be considered only for the design concept map and/or special considerations. The Guiding Principles and Design Concepts are the long-term vision for the future and are not appropriate to be considered for amendment as part of a development request. An applicant requesting a Plan amendment must demonstrate its need and justification, as follows:

1. Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;
2. The proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3. The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4. The proposal does not adversely affect the health and safety of residents, or damage the natural environment or scenic quality in contradiction to the Plan; and
5. Substantial improvements in the quality of life for City residents will be achieved.

An applicant requesting a Plan amendment must complete the following steps prior to the Planning Commission meeting where the request is to be considered:

1. Meet with Planning and Sustainability Department regarding the intent of the amendment request and demonstrate its need and justification.
2. Conduct a site visit with members of the Departmental Review Team (DRT).
3. Make a pre-application submittal.
4. Conduct a neighborhood meeting where information should be presented regarding the nature of the Plan amendment request and the proposed site design. Notice of the neighborhood meeting should be provided, at a minimum, to property owners within 500 feet of the property by first class mail at least one week prior to the meeting date. A report of comments from the neighbors should be included with the Plan amendment request submittal.
5. Submit a formal Plan amendment request for review by the Planning Commission, as outlined in the FMPC Bylaws and the Franklin Zoning Ordinance.

PROCESS AND OUTREACH

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"THIS PLAN GUIDES PUBLIC POLICY IN A MANNER THAT ENSURES THE CITY OF FRANKLIN CONTINUES TO BE THE COMMUNITY THAT ITS CITIZENS DESIRE IT TO BE."

OVERVIEW OF PROCESS

The vision, elements, and policies of the Plan are rooted in the information that was initially gathered through the following practices:

- Review, analyze, and understand the history of growth, existing conditions, and recent trends in land-use and development decisions.
- Conduct a development suitability analysis to highlight optimal locations for new and infill development and to identify areas with considerable constraints.
- Engage the public in an effort to produce a collective vision and identify key issues with new and future development.

EVALUATION OF EXISTING CONDITIONS AND TRENDS

The plan update involved reviewing and understanding the existing land-use conditions and how they have changed over time. The growth history and trends were assessed by referencing previous Franklin Development Reports, recent development requests and approvals, and analyzing population and employment projections. Other existing conditions, including the 100-year floodplain, steep slopes, utility expansion, and transportation improvements, were reviewed to determine the impact of physical growth and potential changes in land use. Existing policies were evaluated to determine their effectiveness and relevance to current trends, and past plan amendments were assessed to determine patterns of change. The information from this evaluation of existing conditions and trends can be found in Appendix A.

DEVELOPMENT SUITABILITY ANALYSIS

The second phase of the Plan involved updating the development suitability analysis to aid the Board of Mayor and Aldermen, Planning Commission, and the City staff in making decisions regarding future growth. This analysis tool demonstrates how suitable land is for development based on a number of factor and development constraints including hilltops, hillsides, rivers, water resources, floodplain, and riparian buffers and proximity to City sewer, primary and secondary thoroughfares, employment and commercial centers, and fire stations. The higher the number of constraints, the less appropriate the land is to handle development. The suitability maps directly influenced the Design Concept Map and may be found in Appendix B.

COMMUNITY ENGAGEMENT 2014-2017

Public engagement is the cornerstone of successful planning and the City engaged a wide range of stakeholders and community members over the course of two years. The City worked with consultant, Rundell Ernstberger and Associates to revamp the Land Use Plan which was adopted by the FMPC on January 26, 2017. Listed below are the highlights from the public outreach campaign.

STAKEHOLDER INTERVIEWS

One-on-one interviews were conducted with the Mayor, Aldermen, and Planning Commissioners to gather information on land use, growth, development preferences, infrastructure expansion, and transportation.

PUBLIC WORKSHOP SERIES

A three-night series of public workshops was held May 4-6, 2015, to discuss current land-use, development, and design issues and to identify objectives for future growth and development. The findings from the workshop series influenced the direction and shape of the Plan's vision, guiding principles, and design concepts.

INFILL WORKING GROUP

Individuals from the Planning Commission, the Board of Mayor and Aldermen, the Historic Zoning Commission, the Sustainability Commission, and the design community participated on an Infill Working Group. Their recommendations for land use and site design directly influenced the Design Concept Map and some special considerations regarding infill development.

HEIGHT OVERLAY STUDY

The City conducted a height overlay study that analyzed maximum building heights throughout the community. The resulting policy directed higher intensity uses toward the interstate, while maintaining the pedestrian scale throughout the remainder of the city.

SOCIAL MEDIA

As the draft Plan was developed, Facebook was used to solicit input regarding specific development and design recommendations. Using Facebook as a public participation outlet, approximately 45,000 people and businesses were reached. Citizens who do not typically attend or voice opinions at traditional public meetings were able to provide input on planning issues at various times during the development of the Plan.

PUBLIC DRAFT RELEASE

In September 2016, the City held two public open houses to present the initial draft Plan. More than 200 attendees walked through the stations and interacted with city staff and the consultant. Over 80 comment cards were received, covering a range of input and feedback. In addition to the open houses, city staff gave presentations at FrankTalks, Downtown Franklin Association, Franklin Tomorrow Board of Directors, Chamber Real Estate Round Table, Design Professionals Meeting, Franklin Rotary Breakfast Meeting, and held booths at the October 2016 Franklin Tomorrow Breakfast with the Mayors and the Williamson Inc. Chamber Luncheon.



COMMUNITY ENGAGEMENT 2022-2023

Five years after the adoption of Envision Franklin, the City began a major update of the Plan. This included re-affirming the vision and guiding principles, as well as refining the design concepts as our community grows and changes. The City engaged a wide range of stakeholders and community members over the course of two years. The City worked with consultant, Rundell Ernstberger and Associates to update Envision Franklin. Listed below are the highlights from the public outreach campaign.

STAKEHOLDER INTERVIEWS

One-on-one interviews were conducted with the Mayor, Aldermen, and Planning Commissioners to gather information on land use, growth, development preferences, infrastructure expansion, and transportation. From the interviews, twelve main themes emerged and were used to guide discussion at the February Special Joint Workshop with FMPC and BOMA. Those twelve themes were the Factory District, the Fifth Avenue and Hillsboro Road area, the future of West Harpeth along Del Rio Pike and Mack Hatcher Pkwy, the Conservation Subdivision, Columbia Ave between Downs Blvd and Mack Hatcher Pkwy, Industrial areas of importance, a vision for Mayes Creek, further refinement of the Regional Commerce Design Concept, Transfer of Development Rights, Serenbe, Georgia as a model city, providing flexibility in the Design/Review process for projects, and parking location.

PUBLIC ENGAGEMENT

On February 16, 2023, the first of two community workshops was held at the Factory at Franklin to identify preferences for uses, placemaking, design, and streetscape for area around the Factory as well as the boundary for a potential new Factory District.

A series of meetings were held on March 22, 2023 in the afternoon and evening to collect feedback specifically on key planning considerations facing Franklin, the vision statement, Guiding Principles, Character and Placemaking, Housing, Conservation subdivisions, Growth Areas, and Regional Commerce. There was overwhelmingly support for the current key planning considerations, vision, and guiding principles with suggestions to strengthen them. A major theme across all the other areas of discussion was preserving green space and the rural character of Franklin.

An online meeting was also held on April 13, 2023 hosted by the housing consultant, Deborah Myerson, to inform and answer questions about housing trends across the country and special to Franklin. The online format allowed for more people to participate who may have been uncomfortable or unable to come to in person meetings, as well as allowed for a recording of the full event to be captured and put online for view at any time. The consultant also took the time to write an answer every question asked in



COMMUNITY ENGAGEMENT 2022-2023

the online chat feature which was also posted to the Envision Franklin Update webpage.

A second community open house was held on June 26, 2023 at the Factory at Franklin to receive feedback on the draft Factory District Design Concept.

The Public Draft was released on September 7, 2023 and available to view on the project webpage. On September 19, 2023, the City held two community open house meetings at City Hall to share information about the Public Draft. Approximately 180 citizens attended the two meetings and 25 comment cards were collected with varying topics and opinions.

After the release of the Public Draft, the staff had individual meetings with some of the FMPC and BOMA members to discuss aspects of the Plan in more detail.

HOUSING ANALYSIS

During the Comprehensive Update of Envision Franklin, housing was identified as a key planning consideration and a housing analysis was conducted to better understand issues affecting supply, affordability, trends in the market, and the regulatory framework, while also gaining perspectives from local industry professionals. The City has long been interested in encouraging affordable, workforce, and moderately-priced housing and the City's Housing Commission was established to help raise awareness of potential opportunities and partnerships and to advise the Board of Mayor and Aldermen. Recommendations from the analysis were integrated into the Plan.

BOMA & FMPC JOINT CONCEPTUAL WORKSHOPS

Presentations at nine regularly scheduled Joint Conceptual Workshops were made to keep the BOMA, FMPC, and the public informed of public outreach results and to receive guidance on specific topics.

On February 17, 2023 and June 12, 2023, the BOMA and FMPC participated in half-day Special Joint Workshops. The February workshop was focused on recapping the one-on-one interviews with each of the BOMA and FMPC members, identifying key issues by ward, discussing housing strategies, conservation subdivision and floodplain, and the Mayes Creek Basin. This input directly contributed to the creation of new conservation-based design concepts, all of which provide for balanced development and open space preservation in key areas. The June workshop was focused on the Factory District Design Concept Draft recommendations and streetscape enhancements, housing strategies, the new draft Conservation Subdivision Design Concept, and a discussion on Transfer of Development Rights.









COMMUNITY ENGAGEMENT 2022-2023

COMMUNITY SURVEY

As the draft Plan was developed, Facebook, NextDoor, and the email distribution list were used to solicit input via an online survey regarding specific language for the vision, key planning issues, housing strategy, and guiding principles. Citizens who do not typically attend or voice opinions at traditional public meetings were able to provide input on planning issues at various times during the drafting of the Plan. There were over 1,000 responses and every one of the over 2,000 open ended responses were carefully categorized to guide revisions to Envision Franklin.

The responses echoed the results of the community feedback received at the March meetings, and confirmed that the vision, guiding principles, and key planning considerations were still representative of Franklin today. However, this survey also revealed that more than half of respondents who were asked whether new housing developments are offering enough variety said they were not and almost 300 comments specifically mentioned a concern over housing affordability. This prompted the addition of new language in the guiding principles and key planning considerations to address those concerns.

SOCIAL MEDIA

Facebook and NextDoor were two major outlets for how public meetings and opportunities to get involved were advertised. News about the Envision Franklin Update was shared from City accounts over 20 times in 2022 and 2023. Other stakeholder groups such as Franklin Tomorrow, Bike Walk Franklin, and Friends of Franklin Park also shared posts regarding Envision Franklin, furthering outreach.





2022 - 2023 OUTREACH SCHEDULE

- Dec 2022: Interviews with FMPC/BOMA
- Jan 5, 2023: Housing Commission Meeting
- Jan 11th: Meeting with Hard Bargain Association
- Feb 1st: Design Professionals Meeting
- Feb 8th: Development Services Advisory Commission Meeting
- Feb 16th: Factory District Community Workshop
- Feb 17th: Special JCW BOMA/FMPC
- March 10th: Sustainability Commission Meeting
- March 22nd: Community Meeting at Columbia State
- April 4th: Booth at Outlook Williamson
- April 13th: Future of Housing in Franklin Virtual Meeting
- April 25th: Booth at Breakfast with the Mayor
- May 3rd: Design Professionals Meeting
- May 24th: Booth at State of the City
- June 12th: Special JCW BOMA/FMPC
- June 26th: Factory District Community Open House
- September 7th: Public Draft and Housing Analysis Release
- September 19th: Community Open Houses
- October 5th: Housing Commission

COMMUNITY ENGAGEMENT 2022-2023

WILLIAMSON COUNTY GROWTH PLAN UPDATE

Williamson County's Growth Plan, which was developed pursuant to the requirements of Public Chapter 1101, was adopted in April of 2001. The Growth Plan established Urban Growth Boundaries (UGBs) around each of the six municipalities, as well as four Planned Growth Areas within the County. These growth boundaries had not been altered since their adoption in 2001. Early in 2021, the City of Franklin, along with Williamson County, Brentwood, Fairview, Nolensville, Spring Hill, and Thompson's Station began working collaboratively to update the Williamson County Growth Plan.

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

Through a series of community meetings and a public survey, City of Franklin staff engaged the citizens to raise awareness of the UGB study and provide feedback on the preliminary recommendations. Several property owners made specific requests to be removed from the UGB, and they were given an opportunity to publicly present their unique circumstances. Based on these presentations and feedback from the elected officials, adjustments to the boundary were made accordingly. In total, the staff engaged the Franklin Board of Mayor and Aldermen at six different public work session meetings throughout the fall of 2021 and the spring of 2022 for their input and guidance. Additionally, the staff engaged the Franklin Municipal Planning Commission and Franklin Board of Mayor and Aldermen and two public joint workshops during the fall of 2021.

Due to continued growth and development along the I-65 corridor, the City proposed an expansion of the UGB south of Long Lane and east of I-65. Through the referendum process, the City has annexed over 800 acres outside of the UGB in this area, and city services and infrastructure can be extended to support additional growth. A coordinated study of land uses, infrastructure, and the roadway network occurred for the territory recommended to be added. The City also proposed a reduction of the UGB north of New Highway 96 West, along US 31 Columbia Pike, and also along Carters Creek Pike and Southall Road. The reductions will help preserve rural character in the areas along Carters Creek Pike and north of New Highway 96 West. Minor adjustments along the fringes of the UGB have been made so the updated boundary follows parcel lines. In total, the City of Franklin added approximately 2,173 acres to the UGB and to removed approximately 2,534 acres, for a net loss of 361 acres.

The official Williamson County Growth Plan adoption process began on June 13, 2023 with the convening of the Coordinating Committee. The City of Franklin held two required public hearings prior to the BOMA approval of Resolution 2023-44 establishing Franklin's proposed UGB to the Coordinating Committee. The Growth Plan Update is still ongoing.



COMMUNITY ENGAGEMENT 2022-2023

GOOSE CREEK COORDINATED STUDY

Since 2019, the City has annexed approximately 850 acres by referendum outside of the Urban Growth Boundary (UGB). These parcels are all located south of Long Lane and east of I-65 within the Goose Creek Basin. Due to the proximity of I-65, the ongoing buildout of Berry Farms, and the ability to extend gravity sewer infrastructure, the area was identified as a short-term annexation capability. Yet, development challenges remain such as the need to improve the roadway infrastructure, upgrade water lines, increase water capacity, and grow in an orderly manner.

In 2021, the City issued a Request for Qualifications and hired a team of consultants comprised of Rundell Ernstberger Associates, CDM Smith, and Tischler Bise to complete the Goose Creek Coordinated Study of Land Use, Infrastructure, and the Roadway Network. The study area included the remainder of the Goose Creek Basin which was included in the updated UGB proposal.

The study was multifaceted and underpinned by significant community outreach. It included a market analysis, a fiscal efficiency of land use analysis, and an infrastructure financing strategy. A Vistro transportation model was built to understand future traffic patterns and limitations based upon future land uses. The initial analysis of the full buildout of currently entitled projects in the study area showed significant queuing at major intersections causing a failed level of service at signals around the Goose Creek Bypass and I-65 interchange. A slope analysis was conducted using two-foot contours to evaluate topographic conditions and help inform the location of the Conservation Design Concept.

Two land use scenarios were created and future traffic impacts were modeled. The "Partial Interstate Scenario" modeled the full buildout of the street network with a partial interchange located south of Ramsey Solutions on Pratt Lane. While it could allow for some peak hour relief at the Goose Creek Bypass and I-65 interchange and allow for some additional density, much work remains at the state and federal levels to advance this concept.

The "Flyover Scenario" modeled a southern flyover connecting the Carothers Parkway extension over I-65 to Lewisburg Pike. No interstate access would be provided. The model showed concerning peak hour delays, even with improvements to the street network, around the Goose Creek Bypass and I-65 interchange. Both of these scenarios were projected to have a significant funding gap between the costs necessary to construct the needed street network and the anticipated impact fees and tax revenues generated by the new development.

A scaled back third scenario was evaluated that took into account the buildout of parcels closest to the Reams-Fleming Tract of Berry Farms and extending south along the Carothers Parkway Extension to Peytonsville Road. The model showed excluded the southern flyover or the partial interchange which yielded concerning peak hour delays along Goose Creek Bypass between Long Lane and Lewisburg Pike.

During the Envision Franklin Update, a fourth land use scenario was presented at the June 22, 2023 Joint Conceptual Workshop which became the basis for the land use policies established for the recently annexed parcels without a design concept designation. Several Special Considerations were proposed and have been integrated. Future development will likely occur first closest to Long Lane and along Peytonsville Road, extending eastward. Development should be limited for the far-reaching parcels of the basin until needed infrastructure improvements can serve these parcels.

It is anticipated that this area will continue to be an active development area for many decades to come, therefore, revisiting land use and transportation policies will be critical as new development occurs. A complete and more detailed project history can be found in the Goose Creek Coordinated Study Technical Memorandum.

KEY PLANNING CONSIDERATIONS

Through the various community engagement opportunities, citizens noted many of the positive attributes of Franklin but also voiced several concerns regarding the current conditions of growth and development. A compilation of the key planning issues identified by the various stakeholders, the public, and the City staff are listed below. Most of these considerations were identified during outreach conducted in 2014-2016 and then reaffirmed during the survey conducted in 2023.

- Protection of Franklin's distinctive identity and character, with central attributes identified as family-friendly, historically distinctive, economically thriving, and education-focused
- Preservation of historic structures, neighborhoods, and established character
- Management of growth and the need to proactively plan for and direct it, rather than reacting to it
- Improvement or extension of infrastructure to direct growth to appropriate areas instead of extending services in multiple directions based on development applications
- Congested major thoroughfares due to over-reliance on arterials from lack of neighborhood connectivity
- Demand for more sidewalks and bicycle facilities
- Evolving transportation needs and desires, including frequent and convenient regional and local transit and on-demand travel options
- High land costs driving pressure for higher density and intensity in new developments
- Desire for mixed-use, infill, and walkable development, districts, and neighborhoods
- Diversity in housing stock to provide options for a variety of ages, incomes, family sizes, and preferences
- As part of the Housing Strategy, drawing attention to the "Missing Middle" housing options and expanding those use types throughout the design concepts
- Housing affordability and more for-sale options
- Desire to protect and maintain existing industrial areas
- Conservation of natural resources, open space, hills, and scenic vistas
- Consider the Harpeth River as a public amenity and increase pedestrian access by expanding the riverwalk, trails, and canoe access points.

MAJOR CHANGES TO ENVISION FRANKLIN

The comprehensive update includes minor and major changes. The planning area includes territory within the UGB.

One of the major updates involved the creation of several new conservation-based design concepts. Significant acreage was previously designated as Conservation Subdivision and guidance was provided that some of these areas needed to be further refined and differentiated. Throughout the public process, citizens made clear the desire for land to remain as open space and for open space preservation to be an important principle as future growth occurs. Housing options and housing affordability have also been key issues raised.

The former Conservation Subdivision Design Concept was transformed into three new design concepts to better reflect the desired future land use for these areas. The new design concepts seek to accomplish open space preservation while also allowing for a mix of housing types. The Rural Reserve Design Concept contemplates large single-family lots with 50% preserved open space. The Neighborhood Green Design Concept provides a mix of housing types with a 60% set aside of open space. The Village Green Design Concept was tailored to maximize open space while allowing for a variety of housing types.

The Factory District is also a new design concept that includes the Factory at Franklin as well as the properties along Liberty Pike, Harpeth Industrial Court, Morningside Drive, and the property due north. The Factory at Franklin is undergoing a major renovation and a new vision has been cast for this district to provide supporting commercial and light industrial uses as well as new residences to make this a one-of-a kind destination that adds distinction to our community.

A Housing Analysis was conducted as part of the update and many recommendations have been incorporated into the plan. A new Guiding Principle that addresses housing has been created to help underscore the importance. Clarity has been provided in the Uses section of each design concept to articulate the recommended future land uses. New residential uses were established including Farmstead Residential and Small-Scale Multifamily to help provide additional housing options at a residential scale. Duplexes are now supported in more design concepts to help meet the community's housing needs. In the Regional Commerce Design Concept, Live-Work Units and Townhouses are now supported in a limited capacity and guidance regarding Multifamily Residential has been provided.

Population projections, economic and demographic data, and the Introduction have all been updated. The Development Suitability Analysis (Appendix B) has been updated and an Annexation Analysis (Appendix C) has also been added to the appendix to help provide guidance on the timing and location of future growth in outlying areas. The Infill Character Map (Appendix D) has been updated to identify Established Areas and Transitional Areas which will help guide development in Central Franklin. The Height Map (Appendix E) was adjusted along Cool Springs Boulevard, Carothers Parkway, General George Patton Drive, McEwen Drive, Billingsly Court, and Long Lane to ensure new development is lower-scale and contextual. Many new photographs have been added to show good examples of site design and architecture.

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APPENDIX A: EXISTING CONDITIONS AND TRENDS

Existing conditions and trends were assessed in the first phase of drafting this Plan. Information contained within this Appendix was gathered in 2022 and 2023. Figures A.1 and A.2 show the 2015 estimated population and employment density, respectively. These figures represent the number of persons per acre for population and the number of jobs per acre for employment by traffic analysis zones (TAZ).

The projections for each TAZ are sourced from the Greater Nashville Regional Council (GNRC). By using TAZs to project population, the GNRC and Franklin can more accurately plan for where transportation improvements may be needed as a result of increased traffic, density, and travel times from within each TAZ. Every TAZ that intersects with the urban growth boundary (UGB) of the city was included in the population and employment projection maps to provide a better overview of the growth occurring both in and around the city. Based on these projections, the city can expect the most employment and population growth to both occur in the Cool Springs and Goose Creek areas. Although these projections provide a geographic perspective of where growth will occur, the GNRC does not provide projections for areas within the Franklin UGB as a whole, therefore the city coordinated with Williamson Inc. to calculate estimates for the 2040 employment projections.

The TAZ projections from the GNRC are based on population and employment estimates from 2017, then projections are provided for every 5 years to 2045. The projection methodology of the GNRC is sourced from Woods & Poole Economics, which uses more than 900 variables to more accurately and comprehensively project population, employment, and the movement of economic activity around the country. The 2022 technical summary for the Woods & Poole Economics projections methodology can be found here: https://www.woodsandpoole.com/wp-content/uploads/2022/06/TECH22-summary.pdf
Williamson County is expecting continued growth, with a focus of developing within the cities and in the County's Planned Growth Areas. According to a Woods and Poole population projection, Williamson County's population will be 315,000 in 2030 and 394,000 in 2040.

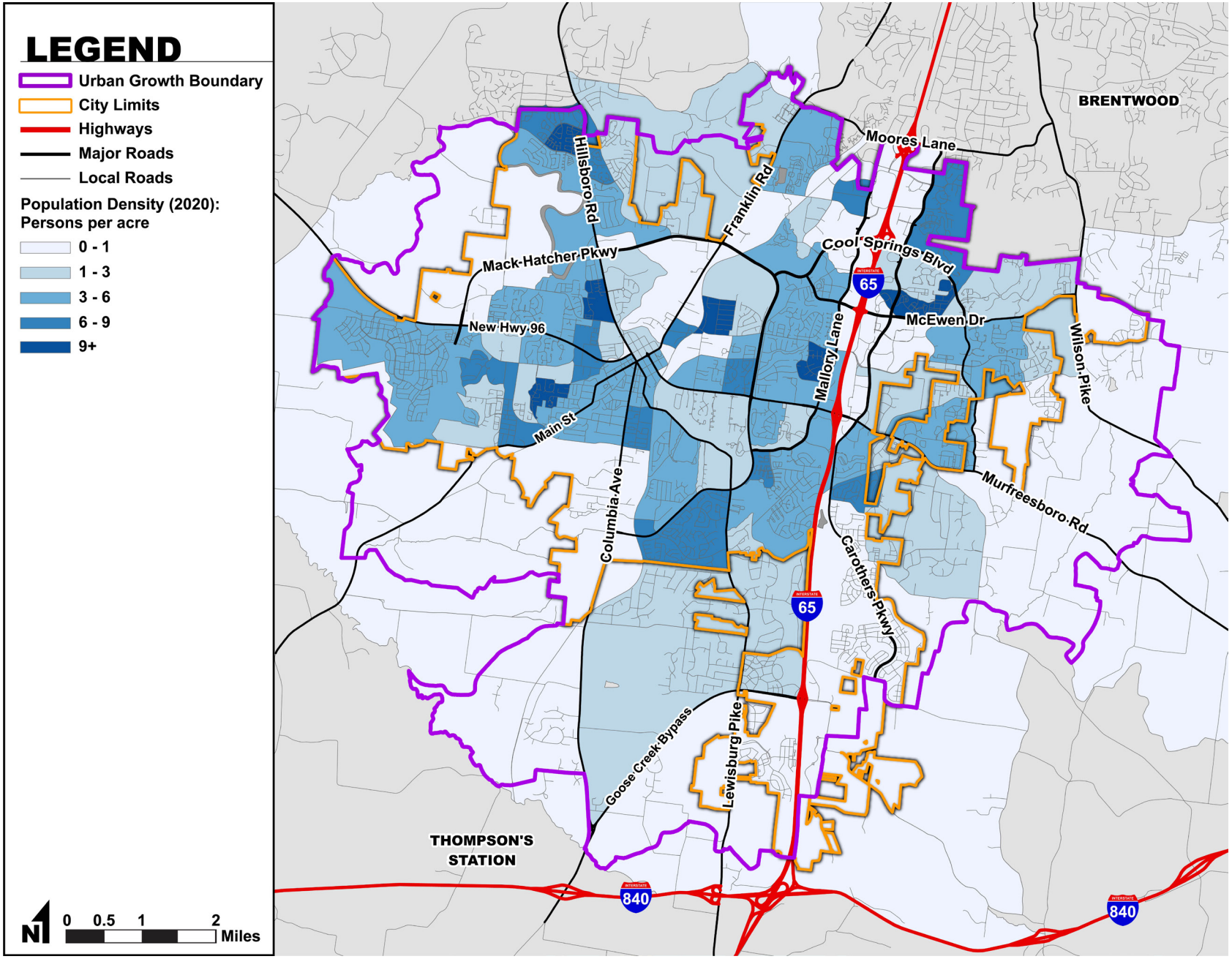
By 2040, it is projected that 133,647 will live in the City of Franklin / Franklin UGB area. This is a 52 percent increase in population from the 2015 estimate of 87,921. Projected employment within the study area for 2040 is 126,667, a 49 percent increase from the 2015 estimate of 84,995 jobs.

In addition to the existing population concentrations, additional residential development is anticipated to the northwest, between Hillsboro Road and State Route 96, around the Goose Creek interchange, in the Cool Springs area, and east of Interstate 65 along the Murfreesboro Road corridor. Figure A.4 shows the 2040 projected population density.

Employment growth is primarily expected to occur in established commercial areas, specifically the Cool Springs area, along Carothers Parkway. A new employment concentration is being developed around the Goose Creek interchange. Additionally, Downtown Franklin will also continue as an employment center. The 2040 projected employment density is shown in Figure A.5.

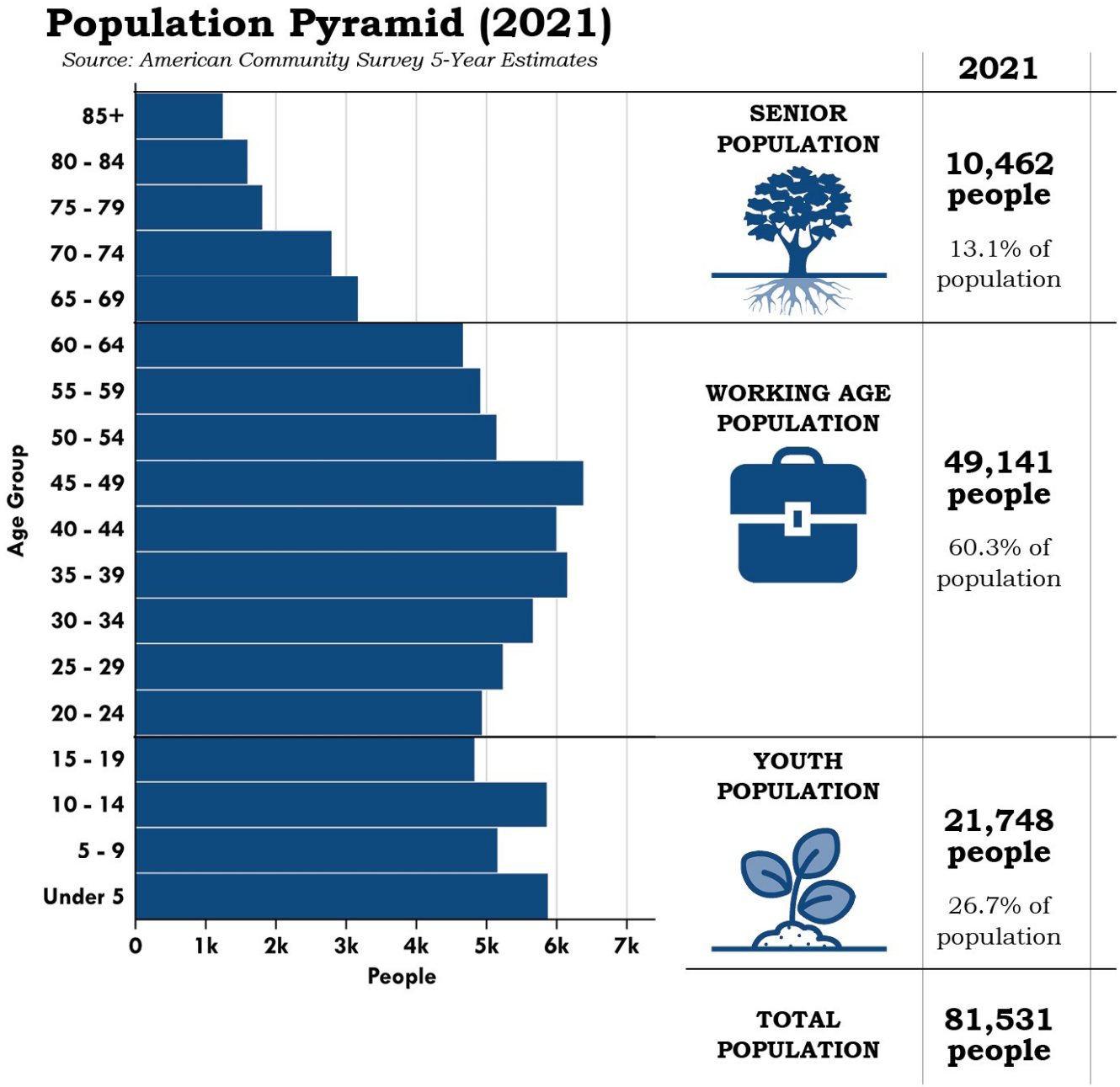
APPENDIX A: EXISTING CONDITIONS AND TRENDS

FIGURE A.1: 2020 POPULATION DENSITY



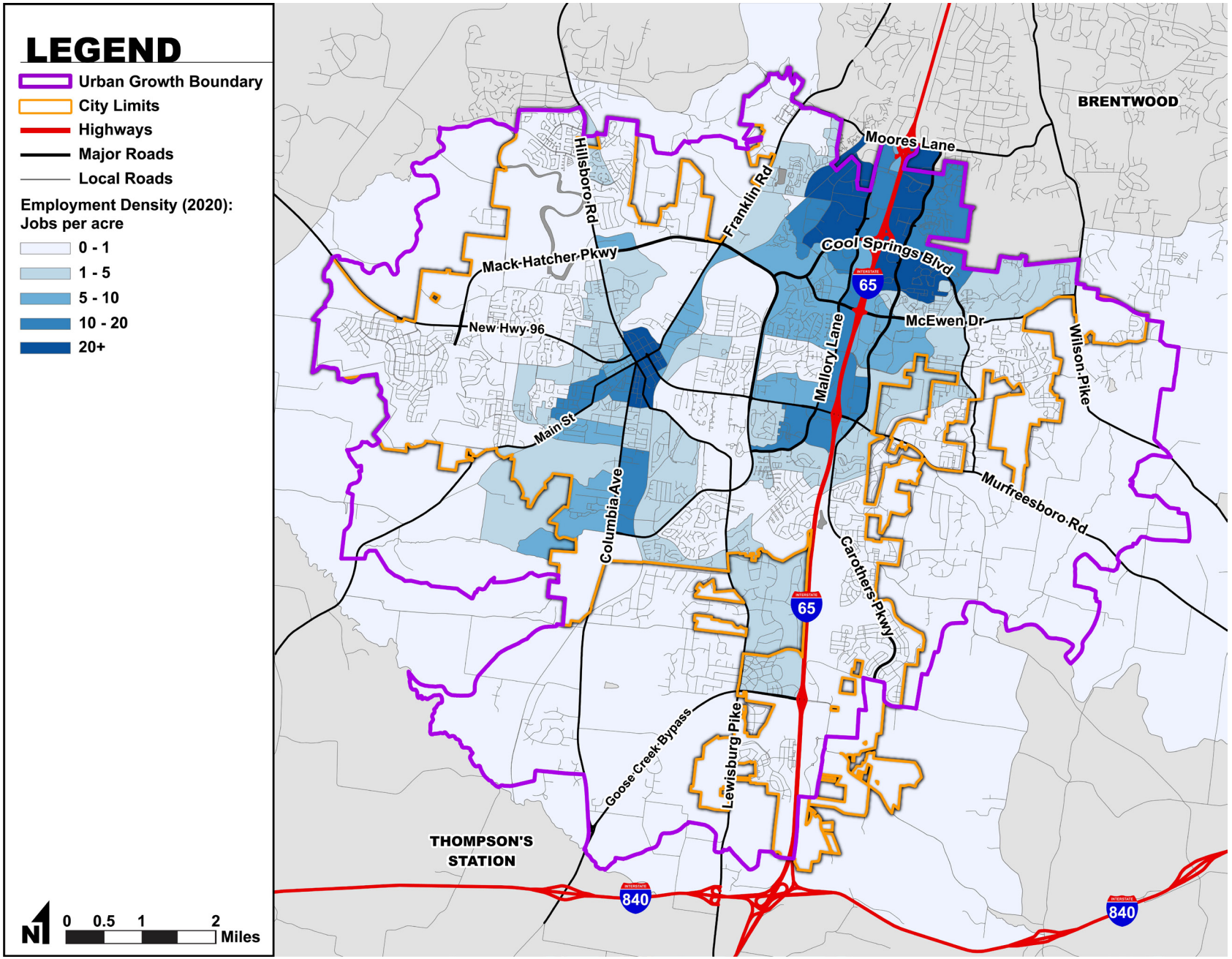
Source: U.S. Census

FIGURE A.2: 2021 POPULATION PYRAMID



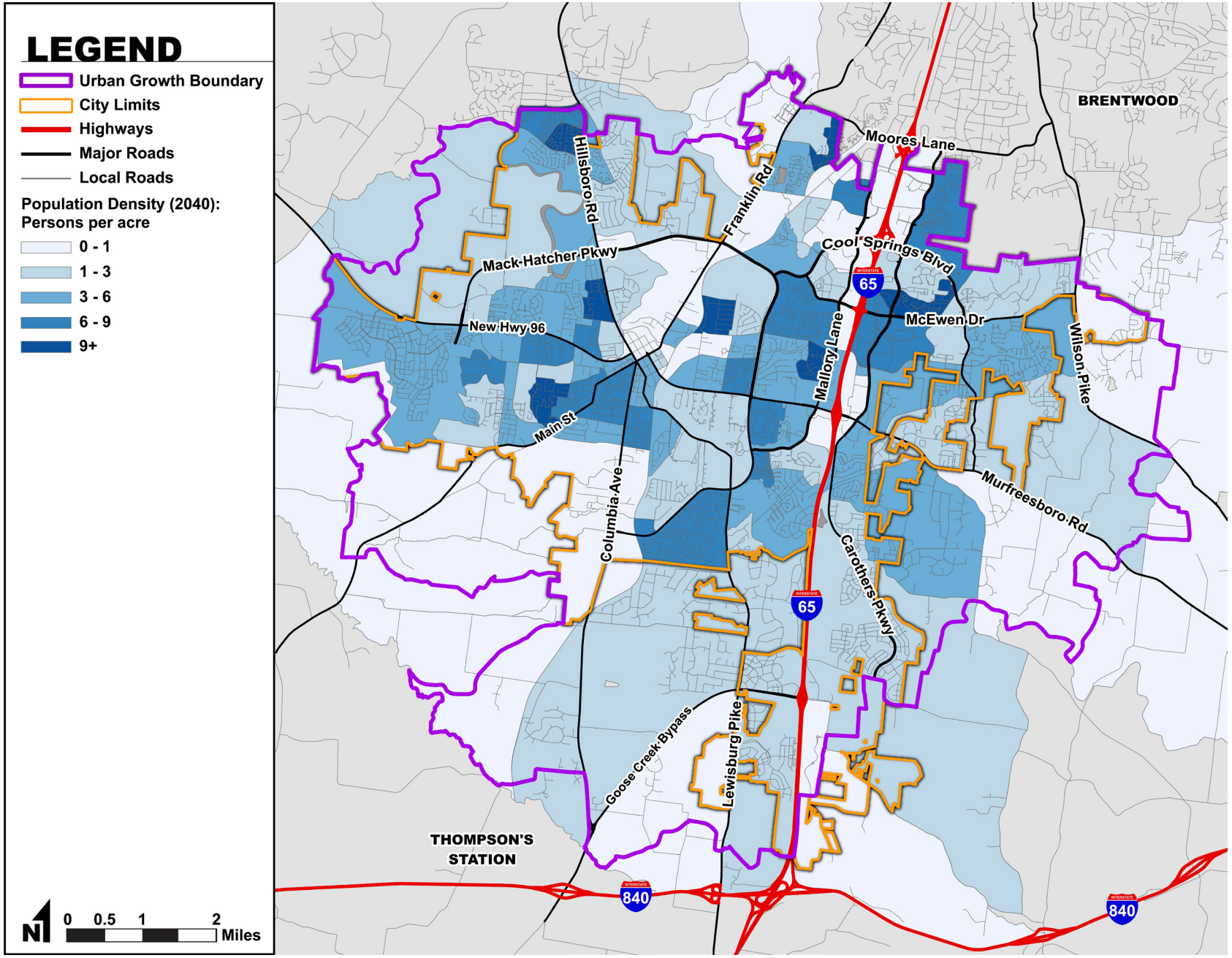
APPENDIX A: EXISTING CONDITIONS AND TRENDS

FIGURE A.3: 2020 EMPLOYMENT DENSITY



Source: U.S. Census

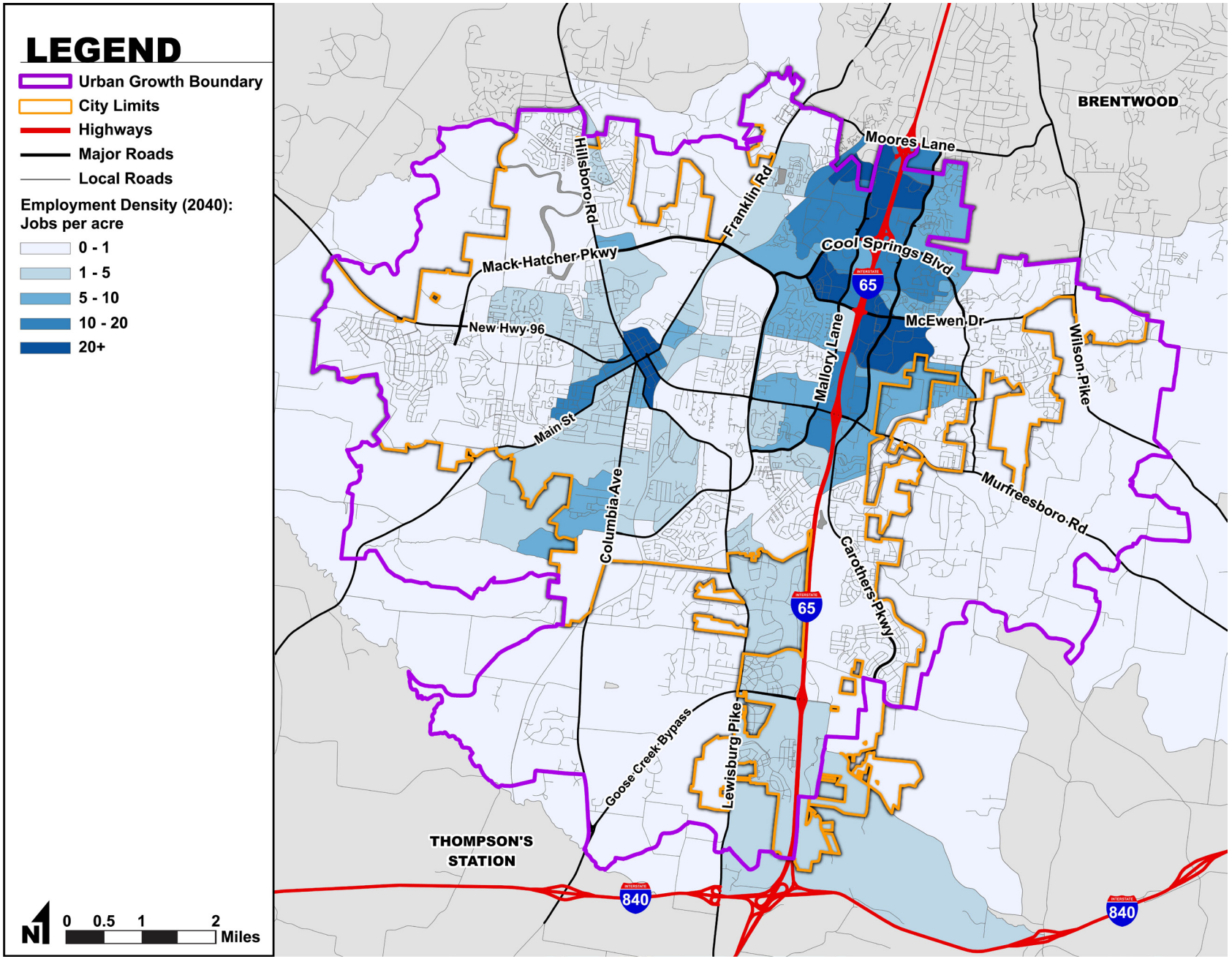
FIGURE A.4: 2040 POPULATION DENSITY



Source: U.S. Census

APPENDIX A: EXISTING CONDITIONS AND TRENDS

FIGURE A.5: 2040 EMPLOYMENT DENSITY



Source: U.S. Census

FIGURE A.6: COMMUNITY CHARACTERISTICS

Commuting Characteristics*

Source: American Community Survey 5-Year Estimates

	MODE	2010	2021
	Walked to work	0.6%	0.9%
	Biked to work	0.1%	0.0%
	Drove alone	78.0%	71.7%
	Carpooled	12.4%	5.2%
	Worked from home	7.0%	20.7%

WORKPLACE	2010	2021
Worked in Franklin	46.4%	57.1%
Worked outside Franklin	53.6%	42.9%
Worked in Williamson County	60.6%	71.9%
Worked outside Williamson County	36.4%	26.7%
Average commute time (minutes)	23.4	24.7

*Data shows characteristics of Franklin residents ONLY.

APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

The land suitability analysis was performed using the CommunityViz software plugin for ArcGIS and data sets provided by the City of Franklin. Relative suitability was calculated for 11 individual suitability factors. These factors were then weighted to calculate an overall suitability score for each parcel in the City of Franklin Urban Growth Boundary. Suitability scores are calculated as a number between 0 and 100 with higher scores representing greater development suitability. The suitability scores are relative, and it is important to keep in mind that parcels with low suitability scores may not or should not be considered totally undevelopable. It may be that a large portion of the site is undevelopable but not the whole site. Also, as utility infrastructure is extended and roadways are constructed or improved, development suitability may change.

SUITABILITY FACTORS

The nine suitability factors used in the analysis are:

FACTOR	DESCRIPTION
Floodway and Floodplain	Special Flood Hazard Areas defined as the area to be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year (Zones A and AE).
Hillsides and Hilltops	Defined as areas included in the Hillside/Hillcrest Overlay (HHO) District.
Fires Stations	Location of current fire stations as listed on the City of Franklin's official website.
Sewer Service	Existing water and sewer lines as provided by the City of Franklin.
Employment Center	Defined as the McEwen character area.
Commercial Centers	Groups of non-office commercial land use as determined by the "GLU" designation on the "PARCELSLCS" shapefile.
Riparian Buffers	Areas included within a 60-foot buffer on either side of water resources using GIS data from the USGS National Hydrography Dataset.
Primary Thoroughfares	Interstate 65, SR 96/Murfreesboro Road, and Mack Hatcher Parkway
Secondary Thoroughfares	Thoroughfares with access to Interstate 65 (Moores Lane, Cool Springs Blvd., McEwen Drive, Peytonsville Road/Goose Creek Bypass)
Parks	Location of city and county parks as provided by the City of Franklin.
Trails	Location of multi-use paths as provided by the City of Franklin.

FACTOR TYPE

Two types of factors were used in the analysis. The first type is proximity based; the closer the parcel is to the target area for each factor (i.e. commercial center, thoroughfare, fire station), the higher the suitability score. The second type of factor is overlay based. For these factors, the amount of overlap between the parcel and the target area (i.e. floodplain, hillside) is calculated. For example, parcels with higher amounts of overlap with hillsides and hilltops result in lower suitability scores.

APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

FACTOR WEIGHTING

Individual suitability factors were weighted to calculate the overall suitability scores. Physical development constraints (i.e. flood prone lands, hillsides and hillcrests, and riparian buffers) were weighted more heavily than the majority of the proximity measures (i.e. proximity to employment centers, primary thoroughfares, and fire stations for example). Proximity to sewer service was also weighted heavily as lack of sewer service significantly impacts the intensity of development that the land can support.

FACTOR	TYPE	WEIGHT
Floodway and Floodplain	Overlap	9.0
Hillsides and Hilltops	Overlap	9.0
Sewer Service	Proximity	7.5
Primary Thoroughfares	Proximity	7.5
Secondary Thoroughfares	Proximity	6.0
Riparian Buffers	Overlap	4.0
Fire Stations	Proximity	2.0
Employment Center	Proximity	1.0
Commercial Centers	Proximity	1.0
Parks	Proximity	1.0
Trails	Proximity	1.0

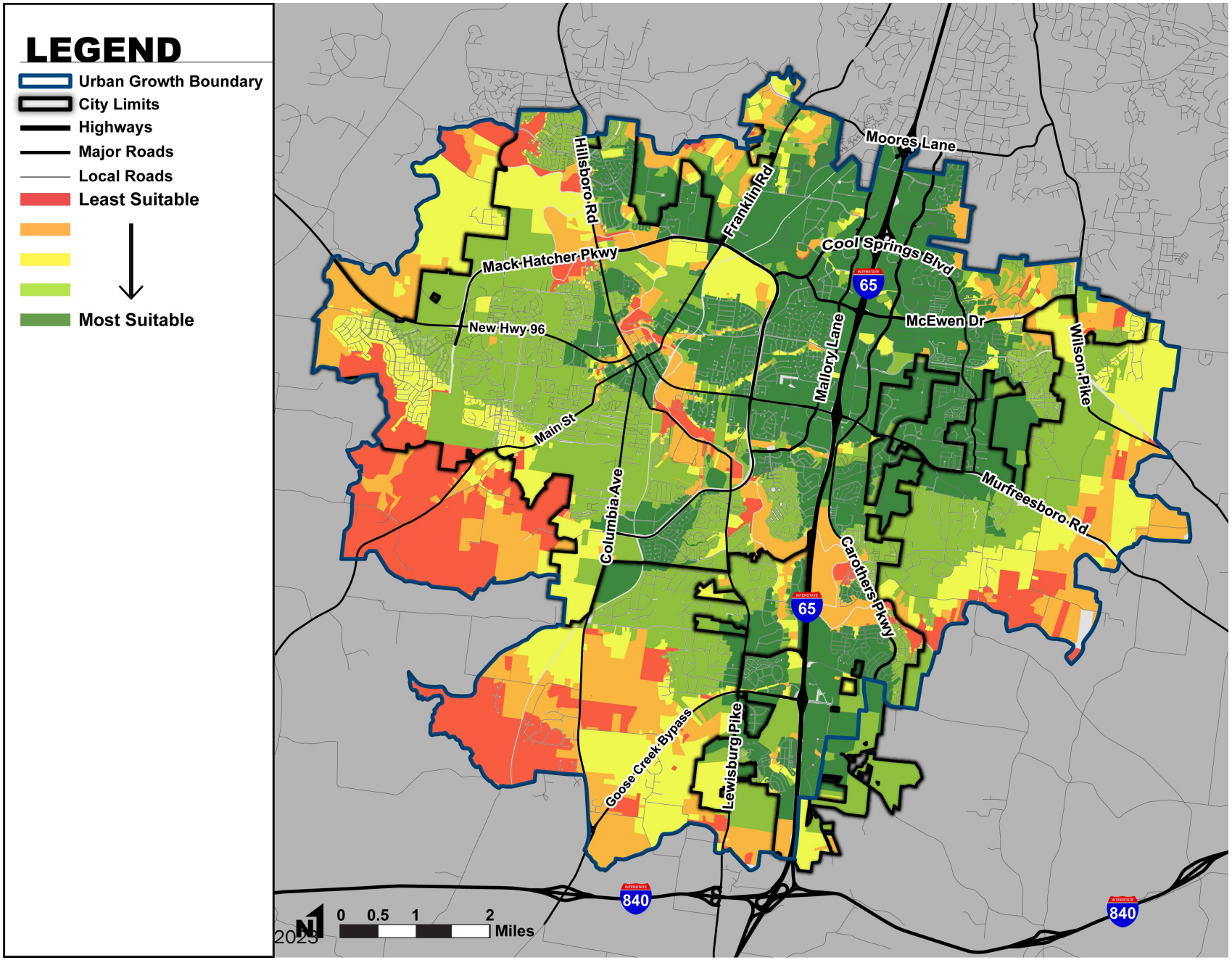
Changes to Suitability Analysis from 2016:

PARKS	WEIGHT
Description	Location of city and county parks as provided by the City of Franklin.
Factor Type	Proximity
Factory Weight	1.0

TRAILS	WEIGHT
Description	Location of multi-use paths as provided by the City of Franklin.
Factor Type	Proximity
Factory Weight	1.0

APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

FIGURE B.1: LAND USE SUITABILITY MAP (INCLUDES ALL FACTORS AND REFLECTS FACTOR WEIGHTING)



APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

FIGURE B.2: LAND USE SUITABILITY - FLOODWAY AND FLOODPLAIN

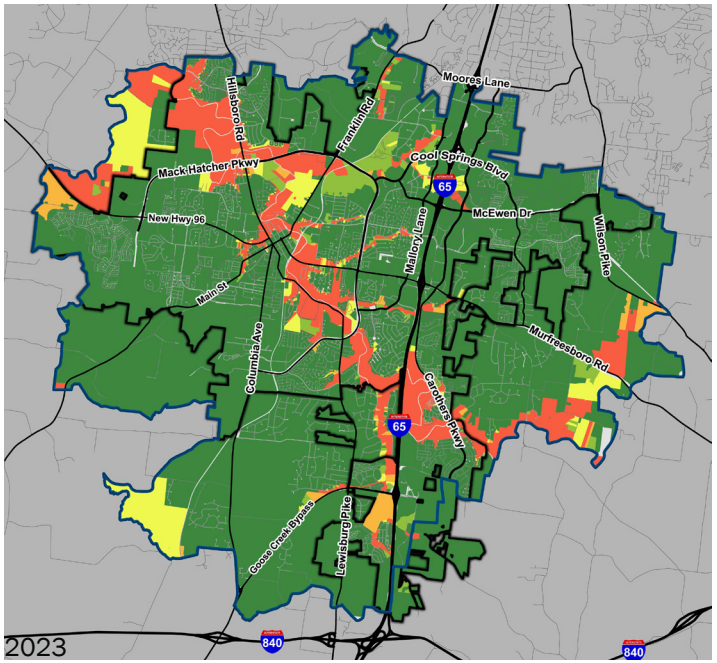


FIGURE B.3: LAND USE SUITABILITY - FIRE STATIONS

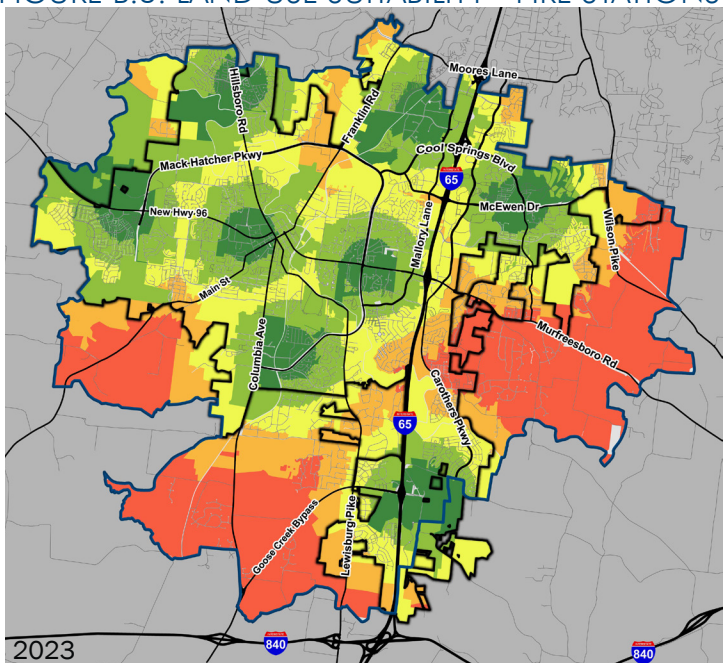


FIGURE B.4: LAND USE SUITABILITY - HILLSIDES AND HILLTOPS

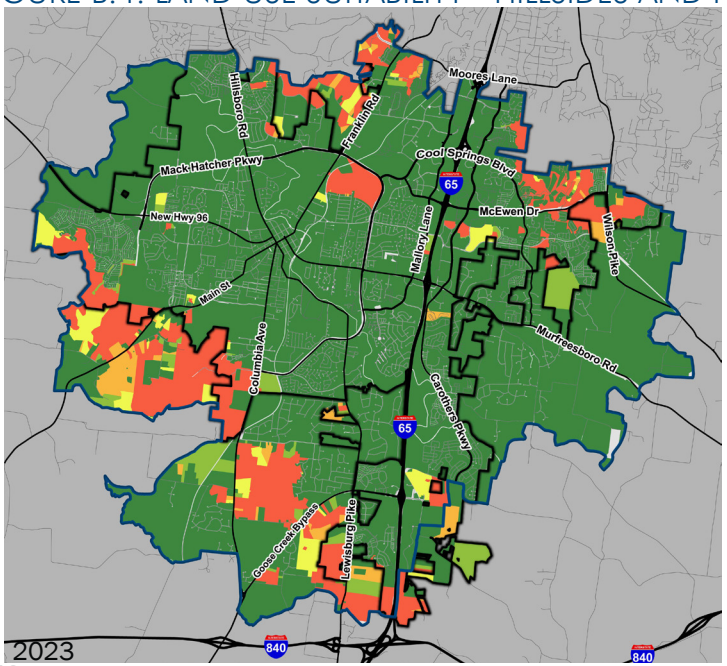
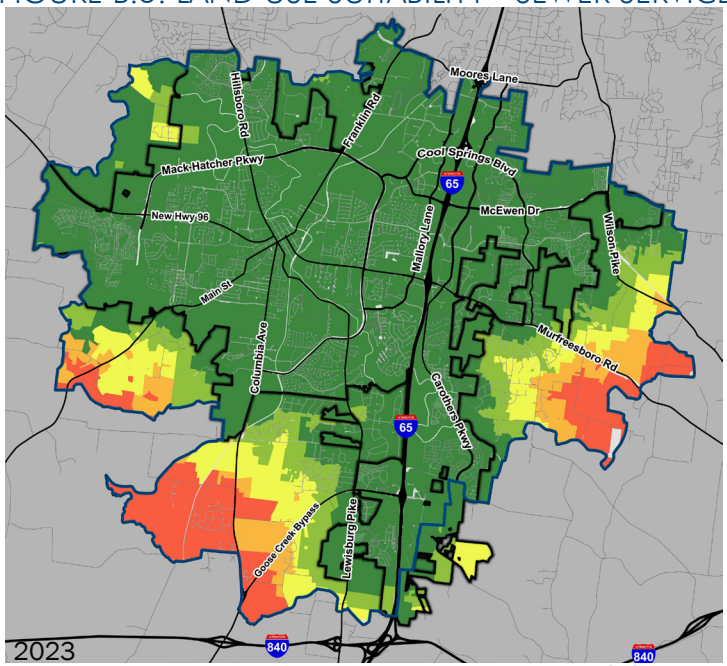


FIGURE B.5: LAND USE SUITABILITY - SEWER SERVICE



APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

FIGURE B.6: LAND USE SUITABILITY - EMPLOYMENT CENTERS

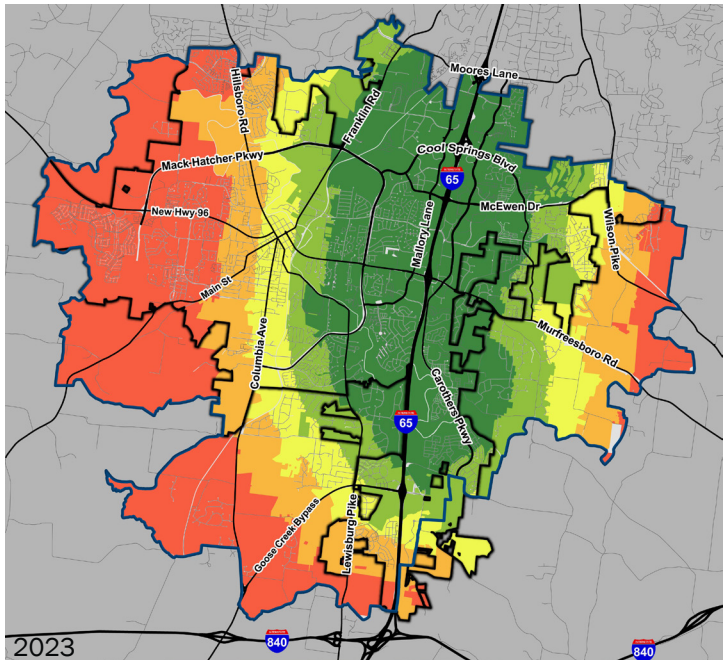


FIGURE B.7: LAND USE SUITABILITY - RIPARIAN BUFFERS

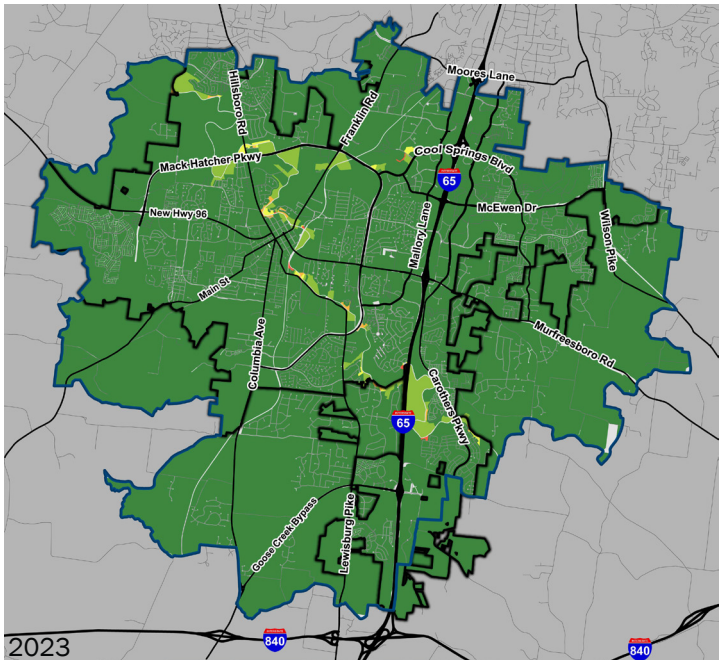


FIGURE B.8: LAND USE SUITABILITY - COMMERCIAL CENTERS

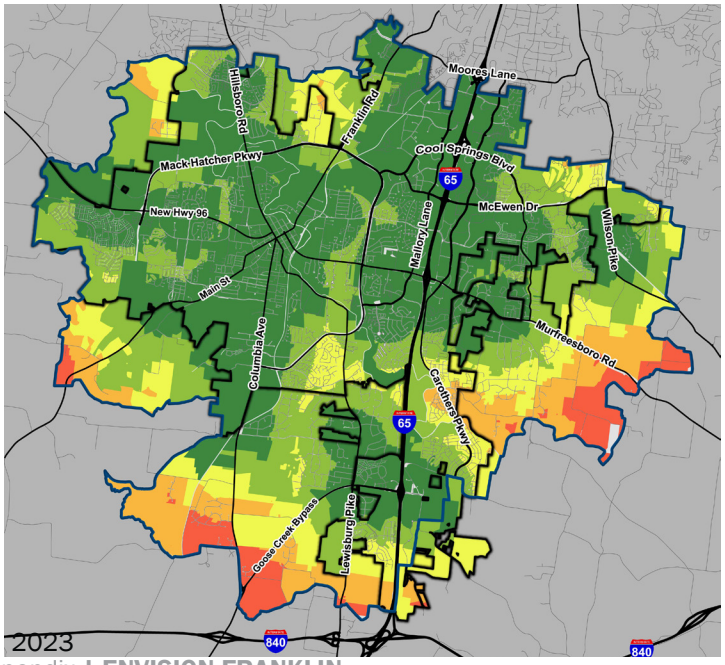
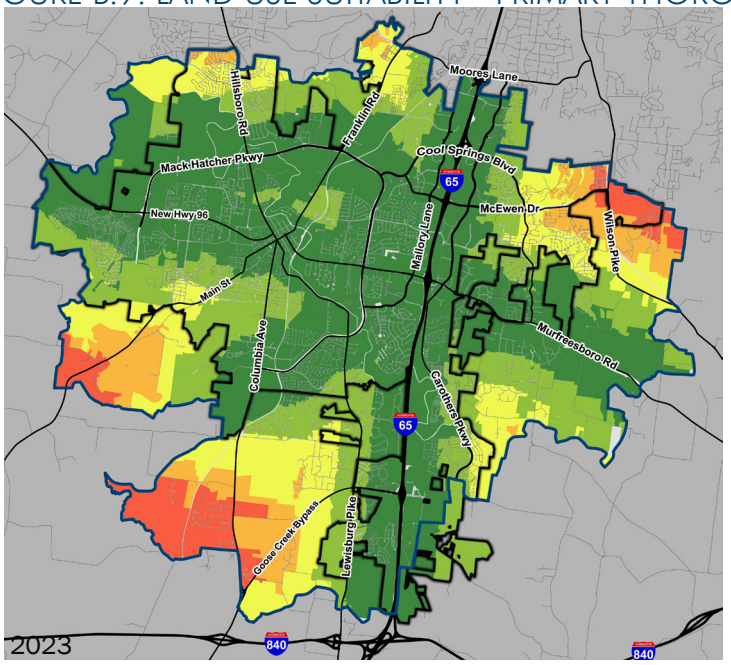


FIGURE B.9: LAND USE SUITABILITY - PRIMARY THOROUGHFARES



APPENDIX B: DEVELOPMENT SUITABILITY ANALYSIS

FIGURE B.10: LAND USE SUITABILITY - SECONDARY THOROUGHFARES

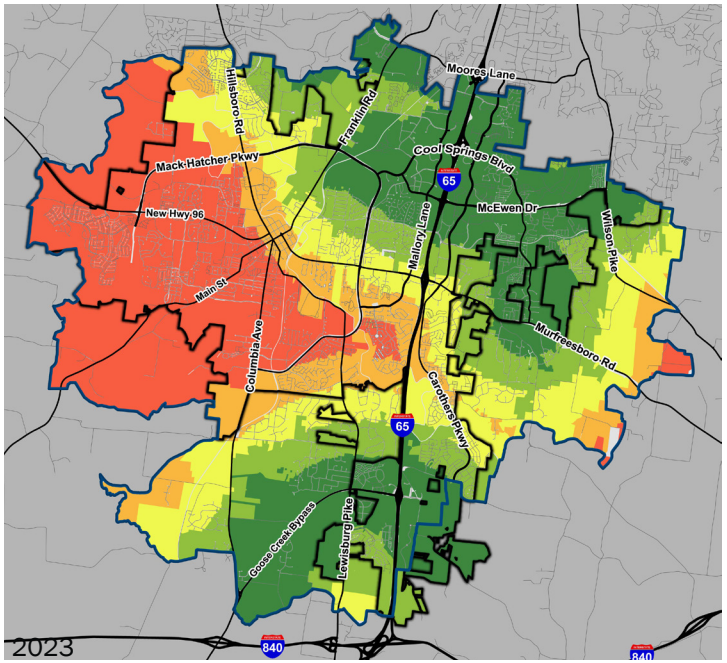


FIGURE B.11: LAND USE SUITABILITY - PARKS

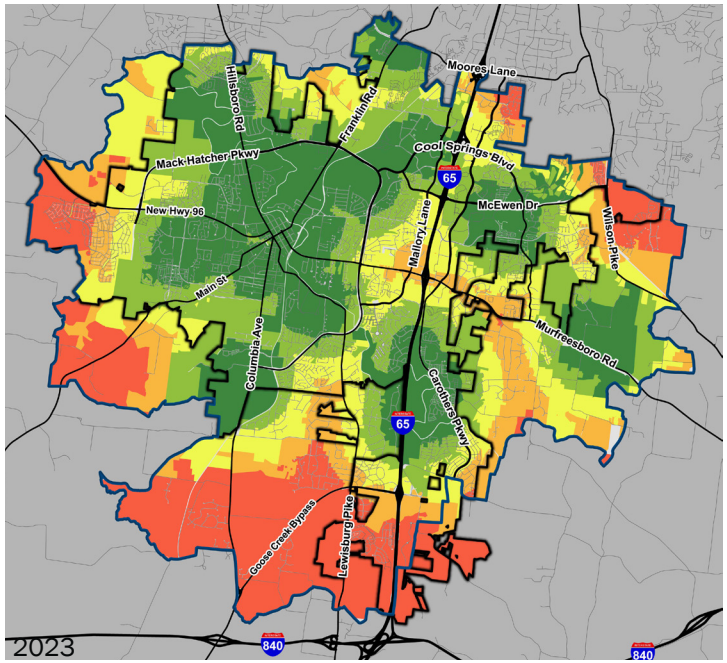
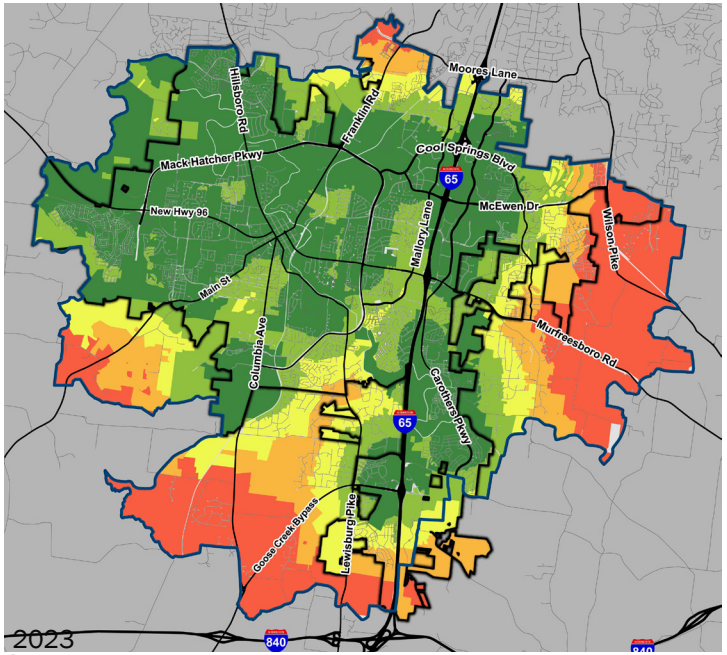


FIGURE B.12: LAND USE SUITABILITY - TRAILS



APPENDIX C: ANNEXATION ANALYSIS

The City of Franklin has grown from approximately two square miles in the 1960s to 44.82 square miles by 2022; since then, the State of Tennessee has amended laws regarding annexation that has changed how the City can grow.

Annexation can only occur when initiated by property owner request, unless done by a referendum vote for a designated area. Additionally, State law allows for the annexation of properties that are noncontiguous to city limits, and for properties outside of a city's Urban Growth Boundary when approved by referendum.

This suitability analysis coincided with the City's analysis of the drainage basins and the ability to serve with infrastructure that was studied to make a recommendation for the Williamson County Growth Plan Update that occurred in 2023. The City viewed basins holistically to determine the feasibility of annexation and extension of services to the basins if they continued to be part of the City's Urban Growth Boundary.

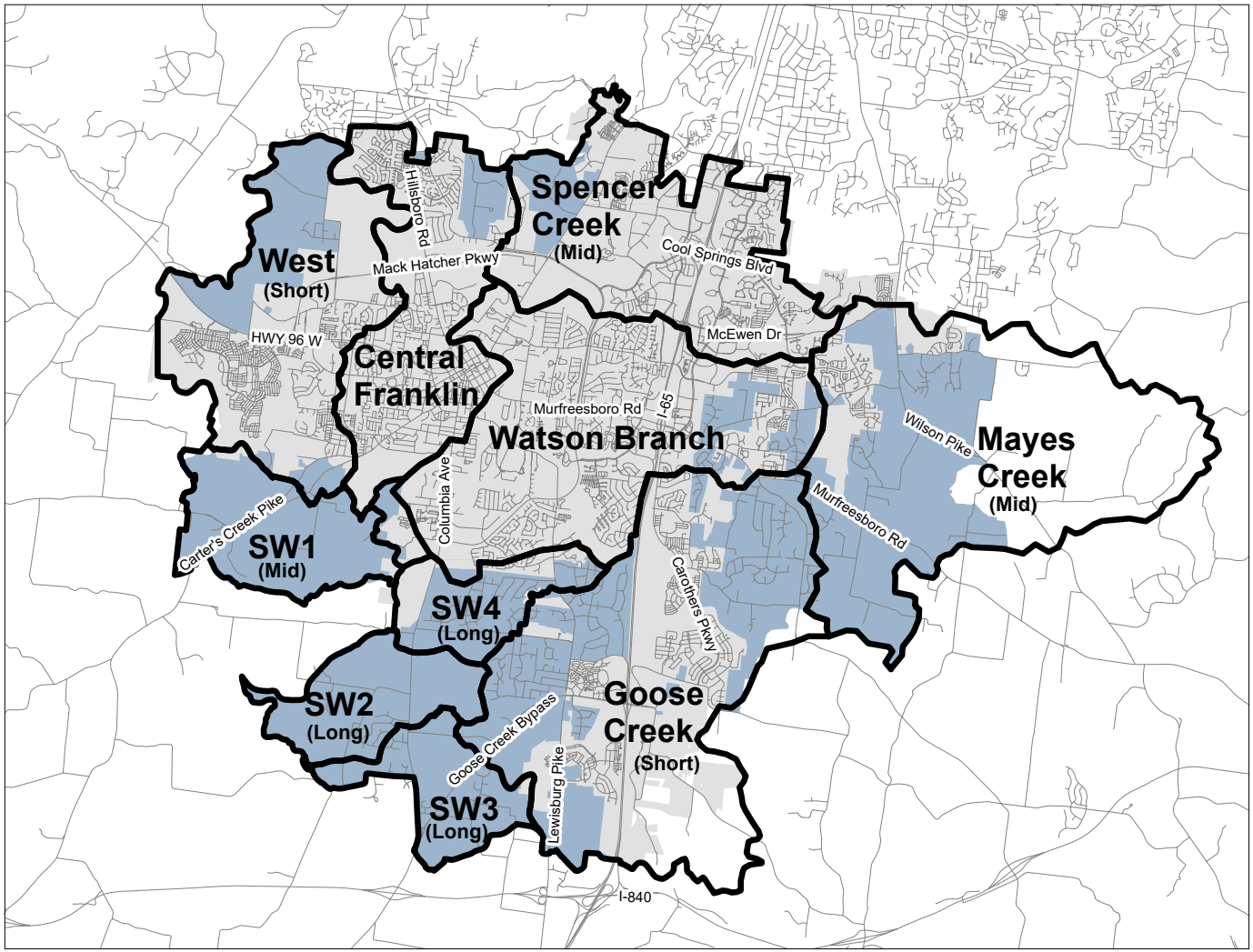
Annexation suitability was assessed as a part of the Envision Franklin comprehensive 5-year update and each drainage basin across the Urban Growth Boundary was reviewed using the following information:

- Total and Developable Acreage
- Future Land Use
- The City's ability to serve with water, sewer, roadway infrastructure, and fire service.
- Cost of investment needed to provide the basin with service.
- The vision for the basin as future development occurs.

The culmination of this information led to the determination of whether the basin has short, mid, or longer-term annexation suitability, where short-term was viewed as a 0-9 years, mid-term of 10-19 years, and longer-term viewed as 20 years. The breakdown of this information, and the suitability assessment for each basin can be viewed in this appendix.

APPENDIX C: ANNEXATION ANALYSIS

FIGURE C.1: FRANKLIN'S DRAINAGE BASINS & ANNEXATION CAPABILITIES



Legend

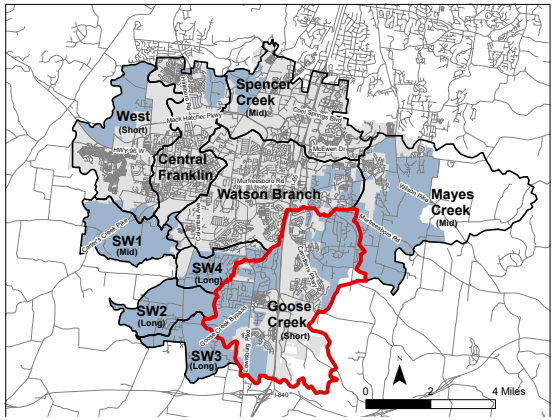
- Drainage Basins
- City Limits
- Current Franklin UGB

0 2 4 Miles

N

APPENDIX C: ANNEXATION ANALYSIS

Goose Creek Basin (Short-Term)



GENERAL INFORMATION

The Goose Creek Basin is located in the southeastern portion of the city extending approximately from Murfreesboro Road on the north, to the end of Pratt Lane on the south, the Snowbird Hollow Road & Goose Creek Bypass intersection on the west, and Arno Road on the east. The basin has 10,372 total acres within the City's Urban Growth Boundary (UGB), approximately 2,400 of which has been deemed developable.

ANNEXATION CAPABILITY

The Goose Creek Basin is the focus of strong development interest, and has been a focal point of annexation between 2019 and 2021, with 815 acres of land outside the UGB being annexed into the City. The continued buildout and approval of projects on the Berry Farms tracts has shown this is a desirable area to live and work, and will continue to be so in the future. Due to these factors, and the availability of sewer infrastructure in the area, the Goose Creek Basin has short-term annexation capabilities. However, the outlying areas of the basin are likely more long-term growth areas due to the timing of future infrastructure improvements to support development.

VISION

The Goose Creek Basin will see increased density along the I-65 corridor with the continued buildout of the Berry Farms developments, with density decreasing gradually towards the edges of the UGB. Significant study has occurred to analyze the vision and future for the Goose Creek Basin; the basin has potential for a range of development intensity depending on additional access available to I-65 and the timing of roadway improvements. The east side of I-65 should provide a mix of residential and commercial uses that serve the local area, with a focus on uses that will not significantly contribute to peak hour delays at the I-65 and Goose Creek interchange. If the southern flyover cannot be constructed, then density and uses in the southern part of the basin will likely be limited to predominantly single-family residential use due to access constraints and anticipated failing queue times at the I-65 and Goose Creek Bypass interchange.

TRANSPORTATION/ACCESS

Major roadway connections are planned to service the area with the extension of Carothers Parkway, Goose Creek Bypass, the widening of Peytonsville Road, and others in the City's Transportation Network Plan, Connect Franklin. These infrastructure investments will likely be driven through development and are not currently funded through the City's Capital Improvement Project (CIP). In addition to the CIP transportation projects, the City has engaged TDOT about the potential for a new partial interchange on I-65 located just north of the I-840 & I-65 interchange. The construction of this partial interchange would support additional development opportunities in the southern portion of the basin, but it is unknown at this time whether this will become a reality.

LAND USE AND GROWTH

The Goose Creek Basin has a combination of land uses throughout that include Regional Commerce, Neighborhood Mixed-Use, Neighborhood Commercial, Rural Reserve, Neighborhood Green, Large-Lot Residential, Mixed Residential, Single-Family Residential, and Conservation. Growth in this basin, will have topographical constraints limiting development potential; hilltops and steep slopes are prevalent throughout the basin especially along the southern boundary. Several creeks flow through the basin into the Harpeth River.

It is anticipated that development will continue to occur starting in the area south of Long Lane and east of the Reams-Fleming Tract, before properties further to the east are able to develop.

APPENDIX C: ANNEXATION ANALYSIS

Goose Creek Basin (Short-Term)

WATER/SEWER AVAILABILITY

Three different water districts serve the Goose Creek Basin. The southern portion of the basin is served by Milcrofton Water District. According to representatives from Milcrofton, additional storage capacity will be needed for the area to provide enough water for future development and distribution lines will need to be upsized. Sewer availability in the basin is heavily dependent on the construction and sizing of the conceptual South wastewater treatment plant that will ultimately be needed to serve the area as it builds out. Gravity sewer will need to be extended further to the southeast in order to integrate and serve the remaining properties of the basin.

FIRE SERVICE

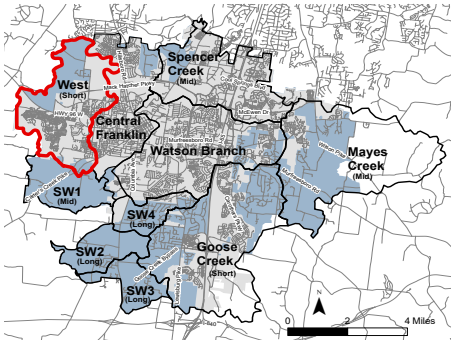
Franklin has recently improved fire service in the area with the construction and opening of Franklin Fire Station #7 near the corner of I-65 and Goose Creek Bypass. This new fire station will reduce service times to the entirety of the basin, especially the southern portion of the basin which has recently been brought into Franklin's UGB.

COST OF INVESTMENT NEEDED

Significant investments will be needed for the southeastern portion of the basin to buildout. According to Connect Franklin, there are several improvements to the existing street network and the construction of new roadways will be needed to accommodate high density development. Notably, the Carothers Parkway Extension, the Goose Creek Bypass Extension, improvements to Peytonsville Road, and a southern east-west connector over I-65 will be needed to support new development. The total cost of infrastructure improvements to serve the unserved portions of the basin with water and sewer will be based upon development and are currently unknown.

APPENDIX C: ANNEXATION ANALYSIS

West Basin (Short-Term)



GENERAL INFORMATION

The West Basin is located in the western portion of the community extending approximately from the Harpeth River as it runs near and along Hillsboro Rd to the western branch of the river. The southern edge of the boundary runs NW/SE from approximately Old Carters Creek Pike along Franklin city limits to the western edge of the Westhaven Subdivision north to the terminus of Fieldstone Parkway. The basin has 773 total acres within the City's Urban Growth Boundary (UGB), approximately 365 of which has been deemed developable.

ANNEXATION CAPABILITY

The West Basin is predominantly within the city limits and includes multiple large tracts. Several parcels located in the upper northwest part of the basin will likely rely on the neighboring larger tracts to develop first prior to annexation. Additionally, a significant portion of the basin requested to be removed from the UGB in the 2023 update and thus removed from consideration and calculations in regards to this basin. While the total supply of developable land is limited in this basin, it is all relatively close to current city limits and are larger undisturbed tracts that have higher development potential. Due to these factors and the availability of infrastructure in the area, the West Basin has short-term annexation capabilities.

VISION

The majority of the basin has already been developed and is within the city limits. Some large tracts remain along Del Rio Pike and the Short Farm has a vision to become an agrihood. New development should be clustered so large tracts of open space can be preserved to maintain the rural character. The portions of the basin that are currently outside of the city and within the UGB will likely develop with primarily single-family residential uses as the City transitions towards Williamson County. Preserving the existing rural character will be important.

TRANSPORTATION/ACCESS

The majority of the street network throughout the West Basin is already existing, as the majority of the basin is within city limits, and the City has already invested the funds to serve the area. Additionally, this area is served by the Mack Hatcher Parkway extension that opened in 2022, as well as New Highway 96 W, both of which are state routes. Multi-use trails have been completed along these state routes. There is no timetable for the expansion of Mack Hatcher Parkway to four-lanes between Hillsboro Road and New Highway 96 W nor for the extension of Mack Hatcher Parkway to Columbia Pike. Improvements to Del Rio Pike and Carlisle Lane will be needed to support additional growth. Old Charlotte Pike and Roy F Alley Court are both part of the Scenic Corridor Overlay and their rural character should be preserved.

LAND USE AND GROWTH

The West Basin has a combination of land uses throughout that includes Mixed-Residential and Neighborhood Mixed-Use in Westhaven; Single-Family Residential, a small portion of Recreation, and the majority of the undeveloped area in the UGB having the Rural Reserve, Neighborhood Green, and Village Green Design Concepts. The southern portion of the basin has topographical constraints which may limit development potential.

WATER/SEWER AVAILABILITY

The City of Franklin Water District and the HB & TS Water District are both water providers in this basin, depending on location of development. Sewer infrastructure is currently available throughout the basin and can be extended to serve future development within the City. Any upgrades or infrastructure needed to serve are currently unknown and will be determined during development approval.

APPENDIX C: ANNEXATION ANALYSIS

West Basin (Short-Term)

FIRE SERVICE

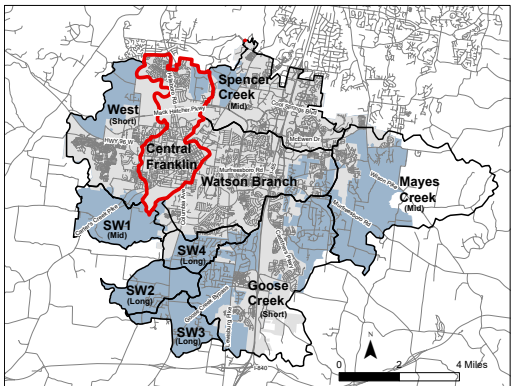
Fire service within the West Basin will be handled by a combination of existing fire stations in Fieldstone Farms and Westhaven, thus no new fire station is required to adequately serve any portion of the basin that is currently unserved.

COST OF INVESTMENT NEEDED

According to Connect Franklin, improvements to Carlisle Lane and Del Rio Pike will be needed to support future growth in the northern part of the basin. Improvements to Carters Creek Pike and Mack Hatcher Parkway are the responsibility of TDOT and are considered to be long-term projects.

APPENDIX C: ANNEXATION ANALYSIS

Central Basin (Completely Within City Limits)



GENERAL INFORMATION

The Central Basin encompasses the City of Franklin's downtown core and stretches north up Hillsboro Rd and includes the Fieldstone Farms and Monticello neighborhoods. The basin has no developable acreage that will not be a redevelopment because most of the basin is already developed and within city limits, and the small portion that resides within Williamson County is already developed with County subdivisions.

ANNEXATION CAPABILITY

The Central Basin is already predominantly within the City and the remaining portion of the basin is developed with Williamson County subdivisions; therefore, there is no potential annexation capability for the basin.

VISION

The Central Basin has been predominantly built out and will likely not see many major changes in the future. The vision for this basin is well defined and no major changes in form or density are expected.

TRANSPORTATION/ACCESS

The street network for this basin is already existing and no new infrastructure projects are planned within the basin.

LAND USE AND GROWTH

The Central Basin contains a large variety of different land use types as the basin stretches from the northern city limits to south of Downtown Franklin. The small portion of the basin that exists outside city limits has a Future Land Use designation of Rural Reserve, which generally matches the existing county subdivisions.

WATER/SEWER AVAILABILITY

The Central Basin is currently served by the City of Franklin Water District and the Mallory Valley Water District on the northern portion of the basin. Any redevelopment located within this basin will need service recalculations based upon use and density, and infrastructure upgrades may be required to serve properly.

No additional sewer is required for this basin, as it is almost entirely within city limits and developed, thus already receiving sewer service. The portion of the basin that is outside the City is currently on septic systems.

FIRE SERVICE

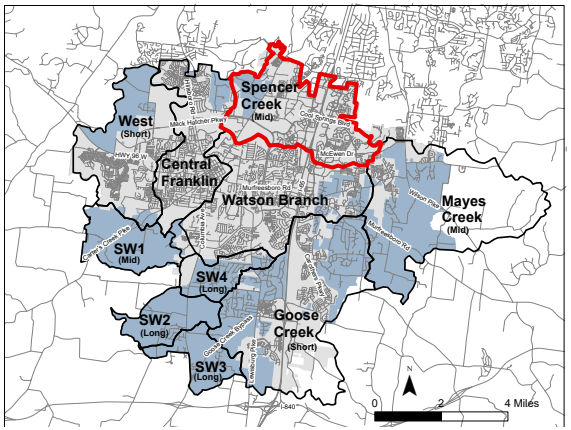
Fire service within the Central Basin will be handled by a combination of existing fire stations, thus no new fire station is required to adequately serve any portion of the basin that is currently unserved.

COST OF INVESTMENT NEEDED

Since this basin captures the oldest parts of Franklin and is entirely within the city limits, no investment is needed due to annexation. There will be continued investment needs for infrastructure maintenance and upgrades over time.

APPENDIX C: ANNEXATION ANALYSIS

Spencer Creek Basin (Mid-Term)



GENERAL INFORMATION

The Spencer Creek Basin is located in the northern portion of the city extending approximately from McEwen Drive on the south, Spencer Creek Road to the west, city limits to the north, and Cool Springs Boulevard on the east. The basin contains 5,927 total acres, most of which is builtout and within the city limits. Approximately 579 acres have not been annexed into the City and are considered developable.

ANNEXATION CAPABILITY

Spencer Creek Basin is predominantly builtout and within the city limits, almost the entirety of the acreage that exists within the UGB is developable acreage due to the large lot nature of the area and can be seen as a potential annexation area with mid-term capabilities.

VISION

Most of the acreage remaining in the UGB is along South Berry's Chapel Road and new development should consist primarily of single-family residential uses and generally strive to maintain the prevailing rural character. The corner of Mack Hatcher Parkway and Franklin Road serves as a major gateway and particular attention should be paid to ensure new development is contextual at this location.

TRANSPORTATION/ACCESS

Most of the Spencer Creek Basin is already within the city limits, however there are many Connect Franklin projects to improve or realign roadways throughout the basin. These projects are generally all mid- to long-term projects within the Plan and thus do not need to be completed in order to serve the areas within the UGB with roadway infrastructure; however, they would improve service to the area.

LAND USE AND GROWTH

There are a wide variety of Future Land Uses within the basin, which includes a large portion of Regional Commerce for the Cool Springs area, as well as Multifamily Residential. The higher density of the land uses in the eastern portion of the basin are currently offset by the southern and western portions being dominated by Recreation, Neighborhood Green, and Large Lot Residential Future Land Uses.

WATER/SEWER AVAILABILITY

The Spencer Creek Basin is served predominantly by the Mallory Valley Water District. Any upgrades needed to properly service any new development will be determined during the development stage or at the appropriate time by the Mallory Valley Water District.

Sewer infrastructure is currently available throughout the basin, and can be extended to serve future development within the City. Any upgrades or infrastructure needed to serve are currently unknown and will be determined during development approval.

FIRE SERVICE

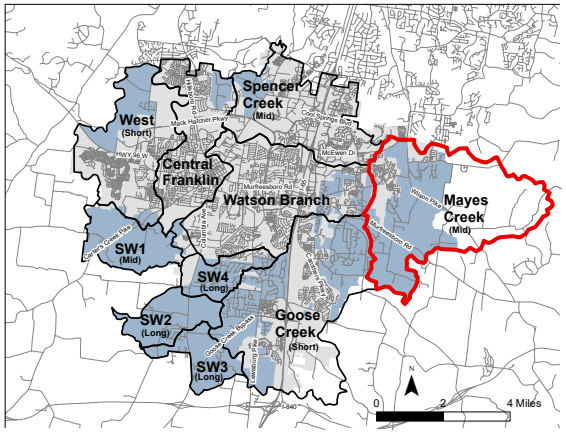
The City of Franklin currently is able to serve this basin with emergency response with the existing fire stations; however due to the increased setbacks in this area, especially along Franklin Road, response time may be increased and hydrant availability may be limited.

COST OF INVESTMENT NEEDED

Minimal investment is needed to serve the area of Spencer Creek that currently is outside the city limits, a minor roadway realignment is within the City's Capital Improvement Project for an area within the UGB; additionally, moderate investments are currently in the Capital Improvement Project for roadways that are currently already within the city limits, but improvements are needed.

APPENDIX C: ANNEXATION ANALYSIS

Mayes Creek Basin (Mid-Term)



GENERAL INFORMATION

The Mayes Creek Basin covers a large area stretching east from the eastern edge of the city limits. Approximately half of the basin is outside of the City's Urban Growth Boundary, with the other half residing in the UGB but outside of the city limits. The basin has 4,231 total acres within the City's UGB, approximately 3,051 of which is considered developable.

ANNEXATION CAPABILITY

A very small amount of the basin is within the city limits and despite the size of this basin, previous county developments and growth complications severely limit the feasibility of the City annexing large portions of this basin and growing to the east.

VISION

The Mayes Creek Basin has potential for a small commercial node at the intersection of North Chapel Road and Murfreesboro Road. The completion of improvements to Murfreesboro Rd has increased the desire for high intensity development along the corridor with lower scale and lower intensity uses going away from it that helps preserve the rural character.

TRANSPORTATION/ACCESS

The current roadway network in the basin is limited in capacity and connectivity and major roadway improvements would be necessary to support the overall buildout of the basin. With the approval of Poplar Farms, the extension of Market Street will help improve connectivity and the improvements to Murfreesboro Road will help support development along the corridor. Extensive infrastructure investments are listed within Connect Franklin for the Mayes Creek Basin inside city limits, with an additional eight projects located outside the city limits, but within the UGB, including a the realignment and extension of Wilson Pike, additional construction of multiple sections of North Chapel Road, and the extension of Pate Road.

These roadway projects are imperative for connectivity to any future development to provide access for emergency service response times, and any new residents in the area; without these projects being completed, any additional density away from Murfreesboro Road would likely not be appropriate.

LAND USE AND GROWTH

Most of the Mayes Creek Basin falls within the Development Reserve Design Concept as the basin moves east away from the city limits. There is a small Neighborhood Commercial node at the corner of North Chapel Road and Murfreesboro Road, and Recreation at the Trinity Elementary School, Trinity Park, and Fly Park. The Single-Family Residential Design Concept enters the west side of the basin near the city limits. Growth in this basin will likely be limited due to existing county subdivisions throughout the area. Additionally, the eastern half of the basin is not within the City's Urban Growth Boundary.

WATER/SEWER AVAILABILITY

Currently, there is no sewer service for properties outside the city limits. Due to the length at which sewer would need to be extended to service any new developments, it may be cost prohibitive depending on the location and density of development.

The Mayes Creek Basin is served by the Milcrofton Utility District. A new water storage tank will be constructed by 2025 to help provide adequate water supply and flow to the area. All water service lines in the area will be development driven. Any upgrades needed to properly service new development will be determined during the development stage, or at the appropriate time as determined by Milcrofton Utility District.

APPENDIX C: ANNEXATION ANALYSIS

Mayes Creek Basin (Mid-Term)

FIRE SERVICE

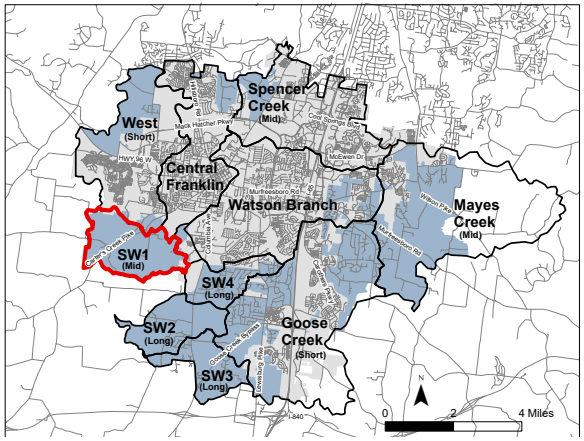
If the Mayes Creek Basin is annexed and developed, a new fire station will likely be required at a potential commercial node on North Chapel Road to serve the area. The extended travel distance and high activity of Fire Station 2 would necessitate the construction of a new station, which should be opened as soon as possible after development occurs.

COST OF INVESTMENT NEEDED

Major infrastructure investment is needed for the Mayes Creek Basin to properly serve the entirety of the basin with water, sewer, and appropriately-sized roadways.

APPENDIX C: ANNEXATION ANALYSIS

Southwest Basin 1 (Mid-Term)



GENERAL INFORMATION

Southwest Basin 1 is the northern-most of the four 'Southwest' basins highlighted in this appendix. It is centered around Carter's Creek Pike and continues southwest past Southall Farms. The basin has 1,455 total acres within the City's UGB, approximately 543 of which are considered developable.

ANNEXATION CAPABILITY

Southwest Basin 1 has a moderate amount of annexable areas, however due to rolling hills in the area, the developable acreage is severely limited to approximately one-third of the total acreage in the UGB. Additionally, a portion of this land will be used by TDOT for the future extension of Mack Hatcher Parkway through the northeastern portion of this basin.

VISION

Southwest Basin 1 will likely develop similar to what exists along the edges of the city limits today. There will be increased density near the Mack Hatcher Parkway right-of-way, and it will transition appropriately from Mack Hatcher Parkway to the lower density developments of Williamson County. Preserving rural character will be an important aspect to the area's future growth and development.

TRANSPORTATION/ACCESS

The City's Capital Improvement Project has several major roadway projects listed for Southwest Basin 1, the largest of which is the City's share of the Mack Hatcher Parkway extension. Infrastructure will need to be improved in the basin in order for development to occur and will likely begin with the construction of Mack Hatcher Parkway.

LAND USE AND GROWTH

Southwest Basin 1 is currently designated as Development Reserve almost in its entirety. Development Reserve is used as a holding pattern for areas that will not likely develop in the foreseeable future and could see a variety of possible development patterns in the future. As Mack Hatcher Parkway is extended, density around the roadway will likely occur and transition to lower density residential to the south towards the edge of the UGB.

WATER/SEWER AVAILABILITY

The majority of this basin is or can be served by the City of Franklin, with the far southwestern edge being served by HB & TS Water District. Currently, no water infrastructure exists in the undeveloped portions of this basin, and therefore upgrades and sizing requirements will be determined upon the time of development by either HB & TS or the City of Franklin.

After removing a substantial portion of this basin during Williamson County's Growth Plan Update, the City was able to determine that the remaining portion of the basin could likely be served with the creation of two new sewer pump stations to serve new development. Currently, the area cannot be served successfully with sewer, however as it develops, these pumps will create the ability to provide sewer and can be sized appropriately as more information becomes available.

FIRE SERVICE

Fire service within Southwest Basin 1 will be handled by a combination of existing fire stations, until such a time where development has caused service timing to be inadequate and a new station will be constructed.

APPENDIX C: ANNEXATION ANALYSIS

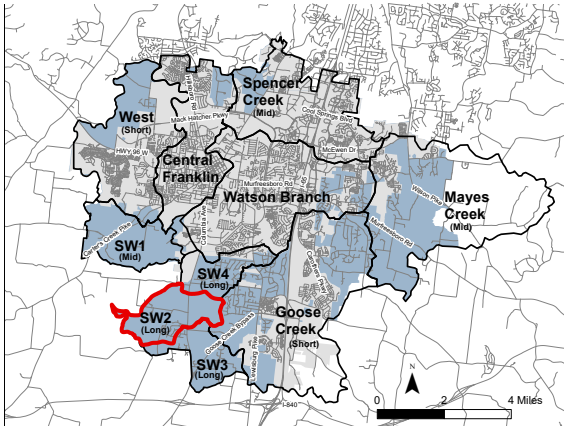
Southwest Basin 1 (Mid-Term)

COST OF INVESTMENT NEEDED

Massive infrastructure improvements will be needed to provide adequate infrastructure for water, sewer, and transportation. Major development and infrastructure investments will likely occur after or along with the construction of Mack Hatcher Parkway as it continues through this basin. Any and all infrastructure investments and requirements will be determined at the time of proposed development.

APPENDIX C: ANNEXATION ANALYSIS

Southwest Basin 2 (Long-Term)



GENERAL INFORMATION

Southwest Basin 2 is located roughly from the intersection of Columbia Pike and Coleman Road stretching southwest to the Harpeth River and east to approximately Ridgewood Road The basin has 1,944 total acres within the City's Urban Growth Boundary (UGB), approximately 1,235 of which has been deemed developable.

ANNEXATION CAPABILITY

Southwest Basin 2 is located entirely outside of the City of Franklin and within the City's UGB save for a small portion of property. Due to the development potential of this area, close proximity to city limits but with need for major infrastructure improvements to serve, it can be seen as a potential annexation area with long-term capabilities.

VISION

Residential uses in this basin is desired due to the existing rural nature of the area, as well as the limited roadway network. This area has been identified as the rural gateway into Franklin and there is a desire for it to remain as such.

TRANSPORTATION/ACCESS

There is minimal roadway network improvements that are currently foreseen for this area due to its rural nature on the extremities of the UGB. If development occurs in this basin, roadway infrastructure capacity will be evaluated based on future demand and any requirements will be determined at that time.

LAND USE AND GROWTH

The entirety of Southwest Basin 2 is designated as Development Reserve and Conservation. As described in the vision for this basin, as the City grows and access to this basin is increased, a change in design concept could be needed, but rural character should still be preserved.

WATER/SEWER AVAILABILITY

Southwest Basin 2 is served by the HB & TS Utility District. The status of water capacity and any needed upgrades is currently unknown for the basin, and any new development will need to inquire with HB & TS Utility District in order to determine any required upgrades to infrastructure.

This far outlying drainage basin is not currently served by gravity sewer and is unlikely to be served until major connections can be made throughout Southwest Basins 3 or 4 to provide a route for sewage to be pumped away from the basin and towards a centralized treatment facility. Until such infrastructure and facilities exist, this basin cannot be served with City of Franklin sewer.

FIRE SERVICE

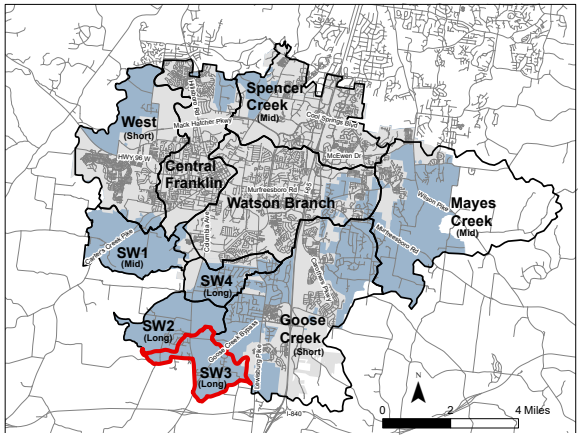
Fire service within Southwest Basin 2 will be handled by a combination of existing fire stations, until such a time where development has caused service timing to be inadequate and a new station will be constructed.

COST OF INVESTMENT NEEDED

Significant investment will be needed to provide this basin with water, sewer, and emergency services. Because of this, large investments and major development would be needed to realistically provide this basin with City services. Additionally, as development occurs, it is likely that roadway capacity will need to be upgraded as well to ensure proper mobility to the developments that are needed to drive the required infrastructure.

APPENDIX C: ANNEXATION ANALYSIS

Southwest Basin 3 (Long-Term)



GENERAL INFORMATION

Southwest Basin 3 is one the southern-most drainage basins within the City. The basin extends just beyond Hunter Road, extends to Snowbird Hollow Road on the north, the terminus of Goose Creek Bypass to the south, and reaches nearly to Lewisburg Pike on the east. The basin has 1,197 total acres within the City's Urban Growth Boundary (UGB), approximately 795 of which is considered developable.

ANNEXATION CAPABILITY

Southwest Basin 3 is one of the smaller drainage basins within the City's UGB, the majority of which is potentially developable in the distant future.

Due to the development potential of this area, it can be seen as a potential annexation area with long-term capabilities.

VISION

Due to the location of this basin on the far southern edge of the City, as well as the limited planned roadway network to access it, it is likely that this area will maintain its rural character. At such a time that infrastructure can be provided, a more specific vision should be established.

TRANSPORTATION/ACCESS

The majority of the necessary roadway network for this basin exists today, with the exception of a mid-term transportation project to enhance Columbia Pike, and minor improvements to Snowbird Hollow Road. Development in this area is likely to be lower density and therefore no major roadway infrastructure improvements are likely to be needed in the near future.

LAND USE AND GROWTH

Similar to Southwest Basins 1 and 2, Southwest Basin 3 is heavily dominated by the Development Reserve Future Land Use, meaning it is in a holding pattern until the City can determine how it can be properly served with adequate infrastructure. The far eastern edge of the basin as it nears the city limits does have the Rural Reserve designation, as it can be served by different branches of water and sewer infrastructure currently in place.

WATER/SEWER AVAILABILITY

Southwest Basin 3 is served by HB & TS Utility District, in the unlikely case in which portions of this basin are annexed and therefore need to connect to water services, all sizing and upgrade determinations will be made by HB & TS representatives at the time of development approval.

Due to the large distance between this basin and current City sewer infrastructure, there is no way for the City to provide sewer service to this basin without extending a large sewer main down Goose Creek Bypass to the southwest. Until development occurs that would drive the construction of this necessary sewer infrastructure at a very large cost, it is unlikely that sewer would extend all the way to reach Southwest Basin 3.

FIRE SERVICE

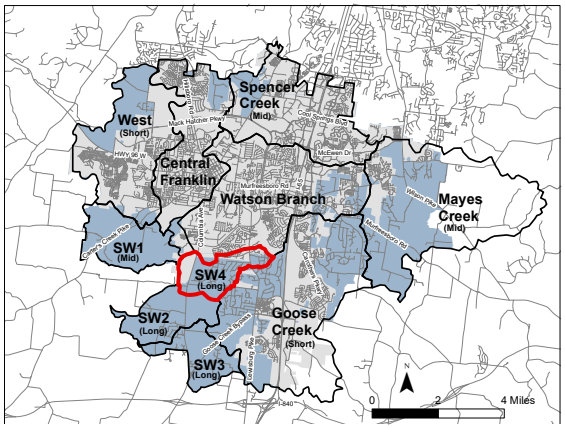
Fire service within Southwest Basin 3 will be handled by a combination of existing fire stations, until such a time where development has caused service timing to be inadequate and a new station will be constructed.

COST OF INVESTMENT NEEDED

Major investment is needed in this area to provide water and sewer to any potential future developments. Extending water and sewer through Goose Creek Bypass will be a lengthy and expensive process for both developers and the City of Franklin, which may make certain some conceptual developments infeasible.

APPENDIX C: ANNEXATION ANALYSIS

Southwest Basin 4(Long-Term)



GENERAL INFORMATION

Southwest Basin 4 is located directly northeast of Southwest Basin 2; stretching approximately from Winstead Hill on the northwest, just south of Henpeck Lane to the southern boundary, and continues northeast until reaching approximately the Harpeth River between I-65 and Lewisburg Pike. The basin has 1,171 total acres within the City's Urban Growth Boundary (UGB), approximately 531 of which is considered developable.

ANNEXATION CAPABILITY

Southwest Basin 4 has severely limited annexation potential due to currently existing Williamson County developed subdivisions. Currently, there are several County subdivisions that exist in the central portion of the basin, making future city growth, development, and infrastructure potential challenging, thus limiting the potential of the basin within city limits.

VISION

Due to the location of this basin, and the existing development throughout, it is likely that this area will maintain, and potentially continue to build its' rural suburban aesthetic. Annexation in this area will likely be limited and residential development should continue in a pattern that is consistent with the existing neighborhoods. Any density or non-residential development interest will likely occur along Columbia Pike, however it is expected that this area will remain predominantly single-family residential.

TRANSPORTATION/ACCESS

The majority of the necessary roadway network for this basin exists today, and only improvements to the existing roadway network are shown in Connect Franklin. Development in this area is likely to be lower density, but roadway improvements would benefit this area to improve quality of life of current and future residents.

LAND USE AND GROWTH

Unlike the other Southwest Basins, Southwest Basin 4 is predominantly the Large Lot Residential Design Concept due to the prevalence of established County subdivisions. The northern edge of the basin as it extends into city limits has the Single Family Residential designation, and the eastern limits along Columbia Pike have the Rural Reserve designation.

WATER/SEWER AVAILABILITY

Southwest Basin 4 is served by HB & TS Utility District and the City of Franklin, in the event that portions of this basin are annexed and therefore need to connect to water services, all sizing and upgrade determinations will be made by HB & TS or the City of Franklin at the time of development approval.

The majority of this basin is currently not served by City sewer. Due to the limited amount of developable land, it is unlikely that major sewer infrastructure is available to parcels not adjacent to City right-of-way because infrastructure will likely not be allowed to be run through existing County subdivisions. Sewer sizing and availability will need to be evaluated on a site-by-site basis.

FIRE SERVICE

A new fire station may be needed to service this area based upon emergency response times for any new development. If no new fire station is built closer to this area, then it is likely that additional roadway connectivity would be needed to reduce service time.

Southwest Basin 4 (Long-Term)

APPENDIX C: ANNEXATION ANALYSIS

COST OF INVESTMENT NEEDED

Sizeable investment will be needed in this area to provide necessary roadway infrastructure for any new major developments; further costs associated with water and sewer infrastructure to reach the southern edge of the basin are currently unknown.

APPENDIX D: INFILL CHARACTER MAPPING

Infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin. Central Franklin includes the oldest incorporated parts of the city dating from 1799, and the area extends northward and eastward to Mack Hatcher Parkway to capture the rural and scenic corridors that serve as gateways to downtown Franklin.

The Infill Character Map shows areas that are considered established and those that are transitional.

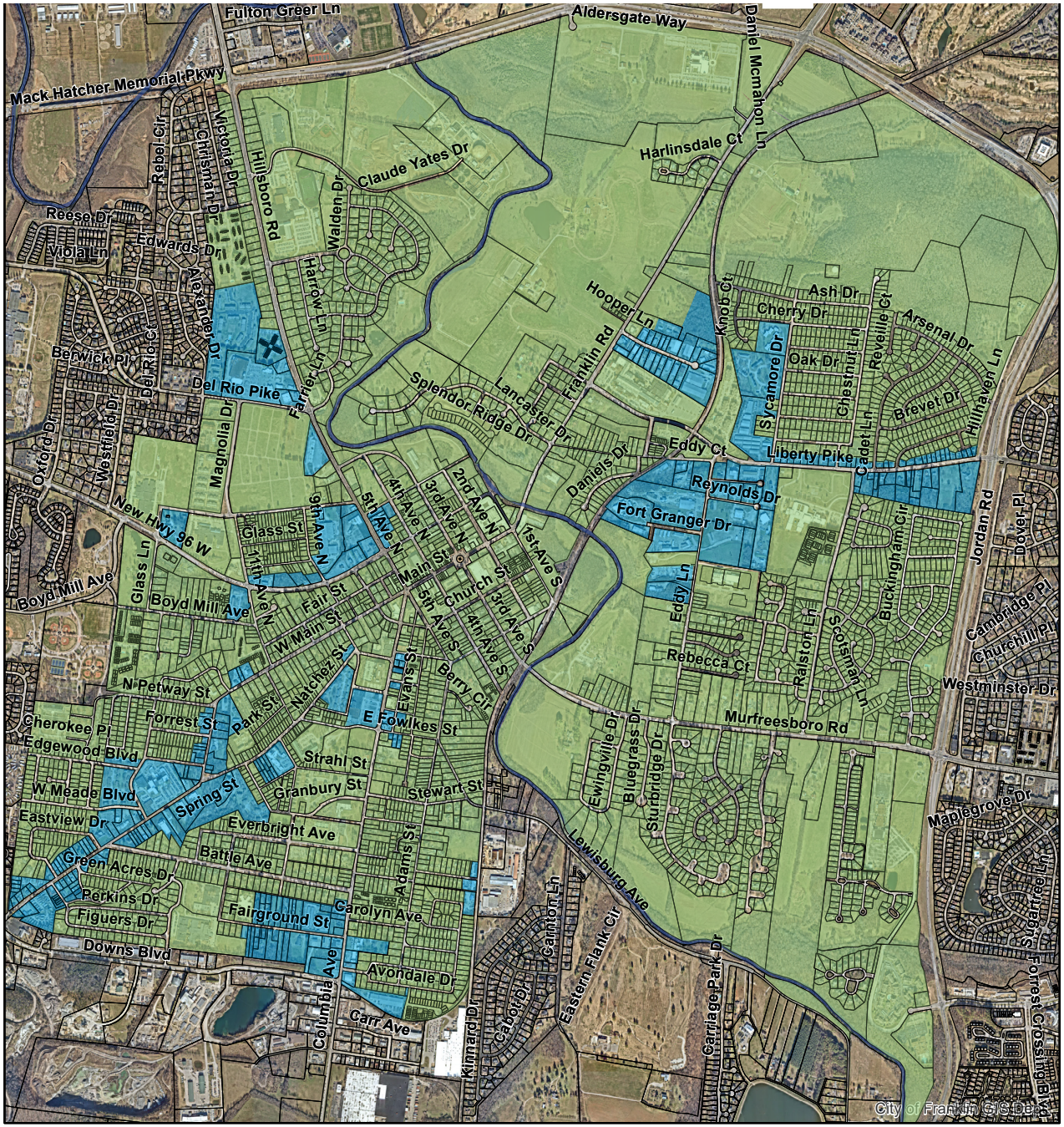
Established Areas are places where the existing character is desired to be preserved. These areas include historic neighborhoods, established neighborhoods, and certain streets within Central Franklin. In these areas, the current established pattern of development is expected to remain. If there is sufficient land to accommodate infill in this area, the development should be compatible with the existing predominant pattern of development, including building height, massing, scale, and lot sizes. The design concept special considerations further address appropriate development form and use potential.

Transitional areas are places where change in neighborhood form is expected or enhancement of community character is desired. These areas may include neighborhoods, centers, and corridors with mixed uses in locations where growth and change are expected to be concentrated. Design concepts define the future character, rather than the existing character, with corresponding design guidelines.

See Figure D.1 Infill Character Map- Established and Transitional Areas.

APPENDIX D: INFILL CHARACTER MAPPING

FIGURE D.1: INFILL CHARACTER MAP- ESTABLISHED AND TRANSITIONAL AREAS



Legend

- Harpeth River
- Parcels
- Established Area
- Transitional Area

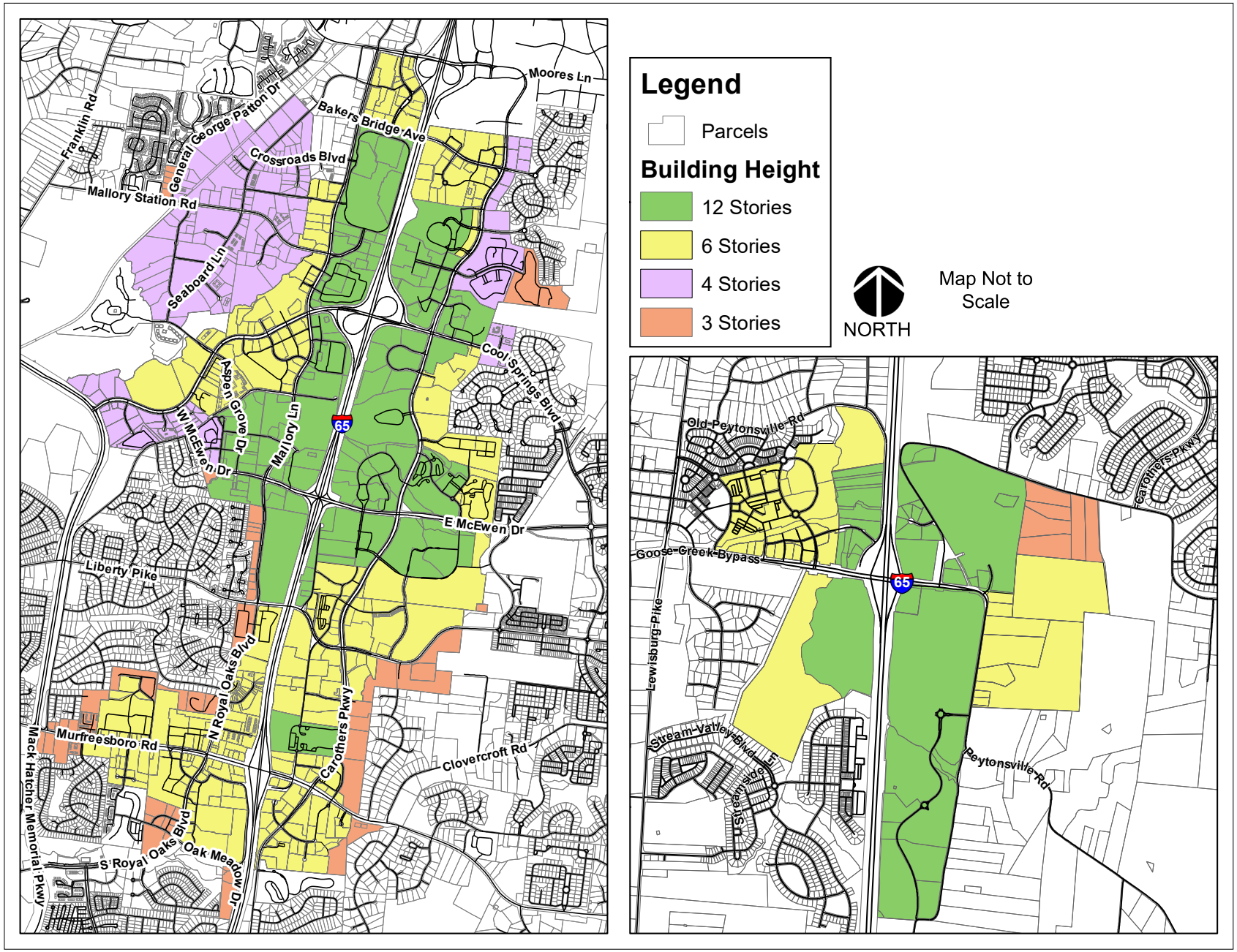
NORTH

Map Not to Scale

2023

APPENDIX E: INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP



APPENDIX F: PHOTOGRAPH INDEX AND CREDITS

PAGE	IMAGE (IMAGES ARE LISTED LEFT TO RIGHT AND TOP TO BOTTOM)
Cover	Factory at Franklin, Fort Granger (Brienne Barnes), McEwen, the Harpeth River, Downtown Franklin (Reese Teresa Cox Harper), Harpeth River watermark
3	Downtown Franklin at night via My Historic Franklin Photo Contest (Backroads Photography)
4	Harlinsdale Park via My Historic Franklin Photo Contest
5	Bicentennial Park watermark
7	Franklin Public Square 1929, Main Street 1980s, and Cool Springs Area 1994
8	Pre-Westhaven 2001 and post Westhaven 2023
12	Bicenntenial Park looking towards the street
13	Watermark of Harpeth River
15	Healthways at Cool Springs Boulevard and Harpeth River
16	Franklin Main Street, Cool Springs Galleria, and Mack Hatcher grand opening
17	Westhaven Porch Fest and Berry Farms
18	Berry Farms Multifamily, Southbrooke Triplex, Shadow Green, and Southbrooke
19	Franklin Square
20	Harpeth River and the Park at Harlinsdale Farm via My Historic Franklin Photo Contest
21	Westhaven open space photos
22	Harpeth Square and Berry Farms
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Most of the photos were taken by the Planning and Sustainability Department staff. All photos of Berry Farms were provided by Boyle Investment Company.

APPENDIX G: ADOPTION RESOLUTION

APPENDIX H: RECORD OF AMENDMENTS

ENVISION FRANKLIN

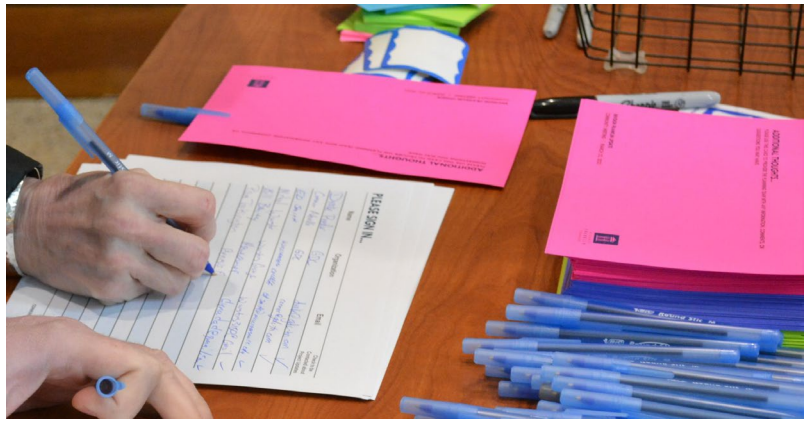


PRESERVING THE PAST, PLANNING THE FUTURE

ADOPTION DRAFT 2024

HISTORIC FRANKLIN TENNESSEE







City of Franklin
OPEN HOUSE

Come join us to provide your input on the future growth and development of Franklin.

ENVISION FRANKLIN



WEDNESDAY, MARCH 22, 2023
Columbia State Community College

- 7 Community Meetings
  - 742 Total Attendees
  - 118 total comment cards
- 7 Joint Conceptual Workshops
- 1,100+ Responses to Community Survey
- 660+ person email distribution list
- Periodic Social Media Outreach

Community Outreach

Areas of Emphasis

- Housing
- Open Space Preservation
  - Greenways/multi-use trails
- Conservation Subdivision
- Factory District
- Franklin Road Corridor
- Murfreesboro Road/96E (Mayes Creek Basin)
- West Harpeth Area
- Goose Creek East of I-65











Envision Franklin Major Changes

- Creation of a Factory District
- Conservation Subdivision became three new design concepts: Rural Reserve, Neighborhood Green, and Village Green
  - Creation of Farmstead Residential: Max of 8 units/building with agrarian architectural features and 2.5 stories
  - Approximately 600 acres along Highway 96E converted from Development Reserve to Village Green
- Brownland Farm and Christ Community Church site changed from Conservation Subdivision to Civic and Recreation with a Special Consideration to support commercial uses related to a sports complex.
- Goose Creek Basin: Design Concepts and Special Considerations assigned for recently annexed parcels
- Housing Choices Guiding Principle

Next Steps

Adoption Draft includes parcels within city limits and the existing UGB.

March 12, 2024 BOMA WS

March 26, 2024 BOMA Endorsement Vote

April 25, 2024 FMPC Adoption Vote

City of Franklin

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

File #: 21-06

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
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. Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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.

On February 22, 2024, the Franklin Municipal Planning Commission (FMPC) recommended approval of this ordinance to the BOMA with a recommended amendment to include three additional properties (705, 713, and 717 Columbia Avenue) where 3.5 stories should be the maximum building height (along Columbia Avenue to the southern edge of Church Street) within the Columbia Avenue Overlay District-Subarea 1.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2023-44 by vote of 7-0. Staff recommends that the Board of Mayor and Alderman approve Ordinance 2023-44.

ORDINANCE 2023-44 AS AMENDED

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, on February 22, 2024, the Franklin Municipal Planning Commission (FMPC) recommended approval of the text amendment to the BOMA with a recommended amendment to include three additional properties where 3.5 stories shall be the maximum building height (along Columbia Avenue south of Church Street) within the Columbia Avenue Overlay District-Subarea 1; 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 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: _____

Zoning Ordinance Text Amendment

BOMA Work Session

March 12, 2024

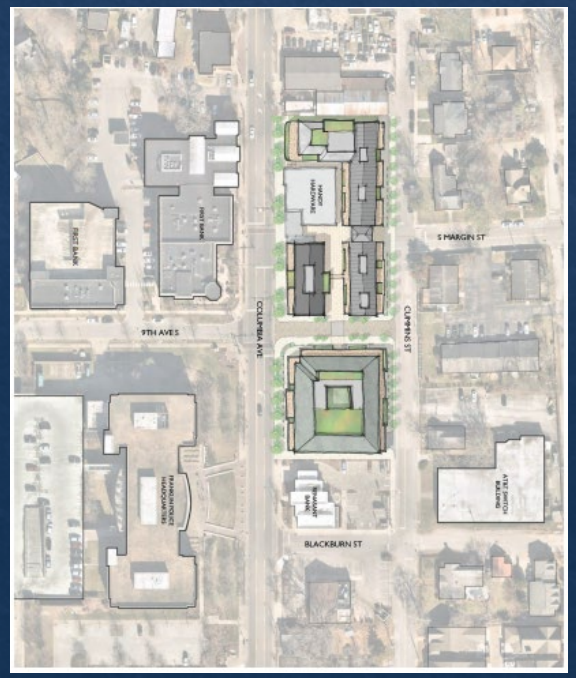
PLANNING STATUS

Envision Franklin Update and Urban Growth Boundary Update was the planning focus for 2023.

A larger zoning update is planned following the adoption of the Envision Franklin Major Update.

This text amendment follows the Plan Amendment for the Margin Street District approved in December 2023.

COLUMBIA AVENUE OVERLAY DISTRICT



In December 2023, FMPC approved a Plan Amendment for additional building height for a development proposal along Columbia Avenue.

The CAO-1 Urban Commercial Development Sub-District should be updated accordingly for the development area:

Buildings may be up to 3.5 stories when the 3rd story is stepped back at least 10 feet from the lower stories.

FMPC recommended approval with amendment to include three properties to the north (up to Church Street).



CERTIFICATES OF USE AND OCCUPANCY

January 2024 updates to the Municipal Code have created a Temporary Certificate of Use and Occupancy (CUO) in addition to the Final CUO (Formerly called COs).

A zoning amendment is needed to reflect the updated references throughout the Zoning Ordinance and identify whether temporary, final, or either.

PERFORMANCE AGREEMENTS EXTENSIONS

Performance agreement extensions are currently either 6 months or one year.

Proposed change is to allow any extension between 1 month and 12 months and adding criteria to 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 inspect and confirm that the improvements have been installed in accordance with approved plans and in an acceptable, workmanlike manner.

LOT FRONTAGE ONTO OPEN SPACE

Allow for new lots along the Scenic Corridor Overlay District to front onto a natural open space along the street.

Increase the percent of a development that can front a courtyard from 5 percent to 10 percent and broaden the number of developments where this can apply



PROCESS

Joint Conceptual Workshop	January 25
Planning Commission	February 22
BOMA Work Session & First Reading	March 12
BOMA Second Reading & Public Hearing	April 23
BOMA 3rd & Final Reading	May 14



Questions?

File #: 21-06029

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 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). Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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 Board of Mayor and Aldermen deny Ordinance 2024-08 because the accompanying development plan does not comply with Envision Franklin. However, as stated in the staff report, the BOMA 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.

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-08 by a vote of 7-0.

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

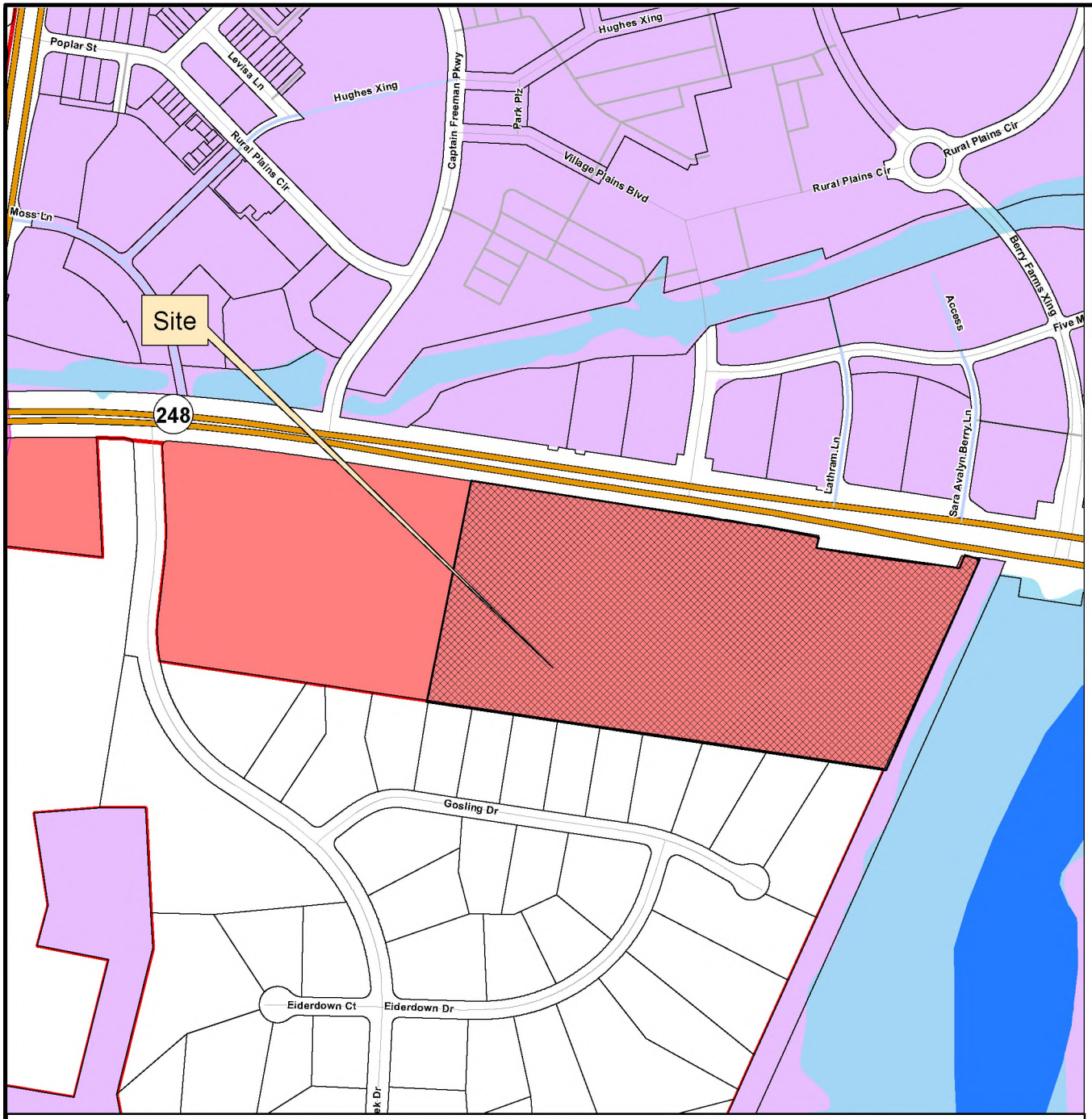
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

0 250 500 1,000

Feet

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

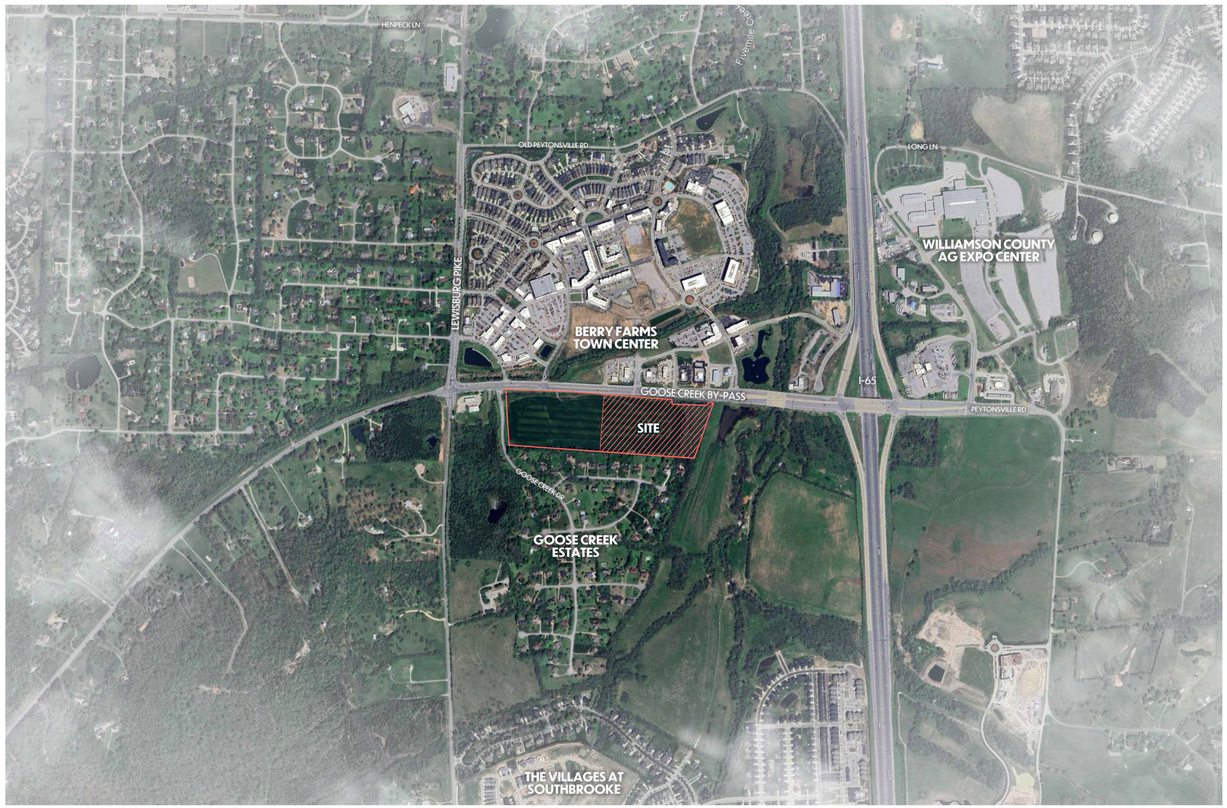
HISTORIC FRANKLIN TENNESSEE

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

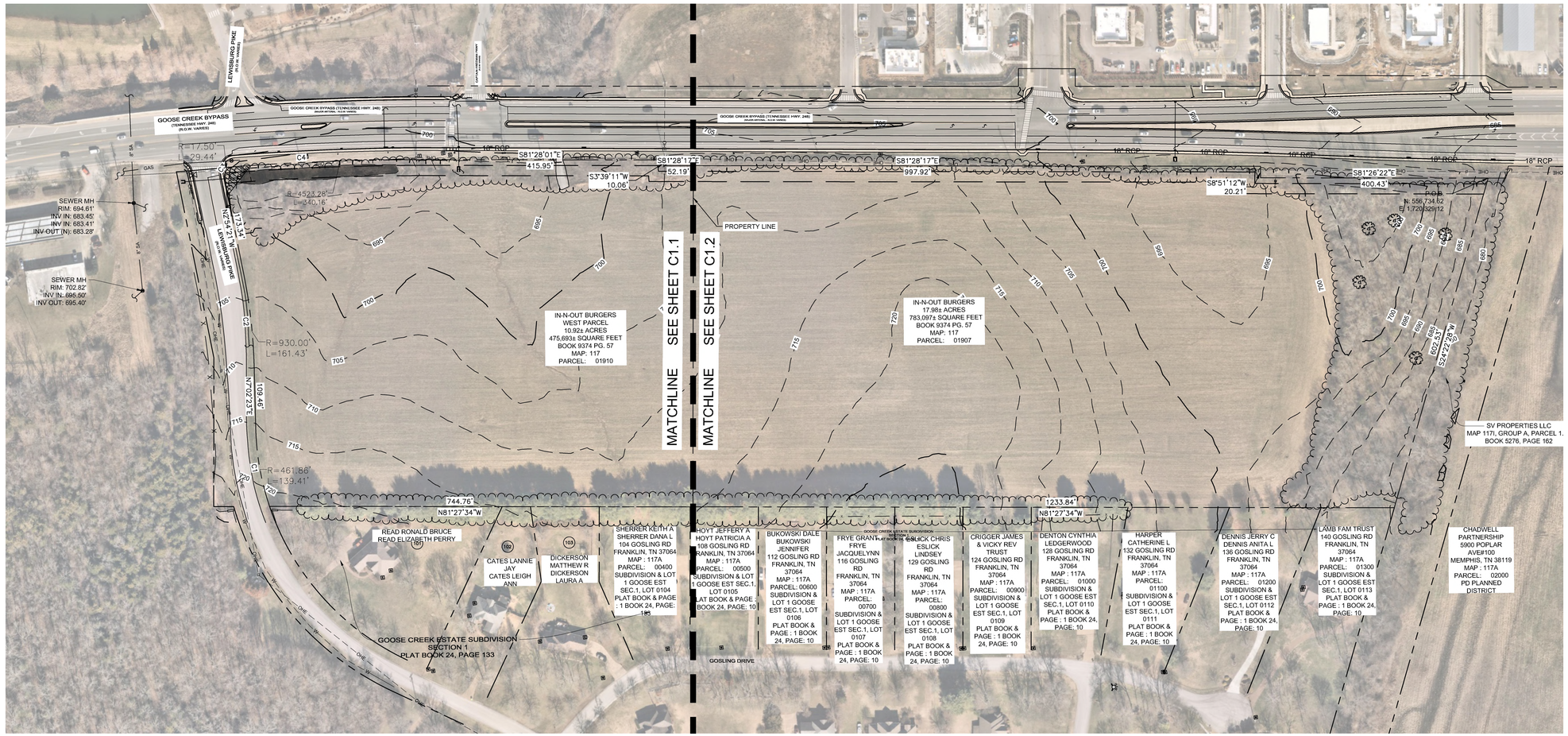
SITE DATA CHART

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
LICENSED PROFESSIONAL ENGINEER
TENNESSEE
LANDSCAPE ARCHITECT
2-1-24

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



SURVEY NOTES

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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)
REZONING REQUEST
Franklin, Williamson County, Tennessee

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

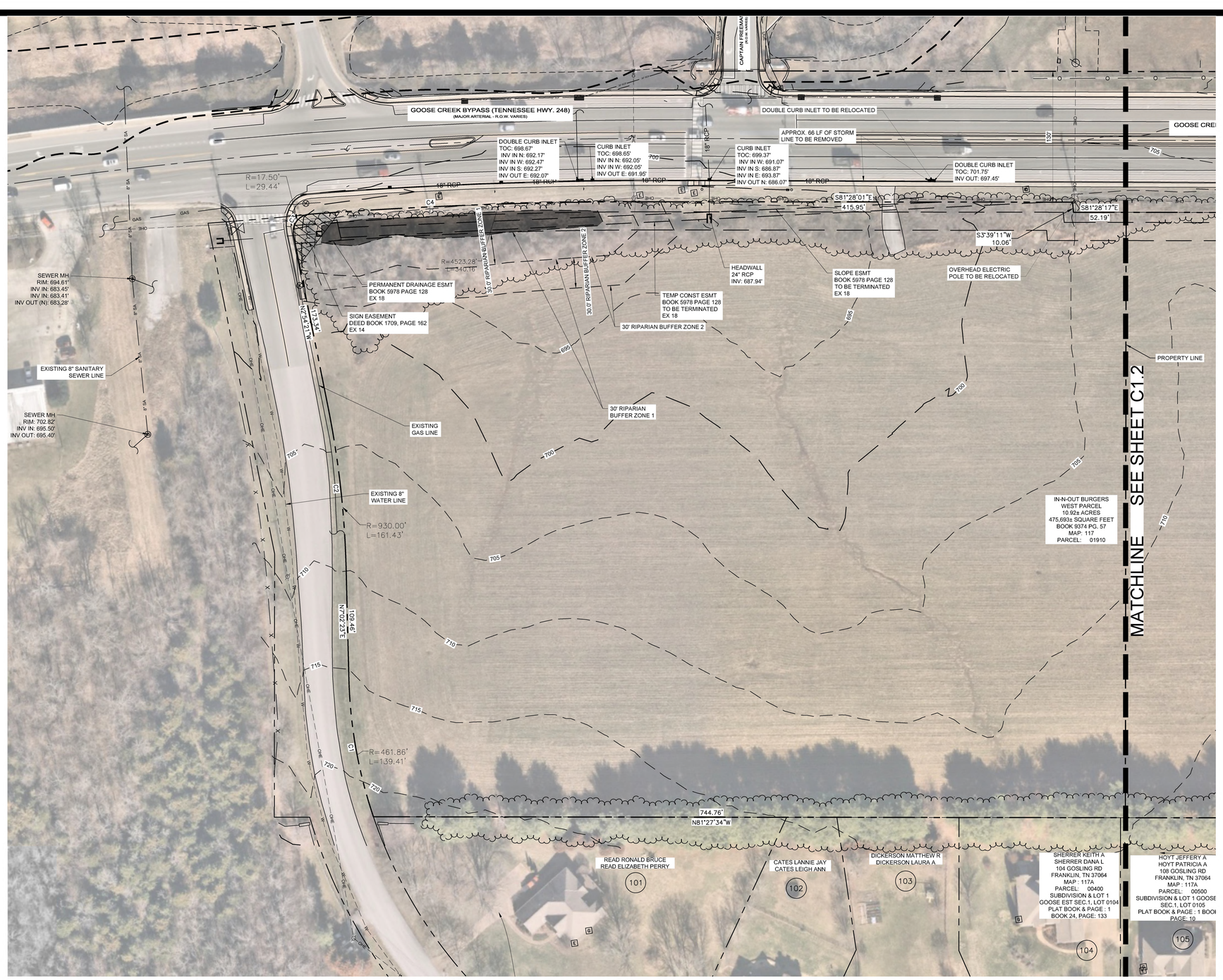
Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL
REZONING PLAN

SHEET
C1.0

COF # 8380

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GRAPHIC SCALE IN FEET
0 25 50 100

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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

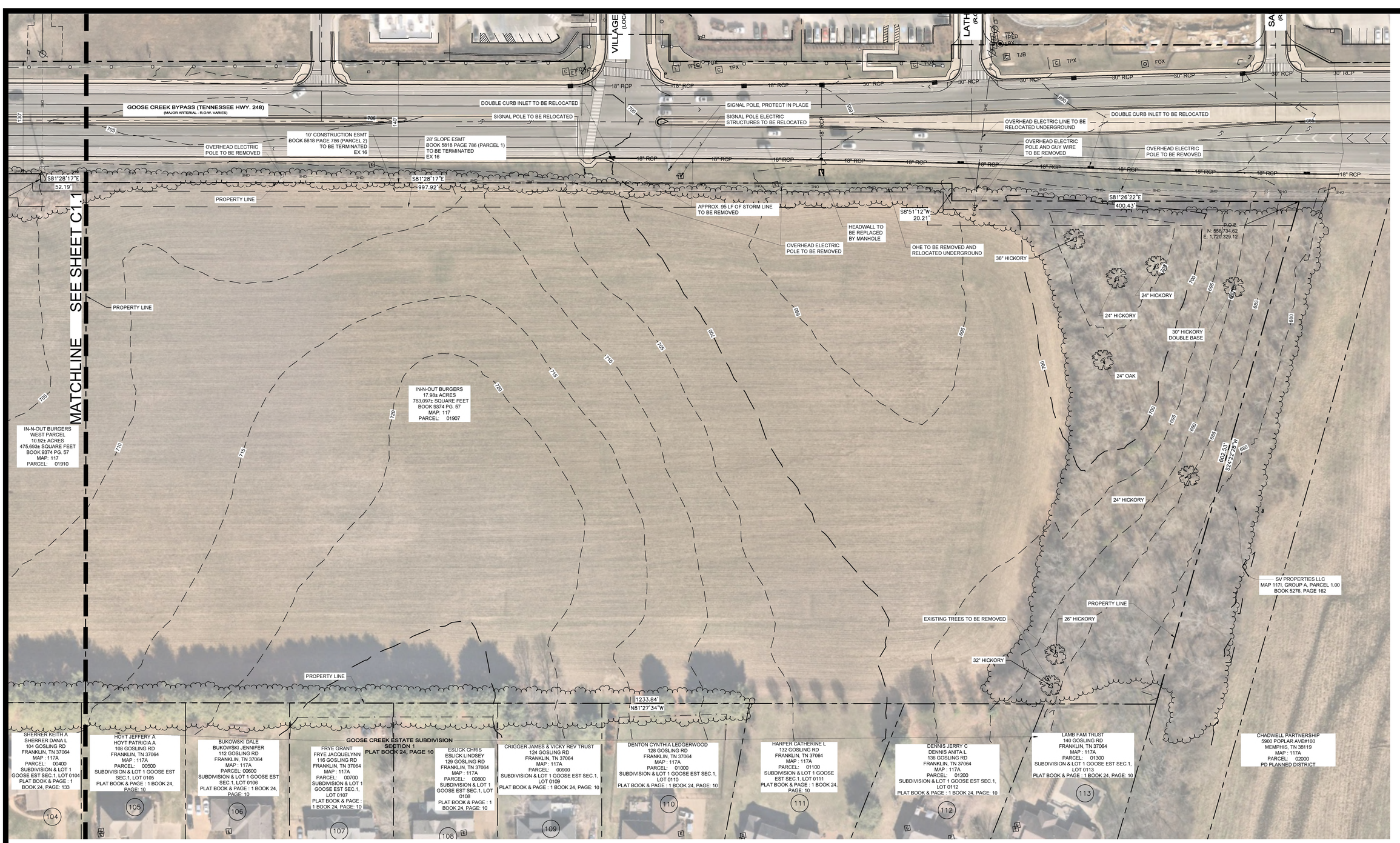
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 127919
STATE OF TENNESSEE
01/30/2024

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED REZONING PLAN

SHEET
C1.1

COF # 8380



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

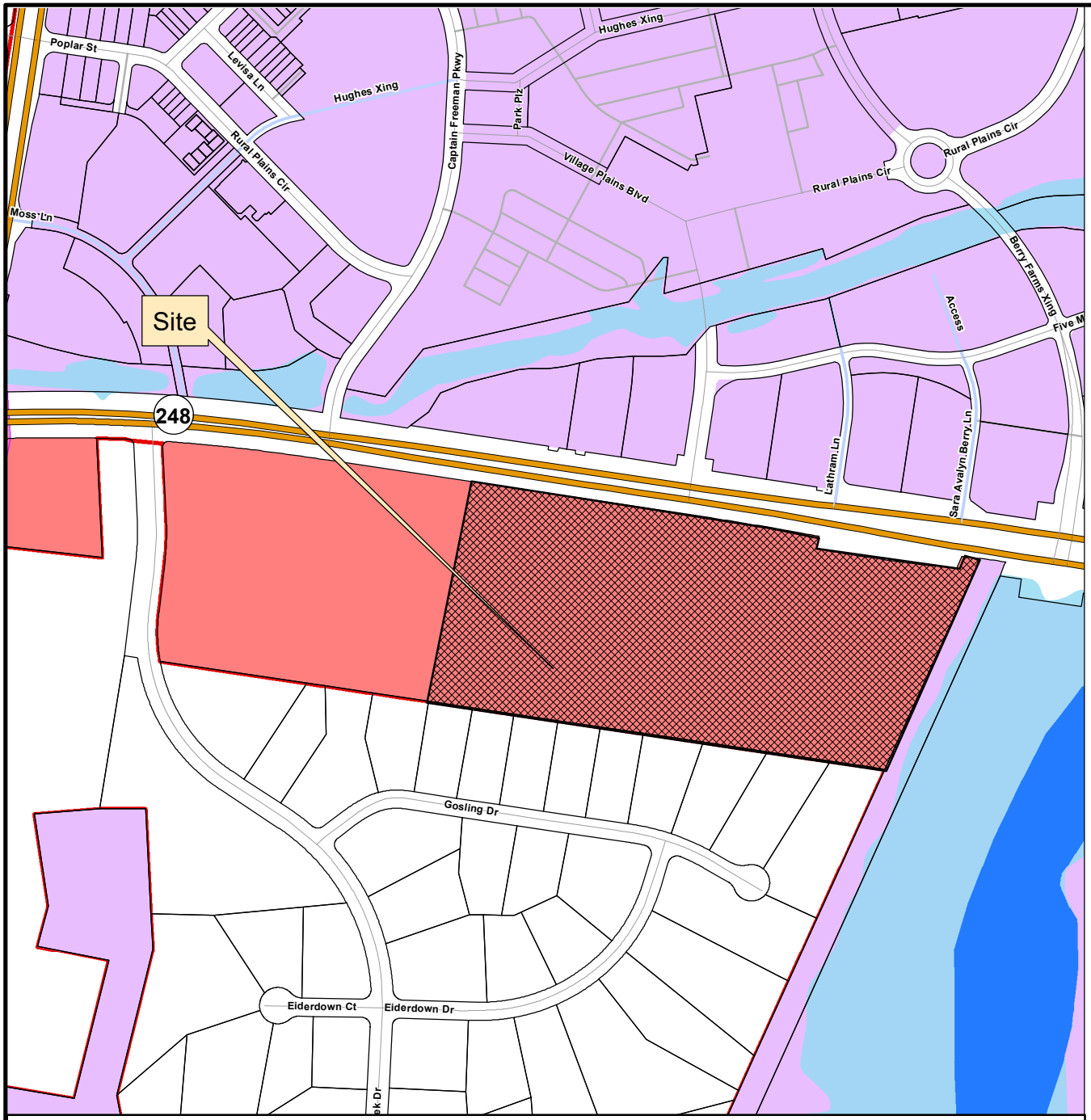
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127913
STATE OF TENNESSEE
01/29/2024

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED REZONING PLAN

SHEET
C1.2

COF # 8380



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
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N

0 250 500 1,000
Feet

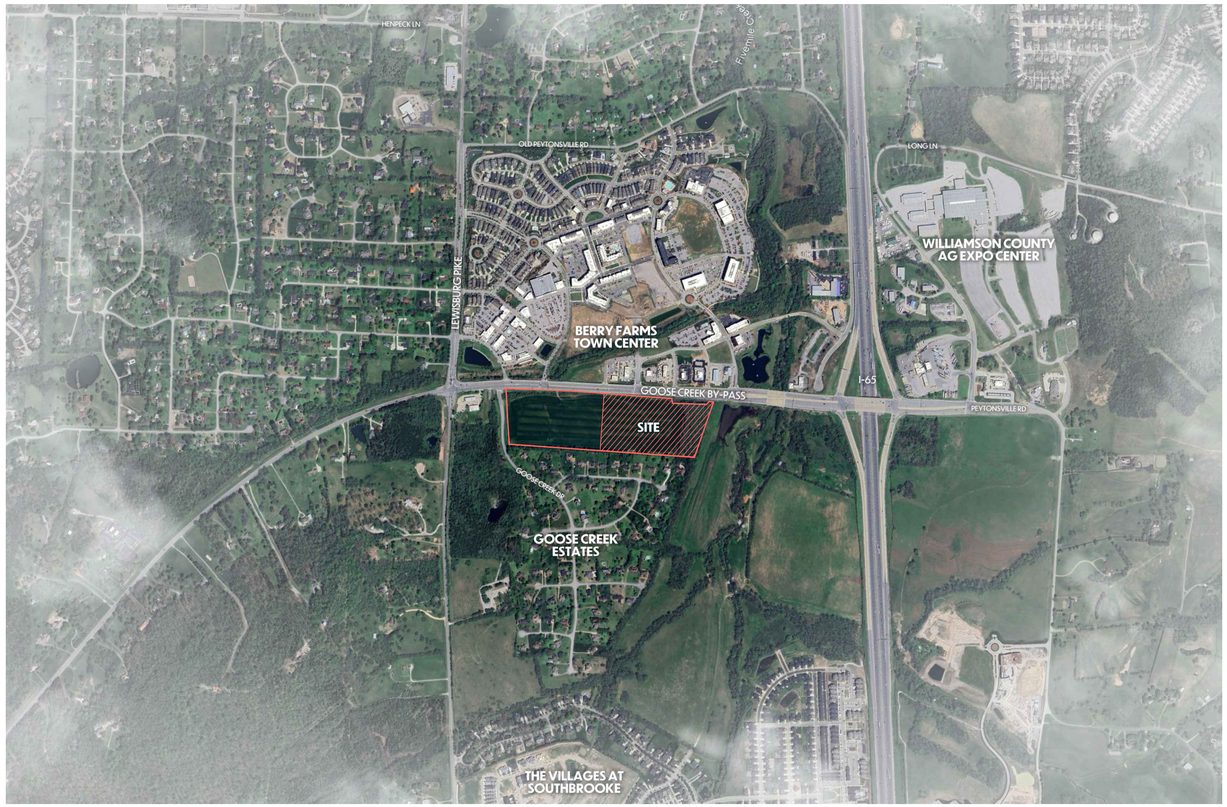
HISTORIC FRANKLIN TENNESSEE

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:
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ENGINEER:
KIMLEY-HORN
CONTACT: GRAY HARRISON
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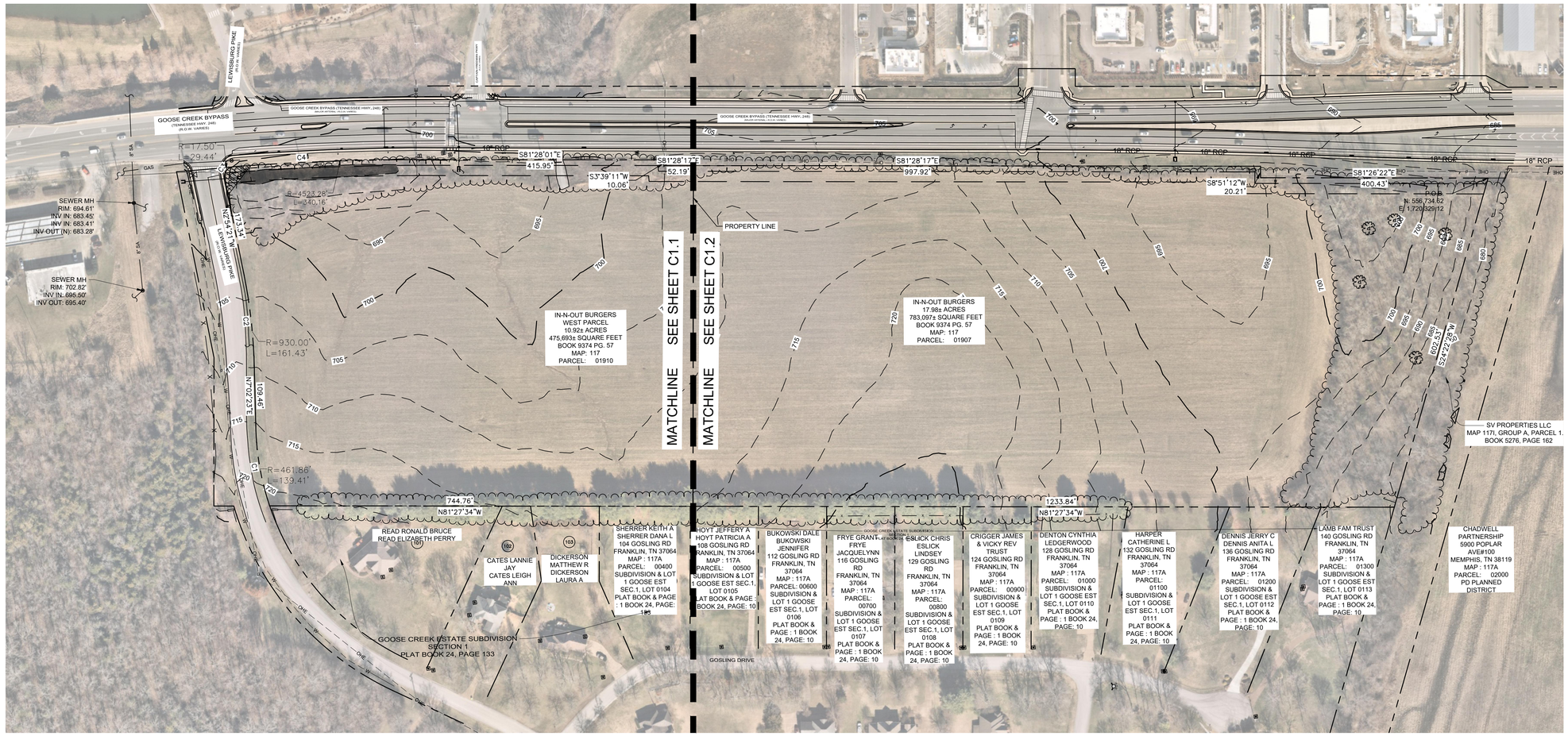
PROJECT NAME:	GOOSE CREEK BYPASS - (IN-N-OUT)
PROJECT NUMBER:	8380
ADDRESS:	GOOSE CREEK BYPASS, FRANKLIN, TN
PARCEL(S):	MAP 117, PARCEL 19.07 MAP 117, PARCEL 19.10 (WEST)
ACREAGE / SF OF SITE:	17.98 AC (783,097 SF)
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING:	PD (96,000)
ZONING OVERLAY:	N/A
BUILDING TYPES APPLIED:	LARGE-SCALE OFFICE, COMMERCIAL
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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
LANDSCAPE ARCHITECT
2-1-24

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
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EXISTING STORMWATER NARRATIVE

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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)
REZONING REQUEST
Franklin, Williamson County, Tennessee

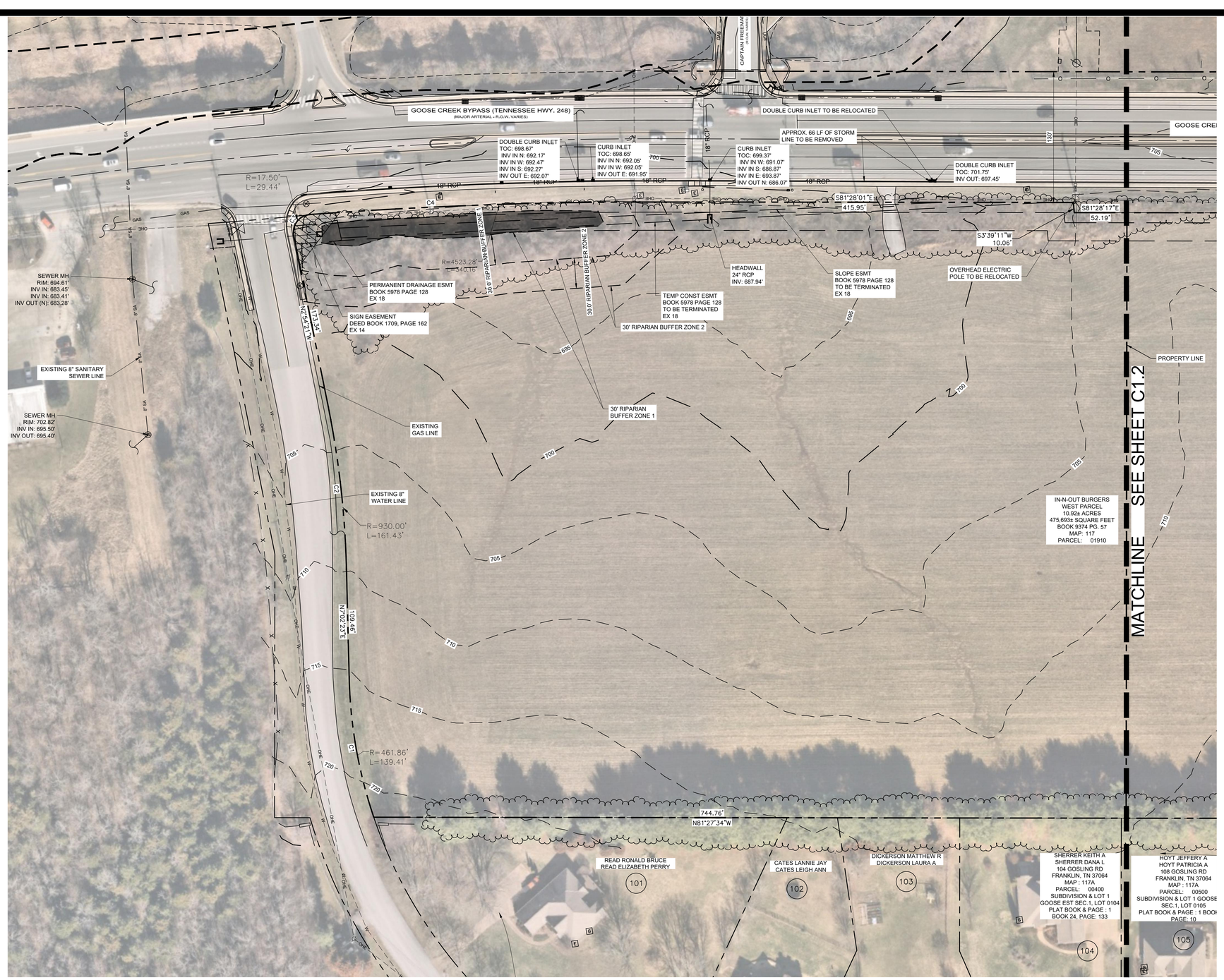
WILLIAM GRAY HARMSON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL
REZONING PLAN

SHEET
C1.0

COF # 8380



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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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Main: 615.208.5112 | www.kimley-horn.com
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GOOSE CREEK BYPASS (IN-N-OUT)
REZONING REQUEST
Franklin, Williamson County, Tennessee

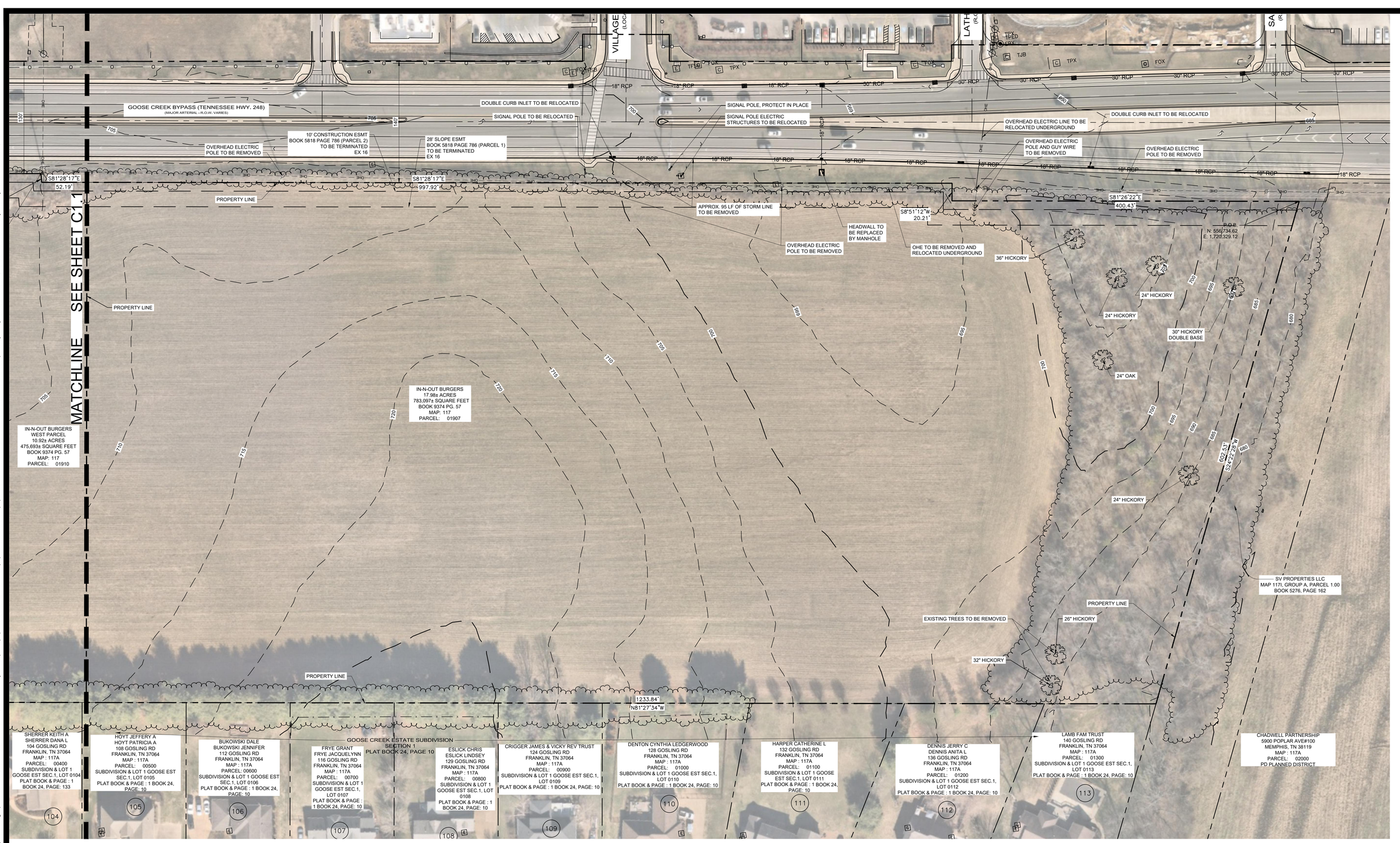
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED REZONING PLAN

SHEET
C1.1

COF # 8380



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

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GAMBLE DESIGN COLLABORATIVE
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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
Date: 2/26/2024

Revision Date
△ _____
△ _____
△ _____
△ _____

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

File #: 21-06030

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 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 (Goose Creek Bypass PUD Subdivision). Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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.

Votes for MOS: MOS1: Ground floor height, 7-0; MOS2: Driving aisle, 7-0; MOS3: Gable/pitched roofs, 7-0; MOS4: Window recesses,7-0; MOS5: Signage, 7-0; MOS6: Wall signs, 7-0; MOS7: Cross access, 6-1; MOS8: Irregular shaped signage, 7-0; MOS9: Halo-style signage, 7-0; MOS10: Primary material Commercial, 6-1; MOS11: Primary material Office, 6-1; MOS12: Defined base, 6-1; MOS13: Front yard fencing, 7-0; MOS14: Commercial fencing, 7-0

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-08 by a vote of 7-0.

Staff recommends that the Board of Mayor and Aldermen deny Resolution 2024-08 because the development plan does not comply with Envision Franklin. However, as stated in the staff report, the BOMA 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.

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

Law Dept approved (3) 02.13.24

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>approval.</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

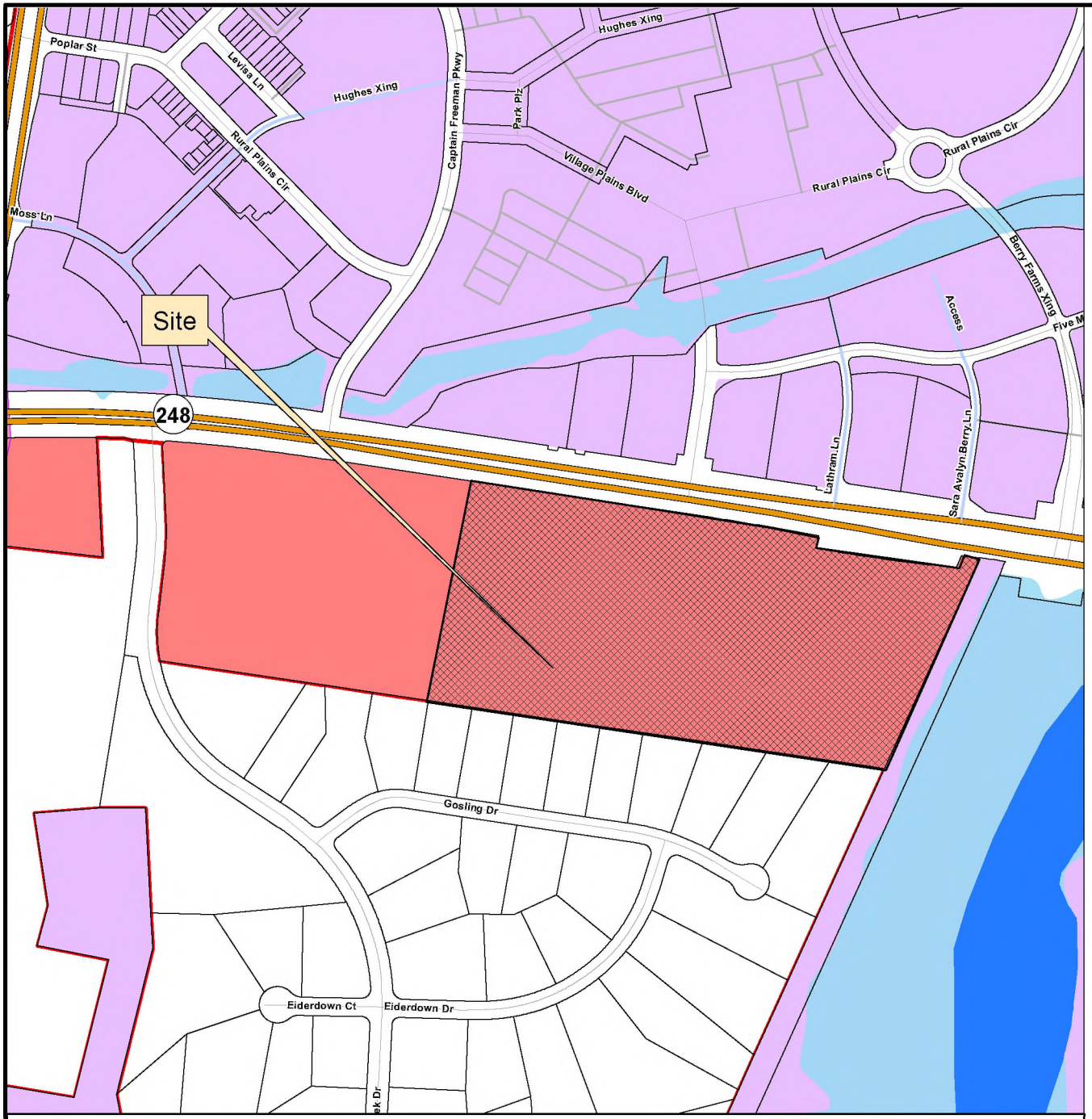
PREAPPLICATION CONFERENCE: _____12/5/23_____

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

NEIGHBORHOOD MEETING: _____12/5/23_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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

0 250 500 1,000

Feet

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)

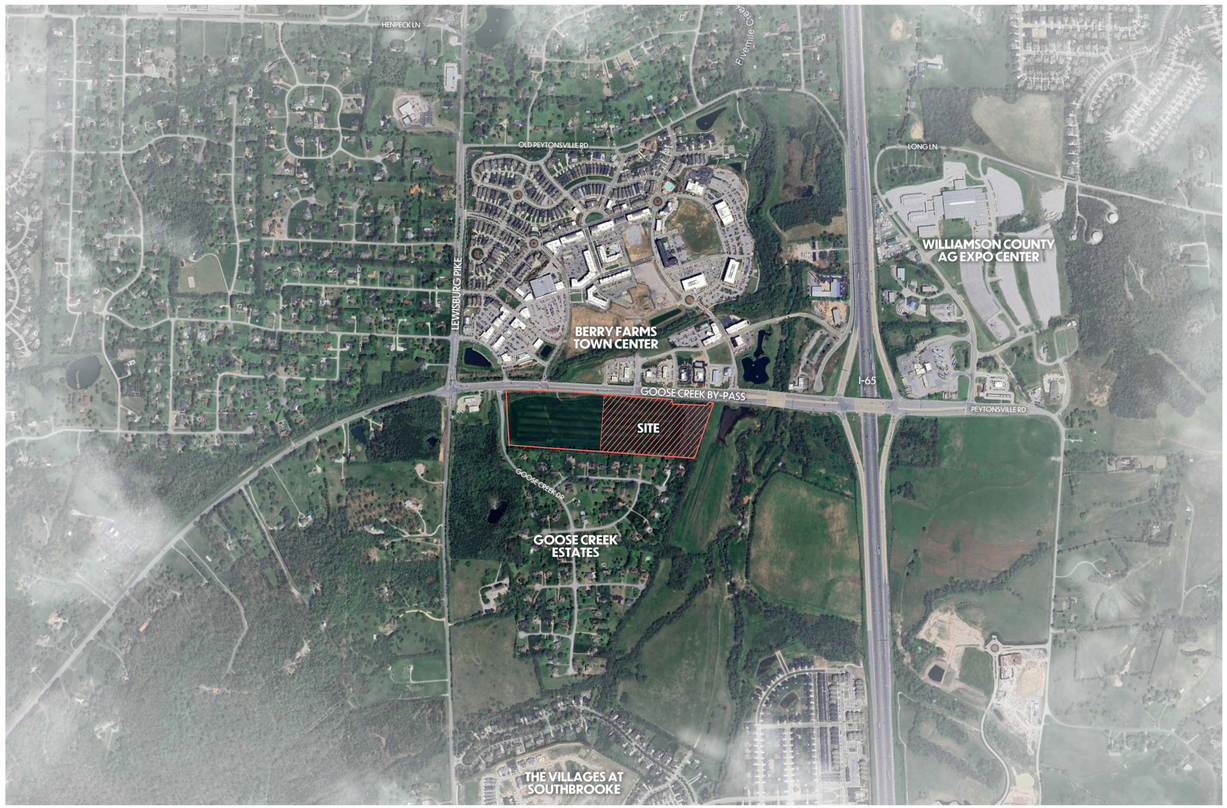
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Modification #2:	Restaurant. Section 10.1.14. Parking and Transit: Standard Drive Aisles with change to 28 feet
Modification #3:	Restaurant. Section 6.8. Commercial/Mixed-Use Building: Allow for Gable and Pitched Roofs
Modification #4:	Restaurant. 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
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
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ENGINEER:
KIMLEY-HORN
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(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

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

DRAFT
SCOTT STAKE
REGISTERED
LANDSCAPE ARCHITECT

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**

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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

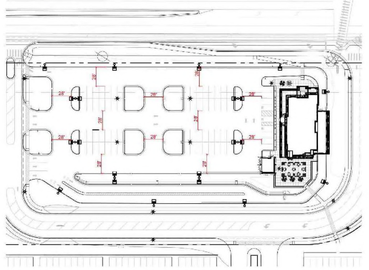
Section 10.1.14 Parking and Transit: Standard Drive Aisles
Standard parking spaces and drive aisles shall comply with the dimensions below: [90 Degrees] 20-24' Drive Aisle Width

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 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. 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.

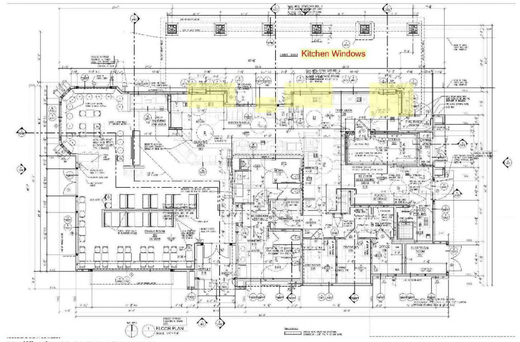
A modification of standard for Window Openings to be recessed a minimum of 1 inch for kitchen windows and 2.5 inches for the service window located under the drive-thru colonnade.

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.

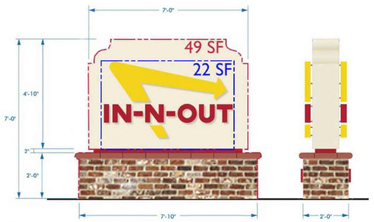
2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
In-N-Out's signage design is intended to relate to the architectural style of In-N-Out's restaurants, and relates to the architectural scale 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.

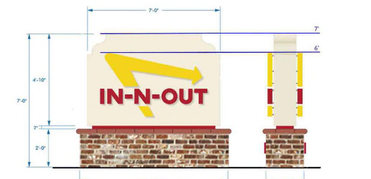
Standard (Existing)		MOS (Proposed)	
Quantity	1 per lot per street frontage	Quantity	1 per lot per street frontage
Sign Area	32 square feet per side; 2 sides maximum	Sign Area	32 square feet per side; 2 sides maximum
Placement	Minimum setback at the property line	Placement	Minimum setback at the property 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

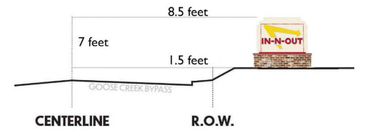


SIGN AREA: NO MOS NEEDED



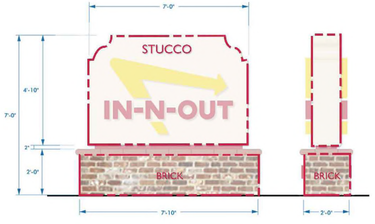
MOS #8: SIGN HEIGHT





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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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
LICENSED PROFESSIONAL ENGINEER
TENNESSEE
LANDSCAPE ARCHITECT
9-11-24

Revision Date
△
△
△
△

MODIFICATIONS OF STANDARDS

SHEET
C0.1

COF # 8381

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

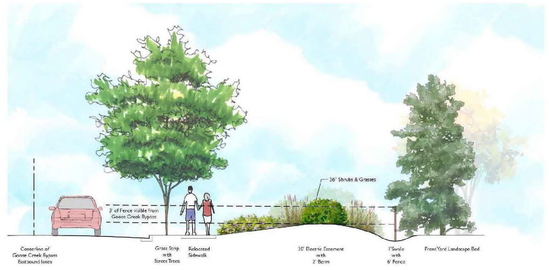
A modification of standard for fences to be a maximum height of six feet in the front yard.

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.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



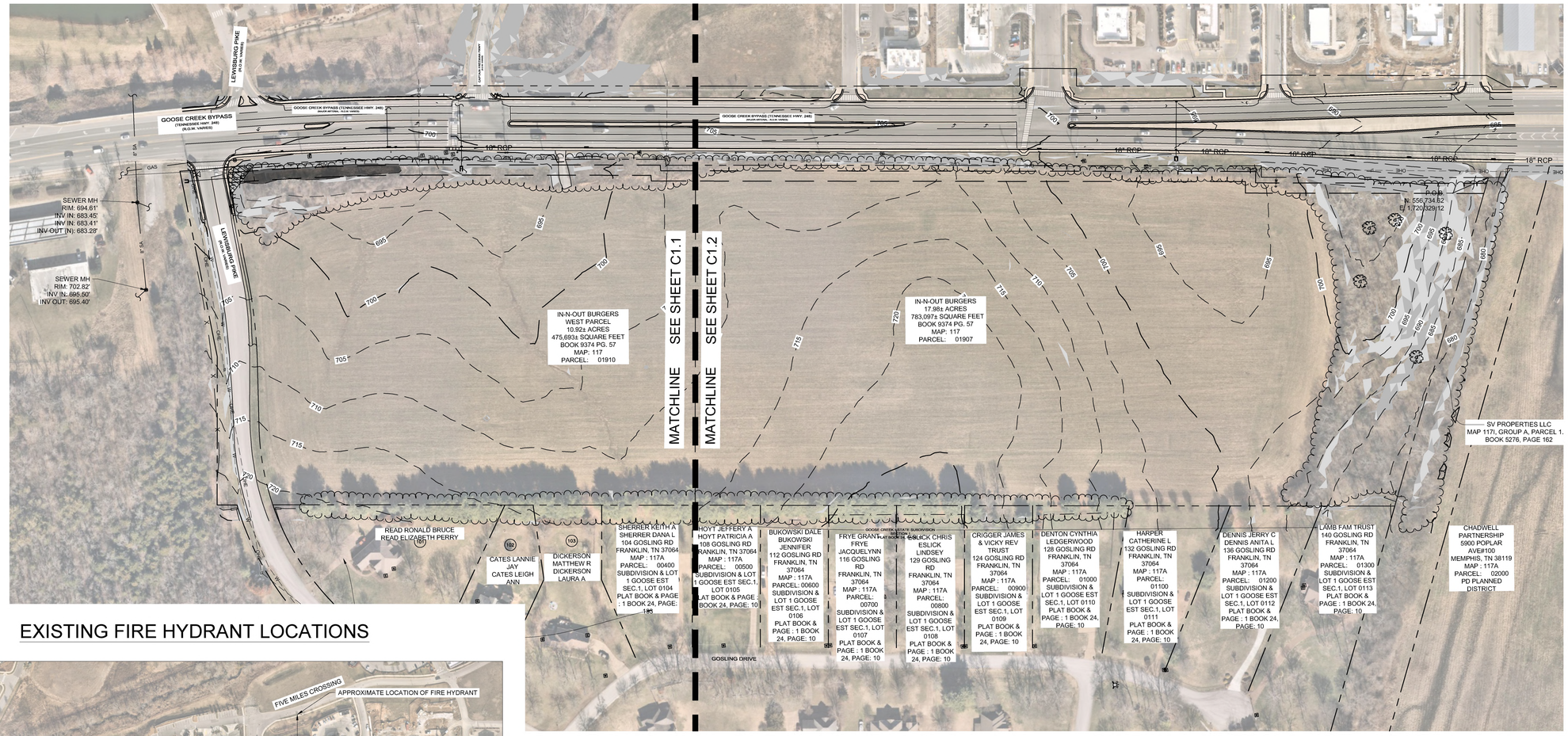
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MODIFICATIONS OF STANDARDS

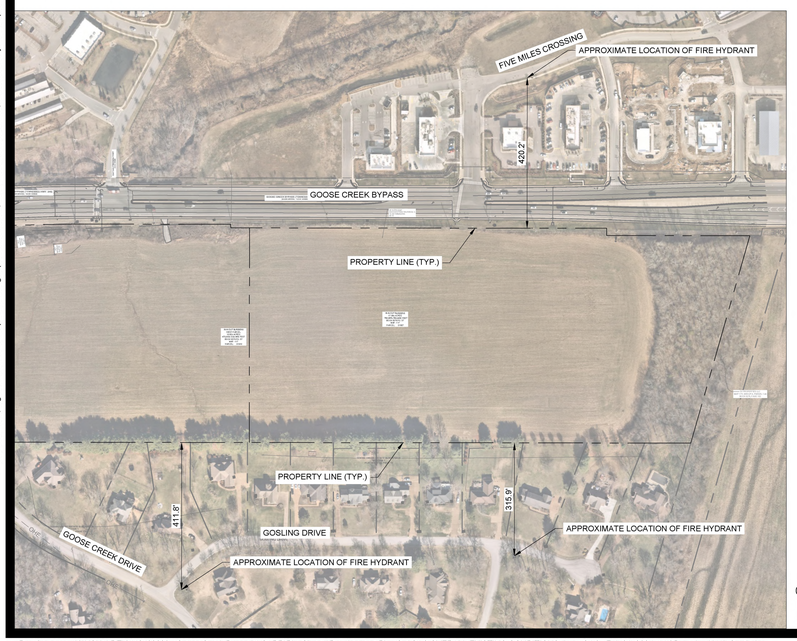
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EXISTING FIRE HYDRANT LOCATIONS



NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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

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. 127819
STATE OF TENNESSEE

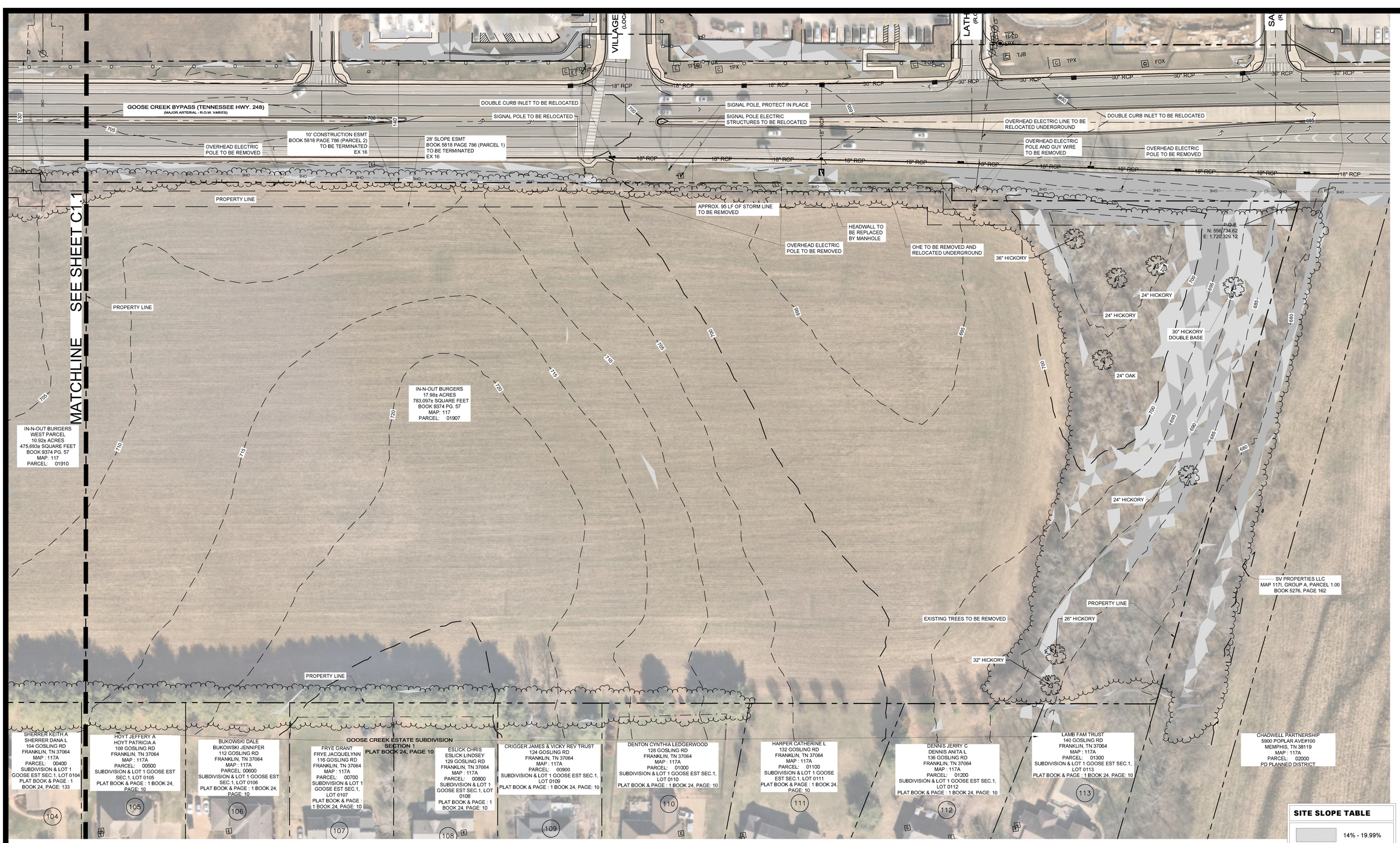
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OVERALL EXISTING CONDITIONS

SHEET
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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

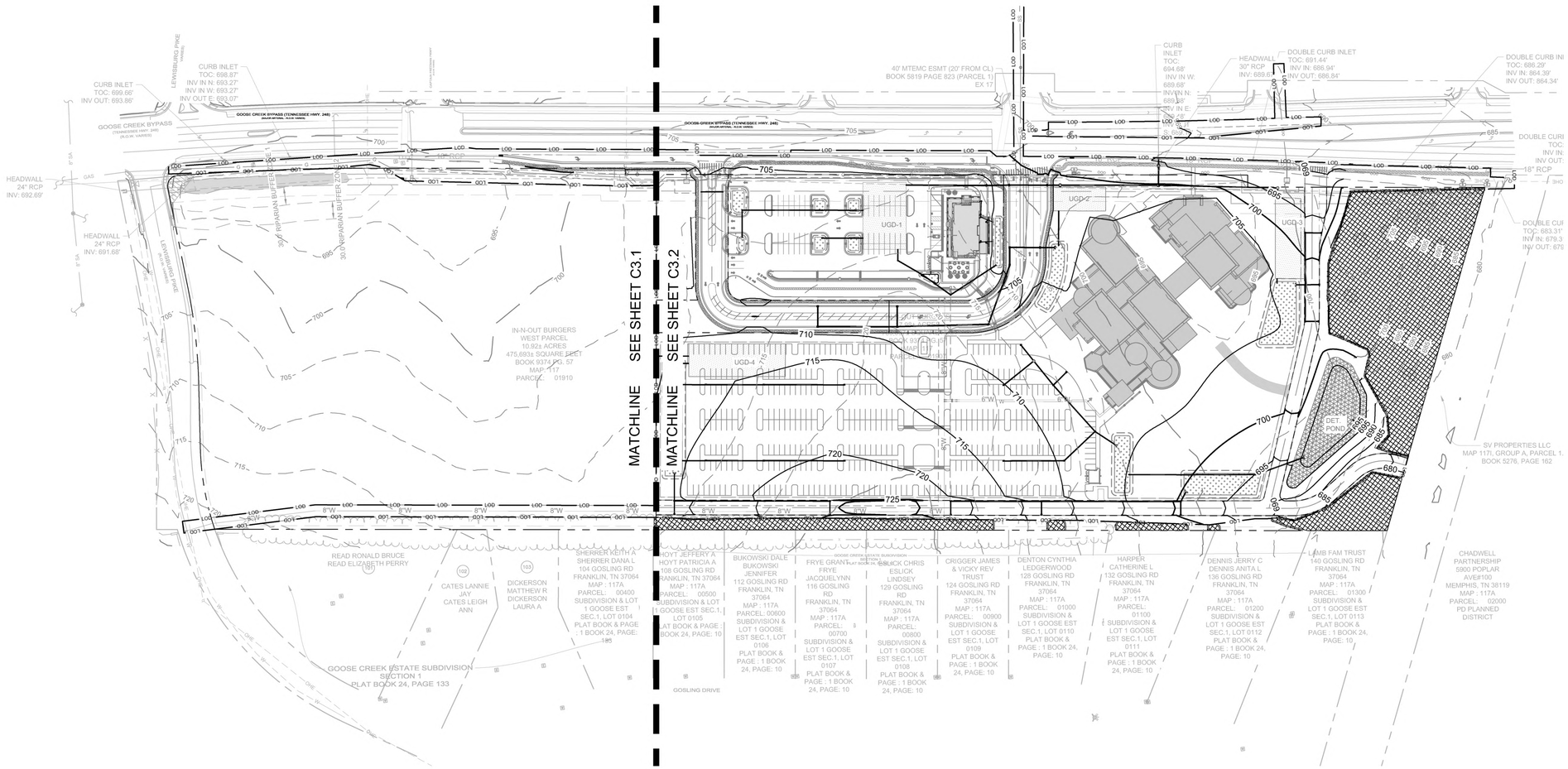
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE

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ENLARGED EXISTING CONDITIONS SHEET
C1.2

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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.

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

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

THERE WILL BE APPROXIMATELY 6.83 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN UNDERGROUND AND ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

HATCH LEGEND

BIORETENTION	
DETENTION	
UNDERGROUND DETENTION	

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
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WILLIAM GRAY HARRISON
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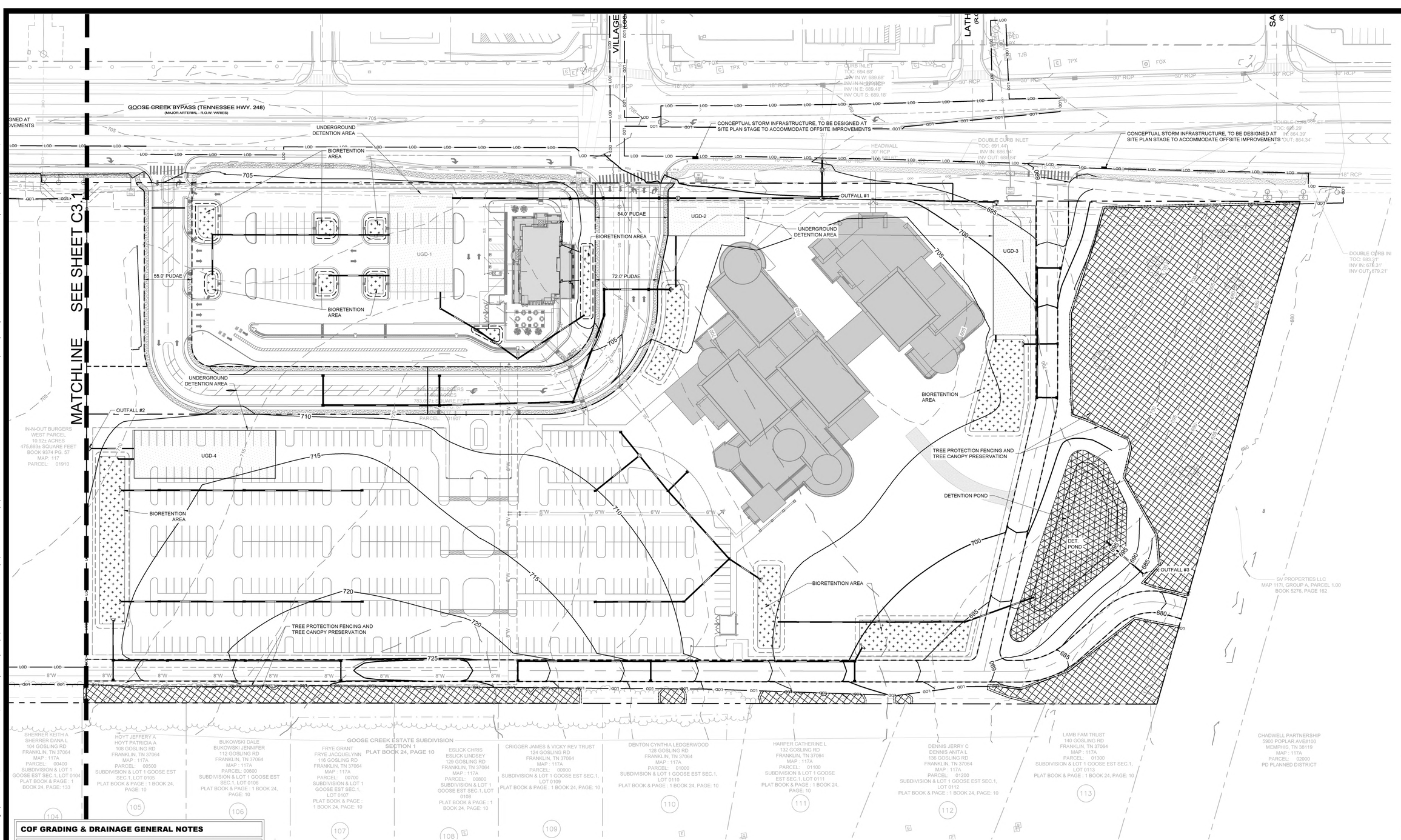
Revision Date
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2 _____
3 _____
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OVERALL GRADING & DRAINAGE PLAN

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
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GOOSE CREEK BYPASS (IN-N-OUT) DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

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

Revision Date
- △ _____
- △ _____
- △ _____
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ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2

COF # 8381

Drawing name: K:\NSH_LDEV\118490000 - Goose Creek Bypass\4-CADD\PlanSheets\Development Plan Set\C3.0 OVERALL GRADING AND DRAINAGE PLAN.dwg C3.2 Feb 01, 2024 11:17am by: Noah.Seethaler



OFFICE - NORTH VIEW



STORE - NORTH VIEW



OFFICE - NORTHWEST VIEW



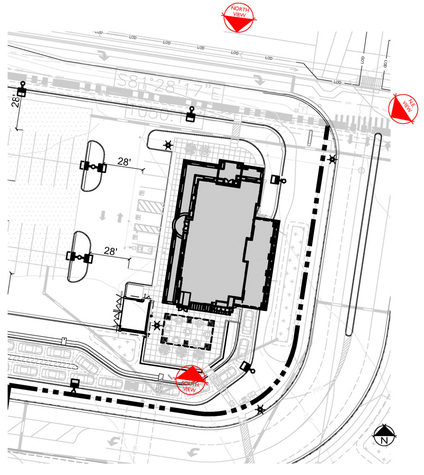
STORE - NORTHEAST VIEW



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

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

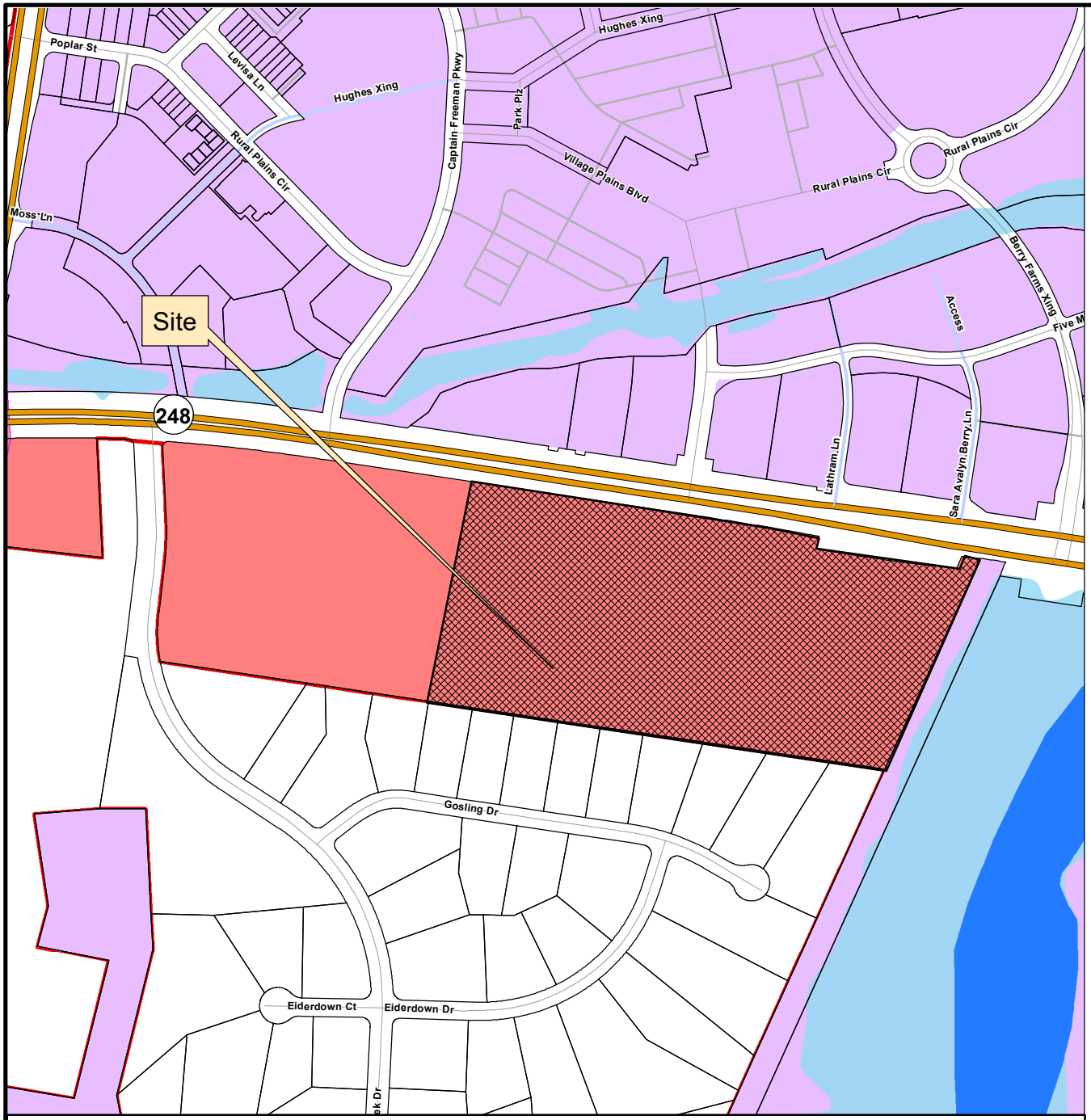
REGISTERED LANDSCAPE ARCHITECT
TENNESSEE
9-1-24

Revision Date
△ _____
△ _____
△ _____
△ _____

ARCHITECTURAL CHARACTER

SHEET
A1.0

COF # 8381



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

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

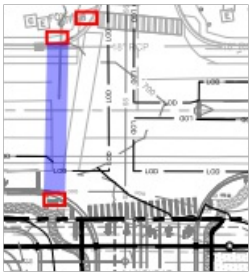
General Issues

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

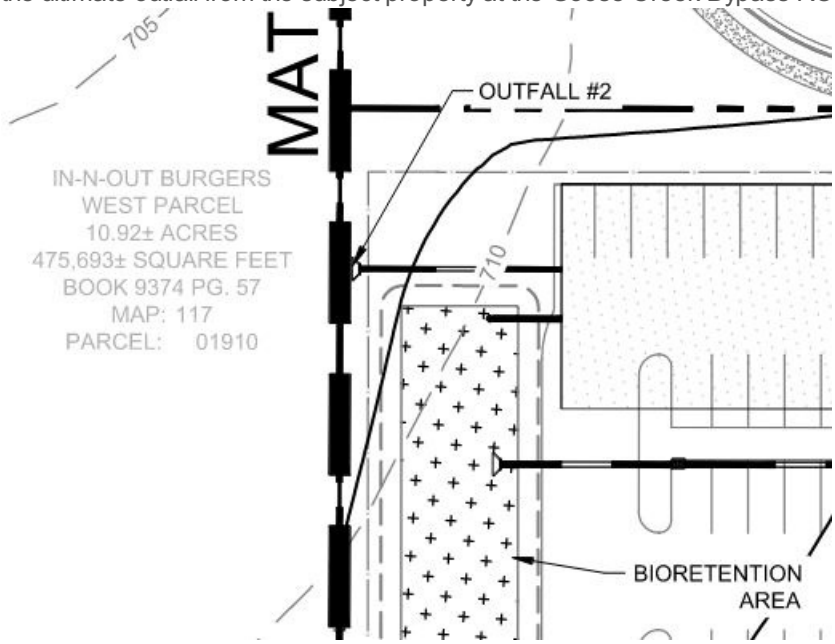
joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, **but does not hinder** approval of the Development Plan.*

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.

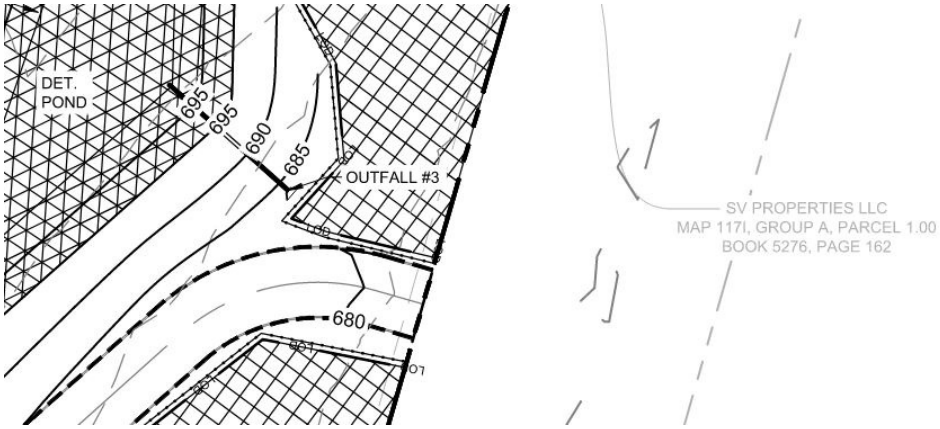
72. Outfall #2

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.



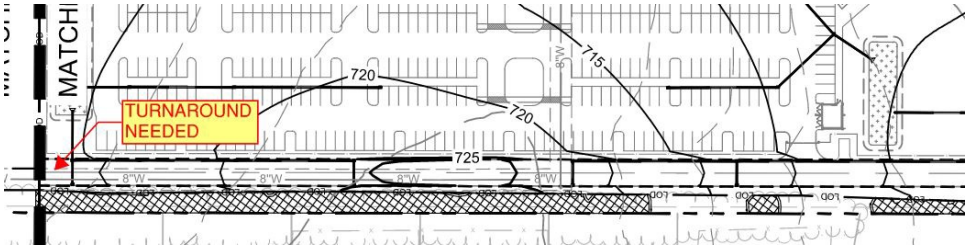
Similarly, there is not a defined receiving conveyance or drainage easement across the Stream Valley open space lot as necessary to convey the now-concentrated flows from the pond outfall to the wetland areas beyond which are currently receiving sheet flow runoff.



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.*

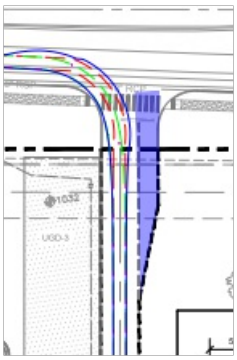
Resubmitted drawings show different locations of signal poles on the south side of Goose Creek Bypass at Village Plains Boulevard than those indicated on previous submittals. The new proposed locations are not approved, and will likely require revision. For example, the drawings now propose the existing 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.

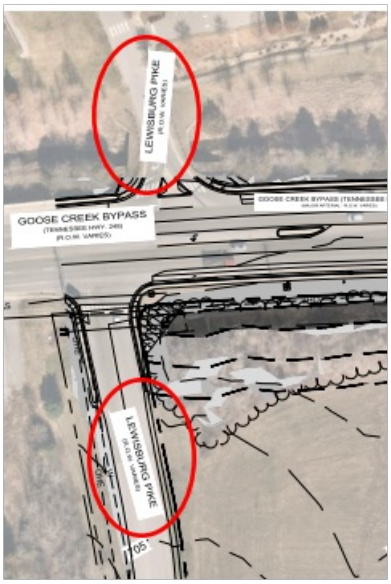


91. Street Names

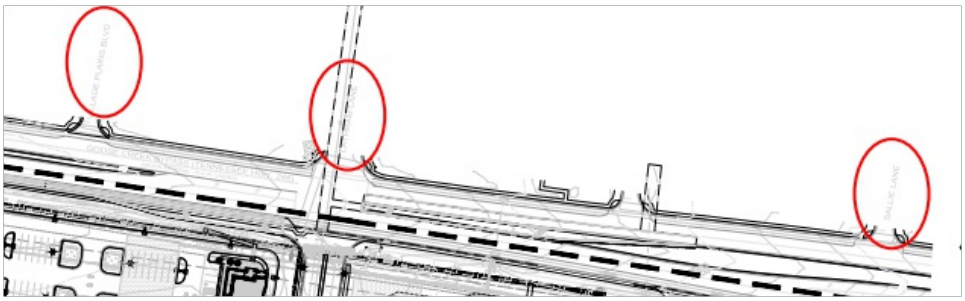
joe.marlo@franklintn.gov *The following is a newcomment based on different information nowshown in the latest submittal (errant street name labels added).*

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

C1.0



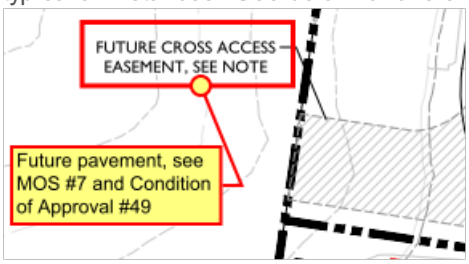
C2.0 and C2.1



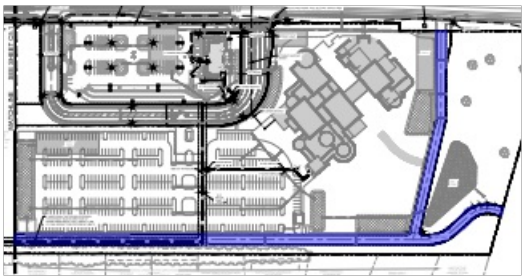
94. Notation

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

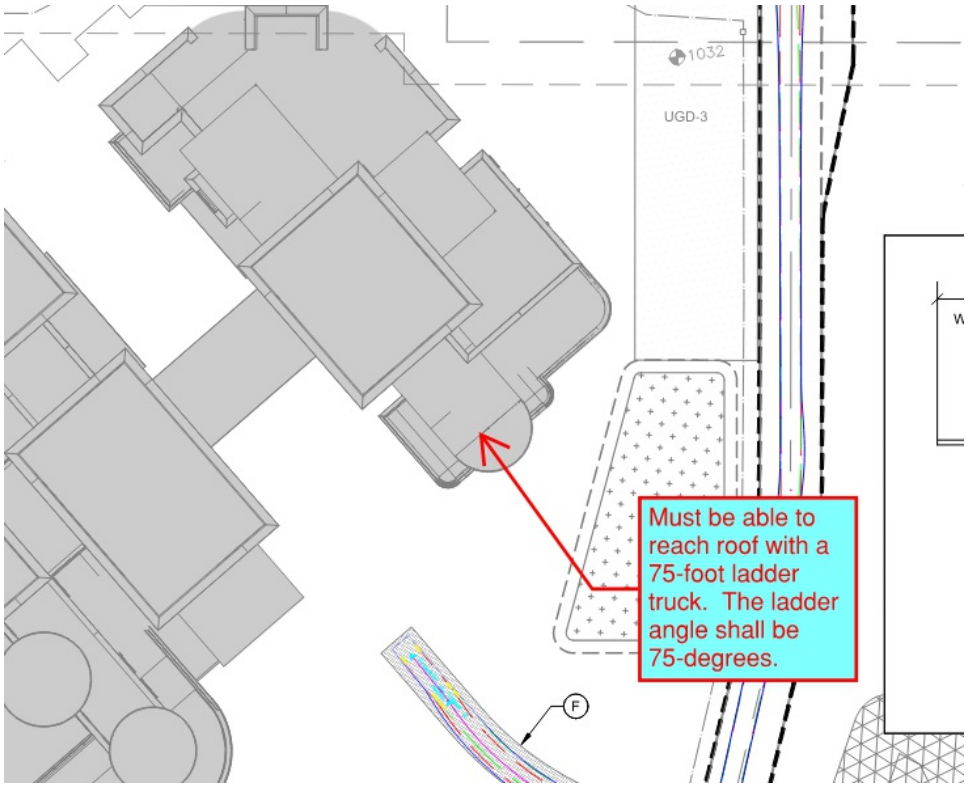
david.chang@franklintn.gov All turn lanes shall meet AASHTO Requirements including deceleration lengths, tapers, etc.

FIRE--Planning--DRT

General Issues

1. Fire Department Access

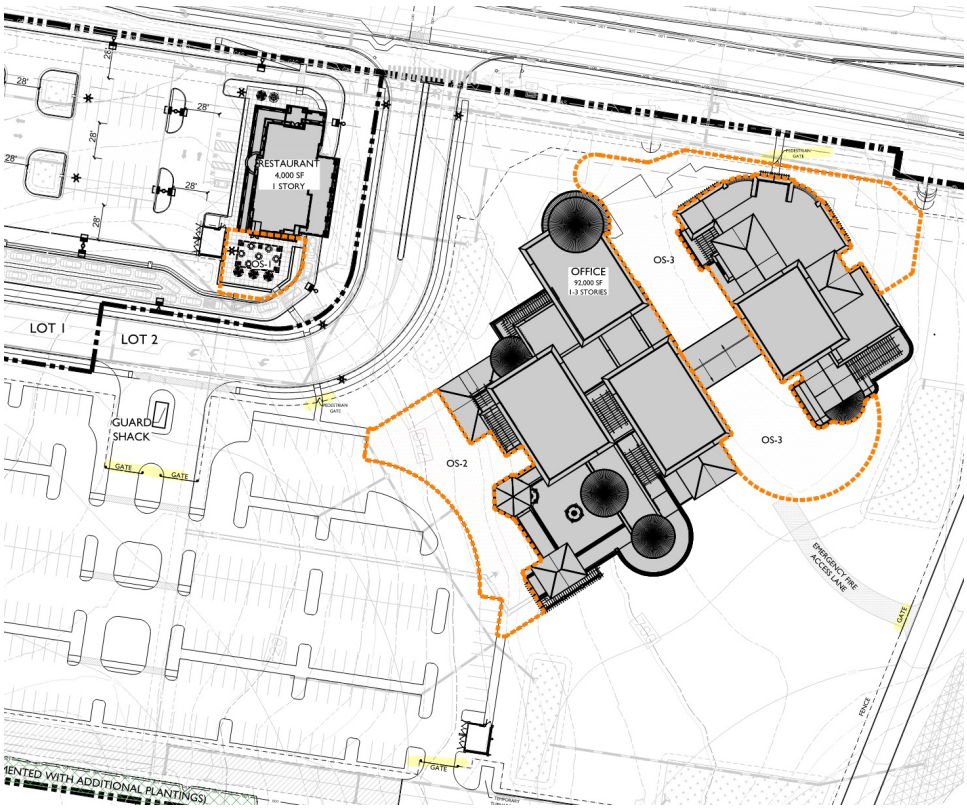
curt.edelmann@franklintn.gov Revise the access lane so a 75-foot ladder truck can be positioned close enough to the east wing of the building to reach the roof.



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

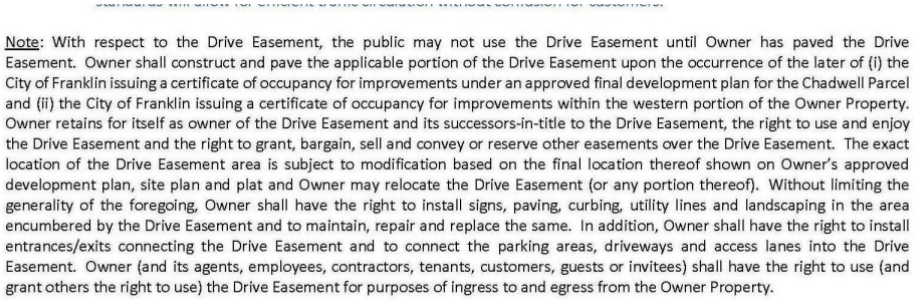
joseph.bryan@franklintn.gov MOS 12 - Removal of Required Architectural Base

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.

GOOSE CREEK BYPASS (IN-N-OUT)

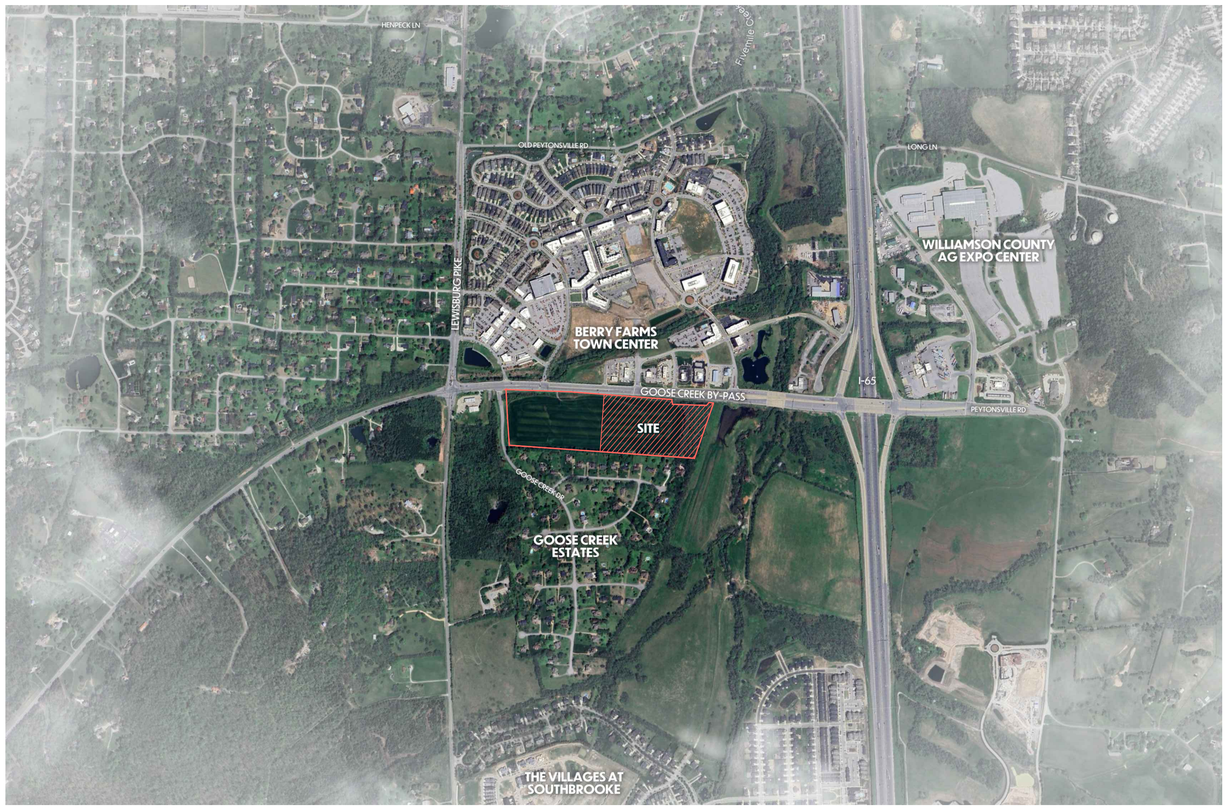
DEVELOPMENT PLAN

PD (96,000)

GOOSE CREEK BY-PASS
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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.**



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

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

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L1.0 Tree Preservation Plan

A1.0 Architectural Character

PRE-APP SUBMITTAL: 11/27/2023
INITIAL SUBMITTAL: 01/08/2024
RESUBMITTAL: 02/01/2024

GREGORY SCOTT GAMBLE
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT

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

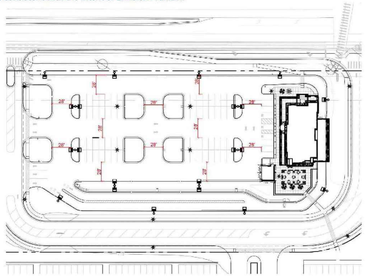
Section 10.1.14 Parking and Transit: Standard Drive Aisles
Standard parking spaces and drive aisles shall comply with the dimensions below: (90 Degrees) 20-24' Drive Aisle Width

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.

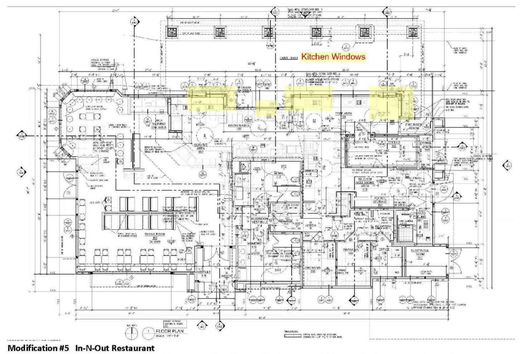
A modification of standard for Window Openings to be recessed a minimum of 1 inch for kitchen windows and 2.5 inches for the service window located under the drive-thru colonnade.

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.

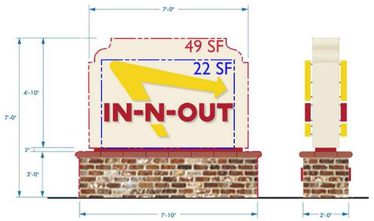
2. **The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:**
   In-N-Out's signage design is intended to relate to the architectural style of In-N-Out's restaurants, and relates to the architectural scale 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.

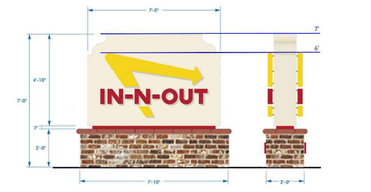
Standard (Existing)		MOS (Proposed)	
Quantity	1 per lot per street frontage	Quantity	1 per lot per street frontage
Sign Area	32 square feet per side; 2 sides maximum	Sign Area	32 square feet per side; 2 sides maximum
Placement	Minimum setback at the property line	Placement	Minimum setback at the property 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

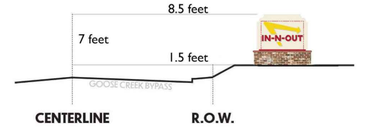


SIGN AREA: NO MOS NEEDED



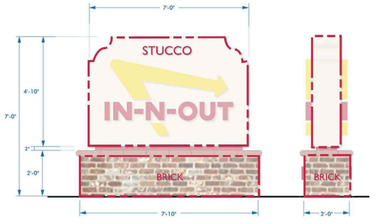
MOS #8: SIGN HEIGHT





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



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.

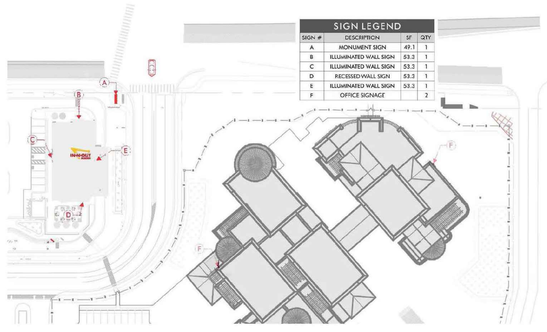
A Modification of standard for Proportion and Shape to allow for irregularly shaped signage throughout the entire Planned District.

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*

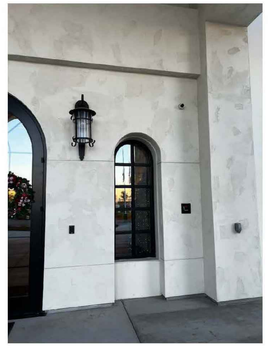
A modification of standard for 6.8 Building Types: Commercial/Mixed Use Building – Materials, is requested to allow Authentic Stucco as a primary building material.

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

JEFFREY SCOTT JAKES
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
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MODIFICATIONS OF STANDARDS

SHEET
C0.2

COF # 8381

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

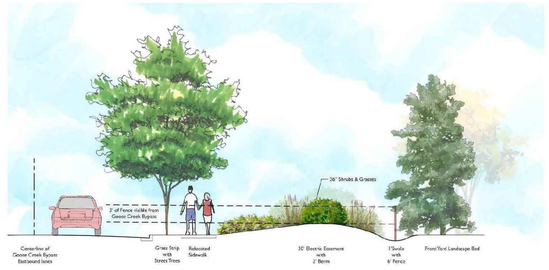
A modification of standard for fences to be a maximum height of six feet in the front yard.

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



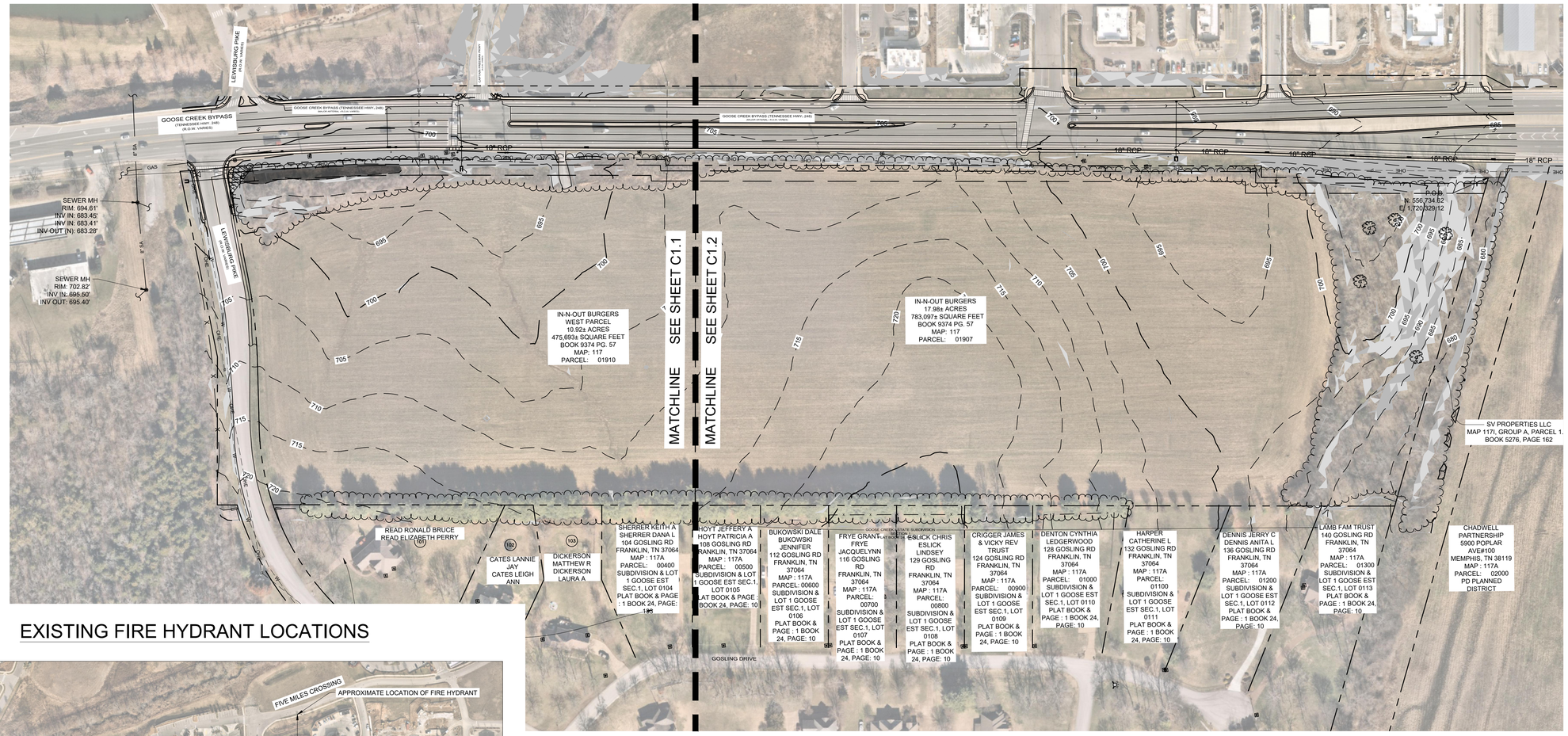
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MODIFICATIONS OF STANDARDS

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COF # 8381

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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

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

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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
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF # 8381



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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GRAPHIC SCALE IN FEET
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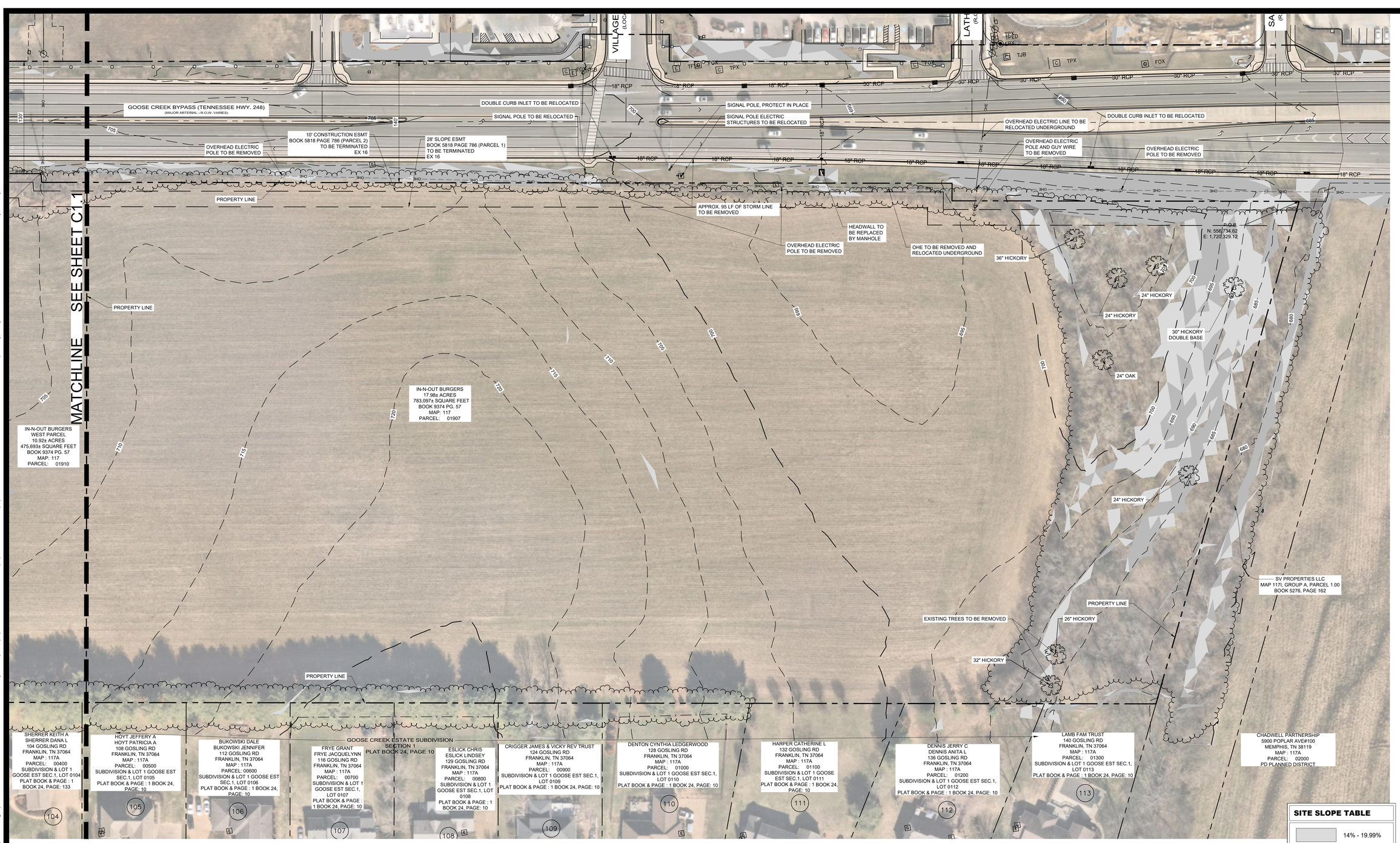
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
04/09/2024

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C1.1

COF # 8381



SITE SLOPE TABLE

	14% - 19.99%
	20% and above

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GRAPHIC SCALE IN FEET
0 25 50 100

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Franklin, Williamson County, Tennessee

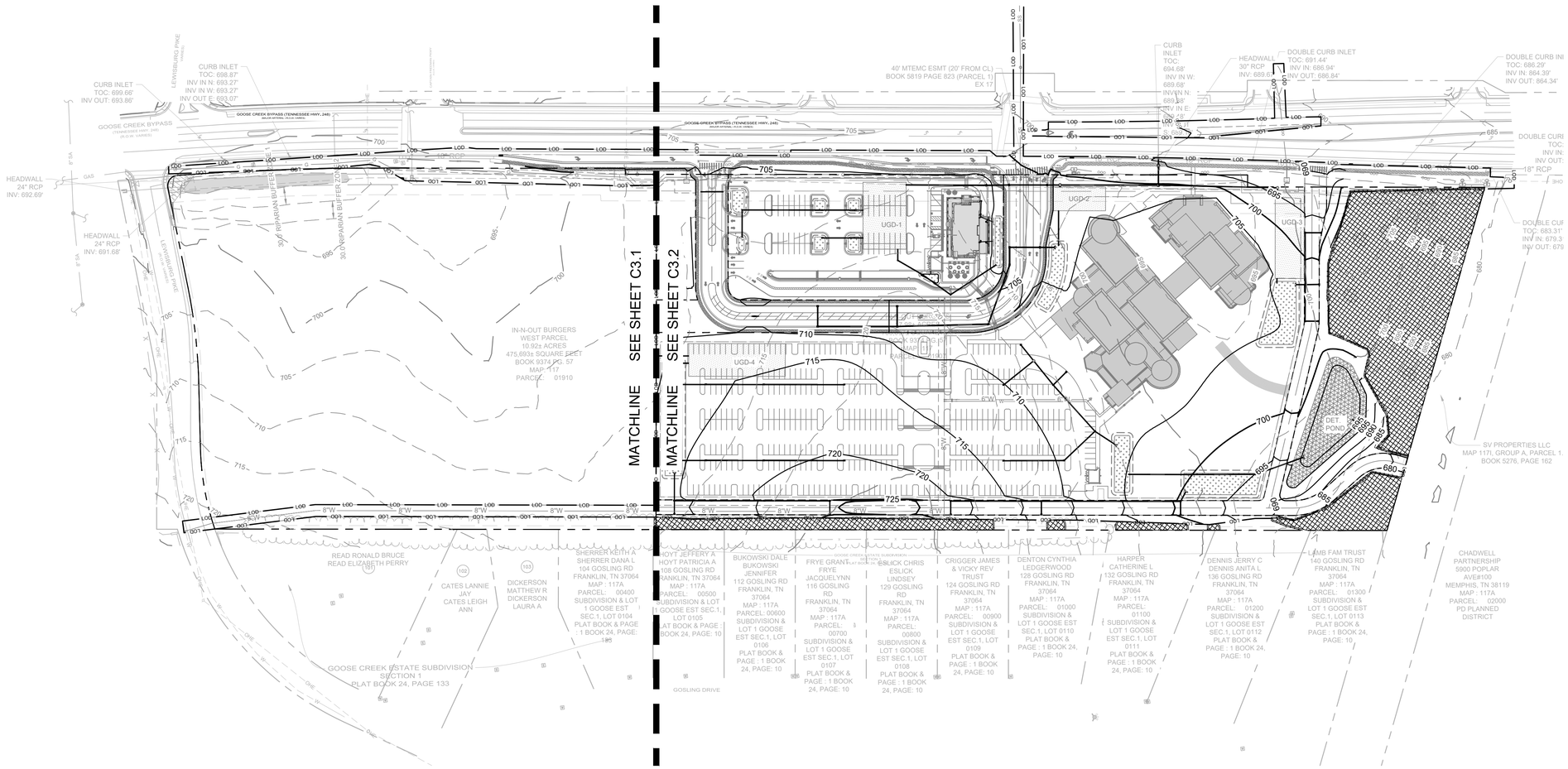
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
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COF GRADING & DRAINAGE GENERAL NOTES

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.
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.

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

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

THERE WILL BE APPROXIMATELY 6.83 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN UNDERGROUND AND ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

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

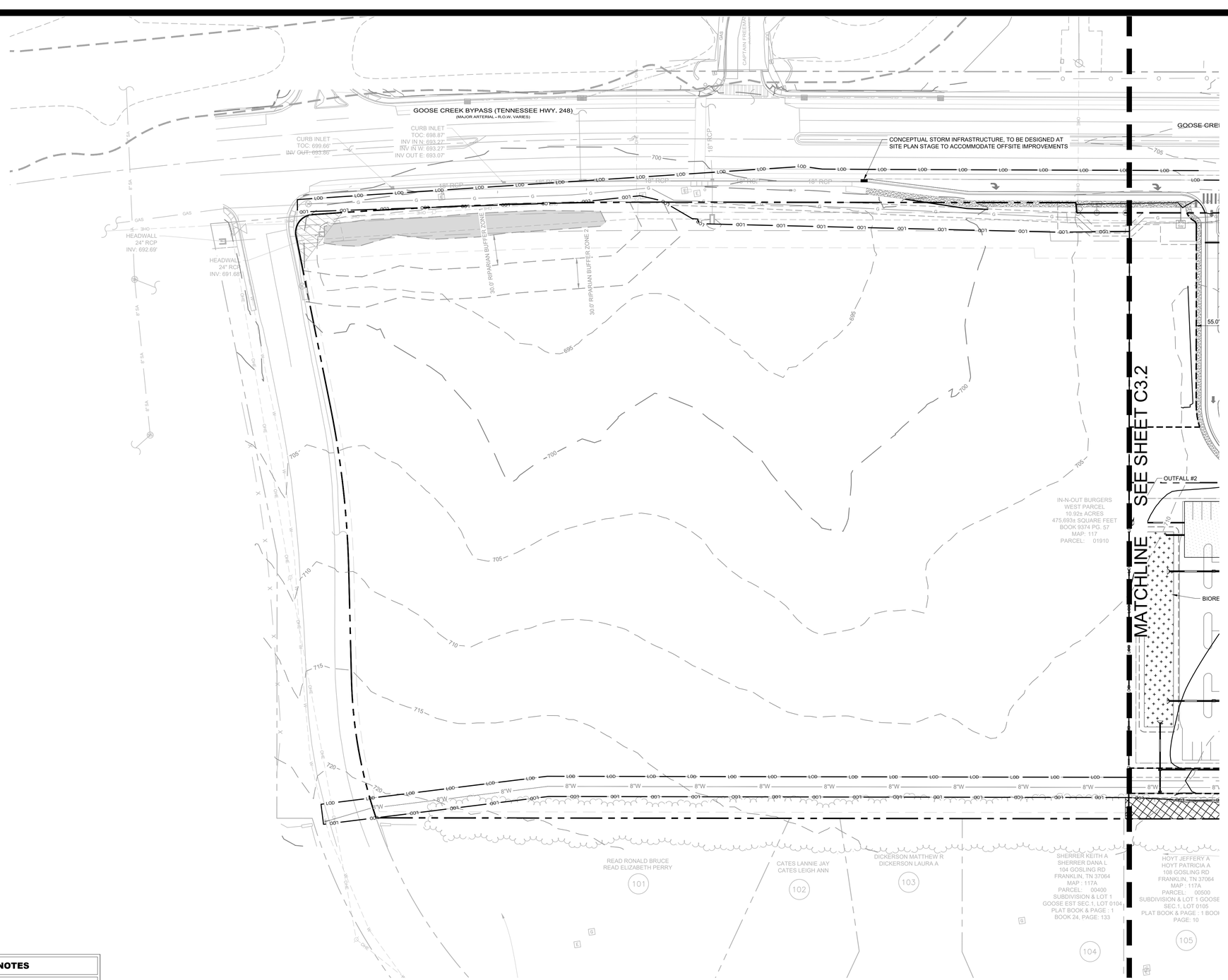
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 12/20/2024

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

OVERALL GRADING & DRAINAGE PLAN

SHEET
C3.0

COF # 8381



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.
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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.

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

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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DETENTION	
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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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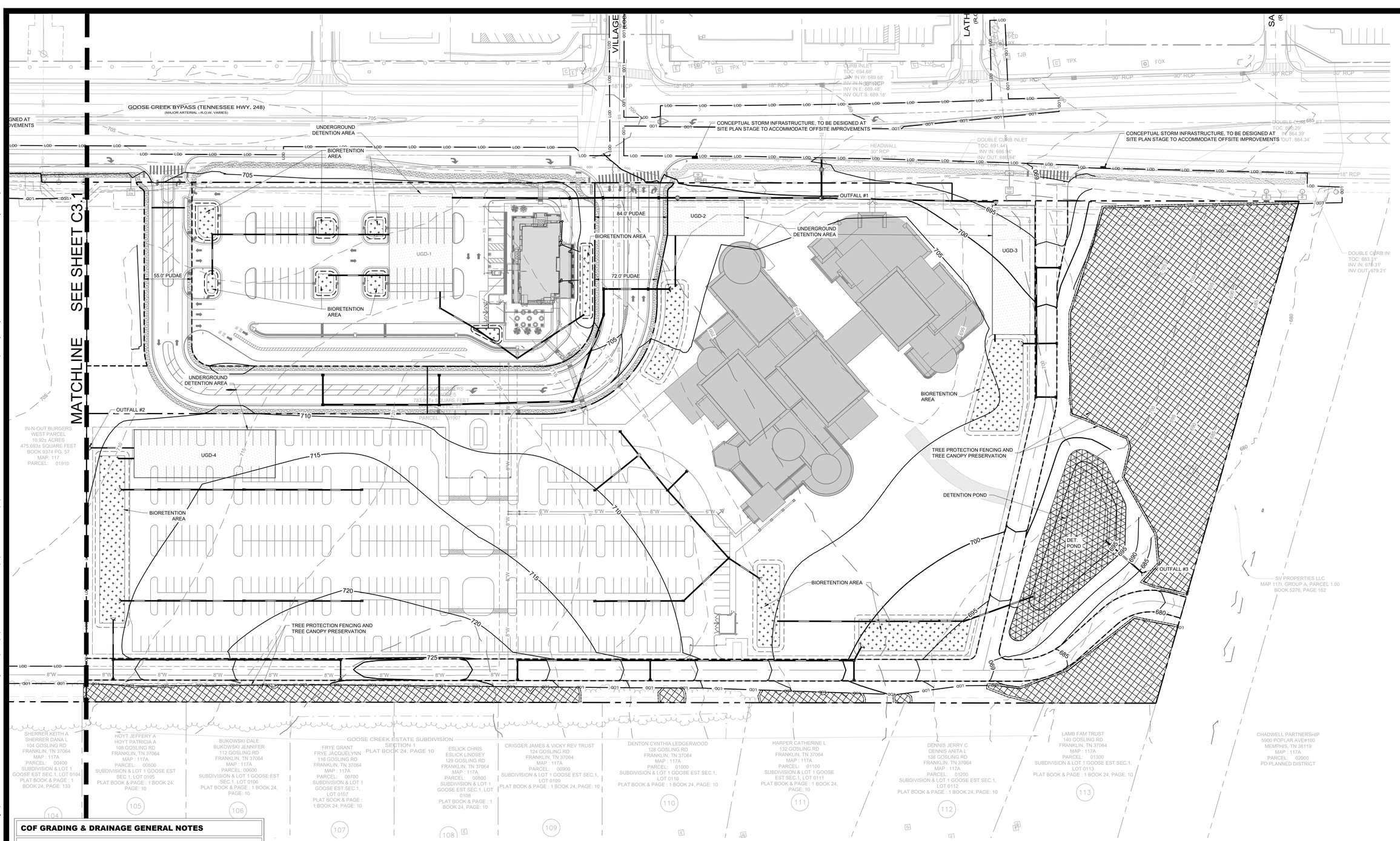
WILLIAM GRAY HARRISON
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AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
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Revision Date
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ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.1

COF # 8381

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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
01/29/2024

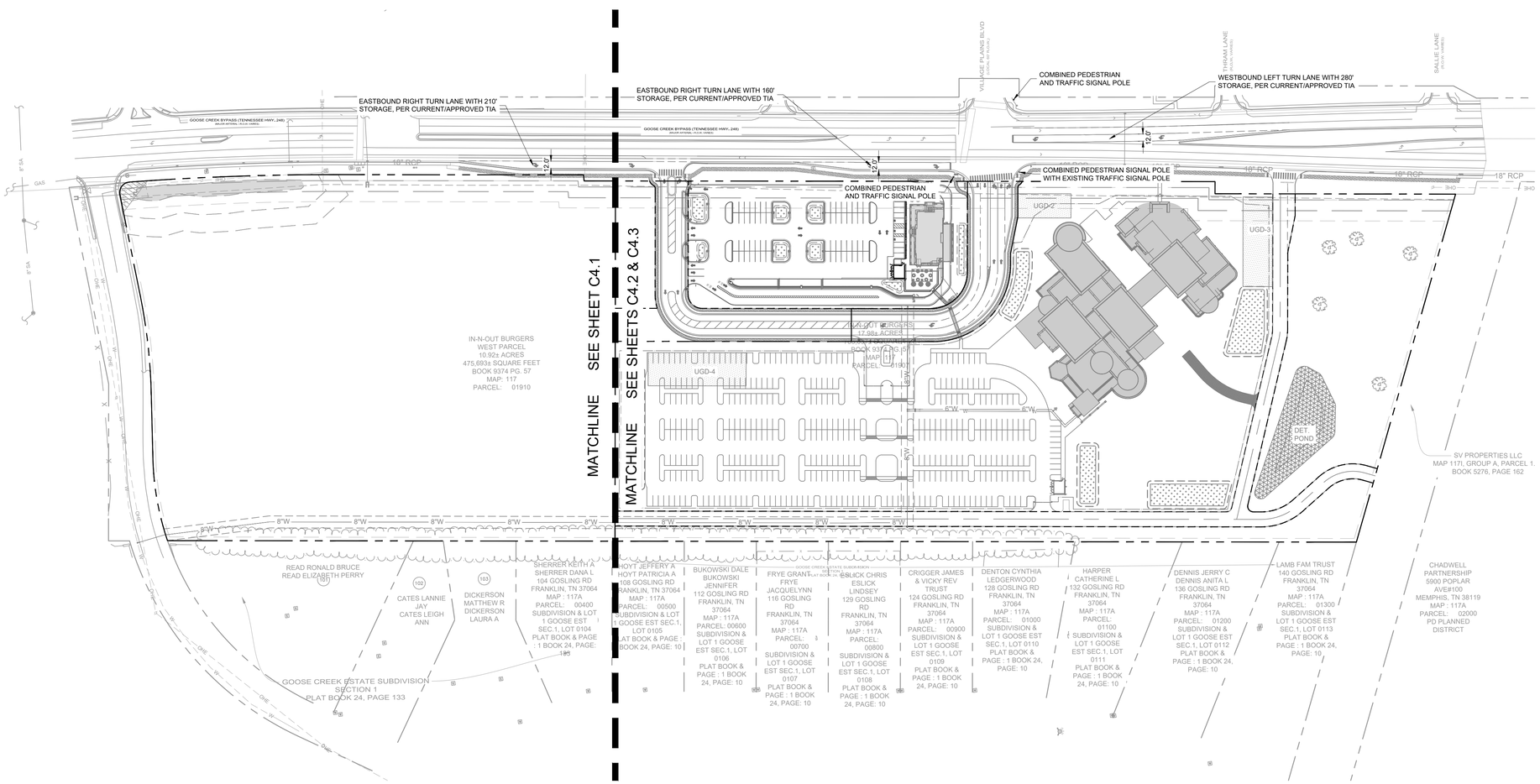
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ENLARGED GRADING & DRAINAGE PLAN
SHEET
C3.2

COF # 8381

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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
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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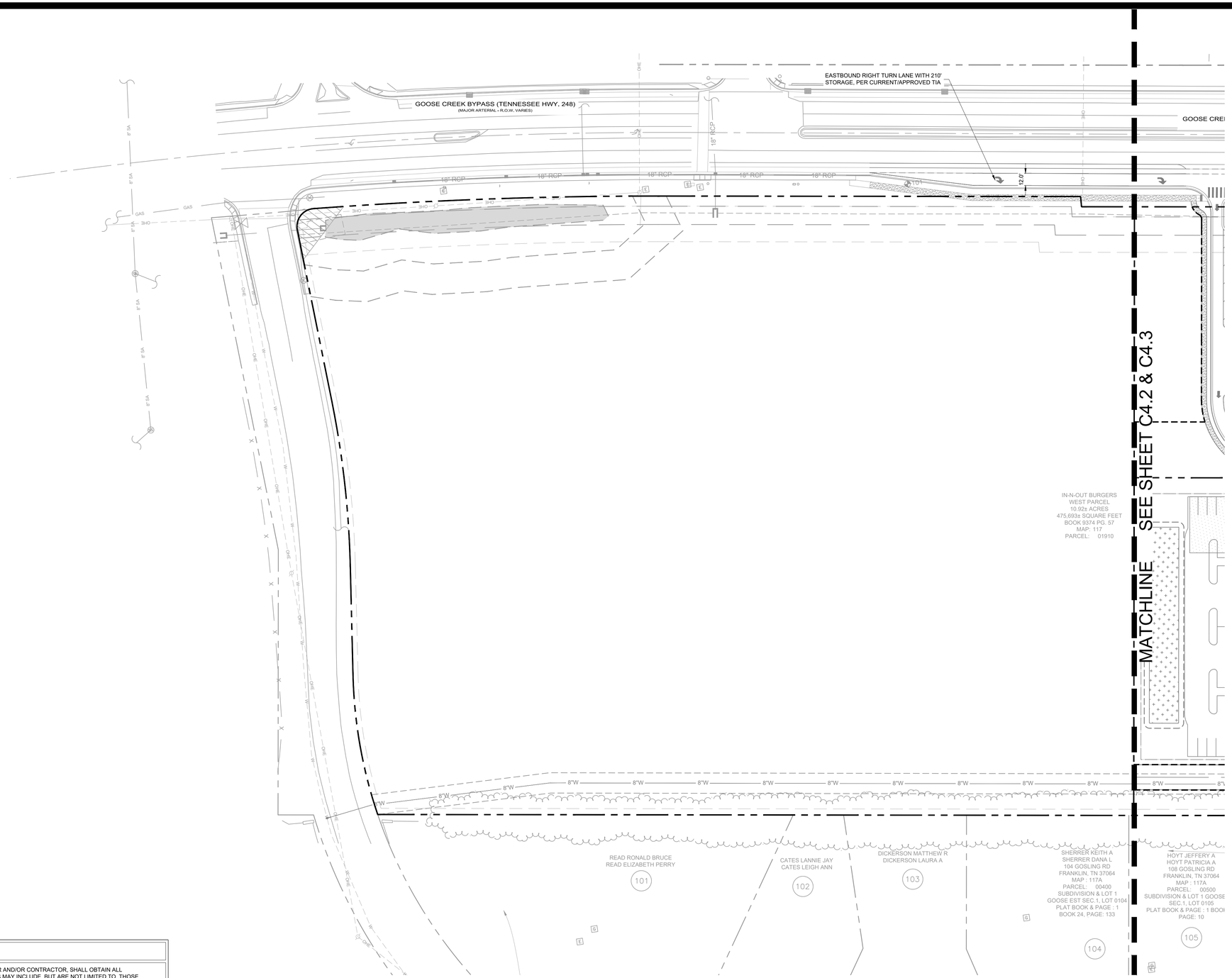
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 01/31/2024

Revision Date
1 _____
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4 _____

OVERALL ROW & ACCESS PLAN

SHEET
C4.0

COF # 8381



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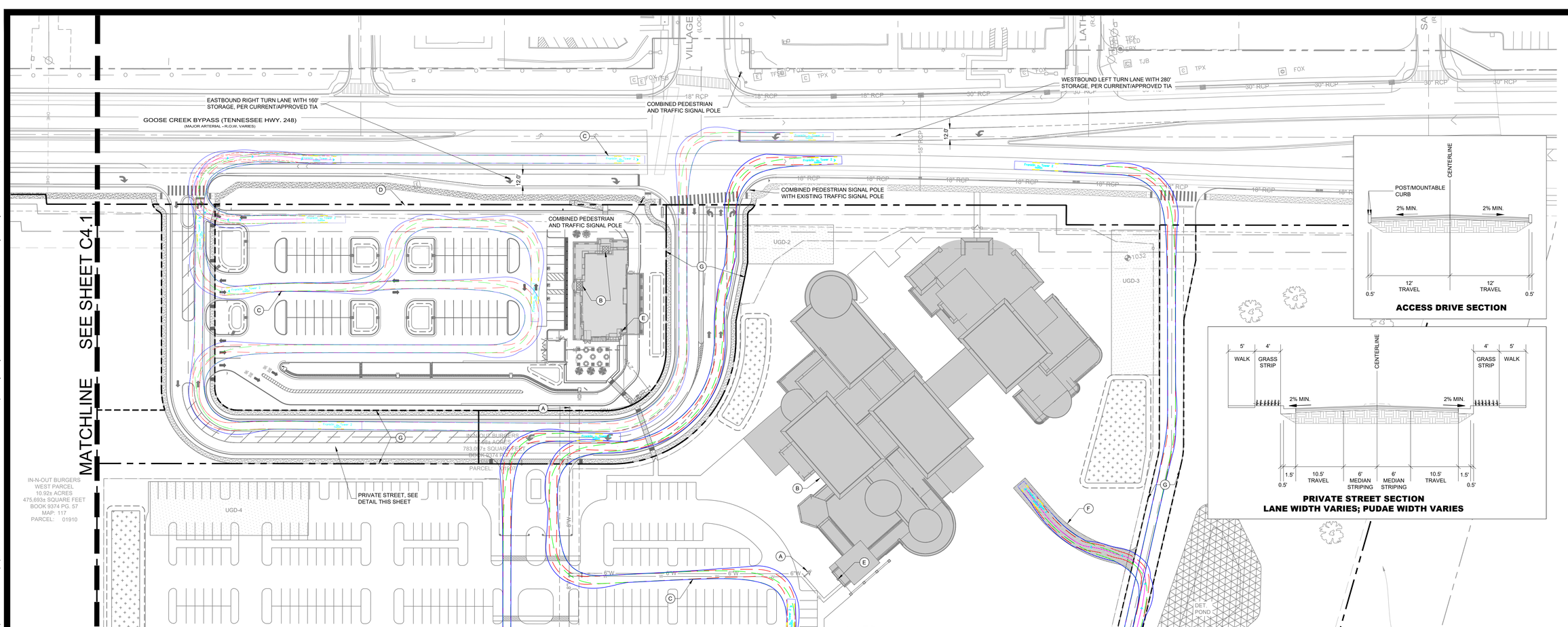
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ENLARGED ROW & ACCESS PLAN

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REFUSE COLLECTION NOTE

TRASH COLLECTION WILL BE PRIVATE.

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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.

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RESIDUAL PRESSURE: 118 psi
FLOW: 1,500 GPM

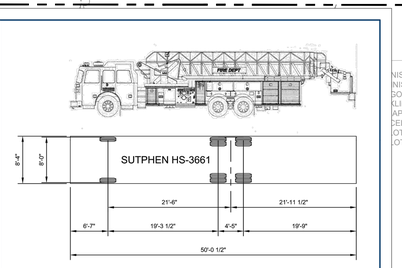
TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

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



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
09/27/2024

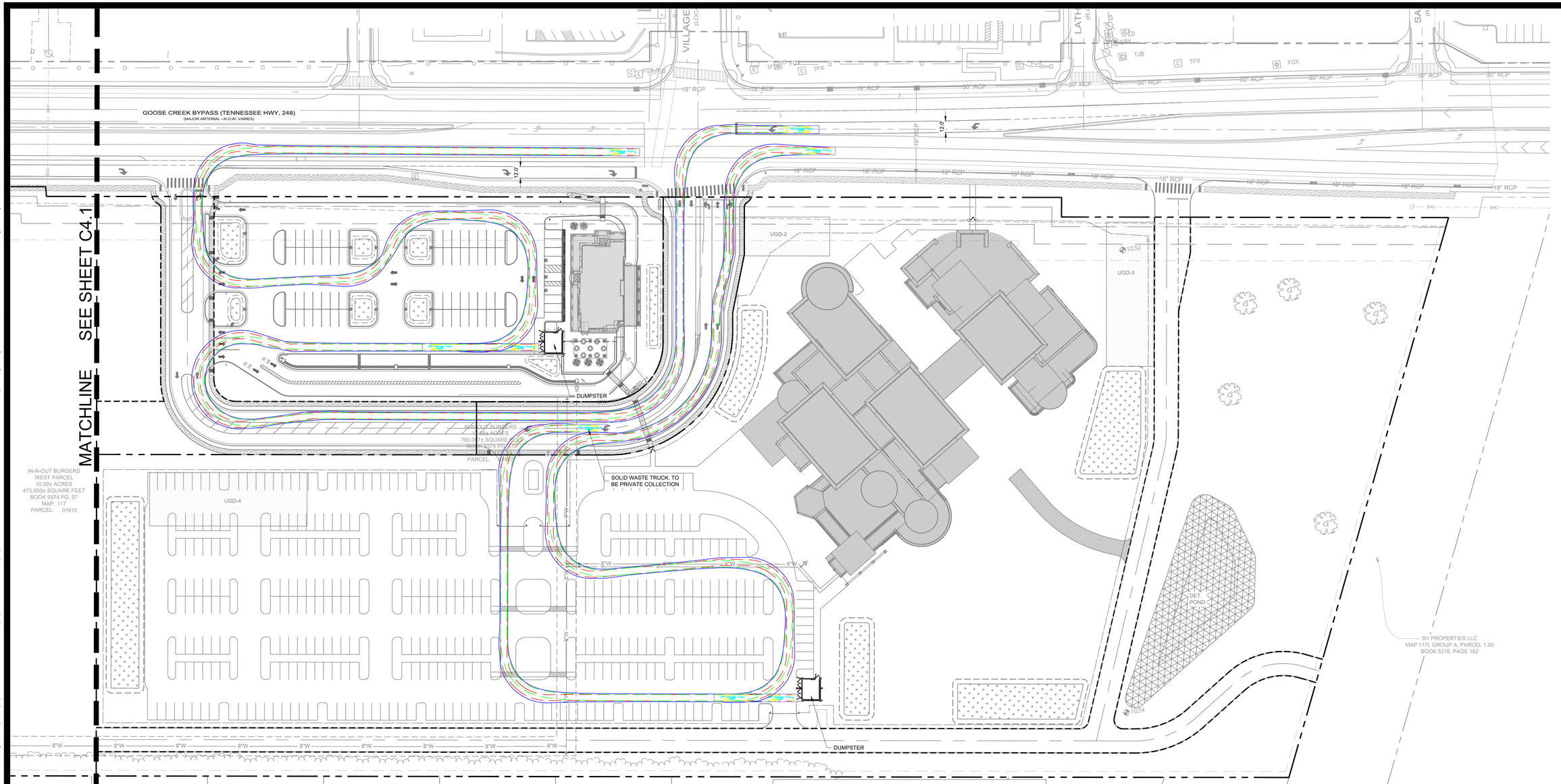
Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

SHEET
C4.2

COF # 8381

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ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

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

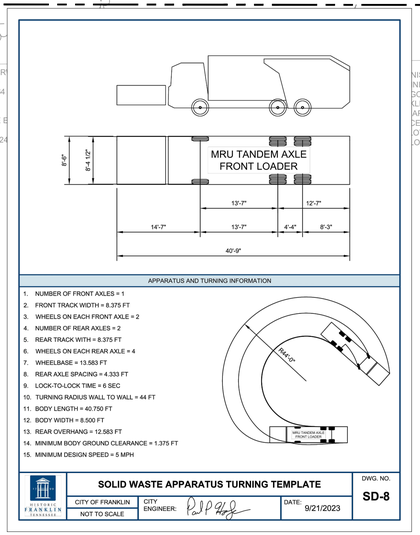
VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH

STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS WILL BE REQUIRED FOR THE DEVELOPMENT BASED ON THE PROJECTED PROJECT TRIPS.

FDC LOCATIONS NOTE

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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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

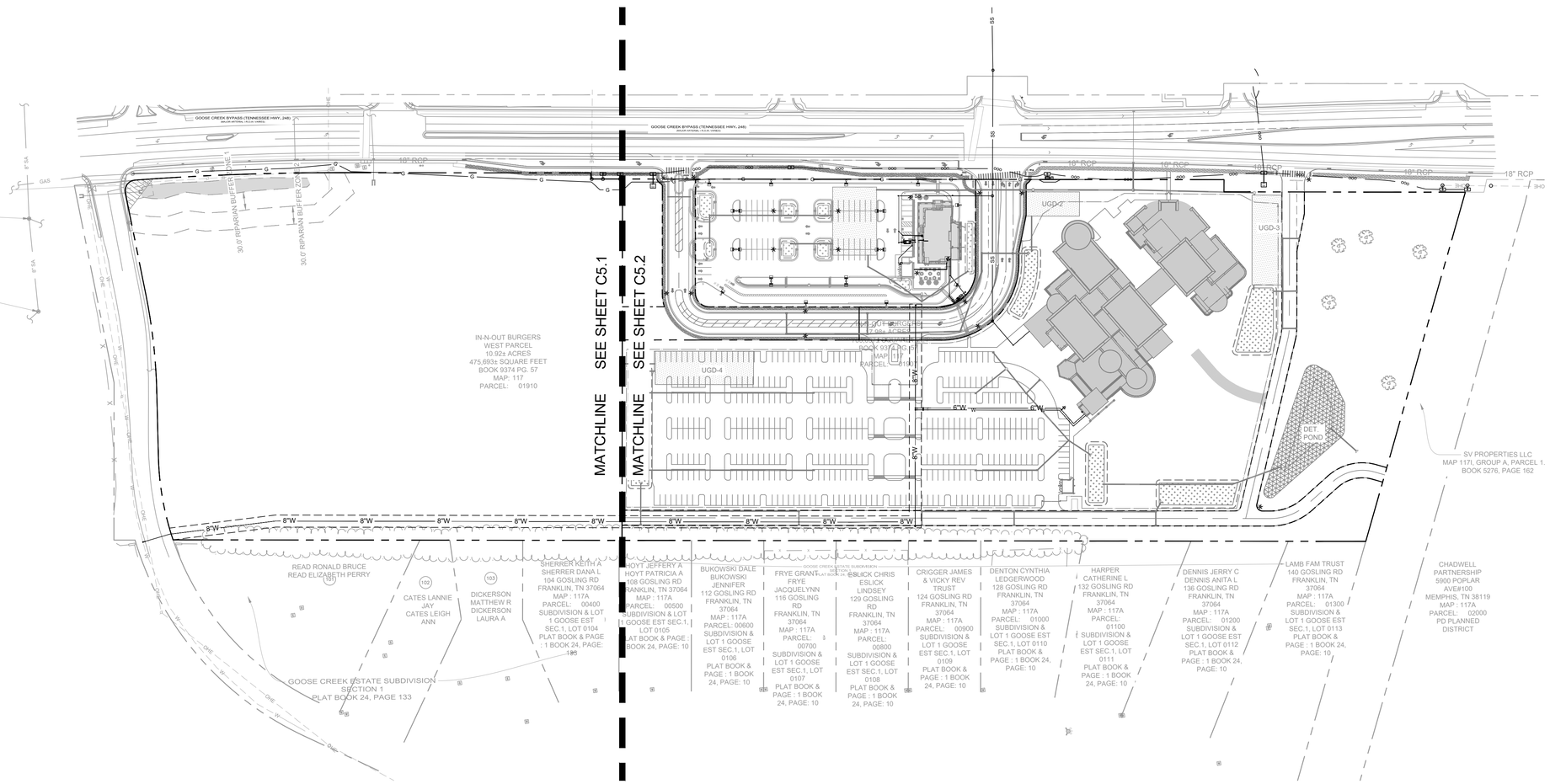
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ENLARGED ROW & ACCESS PLAN

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

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 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

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.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

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

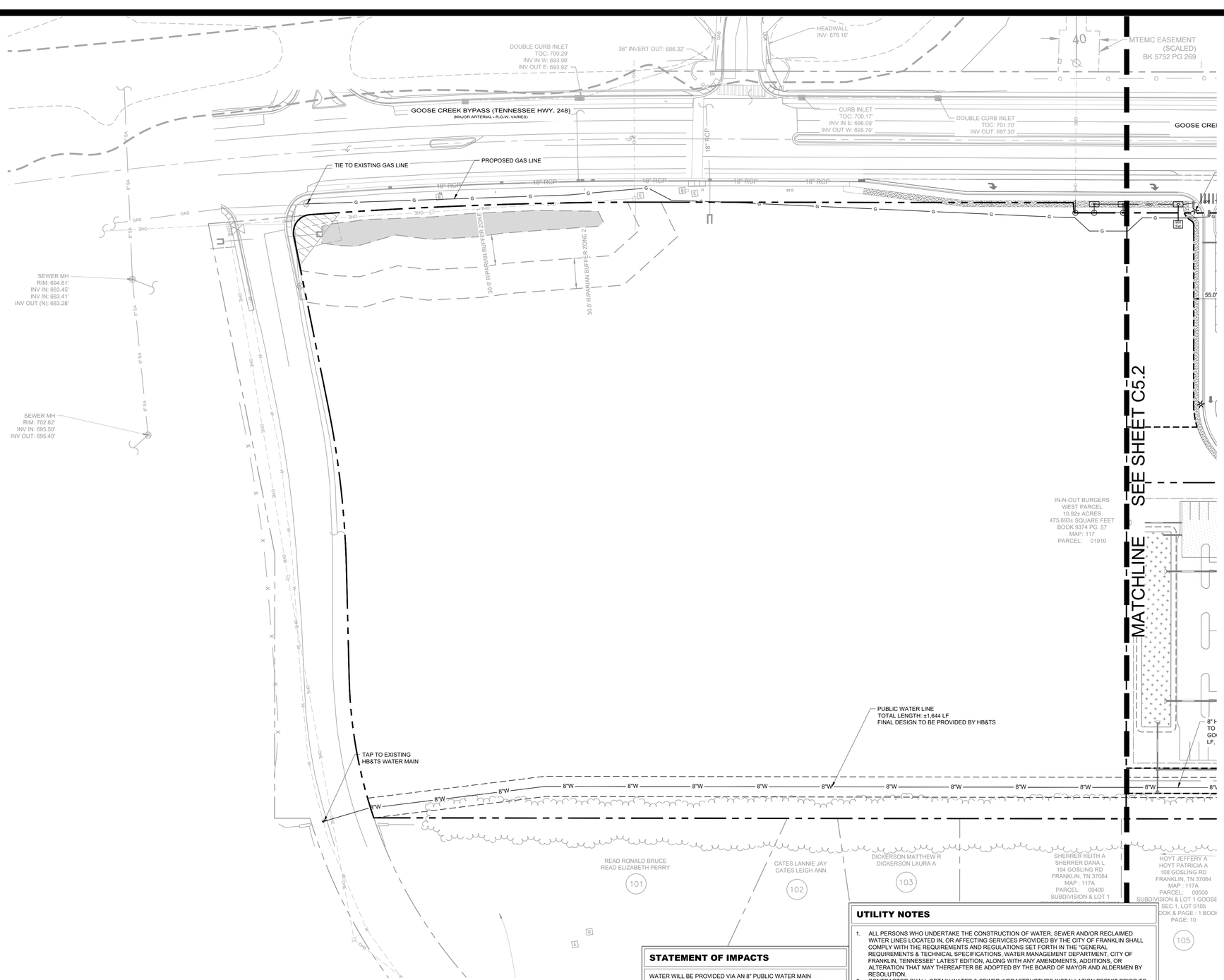
Revision Date
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2 _____
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OVERALL UTILITY PLAN

SHEET
C5.0

COF # 8381

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TESTED BY TIMMY BYRAM AND BAILEY DAVENPORT, HB&TS

Goose Creek Bypass Sewer Takedown Chart

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
No. 137919
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
10.92± 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

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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

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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

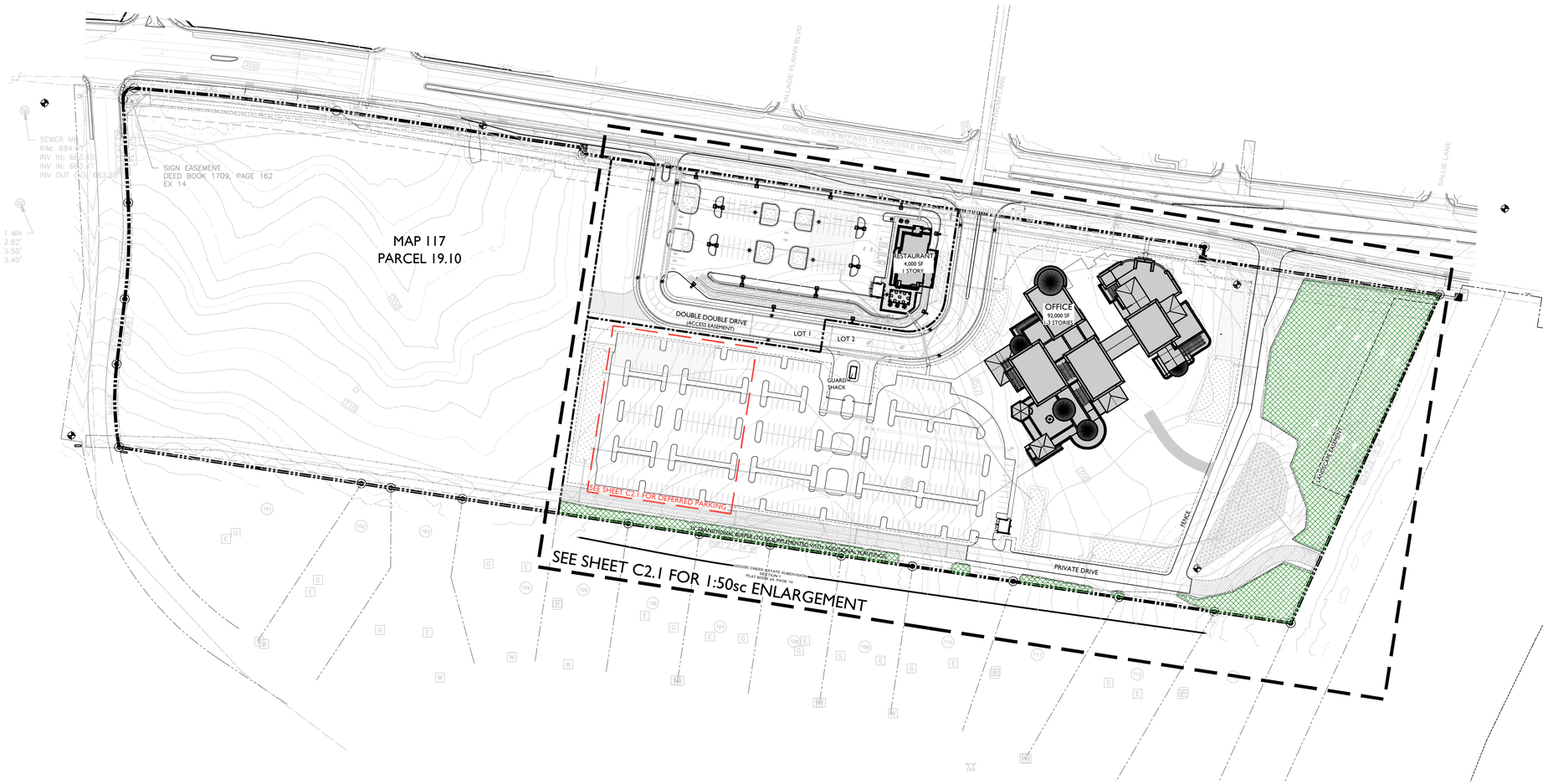
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ENLARGED UTILITY PLAN

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

KEY

- PRESERVED CANOPY
- OPEN SPACE
- TREE PRESERVATION FENCE
- SECURITY FENCE

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.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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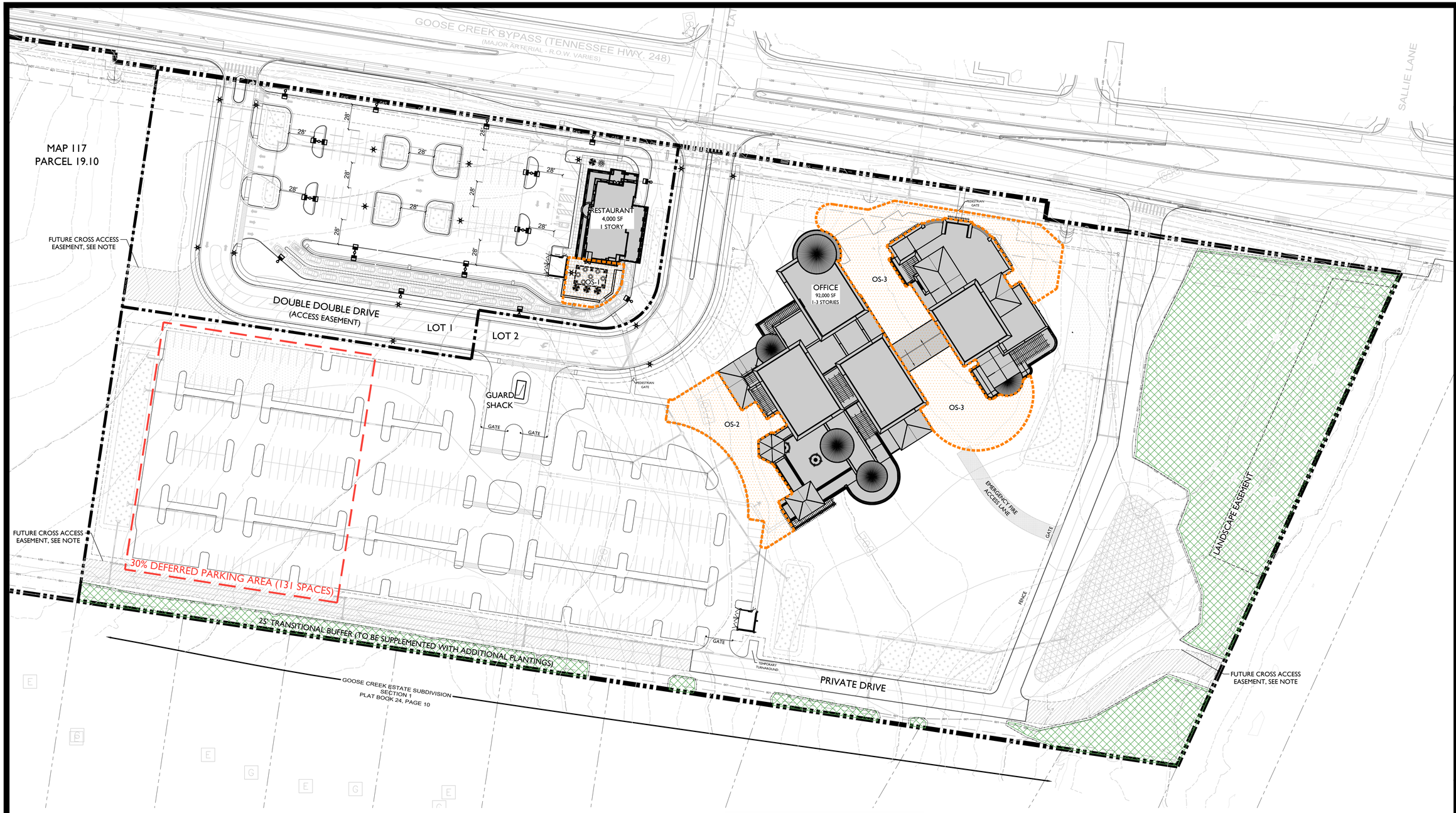
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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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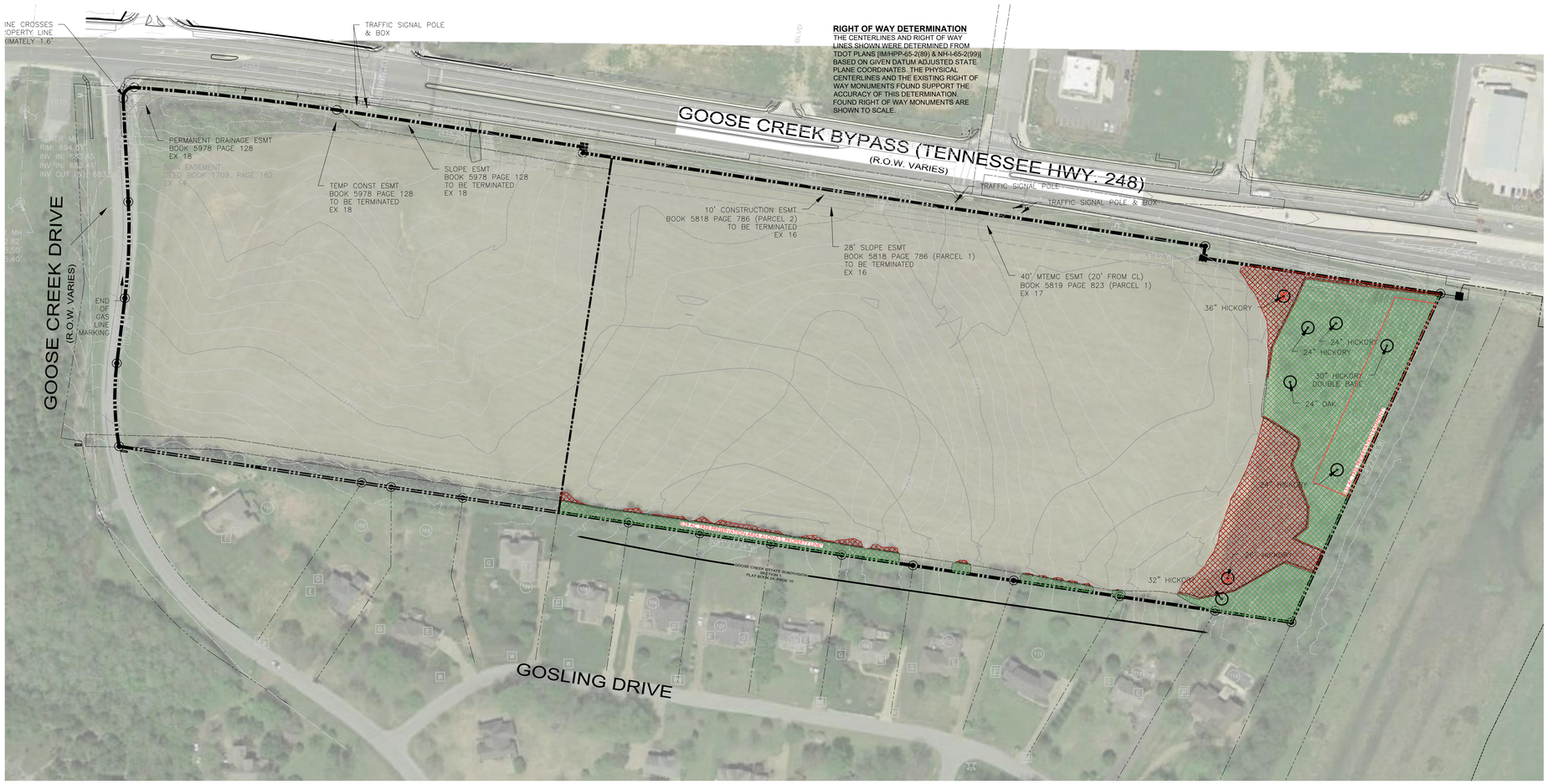
GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
1 _____
2 _____
3 _____
4 _____

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:

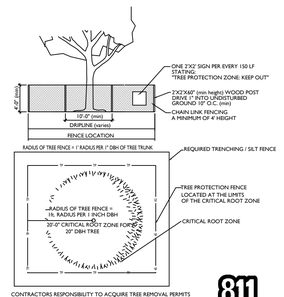
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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

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GOOSE CREEK BYPASS (IN-N-OUT)
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREG SCOTT GAMBLE
LICENSED
TENNESSEE
LANDSCAPE ARCHITECT
101424

Revision Date

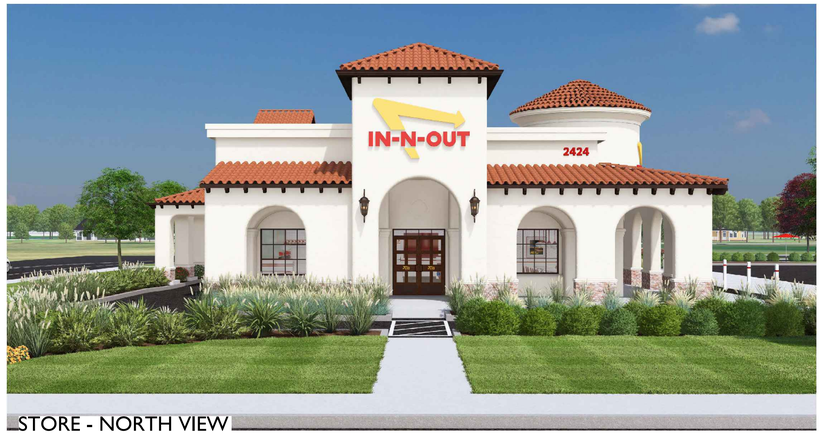
TREE PRESERVATION

SHEET
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COF # 8381



OFFICE - NORTH VIEW



STORE - NORTH VIEW



OFFICE - NORTHWEST VIEW



STORE - NORTHEAST VIEW



OFFICE - SOUTHWEST VIEW



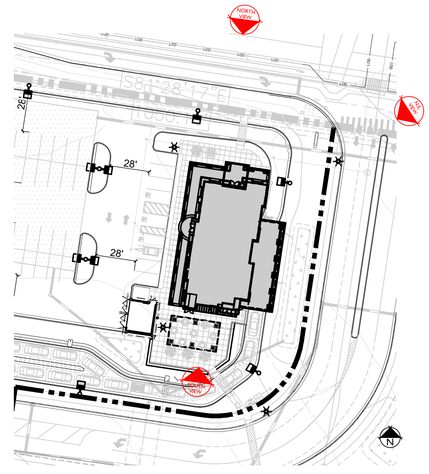
STORE - SOUTH VIEW

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

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PROJECT NUMBER:	8381
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FRONT:	20'-85'
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REAR:	25' MIN.
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FRONT:	10'-45'
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REAR:	10' MIN.
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CONTACT:	GREG GAMBLE



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

REGISTERED LANDSCAPE ARCHITECT
STATE OF 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

File #: 21-06040

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Resolution 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). Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-06 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-06.

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

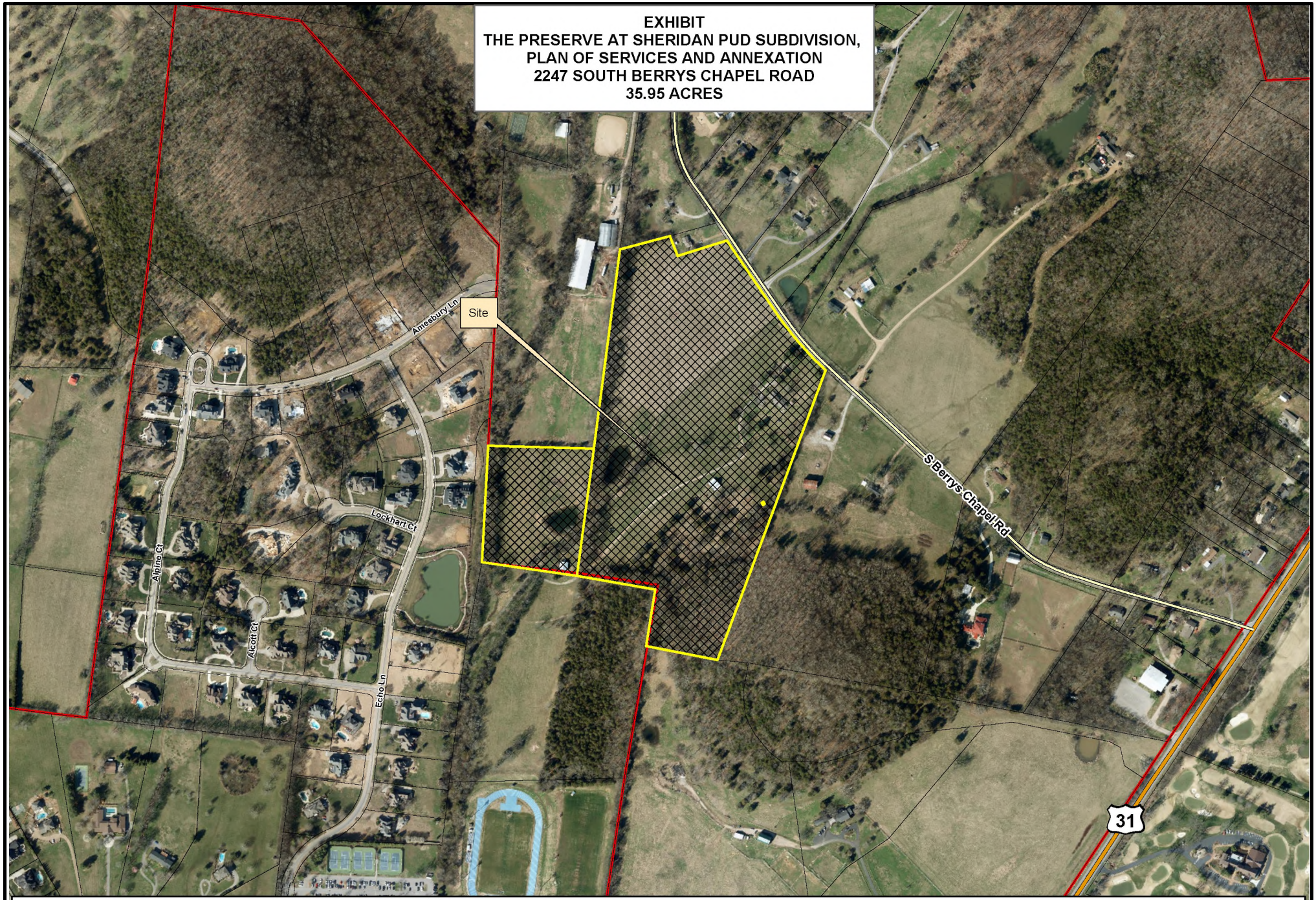
PLANNING COMMISSION RECOMMENDED: _____

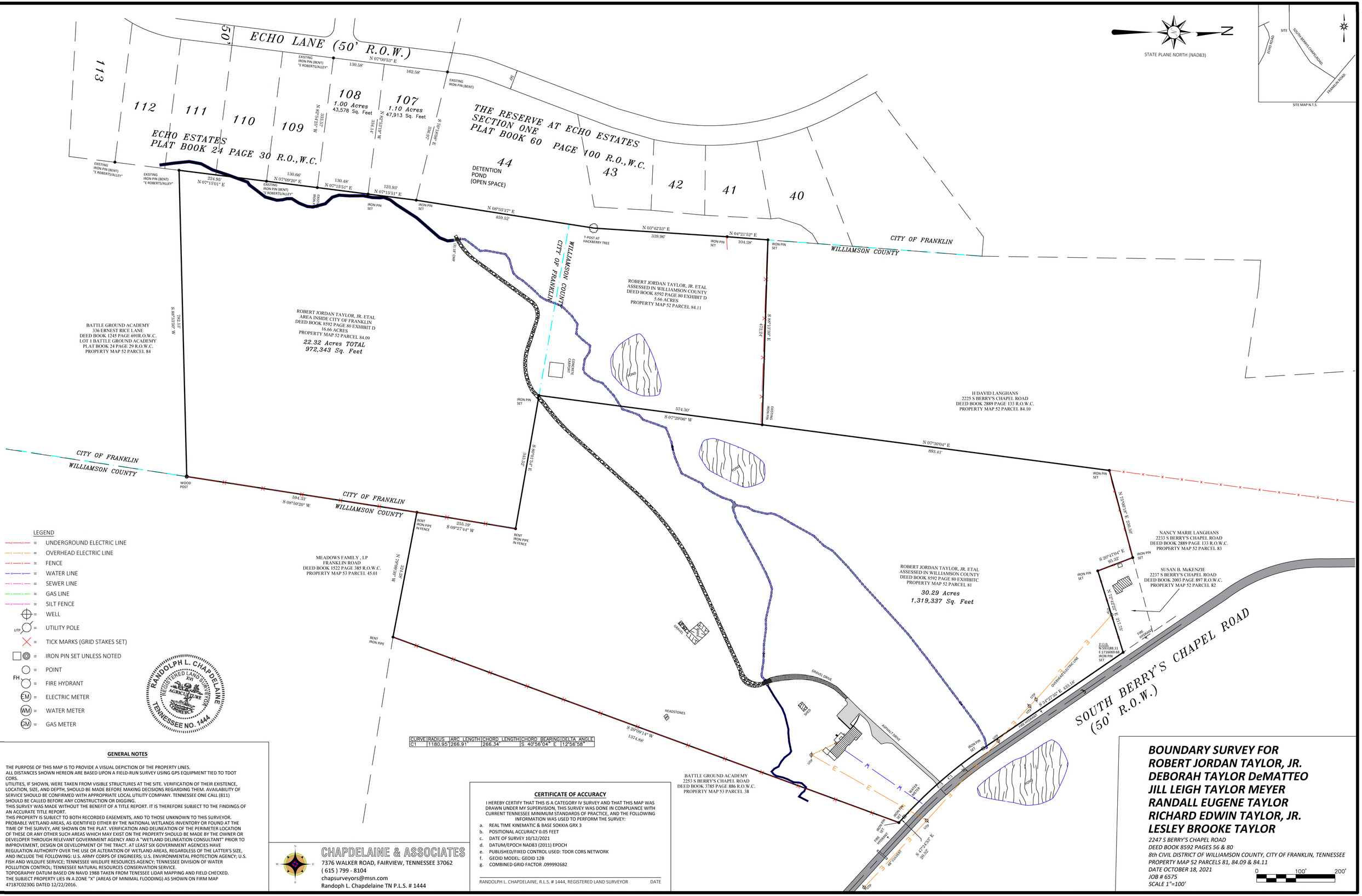
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


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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- = GAS LINE
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- = 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

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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, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

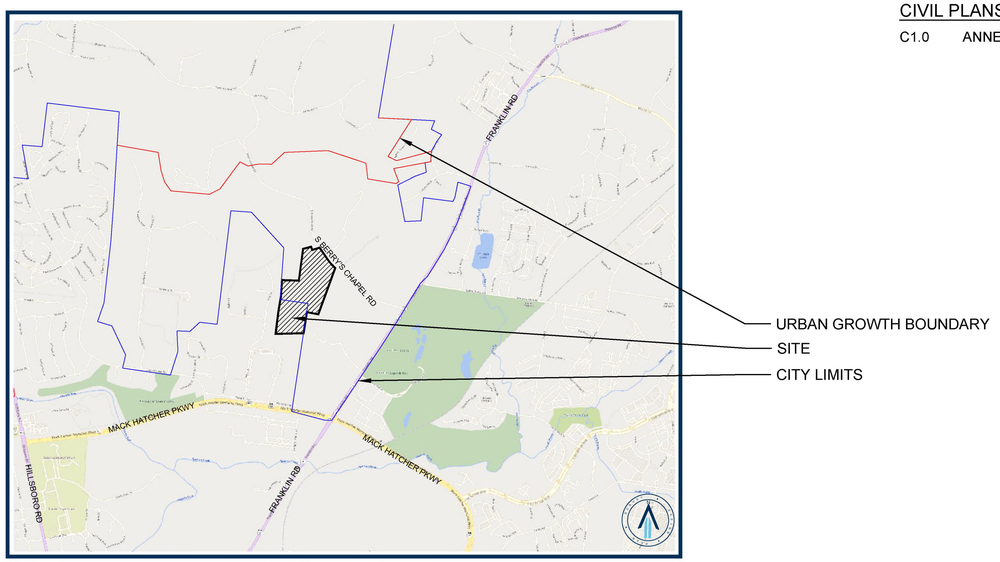
CONTACTS

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 STATE OF TENNESSEE NO. 1005 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.

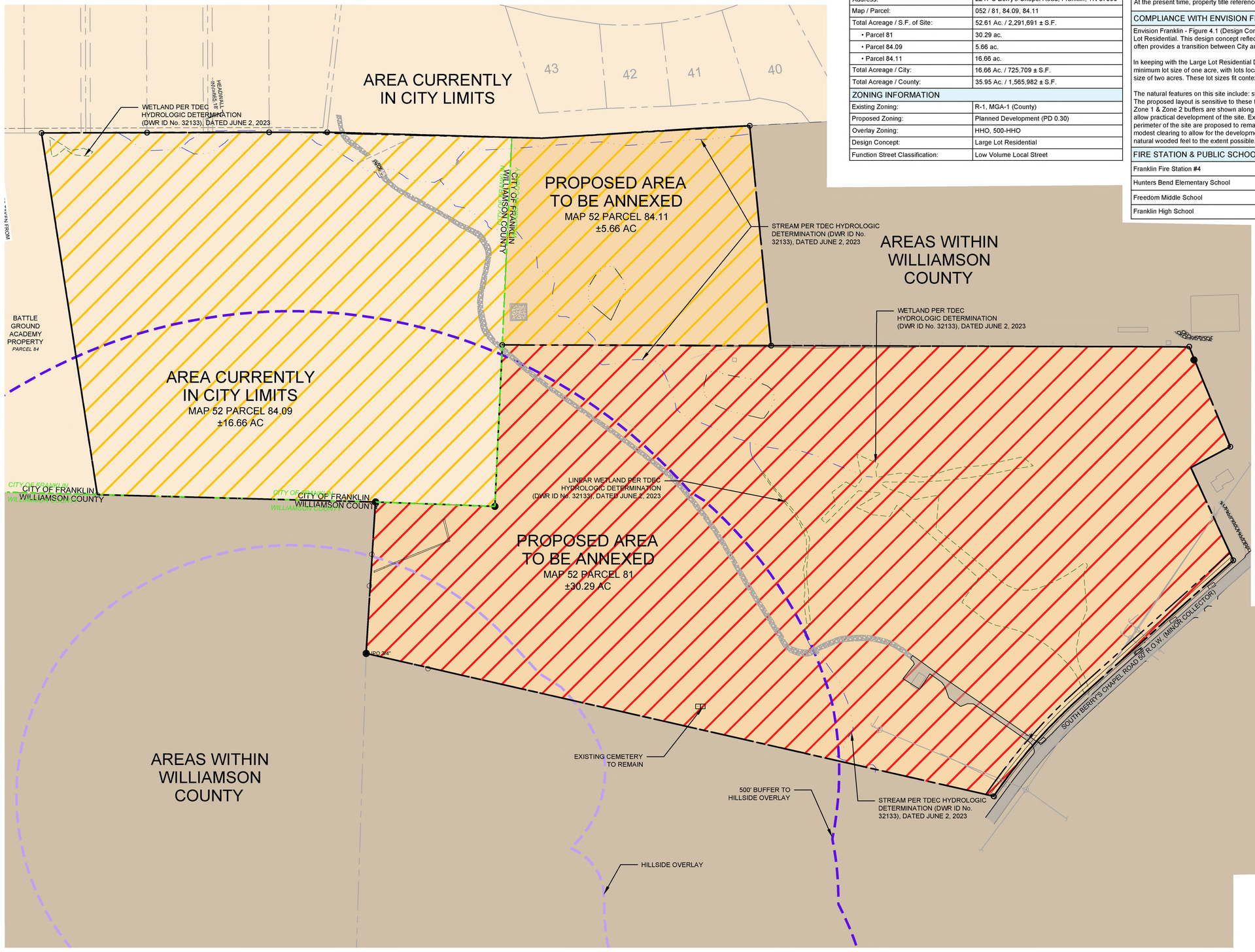
CVR

Project No.

22-0131

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

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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

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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'

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Revisions:

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ANNEXATION PLAN

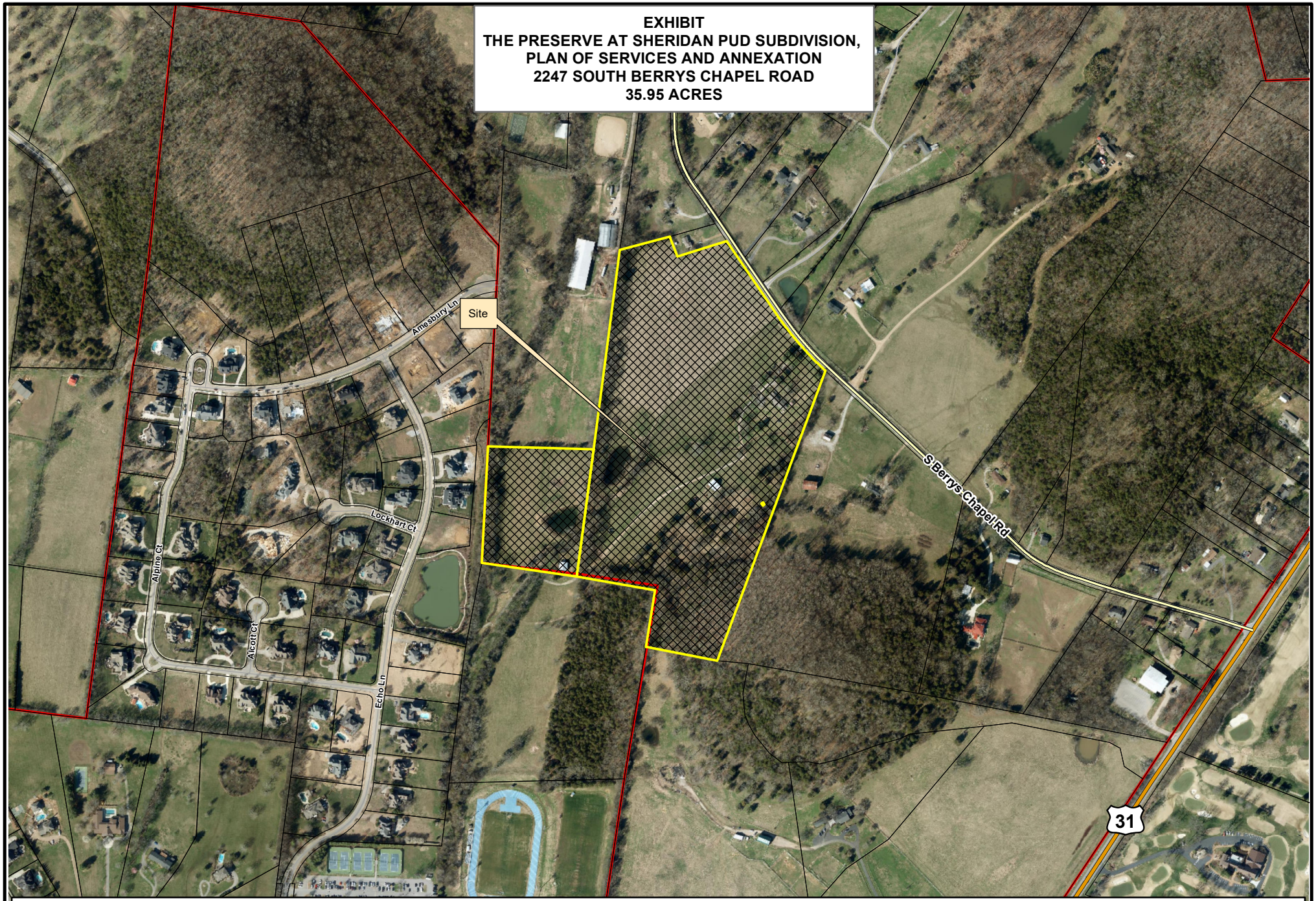
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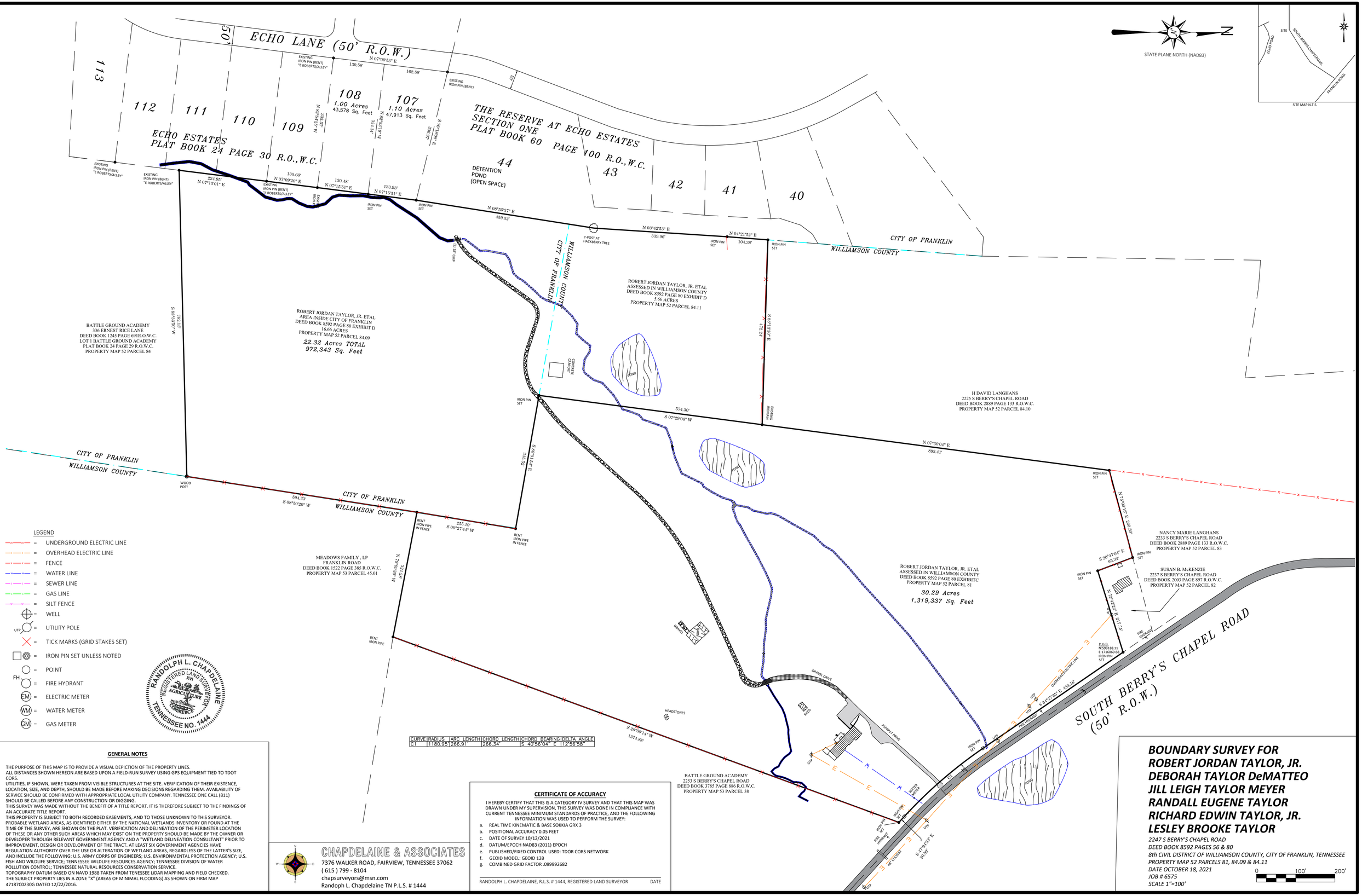
C1.0

Project No.

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PLOTTED BY PAYTEN KEPPNER ON 1/24/2024 10:04 AM LAST UPDATED BY PKEPPNER ON 1/5/2024 10:06 AM


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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, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

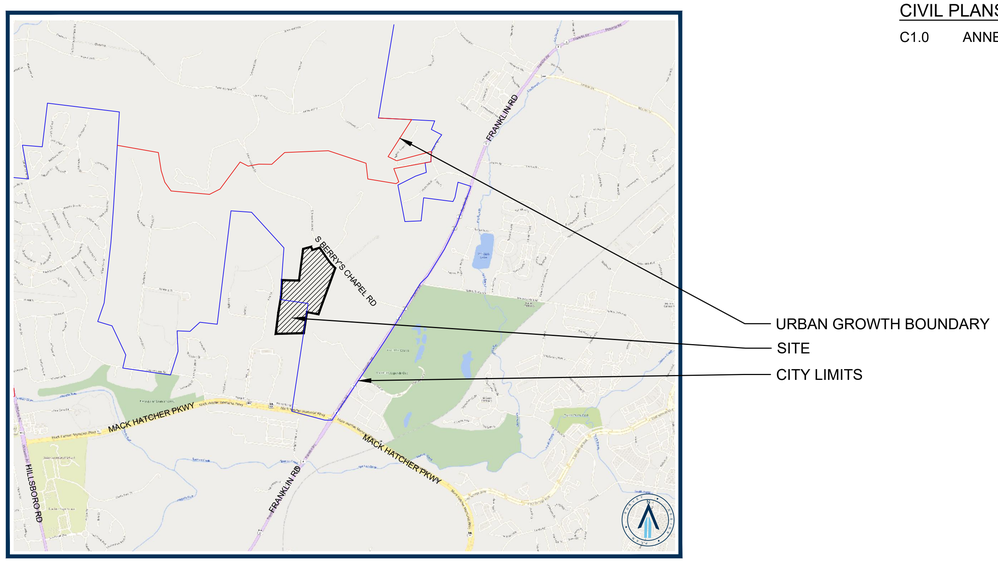
CONTACTS

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

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TROY PATRICK GARDNER REGISTERED AGRICULTURE LANDSCAPE ARCHITECT TENNESSEE NO. 1997 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.

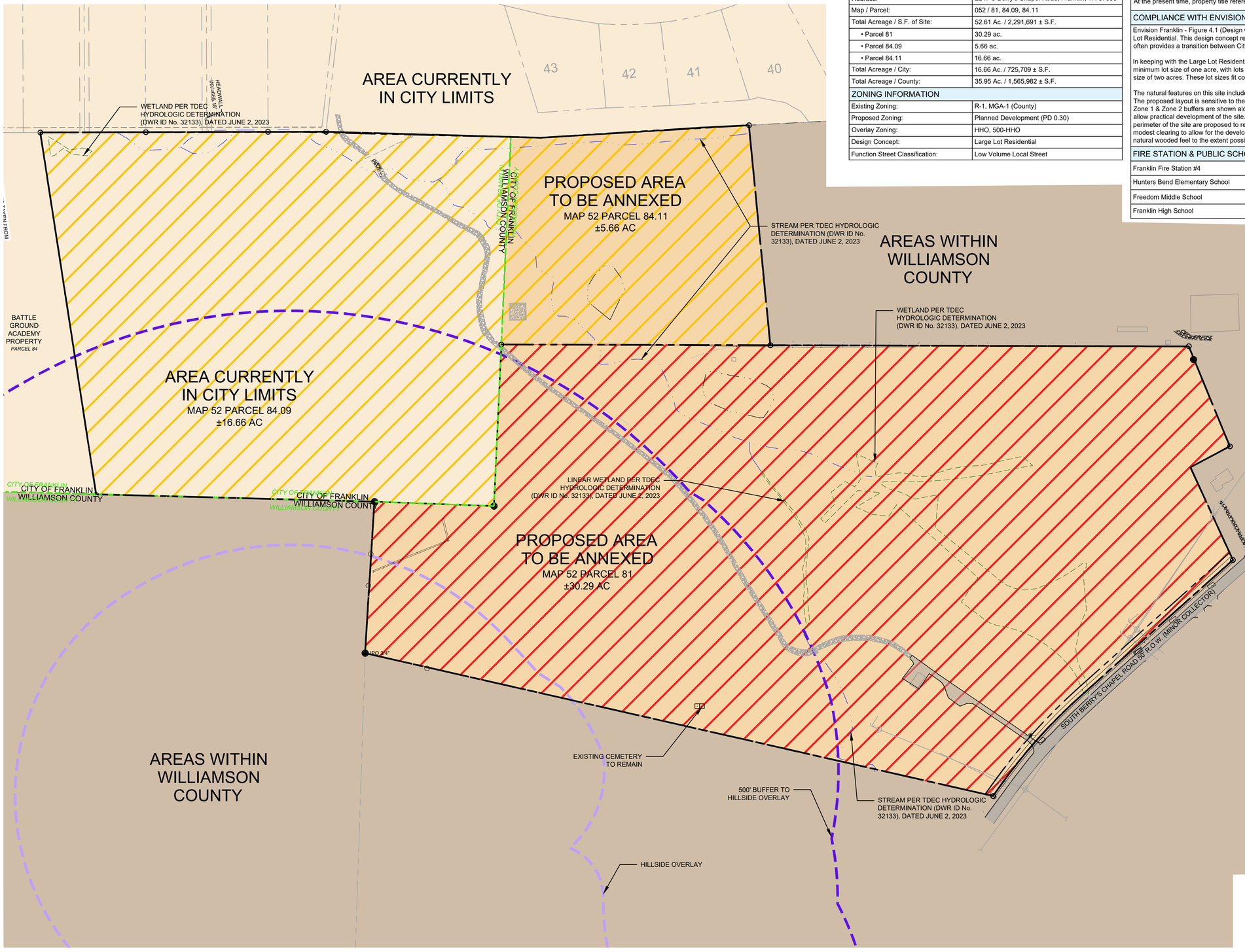
CVR

Project No.

22-0131

Know what's below. Call before you dig.

G:\22-0131\CIVIL ENGINEERING\C3-PLAN SHEETS\ANNEXATION\ANNEXATION LAYOUT.DWG
PLOTTED BY PATTEN KEFFNER ON: 1/24/2024 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

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Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
TENNESSEE
TENNESSEE NO. 1801
LANDSCAPE ARCHITECT
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 PATTEN KEEFFABER ON 1/24/2024 10:58 AM LAST UPDATED BY PKEFFABER ON 1/2024 10:04 AM

City of Franklin

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

File #: 21-06031

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 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). Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-09 by a vote of 9-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-09.

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

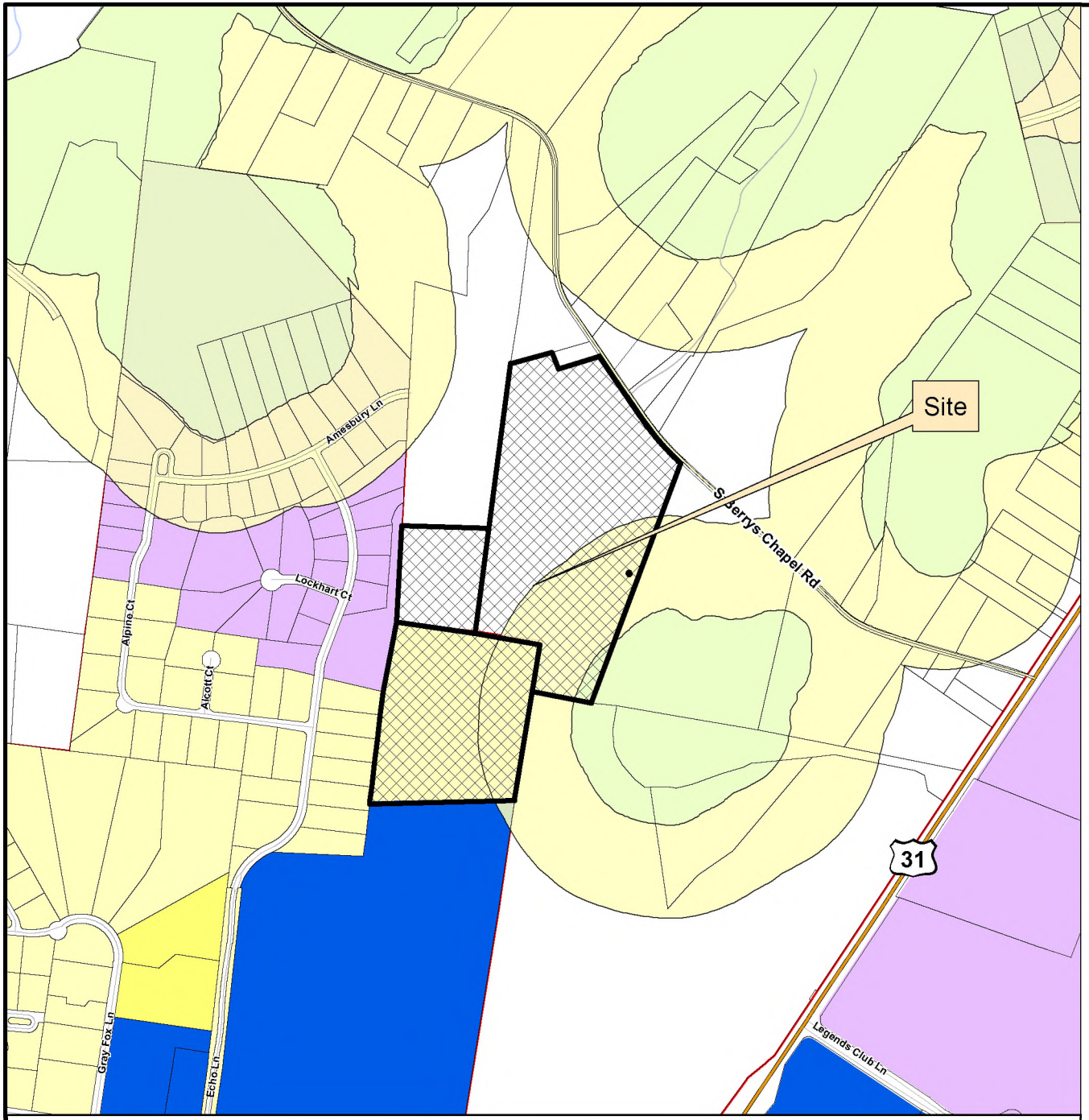
PLANNING COMMISSION RECOMMENDED: _____

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

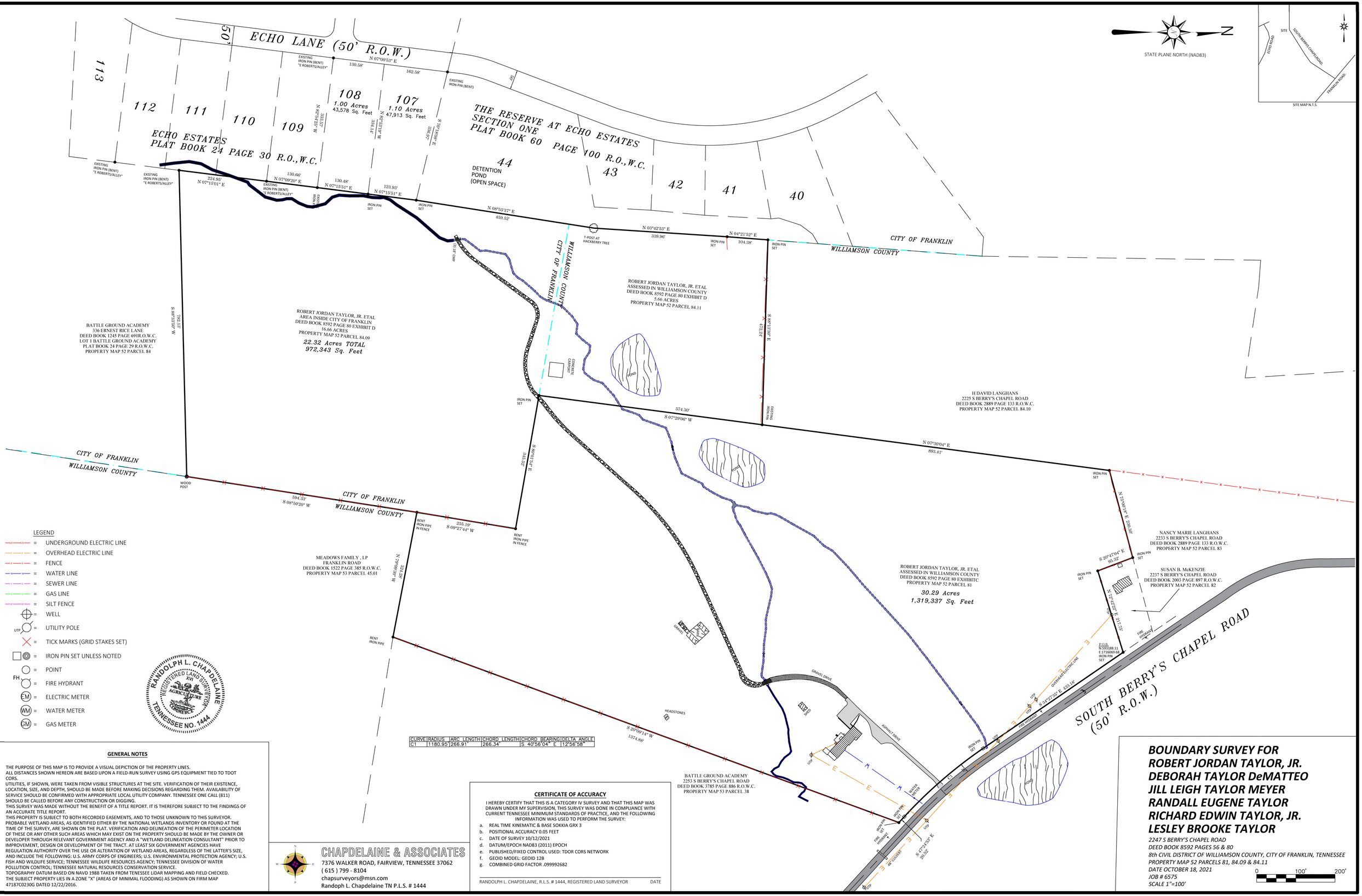
- The Preserve At Sheridan PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- 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



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.

CERTIFICATE OF ACCURACY

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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

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THE PRESERVE AT SHERIDAN PUD
SUBDIVISION, REZONING PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

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LOCATION MAP
SCALE: 1"=1000'

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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 3724

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:

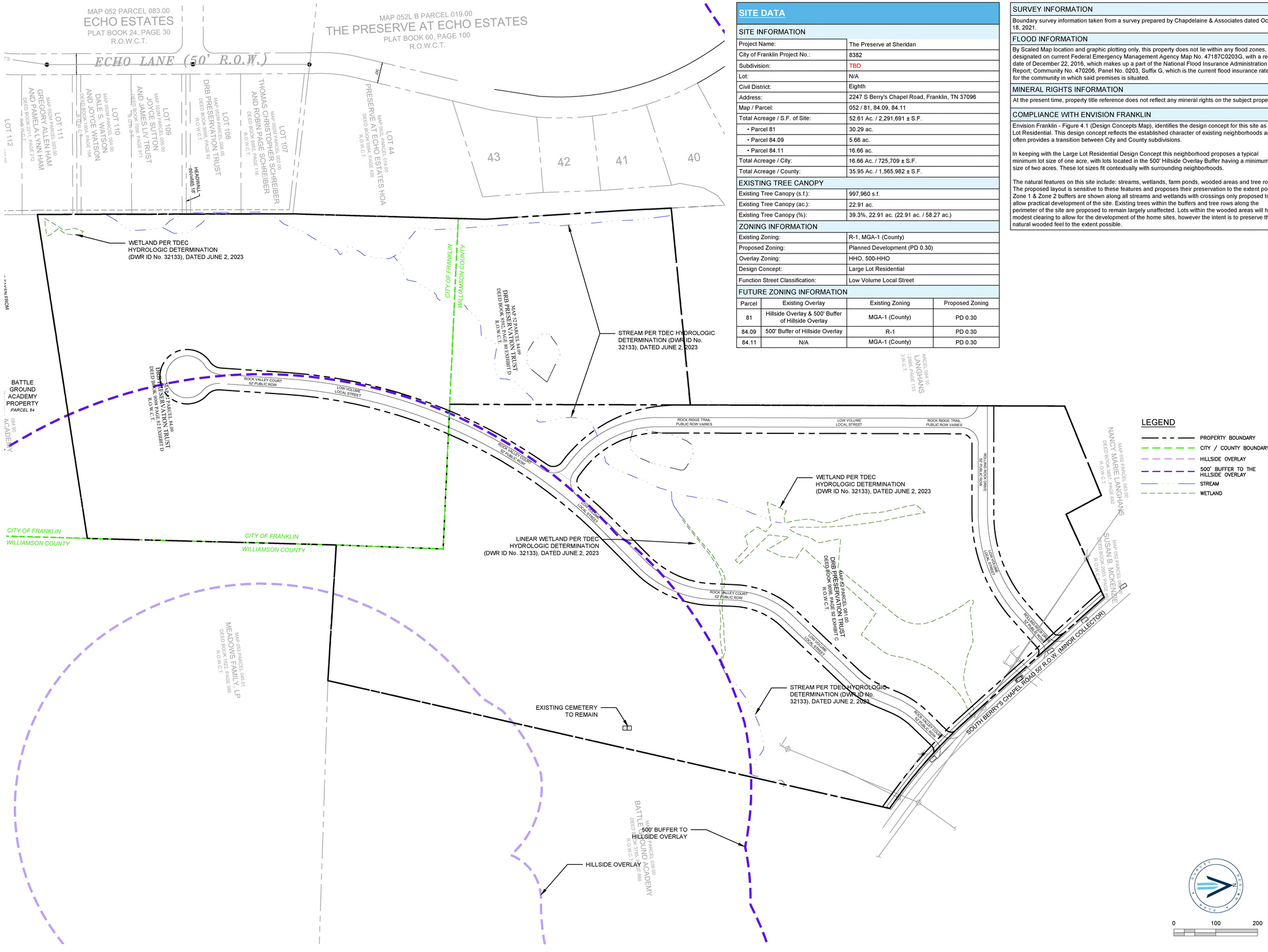
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-	-	-
1	02/01/2024	PER CITY COMMENTS

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
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• 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.

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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
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

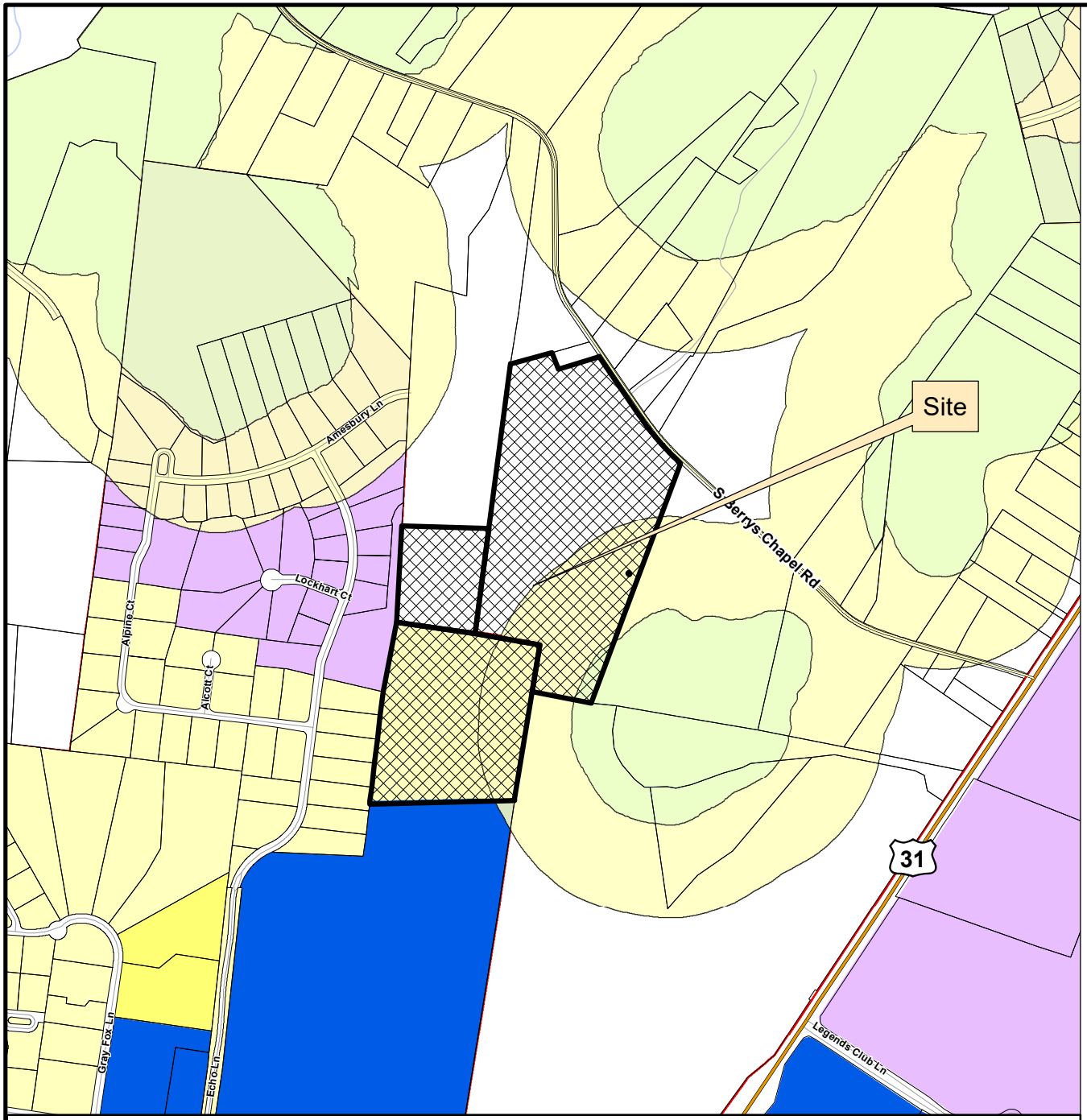
Drawing No.

C1.0

Project No.

22-0131

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PLOTTED BY PAYTEN KEITHLEY ON 1/5/2024 10:11 AM - LAST UPDATED BY PKEITHLEY ON 1/5/2024 10:08 AM



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

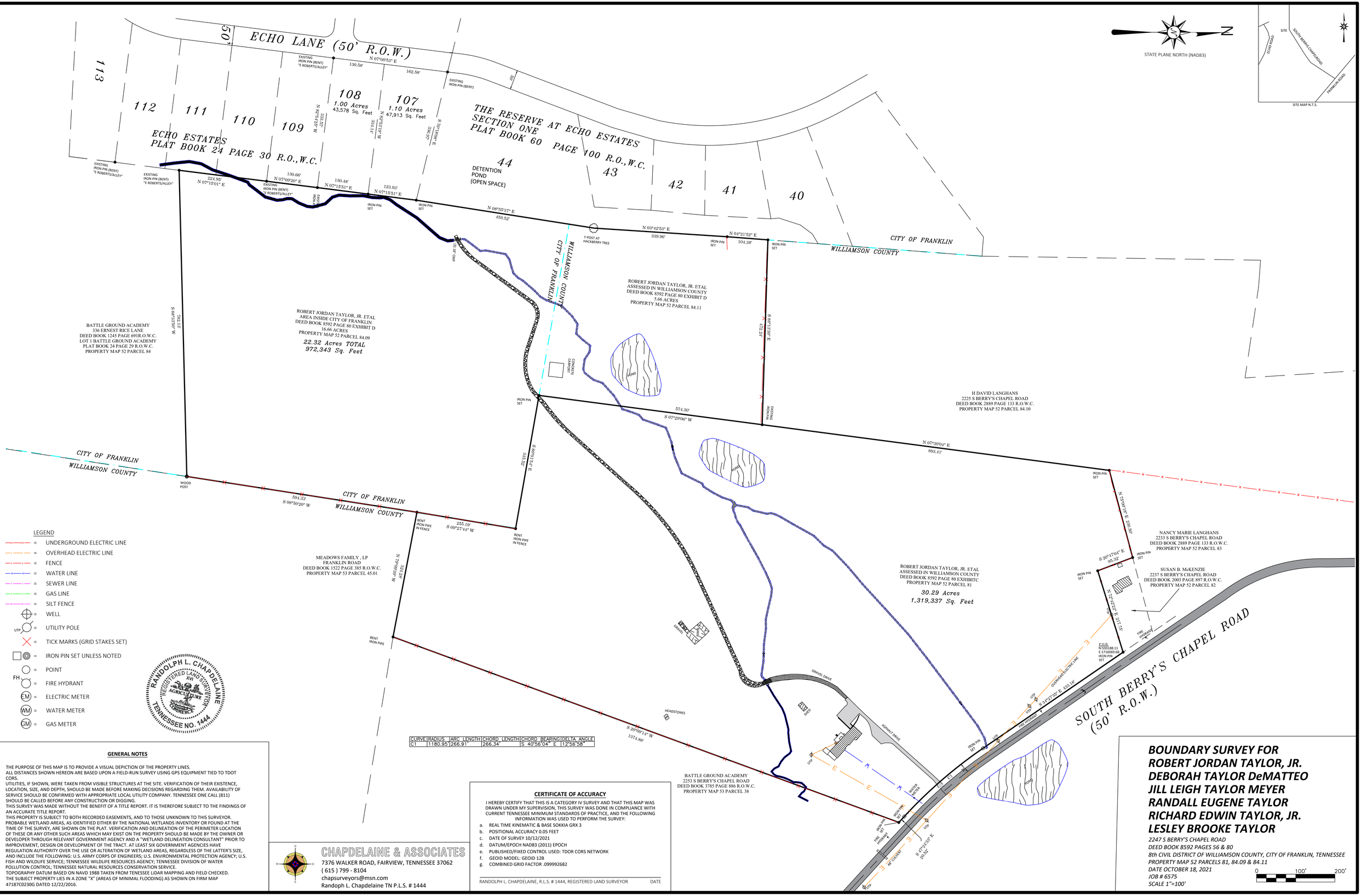
- The Preserve At Sheridan PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- 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



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
- 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

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'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, REZONING PLAN

FOR

DRB PRESERVATION TRUST

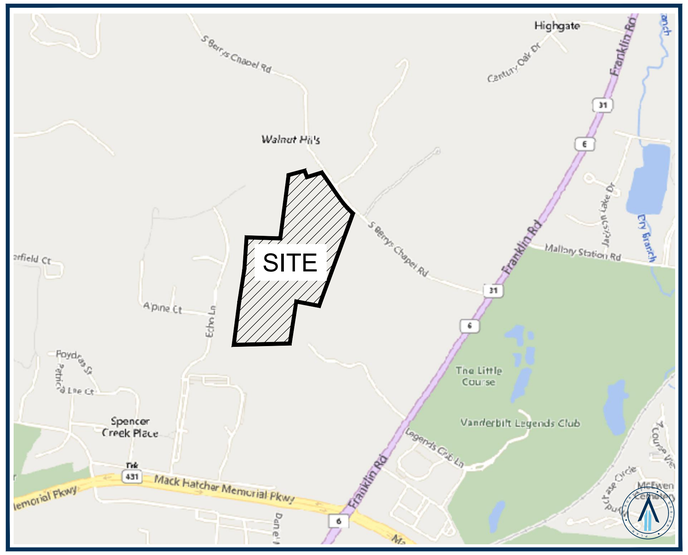
CONTACTS

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 LICENSE NO. 109824 LANDSCAPE ARCHITECT

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

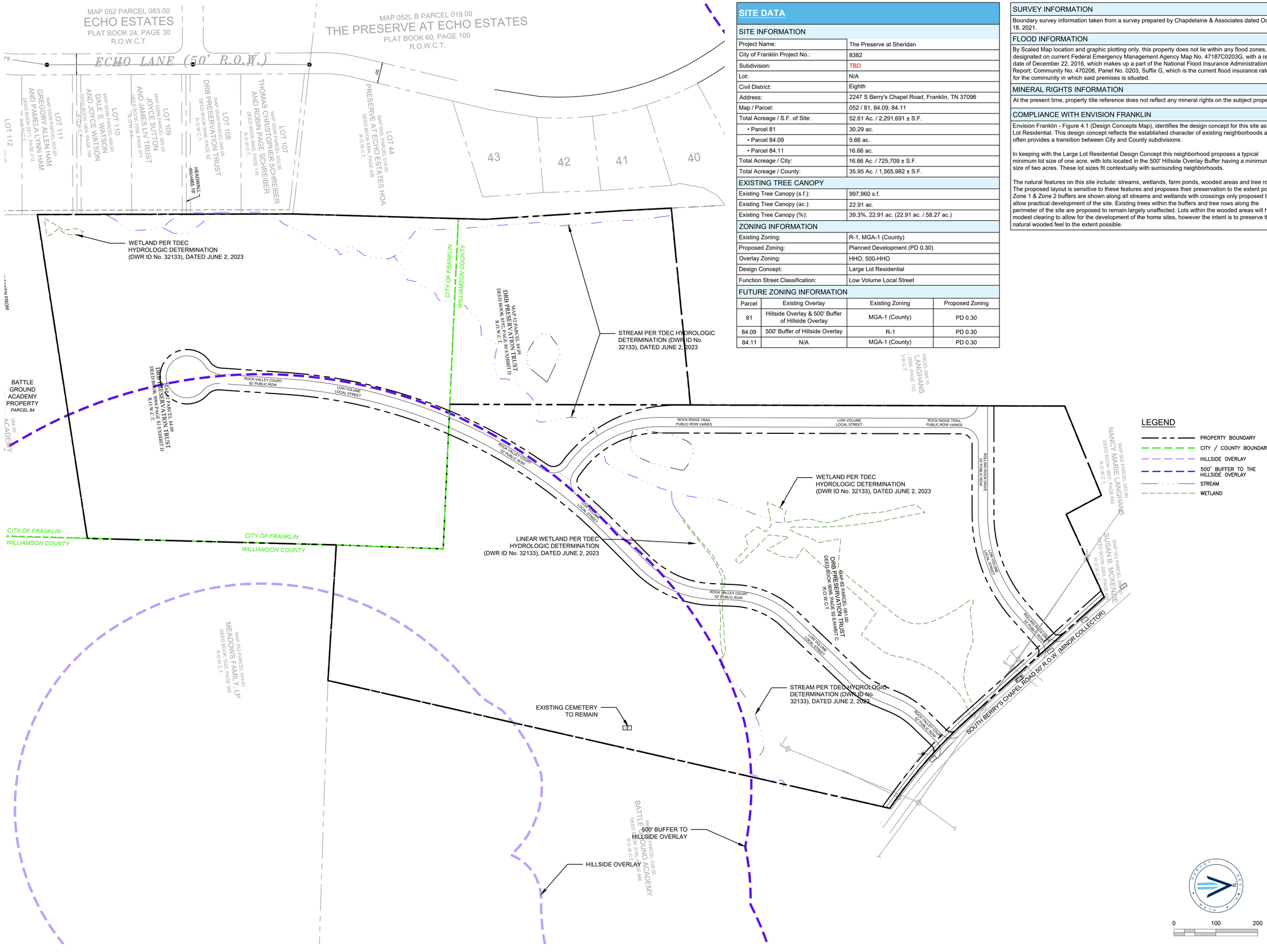
Drawing No.

CVR

Project No.

22-0131

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PLOTTED BY PAYTEN KEFFABER ON 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.

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
TENNESSEE NO. 1099
Troy Gardner 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:

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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06037

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 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. Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-05 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-05.

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:

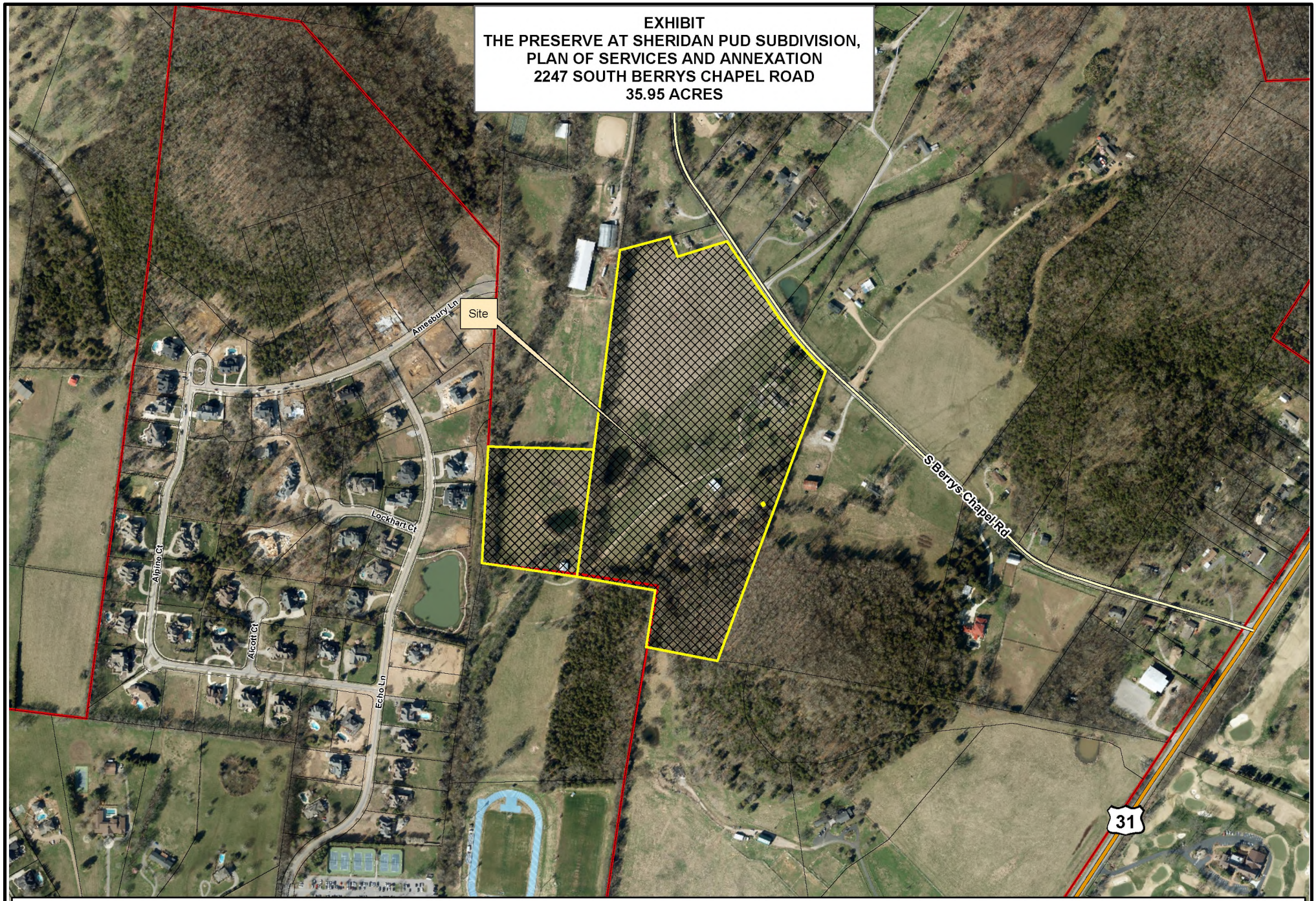
BY: _____
DR. KEN MOORE
Mayor

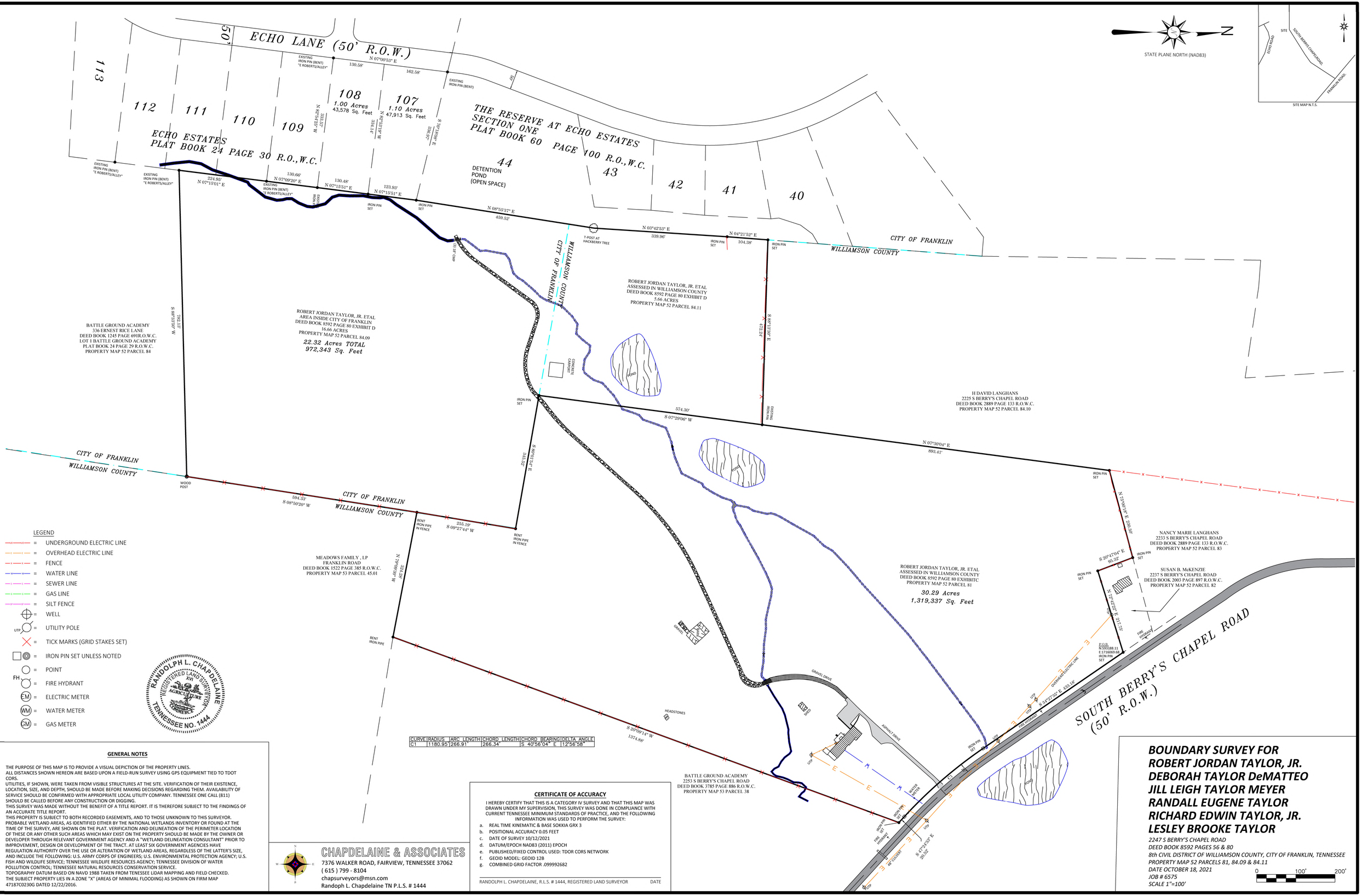
Approved as to form by:

_____
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.
All data and materials (c) copyright 2024. All rights reserved.



BATTLE GROUND ACADEMY
336 ERNEST RICE LANE
DEED BOOK 1245 PAGE 691R.O.W.C.
LOT 1 BATTLE GROUND ACADEMY
PLAT BOOK 24 PAGE 29 R.O.W.C.
PROPERTY MAP 52 PARCEL 84

ROBERT JORDAN TAYLOR, JR. ETAL
AREA INSIDE CITY OF FRANKLIN
DEED BOOK 8592 PAGE 80 EXHIBIT D
16.66 ACRES
PROPERTY MAP 52 PARCEL 84.09
22.32 Acres TOTAL
972,343 Sq. Feet

ROBERT JORDAN TAYLOR, JR. ETAL
ASSESSED IN WILLIAMSON COUNTY
DEED BOOK 8592 PAGE 80 EXHIBIT D
5.66 ACRES
PROPERTY MAP 52 PARCEL 84.11

H DAVID LANGHANS
2225 S BERRY'S CHAPEL ROAD
DEED BOOK 2889 PAGE 133 R.O.W.C.
PROPERTY MAP 52 PARCEL 84.10

NANCY MARIE LANGHANS
2233 S BERRY'S CHAPEL ROAD
DEED BOOK 2889 PAGE 133 R.O.W.C.
PROPERTY MAP 52 PARCEL 83

SUSAN B. McKENZIE
2237 S BERRY'S CHAPEL ROAD
DEED BOOK 2003 PAGE 897 R.O.W.C.
PROPERTY MAP 52 PARCEL 82

ROBERT JORDAN TAYLOR, JR. ETAL
ASSESSED IN WILLIAMSON COUNTY
DEED BOOK 8592 PAGE 80 EXHIBITC
PROPERTY MAP 52 PARCEL 81
30.29 Acres
1,319,337 Sq. Feet

MEADOWS FAMILY , LP
FRANKLIN ROAD
DEED BOOK 1522 PAGE 385 R.O.W.C.
PROPERTY MAP 53 PARCEL 45.01

BATTLE GROUND ACADEMY
2253 S BERRY'S CHAPEL ROAD
DEED BOOK 3785 PAGE 886 R.O.W.C.
PROPERTY MAP 53 PARCEL 38

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

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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.

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

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

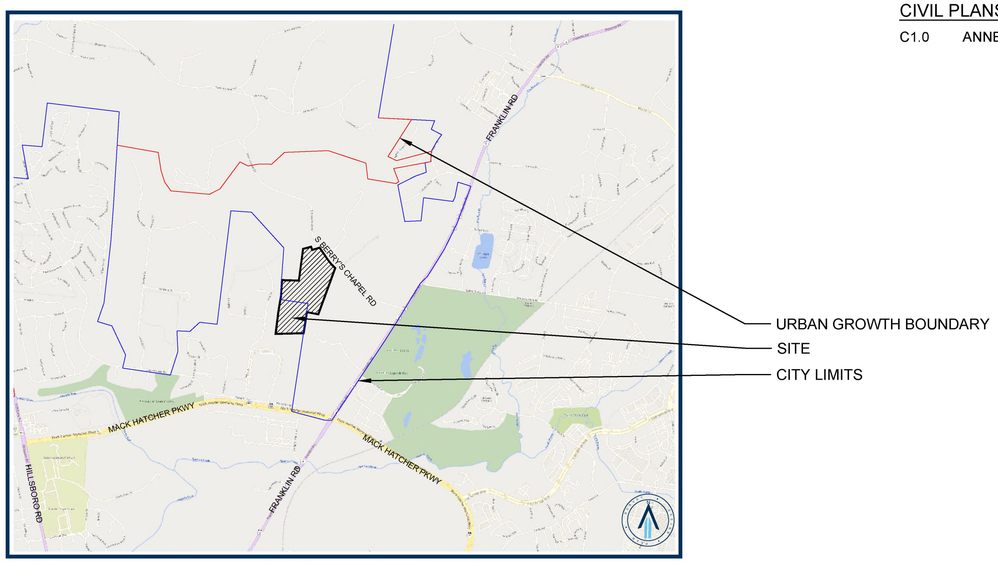
CONTACTS

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

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TROY PATRICK GARDNER REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE NO. 1005 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.

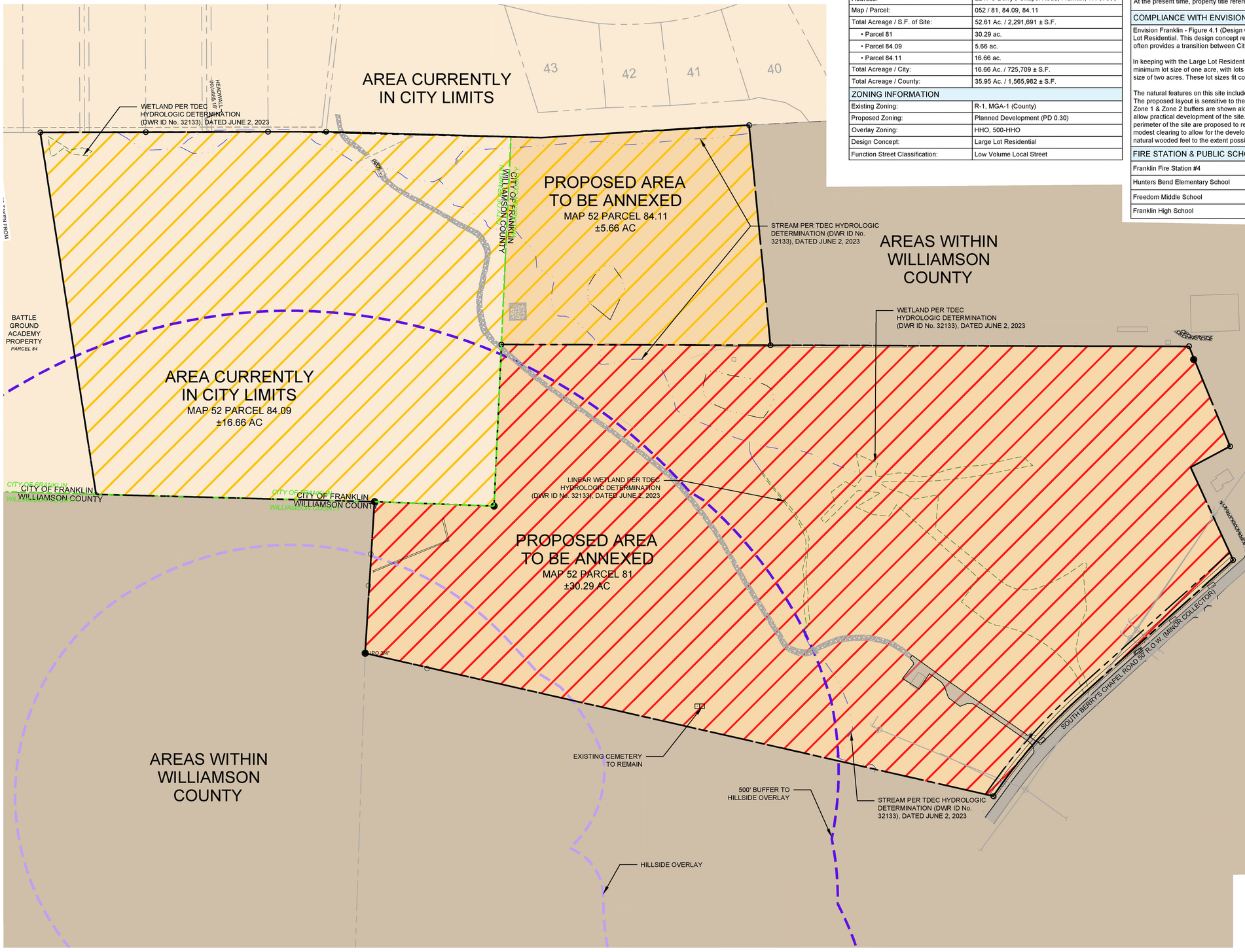
CVR

Project No.

22-0131

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

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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

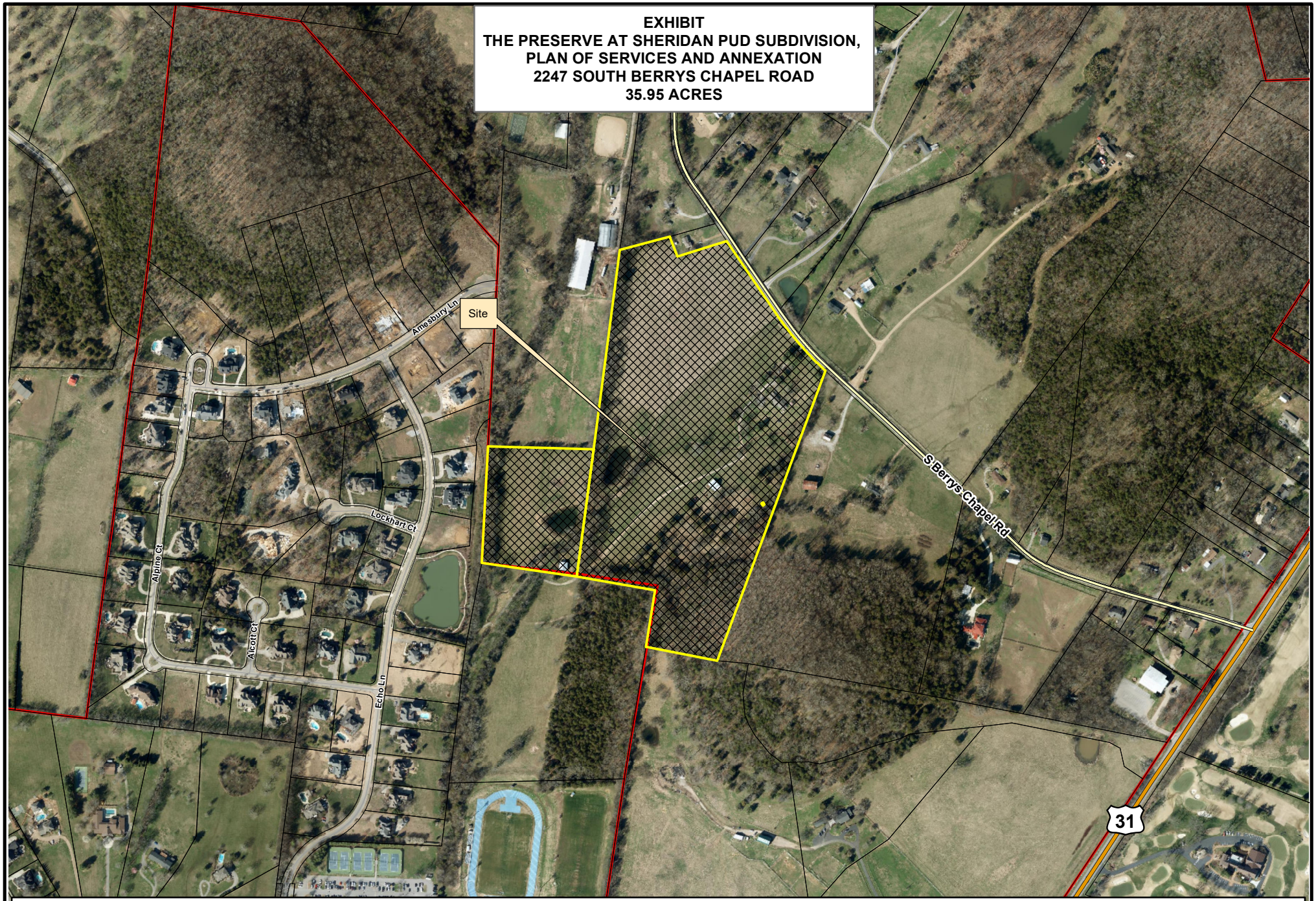
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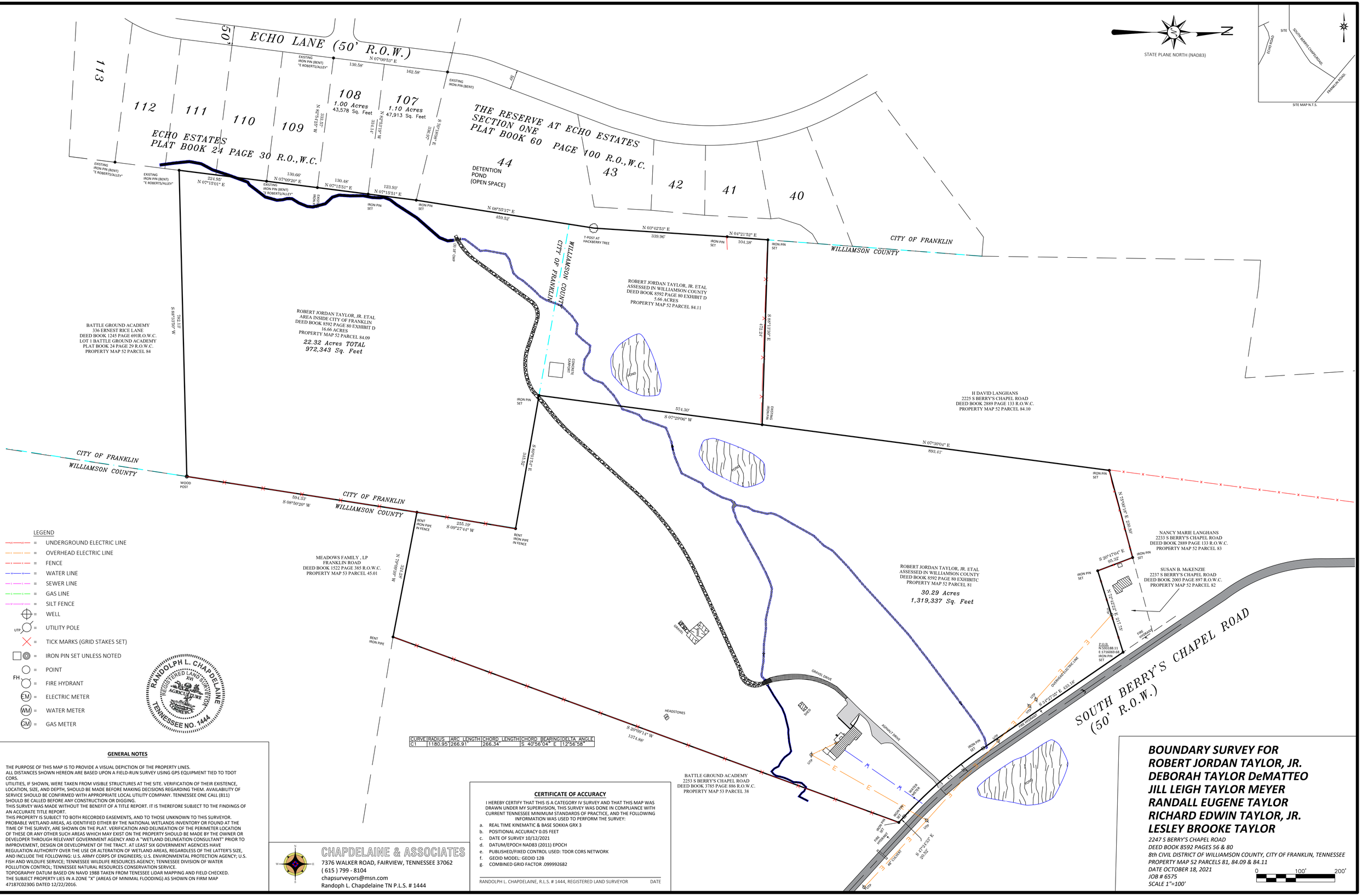
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Project No.

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


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.



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
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- WELL
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- TICK MARKS (GRID STAKES SET)
- IRON PIN SET UNLESS NOTED
- POINT
- FIRE HYDRANT
- ELECTRIC METER
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- GAS METER

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

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

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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

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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DATE OCTOBER 18, 2021
JOB # 6575
SCALE 1"=100'

THE PRESERVE AT SHERIDAN PUD SUBDIVISION, ANNEXATION PLAN

FOR

DRB PRESERVATION TRUST

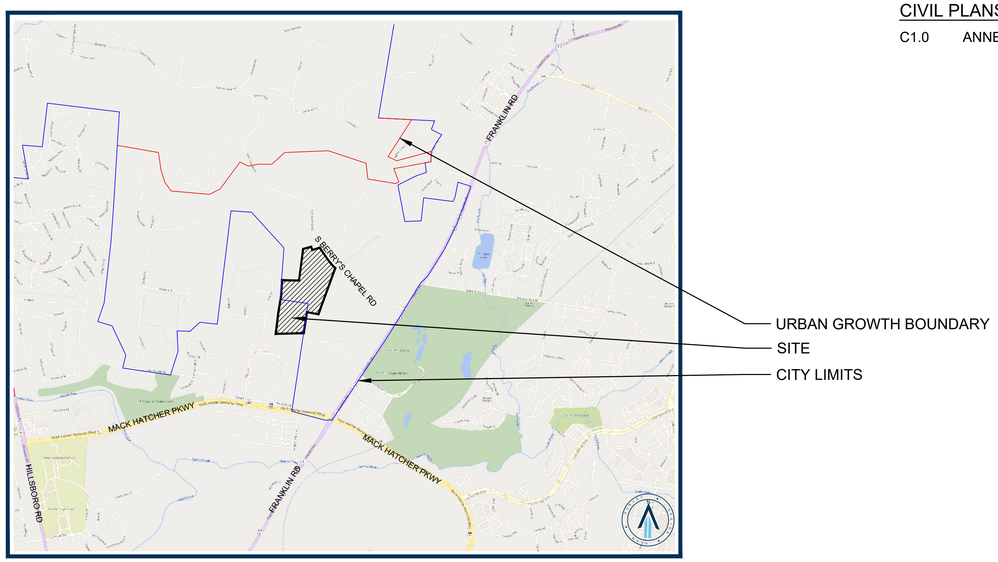
CONTACTS

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LOCATION MAP
SCALE: 1"=1000'

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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
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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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Drawing Title:

COVER

Drawing No.

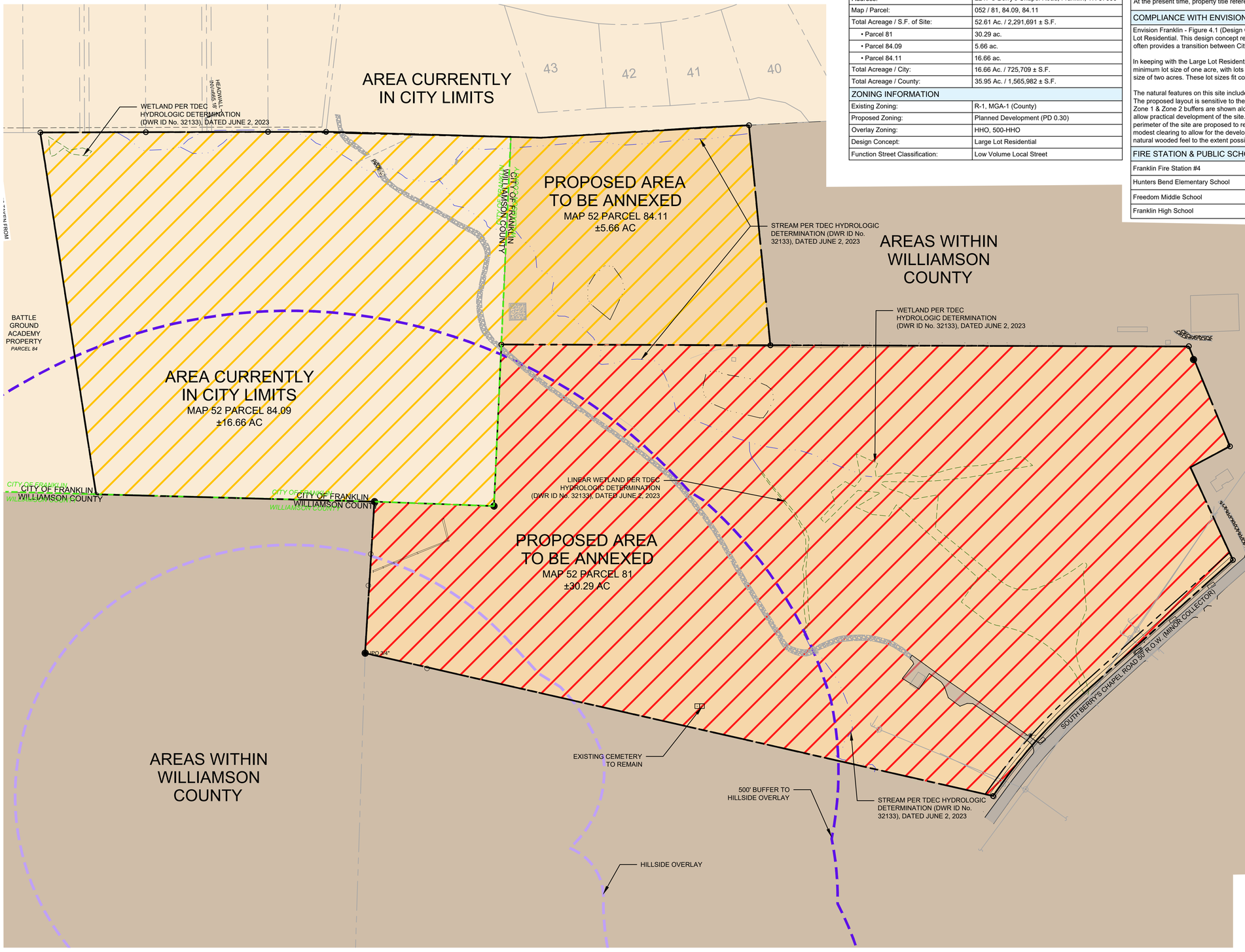
CVR

Project No.

22-0131

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

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PLOTTED BY PATTEN KEFFNER ON: 1/24/2024 10:45 AM LAST UPDATED BY PKEFFNER ON: 1/5/2024 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.
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• 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.

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FIRE STATION & PUBLIC SCHOOLS PROXIMITY

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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
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Phone / Cable	AT&T (615) 595-7816

ANTICIPATED UTILITY DEPTHS

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Electric	36" - 42" or per MTEMC Requirements
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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

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

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

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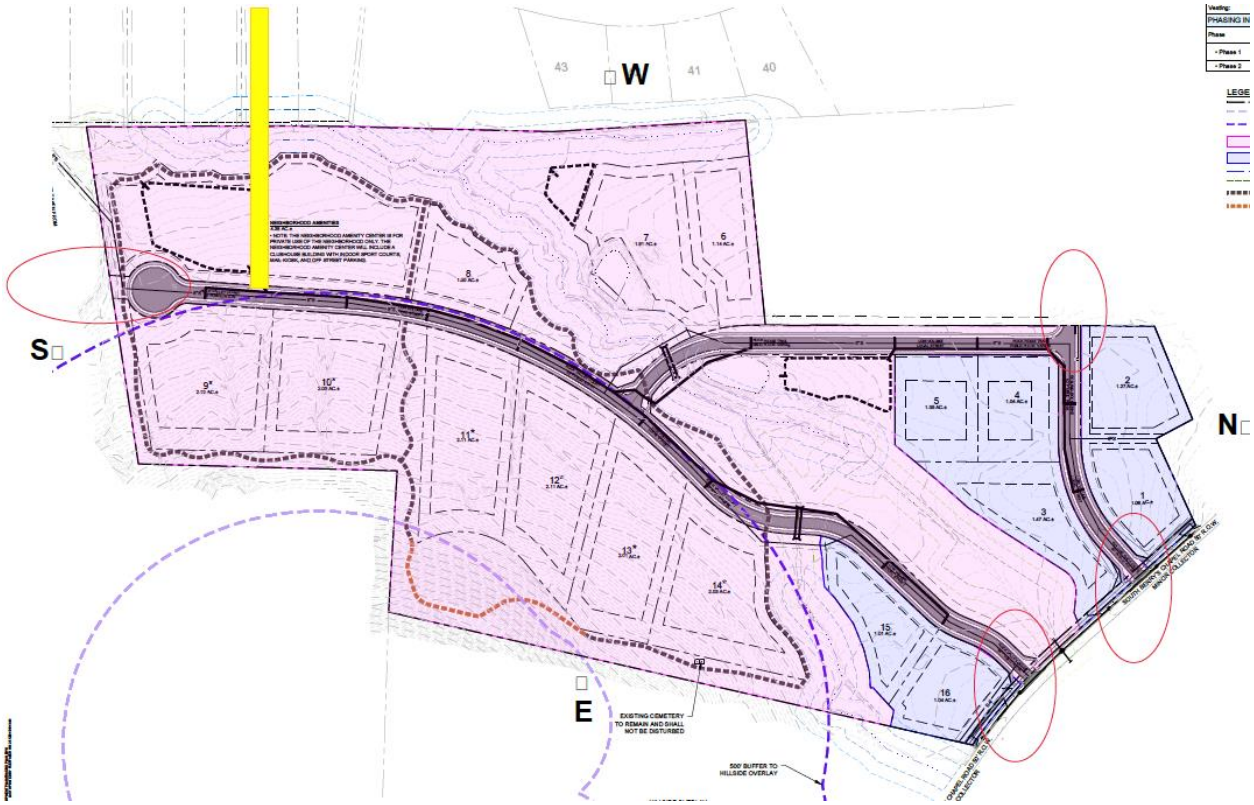
March 6, 2024

Re: *Memo in Support of The Preserve at Sheridan Development*

Dear Mayor Moore and Aldermen:

We represent David Blackburn in the proposed development currently referred to as the Preserve at Sheridan. This memorandum accompanies the material submitted in support of the development for your consideration. Our proposed development plan has been refined and revised following several rounds of feedback from City staff along with comments from the Joint Conceptual Workshop. We are submitting this memorandum to further explain our request for a Modification of Standards related to street connections for the development as well as our request to approve the development plan without the City's requested condition of building an emergency access bridge.

The proposed development will be located off of South Berry's Chapel Road, just east of The Preserve at Echo Estates. This development plan 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 (represented by red circles on the image below). We have also revised the initial plan, at the request of the City, to include access to Battle Ground Academy's property to the south, primarily for the purpose of emergency access (the fourth red circle to the left on the image below).



The golden bar in the top-left (or south-west) portion of the image represents the City's request for an emergency access bridge to connect through the Echo Estates subdivision. The City has indicated that they desire more connectivity into Echo Estates for emergency purposes and into BGA, again for emergency purposes, even though both the school and the neighborhood have existed for decades without issue. Put simply, more emergency access would be ideal. However, to accommodate this request, Mr. Blackburn would need to

- Construct a bridge across the widest part of the stream, at least 10 feet wide, that is strong enough to hold emergency vehicles, including fire trucks.
- Provide an emergency access easement on another lot, outside of the development.
    - This additional lot is not in the subdivision being developed.
    - The easement would devastate the value of that residential lot. Even if the lot were developed with a home, using the driveway for the emergency access easement, the driveway could not be used for its normal purposes. The owner would not be able

to park vehicles in the driveway, put up a basketball goal, or any other activity that might impeded emergency vehicle access.

- Design the amenities for the subdivision in a way that incorporates the emergency access easement running through the middle of that lot.
- Provide additional wetland mitigation on the property to account for the additional crossing.

Cumulatively, this request represents more than $1,000,000 between design and construction costs and destruction of value of the Echo lot that must be borne by this individual seeking to develop a 16-home subdivision. In addition to the disproportionate cost associated with the request, additional access is available to the City through other means. For example, there are options to connect Ernest Rice Lane to Franklin Road or Mack Hatcher, at least for emergency access. Further, the neighbors at Echo Estates have uniformly opposed any type of connectivity into their neighborhood. And this development has already been revised to provide direct emergency access to BGA at the City's request.

In sum, BOMA has approved other subdivisions with more homes and fewer access points. This proposed development is limited to 16 large-lot homes and already provides for three connections and an emergency access to the south. Respectfully, we request that BOMA exercise its discretion by approving the development without the additional requested condition of building the emergency access bridge.

Turning to our request for Modification of Standards, 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:
• 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.
• Once the connection is made, there would admittedly be no need for the emergency access bridge.
• 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. For that reason, the City agreed to remove the requested connection in that location. 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;

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

All three of 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 (a) 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), (b) the severe impacts of routing traffic from a large development through this small development, and (c) 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 detrimental 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

From the Desk of
Andrea Lux

February 27, 2024

Board of Mayor and Alderman
City Of Franklin
109 3rd Ave S
Franklin, TN 37064

RE: Proposed Development - The Preserve at Sheridan – 2247 S Berrys Chapel

I sincerely hope you have a chance to visit the site of this development, not only the actual site but I also urge you to drive this scenic corridor from Franklin Road to the Lynnwood Way/S Berrys Chapel intersection. As you will see, you have very large rural parcels in this area, probably to the tune of 5 -20 acres each.

According to the ENVISION FRANKLIN PLAN, the Major Objectives in this plan are to "Protect Franklin's natural beauty along its edges by preserving scenic corridors and viewsheds", if any area deserves this protection, it is Berrys Chapel. As noted in the plan regarding Large Lot Residential: Berrys Chapel is in the Special Consideration section of the plan and that "Development fronting on Berrys Chapel Rd should be on lot sizes comparable to those that currently exist along the road".

The developers of this project pushed every boundary of planning for maximum profitability and the "Resolution Approving A Development Plan" by the Planning Commission was NOT unanimous (Consideration Of Resolution 2024-7). This property, in the current eyes of Wiliamson County, would NOT support this type of development for good reason. It is low lying and in a watershed area, this proposed development is incompatible with the land itself, it would not support septic, so the developers made an end run and acquired a connected property to make a sewer connection possible. It also does not support connectivity. The developers are proposing emergency access through Battleground Academy – A school – how does this make sense? It was very unclear to me at the Planning Commission hearing how any additional access, emergency or otherwise, would be handled. As it stands there is only one way in and one way out and that would be on Berrys Chapel a narrow road, no shoulder, no room for bicycles, pedestrians, horses or anything else. At the upcoming readings on this project you will hear a lot about access to Franklin Road, which is already quite difficult. On your site visit try and make a left turn onto Franklin Road from Berrys Chapel. How will this road be improved for the additional traffic, if it can?

2049 Lynnwood Dr ● Franklin, TN 37069

I am not opposed to development of this site, this area is in the Urban Development Plan for Franklin and development is inevitable. I urge you to consider the area, the compatibility and the connectivity of this project. Please consider requiring larger lot sizes compatible with those in the area, perhaps a 5 acre minimum. Homes on larger lots do command a premium.

Lastly, I would like to re-address ENVISION FRANKLIN's objectives, its focus on natural beauty, connectivity and the desire to create exceptional places. I think this can be one of those exceptional places if it was more compatible with the surrounding area and connectivity can be attained safely. Very importantly - as this is one of the first developments in the new development boundary – what kind of precedent is this project going to set for future development.

Thank you for your consideration,

Andrea Lux

2049 Lynnwood Dr ● Franklin, TN 37069

City of Franklin

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

File #: 21-06032

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 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. Establishing A Public Hearing On April 9, 2024
FMPC 2/22/24, 7-0

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.

Votes for MOS:MOS1: Connectivity, 7-0

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-07 with condition by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-07 with conditions.

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

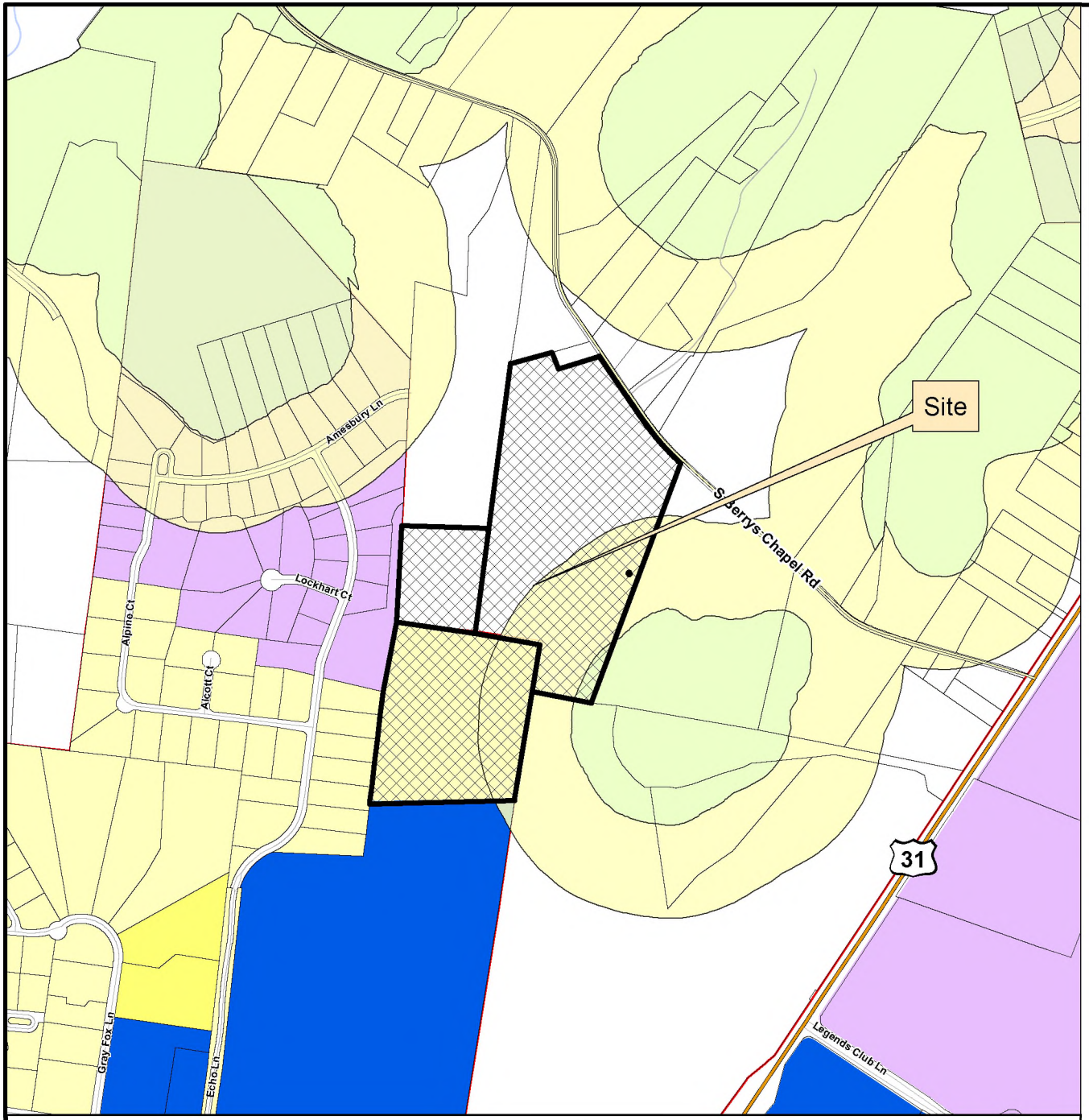
PREAPPLICATION CONFERENCE: _____1/2/24_____

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)
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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HISTORIC FRANKLIN TENNESSEE

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION,
DEVELOPMENT PLAN

FOR

DRB PRESERVATION TRUST

CONTACTS

OWNER/DEVELOPER

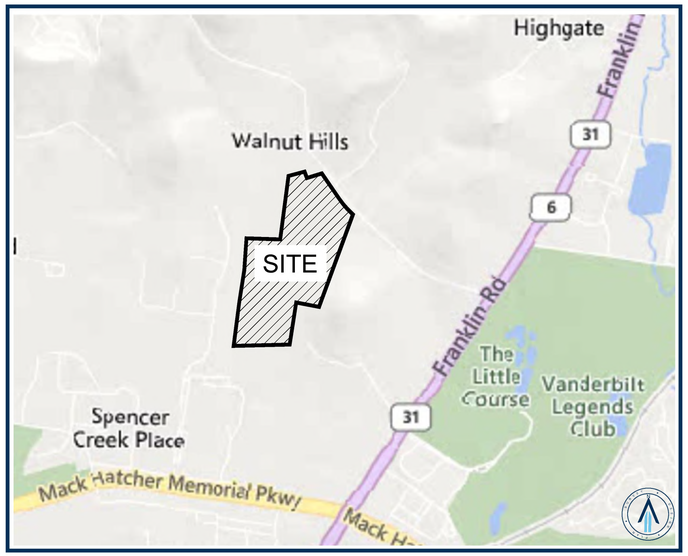
DAVID BLACKBURN
DRB PRESERVATION TRUST
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FRANKLIN, TN, 37067
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david@blackburntn.com

CIVIL

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

LANDSCAPE ARCHITECTURE

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,
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.

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

TROY PATRICK GARDNER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 3300
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:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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: PATTEN KEEFFABER ON: 2/1/2024 11:23 AM LAST UPDATED BY: PKEEFFABER ON: 2/1/2024 9:29 AM

SITE DATA

SITE INFORMATION

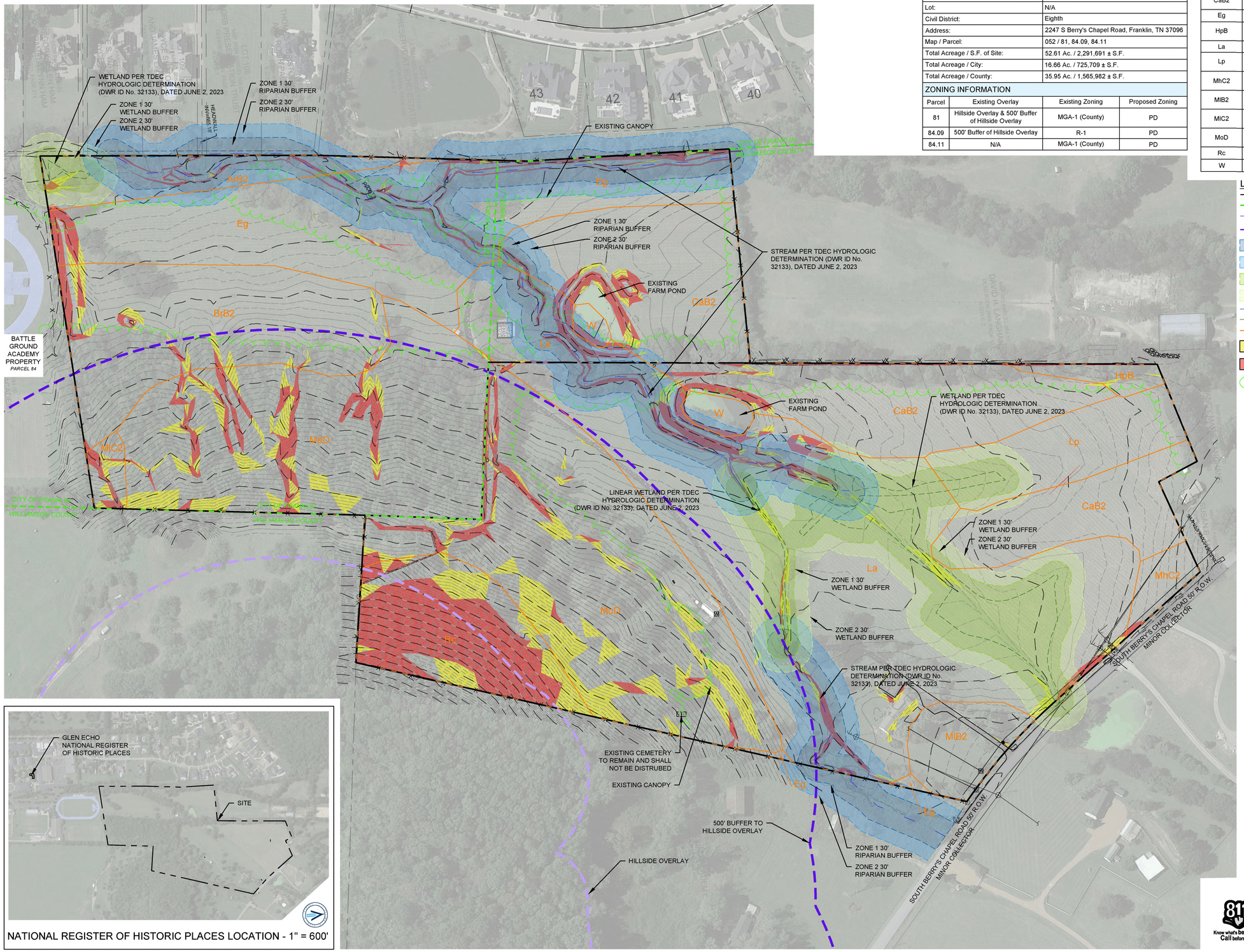
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
Total Acreage / City:	16.66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

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:

EXISIITING CONDITIONS

Drawing No.

C1.0

City of Franklin Project No.: 8383

Project No.

22-0131

S:\2021\21-074-TN\ENGINEERING\CAD\SHEETS\EXISTING CONDITIONS.DWG
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

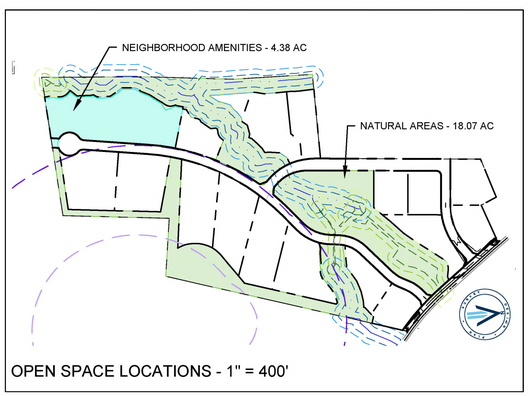
Project Name:	The Preserve at Sheridan
City of Franklin Project No:	8383
Address:	2247 S Berry's Chapel Road Franklin, TN 37069
Map:	052
Parcels:	81, 84.09, 84.11
Acreage:	52.61 ac. / 2,291,691 s.f.
Vesting:	N/A

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
8' MULCH NATURE PATH
PRESERVED OPEN SPACE
PROPOSED CONSERVATION EASEMENT
STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
LINEAR WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
ZONE 1 30' WETLAND BUFFER
ZONE 2 30' WETLAND BUFFER
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
PROPOSED STORMWATER BASIN
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
LOW VOLUME LOCAL STREET
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
PROPOSED STORMWATER BASIN
WETLAND IMPACT AREA 3 ±1140 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
SOUTH BERRY'S CHAPEL ROAD 50' R.O.W. MINOR COLLECTOR

43 42 41 40 9* 2.19 AC.± 10* 2.03 AC.± 11* 2.11 AC.± 12* 2.11 AC.± 13* 2.01 AC.± 14* 2.03 AC.± 7 1.91 AC.± 6 1.14 AC.± 8 1.00 AC.± 5 1.05 AC.± 4 1.04 AC.± 2 1.27 AC.± 1 1.06 AC.± 3 1.47 AC.± 15 1.01 AC.± 16 1.04 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 LANDSCAPE ARCHITECT TENNESSEE NO. 3301 — 2/1/24

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
PRESERVATION TRUST
DRB PRE
CITY OF FRANK

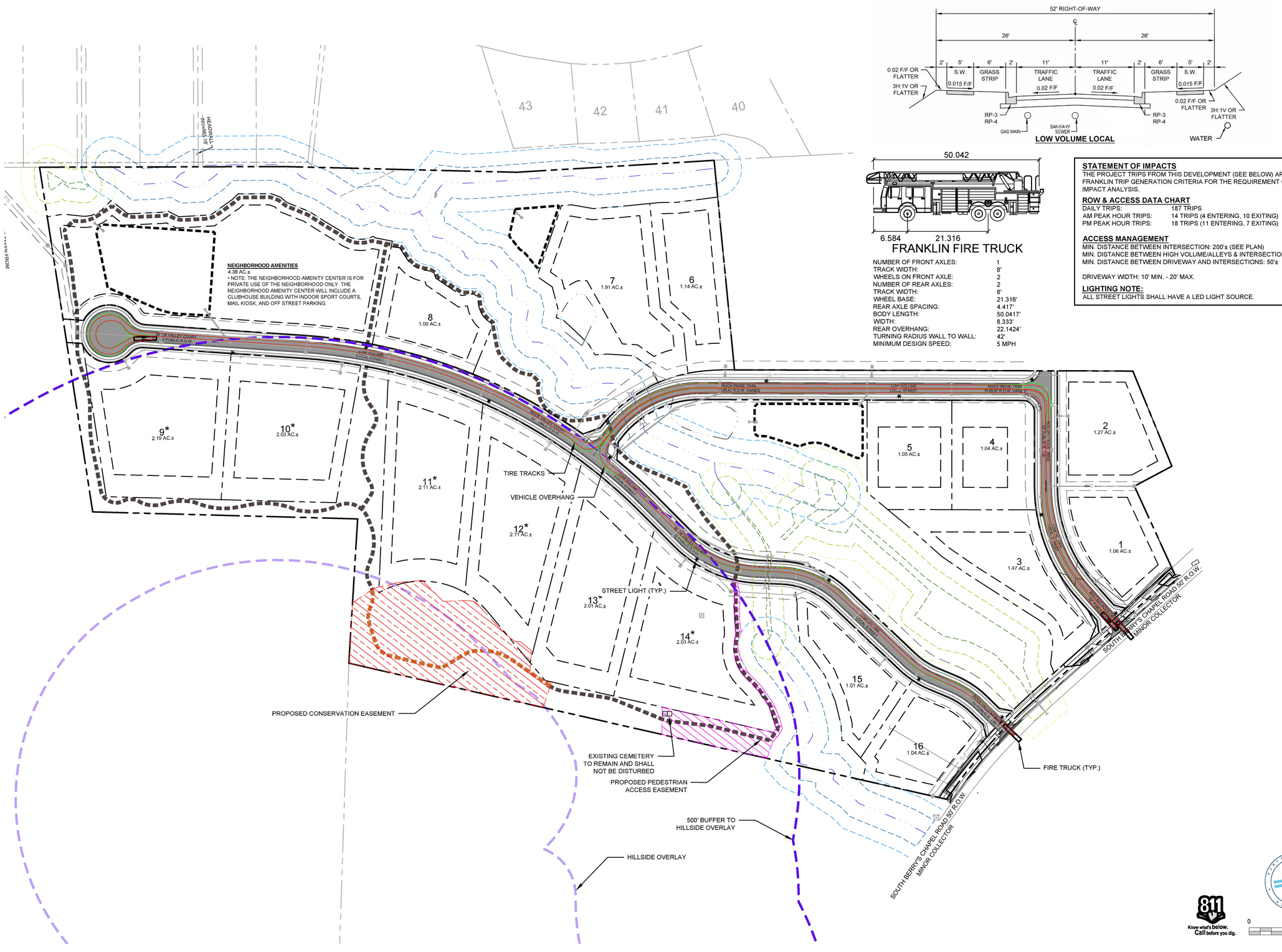
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Date: JANUARY 8, 2024
Approved By: TPG
Revisions:

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: PAYTEN KEPFABER ON: 2/1/2024 11:05 AM LAST UPDATED BY: PKEPFABER ON: 2/1/2024 11:05 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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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 KEPPNER 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
AGRICULTURE
COMMERCE
TENNESSEE NO. 328
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:

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Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

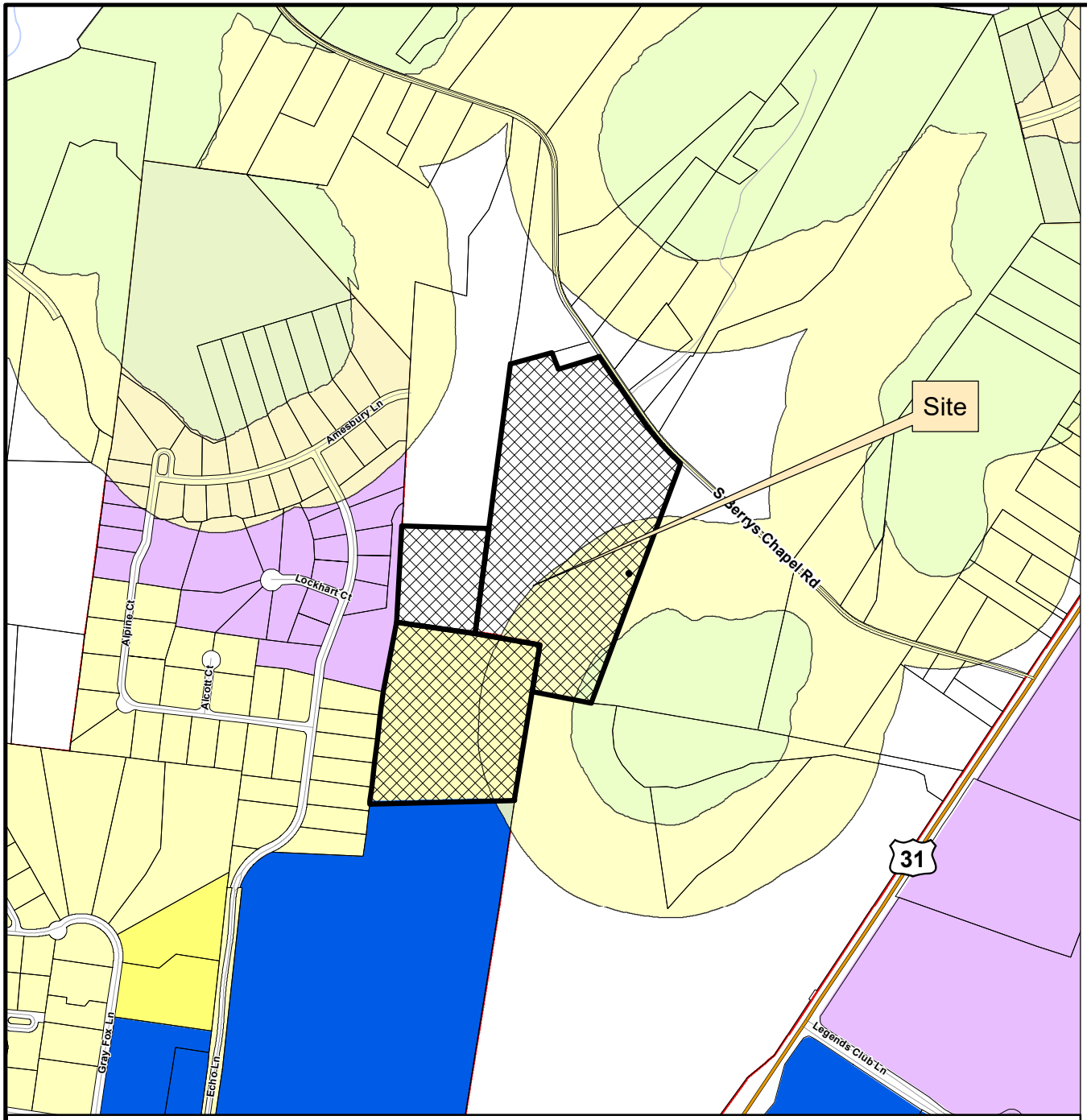
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City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY: FAYTEN KEITHABER ON: 2/1/2024 11:33 AM LAST UPDATED BY: FKEITHABER ON: 1/26/2024 9:42 AM



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

COF no: 8383

CONDITIONS OF APPROVAL:

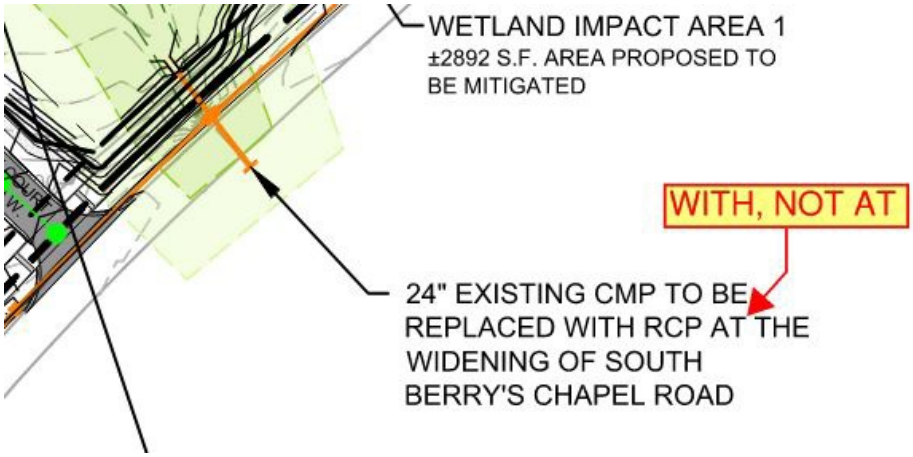
Open Issues: 16 These issues are currently being filtered

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.***

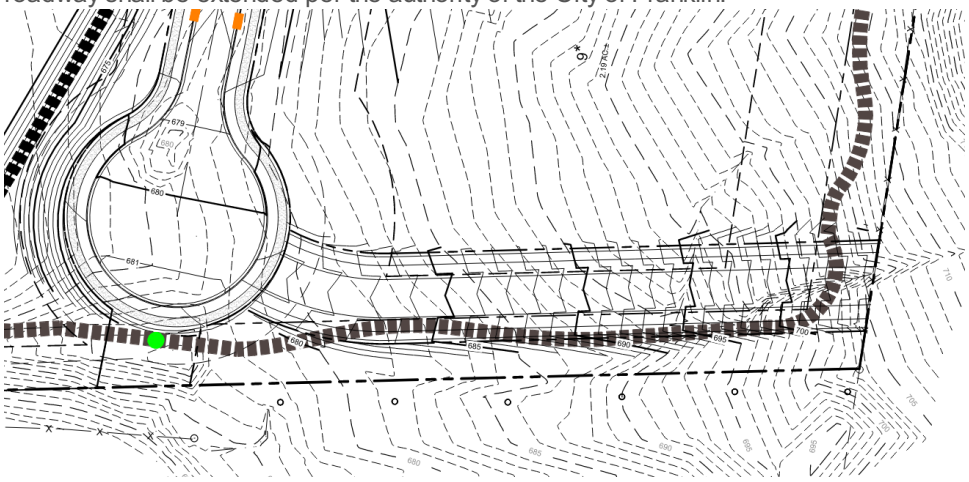
At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department 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

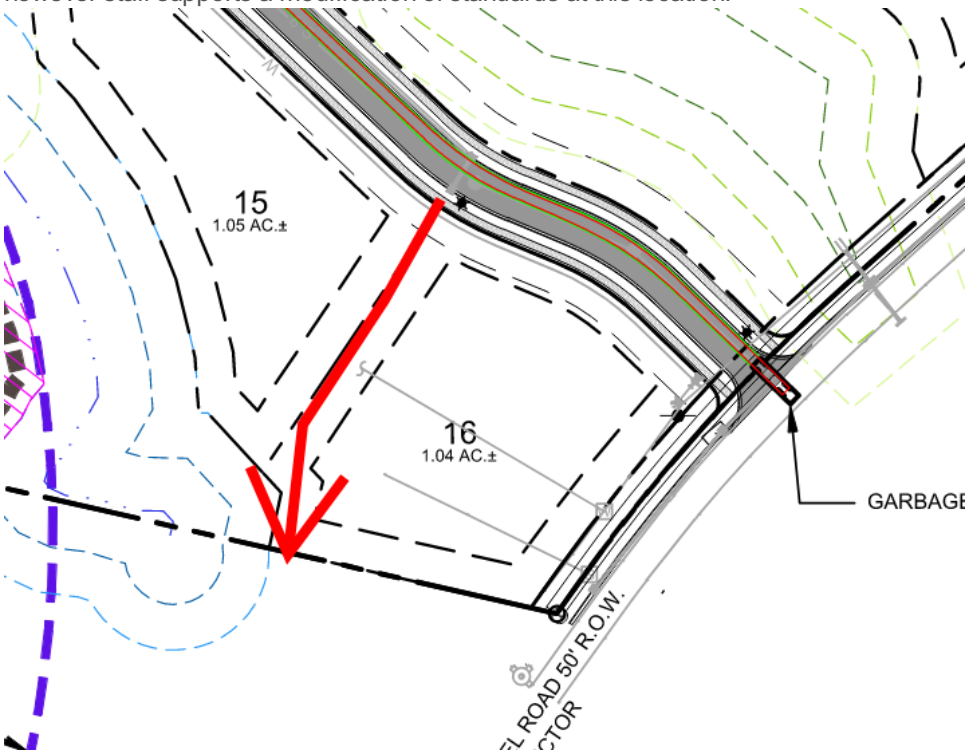
47. Connectivity

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

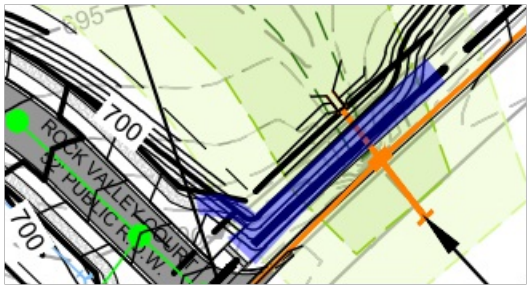
joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

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

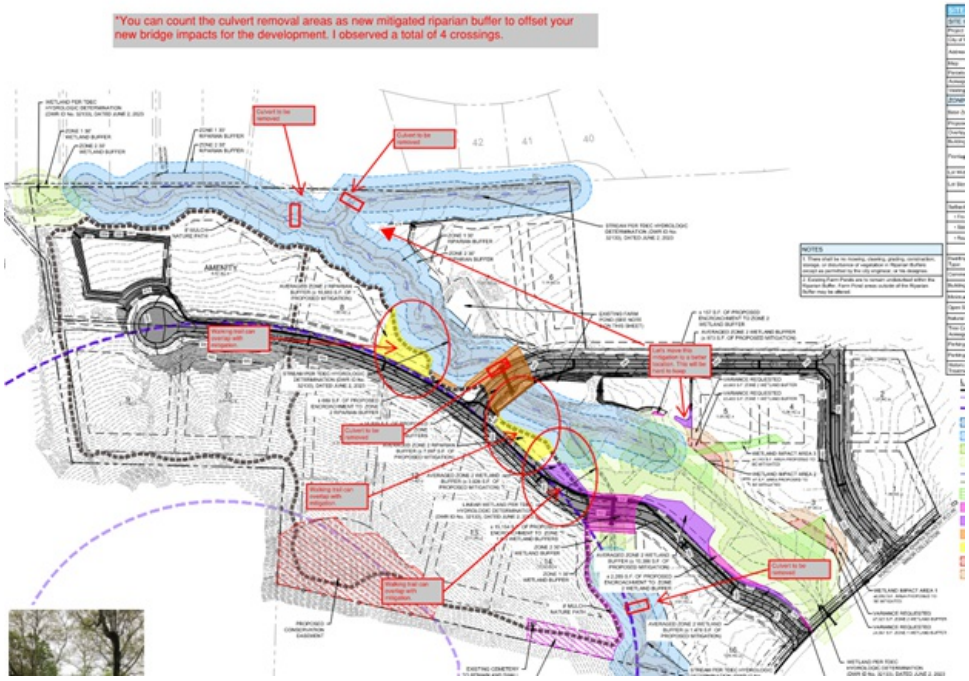
General Issues

14. Riparian Buffer

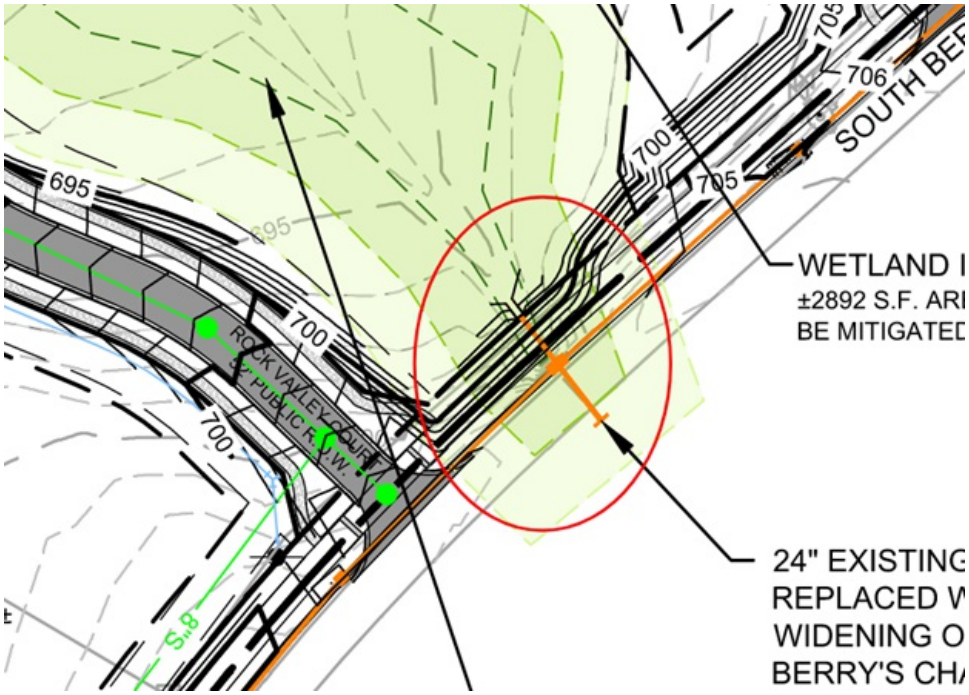
jeff.willoughby@franklintn.gov

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

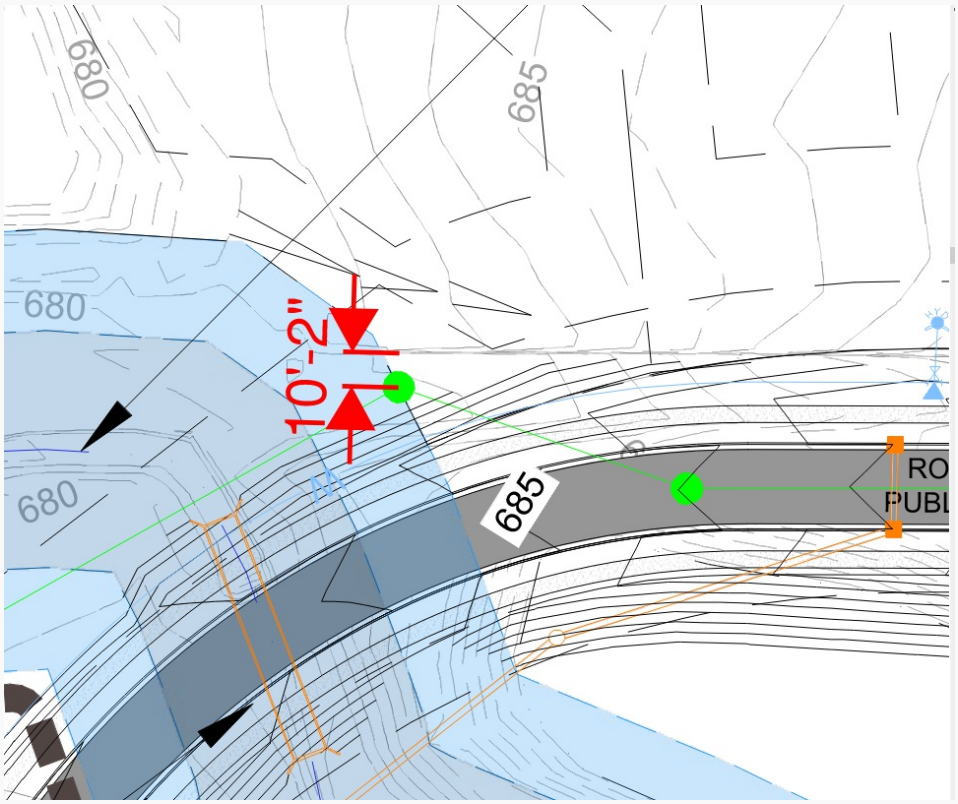
1. Availability

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

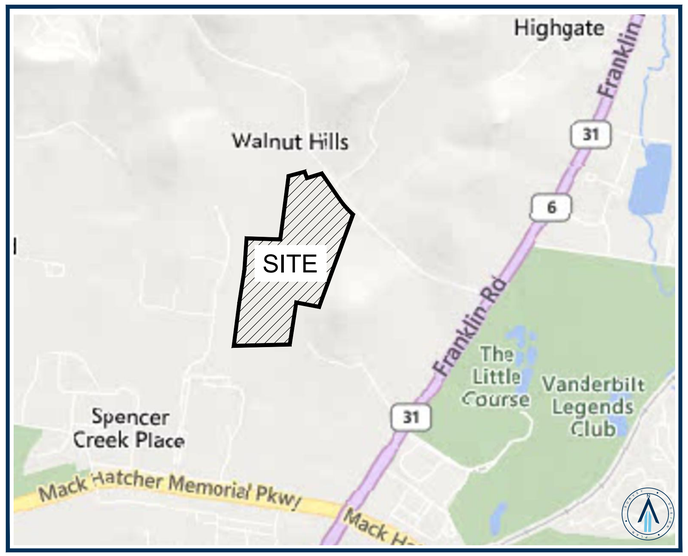
DAVID BLACKBURN
DRB PRESERVATION TRUST
381 MALLORY LANE, SUITE 207
FRANKLIN, TN, 37067
(615) 202-5040
david@blackburntn.com

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 AGRICULTURE COMMERCE TENNESSEE NO. 3720 LANDSCAPE ARCHITECT
1/31/24

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 PATTEN KEITH RABER ON: 2/1/2024 11:24 AM LAST UPDATED BY PKEITHRABER ON: 2/1/2024 9:24 AM

SITE DATA

SITE INFORMATION

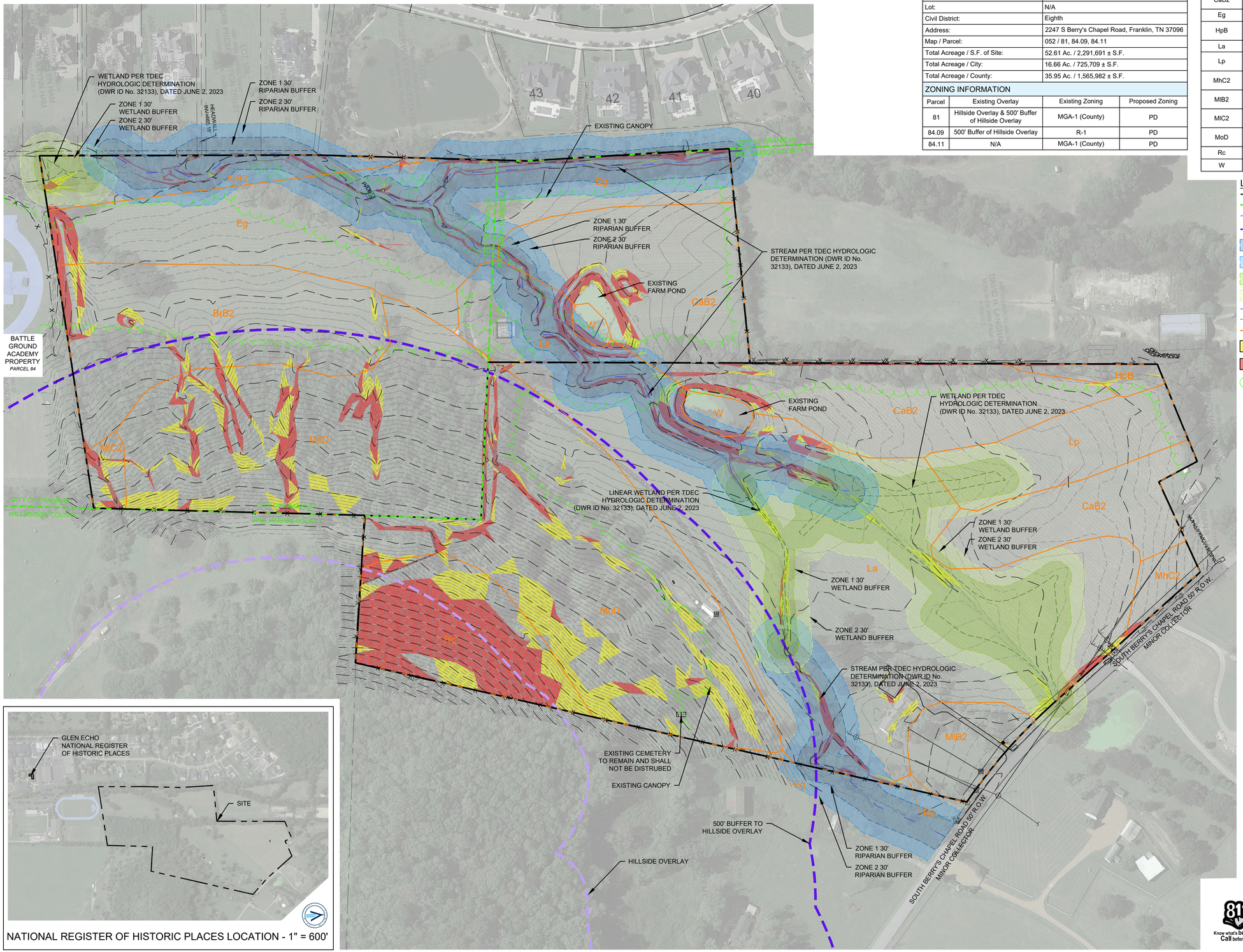
Project Name:	The Preserve at Sheridan
City of Franklin Project No.:	8383
Subdivision:	TBD
Lot:	N/A
Civil District:	Eighth
Address:	2247 S Berry's Chapel Road, Franklin, TN 37096
Map / Parcel:	052 / 81, 84.09, 84.11
Total Acreage / S.F. of Site:	52.61 Ac. / 2,291,691 ± S.F.
Total Acreage / City:	16.66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

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

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TROY PATRICK GARDNER REGISTERED AGRICULTURE & ENVIRONMENTAL LANDSCAPE ARCHITECT TENNESSEE NO. 1301 — 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:

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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.

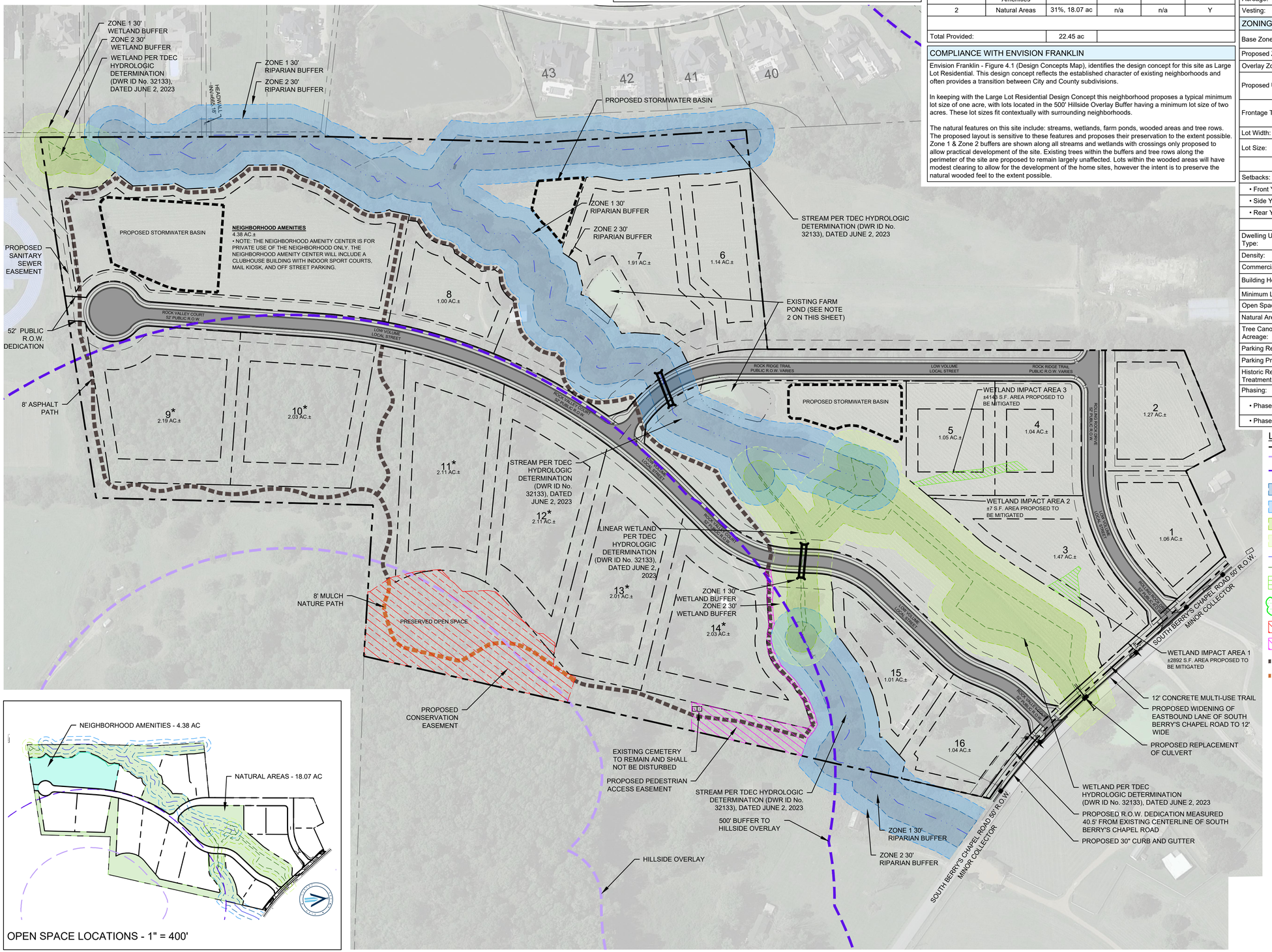
SITE DATA

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



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

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:

DEVELOPMENT PLAN

Drawing No.

C2.0

City of Franklin Project No.: 8383

Project No.

22-0131

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PLOTTED BY PAYTEN KEEFHABER ON 2/1/2024 11:28 AM LAST UPDATED BY PKEEFHABER 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 MANHOLE
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
HEADWALL INV=685.18'
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
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
PROPOSED CONSERVATION EASEMENT
EXISTING CEMETERY TO REMAIN AND SHALL NOT BE DISTURBED
PROPOSED PEDESTRIAN ACCESS EASEMENT
48" EXISTING RCP
500' BUFFER TO HILLSIDE OVERLAY
HILLSIDE OVERLAY

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
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- STREAM
- WETLAND
- WETLAND IMPACT AREA
- PROPOSED CONSERVATION EASEMENT
- PROPOSED ACCESS EASEMENT
- 8' ASPHALT PATH
- 8' MULCH NATURE PATH

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

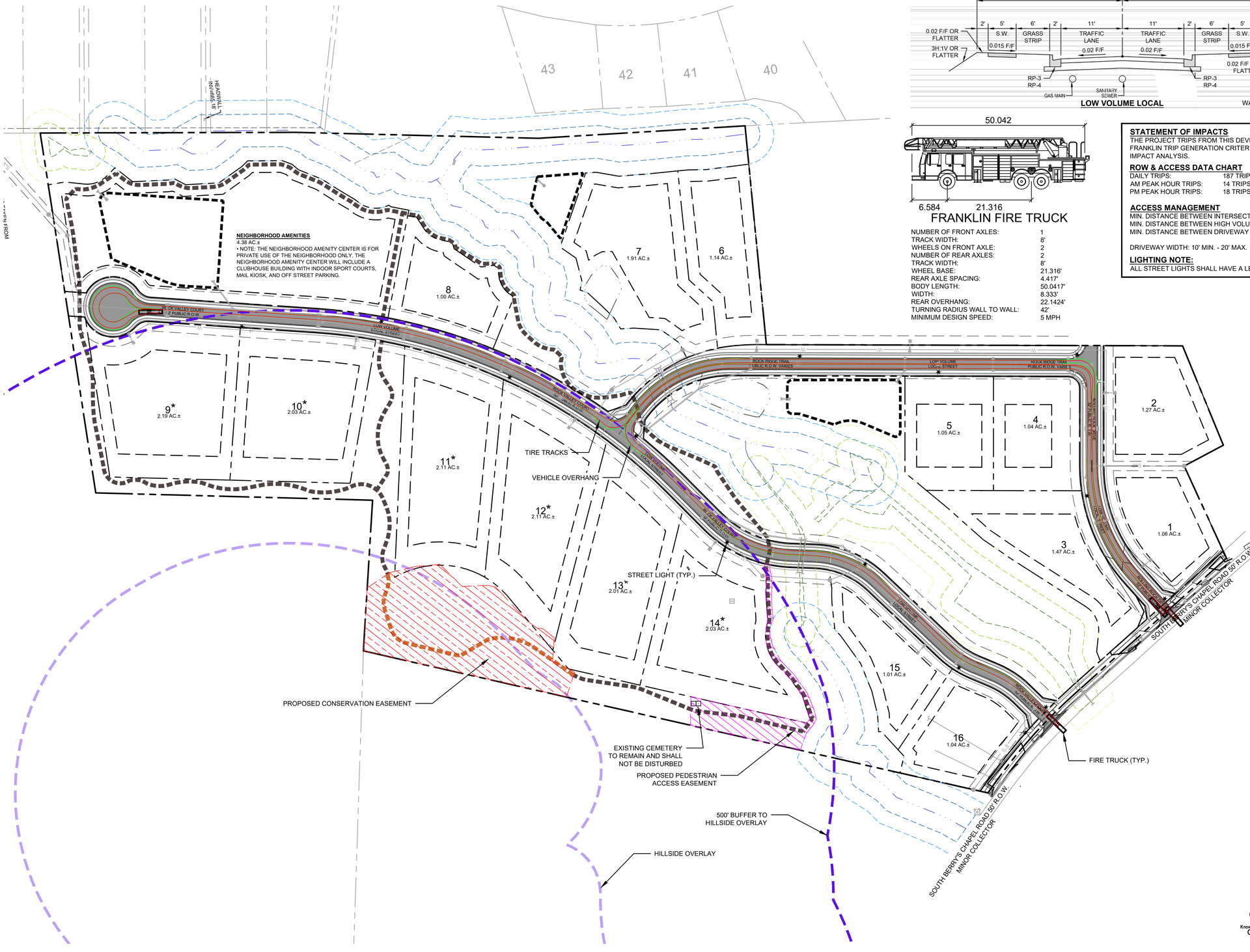
THE PRESERVE AT SHERIDAN
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Scale: 1"=100'
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Revisions:
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Drawing Title:
SITE GRADING & DRAINAGE PLAN

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

G:\22\0131-CIVIL ENGINEERING\D-PLAN SHEETS\DEVELOPMENT PLAN\SITE GRADING & DRAINAGE PLAN.DWG
PLOTTED BY PAYTEN KEPPLE@ 3/1/2024 11:27 AM LAST UPDATED BY PKEPPLE@ON 3/1/2024 10:54 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.

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

0 100 200

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GEORGE M. WELLS JR. REGISTERED ENGINEER LICENSE 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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- - -
- - -
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Drawing Title:

ROW & FIRE ACCESS PLAN

Drawing No.

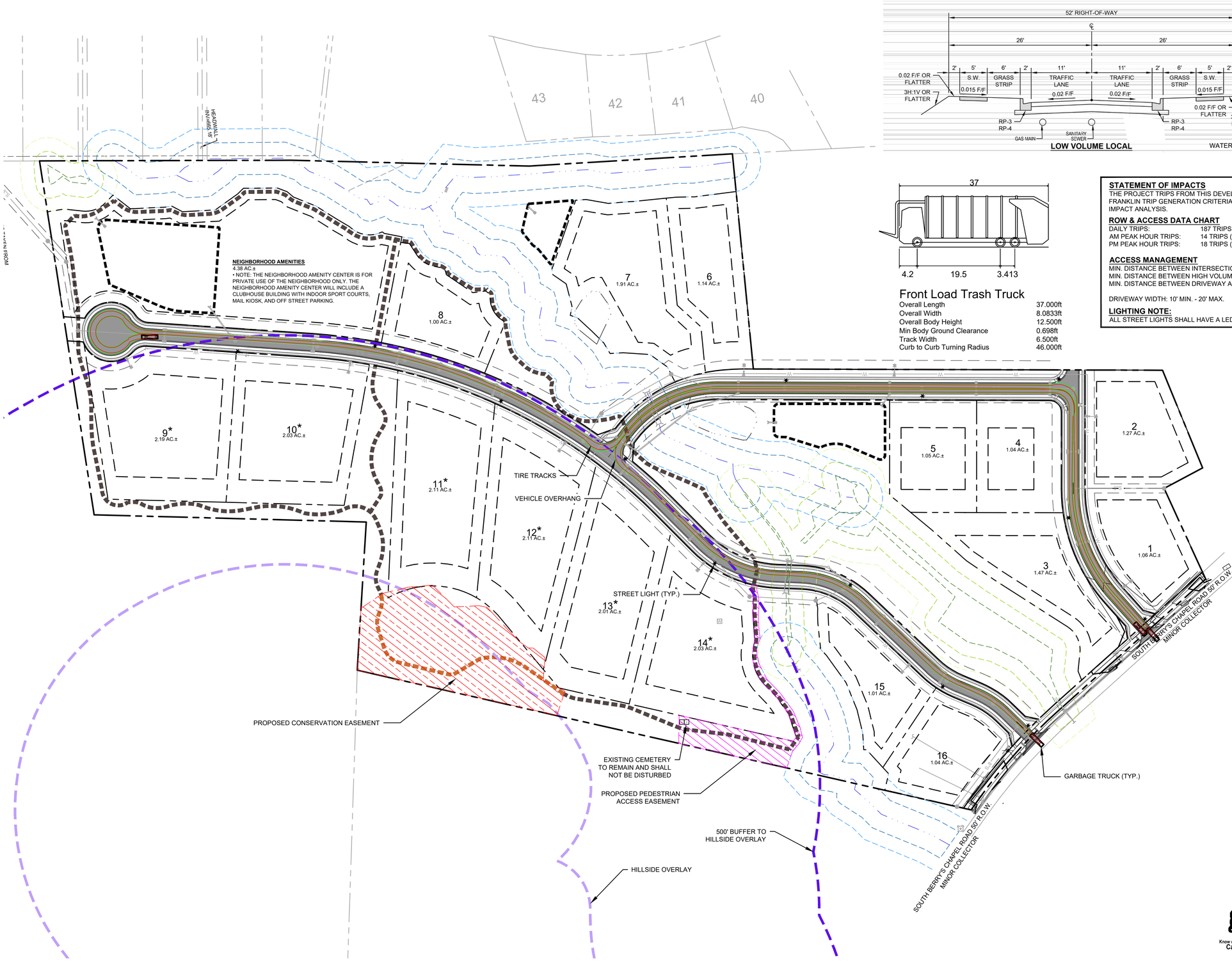
C4.0

City of Franklin Project No.: 8383

Project No.

22-0131

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

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GEORGE T. WELSH III 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: FAYITH.KEEFAUBER 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)

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
20' P.U.D.E. PER PLAT BOOK 24, PAGE 90
HEADWALL INV=695.16
INV=692.41 (OUT)
INV=692.41 (IN)
INV=692.41 (OUT)
PER BGA AS-BUILT PS_C1_v1
PROPOSED CONNECTION TO SANITARY SEWER OR PROPOSED SANITARY SEWER EASEMENT
WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023
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.
OAK VALLEY COURT PUBLIC R.O.W.
ROCK RIDGE TRAIL PUBLIC R.O.W. VARIES
VOLUME 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
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
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.±

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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:
- - -
- - -
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- - -
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- - -

Drawing Title:
UTILITY PLAN

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

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

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

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

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
DRB PRESERVATION TRUST FOR
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 2/1/2024 11:33 AM LAST UPDATED BY PKEITHABER ON 2/1/2024 9:54 AM

WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

ZONE 1 30' WETLAND BUFFER

ZONE 2 30' WETLAND BUFFER

ZONE 1 30' RIPARIAN BUFFER

ZONE 2 30' RIPARIAN BUFFER

AVERAGED ZONE 2 WETLAND BUFFER (± 973 S.F. OF PROPOSED MITIGATION)

STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

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.

AVERAGED ZONE 2 RIPARIAN BUFFER (± 10,883 S.F. OF PROPOSED MITIGATION)

EXISTING FARM POND (SEE NOTE 2 ON THIS SHEET)

± 157 S.F. OF PROPOSED ENCROACHMENT TO ZONE 2 WETLAND BUFFER

VARIANCE REQUESTED
±5,843 S.F. ZONE 2 WETLAND BUFFER

VARIANCE REQUESTED
±3,403 S.F. ZONE 1 WETLAND BUFFER

8' ASPHALT PATH

STREAM PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

± 689 S.F. OF PROPOSED ENCROACHMENT TO ZONE 2 RIPARIAN BUFFER

± 16,819 S.F. OF PROPOSED ENCROACHMENT TO ZONE 1 & 2 RIPARIAN BUFFERS

AVERAGED ZONE 2 RIPARIAN BUFFER (± 7,097 S.F. OF PROPOSED MITIGATION)

AVERAGED ZONE 2 WETLAND BUFFER (± 3,926 S.F. OF PROPOSED MITIGATION)

WETLAND IMPACT AREA 3
±4,143 S.F. AREA PROPOSED TO BE MITIGATED

WETLAND IMPACT AREA 2
±7 S.F. AREA PROPOSED TO BE MITIGATED

LINEAR WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

± 15,154 S.F. OF PROPOSED ENCROACHMENT TO ZONE 1 & 2 WETLAND BUFFERS

8' MULCH NATURE PATH

ZONE 2 30' WETLAND BUFFER

ZONE 1 30' WETLAND BUFFER

AVERAGED ZONE 2 WETLAND BUFFER (± 10,386 S.F. OF PROPOSED MITIGATION)

± 2,285 S.F. OF PROPOSED ENCROACHMENT TO ZONE 2 WETLAND BUFFER

8' MULCH NATURE PATH

PROPOSED CONSERVATION EASEMENT

AVERAGED ZONE 2 WETLAND BUFFER (± 1,478 S.F. OF PROPOSED MITIGATION)

WETLAND IMPACT AREA 1
±2,892 S.F. AREA PROPOSED TO BE MITIGATED

VARIANCE REQUESTED
±7,521 S.F. ZONE 2 WETLAND BUFFER

VARIANCE REQUESTED
±4,067 S.F. ZONE 1 WETLAND BUFFER

WETLAND PER TDEC HYDROLOGIC DETERMINATION (DWR ID No. 32133), DATED JUNE 2, 2023

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

± 258 S.F. OF PROPOSED DISTURBANCE TO WETLAND BUFFER

ZONE 1 30' RIPARIAN BUFFER

ZONE 2 30' RIPARIAN BUFFER

500' BUFFER TO HILLSIDE OVERLAY

HILLSIDE OVERLAY

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

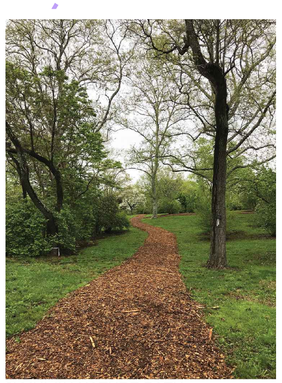
NOTES
1. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in Riparian Buffers except as permitted by the city engineer, or his designee.
2. Existing Farm Ponds are to remain undisturbed within the Riparian Buffer. Farm Pond areas outside of the Riparian 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.

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

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

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

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

THE PRESERVE AT SHERIDAN
PUD SUBDIVISION, DEVELOPMENT PLAN
FOR
PRESERVATION TRUST
DRB PRE-APPLICATION
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

0 100 200

Know what's below. Call before you dig.

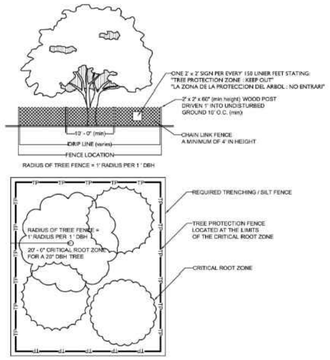
G:\22\0131-CIVIL ENGINEERING\2-PLAN SHEETS\DEVELOPMENT PLAN\BUFFER MANAGEMENT PLAN.DWG
PLOTTED BY PATTEN,KEITH@RAGAN ON 29 2024 11:31 AM LAST UPDATED BY PKEITH@RAGAN ON 29 2024 10:53 AM

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

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

0 100 200

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ragansmith.com

TROY PATRICK GARDNER — REGISTERED — AGRICULTURE — TENNESSEE NO. 3300 — 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

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
1/8/24

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: 1/26/2024 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.

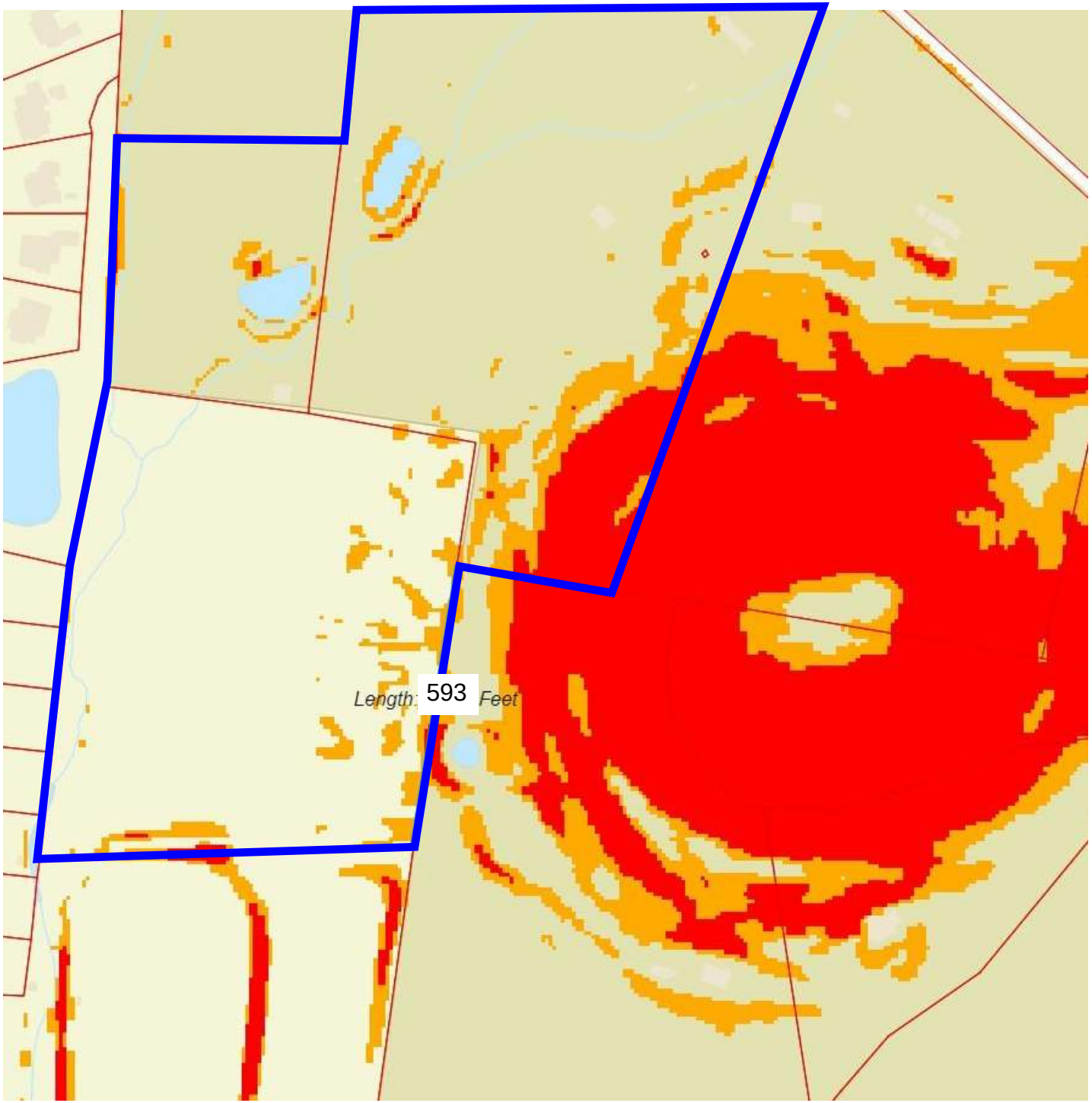
T1.0

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.

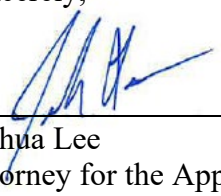
3. The modification is consistent with the intent of Envision Franklin.

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 #: 21-06028

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 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. Establishing A Public Hearing On April 23, 2024
FMPC 2/22/24, 7-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-06 by a vote of 7-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-06.

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

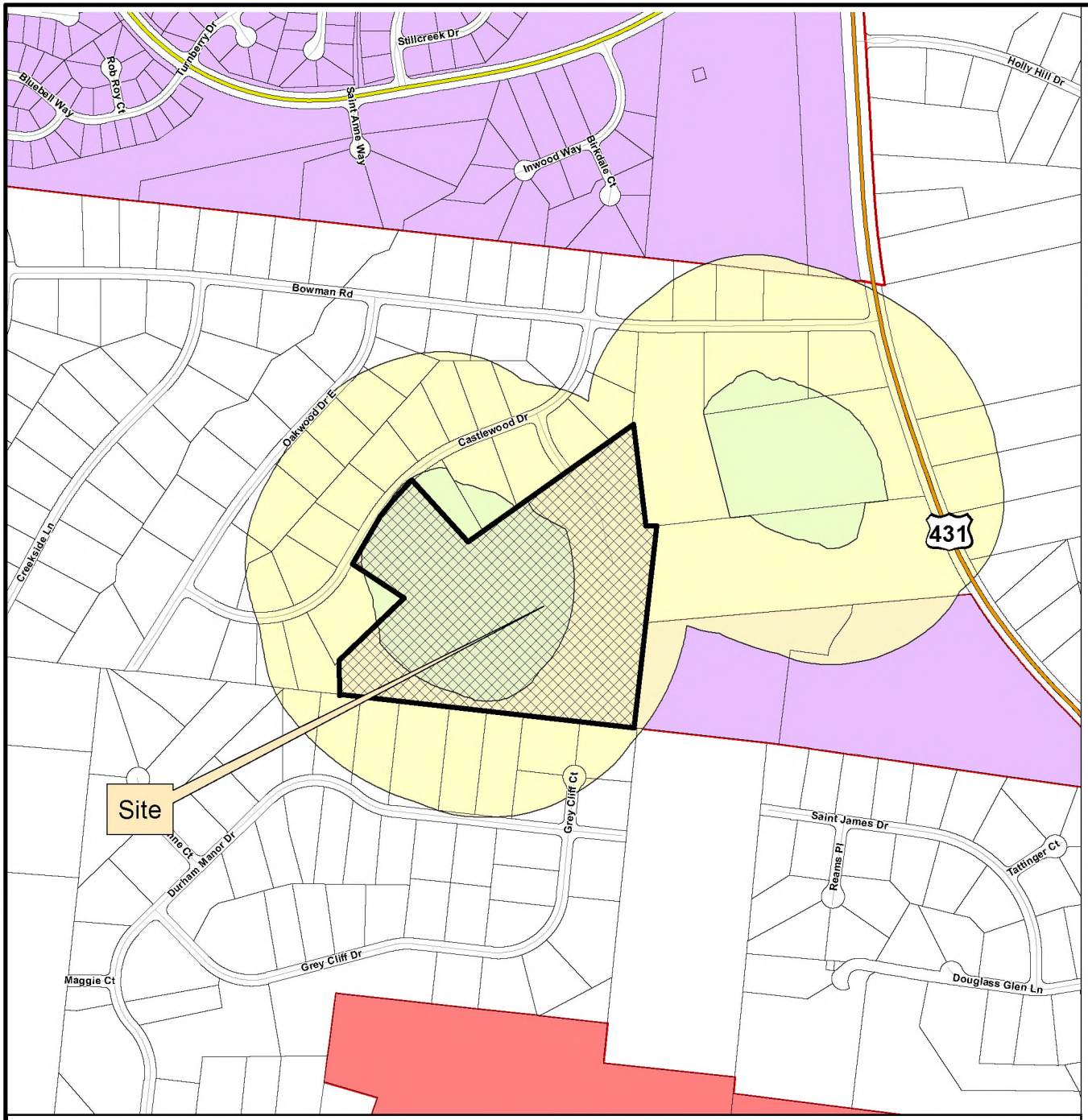
PLANNING COMMISSION RECOMMENDED: _____

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.
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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

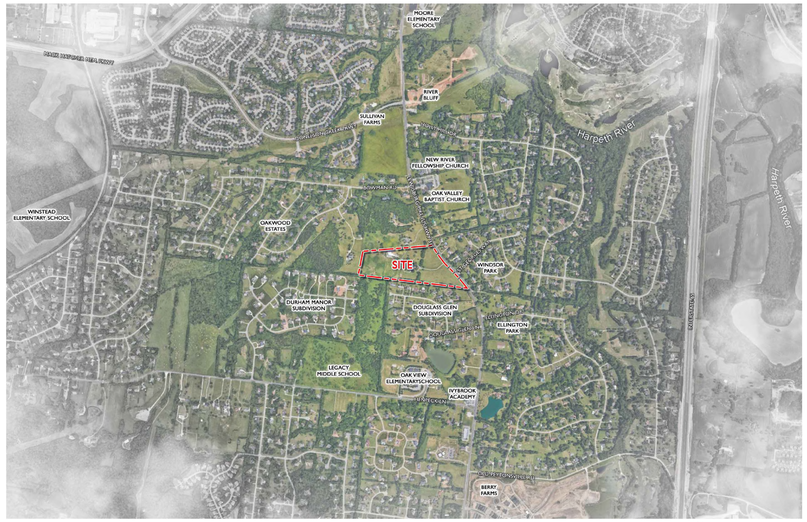
Legend

- 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

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

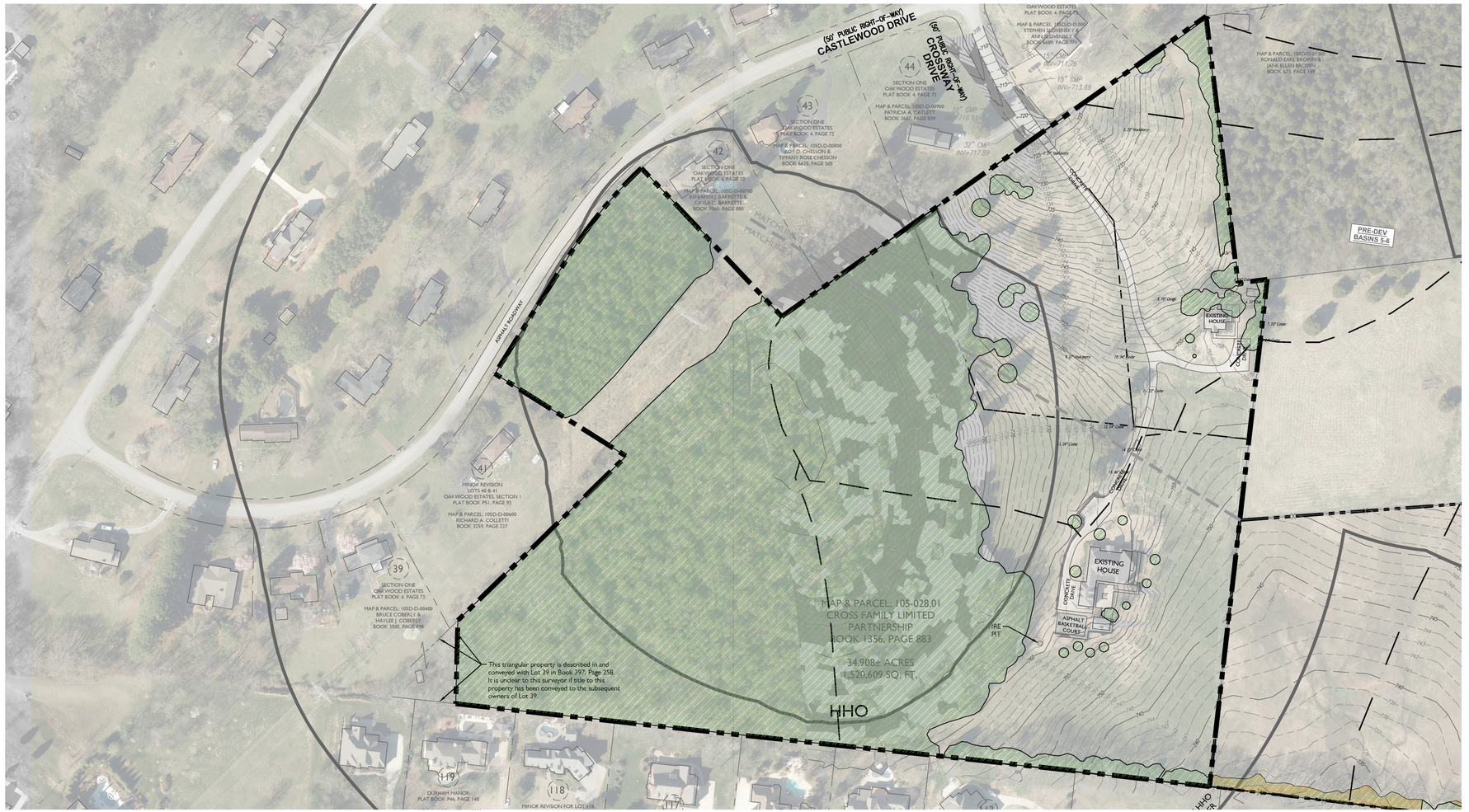
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION 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



0 100 200 300

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)

Franklin, Williamson County, Tennessee

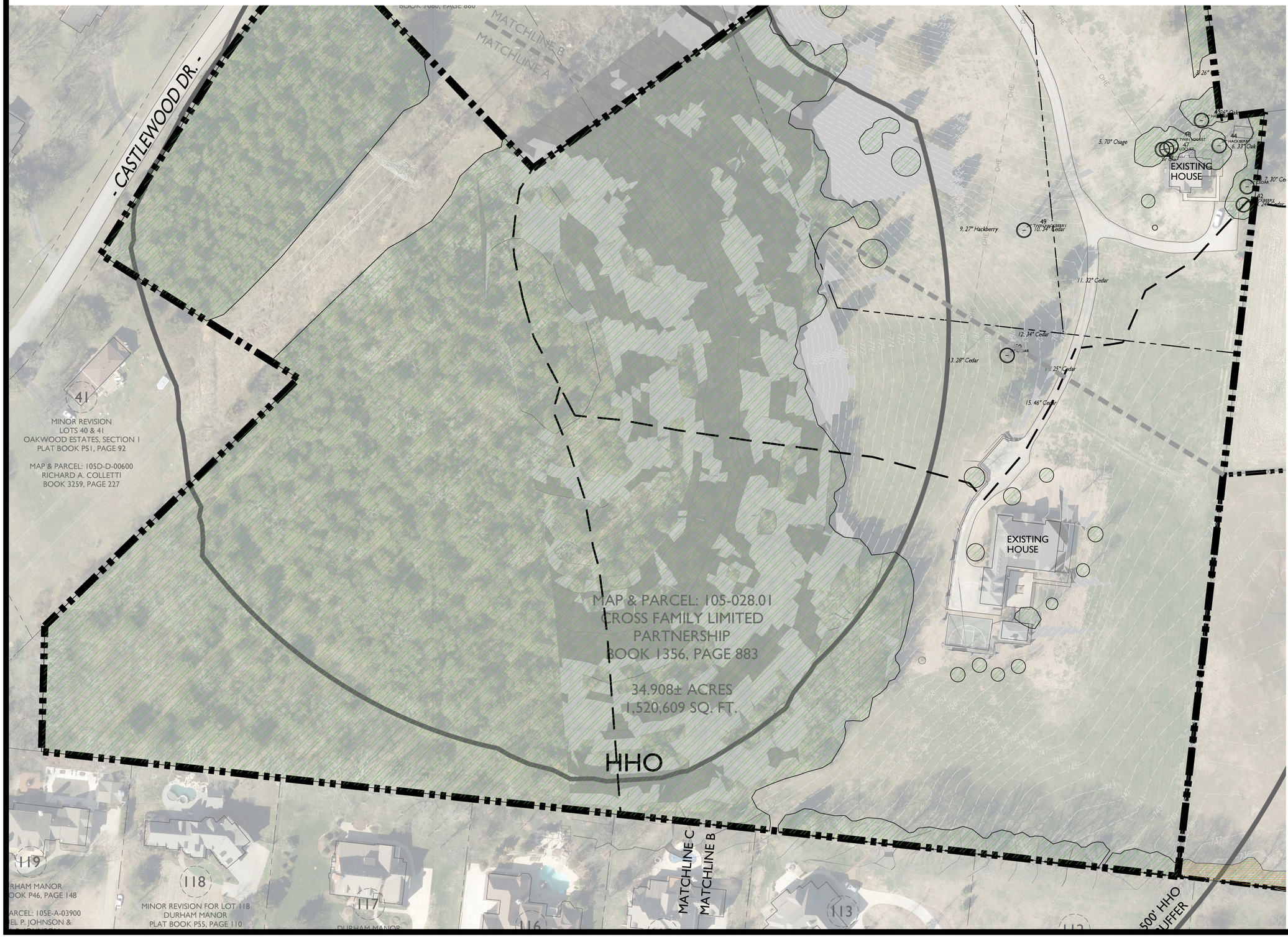
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1 07.01.21

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

OVERALL EXISTING CONDITIONS

SHEET
C1.0

COF #8379



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. RECORDS REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 07.01.24

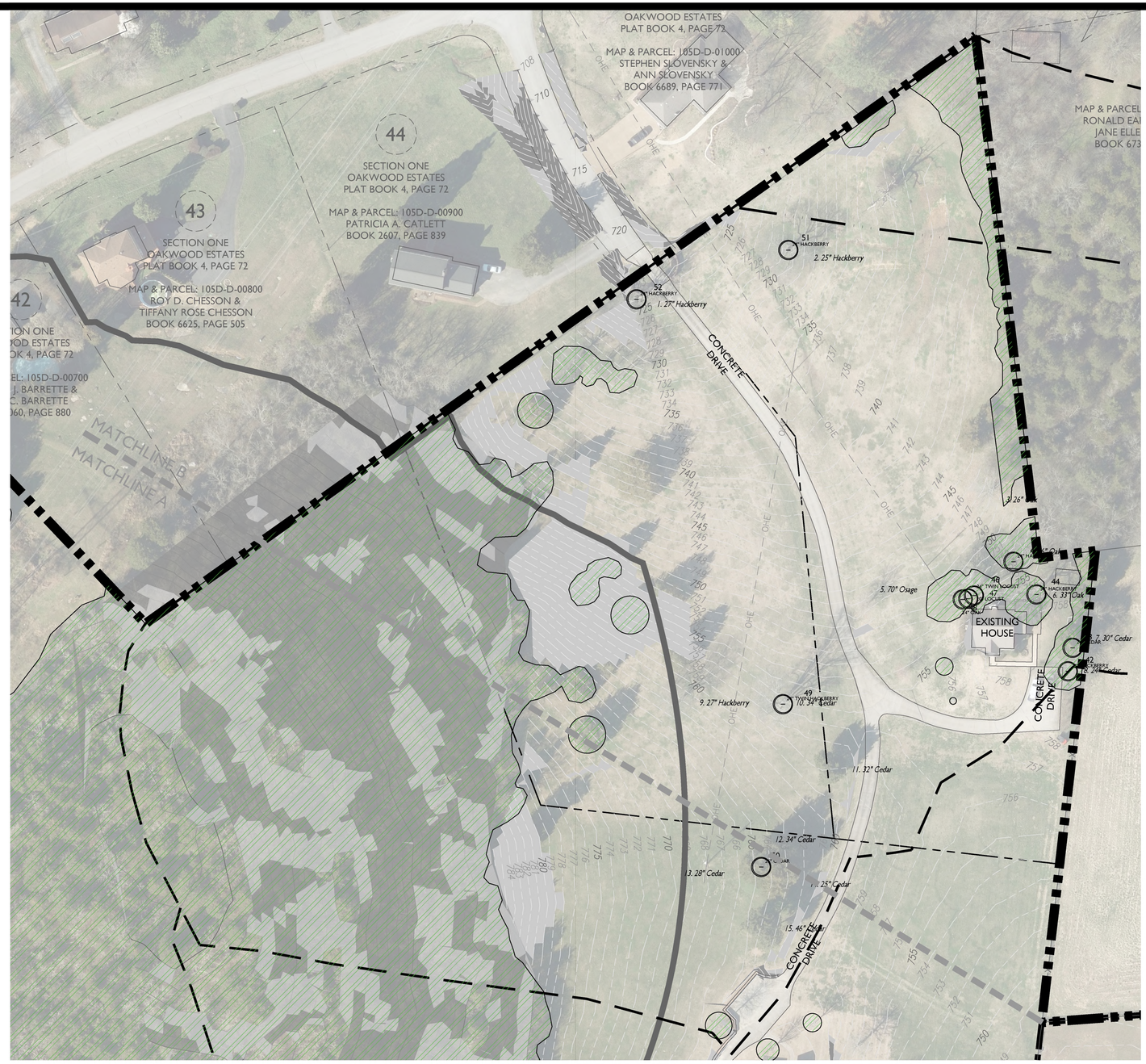
Revision Date

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. 329 REEDER 08.01.24

Revision Date

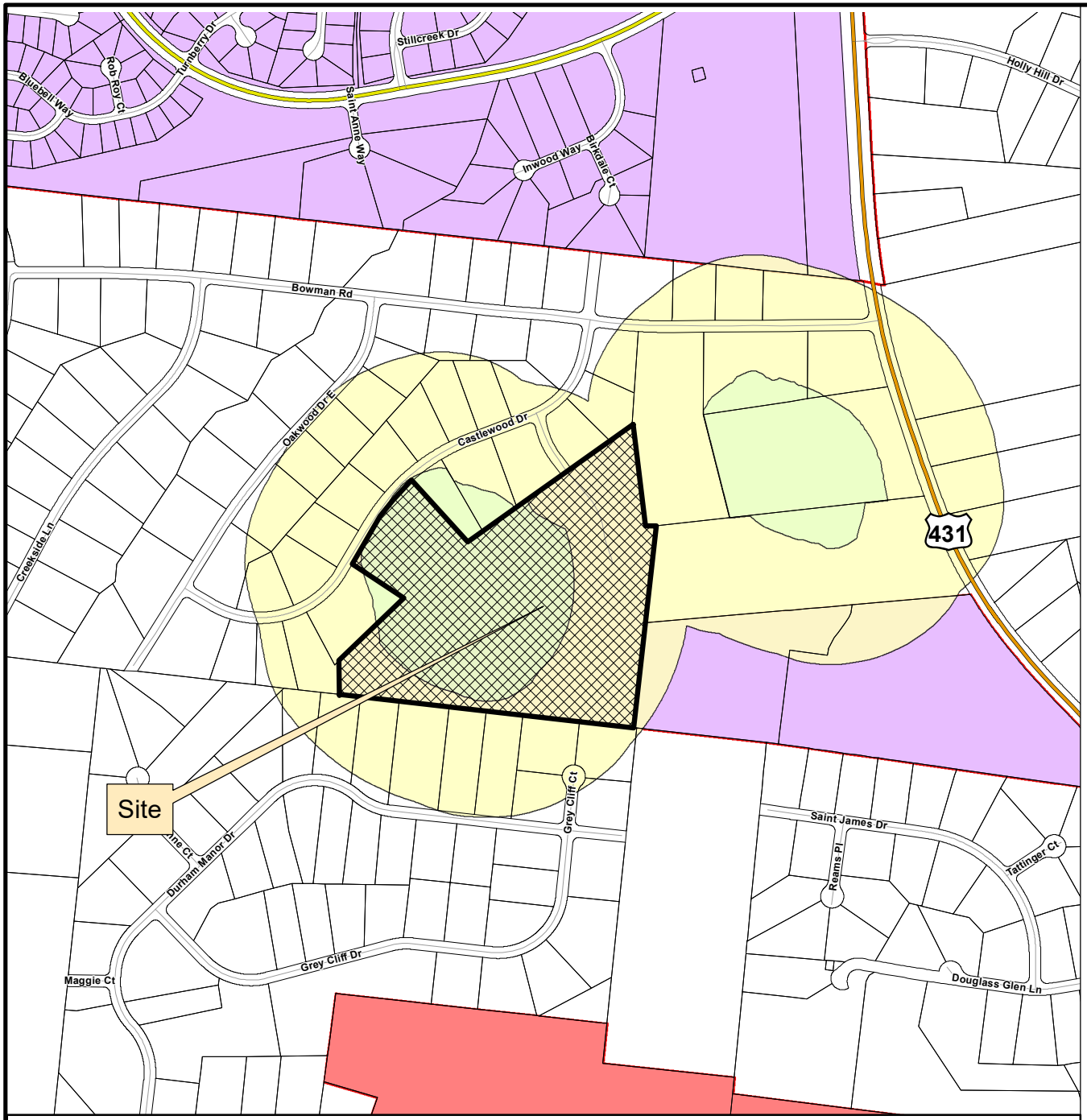
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ENLARGED EXISTING CONDITIONS

SHEET

C1.2

COF #8379



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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

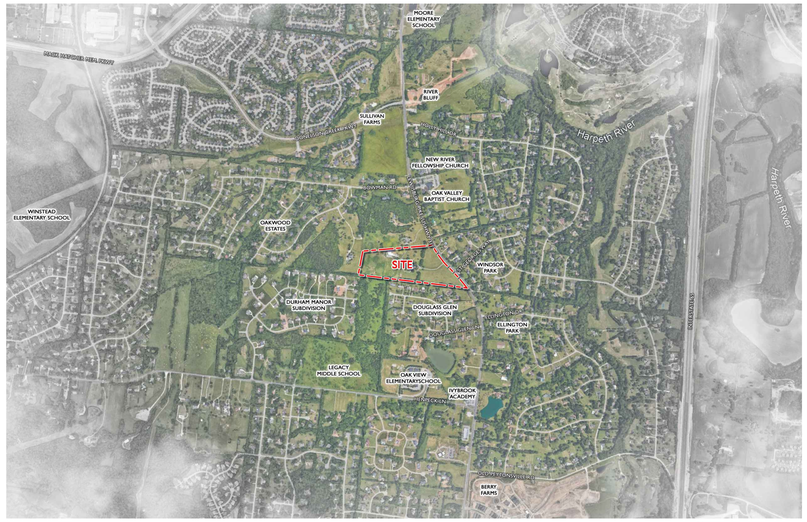
Legend

- 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
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- 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

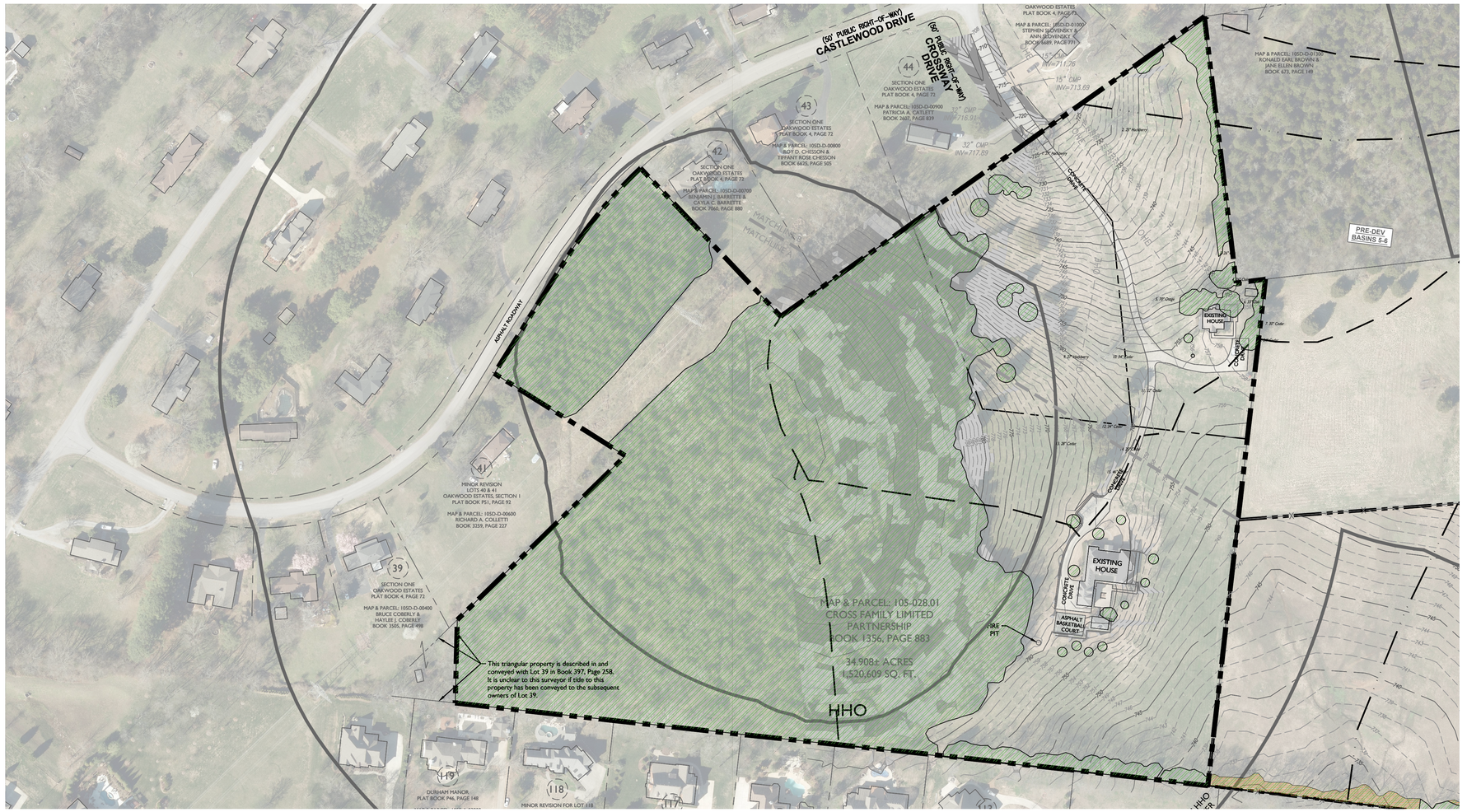
OWNER / DEVELOPER:
JIM CROSS
103 FORREST CROSSING BLVD., SUITE 205
FRANKLIN, TN 37064

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. REEDER REGISTERED TENNESSEE LANDSCAPE ARCHITECT 02.01.24

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



0 100 200 300

SITE DATA CHART

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DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL

KEY

- SLOPES 14%-19.99%
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- 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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY PUD SUBDIVISION
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(FELLOWSHIP BIBLE CHURCH)

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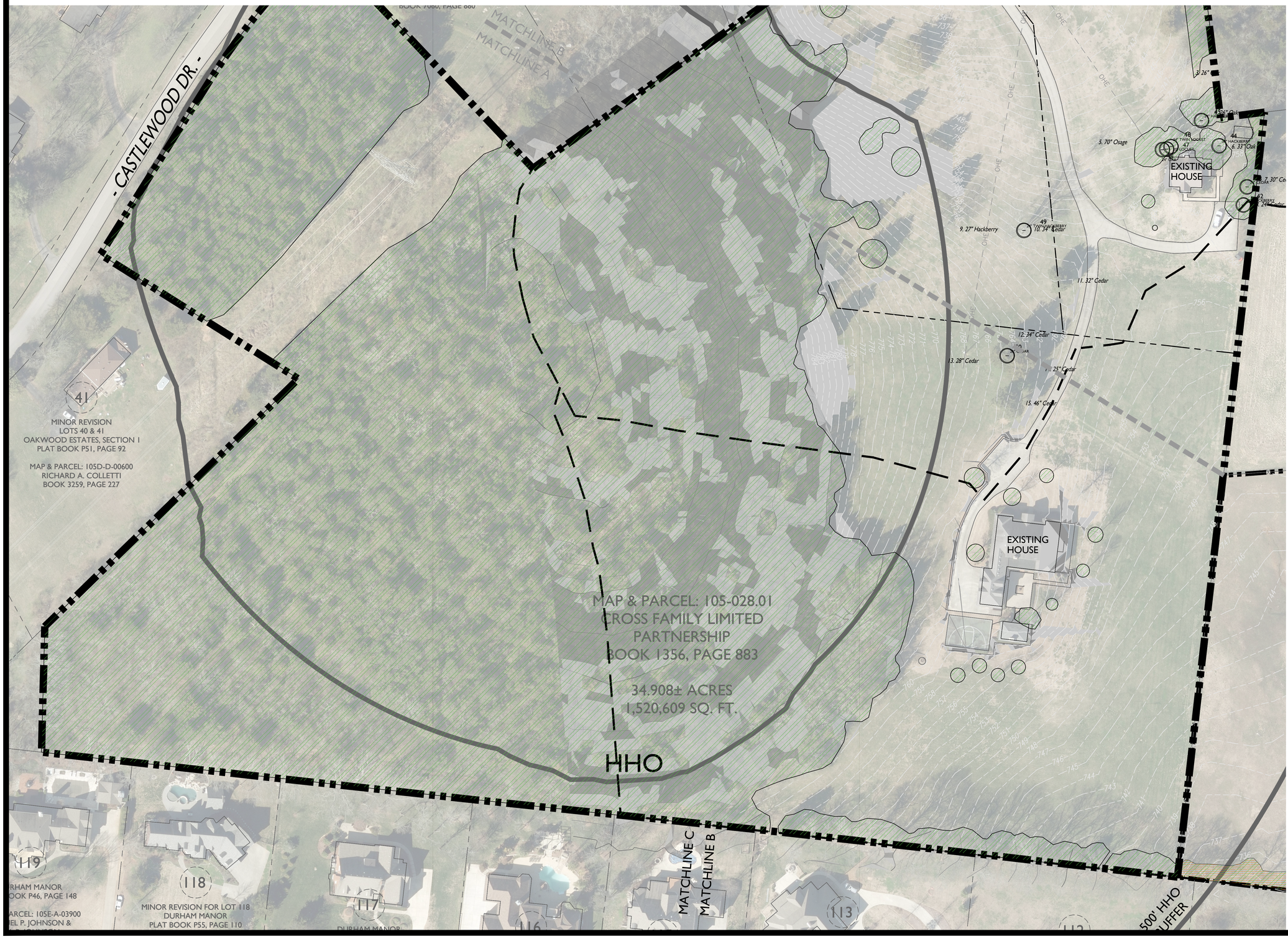
DRAKE A. REEDER REGISTERED TENNESSEE No. 343 LANDSCAPE ARCHITECT 07.01.21

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

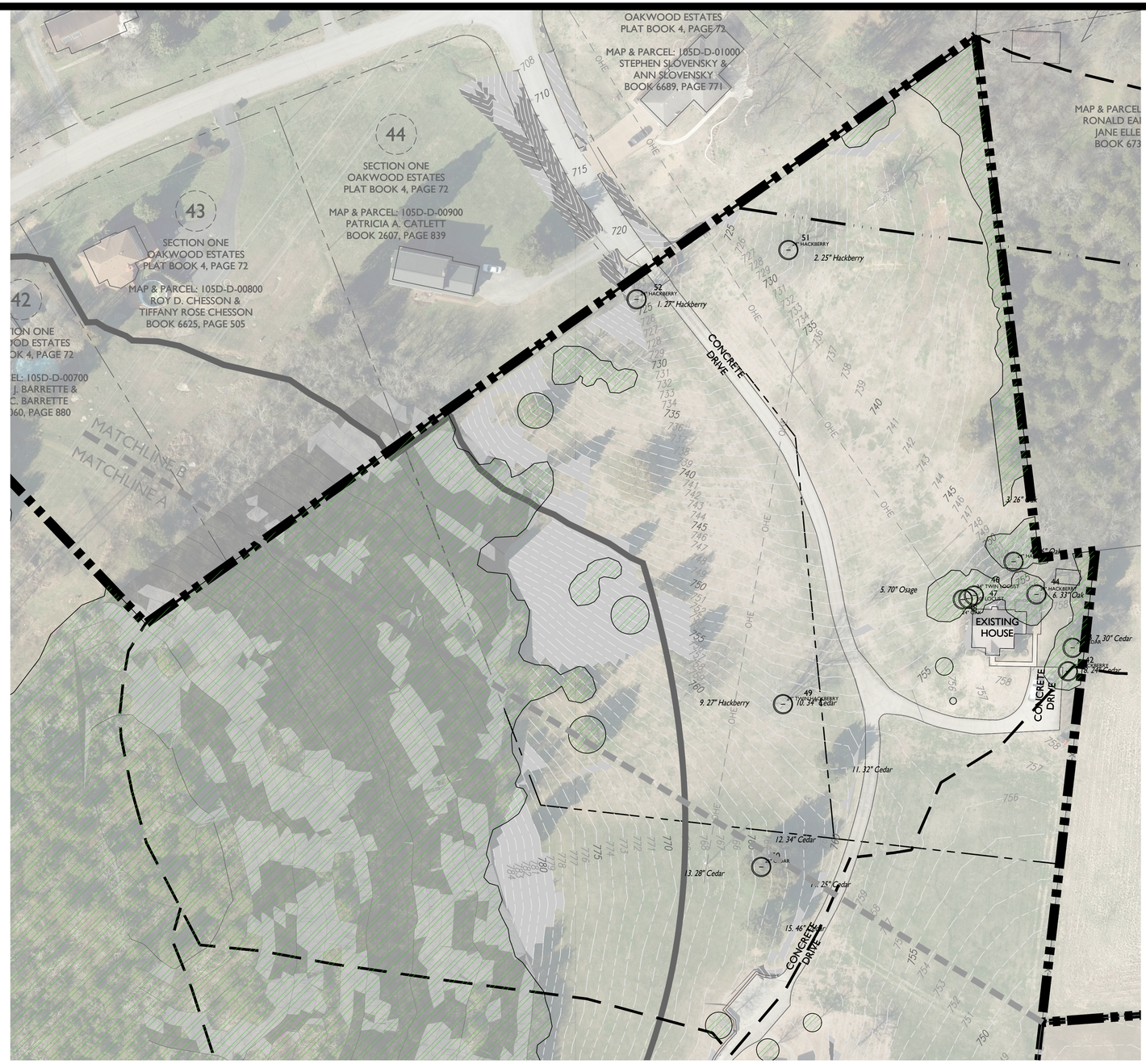
Revision Date

ENLARGED EXISTING CONDITIONS

SHEET

C1.1

COF #8379



KEY

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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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06033

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 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). Establishing A Public Hearing On April 23, 2024
FMPC 2/22/24, 6-1

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:

Franklin Municipal Planning Commission recommends approval 6-1.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-07.

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

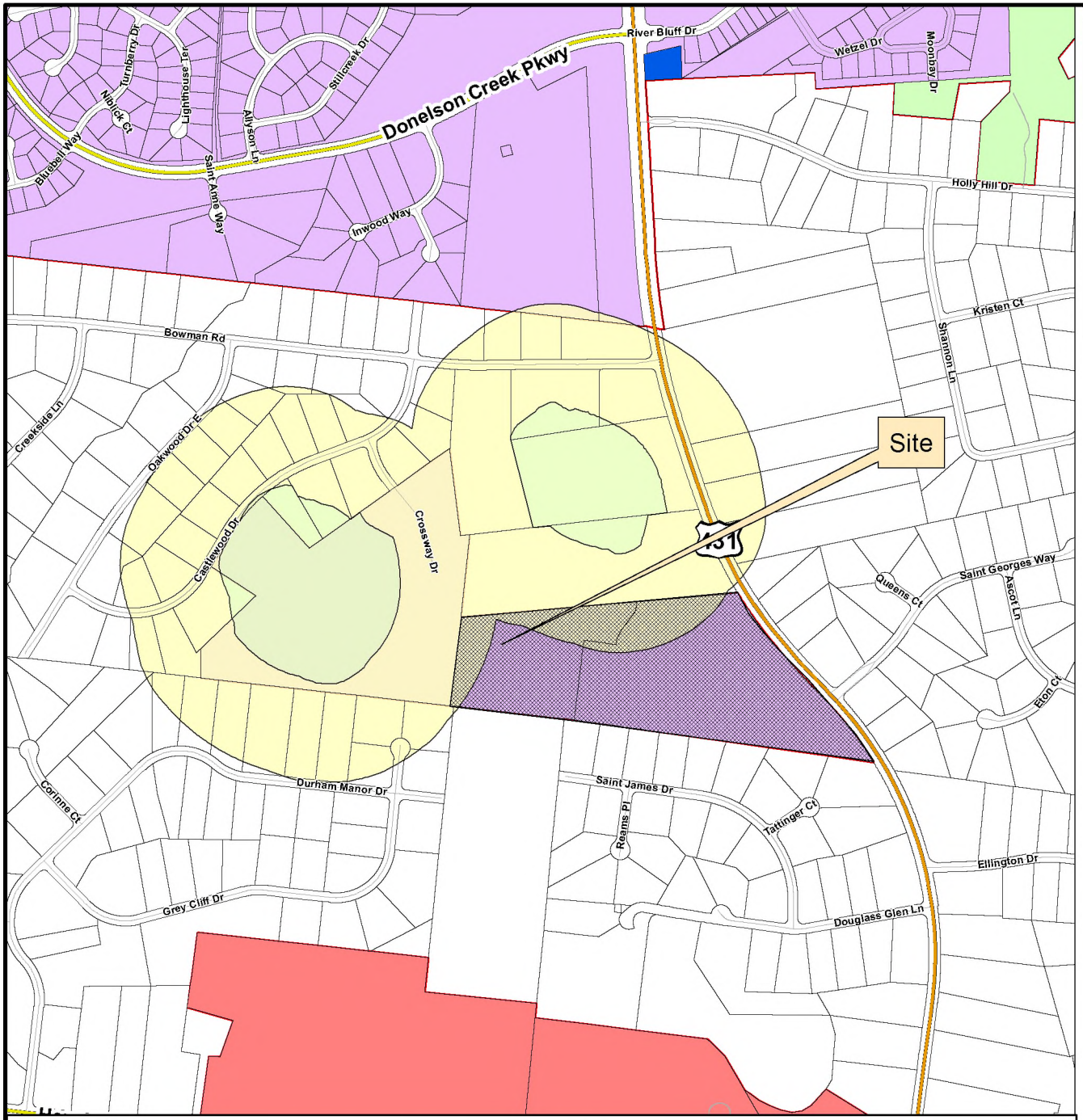
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

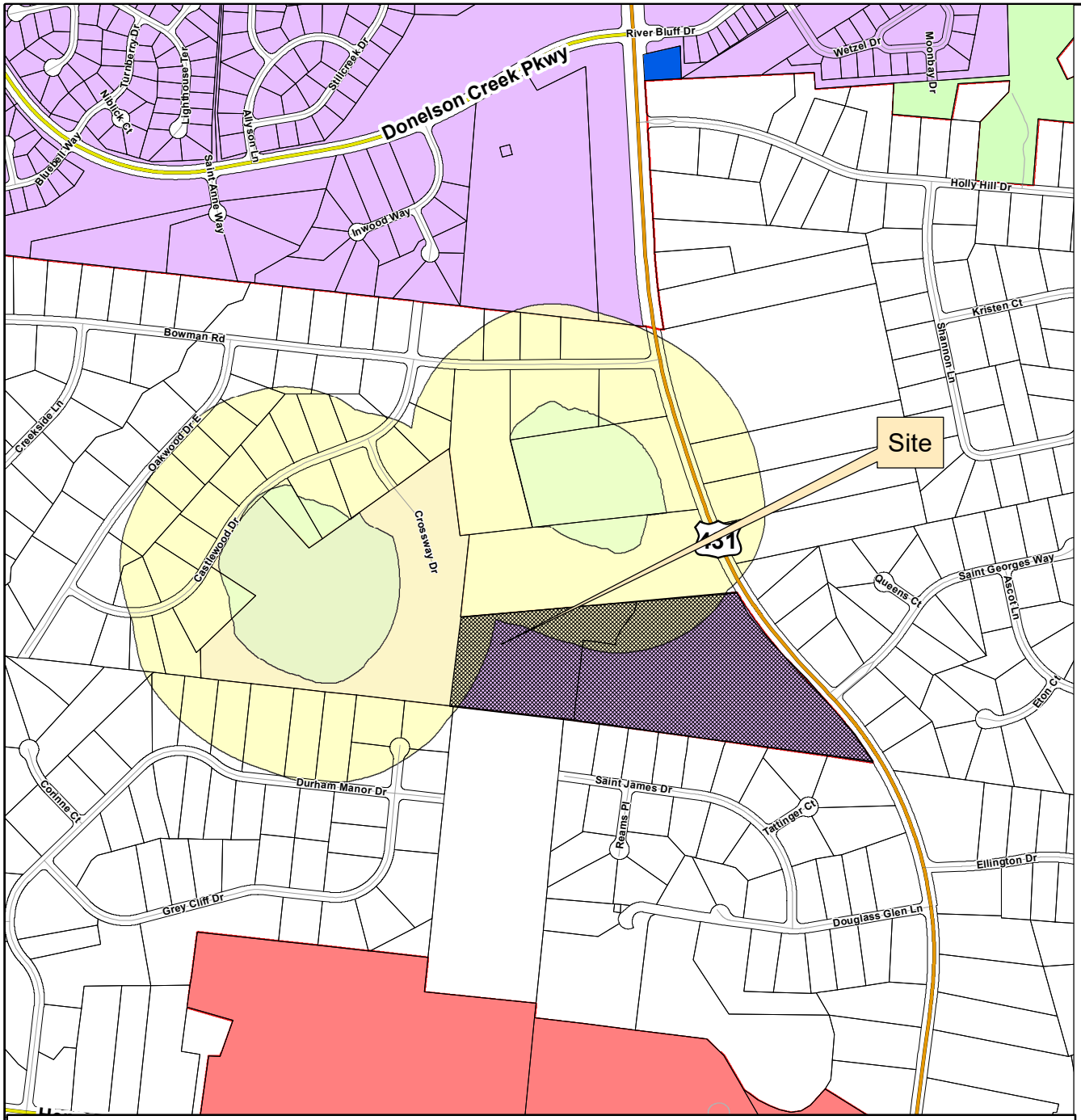
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Feet

HISTORIC FRANKLIN TENNESSEE



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Feet

TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09

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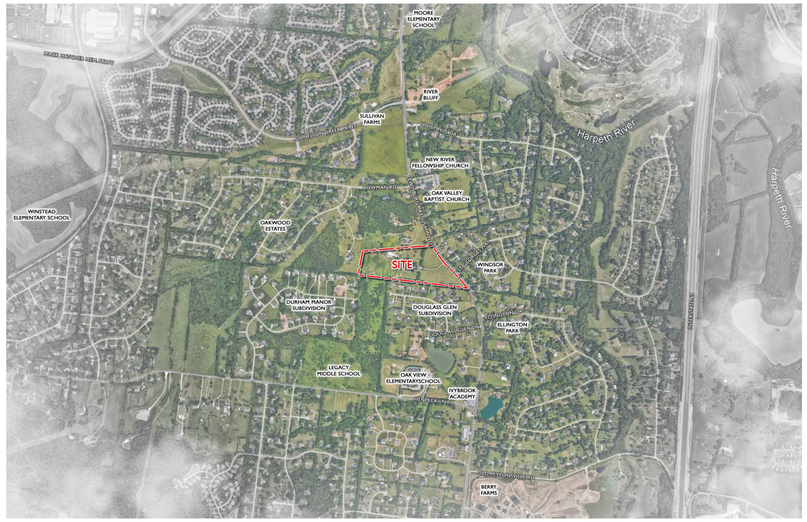
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HISTORIC FRANKLIN TENNESSEE

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)
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SHEET INDEX

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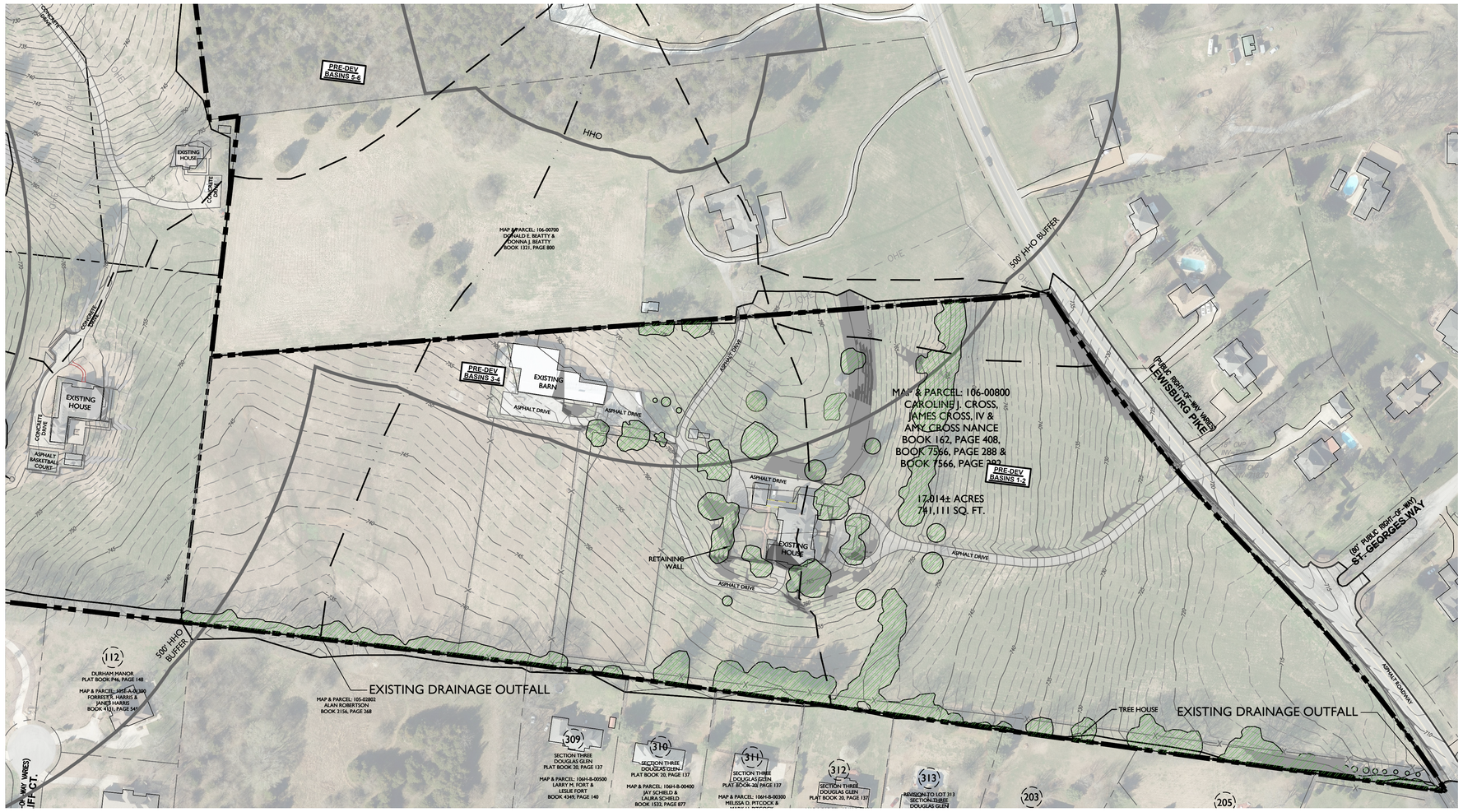
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INITIAL SUBMITTAL: JANUARY 8, 2024
RESUBMITTAL: FEBRUARY 1, 2024
ONE STOP:
COF #: 8388

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 3108
LANDSCAPE ARCHITECT
02.01.24

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



N

0 100 200 300

N.T.S.

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- 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

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
1 _____
2 _____
3 _____
4 _____

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

City of Franklin

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

File #: 21-06034

DATE: February 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 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. Establishing A Public Hearing April 23, 2024
FMPC 2/22/24, 6-1

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.

Votes for MOS: MOS1: Connectivity, 6-1

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-09 with conditions by a vote of 6-1.
Staff recommends that the Board of Mayor and Aldermen to approve Resolution 2024-09 with conditions.

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

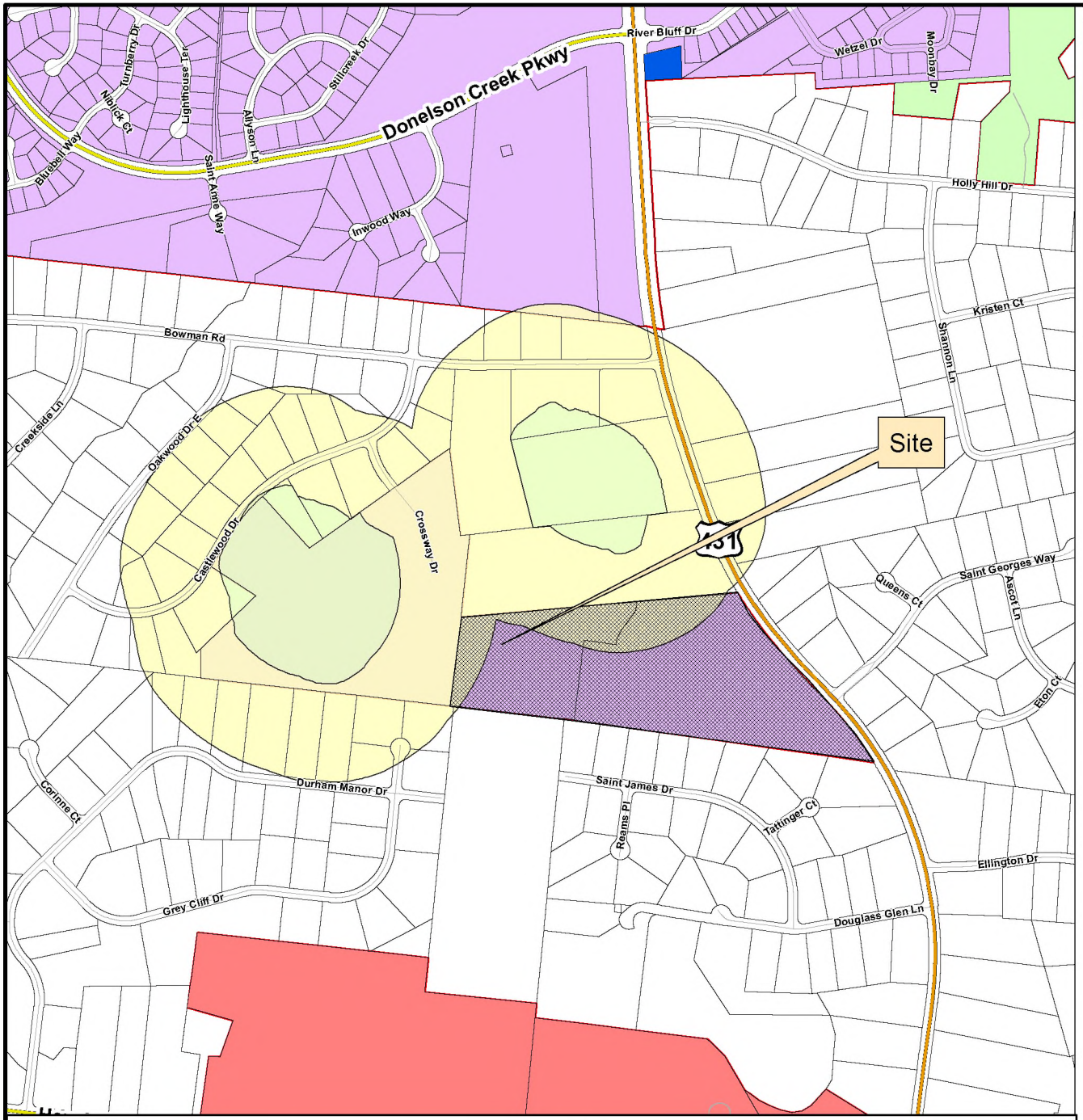
PREAPPLICATION CONFERENCE: _____1/2/24_____

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

NEIGHBORHOOD MEETING: _____1/3/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



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

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

0 250 500 1,000
Feet

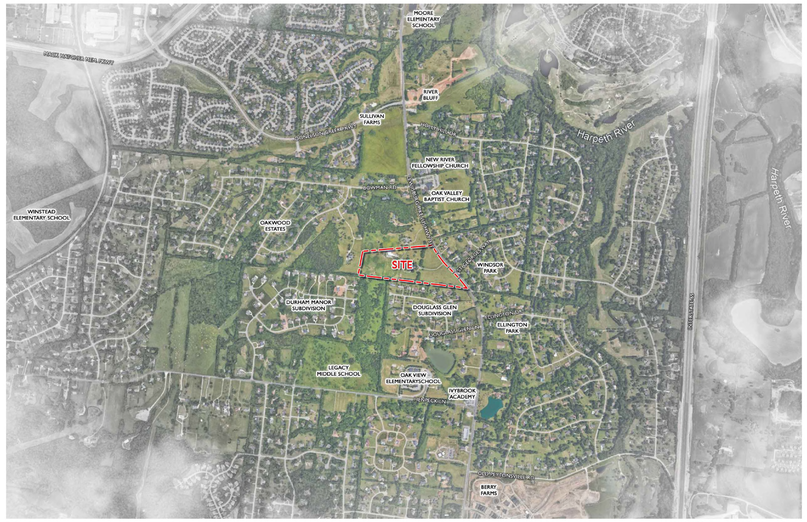
HISTORIC FRANKLIN TENNESSEE

TUCK AWAY 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
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

TUCK AWAY
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 339 LANDSCAPE ARCHITECT 08.01.24

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

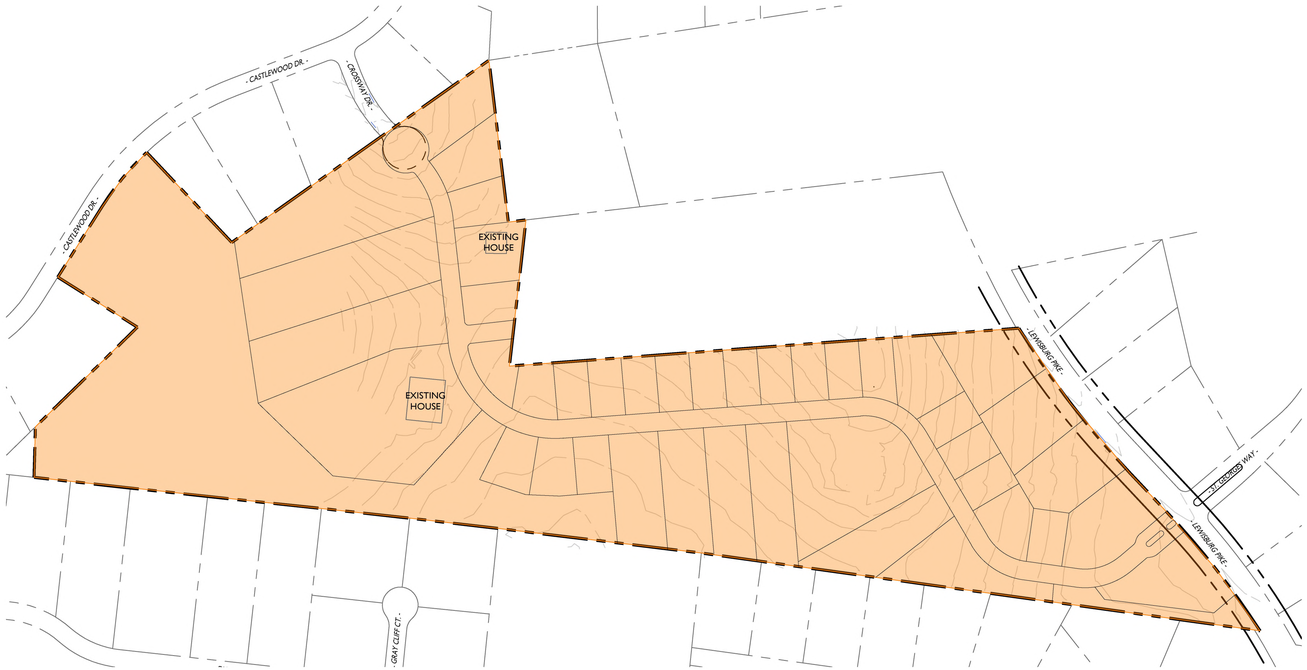
DRAKE A. REEDER REGISTERED TENNESSEE No. 339 LANDSCAPE ARCHITECT 08.01.24

Revision Date
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APPROVED
DEVELOPMENT PLAN

SHEET
C0.1
COF #8389

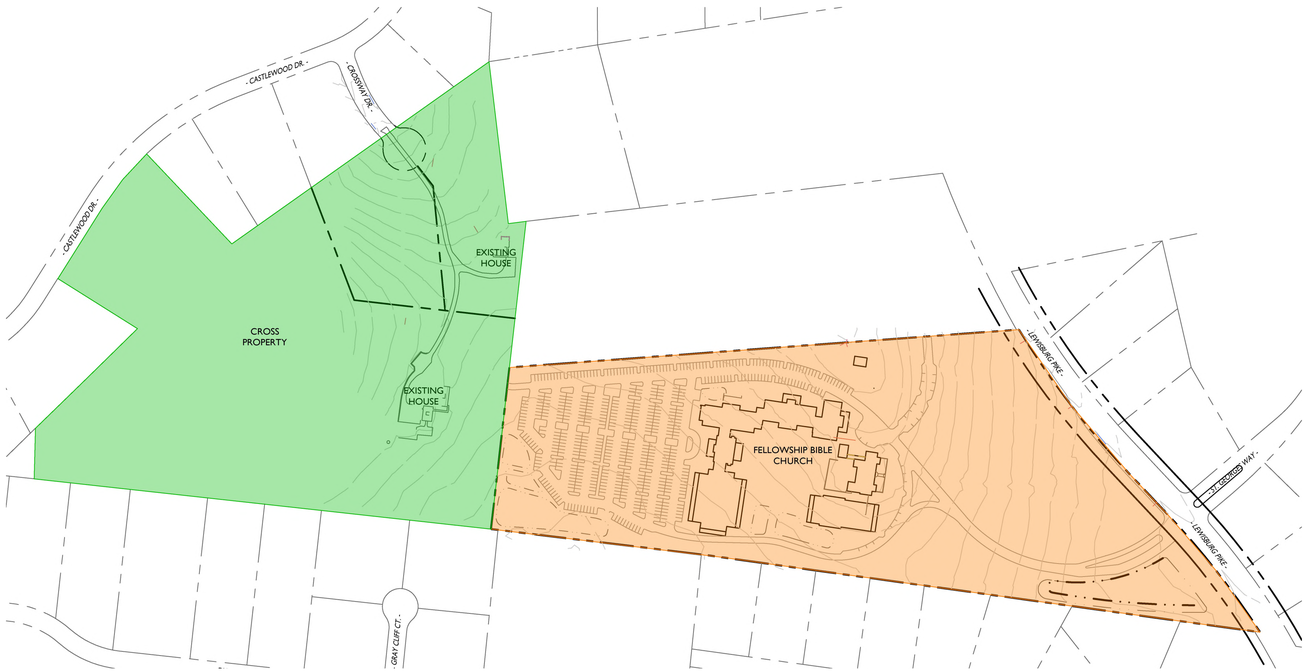
APPROVED TUCK AWAY PUD DEVELOPMENT PLAN



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. 329 LANDSCAPE ARCHITECT 07.01.24

Revision Date

DEVELOPMENT CHANGES

SHEET

C0.2

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

KEY

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

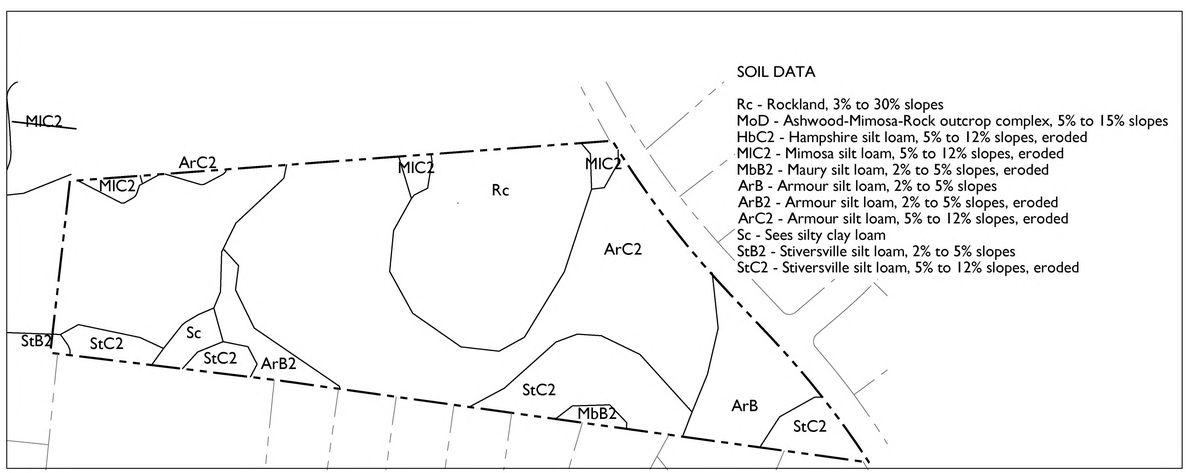
EXISTING TREE CANOPY

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)



SOIL DATA

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

NOTES:

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

Pre-Dev Basin 1 Grading & Drainage Data Chart
- Basin Area: 12.92 AC
- Impervious Area: 0 AC
- CN: 79
- Peak Flow Runoff
  - 2 year: 31.72 CFS
  - 5 year: 44.02 CFS
  - 10 year: 54.16 CFS
  - 25 year: 68.66 CFS
  - 50 year: 80.56 CFS
  - 100 year: 92.84 CFS

Pre-Dev Basins 3-4 Grading & Drainage Data Chart
- Basin Area: 29.48 AC
- Impervious Area: 0.21 AC
- CN: 78
- Peak Flow Runoff
  - 2 year: 76.44 CFS
  - 5 year: 106.49 CFS
  - 10 year: 131.46 CFS
  - 25 year: 167.26 CFS
  - 50 year: 196.66 CFS
  - 100 year: 227.04 CFS

Pre-Dev Basins 5-6 Grading & Drainage Data Chart
- Site Area: 14.91 AC
- Impervious Area: 0.09 AC
- CN: 76
- Peak Flow Runoff
  - 2 year: 35.40 CFS
  - 5 year: 49.97 CFS
  - 10 year: 62.34 CFS
  - 25 year: 80.19 CFS
  - 50 year: 94.92 CFS
  - 100 year: 110.19 CFS

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 07.01.21

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

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 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

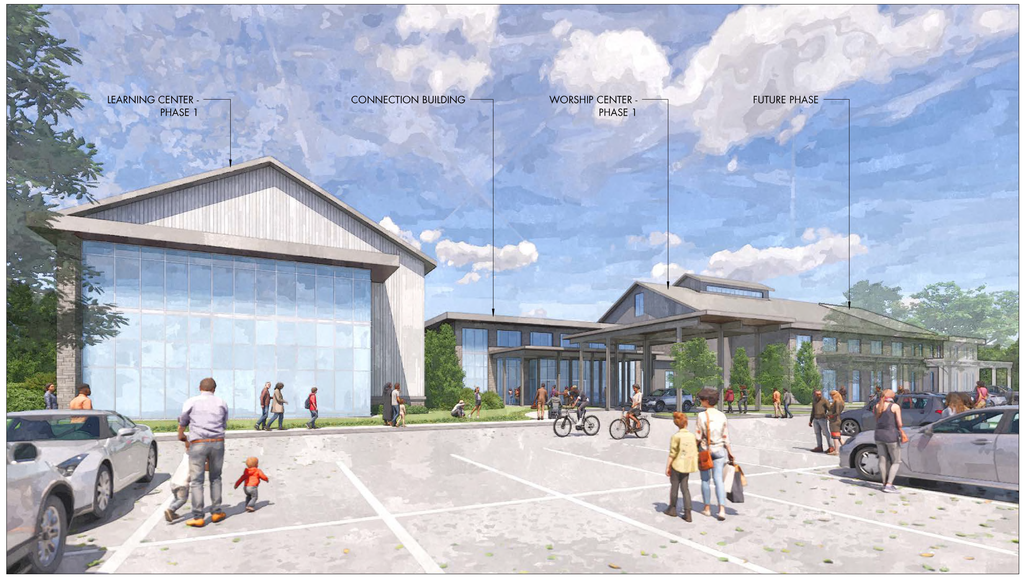
Revision Date

- △ _____
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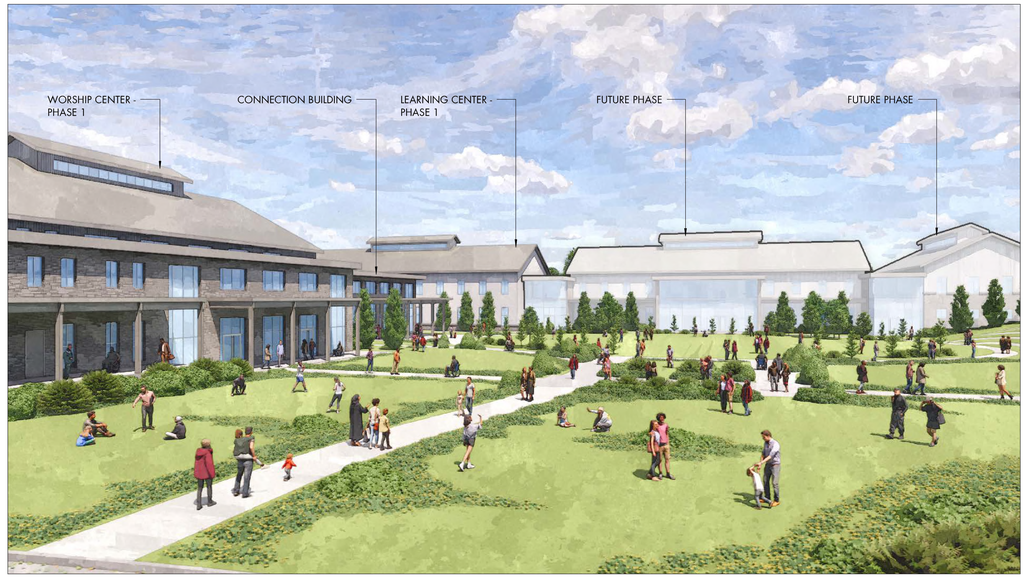
DEVELOPMENT PLAN ENLARGEMENT

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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F 726.4891
615

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sixteenth
avenue south

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tennessee
37212

NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

#	DESCRIPTION	DATE

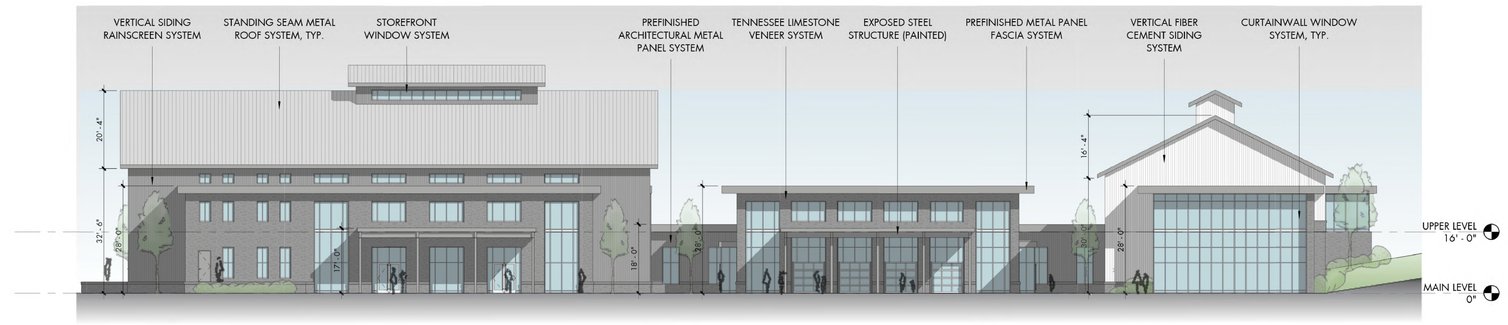
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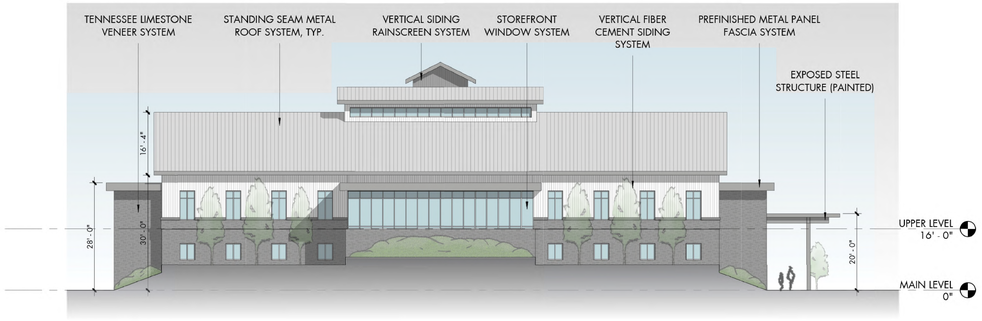
31 JANUARY 2024

INITIAL SUBMITTAL

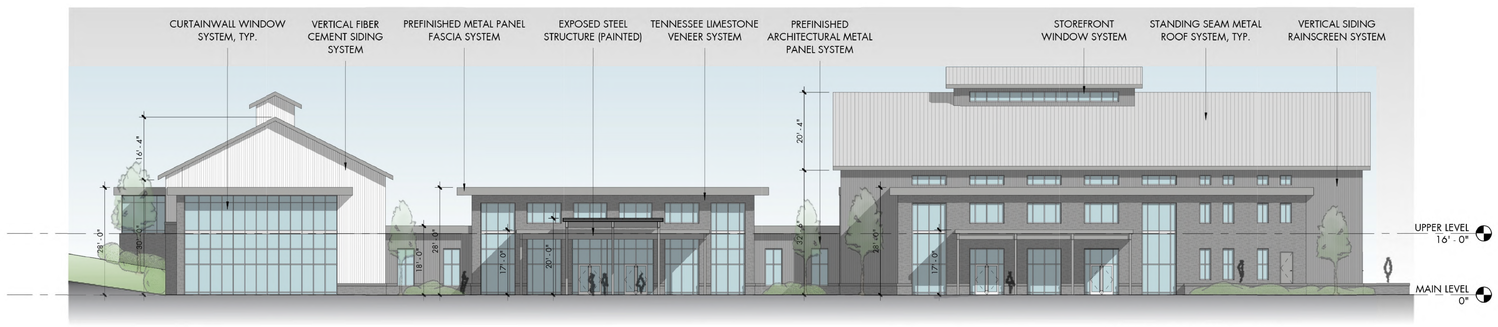
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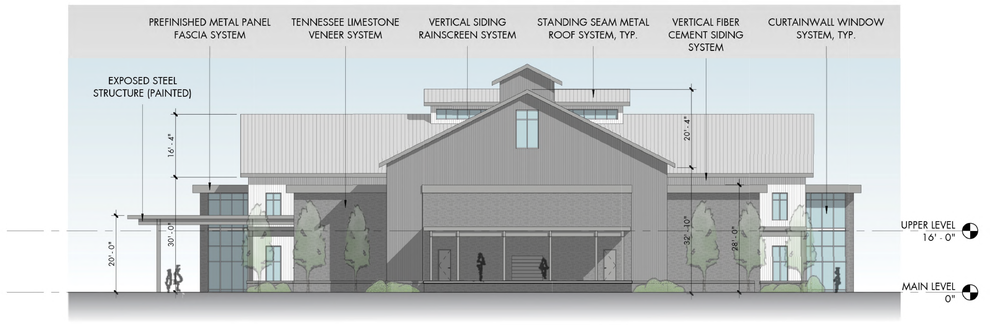
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 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

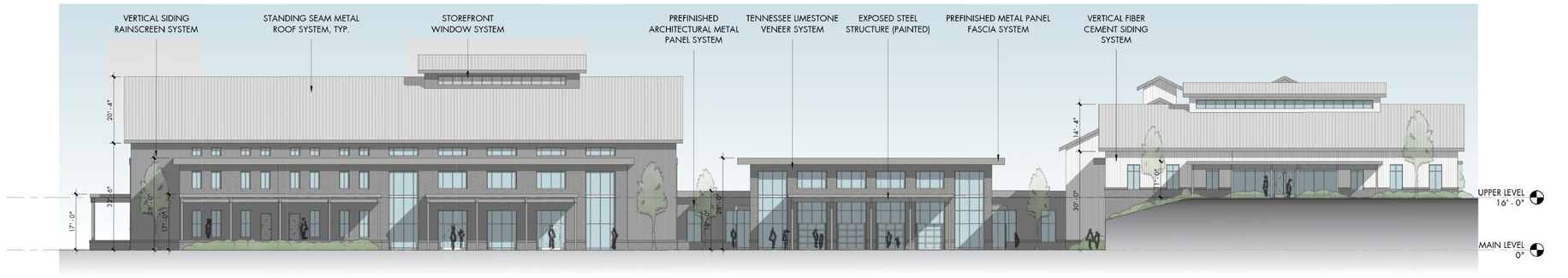
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31 JANUARY 2024

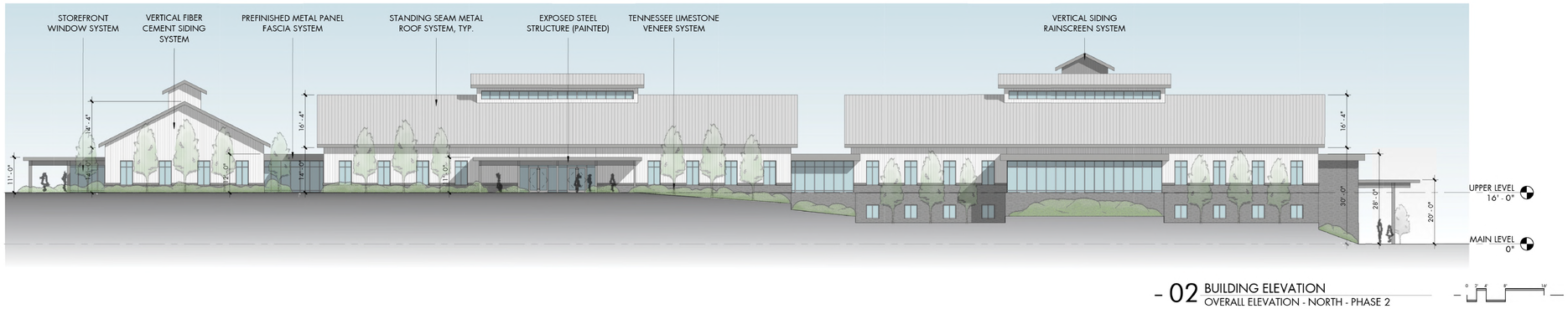
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www.baueraskewarchitecture.com

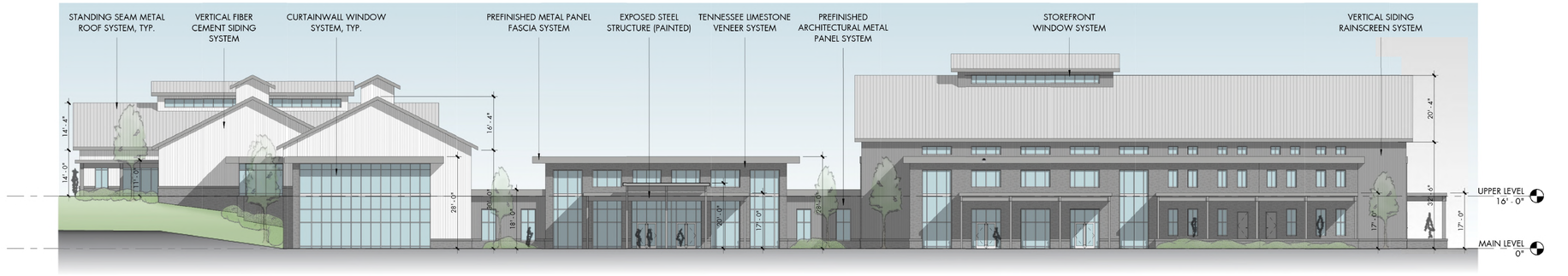
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- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



- 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

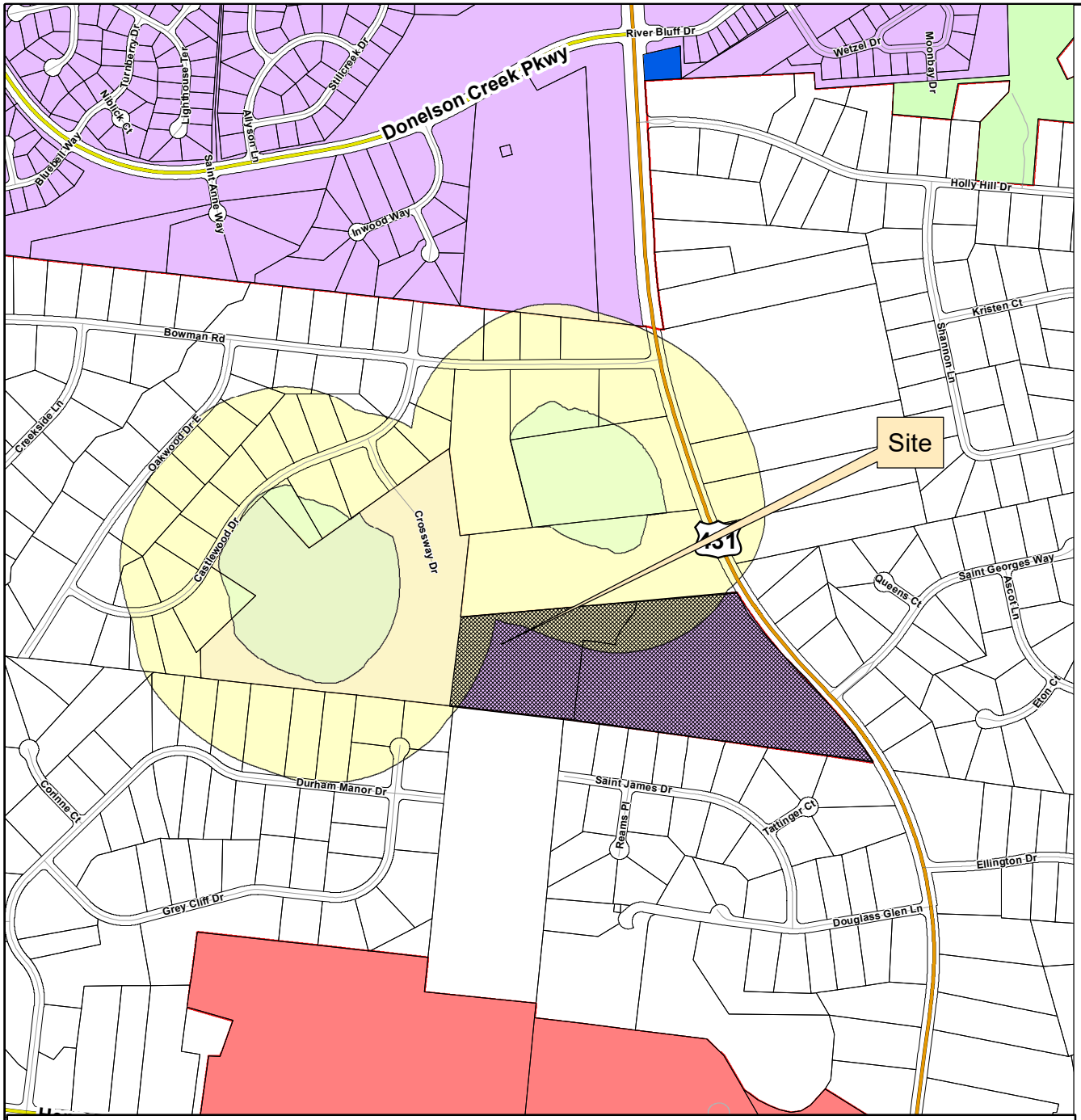
OVERALL EXTERIOR ELEVATIONS - PHASE 2

A3.02

31 JANUARY 2024

INITIAL SUBMITTAL

www.baueraskewarchitecture.com



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
- 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: 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

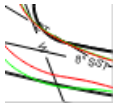
General Issues

5. Fire Protection

curt.edelmann@franklintn.gov Applicant shall provide flow test information before project can move out of One-Stop.

7. Auto-Turn

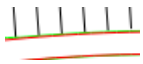
curt.edelmann@franklintn.gov Auto-turn drawing must show that
1. The truck doesn't drive over curb.



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.*

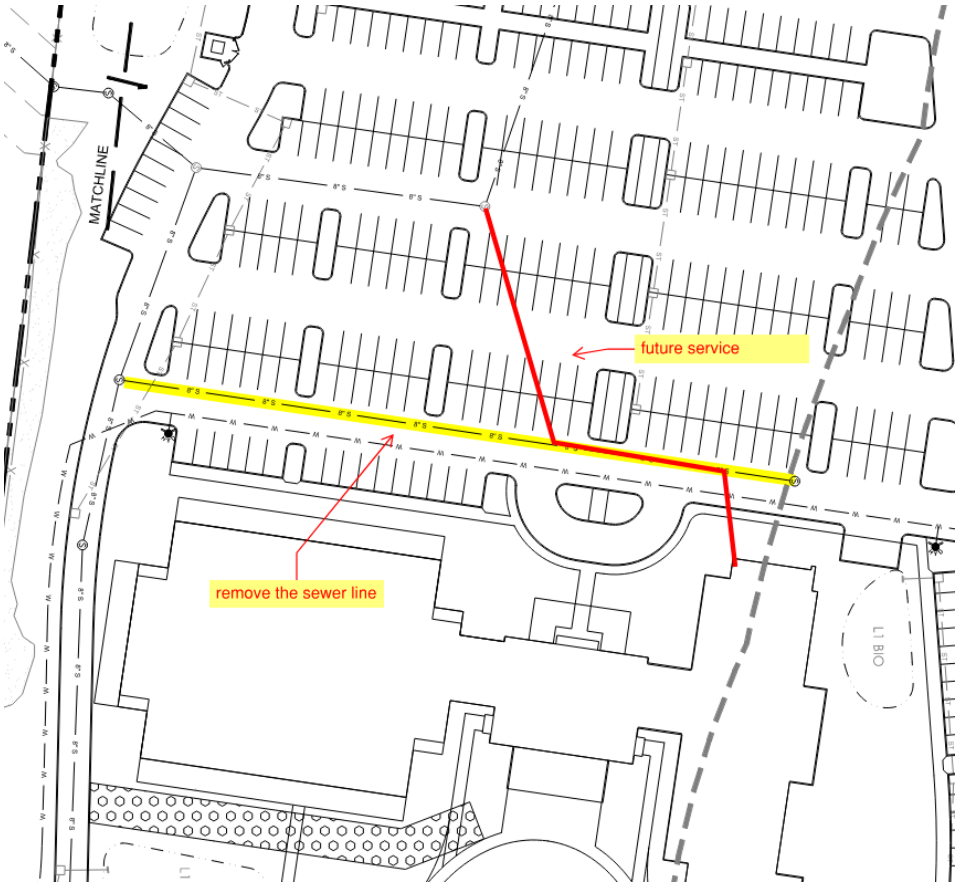
Applicant shall analyze the two downstream structures from any outfall onsite to ensure existing infrastructure can safely pass the flows from the 10 yr storm. Culverts shall be analyzed for the 50 year storm. This includes existing swales.

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

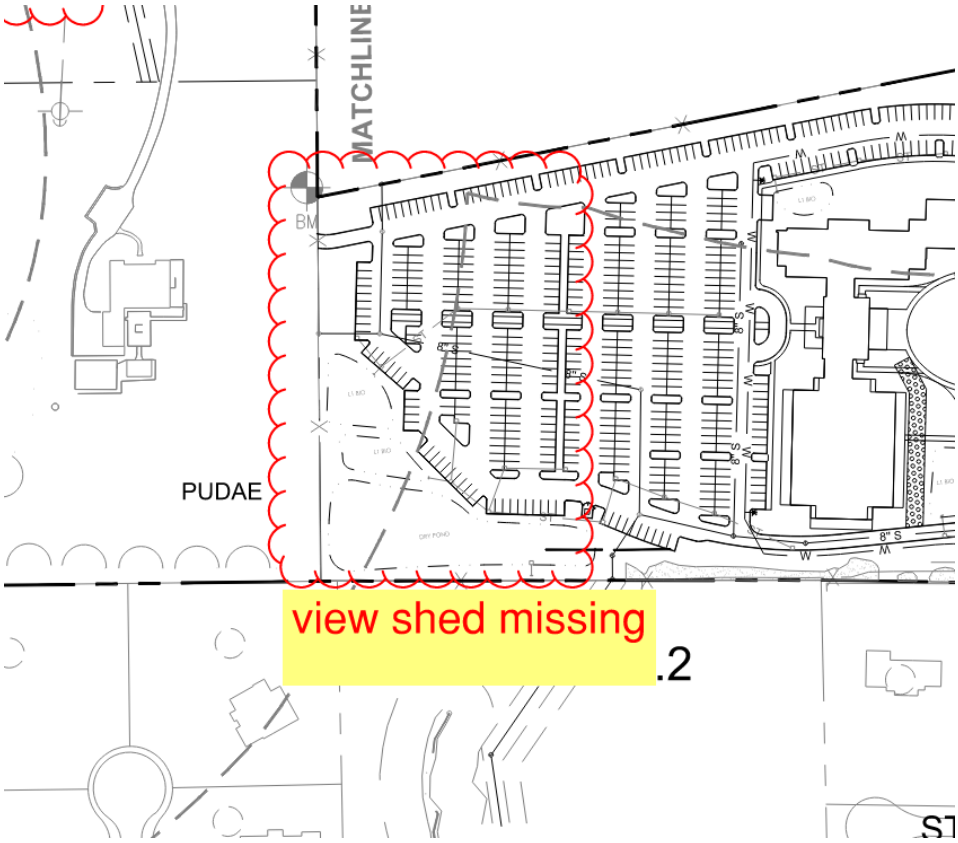
scott.andrews@franklintn.gov ***Keeping this comment open for staff for future site plan approval but does not hinder development plan approval:***

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.

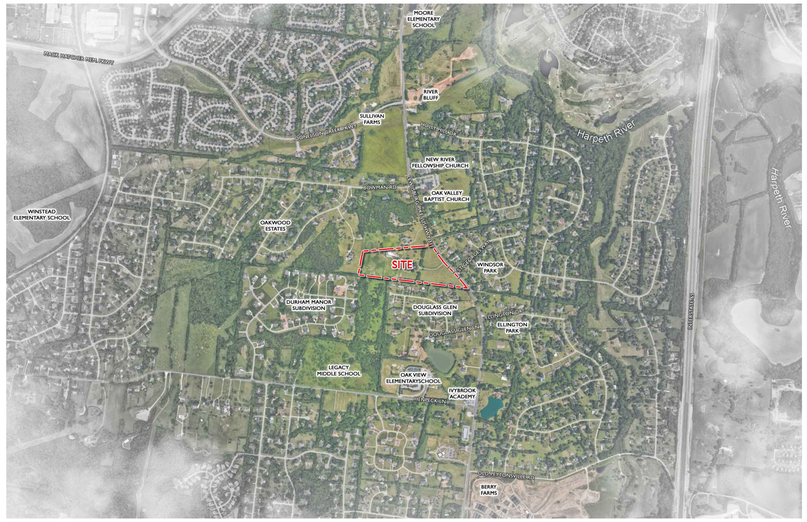


TUCK AWAY PUD SUBDIVISION

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



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

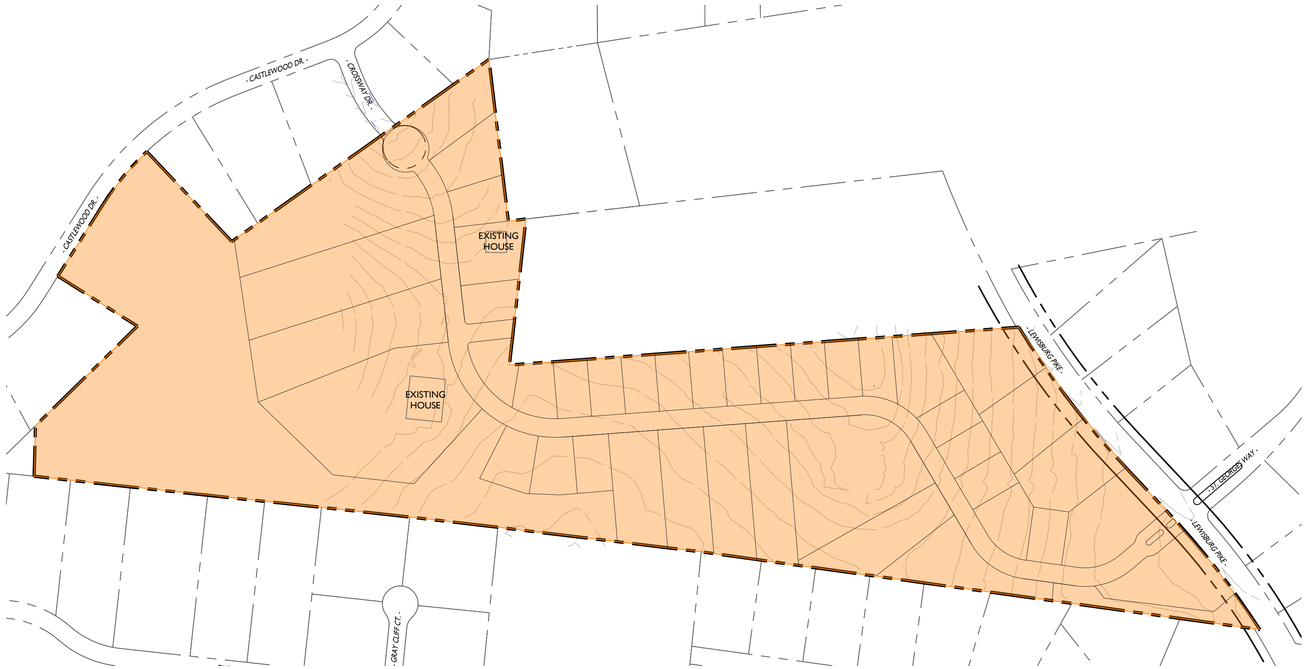
TUCK AWAY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
(FELLOWSHIP BIBLE CHURCH)
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED TENNESSEE No. 329 LANDSCAPE ARCHITECT 07.31.24

Revision Date
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△
△
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APPROVED
DEVELOPMENT PLAN
SHEET
C0.1
COF #8389

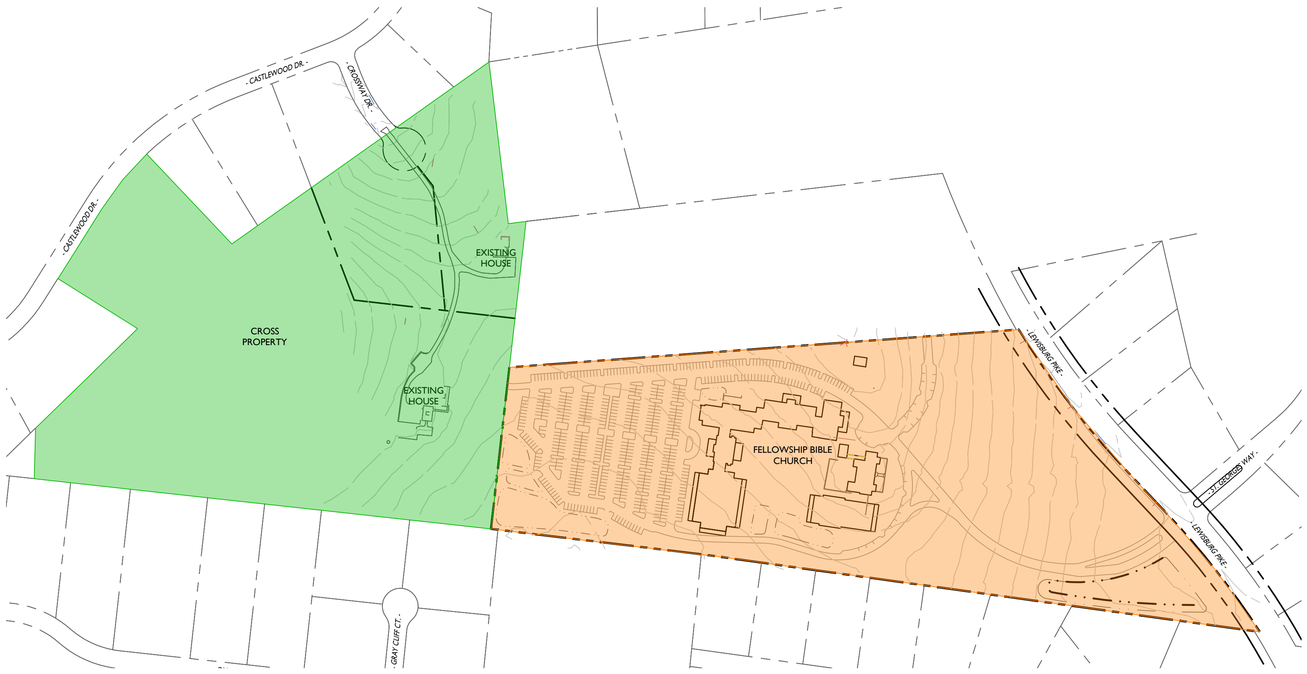
APPROVED TUCK AWAY PUD DEVELOPMENT PLAN



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. 1291 LANDSCAPE ARCHITECT 08.01.24

Revision Date

DEVELOPMENT CHANGES

SHEET

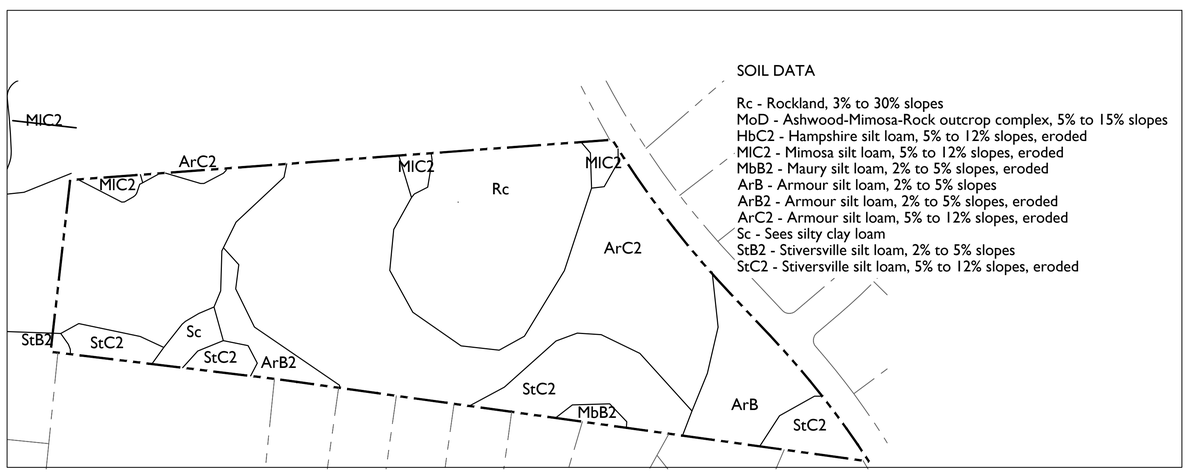
C0.2

COF #8389



N

0 100 200 300



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

N

N.T.S.

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. 1405 07.01.24

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

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 TENNESSEE 1011 LANDSCAPE ARCHITECT 08.01.24

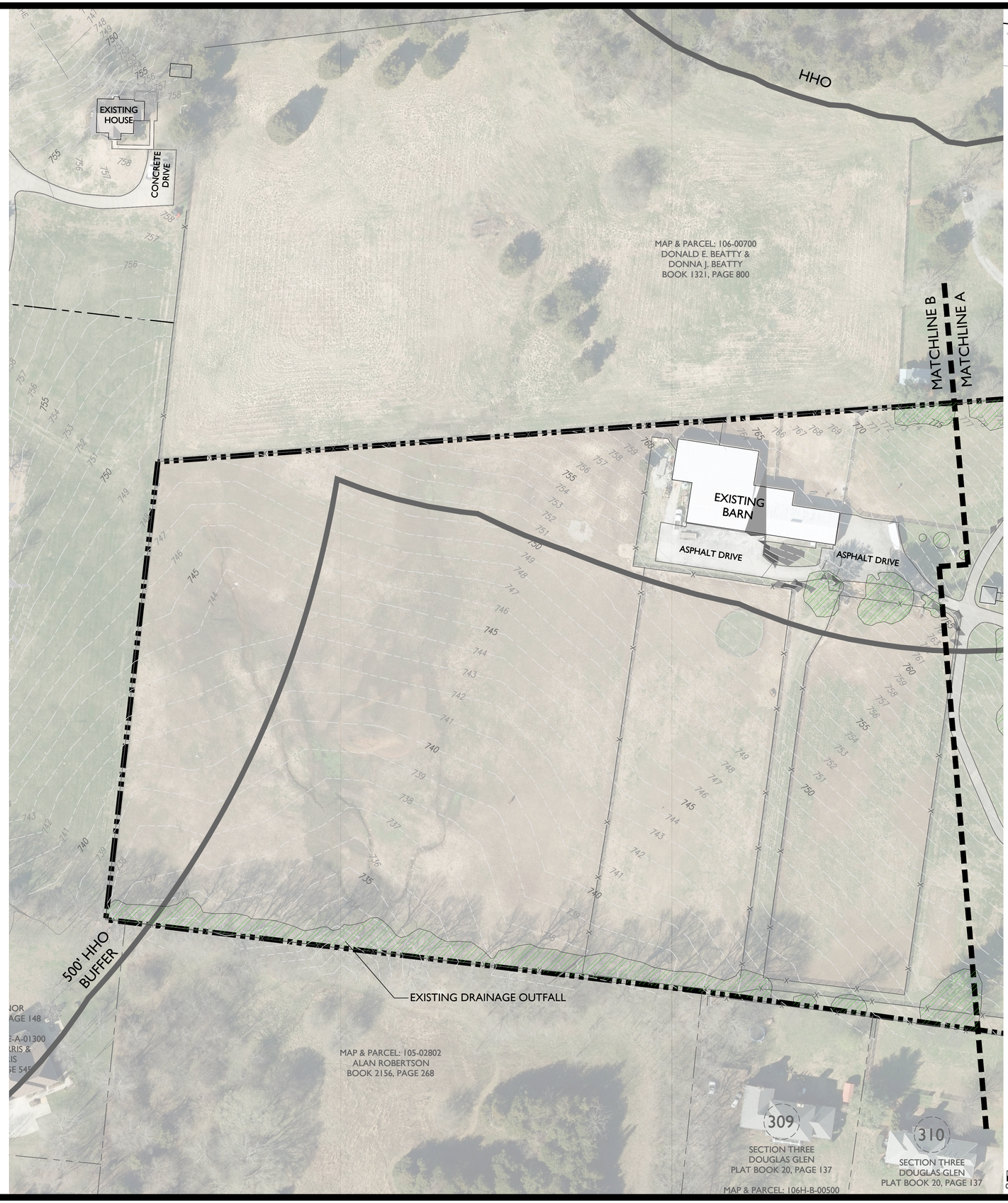
Revision Date

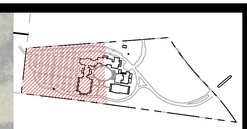
ENLARGED EXISTING CONDITIONS

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 TENNESSEE LANDSCAPE ARCHITECT 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. 2301 LANDSCAPE ARCHITECT
OCT.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

(EXISTING HOUSE TO REMAIN)
HOUSE/OFFICES

O.S. 4

ADULT EDUCATION CENTER

5' SIDEWALK

8' S

OHE

ST

LI BIO

- ST. GEORGES WAY -

- LEWISBURG PIKE -

8' SIDEWALK

8' SIDEWALK

KEY PLAN

KEY

OPEN SPACE

PRESERVED 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. 1 03.01.24

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 TENNESSEE No. 328 LANDSCAPE ARCHITECT 09.01.24

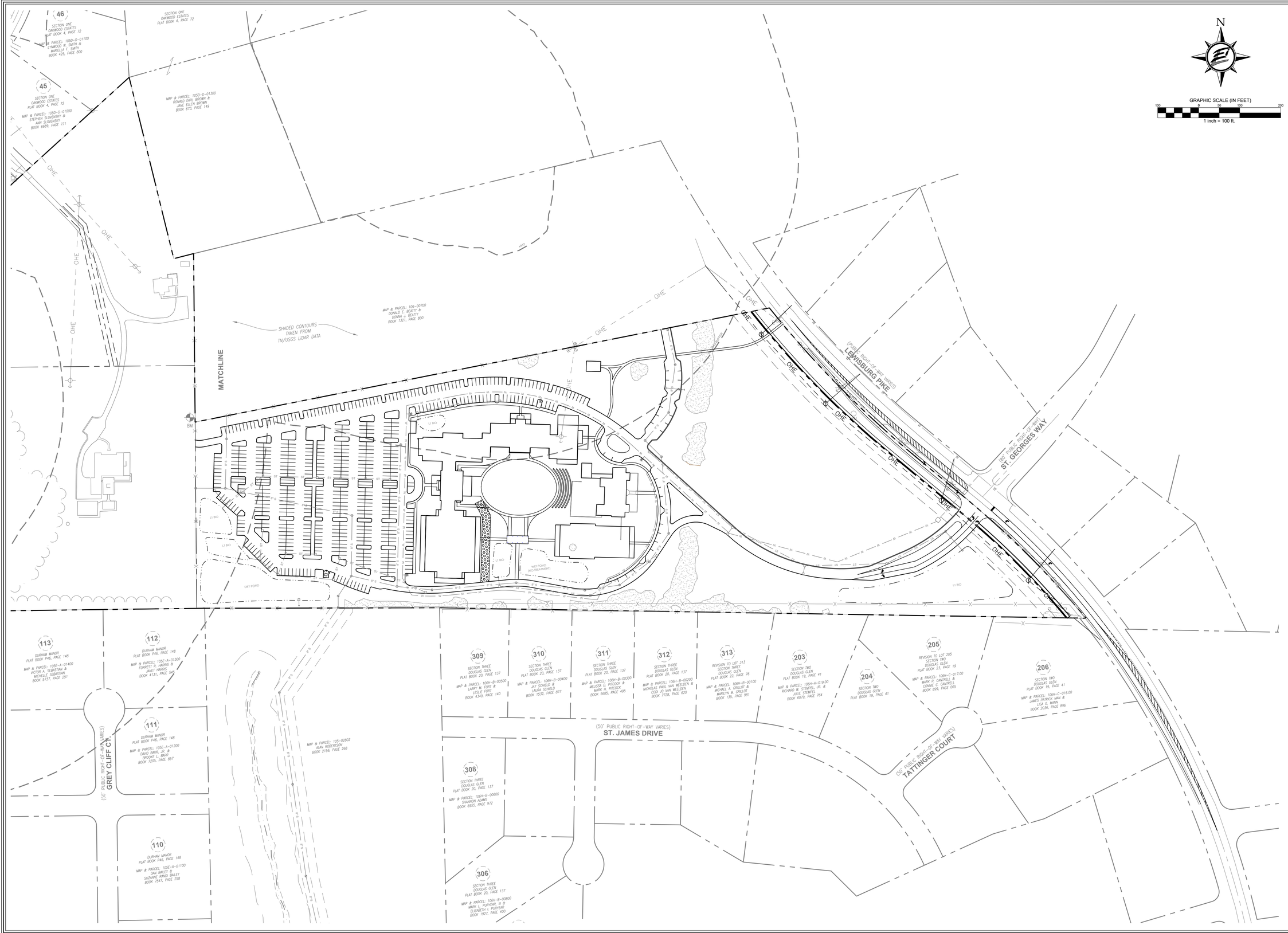
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF #8389



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 & INFRASTRUCTURE, LLC.
ENGINEERS · SURVEYORS · INFRASTRUCTURE · ENVIRONMENTAL
4431 NASHVILLE PIKE, SUITE 300
OFFICE: (615) 933-3663

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TUCK AWAY PUD SUB DIVISION PLAN
DEVELOPMENT PLAN
REVISION 1 (FELLOWSHIP BIBLE CHURCH)

PARCEL 106-00800
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
No. 102141
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

Sheet Title:
OVERALL SITE PLAN

Sheet No.
C 2.0



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE, LLC.
4431 NASHVILLE PIKE, SUITE 300
FRANKLIN, TN 37064
OFFICE: 615-599-2274
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TUCK AWAY PRELIMINARY SUBDIVISION PLAN
PD/SUBDIVISION
REVISION 1 - ADD SUBDIVISION, CHANGE PD NAME (TUCK AWAY AT DOUGLAS CHURCH)
MAP 106, PARCEL 003.00
CITY OF FRANKLIN PROJECT NO. 2023-0XXX
FRANKLIN, TENNESSEE

Rev.	Date

LARRY C. WALLACE
REGISTERED ENGINEER
No. 108144
STATE OF TENNESSEE
2/1/24

Issue Date:	FEBRUARY 2024
ELI Project No:	XXXX-XXXX
Drafted By:	DRAFTER
Checked By:	CHECKED

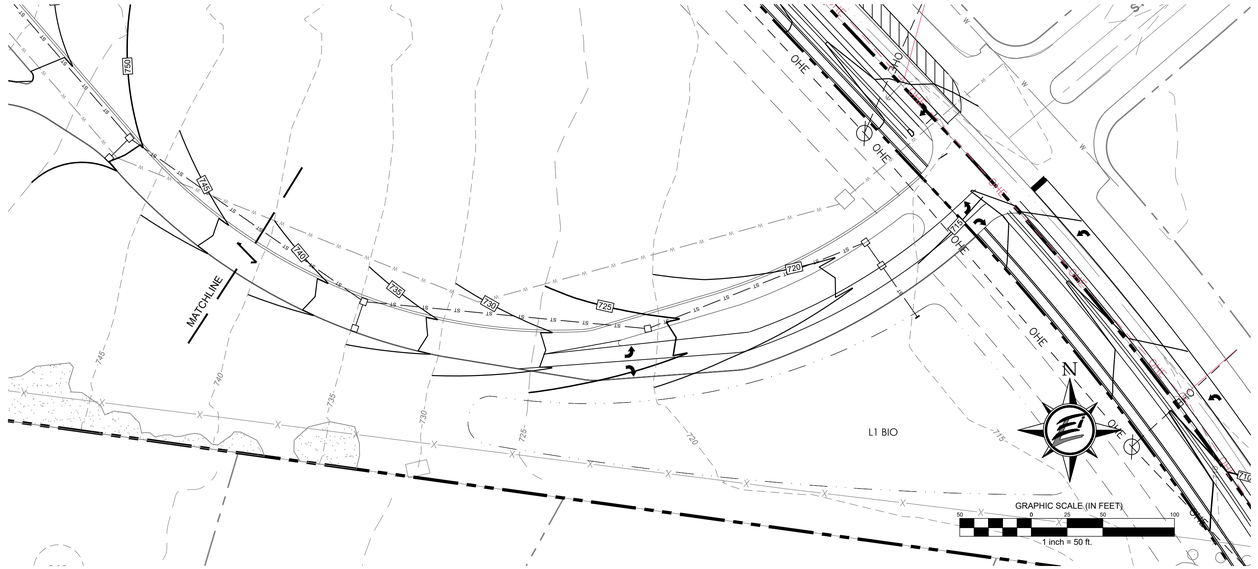
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ENLARGED GRADING & DRAINAGE PLAN

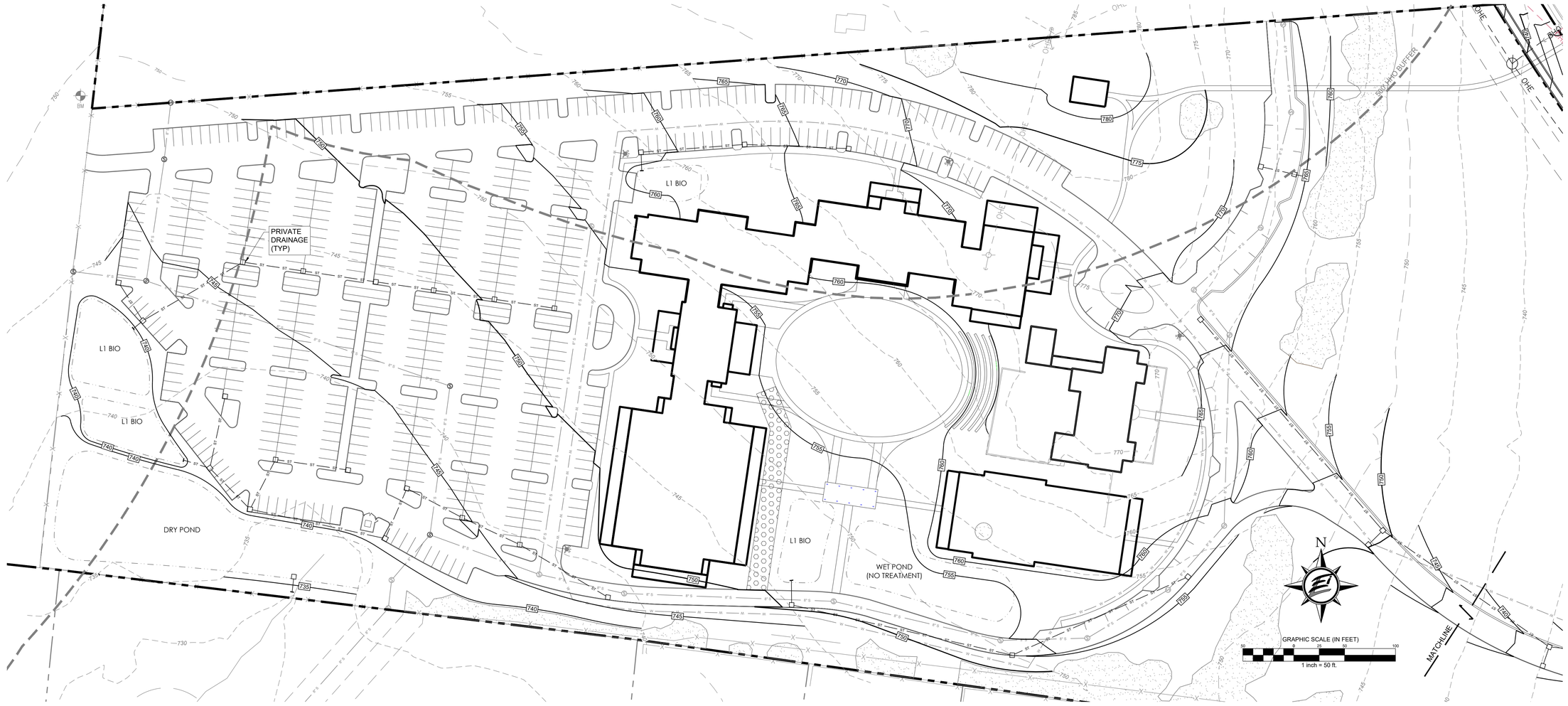
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C 3.01

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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.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4 4 N. PEARL ABBEY WAY, SUITE 200
FRANKLIN, TN 37064
OFFICE: 615.538.1637
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

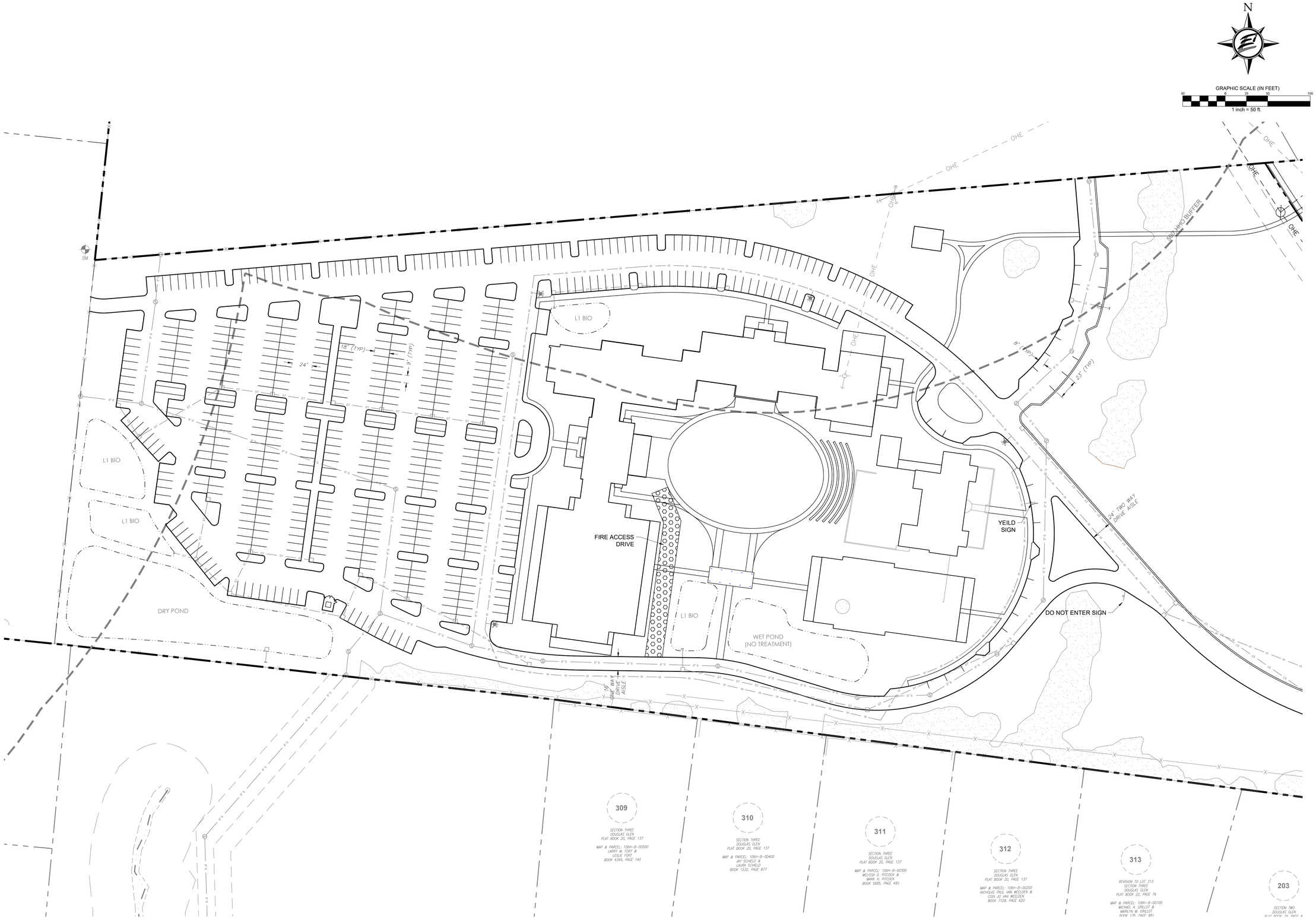
LARRY C. WALLACE
REGISTERED ENGINEER
No. 102153
STATE OF TENNESSEE
Larry C. Wallace 2/1/24

Issue Date: FEBRUARY 2024
ELI Project No: XX-XXXX-XXX
Drafted By: DRAFTED BY
Checked By: CHECKED BY

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



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
440 NORTHPARK TOWNE CENTER
OFFICE PARK NORTH
4430 ARGLE ROAD, SUITE 130
NASHVILLE, TN 37204
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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. 109155
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

Sheet Title:
ENLARGED ROW & ACCESS

Sheet No.
C 4.01

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Plotted: Thursday, February 01, 2024 – 4:27 pm
By: logane



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4 4 NASHVILLE PIKE, SUITE 300
OFFICE: 615.361.6300
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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. 102...
STATE OF TENNESSEE
2/1/24

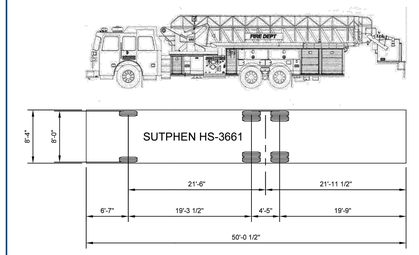
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

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C 4.02

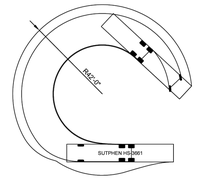
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Layout Name: C 4.02 Enlarged ROW & Access
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane

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
4 4TH AVENUE SOUTH, SUITE 200
FRANKLIN, TN 37064
OFFICE: 615-373-1202
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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

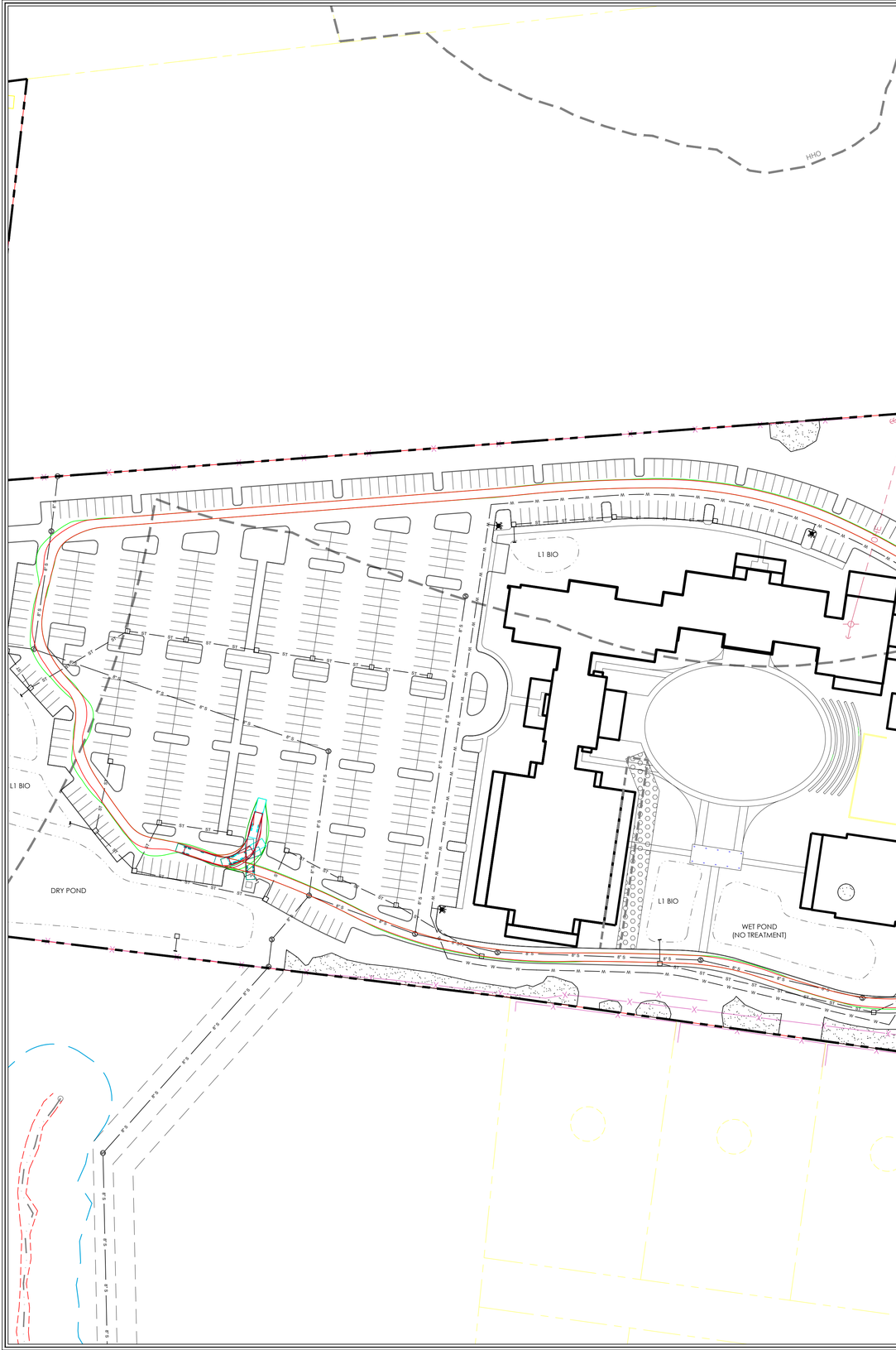
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
NO. 102132
STATE OF TENNESSEE

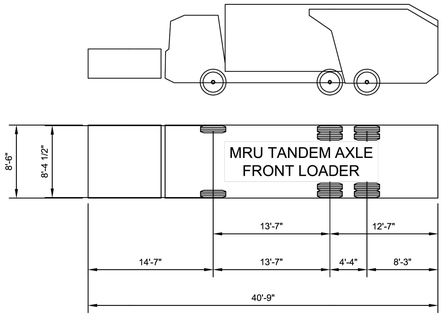
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
C 4.21

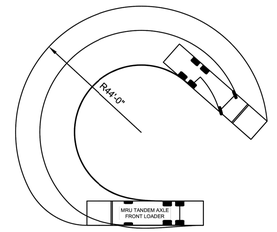
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Layout Name: C 4.21 Vehicle Tracking Plan
Plotted: Thursday, February 01, 2024 - 4:27 pm
By: logane





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**

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4TH AVENUE SOUTH, SUITE 300
FRANKLIN, TN 37064
OFFICE 615-538-1633
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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. 102133
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

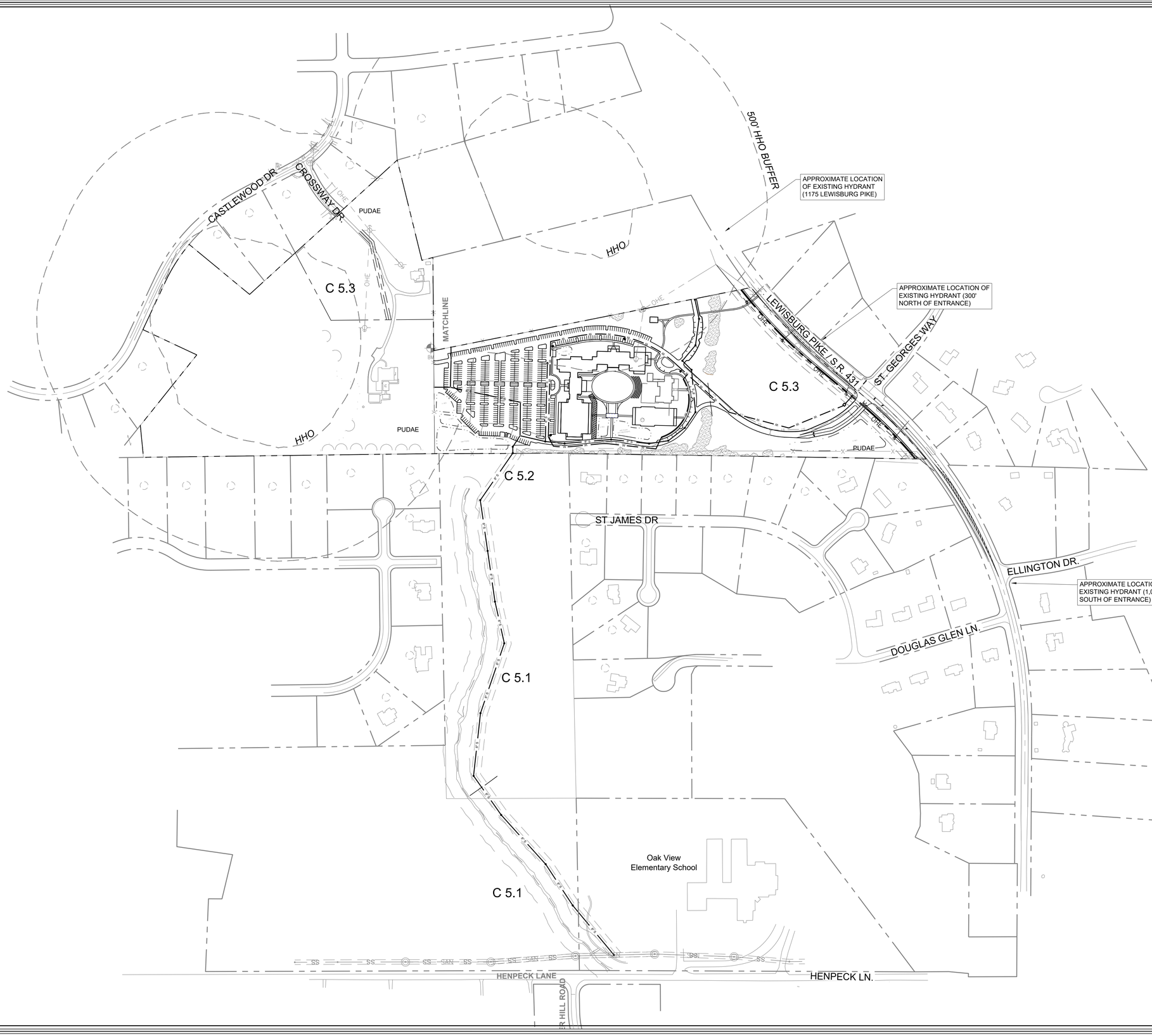
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VEHICLE TRACKING PLAN

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



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
441 MT. ZION RIDGE, SUITE 200
FRANKLIN, TN 37067
OFFICE: 615-538-1633
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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

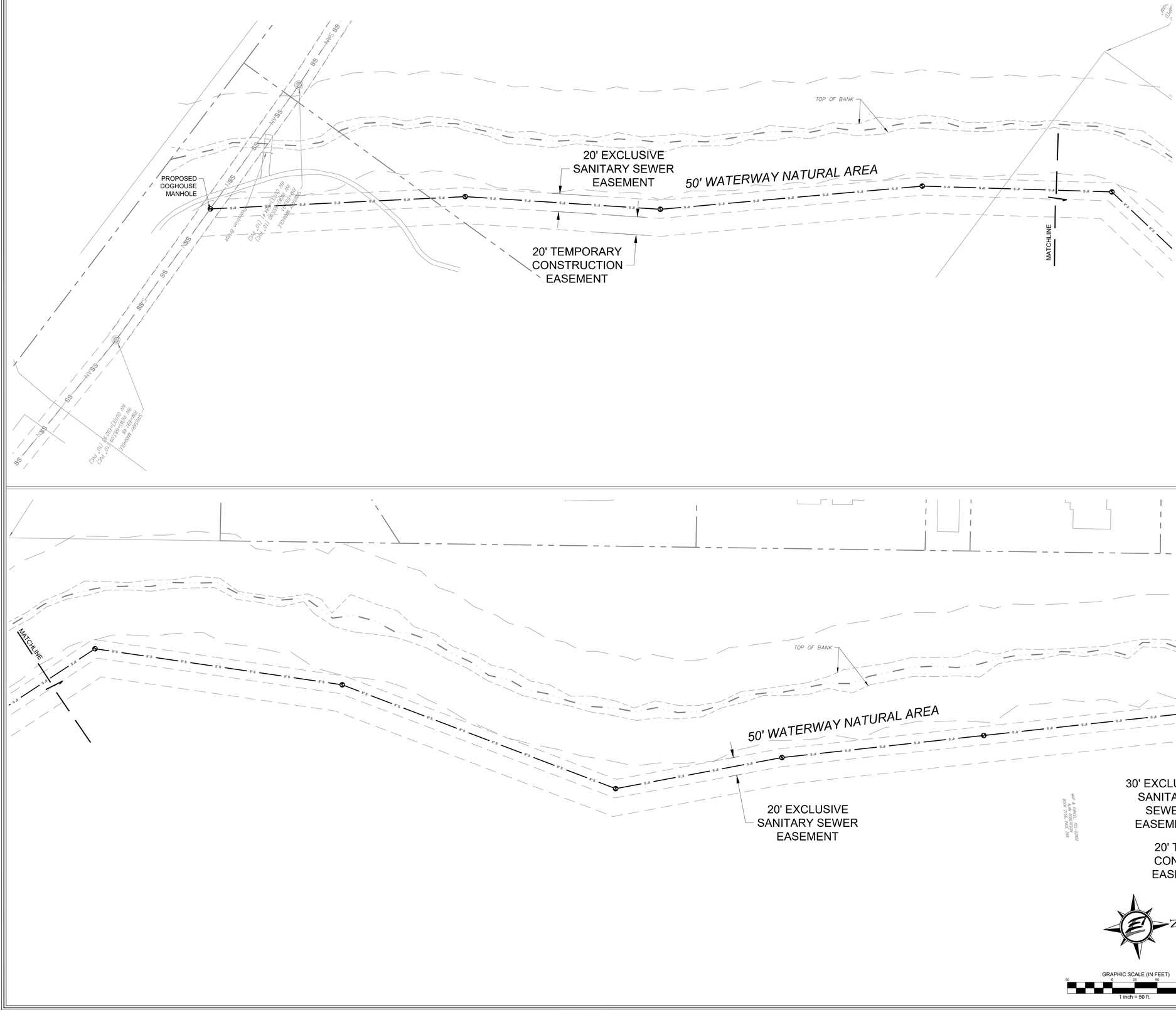
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

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



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4431 NOLENSVILLE PIKE, NASHVILLE, TN 37211
OFFICE: 615.837.1300 FAX: 615.837.1308
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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

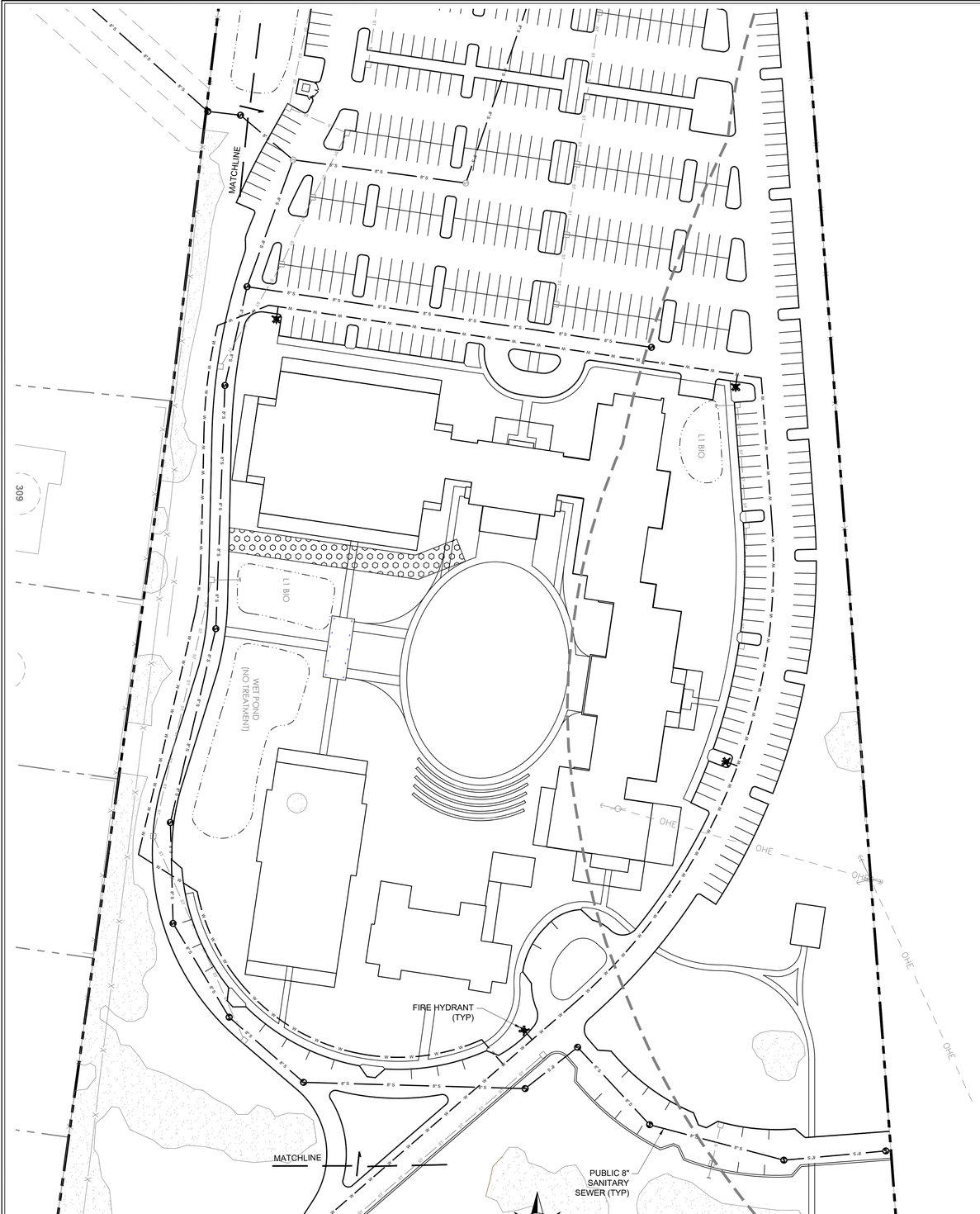
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

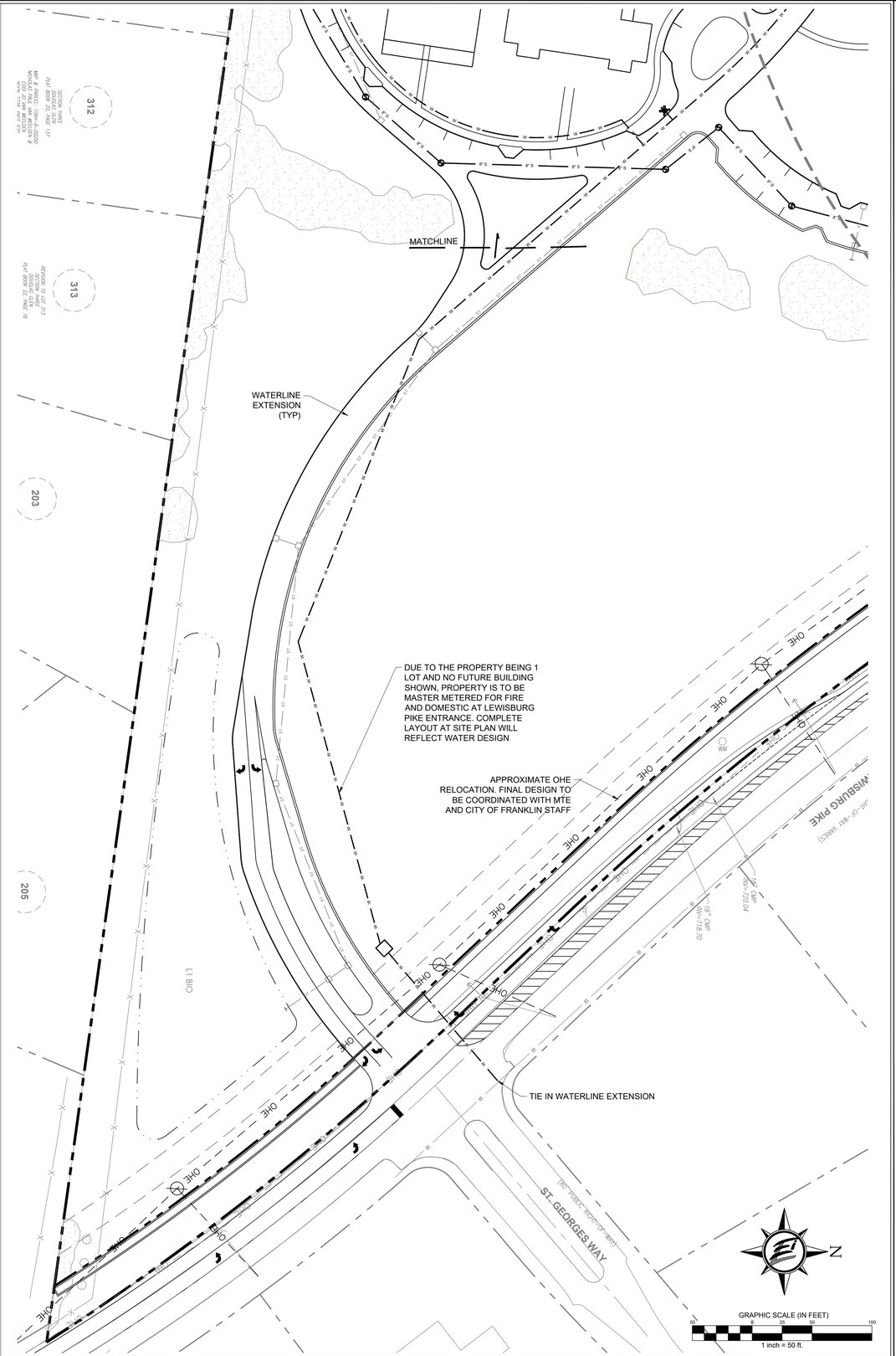
Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

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





GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
4 4 MIDDLE ARCH PLACE, SUITE 200
OFFICE (615) 376-3741
FAX (615) 376-6307
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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

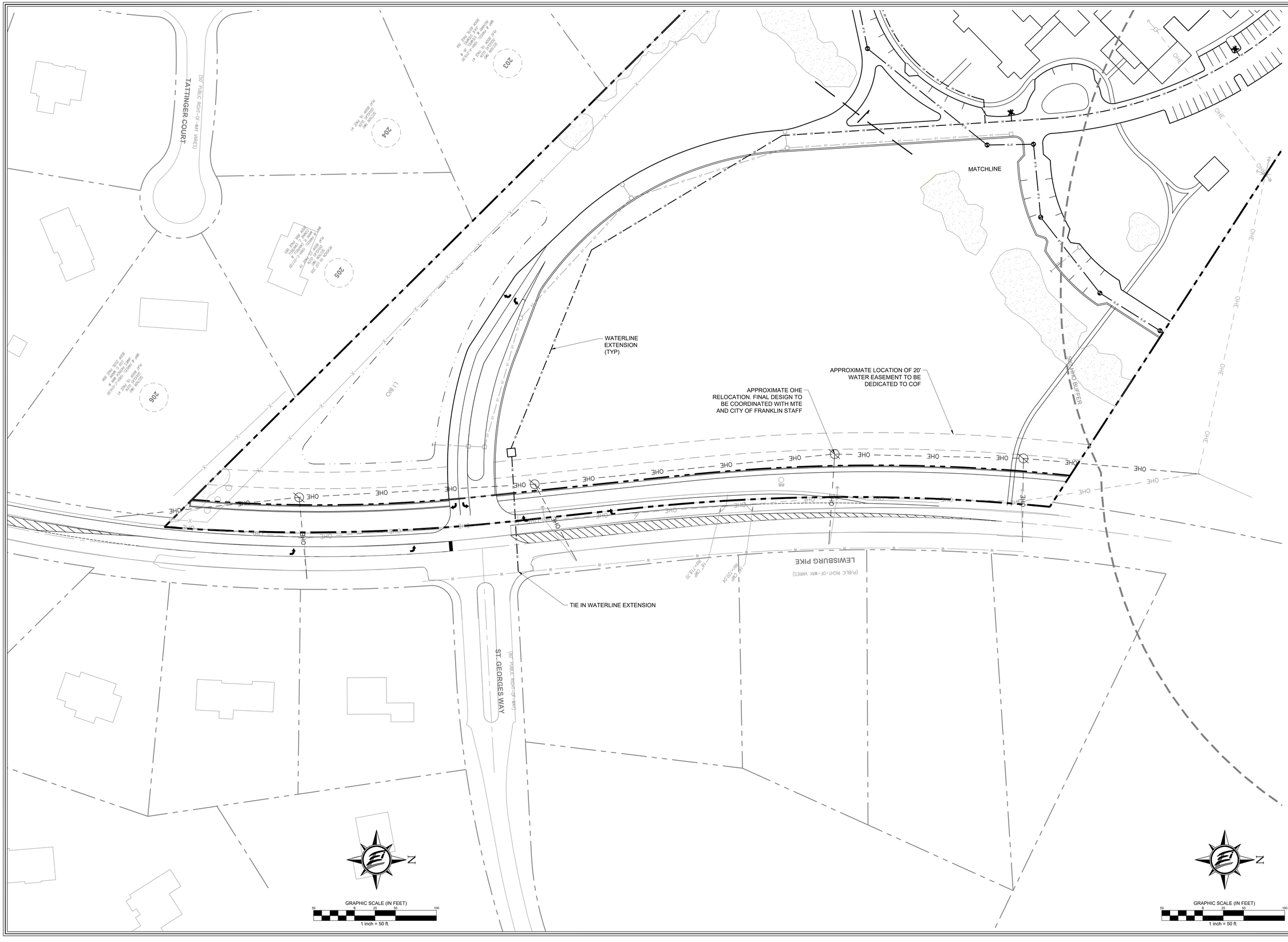
LARRY C. WALLACE
REGISTERED ENGINEER
No. 101341
STATE OF TENNESSEE
Larry C Wallace 2/1/24

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

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



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE, INC.
4431 NASHVILLE PIKE, SUITE 200
FRANKLIN, TENNESSEE 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
CITY OF FRANKLIN PROJECT NO. 8389
FRANKLIN, TENNESSEE

Rev.	Date

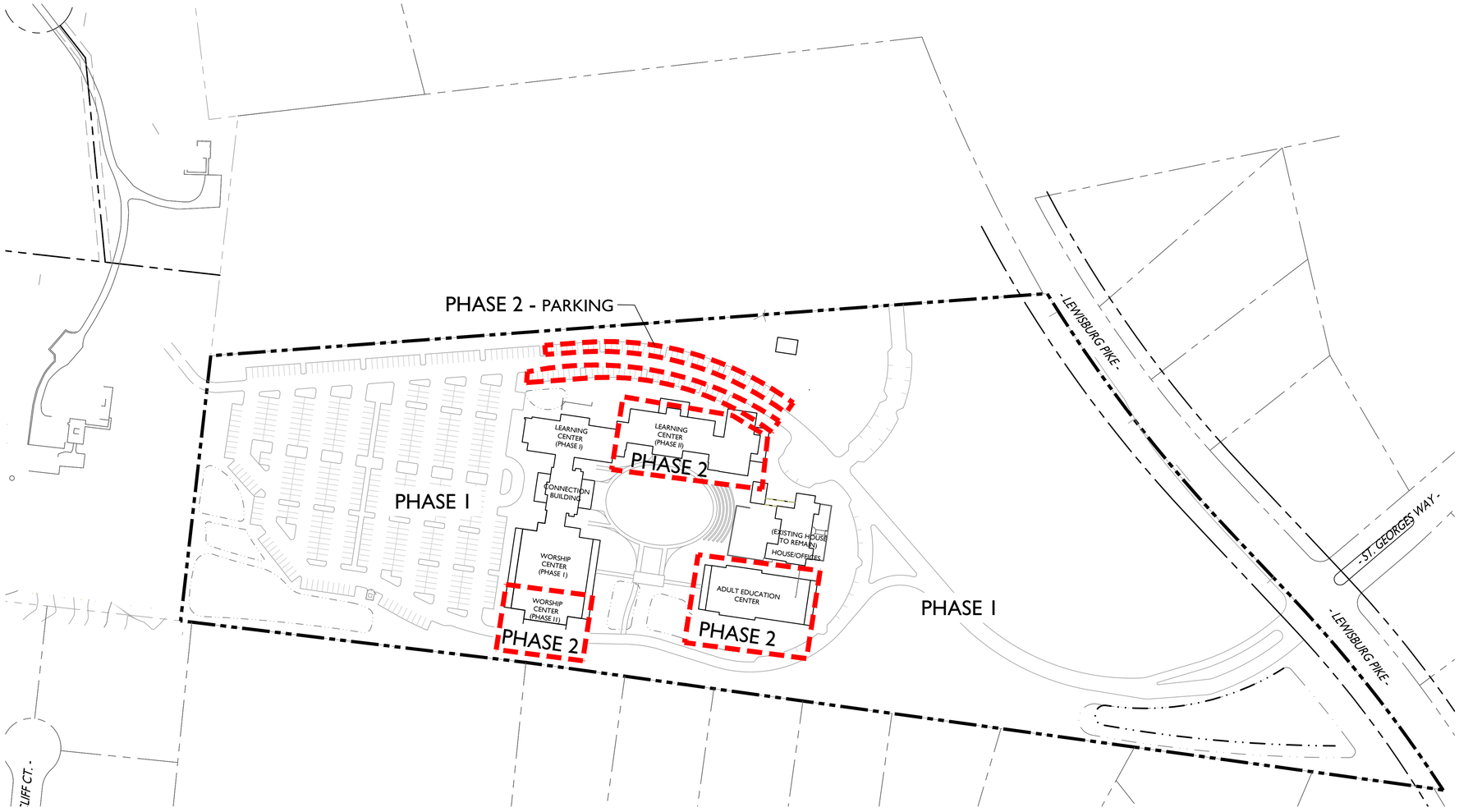
LARRY C. WALLACE
REGISTERED ENGINEER
2/1/24
STATE OF TENNESSEE

Issue Date:	February 1, 2024
ELI Project No:	23-11-1202
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
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 1151 — 08.01.24

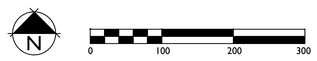
Revision Date

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

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

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:

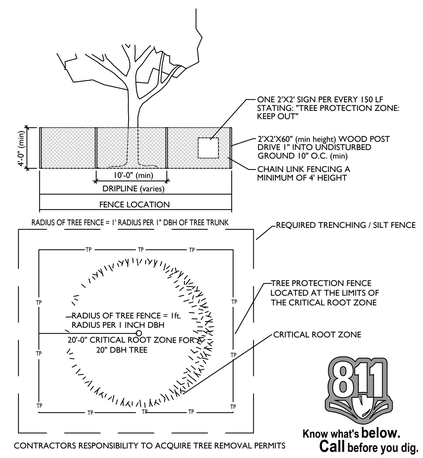
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

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

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

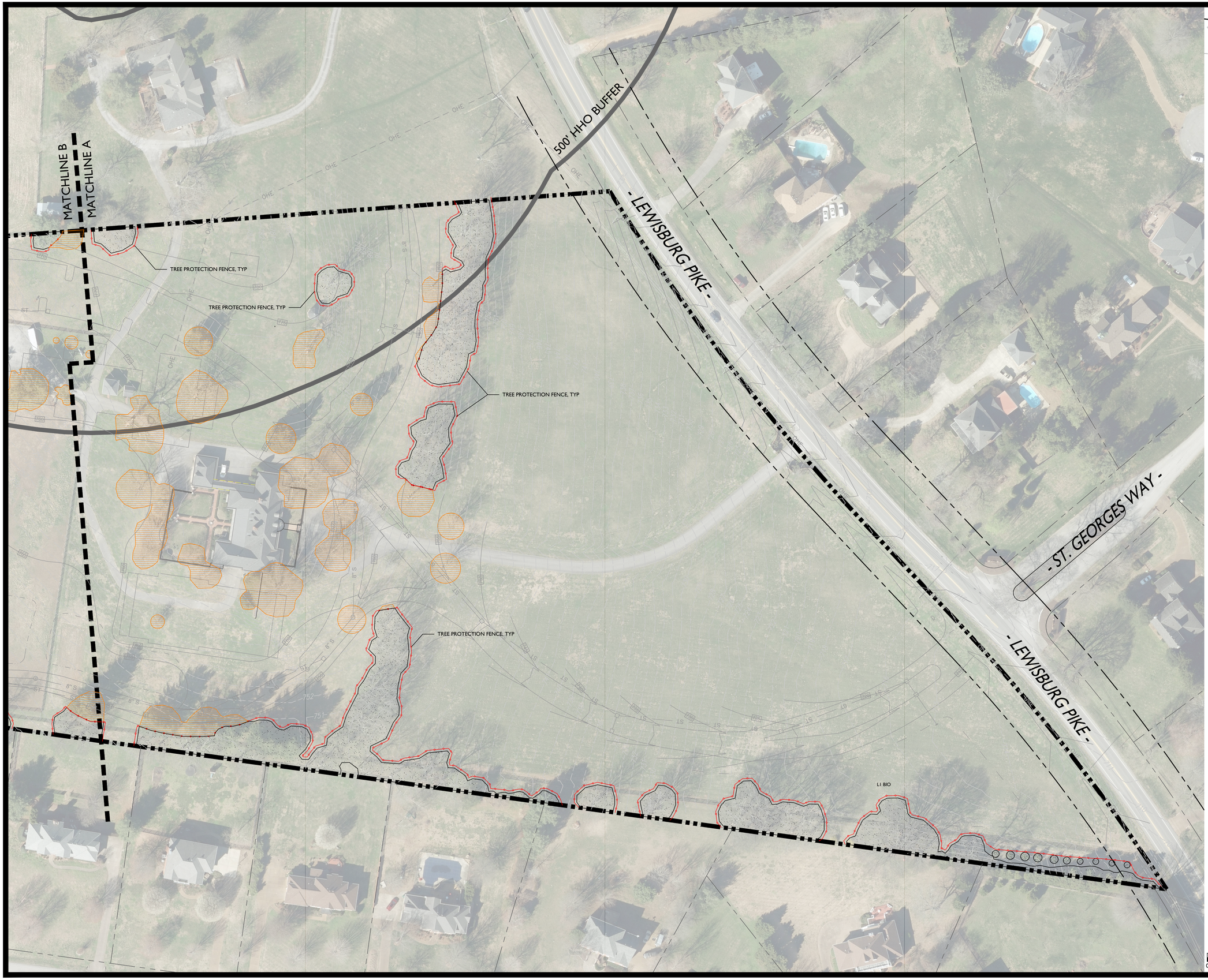
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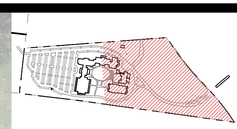
OVERALL TREE PRESERVATION PLAN

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

- △ _____
- △ _____
- △ _____
- △ _____

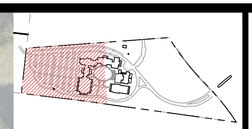
ENLARGED TREE PRESERVATION PLAN

SHEET

LI.1

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
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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. REDDEY REGISTERED LANDSCAPE ARCHITECT TENNESSEE 1313 07.01.24

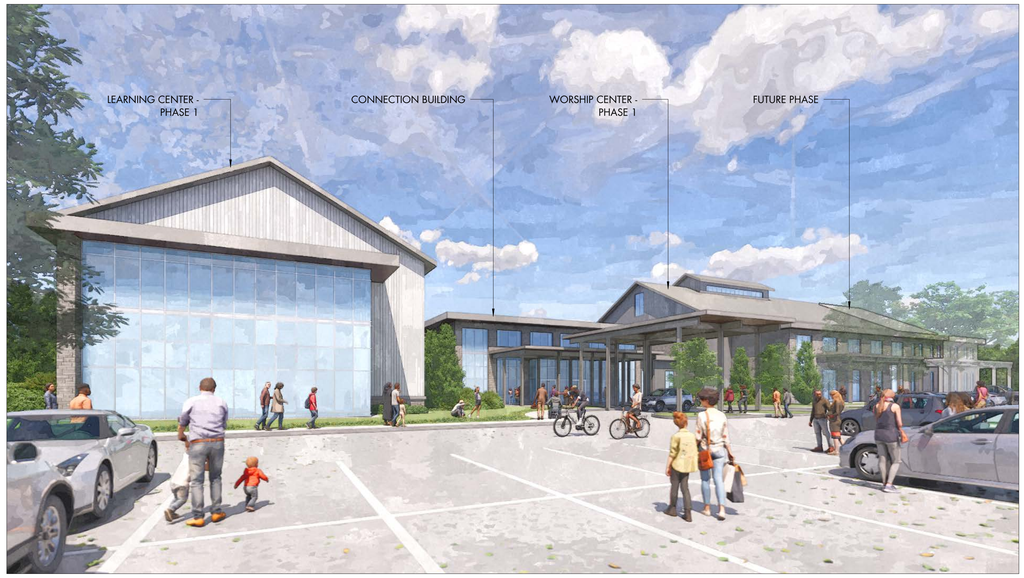
Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

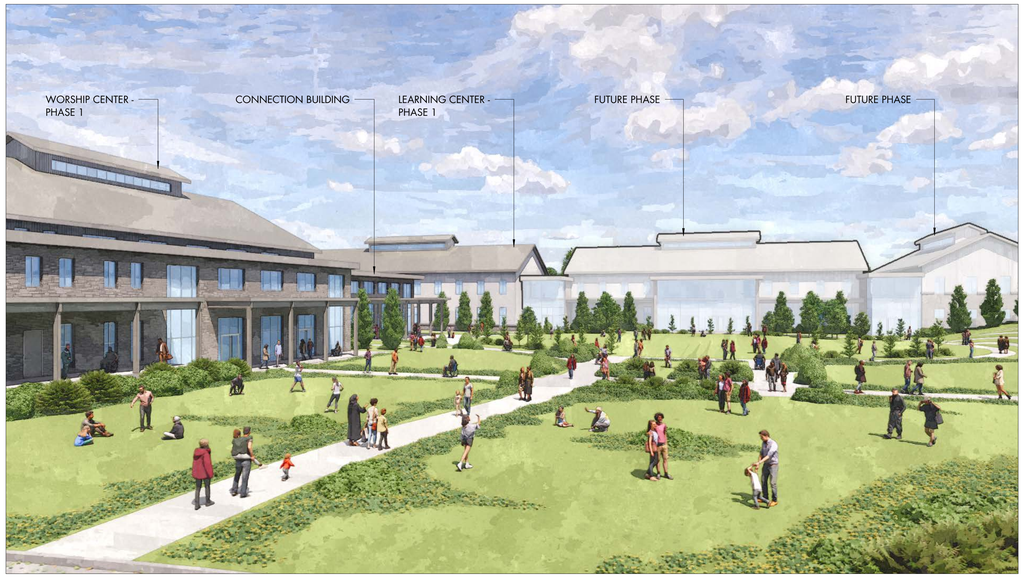
ENLARGED TREE PRESERVATION PLAN

SHEET
L1.2

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

BAUER | ASKEW
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

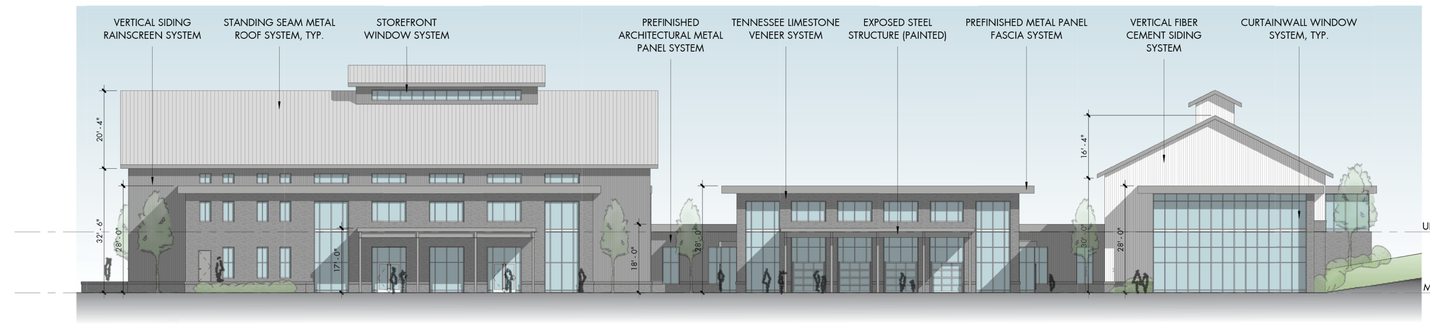
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31 JANUARY 2024

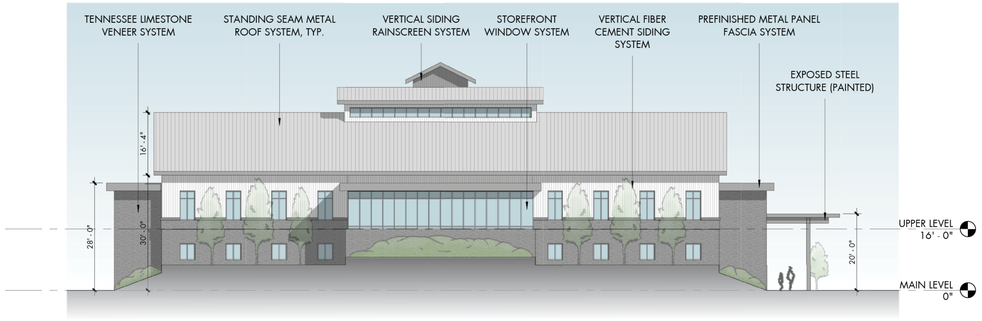
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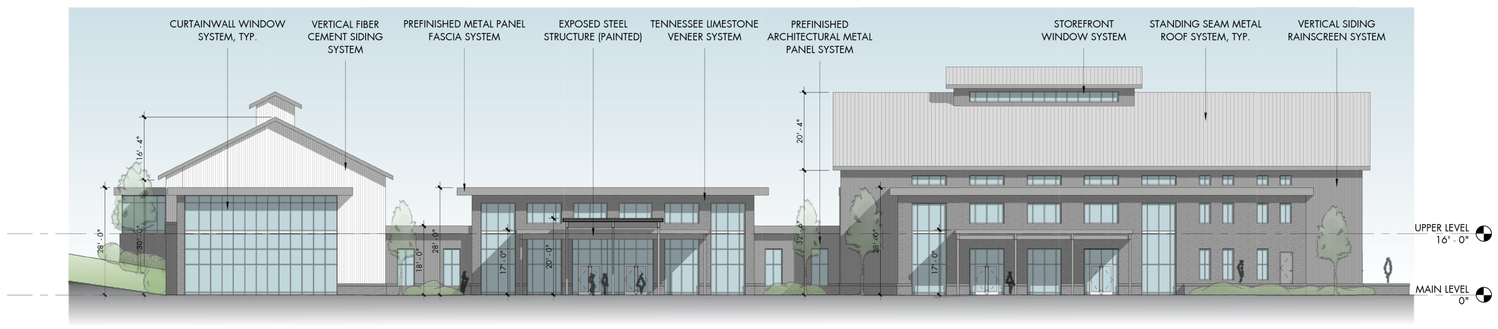
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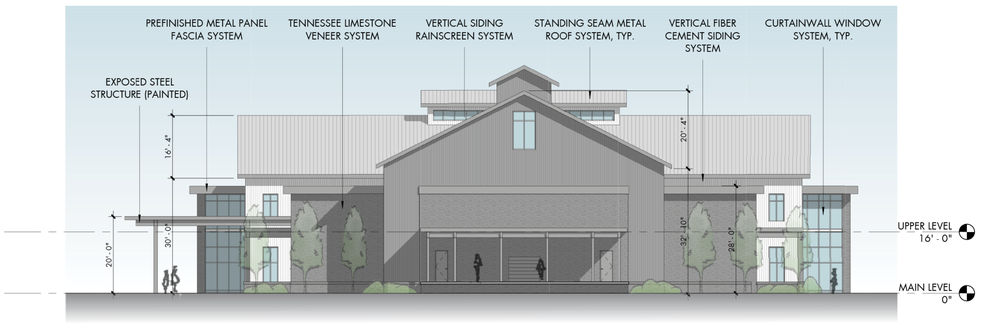
- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 1



- 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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nashville
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37212

NOT FOR CONSTRUCTION

23007

Fellowship Bible Church

FELLOWSHIP BIBLE CHURCH
DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE

#	DESCRIPTION	DATE

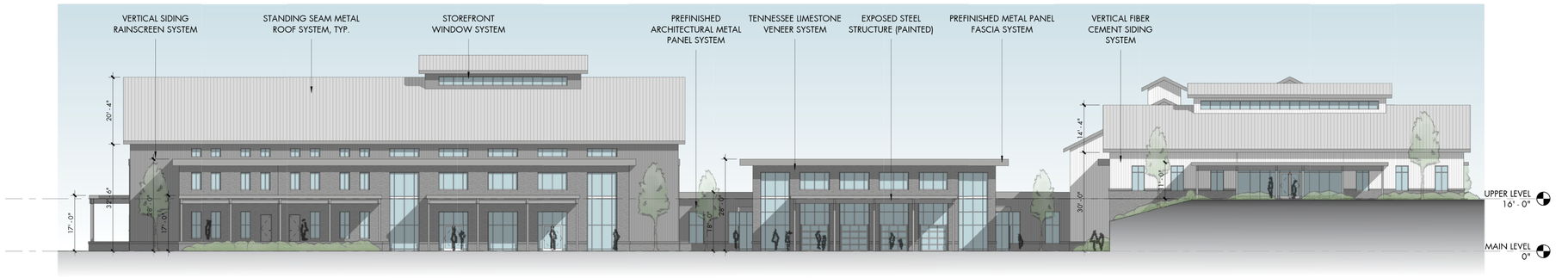
OVERALL EXTERIOR ELEVATIONS - PHASE 1

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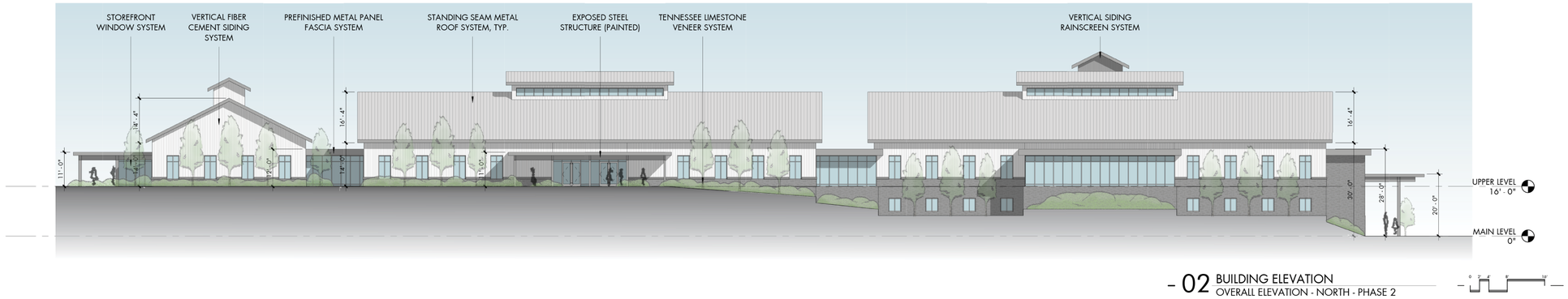
31 JANUARY 2024

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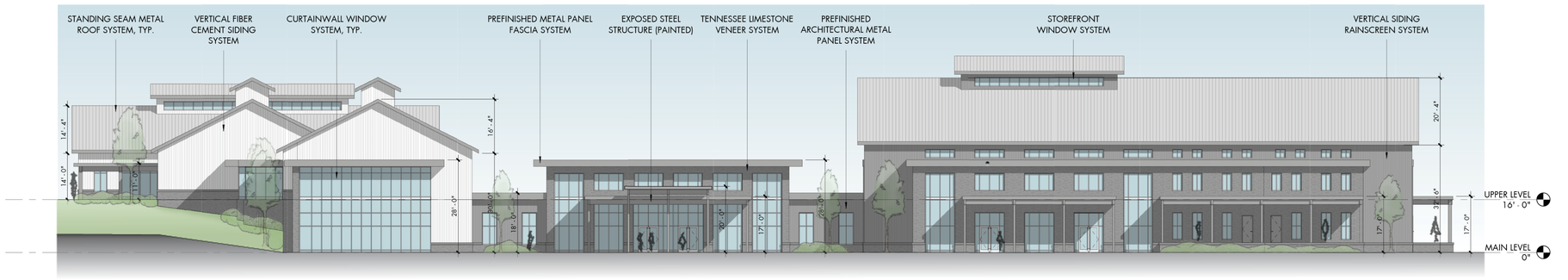
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- 01 BUILDING ELEVATION
OVERALL ELEVATION - EAST - PHASE 2



- 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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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

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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

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06065

DATE: February 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of Ordinance 2024-01, An Ordinance To Amend The City Of Franklin Municipal Code, Title 15; Chapter 6, Section 15-615, Title 15; Chapter 7, Section 15-704 And Appendix A; Chapter 15 To Prohibit Overnight Parking In City Garages And City Owned Surface Lots. Establishing A Public Hearing On March 12, 2024
WS 1/23/24
BOMA 2/13/24, 5-4

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning amending the City of Franklin Municipal Code Title 15; Chapter 6, Section 15-615, Title 15; Chapter 7, Section 15-704, and Appendix A; Chapter 15 to Prohibit Overnight Parking in City Garages and City Owned Surface Lots.

BACKGROUND/STAFF COMMENTS:

It has come to the attention of the City that members of the public are using the City's parking garages to leave vehicles overnight and even for days. The ordinance currently prohibits parking in city garages and city-owned surface lots for more than 24 hours, but regulating that time frame and enforcing the ordinance as written is difficult. Staff believes that if the City intends to prohibit parking in the garage and city-owned surface lots, an overnight prohibition is the best method.

FINANCIAL IMPACT:

The goal is no financial impact, however, there could be citation fees if vehicles are parked overnight.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-01.

ORDINANCE 2024-01

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN MUNICIPAL CODE, TITLE 15; CHAPTER 6, SECTION 15-615. TITLE 15; CHAPTER 7, SECTION 15-704 AND APPENDIX A; CHAPTER 15 TO PROHIBIT OVERNIGHT PARKING IN CITY GARAGES AND CITY OWNED SURFACE LOTS.

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to the public parking garages and city owned surface lots within the City;

WHEREAS, it has come to the attention of the city that members of the public are using the city parking garages and city owned surface lots to leave vehicles overnight and even for days;

WHEREAS, the ordinance currently prohibits parking in city garages and/or city owned surface lots for more than 24 hours but regulating that time frame and enforcing the ordinance as written is difficult; and

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the city.

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

SECTION I. That Title 15, Chapter 6 Sec. 15-615(a) of the Franklin Municipal Code is hereby deleted in its entirety and restated as follows:

CHAPTER 6 – PARKING

Sec. 15-615. – Public parking lots/garages.

(a) On any public parking lot or garage which is owned, leased, or maintained by the City of Franklin, it shall be unlawful to leave any vehicle parked for longer than the times posted, to create a traffic hazard, or to obstruct the safe passage of vehicles or pedestrians. Except for City vehicles or vehicles with express permission from the City Administrator, no vehicle shall park overnight in a city garage and/or a city owned surface lot, or the vehicle may be cited in an amount specified in Appendix A and/or impounded pursuant to chapter 7 of this title. Failure to follow posted rules in a public parking lot/garage owned, leased, or maintained by the City of Franklin shall also be unlawful.

SECTION II. That Title 15, Chapter 7 Sec. 15-704 of the Franklin Municipal Code is hereby deleted in its entirety and restated as follows:

CHAPTER 7 – ENFORCEMENT

Sec. 15-704. – Impoundment and disposition of certain vehicles.

Any motor vehicle parked upon any public street, alley, properly designated fire lane situated on either public or private land, city garage, city owned surface lot, or sidewalk of the city, at a place,

in a manner, or for a length of time prohibited by any provision of the Franklin Municipal Code is, if unattended, hereby declared to be an obstruction in such way and a public nuisance. Any police officer of the city is hereby authorized to cause such vehicle to be removed and impounded in a place designated by the city for such purpose.

SECTION III. That Appendix A, Chapter 15 of the Franklin Municipal Code is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

Violations for: Cruising	Up to $50.00 per violation/offense
Loitering	$50.00 per violation
Overweight vehicles Operating a vehicle without proper safety restraints Parking in a handicap space without placard **Overnight parking in garage or city owned surface lot** Traffic citations Transporting hazardous materials or substances	Up to $50.00 per violation/offense
Impoundment fee	$25.00 plus $6.00 per day each day
Parking citations	$20.00 for the first offense, $30.00 for the second offense and $50.00 for the third and successive offenses within a 12-month period. Note: $1.00 shall be added to each citation for the state litigation tax.

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 of Franklin, Tennessee, requiring it.

ATTEST:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PASSED FIRST READING _____

PUBLIC HEARING: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

	2nd Ave.		4th Ave	
Between 2am-3am	Min	Max	Min	Max
Monday, January 1, 2024	25	25	3	4
Tuesday, January 2, 2024	0	0	2	3
Wednesday, January 3, 2024	13	16	0	0
Thursday, January 4, 2024	2	3	2	3
Friday, January 5, 2024	13	16	2	3
Saturday, January 6, 2024	0	0	0	0
Sunday, January 7, 2024	6	6	3	9
Monday, January 8, 2024	6	9	0	1
Tuesday, January 9, 2024	2	3	0	0
Wednesday, January 10, 2024	0	0	1	2
Thursday, January 11, 2024	0	0	1	2
Friday, January 12, 2024	0	0	0	0
Saturday, January 13, 2024	18	21	23	24
Sunday, January 14, 2024	22	22	23	25
Monday, January 15, 2024	0	0	0	0
Tuesday, January 16, 2024	0	0	0	0
Wednesday, January 17, 2024	0	0	25	25
Thursday, January 18, 2024	1	2	3	4
Friday, January 19, 2024	6	7	0	0
Saturday, January 20, 2024	0	0	1	2
Sunday, January 21, 2024	0	0	4	10
Monday, January 22, 2024	8	9	2	3
Tuesday, January 23, 2024	0	0	0	0
Wednesday, January 24, 2024	0	0	2	3
Thursday, January 25, 2024	0	0	0	0
Friday, January 26, 2024	2	2	0	0
Saturday, January 27, 2024	7	7	4	7
Sunday, January 28, 2024	0	0	4	8
Monday, January 29, 2024	0	0	1	2
Tuesday, January 30, 2024	11	14	0	0
Wednesday, January 31, 2024	0	0	0	0
Thursday, February 1, 2024	0	2	0	0
Friday, February 2, 2024	0	0	2	3
Saturday, February 3, 2024	16	16	5	8
Sunday, February 4, 2024	0	0	7	8
Monday, February 5, 2024	0	0	2	3
Tuesday, February 6, 2024	0	0	0	0
Wednesday, February 7, 2024	0	0	0	0
Thursday, February 8, 2024	0	0	3	4
Friday, February 9, 2024	0	0	2	3
Saturday, February 10, 2024	15	16	0	0
Sunday, February 11, 2024	0	0	2	6
Monday, February 12, 2024	0	0	1	2
Tuesday, February 13, 2024	0	0	0	0

Wednesday, February 14, 2024	0	0	2	3

	2nd Ave.		4th Ave	
Between 2am-3am	Min	Max	Min	Max
Thursday, February 15, 2024	2	3	1	2
Friday, February 16, 2024	0	0	0	0
Saturday, February 17, 2024	0	0	2	3
Sunday, February 18, 2024	3	4	4	9
Monday, February 19, 2024	7	9	6	6
Tuesday, February 20, 2024	0	0	1	2
Wednesday, February 21, 2024	12	12	0	0
Thursday, February 22, 2024	0	0	0	0
Friday, February 23, 2024	0	0	2	4
Saturday, February 24, 2024	0	0	2	5
Sunday, February 25, 2024	8	9	2	5
Monday, February 26, 2024	0	0	0	0
Tuesday, February 27, 2024	0	0	0	0
Wednesday, February 28, 2024	0	0	0	0
Thursday, February 29, 2024	0	0	0	0
Friday, March 1, 2024	0	0	0	0
Saturday, March 2, 2024	6	6	1	4
Sunday, March 3, 2024	0	0	3	5
Monday, March 4, 2024	0	0	0	0
Tuesday, March 5, 2024	0	0	0	0
Wednesday, March 6, 2024	0	0	0	0

City of Franklin

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

File #: 21-05843

DATE: February 29, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

*Consideration Of COF Contract No. 2024-0048, With C&T Engineering For Solids Process Optimization For The Water Reclamation Facility
CIC 2/22/24, 4-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract with C&T Engineering for work in the new solids building for the Water Reclamation Facility.

BACKGROUND/STAFF COMMENTS:

As part of the new solids building construction that is finished, the need for operator round sheets (inspections performed at hourly or more frequency) is vital to maintain operations and efficiency. With the solids process being historically unfamiliar to City staff, we have asked C&T Engineering, who performed the construction inspection for the construction of that building, to help us create "round" sheets operators can utilize during their shifts. These will be developed electronically through an inspection application where historical trends can be gathered and analyzed.

C&T Engineering will also help to develop a cold weather Standard Operating Procedure for the critical pieces of equipment in the solids buildings most vulnerable to cold weather. During this last winter weather week, these critical pieces of equipment required extra attention to maintain. Developing an SOP will help to formalize what is needed during various temperature drops, as well as allow for a consistent transfer of knowledge between new operators and tenured operators, ensuring operations remain efficient.

The remaining tasks for this scope include developing additional Standard Operating Procedures for these critical pieces of equipment, either through operator inspections or maintenance team inspections, to ensure optimal equipment lifespan. Developing these SOPs will help to formalize what is needed at various times throughout the year, as well as allow for a consistent transfer of knowledge among operators.

The scope of this project will not be full time as constant oversight is not needed for the solids team

at the facility, but rather will be driven by submittal deliverables and interactions with staff for implementation of those deliverables. The Department was also funded for a new position in the FY 24 budget for Maintenance Manager that has not been filled, so this contract will supplement existing staff with maintenance needs for this new facility.

FINANCIAL IMPACT:

The contract is for a eighty-two thousand six hundred and fifty dollars and zero cents ($82,650) and will not be exceeded without written authorization from the Department for additional work. This work is funded from the Water Reclamation Facility operations fund 421-82560-52213.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0048.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2024-0048

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **C&T ENGINEERING** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

WRF Maintenance Optimization: C&T Engineering to assist the Water Management Department and Water Reclamation Facility staff with the WRF Maintenance Optimization with activities detailed in Attachment A.

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services and /or construction engineering and inspection services, and/or survey services/ and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid for work performed based on the Fee Schedule as contained in Attachment A in the total Amount of Eighty-Two Thousand Six Hundred Fifty and NO/100 Dollars ($82,650.00).

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 202__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.
Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract

or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

BY: Thomas E. Lamb, II
Consultant's Signature
TITLE: Vice President
Date: 2/19/2024

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

_____
J. Blake Harper, Staff Attorney

C&T ENGINEERING

1113 Murfreesboro Rd. Ste. 106-102
Franklin, TN 37064

615.567.3306
ctengineering.net

ATTACHMENT A

City of Franklin, Tennessee
Proposal for Solids Process Optimization

The purpose of this proposal is to provide a scope and fee for C&T Engineering to assist the Water Management Department and Water Reclamation Facility staff with the WRF Maintenance Optimization activities detailed below under scope of work.

The Scope of Work detailed herein and broken down into five tasks listed in Table 1.

Scope of Work
The Scope of Work will include the following milestones broken into four tasks:

1) Develop the WRF Operator Solids Round Sheets and convert to the mobile App platform,
2) Develop and implement a cold weather performance management Standard Operating Procedures (SOP) for the Combined Heat & Power (CHP) engine and appurtenances,
3) Develop and implement a cold weather performance management Standard Operating Procedures (SOP) for Thermal Hydrolysis Process (THP) and appurtenances,
4) Develop and implement a cold weather performance management Standard Operating Procedures (SOP) for the Heat Recovery Steam Generator (HRSG)
5) Develop a comprehensive Thermal Hydrolysis Process (THP) maintenance SOP.
6) Develop a boiler pressure vessel and HRSG maintenance SOP.
7) Maintenance Advisor to WRF Maintenance Staff.

Task 1.0, Develop WRF Solids Operator Round Sheets.
C&T Engineering will partner with the City of Franklin Water Management Department to update the current operator round sheets at the treatment facility and add new information related to the new processes, equipment, and structures. The new rounds sheets will include checks on the new headworks structure and odor control, updated biological nutrient removal basins checks, new ultraviolet light structure and process, and an entirely new solids processing sheet dedicated to the solids operators. The updated operator round sheets will be digitized (by COF) to be used in a mobile App platform that will be implemented for the Operator's use, however, C&T will provide quality control over the development to ensure the incorporation and operator-friendliness of the sheet. C&T will then work with City Staff to transition to the mobile App platform, discontinuing outdated data collection methods and improving efficiency and productivity.

Task 2.0, Develop a cold weather performance management SOP for the CHP, THP and HRSG.
C&T Engineering will create a cold weather performance management SOP for the Combined Heat and Power system, Heat Recovery Steam Generator, the Thermal Hydrolysis Process skid including pipes, actuated valves, compressed air systems, biogas system, and economizer. C&T will assist Water Management Staff with executing the cold weather performance management SOP so that they are prepared if it is needed. The SOP will also be digitized to be used in the mobile App platform.

C&T ENGINEERING

1113 Murfreesboro Rd. Ste. 106-102
Franklin, TN 37064

615.567.3306
ctengineering.net

Task 3.0, Develop a comprehensive THP maintenance SOP.
C&T Engineering will develop a comprehensive maintenance SOP for the Thermal Hydrolysis system to keep it running efficiently to help lower annual maintenance costs. The SOP will be comprehensive to include maintenance of the Huber screening presses, THP Pulper extruder removal, cleaning, and reinstallation, THP pressure Reactor's 1-4 pressure vessel interior visual inspection and cleaning, Flash Tank blowdown lance removal, inspection and cleaning, Process Gas Unit (PGU) foul odor control cleaning and inspection, and both Atlas Air Compressors used to actuate the Nihard valves. C&T will also collaborate with the WRF Supervisors to finalize a THP spare parts list.

Task 4.0, Develop a Boiler Pressure Vessel and HRSG maintenance SOP
C&T Engineering will develop a comprehensive boiler pressure vessel and THP required maintenance SOP for the annual boiler and THP shutdown. The SOP will include a timeline with critical path milestones to be achieved by project staff and outside vendors in order to be successful. The timeline will be based upon a 5-day temporary shutdown followed by restarting the system. The SOP will conclude with inspection from the National Board of Boiler and Pressure Vessel Inspectors and Tennessee Chief Boiler Inspector for the annual pressure vessel permit renewal.

Task 5.0, Maintenance Advisor and Consultation to WRF Staff
C&T Engineering on an as needed basis will provide advisory services to onsite WRF maintenance staff. The advisory services will include technical assistance with understanding and implementing O&M Manuals, SOPs and other PMs, assistance solving complex equipment maintenance challenges, assistance planning and implementing solutions that do not hinder other processes, assistance diagnosing, testing, and troubleshooting equipment issues.

Budget
C&T Engineering proposes to perform the above work on a billing rate basis for a not to exceed price of $82,650.00. A breakdown of costs is provided on Table 1 herein.

Table-1
Summary of Budget by Task
Solids Process Optimization

Task No.		1.0	2.0	3.0	4.0	5.0	
LABOR	Rate	Develop WRF Operator Solids Round Sheets	Develop Cold Weather Performance Management SOPs	Develop a Comprehensive THP Maintenance SOP	Develop a Boiler Pressure Vessel and HRSG Maintenance SOP	Maintenance Advisor to Water Reclamation Facility Staff	Totals
Officer	$225						0
Project Manager	$190	2	5	6	2	8	23
Sr. Technical Advisor	$205						0
Technical Specialist	$115	105	115	120	100	220	660
Engineer, Senior	$165						0
Designer/Drafter	$105						0
Administrative Staff	$85	4	6	6	6	6	28
TOTAL HOURS		111	126	132	108	234	711
TOTAL DOLLARS		$12,795	$14,685	$15,450	$12,390	$27,330	$82,650

City of Franklin

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

File #: 21-05647

DATE: February 15, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of Final Change Order To COF Contract No. 2022-0182, With Haren Construction For WTP Valve Access Improvements Project For An Increase Amount Not To Exceed $34,172

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the change order no. 4 (final) for the WTP Valve Access Improvements Project with Haren Construction in the amount of $34,172.

BACKGROUND/STAFF COMMENTS:

The Water Treatment Plant Valve Access project was bid on December 8, 2022, and the contract approved by the Board of Mayor and Aldermen (BOMA) on January 24, 2022. The project was awarded to Haren Construction Company, Inc. out of Etowah, TN. Change Order No. 4 (Final) is the combination of Work Change Directives 8, 9, 13 and 14 that are the items charged to the contingency line item of the contract.

WCD #8 is for the decommissioning of the Pilot Plant. The COF WMD requested that the contractor decommission the pilot plant located at the Red Wing Pump Station by removing and loading on the freight trucks the leased equipment at the pilot plant. This cost was a credit to the contingency line item in the amount of $24,192.

WCD #9 is for the handrail and grating at the sludge pit at the WTP. The COF WTP staff requested for the contractor to install grating over the existing open sludge pit and a handrail. The cost is a credit of $13,545 to the contingency line item.

WCD #13 is a credit for the jib crane installation. There was a change in the access method for installation of the Jib Crane included in COR 05. HCCI chose to leave a single man lift in the 630.00 level after steel installation for the Jib Crane subcontractor to use for installation because it costs significantly less. This deduct provides these savings back to the City of Franklin in the amount of $4,024.

WCD #14 is for the repair of the valve actuator on GAC 2. The COF WMD requested that Haren have Independent Controls & Automation to investigate and repair the communication between the GAC control panel and GAC-2 backwash valve actuator. The representative from Independent Controls & Automation was onsite on 10/16/2023 to find and repair the issue. The cost was $1,313 to the contingency line item.

The total of these WCDs is $35,026. The total of all 14 WCDs is $134,172, which is $34,172 over the contingency line item in the amount of $100,000. The total contract price will be $1,031,172.

FINANCIAL IMPACT:

The cost of the item is an increase of $34,172 and exceeds the initial contract amount approved by the Board of Mayor and Alderman. This additional amount can be funded from the water treatment plant operational fund (421-89230-52103) and is included in the FY25 budget.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Change Order no. 4 (final) to COF Contract No. 2022-0182.

CHANGE ORDER NO.: 4 (Final)

Owner:	**City of Franklin, TN**	Date Issued:	**12/12/2023**
Engineer:	**AECOM**		
Contractor:	**Haren Construction**		
Project Name:	**Water Treatment Plant Valve Access Improvements Project**		
Owners Contract No.:	**COF Contract No. 2022-0182**		
Effective Date of Change Order:	**N/A**		

The Contract is modified as follows upon execution of this Change Order:

Attachment(s):

- **WCD #8 – Pilot Plant Decommissioning**
- **WCD #9 – Handrail and grating at sludge pit**
- **WCD #13 – Credit for jib crane installation**
- **WCD #14 – GAC 2 Valve Actuator Repair**

Description:

- **WCD #8 is for the decommissioning of the Pilot Plant. The COF WMD requested that the contractor decommission the pilot plant located at the Red Wing Pump Station by removing and loading on the freight trucks the leased equipment at the pilot plant. This cost was a credit to the contingency line item in the amount of $24,192.**
- **WCD #9 is for the handrail and grating at the sludge pit at the WTP. The COF WTP staff requested for the contractor to install grating over the existing open sludge pit and a handrail. The cost is a credit of $13,545 to the contingency line item.**
- **WCD #13 is a credit for the jib crane installation. There was a change in the access method for installation of the Jib Crane included in COR 05. HCCI chose to leave a single man lift in the 630.00 level after steel installation for the Jib Crane subcontractor to use for installation because it costs significantly less. This deduct provides these savings back to the City of Franklin in the amount of $4,024.**
- **WCD #14 is for the repair of the valve actuator on GAC 2. The COF WMD requested that Haren have Independent Controls & Automation to investigate and repair the communication between the GAC control panel and GAC-2 backwash valve actuator. The representative from Independent Controls & Automation was onsite on 10/16/2023 to find and repair the issue. The cost was $1,313 to the contingency line item.**
- **Summary of WCD costs:**
  WCD #1 = $1,248
  WCD #2 = $61,898
  WCD #3 = -$3,581
  WCD #4 = $1,276
  WCD #5 = -$4,200
  WCD #6 = $26,104
  WCD #7 = $11,299
  WCD #8 = $24,192
  WCD #9 = $13,545
  WCD #10 = $945
  WCD #11 = $1,628
  WCD #12 = $2,529

WCD #13 =-$4,024
WCD #14 = $1,313
Total WCD: $134,172
Increase of $34,172 to the $100,000 contingency line item

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 997,000	Original Contract Times: Substantial Completion: August 19, 2023 Ready for final payment: September 18, 2023
[Increase] ~~**[Decrease]**~~ from previously approved Change Orders $ 0	~~**[Increase]**~~ **[Decrease]** from previously approved Change Orders: Substantial Completion: August 19, 2023 Ready for final payment: September 18, 2023
Contract Price prior to this Change Order: $ 997,000	Contract Times prior to this Change Order: Substantial Completion: August 19, 2023 Ready for final payment: September 18, 2023
[Increase] ~~**[Decrease]**~~ this Change Order: $ 34,172	**[Increase]** ~~**[Decrease]**~~ this Change Order: Substantial Completion: September 6, 2023 Ready for final payment: October 6, 2023
Contract Price incorporating this Change Order: $ 1,031,172	Contract Times with all approved Change Orders: Substantial Completion: September 6, 2023 Ready for final payment: October 6, 2023

Recommended by Project Manager	Recommended by Department Director
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Authorized by Owner

By: _____ _____

Title: _____ _____

Date: _____ _____

C940 - WORK CHANGE DIRECTIVE NO.: 8

Owner: City of Franklin
Engineer: AECOM Technical Services
Contractor: Haren Construction Company, Inc.
Project: Water Treatment Plant Valve Access Improvements
Contract Name: Water Treatment Plant Valve Access Improvements

Date Issued: 06/27/2023

Owner's Contract No.: 2022-0182
Engineer's Project No.: 60652018
Contractor's Project No.:

Effective Date of Work Change Directive: 06/27/2023

Contractor is directed to proceed promptly with the following change(s):

Description:

Decommissioning Pilot Plant located at Red Wing Pump Station by removing and loading on to freight trucks the leased equipment at the Pilot Plant. The leased equipment includes the following: Membrane Filtration Module and Basket Strainer Skid, Ozone Module, BAF Module, GAC Skid and GAC Feed Pumps.

Attachments:

- **Haren's Change of Request #11**
- **IES's proposal**

Purpose for the Work Change Directive:

Decommissioning Pilot Plant located at Red Wing Pump Station by removing and loading on to freight trucks the leased equipment at the Pilot Plant. The leased equipment includes the following: Membrane Filtration Module and Basket Strainer Skid, Ozone Module, BAF Module, GAC Skid and GAC Feed Pumps.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☒ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price:	$24,192	**[increase]** ~~**[decrease]**~~ ~~**[not yet estimated]**~~.
Contract Time:	0 days	~~**[increase] [decrease] [not yet estimated].**~~

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

EJCDC® C-940, Work Change Directive.
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Authorized by Owner

By: Melissa Hedden

Title: Director WMD

Date: 6/27/23

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Haren Construction Company, Inc.

June 26, 2023

Patricia McNeese, P.E.
COF Water Management Dept.
124 Lumber Drive
Franklin, TN 37064
Tel: 615-550-6674

Re: HCCI COR 11 Pilot Equipment Removal – Rev1

Mrs. McNeese,
Please consider this letter as HCCI's final lump sum pricing for all work associated with the request to remove and load on to freight trucks (provided by others) the "Leased Equipment" at the Franklin SE Basin Pilot Building. The "Leased Equipment" is defined as the following: Membrane Filtration Module and Basket Strainer Skid, Ozone Module, BAF Module, GAC Skid and GAC Feed Pumps. HCCI will provide all labor, miscellaneous consumables, equipment, and tools to complete the following:

- Install owner provided lockout valve on the reclaimed water influent valve and drain all equipment and piping as necessary to remove the skids from the building.
- Disconnect and/or remove all inlet/outlet/drain piping to and from the leased equipment skids as necessary to remove the skids from the building.
- Lockout all power supply to above listed leased equipment at the power panels.
- Disconnect and/or remove all conduit/flex/wire to and from the leased equipment skids as necessary to remove the skids from the building. All power wire fed from panels will be pulled back to panel and completely removed, re-label breakers as spare. See attached quote from IES which is included in below cost.
- Prepare each skid as necessary for shipping per MFG requirements. All tarps, covers, or other shipping protection to be provided by others.
- Load out each piece of leased equipment with HCCI provide telehandler and load onto freight trucks provided by others. HCCI is not responsible for freight, securing equipment on truck for transport or any damage to the equipment once the skids have been placed onto the freight trucks.

Lump sum pricing below is based on all work, including loading of the equipment onto the freight trucks, occurring per attached decommissioning schedule. We do not include any other decommissioning of any other equipment not listed above.

COST:
Add - **$24,192**

Please provide in writing acceptance of this change and associated costs including where the funds will be provided from at your earliest convenience.

Sincerely,

Brennan Nielsen
Project Manager
Haren Construction Company, Inc.
bnielsen@harenconstruction.com

CC: HCCI Project File

P.O. Box 350 - 1715 Highway 411 North - Etowah, Tennessee 37331 - (423) 263-5561 - Fax (423) 263-5573

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
7/3/2023	7/4/2023	7/5/2023	7/6/2023	7/7/2023	7/8/2023	7/9/2023
			- Franklin or Hazen Staff available to clean/organize pilot and RedWing PS			
7/10/2023	7/11/2023	7/12/2023	7/13/2023	7/14/2023	7/15/2023	7/16/2023
	- **Suez Rep** on site (power and plumbing to skid required) - Franklin or Haren to relocate Suez box near skid - Franklin or Hazen Staff available for assistence Suez/clean Intuitech skids when time is available	- **Suez Rep** on site - Franklin or Haren to perform electrical disconnect of Suez Skid only	-**Suez Rep** on site - Franklin or Hazen Staff available to assist Suez/clean Intuitech skids when time is available - Franklin or Haren to load on Truck (forklift required)			
7/17/2023	7/18/2023	7/19/2023	7/20/2023	7/21/2023	7/22/2023	7/23/2023
	- Franklin or Hazen Staff available to clean Intuitech/Calgon skids	- Franklin or Haren to perform electrical disconnect and load **Intuitech** skids on truck(s) (forklift required) - Franklin or Haren to pack **Calgon** skid in shipping container				
7/24/2023	7/25/2023	7/26/2023	7/27/2023	7/28/2023	7/29/2023	7/30/2023
		- Franklin or Haren to load **Calgon** skid on truck(s) (forklift required)				

Note: Specific timing is flexible for Intuitech as of 6/23/23

Note: Specific timing is flexible for Calgon as of 6/23/23

C940 - WORK CHANGE DIRECTIVE NO.: 9

Owner: City of Franklin
Engineer: AECOM Technical Services
Contractor: Haren Construction Company, Inc.
Project: Water Treatment Plant Valve Access Improvements
Contract Name: Water Treatment Plant Valve Access Improvements

Owner's Contract No.: 2022-0182
Engineer's Project No.: 60652018
Contractor's Project No.:

Date Issued: 08/10/2023

Effective Date of Work Change Directive: 08/10/2023

Contractor is directed to proceed promptly with the following change(s):

Description:

Contractor to install grating over the existing open sludge pit and a handrail at the request of the Water Treatment Plant employees.

Attachments:

- **Haren's Change of Request #8**

Purpose for the Work Change Directive:

To approved additional funds to be credited from the contingency line item for the contractor to install grating over the existing sludge pit and install a handrail.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☒ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

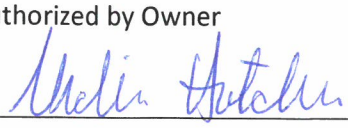
Contract Price:	$13,545.00	**[increase]** ~~**[decrease] [not yet estimated]**~~.
Contract Time:	0 days	~~**[increase] [decrease] [not yet estimated]**~~.

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

EJCDC® C-940, Work Change Directive.
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Authorized by Owner

By: 

Title: Water Management Director

Date: 8/10/2023

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HAREN

COR #	8	Project	Franklin WTP Valve Access Improvements
Unit Cost	n/a	Location	Franklin, TN
Price By	Brennan Nielsen	Arch/Eng.	AECOMM
Date	5/25/2023	Desc.	Additional Exterior Tank Handrail & Grating

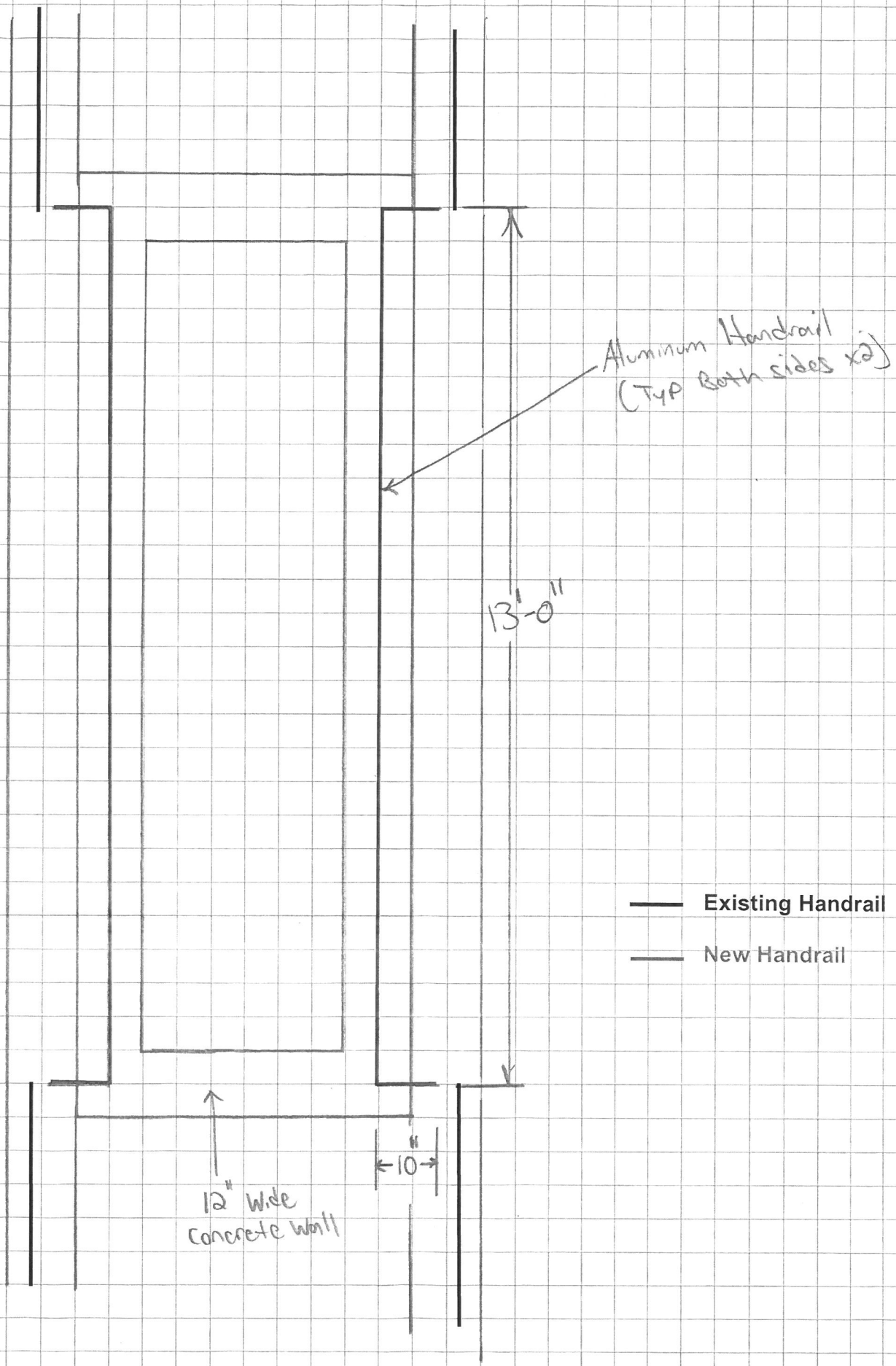
ITEM	DESCRIPTION	LABOR QTY / Unit	Rate	LABOR QTY / Unit	OT	LABOR Total	MATERIAL / EQUIPMENT QTY / Unit	Unit Cost	MATERIAL / EQUIPMENT Total
1	Aluminum Grating	8	$ 35.00			$ 280.00	1	$ 1,800.00	$ 1,800.00
						$ -			
2	Aluminum Angle Grating Support	20	$ 35.00			$ 700.00	1	$ 800.00	$ 800.00
						$ -			
3	Aluminum Handrail	12	$ 35.00			$ 420.00	1	$ 3,700.00	$ 3,700.00
						$ -			
4	HCCI Site Management & GCs	30	$ 55.00			$ 1,650.00	1	200.00	$ 200.00
						$ -			$ -
5						$ -			$ -
						$ -			
6						$ -			$ -
						$ -			
						$ -			
7						$ -			
	Break-Out Totals →	Subtotal			→	$ 3,050.00	Subtotal	→	$6,500.00
		Payroll				$ 1,677.50		Sales Tax	$ 633.75
		Total				$ 4,727.50	Total		$ 7,133.75

	SUB / EQUIPMENT	SUBCONTRACT & EQUIPMENT	QTY / Unit		Unit Cost	Total
						$ -
						$ -
1	Back Hoe	Weekly Cost for BH - CAT 416 (Month = 2590) so $598.15 / WK (no charge)	0.00	WK	$ 598.15	$ -
2	Pick UP Truck	Weekly Cost for Pick UP Truck - Sup't	0.00	WK	$ 250.00	$ -
3	Pick UP Truck	Weekly Cost for Pick UP Truck - Foreman	0.00	WK	$ 250.00	$ -
4	Bull Dozer	Weekly Cost for Bull Dozer (Month = 6145) so $1419.17 /. WK)	0.00	WK	$ 1,419.17	$ -
4	Loader - IT-38F	Weekly Cost for Loader (Month = 4900) so $1131.64 / WK)	0.00	WK	$ 1,131.64	$ -
5	Excavator - EX-09	Weekly Cost for 320 FL Excavator (Month = 8570) so $1979.21 / WK) -	0.00	WK	$ 1,979.21	$ -
6	Excavator EX-07	Weekly Cost for 336 FL Excavator (Month = 11360) so $2623.56 / WK) (no charge for hammer)	0.00	WK	$ 2,623.56	$ -
7	Excavator EX-43	Weekly Cost for EX-43 315 BL w/ Hammer (Month = 6525) so $1506.93 / WK) (No charge for hammer)	0.00	WK	$ 1,506.93	$ -
8	Off Road Truck	Weekly Cost for Off Road Truck (Month = $8675 so $2003.46 /WK)	0.00	WK	$ 2,003.46	$ -
9	Off Road Truck	Weekly Cost for Off Road Truck (Month = $7025 so $1622.40 /WK)	0.00	WK	$ 1,622.40	$ -
10	Compactor	Weekly Cost for Ride on Sheepsfoot Compactor (Month = $3,470 so $801.39 /WK)	0.00	WK	$ 801.39	$ -
						$ -
11	Electrical		1.0			$ -
12			1.0			$ -
						$ -
						$ -
13	Construction Trailer	Trailer Rental (Monthly = 485.99)	0.0	WK	$ 112.24	$ -
14	Temp Toilet Rental	Temp Toilets (Monthly = 355.35)	0.0	WK	$ 82.07	$ -
15	HCC Travel	Out of Town Living Costs for HCC Sup't (weekly Cost)	0.0	WK	$ 375.00	$ -
						$ -
		Total				$ -

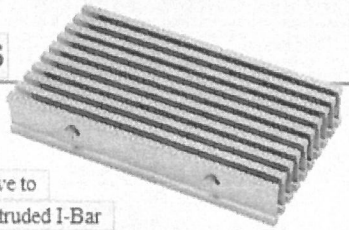
Additional Comments / Notes:

Please see attached specifications, data sheets and sketch regarding the new grating. The grating will be supported by Aluminum 4"x3"x1/4" Angle with 5/8" expansion anchors (5" Embed) on 2'-0" max centers. Bitumastic coating will be applied to aluminum angle surface that is in contact with the concrete. Aluminum Handrail to be same make and manufacture as previously submitted and approved per HCCI Submittal Transmittal 18-D-055200-001B. Please see attached handrail sketch for reference.

Totals		
Material Subtotal		$ 6,500.00
Labor Subtotal		$ 3,050.00
Subcontract Subtotal		$ -
Subtotal →		$ 9,550.00
Sales Tax (if applicable)	9.75%	$633.75
Payroll Taxes & Ins.	55.00%	$ 1,677.50
Safety Allocation	0.00%	$ -
P&P Bond	0.00%	$ -
DIC Insurance	$0.00	
Gen Liability	0.000%	$ -
Subtotal →		$ 11,861.25
General Conditions	0%	
Fee - Subcontractor	5.00%	$ -
Fee - HCC	15.00%	$ 1,684.13
TOTAL THIS CHANGE		**$ 13,545**


Aluminum Handrail
(Typ Both sides x2)
13'-0"
Existing Handrail
New Handrail
12" Wide
Concrete Wall
10"

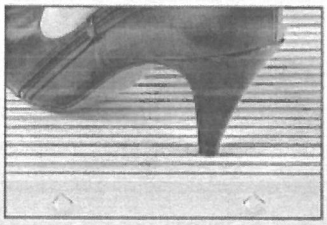
SGI SERIES



The I-Bar SGI Series offers a popular and reasonably priced alternative to rectangular bar grating. Extruded I-Bar sections have the same load carrying capacity with less weight per square foot than rectangular bars.

The striated top and bottom flanges provide a "built-in" skid resistance feature without the added cost of serration. On-Grip® Spray Traction Surface is also available.

Our closest mesh ▼



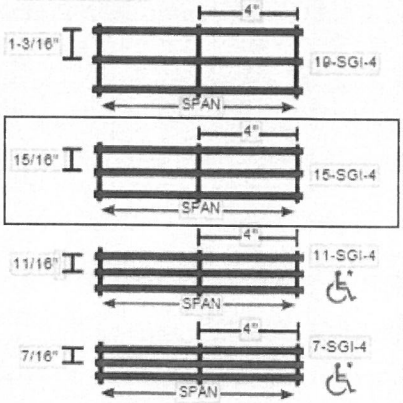
End view ▶



GRATING PROFILES AVAILABLE...

SGI SERIES Aluminum I-Bar

All profiles shown below are also available with 2" cross bar centers. Product numbers would be 19-SGI-2, 15-SGI-2, 11-SGI-2 and 7-SGI-2



See load tables begining on page 12.

*Note: Conforms with the spacing requirements of ADA (September 2010) when installed with the elongated opening perpendicular to the dominant direction of travel. See ADA Guidelines

C940 - WORK CHANGE DIRECTIVE NO.: 13

Owner: City of Franklin
Engineer: AECOM Technical Services
Contractor: Haren Construction Company, Inc.
Project: Water Treatment Plant Valve Access Improvements
Contract Name: Water Treatment Plant Valve Access Improvements

Date Issued: 10/2/2023

Owner's Contract No.: 2022-0182
Engineer's Project No.: 60652018
Contractor's Project No.:

Effective Date of Work Change Directive: 10/2/2023

Contractor is directed to proceed promptly with the following change(s):

Description:

Deduct for change in access method for installation of the Jib Crane included in COR 05. HCCI chose to leave a single man lift in the 630.00 level after steel installation for the Jib Crane subcontractor to use for installation because it costs significantly less. This deduct provides these savings back to the City of Franklin.

Attachments:

- **Haren's Change of Request #13**

Purpose for the Work Change Directive:

Decrease WCD #6 for the Jib Crane by $4,024 for change in access method to install jib crane.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☒ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price:	$4,024.00	**~~[increase]~~ [decrease] ~~[not yet estimated]~~.**
Contract Time:	0 days	**~~[increase] [decrease] [not yet estimated]~~.**

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

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	Recommended by Engineer	Authorized by Owner
By:		
Title:	Associate Vice President	Director Water Management
Date:	10/2/2023	

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COR #	13	Project	Franklin WTP Valve Access Improvements
Unit Cost	n/a	Location	Franklin, TN
Price By	Brennan Nielsen	Arch/Eng.	AECOMM
Date	9/14/2023	Desc.	Jib Crane Scaffold Deduct

	DESCRIPTION	LABOR					MATERIAL / EQUIPMENT			Totals		
ITEM		QTY / Unit	Rate	QTY / Unit	OT	Total	QTY / Unit	Unit Cost	Total			
1	Maintain - Manlift Removal	5	$ 55.00			$ 275.00			$ -			
						$ -						
						$ -						
2						$ -			$ -			
						$ -						
						$ -						
3						$ -			$ -			
						$ -						
4						$ -			$ -			
						$ -			$ -			
5						$ -			$ -			
						$ -						
6						$ -			$ -			
	Break-Out Totals →	Subtotal →				$ 275.00	Subtotal →		$0.00			
		Payroll				$ 151.25		Sales Tax	$ -			
		Total				$ 426.25	Total		$ -			

	SUB / EQUIPMENT	SUBCONTRACT & EQUIPMENT	QTY / Unit		Unit Cost	Total
						$ -
						$ -
1	Back Hoe	Weekly Cost for BH - CAT 416 (Month = 2590) so $598.15 / WK (no charge)	**0.00**	WK	$ 598.15	$ -
2	Pick UP Truck	Weekly Cost for Pick UP Truck - Sup't	0.00	WK	$ 250.00	$ -
3	Pick UP Truck	Weekly Cost for Pick UP Truck - Foreman	0.00	WK	$ 250.00	$ -
4	Bull Dozer	Weekly Cost for Bull Dozer (Month = 6145) so $1419.17 /. WK)	0.00	WK	$ 1,419.17	$ -
4	Loader - IT-38F	Weekly Cost for Loader (Month = 4900) so $1131.64 / WK)	0.00	WK	$ 1,131.64	$ -
5	Excavator - EX-09	Weekly Cost for 320 FL Excavator (Month = 8570) so $1979.21 / WK) -	0.00	WK	$ 1,979.21	$ -
6	Excavator EX-07	Weekly Cost for 336 FL Excavator (Month = 11360) so $2623.56 / WK) (no charge for hammer)	0.00	WK	$ 2,623.56	$ -
7	Excavator EX-43	Weekly Cost for EX-43 315 BL w/ Hammer (Month = 6525) so $1506.93 / WK) (No charge for hammer)	0.00	WK	$ 1,506.93	$ -
8	Off Road Truck	Weekly Cost for Off Road Truck (Month = $8675 so $2003.46 /WK)	0.00	WK	$ 2,003.46	$ -
9	Off Road Truck	Weekly Cost for Off Road Truck (Month = $7025 so $1622.40 /WK)	0.00	WK	$ 1,622.40	$ -
10	Compactor	Weekly Cost for Ride on Sheepsfoot Compactor (Month = $3,470 so $801.39 /WK)	0.00	WK	$ 801.39	$ -
						$ -
11	Subcontractor	Remove scaffolding for jib crane installation	-1.0	EA	$ 5,704.00	$ (5,704.00)
12	Equipment Rental	Single Man Lift Rental	2.0	mo	$ 627.00	$ 1,254.00
						$ -
						$ -
13	Construction Trailer	Trailer Rental (Monthly = 485.99)	0.0	WK	$ 112.24	$ -
14	Temp Toilet Rental	Temp Toilets (Monthly = 355.35)	0.0	WK	$ 82.07	$ -
15	HCC Travel	Out of Town Living Costs for HCC Sup't (weekly Cost)	0.0	WK	$ 375.00	$ -
						$ -
		Total				$ (4,450.00)

Totals			
Material Subtotal		$	-
Labor Subtotal		$	275.00
Subcontract Subtotal		$	(4,450.00)
Subtotal →		$	(4,175.00)
Sales Tax (if applicable)	9.75%		$0.00
Payroll Taxes & Ins.	55.00%	$	151.25
Safety Allocation	0.00%	$	-
P&P Bond	0.00%	$	-
DIC Insurance	$0.00		
Gen Liability	0.000%	$	-
Subtotal →		$	(4,023.75)
General Conditions	0%		
Fee - Subcontractor	0.00%	$	-
Fee - HCC	0.00%	$	-
TOTAL THIS CHANGE		**$**	**(4,024)**

Additional Comments / Notes:

Deduct for change in access method for installation of the Jib Crane included in COR 05. HCCI chose to leave our single man lift in the 630.00 level after steel installation for the Jib Crane subcontractor to use for installation because it costs significantly less. This deduct provides these savings back to the City of Franklin.

C940 - WORK CHANGE DIRECTIVE NO.: 14

Owner: City of Franklin
Engineer: AECOM Technical Services
Contractor: Haren Construction Company, Inc.
Project: Water Treatment Plant Valve Access Improvements
Contract Name: Water Treatment Plant Valve Access Improvements

Date Issued: 11/14/2023

Owner's Contract No.: 2022-0182
Engineer's Project No.: 60652018
Contractor's Project No.:

Effective Date of Work Change Directive: 11/14/2023

Contractor is directed to proceed promptly with the following change(s):

Description:

COF requested that Haren have Independent Controls & Automation to investigate and repair the communication between the GAC control panel and GAC-2 backwash valve actuator. The representative from Independent Controls & Automation was onsite on 10/16/2023 to find and repair the issue.

Attachments:

- **Haren's Change of Request #14**

Purpose for the Work Change Directive:

Increase the contingency line item by $1,313.00.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Notes to User—Check one or both of the following

☒ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price:	$1,313	**[increase]** ~~**[decrease] [not yet estimated]**~~.
Contract Time:	0 days	~~**[increase] [decrease] [not yet estimated]**~~.

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

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Authorized by Owner

Director Water Management	
Date: _____	

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COR #	14	Project	Franklin WTP Valve Access Improvements
Unit Cost	n/a	Location	Franklin, TN
Price By	Brennan Nielsen	Arch/Eng.	AECOMM
Date	10/17/2023	Desc.	GAC-2 Valve Actuator Investigation & Repair

	DESCRIPTION	LABOR					MATERIAL / EQUIPMENT		
ITEM		QTY / Unit	Rate	QTY / Unit	OT	Total	QTY / Unit	Unit Cost	Total
1	HCCI Superintendent	6	$ 55.00			$ 330.00			$ -
2						$ -			$ -
3						$ -			$ -
4						$ -			$ -
5						$ -			$ -
6						$ -			$ -
	Break-Out Totals →	Subtotal →				$ 330.00	Subtotal →		$0.00
		Payroll				$ 181.50		Sales Tax	$ -
		Total				$ 511.50	Total		$ -

	SUB / EQUIPMENT	SUBCONTRACT & EQUIPMENT	QTY / Unit		Unit Cost	Total
						$ -
						$ -
1	Back Hoe	Weekly Cost for BH - CAT 416 (Month = 2590) so $598.15 / WK (no charge)	0.00	WK	$ 598.15	$ -
2	Pick UP Truck	Weekly Cost for Pick UP Truck - Sup't	0.00	WK	$ 250.00	$ -
3	Pick UP Truck	Weekly Cost for Pick UP Truck - Foreman	0.00	WK	$ 250.00	$ -
4	Bull Dozer	Weekly Cost for Bull Dozer (Month = 6145) so $1419.17 /. WK)	0.00	WK	$ 1,419.17	$ -
4	Loader - IT-38F	Weekly Cost for Loader (Month = 4900) so $1131.64 / WK)	0.00	WK	$ 1,131.64	$ -
5	Excavator - EX-09	Weekly Cost for 320 FL Excavator (Month = 8570) so $1979.21 / WK) -	0.00	WK	$ 1,979.21	$ -
6	Excavator EX-07	Weekly Cost for 336 FL Excavator (Month = 11360) so $2623.56 / WK) (no charge for hammer)	0.00	WK	$ 2,623.56	$ -
7	Excavator EX-43	Weekly Cost for EX-43 315 BL w/ Hammer (Month = 6525) so $1506.93 / WK) (No charge for hammer)	0.00	WK	$ 1,506.93	$ -
8	Off Road Truck	Weekly Cost for Off Road Truck (Month = $8675 so $2003.46 /WK)	0.00	WK	$ 2,003.46	$ -
9	Off Road Truck	Weekly Cost for Off Road Truck (Month = $7025 so $1622.40 /WK)	0.00	WK	$ 1,622.40	$ -
10	Compactor	Weekly Cost for Ride on Sheepsfoot Compactor (Month = $3,470 so $801.39 /WK)	0.00	WK	$ 801.39	$ -
						$ -
11	Subcontractor	Independent Controls & Automation	1.0	EA	$ 630.00	$ 630.00
12	Equipment Rental		2.0	mo		$ -
						$ -
						$ -
13	Construction Trailer	Trailer Rental (Monthly = 485.99)	0.0	WK	$ 112.24	$ -
14	Temp Toilet Rental	Temp Toilets (Monthly = 355.35)	0.0	WK	$ 82.07	$ -
15	HCC Travel	Out of Town Living Costs for HCC Sup't (weekly Cost)	0.0	WK	$ 375.00	$ -
						$ -
			Total			$ 630.00

Additional Comments / Notes:

As directed by COF, HCCI coordinated a site visit by Jimmy @ Idependent Controls & Automation to investigate and potentially repair the communication between the GAC Conrol Panel and GAC-2 Backwash Valve Actuator. Jimmy was on site on 10/16/23, and found wiring terminations to be incorrect in the actuator. He made modifications to match other like actuators and tested the valve operation. All checked out. No gaurantee or warranty for this repair is included in this cost for this repair as HCCI and ICA are not liable for this system and equipment's operation.

Totals			
Material Subtotal		$	-
Labor Subtotal		$	330.00
Subcontract Subtotal		$	630.00
Subtotal →		$	960.00
Sales Tax (if applicable)	9.75%		$0.00
Payroll Taxes & Ins.	55.00%	$	181.50
Safety Allocation	0.00%	$	-
P&P Bond	0.00%	$	-
DIC Insurance	$0.00		
Gen Liability	0.000%	$	-
Subtotal →		$	1,141.50
General Conditions	0%		
Fee - Subcontractor	15.00%	$	94.50
Fee - HCC	15.00%	$	76.73
TOTAL THIS CHANGE		**$**	**1,313**

Invoice

INDEPENDENT CONTROLS & AUTOMATION

Invoice No.
21529

PO Box 1721
White House, TN 37188

615-879-1653
jimmyb@i-controlz.com
www.i-controlz.com

Bill To

Haren Construction Company
PO Box 350
1715 Hwy 411 North
Etowah TN 37331

Ship To

Project	Invoice No.	P.O. Number	Terms	Date	Due Date	Reference
Franklin TN WTP	21529		Due on receipt	10/16/23	10/16/23	19585

Item	Description	Qty	Price Each	Amount
labor	10/16/23 Travel to site to troublesoot waste valve operator. Found wiring terminations to be incorrect. Made modifications and tested. Sales Tax	5.25	120.00 0.00%	630.00

Thank you for your business!!

Payments/Credits	$0.00
Subtotal	$630.00
Sales Tax (0.0%)	$0.00
Total	$630.00

Certified Service Provider:

EATON Powering Business Worldwide

VTScada by Trihedral

TROJAN technologies

This invoice is subject to all of the terms and conditions of Independent Comtrols and Automation.
3.0% monthly service fee as well as any collection costs incurred.

City of Franklin

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

File #: 21-06056

DATE: February 13, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

SUBJECT:

Consideration Of COF Contract No. 2024-0033, With Adam J. Ballash For Reimbursement Of Costs For Domestic Water Distribution System Improvements

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an agreement with Adam J. Ballash.

BACKGROUND/STAFF COMMENTS:

Adam J. Ballash, LLC, a Developer, submitted Silagi Subdivision, Site Plan, Project #8364, for approval. As part of this project, the Developer is being required to construct a secondary domestic water feed for the development, consisting of a new off-site water distribution main to connect to existing City of Franklin domestic water infrastructure. Although this off-site domestic water distribution main is required for the project, it also serves to improve the City of Franklin's greater potable water distribution system. As such, the City is proposing to reimburse the developer a portion of the cost of the improvements. The eligible costs for reimbursement are those associated with up-sizing the line to benefit the broader City water distribution system.

FINANCIAL IMPACT:

The cost of this agreement is one hundred fifty-four thousand, one hundred and forty-three dollars and forty-two cents ($154,143.42), reimbursed by providing a payment to the Developer of Sewer Impact Fees paid by the Developer.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0033 contingent on all of the conditions therein.

AGREEMENT FOR REIMBURSEMENT OF COSTS FOR DOMESTIC WATER DISTRIBUTION SYSTEM IMPROVEMENTS COF CONTRACT NO. 2024-0033

This Agreement between THE CITY OF FRANKLIN, TENNESSEE ("**City**") and **ADAM J. BALLASH**, ("**Developer**") and/or their successors and assigns, entered into on this the_____ day of_____, 2024, subject to the following premises, terms and conditions.

WHEREAS, the Developer has obtained site plan approval administratively through the City of Franklin for Silagi Subdivision, Site Plan, Project #8364 ("**Development**"); and

WHEREAS, the Developer has been required as a condition of this approval to construct a secondary domestic water feed for the Development consisting of a new off-site water distribution main to connect to existing City of Franklin domestic water infrastructure ("**Water Improvements**"), which will be of benefit to the Development and the City; and

WHEREAS, the Developer is therefore entitled, pursuant to Section 18-208 of the Franklin Municipal Code, to be reimbursed for a portion of the costs of said Improvements as described herein; and

WHEREAS, the Developer has incurred, or based upon reasonable estimates will incur, a cost of ONE HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED FORTY-THREE AND 42/100 DOLLARS ($154,143.42) for the costs related to the construction of the off-site water distribution infrastructure to create a secondary connection to the Development; and

WHEREAS, the determination as to eligible cost reimbursement is based generally upon the difference in sizing and capacity of the lines and other facilities needed for the Development and that needed or required by the City for the domestic water distribution system as a whole, i.e. the "cost of upsizing," although the City may, in its discretion, consider other factors necessary for an equitable sharing of costs.

NOW THEREFORE, the City and the Developer, their successors and assigns, do hereby agree as follows:

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.

2. The Developer and the City agree that the Developer shall be eligible for reimbursed as hereafter set forth for the Water Improvements shown on **Exhibit A,** as may be further revised.

3. The total eligible not-to-exceed cost associated with the Water Improvements for which Developer is eligible for reimbursement is ONE HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED FORTY-THREE AND 42/100 DOLLARS ($154,143.42) subject to the provisions of Section 7.

4. Reimbursement for the Water Improvements shall be made until such time as the eligible cost has been fully reimbursed by providing a payment to the Developer of Sewer Impact Fees paid by the Developer.

5. Prior to reimbursement of the total eligible cost and acceptance of the Water Improvements, the Developer must submit to the City a detailed statement of the actual eligible costs and

the Board may, in its discretion, adjust the eligible costs to reflect the actual project costs, including reducing the amount of reimbursement provided to the Developer if the actual project cost is lower than the estimate provided by the Developer's engineer.

6. The parties agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors and assigns and that there are no understandings or agreements between them except as contained in this instrument.

7. The parties agree that, except as recited in this Agreement, the Developer has no further right of reimbursement with respect to the Water Improvements and the Developer expressly releases the City from any further claim therefor. The Developer further acknowledges and agrees that the reimbursement rights provided herein do not constitute a debt of the City but only a right of offset against fees otherwise due from the Developer.

Approved by the Board of Mayor and Aldermen on _____, 2024.

(Signatures on following pages)

WITNESS our hands on the dates as indicated.

DEVELOPER

Adam J. Ballash

By:_____

Print Name:_____

Date: _____

STATE OF _____)
)
COUNTY OF _____)

Before me, the undersigned Notary Public of said County and State, personally Adam J. Ballash, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Adam J. Ballash, and that as such he executed the foregoing instrument for the purposes therein contained, by personally signing his name.

_____
Notary Public
My Commission Expires:_____

CITY

CITY OF FRANKLIN, TENNESSEE

By:_____
Dr. KEN MOORE
Mayor

Date:_____

ATTEST:

By:_____
ERIC S. STUCKEY
City Administrator

Date:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared Dr. Ken Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Mayor, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such Mayor executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and seal on this the _____ day of _____, 2024.

_____
Notary Public
My Commission expires:_____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public of said County and State, personally appeared Eric S. Stuckey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the City Administrator, respectively, of the City of Franklin, Tennessee, the within named bargainor, a municipality, and that as such City Administrator executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and seal on this the _____ day of _____, 2024.

_____
Notary Public
My Commission expires:_____

Approved as to form by:

_____
J. Blake Harper, Staff Attorney

Appendix A - Cost Estimate						
					Total cost	
OFFSITE WATER	1	LS			$ 322,649.49	
Erosion Control	1	LS	$ 15,341.40	$ 15,341.40		
Traffic Control	1	LS	$ 19,450.01	$ 19,450.01		
Connection	3	EA	$ 3,273.63	$ 9,820.89		
10" DIP	938	LF	$ 146.75	$ 137,651.50		
8" DIP	125	LF	$ 133.40	$ 16,675.00		
Misc Fittings	1	LS	$ 11,953.61	$ 11,953.61		
10" Gate Valve	4	EA	$ 4,122.98	$ 16,491.92		
8" Gate Valve	1	EA	$ 2,950.64	$ 2,950.64		
Patch CulDeSac and Arsenal Drive	1	LS	$ 25,514.01	$ 25,514.01		
Replace Curb and Sidewalk	1	LS	$ 7,954.80	$ 7,954.80		
Haul off Spoils	551	CY	$ 36.15	$ 19,918.65		
Trench Rock	1063	LF	$ 36.62	$ 38,927.06		

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06100

DATE: February 20, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO

SUBJECT:

*Consideration Of Amendment 2 To COF Contract No. 2022-0141, An Interlocal Agreement Between The City Of Franklin And The Franklin Housing Authority Designating "The Authority" As A Subrecipient Of American Rescue Plan Act Grant Funds

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 2 to COF Contract 2022-0141, An Interlocal Agreement Between the City of Franklin and the Franklin Housing Authority designating the Authority as a subrecipient of American Rescue Plan Act grant funds.

BACKGROUND/STAFF COMMENTS:

It is the request of Mr. Derwin Jackson, Executive Director of the Franklin Housing Authority, for the use of the grant funds for water and sewer infrastructure improvements to the Cherokee Place Housing community. Amendment 2 was approved by the Board of the Franklin Housing Authority on February 26, 2024.

FINANCIAL IMPACT:

There is no additional financial impact to the City upon approval of Amendment 2.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 2 to COF Contract 2022-0141.

AMENDMENT NO. 2 TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF FRANKLIN, TENNESSEE AND THE FRANKLIN HOUSING AUTHORITY (THE "AUTHORITY") DESIGNATING THE AUTHORITY AS A SUBRECIPIENT OF AMERICAN RESCUE PLAN ACT GRANT FUNDS.
COF Contract No. 2022-0141

This Amendment No. 2 to COF Contract No. 2022-0141 ("Amendment") is entered into pursuant to Tennessee law by and between the City of Franklin, Tennessee, (hereinafter, "City"), and the Franklin Housing Authority, (hereinafter, "Authority"), to amend the designation of the City's allocation of American Rescue Plan Act (hereinafter, "ARPA") grant funds.

WITNESSETH:

WHEREAS, on August 10, 2022, the Franklin Housing Authority and the City of Franklin fully executed the Interlocal Agreement designating the Authority as a subrecipient of American Rescue Plan Act grant funds ("Agreement").

WHEREAS, on March 15, 2023, the Franklin Housing Authority and the City of Franklin fully executed Amendment 1 to the Agreement, designating the Shawnee Place Development as the infrastructure project for the use of funds.

WHEREAS, the Parties now wish to again amend the Agreement provided herein.

WHEREAS, the Authority was originally approved to use the ARPA funds for three projects: Shawnee Place, Spring Street Johnson Circle, and Short Court/Natchez Street and by Amendment 1 to the Agreement the Authority was approved the use of the ARPA funds exclusively for the Shawnee Place development infrastructure.

WHEREAS, the parties now desire to allocate the full amount of the ARPA funds to the Cherokee Place development infrastructure and no longer assign funds to the Shawnee Place development.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as to amend the Agreement as follows:

1. The foregoing recitals are incorporated by reference as if fully stated herein.

2. **PROJECT DESCRIPTION.** The Authority shall use the entirety of the ARPA funds to improve water and sewer infrastructure in the Cherokee Place development.
   Not to exceed $1,000,000.00 for water and sewer improvements from ARPA funds.

3. **Waiver**. Neither party's failure nor delay exercising any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

4. **Severability**. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

5. **Precedence.** In the event of conflict between this Amendment and the provisions of the previous Agreement or any other contract, agreement, or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

6. **Entire Agreement.** The Amendment between the parties supersedes any prior or contemporaneous communications, representations, or agreements between the parties, whether oral or written, regarding the subject matter of the entire Amendment. The terms and conditions of this Amendment may not be changed except by an amendment expressly referencing this Amendment by section number and signed by an authorized representative of each party.

7. **Additions/Modifications.** If seeking any addition or modification to the Amendment, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Amendment, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Amendment or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Amendment; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

8. **Breach.** Upon deliberate breach of the Amendment by either party, the non-breaching party shall be entitled to terminate the Amendment without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

9. **Survival.** This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

10. All other provisions of the Agreement fully executed on August 10, 2022, are unchanged and remain in full force and effect.

[Signature pages follow next]

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by an authorized person effective as of the date and year written below.

City of Franklin, Tennessee

By: _____
Dr. Ken Moore
Mayor

Date: _____

Approved as to form and legality:

_____
J. Blake Harper, Staff Attorney

Franklin Housing Authority

By: _____
Scott Black
Chair

Date: _____

Approved as to form and legality:

_____
Chas Morton, Counsel for the Authority

FRANKLIN HOUSING
Lighting Your Path to Affordable Housing

February 6, 2024

Mayor Ken Moore
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mayor Moore:

This letter is a request to amend the interlocal agreement designating the Housing Authority as a subrecipient of the American Rescue Plan Act Activity Grant. It is COF Contract No. 2022-0141.

The amended agreement designated $1,000,000 for the Shawnee Place development. We would like to amend the agreement to designate the $1 million for the Cherokee Place development. Construction costs continue to rise and the funds are needed for the additional infrastructure improvements for that property.

We appreciate the partnership we have with the City and hope you will be able to grant this request. If you need any additional information, please let me know.

Thank you.

Sincerely,

Derwin Jackson
President/CEO

cc: Eric Stuckey, City Administrator
Kristine Brock, Assistant City Administrator/CFO
Kathleen Sauseda, Housing Development Coordinator

200 Spring Street, Franklin, TN 37064
615-794-1247

FRANKLIN HOUSING

Lighting Your Path to Affordable Housing

February 6, 2024

Mayor Ken Moore
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mayor Moore:

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The amended agreement designated $1,000,000 for the Shawnee Place development. We would like to amend the agreement to designate the $1 million for the Cherokee Place development. Construction costs continue to rise and the funds are needed for the additional infrastructure improvements for that property.

We appreciate the partnership we have with the City and hope you will be able to grant this request. If you need any additional information, please let me know.

Thank you.

Sincerely,

Derwin Jackson
President/CEO

cc: Eric Stuckey, City Administrator
Kristine Brock, Assistant City Administrator/CFO
Kathleen Sauseda, Housing Development Coordinator

200 Spring Street, Franklin, TN 37064
615-794-1247

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-05966

DATE: January 17, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO
Mike Lowe, Comptroller
Michelle Hatcher, Director of Water Management
Paul Holzen, Director of Engineering

SUBJECT:

Presentation On American Rescue Plan Act (ARPA) Grants

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the status of the City's allocation of American Rescue Plan Act (ARPA) grants.

BACKGROUND/STAFF COMMENTS:

On March 3, 2021, the American Rescue Plan Act (ARPA) was signed into federal law, in part providing financial assistance to state and local governments for specific uses. The City of Franklin has been awarded funds through two vehicles of this law, a direct appropriation from the United States Treasury and a secondary allocation for water, sewer and stormwater drainage projects administered by the Tennessee Department of Environment and Conservation.

FINANCIAL IMPACT:

The City has been awarded $19.5 million in ARPA funds, with approximately 78% designated for Water, Sewer & Stormwater Drainage projects. All funds must be spent by either 9/30 or 12/31 of 2026 in accordance with terms of the grant.

RECOMMENDATION:

For information purposes only.

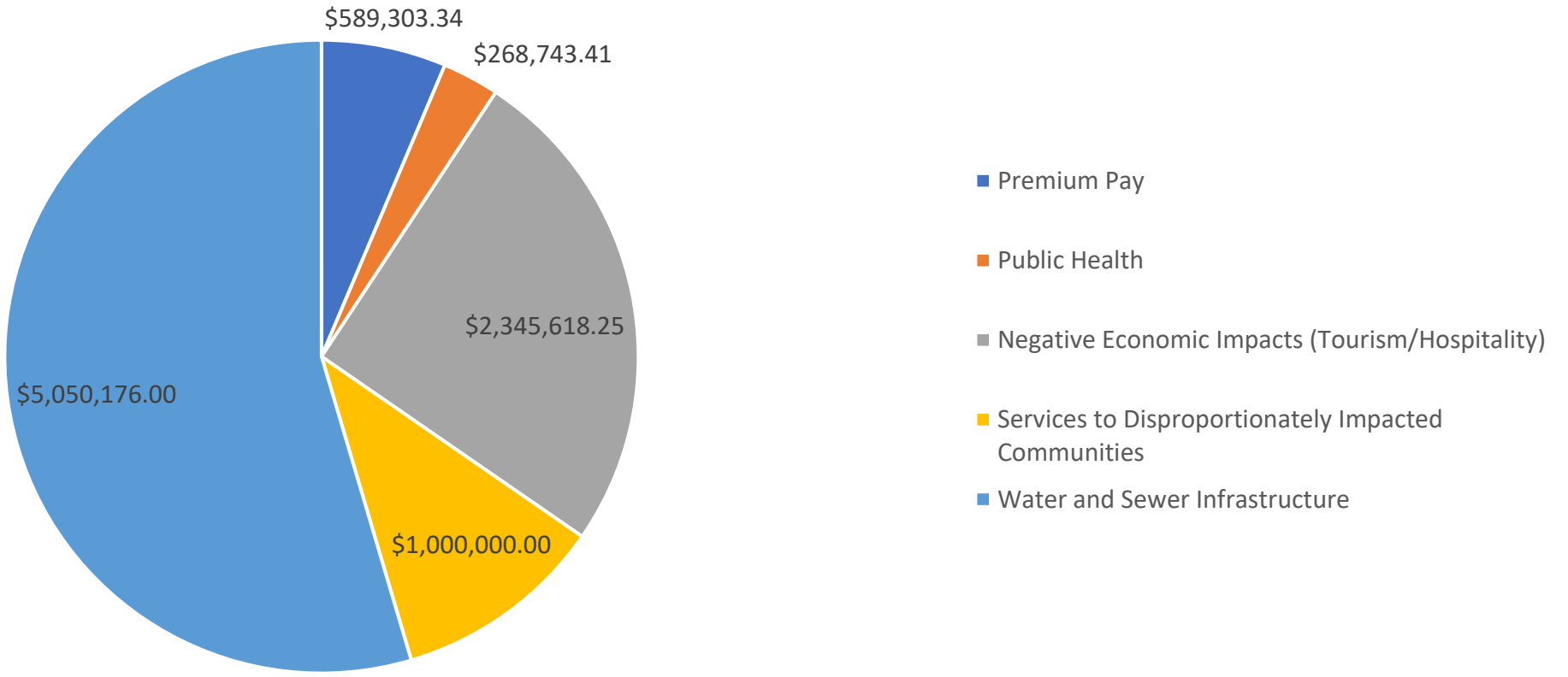
American Rescue Plan Grant ("ARPA") Programs

February 13, 2024

American Rescue Plan Act ("ARPA") became law on March 11, 2021, as a $1.9 trillion pandemic relief package.
Direct ARPA Program

	Direct ARPA Program
City of Franklin Grant Allocation (Match%)	$9,253,841.00 (No Match)
How Funds are Received by COF	City received two equal payments from U.S. Treasury (5/19/21 & 6/6/2022)
Major Categories of Allowable Uses	Public health, Premium Pay for certain front line employees, Services to disproportionally impacted communities, Industries with negative economic impacts (including tourism & hospitality) and Water/Sewer/Broadband utilities
Timelines	All Funds must be obligated (under contract) by 12/31/2024. All Funds must be spent by 12/31/2026.

Summary of Uses- Direct ARPA Program- $9,253,841



Water and Sewer Infrastructure represents 54.5% of the City's allocation of $9,253,841.

Status of Direct ARPA Program as of December 31, 2023

	Spent as of 12/31/2023	Remaining to be Spent	Total
Premium Pay	$589,303	0	$589,303
Public Health- Covid 19 Pay for Employees	$268,743	0	$268,743
Services to Disproportionally Affected Communities – Franklin Housing Authority W&S Improvements		$1,000,000	$1,000,000
Negative Econ Impacts (Tourism/Hospitality)			
Improvements to Cool Springs Conf Center	$0	$1,200,000	$1,200,000
Eastern Flank Facility Improvements	$468,621	0	$468,621
Parking Garages- Counters & Weatherproofing	$462,712	0	$462,712
FY 2022- Debt Payment for Battlefield Land	$214,286	0	$214,286
Sub-total	$2,003,665	$2,200,000	$4,203,665
Water & Sewer Infrastructure- Lewisburg W&S	$505,915	$4,544,261	$5,050,176
Total (by %)	$2,509,580 (27%)	$6,744,261 (73%)	$9,253,841 (100%)

TDEC ARPA Program for Water, Sewer & Stormwater Projects

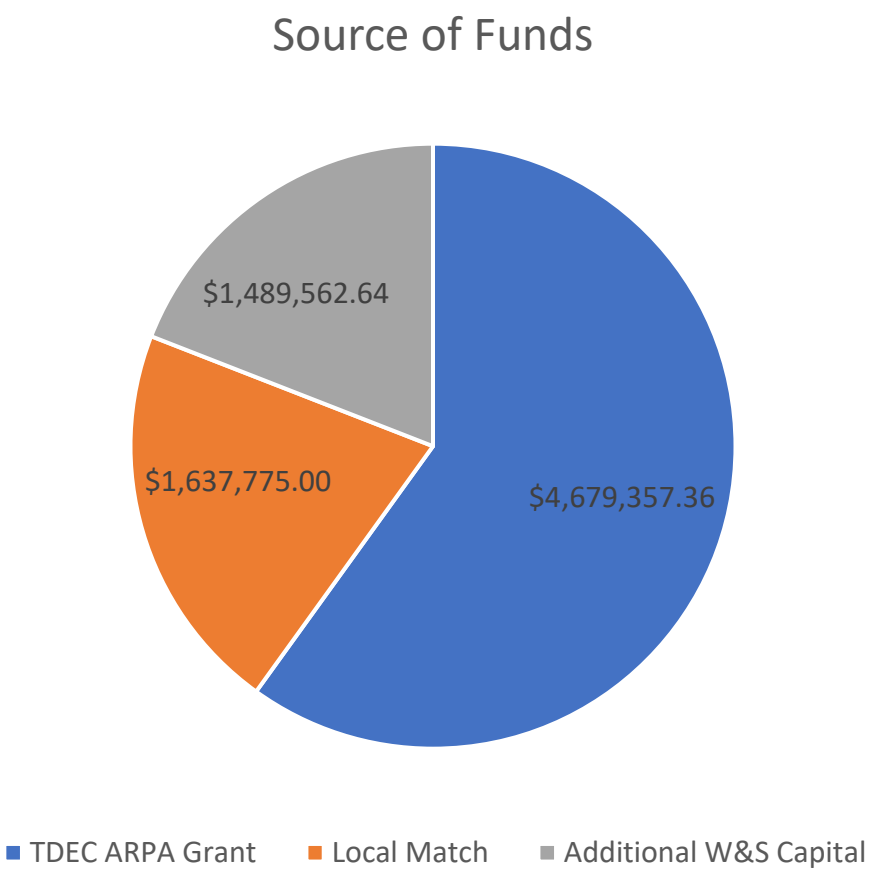
Tennessee Department of Environment & Conservation ARPA Grant Program

	Competitive Program	Non-Competitive Program
City of Franklin Grant Allocation (Match%)	$5,600,000 (+ 20% local match)	$4,679,357 (+ 35% local match)
How Funds are Received by COF	U.S. Treasury allocated funds to State of Tennessee. TN Cities and Counties invited to submit funding applications for consideration by TDEC staff. City to receive funds from State as reimbursement for actual expenses.	U.S. Treasury allocated funds to State of Tennessee. All TN cities and counties rec'd allocation of funds for allowable projects (Non-Competitive Program) with applications due 11/1/2022. City to receive funds from State as reimbursement for actual expenses.
Major Categories of Allowable Uses	Water and Wastewater Infrastructure and selected Stormwater Drainage improvements. Project awards and reimbursement administered by TDEC.	Water and Wastewater Infrastructure and selected Stormwater Drainage improvements. Project approvals and reimbursement administered by TDEC.
Timelines	The City has already expended funds for the awarded project. Funds will be available as soon as grant agreement approved by TDEC and BOMA.	All Funds must be spent by 9/30/2026.

TDEC ARPA Non-Competitive Program- Projects Approved by Grant Agreement Dated 6/29/2023

Project Name	Total Project Costs
Liberty Hills Stream Restoration	$2,000,000
Spencer Creek Pump Station Rehab	$1,776,674
Return Sludge Pump Station at WWTP	$2,012,008
WWTP Water Booster Pumps	$685,335
WWTP Chlorine Injection Points for Reclaimed Water	$641,339
WWTP Filter Rehab	$691,339
Total Project Cost	$7,806,695

Financial Impact- TDEC ARPA Program



Status of TDEC ARPA Non-Competitive Program

- Grant Agreement Between TDEC and City Executed 6/29/2023
- Project Updates
  - Engineering Department- Liberty Hills Stream Restoration
    - Design PSA Executed 1/24/2023 and State Permit Process 2024
    - Bidding/Award for Construction- Spring 2025
    - Construction Complete Summer 2026
  - Water Management Department-
    - Downtown Area Water & Sewer Improvements- Construction bid closing date of 2/20/2024 to start in late spring.
    - WWTP Rehabilitation & Resiliency Project- Construction RFP posted February/March 2024 to start in late spring.
- All Funds must be spent by 9/30/2026.

Status of TDEC ARPA Competitive Program

- Staff notified on 11/2/2023 of the City's award of $5.6 million in TDEC ARPA funding for the clean water pilot plant.
- Since the City has already spent $7 million on this project, the grant funds will reimburse the Water & Sewer Utility Fund for $5.6 million.
- BOMA will be asked to approve grant agreement once received from TDEC. Following execution of the agreement, funds to be disbursed.

Summary- American Rescue Plan Act

- City of Franklin ARPA Allocation- $19,533,198
  - Direct ARPA- $9,253,841
  - TDEC ARPA Non-Competitive Program- $4,679,357
  - TDEC ARPA Competitive Program- $5,600,000
- Water, Wastewater & Stormwater Projects are 78% of the total, or $15.3 million
- Funds must be spent by either 9/30 or 12/31 of 2026, depending upon Direct or TDEC program requirements.

City of Franklin

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

File #: 21-06165

DATE: February 28, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Preservation Planner

SUBJECT:

Discussion Of A Battlefield And Historic Marker Master Plan

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an upcoming Preservation Plan update and how it relates to requested Battlefield and Historic Marker master planning.

BACKGROUND/STAFF COMMENTS:

At the February 27, 2024 BOMA meeting, Alderman Baggett requested that the City of Franklin, through the Civil War Historic Commission, update and expand the City of Franklin's comprehensive Battlefield and Historic Marker Master Plan and engage the community and interested preservation groups in crafting a plan for the telling of our City's entire history in a thoughtful and comprehensive narrative by exploring the use of public art, monuments, historic markers, curated tourism walks, new and existing museum assets, parks and connectivity, commercial areas with historic narratives, and other items related to the telling of our history in an appropriate and historically accurate fashion.

The request is timely, particularly in light of a FY2025 Budget Program Enhancement Request (PER) to fund the update to the City's Preservation Plan. This plan is conceptualized to comprehensively cover a broad spectrum of preservation priorities and strategies, inclusive of Civil War and Battlefield-related preservation efforts and action items.

The City's existing Preservation Plan dates back to 2001, while a separate Franklin Battlefield Preservation Plan dates back to 2004. Thanks to persistent efforts from dedicated non-profits, advocates, volunteers, and City partnerships, many of the goals and action items in both plans have been achieved. If the budget request is approved, this comprehensive update will include extensive community and stakeholder engagement to update the priorities with new action items and strategies intended to enhance the success of Franklin's Preservation Program.

From the attached PER form:

In a continued commitment to the vitality of the downtown area, historical and traditional neighborhood areas, and battlefield parks in our City, the Planning & Sustainability Department proposes to update the City's Preservation Plan...The purpose of a community historic preservation plan is to clearly articulate the many ways in which the community's historic resources contribute to the city's well-being, to outline the preservation goals, and to develop a set of strategies that will help achieve those goals. The department is seeking funding for the completion of the plan, based on cost estimates from peer communities. The estimate also includes the cost of professional photography and public outreach/stakeholder survey creation and mailer costs.

The scope of the plan includes identification of preservation planning principles and goals for the development of action items; the review of the City's existing preservation program, including recommendations for strengthening the program and better engaging residents; the development of neighborhood revitalization/conservation, economic development, and rehabilitation incentives strategies; and the outlining of battlefield preservation priorities. An updated plan may reinforce growth management strategies by identifying areas that are appropriate for preservation through Historic Preservation Overlay expansion or character and diversified housing conservation through Neighborhood Conservation Overlay creation.

FINANCIAL IMPACT:

There is a 2025 Budget Program Enhancement Request for $200,000 that is planned to incorporate community outreach, facilitation, and planning for Preservation and Battlefield-related action items.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the Discussion of a Battlefield and Historic Marker Master Plan.

Program Enhancement Request Form - Operating and Capital (PER-OC)

Use this form to spell out your request for operating and capital purchases.

Budget Year	FY2025	**Intended Year**	FY2025	**Priority**	1	of	1

Department-Division	41700 PLANNING & SUSTAINABILITY
FranklinForward Theme:	Sustainable Growth & Economic Prosperity
Title of Request:	Preservation Plan Update

Requested Funding

Account Description	FY2025 Costs	Future FY Costs	Total FY2025	Total Impact
Operating Expenses				
82560 CONSULTANT SERVICES	$ 200,000.00		$ 200,000	$ 200,000
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
Capital Expenses				
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
			$ -	$ -
Total			$ 200,000	$ 200,000

Purpose (Description) and Service Implication (if the request is not funded)

In a continued commitment to the vitality of the downtown area, historical and traditional neighborhood areas, and battlefield parks in our City, the Planning & Sustainability Department proposes to update the City's Preservation Plan. The existing plan dates to 2001 and needs to be reevaluated. The purpose of a community historic preservation plan is to clearly articulate the many ways in which the community's historic resources contribute to the city's well-being, to outline the preservation goals, and to develop a set of strategies that will help achieve those goals. The department is seeking funding for the completion of the plan, as based on cost estimates from peer communities. The estimate also includes the cost of professional photography and public outreach/stakeholder survey creation and mailer costs.

The scope of the plan includes identification of preservation planning principles and goals for the development of action items; the review of the City's existing preservation program, including recommendations for strengthening the program and better engaging residents; the development of neighborhood revitalization/conservation, economic development, and rehabilitation incentives strategies; and the outlining of battlefield preservation priorities. An updated plan may reinforce growth management strategies by identifying areas that are appropriate for preservation through Historic Preservation Overlay expansion or character and diversified housing conservation through Neighborhood Conservation Overlay creation.

City of Franklin

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

File #: 21-05247

DATE: March 1, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Presentation Of Additional Capital Projects Identified By The Board Of Mayor And Aldermen

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning additional projects identified by the Board of Mayor and Aldermen.

BACKGROUND/STAFF COMMENTS:

Historically, the Board of Mayor and Alderman have revisited the Capital Investment Program (CIP) every 2-3 years to evaluate both short and long term priority projects. The City of Franklin defines a Capital Improvement Plan as a document issued separately but in coordination with the budget document, the CIP is the plan or schedule of project expenditures for public faculties and infrastructure (buildings, roads, parks, etc.), with estimated project costs, sources of funding, and timing of work over a ten-year period. Generally, projects over $500,000 are included in the CIP. During the month of February, the Board of Mayor and Aldermen were tasked with identifying additional projects for consideration within the 10 year CIP. Staff will present these additional projects for BOMA discussion.

FINANCIAL IMPACT:

No financial impact at this time.

RECOMMENDATION:

No recommendations at this time.

BOMA Additional CIP Projects

Baggett	**Project:**	**Description:**
	1st Project	
	Major Legacy Street Upgrades	Eddy Ln, Boyd Mill, Old Liberty Pike Improvements. Need improvement and development not likely to pay for these in a timely manner before external impacts cause major issues
	2nd Project	
	Carter Hill Battlefield Purchase	Purchase 3 parcels to complete Carter Hill Battlefield Park.
	3rd Project	
	Margin and Lewisburg (5th) Intersection	
	4th Project	
	Mack Hatcher Package for Partnership with TDOT	NW Bridge, SE Expansion, Franklin Rd Lewisburg intersections. Allocate funds to take to TDOT to expedite these projects
	5th Project	
	Battle Ave Bridge Proj	
	Notes:	
	Lockwood Glen Park and SE Municipal Complex costs and scope needs to be reviewed. This is almost $60m of parks for that area. This is a significant investment and we need to see if there are ways we can reduce costs on this project. Note the home raising project is not actually under construction. This strategy needs to be revisited. We need to stick by our funding commitment but i don't want to hold up other projects because prices are too high and/or homeowners are not opting into the program.	

Barnhill	**Project:**	**Description:**
	1st Project	
	Sidewalk Gap - Eddie Lane/Downs (complete)	
	2nd Project	
	Mack Hatcher - SW	
	3rd Project	
	Sidewalk Gap - Barclay/Willow Springs/Franklin Green	

Blanton	**Project:**	**Description:**
	None	

BOMA Additional CIP Projects

Brown	Project:	Description:
	1st Project	
	Jackson Lake Rock	Jonathan Marston and Jeff Willoughby met with Bob Stokey (HOA) to see what preventive measure could be put in place to mitigate sediment build up at the junction of Jackson Lake and Dry Branch Creek. A modified forebay of rock could help address the situation, prevent future dredging, and be maintained in one area around the bridge over Dry Branch creek in the Jackson Lake subdivision

Burger	Project:	Description:
	1st Project	
	Sidewalk	Oxford Glen from Daylily Dr. to McEwen Drive at the roundabout
	Notes: Would like to know what projects have money coming in from the Impact Fees and State and Grants	
	Peytonsville Rd. Pratt Lane: If we can reduce the this overall price on the Peytonsville Pratt Lane then we could put this project back on, but the overpass done must be done now! Bring back options - needs to have partnership with the Beasley property and Boyle Co.	
	Main Street Sidewalk Repairs- Need to do this project for safety reasons, but we must keep this project within scope	
	NOTE REGARDING - Mallory Lane & Liberty Pike Intersection - I assume that at least two or maybe three Alderman have recommended taking out the Mallory Lane/ Liberty Pike intersection (roundabout). I think it is gross negligent to revisit this after past boards have spent time and money on this to make sure the right decision was made. Furthermore the longer we put this off the more expensive it will be. Years ago the board had the opportunity to bite the bullet and jump on McEwen Dr. Phase IV for around $25 to $27 Million. Look where we are now with a 15 year delay, $47 Million. I am not interested in going backwards when so much commitment, time and money has already been invested. Plus the regular intersection with a light is more expensive, requires impeding apartment complex more not the and we will need to construct a very high wall- all of which our last board said no to. Some of these decisions need to be honored and an Alderman who says she does not like roundabout, and another Alderman who says she does not like it because some residents don't like roundabouts and they don't want one there, is NO reason to revisit this and change it. One of my constituents- who also spoke with one of the above Alderman, said she thinks a roundabout is not a good ideas and then admitted to me because she does not like to drive them at the age of 74. Rest my case.	

BOMA Additional CIP Projects

Caesar	**Project:**	**Description:**
	1st Project	
	Donelson Creek Parkway and 431 Traffic Signal	4-way stop light including turn signal for Lewisburg (431) and Donelson Creek Parkway
	2nd Project	
	Mack Hatcher SE expansion investments, TBD	Explore future investments in improvements in the Mack Hatcher SE area to encourage state to expand or partner on intersection enhancements to improve traffic flow
	Notes:	
	Lewisburg sidewalk - Carriage Park Drive to Mack Hatcher would shift in priority if Mack Hatcher expansion resurfaced.	

Moore	**Project:**	**Description:**
	None	

Petersen	**Project:**	**Description:**
	1st Project	
	Look again at multi-use trails and greenways	

BOMA Additional CIP Projects

	Project:	Description:
Potts	**1st Project**	
	Carothers Parkway Sidewalk Connectivity	Carothers Parkway sidewalks from Beamon Dr./Parkworth Drive leading to entrance of SE Park
	2nd Project	
	Mack Hatcher and Royal Oak intersection improvement	Redesign intersection and adding turn lanes: Heading north on Mack Hatcher onto Royal Oaks. Pending verification of ownership of the this corner (Forrest Crossing HOA), COF could purchase ROW and provide it to the state to create a second dedicated
	3rd Project	
	96 and 65 Overpass: Updating Traffic Paint & Signs on each side of the bridge/overpass.	Add Painted zone designating the center of the intersection so that drives know not to sit/wait on in the area which results in blocking the intersection. Hang "Do NOT block intersection" on all four sides of centered between stop lights.
	4th Project	
	Carothers Parkway extension to Peytonsville Road	Extending 4 lanes southbound to intersect with Peytonsville Road. Increase access to Goose Creek & 65. Decrease utilization of Long Lane Overpass.
	Notes: Please note the State Road Ward 3 Road Priorities: 1. Mach Hatcher Pkwy SE widening from Hwy 96 down to Columbia = 4 lanes 2. Lewisburg and Mack Hatcher turn lane improvements in all 4 directions 3. Widening Lewisburg Pkwy from Mack Hatcher Pkwy down to Donelson Pkwy 4. Widening Lewisburg Pkwy from Poplar St. northbound to HenPeck Lane	

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

September 7, 2023

TO: Board of Mayor and Alderman

FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Assistant Director of Engineering

SUBJECT: Improvements to Old Liberty Pike (Preliminary Options)

Purpose

The purpose of this memo is to provide information to the Board of Mayor and Alderman concerning Old Liberty Pike from Franklin Road to Daniels Drive.

Background

On August 30, 2023, the BOMA asked city staff to investigate the feasibility of improving Old Liberty Pike between Franklin Road and Daniels Drive, a length of approximately 1,400 feet. Old Liberty Pike fronts approximately 27 residential homes and 1 church. The roadway has a variable right-of-way (ROW) width that appears to be between 20' and 40'. Known utilities within the ROW include gas, water, sanitary sewer and approximately 19 utility poles. Staff has evaluated 4 different options for BOMA consideration.

Option 1 – 2~11' lanes, curb and gutter and parallel parking / 5' sidewalk on the north side of the roadway.
This is the most expensive option and would require full reconstruction of the roadway. Staff has assumed that this option would need to relocate water, gas and all 19 utility poles to accommodate a storm drainage system. In addition, the city would need to acquire right-of-way and easements from 28 property owners. Utility poles would need to be pushed further back into residential properties requiring an additional 20' easement beyond the right-of-way. The estimated cost for this project is below:

Design	$330,000
ROW	$1,280,000
Construction	$4,100,000
Total Project Cost	$5,710,000

Option 2 – 2~11' lanes, curb and gutter and a 5' sidewalk on the north side of the roadway.
This is the most expensive option and would require full reconstruction of the roadway. Staff has assumed that this option would need to relocate water, gas and all 19 utility poles to accommodate a storm drainage system. In addition, the city would need to acquire right-of-way and easements from 28 property owners. Utility poles would need to be pushed further back into residential properties requiring an additional 20' easement beyond the right-of-way. The estimated cost for this project is below:

Design	$240,000
ROW	$1,000,000
Construction	$3,000,000
Total Project Cost	$4,240,000

Option 3 – 2~11' lanes, and a 5' sidewalk on the north side of the roadway. No curb and gutter. This option would potentially avoid the relocation of water, sewer, and gas. The budget below would include the relocation of utility poles as needed and the installation of a storm drainage system.

Design	$105,000
ROW	$1,000,000
Construction	$1,400,000
Total Project Cost	$2,505,000

Option 4 – Neighborhood Traffic Calming Program
A speed count study was completed on August 30, 2023. The 85th percentile speed was 29 mph and Old Liberty Pike did not meet the minimum requirements to qualify for the Neighborhood Traffic Calming Program. See attached memo for specifics.

Financial Impact

Option 1 – $5,710,000
Option 2 – $4,240,000
Option 3 – $2,505,000
Option 4 - $N/A

Recommendation

Old Liberty Pike has an average daily traffic (ADT) volume of 426 vehicles per day. Given the transportation needs around the community, engineering staff does not recommend proceeding with any projects on Old Liberty Pike.

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: **September 7, 2023**

TO: Old Liberty Pike Neighborhood Group

FROM: Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT: **Traffic Calming Request for Old Liberty Pike**

Purpose

The purpose of this memo is to summarize the results of the speed and count study that was completed on August 30, 2023. The data was collected from a traffic calming request by a group of residents that reside on the subject street, via the process outlined in the City of Franklin Neighborhood Traffic Calming Program (NTCP).

Background & Results

The study was performed at the location shown in Figure 1. The location was chosen based on ensuring that a majority of the vehicles were traveling at speed, and not in a location where intersections or conflicting/slowing movements could skew the data. Speed and count data were collected over 6 days starting Thursday afternoon thru Wednesday (August 24 – 30). Weather was mostly pleasant, school was in session, and both days of the weekend were collected.



Figure 1 Speed/Count Study Location

Speed limits are typically set by studying the 85th percentile speed of a roadway as well as the classification of the street and the properties/residents in which the roadway serves. Speed limits on residential streets in Franklin are 25 Miles Per Hour (mph) unless otherwise posted. The street studied is a 25 mph residential street posted in multiple locations on Old Liberty and Daniels.

The speed data summary is shown in Table 1. The highlighted column is the 85th percentile speed. This 85th percentile speed is the speed at which 85% of the vehicles captured are traveling at or below. The 85th percentile speed is used to determine how far over the speed limit vehicles are traveling. Table 2 represents the volume data that was also collected during this study period.

Speed percentile (% of vehicles traveling at or below value shown)																			
Location	5th	10th	15th	20th	25th	30th	35th	40th	45th	50th	55th	60th	65th	70th	75th	80th	85th	90th	95th
122 Old Liberty	11	14	16	18	19	20	21	22	23	24	24	25	25	26	27	28	29	30	32

Table 1 Speed Data

	EB	WB	Total
Weekday Avg	243	183	426
Saturday	219	177	396
Sunday	180	164	344

Table 2 ADT (Volume) Data

The NTCP states baseline criteria that must be met for a traffic calming project to move forward, as follows:

- The Average Daily Traffic (ADT) volume for the street is greater than or equal to 150 vehicles per day.
- The 85th percentile speed is at least 4 mph faster than the posted speed limit.
- The posted speed limit is 30 mph or less.
- The street is a through street.
- The maximum grade on the section of roadway that is being considered for traffic calming measures does not exceed seven percent.
- The street is a local street.
- The combination of horizontal and vertical curves along the roadway is not such that would result in inadequate stopping sight distance for motorists as they encounter the traffic calming devices.
- Street must measure longer than 1000 feet between stop signs, sharp, or 90 degree turns.
- The street is not a transit route or a primary emergency access route.

To qualify for the NTCP, all the above baseline criteria must be met in addition to obtaining a total of **6 points** from the speed and count criteria outlined in Table 3.

Grading System Criteria	
Daily Traffic Volumes	
0 - 150	Not Eligible
151 - 300	1
301 - 500	2
501 - 700	3
751 – 1,000	4
1,001 – 2,000	5
2,001+	Not Eligible**
85th Percentile Speeds*	
0-4 MPH	Not Eligible
4 MPH	1
5 MPH	2
6 MPH	3
7 MPH	4
8 MPH	5
≥ 10 MPH	6
*over speed limit ** Unless Approved by City Engineer	

Table 3 Points Grading System

The data in Table 1 shows that the 85th percentile speed on Old Liberty Pike to be 29 mph which correlates to 1 point using Table 3. The volume data in Table 2 shows that the weekday average volume on the roadway is approximately 426 vehicles and correlates to 2 points. An extra point is given when no sidewalks are present along the street. The sidewalk, volume, and speed criteria sum to a value of **4 points**. Therefore, Old Liberty Pike does not qualify for the NTCP since less than 6 points was obtained.

Next Steps

While Old Liberty Pike does not qualify for the Neighborhood Traffic Calming Program, there are other measures that are available in the NTCP per Appendix C. These include enhancement plaques on the speed limit signs, temporary driver speed feedback signs, and request of enforcement to the Police Department. Lowering the speed limit to 20 mph (our City minimum) requires a 2/3 vote in favor of lowering from all property owners along the street(s) through a petition process AND approval from the Board of Mayor and Alderman via the ordinance process. Both Daniels Drive and Old Liberty Pike would need to be requested for lowering the speed limit and 2/3 vote in favor of lowering the speed limit would be required for all the property owners along these streets (i.e. all connecting local streets must be requested in a neighborhood). We invite you to explore the NTCP criteria and appendices for any clarifications.

As a reminder, a request for another NTCP study cannot be requested for another 2 years for Old Liberty Pike (August 2025).

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

October 10, 2023

TO: Board of Mayor and Alderman

FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Assistant Director of Engineering

SUBJECT: Carothers Parkway, Interim Pedestrian Facility
between Long Lane and the Harpeth River bridge

Purpose

The purpose of this memo is to provide information to the Board of Mayor and Alderman concerning a request to provide pedestrian connectivity along the section of Carothers Parkway that is within the Highlands at Ladd Park subdivision, from Long Lane to Harpeth River bridge.

Background

Prior to and during the ongoing prioritization process for the fiscal years (FYs) 2024-2023 Capital Investment Program (CIP), there have been requests to provide pedestrian connectivity along the section of Carothers Parkway between Long Lane and the Harpeth River Bridge. This section of Carothers Parkway is approximately 6,000 feet in length and lies within the Highlands at Ladd Park subdivision.

This section of Carothers Parkway was completed in 2015 as a part of the Carothers Parkway South Extension project, which extended from Parkworth Drive / Beamon Drive *(southern terminus)* to South Carothers Road *(northern terminus)*, a total a length of approximately 2.5 miles. The original intent of the South Extension project was to construct half of the 4-lane, median divided typical section of Carothers Parkway from Truman Road to South Carothers Road, approximately 2 miles. This was to be accomplished by constructing both lanes on one (1) side of the future median of Carothers Parkway, while purchasing the right-of-way and performing earthwork to allow for future expansion to a 4-lane, median divided facility.

However, during the late stages of development of the South Extension project, the developer for Ladd Park proposed to build approximately 1,100 feet of Carothers Parkway, from Long Lane to Parkworth Drive / Beamon Drive, via a Road Impact Fee offset agreement to allow access to remote sections of the property for expanded development. The developer team was the first to propose the *interim*

boulevard typical section, with one (1) lane on each side of the median, for Carothers Parkway within the Ladd Park subdivision. To bring some consistency to the roadway within the limits of the subdivision, the City revised its plans to match what the developer proposed. Unfortunately, this meant that the sidewalk and/or multi-use trail was not constructed with that *interim* boulevard typical section of Carothers Parkway. The sidewalk and/or multi-use trail were eliminated from this typical section of Carothers Parkway, because they would almost certainly have been demolished during the future widening of Carothers Parkway to its ultimate 4-lane, median divided typical section, which is expected to be need within the next decade.

Due to the numerous requests to add some type of pedestrian connectivity to this section of Carothers Parkway, staff has developed several preliminary options. However, all these options should be considered "*interim*" solutions, as the ultimate plan is to construct a sidewalk along the east side and a multi-use trail along the west side of Carothers Parkway during the future widening of Carothers Parkway to its full, 4-lane, median divided typical section.

Option 1 – Pedestrian Lane with Striped Buffer & Flexible Delineators
The east (northbound) side of Carothers Parkway would be widened by approximately 12 feet. This would allow for:

- a 4-foot striped buffer with flexible, tubular delineators to separate traffic and pedestrians,
- an 8-foot paved pedestrian path,
- a 2-foot paved shoulder, and
- a 2-foot stone stabilized shoulder *(similar to today)*.

This is the most expensive option, but much of this work would be able to be repurposed as the second northbound travel lane in the future.

Option 1 **Preliminary Estimated Cost**	
Design	$100,000
ROW	$0
Construction	$1,200,000 *(Partial Resurface)* to $1,400,000 *(Full Resurface)*
Total Project Cost	$1,300,000 *(Partial Resurface)* to $1,500,000 *(Full Resurface)*

Option 2 – Separate Paved Pathway *(Removed in the Future)*

This option would construct an 8-foot paved pedestrian pathway on the east (northbound) side of Carothers Parkway that is separate (*i.e.,* grass between roadway and path) from the roadway. While this path would be built to the current City standards, it would be completed removed during the future widening of Carothers Parkway.

Option 2 Preliminary Estimated Cost	
Design	$50,000
ROW	$0
Construction	$500,000
Total Project Cost	$550,000

Option 3 – Traditional Concrete Sidewalk *(Removed in the Future)*

This option would construct a standard concrete sidewalk on the east (northbound) side of Carothers Parkway that is separate (i.e., grass between roadway and path) from the roadway. While this sidewalk would be built to the current City standards, it would be completed removed during the future widening of Carothers Parkway.

Option 3 Preliminary Estimated Cost	
Design	$100,000
ROW	$0
Construction	$1,200,000
Total Project Cost	$1,300,000

Financial Impact

Option 1 - $1,300,000 to $1,500,000
Option 2 - $550,000
Option 3 - $1,300,000

Recommendation

No recommendations from staff. Staff is seeking direction from the Board of Mayor and Alderman.

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: **February 9, 2024**

TO: Eric Stuckey and Vernon Gerth

FROM: Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT: **Boyd Mill Ave and Downs Blvd Improvement Options.**

Purpose

The purpose of this memo is to provide information to city administration and the Board of Mayor and Alderman (BOMA) concerning pedestrian and roadway improvements to Boyd Mill Ave and Downs Blvd.

Boyd Mill Ave Crash Data

Engineers typically evaluate crash rates in order to create a comparison between crashes from one location to the other. These rates are based on data such as traffic volume, length of road sections and period of time in years. Typical crash rate equations for roadway segments are rates per million vehicle miles. Below is the formula used by the Tennessee Department of Transportation:

$R = (C * 1{,}000{,}000) / (365 * N * V * L)$

R = Crash rate for the road segment expressed as crashes per million vehicle-miles of travel (VMT)
C = Total number of crashes in the study period
N = Number of years of data
V = Number of vehicles per day (both directions)
L = Length of the roadway segment in miles.

Currently, Boyd Mill Ave (Downs Blvd – SR96) averages approximately 4,875 daily vehicles (2022 count) and the length is 0.83 miles. Utilizing E-TRIMS and TITAN, our traffic engineering team identified 16 total crashes between 2019-2023. Below is a summary of the crash data identified:

Boyd Mill Ave Crash Data					
Date	Fatality	Injury	Damage	Type of Crash	Weather
1/25/2019	0	0	1	Sideswipe-OD	Clear
11/8/2019	0	0	1	Veh vs Fence	Clear
10/19/2020	0	0	1	Sideswipe-SD	Cloudy
10/28/2020	0	1	0	Angle	Rain
1/14/2021	0	0	1	Tree/Deer	Clear
7/24/2021	0	0	1	Tree/Deer	Clear
8/21/2021	0	0	1	Tree/Deer	Cloudy
1/4/2022	0	0	1	Tree	Clear
1/10/2022	0	0	1	Utility Pole	Clear
2/8/2022	0	0	1	Rear end	Clear
3/30/2023	0	1	0	Rollover	Cloudy
5/6/2023	0	1	0	Side Swip-SD	Cloudy
7/27/2023	0	1	0	Angle	Clear
8/23/2023	0	0	1	Angle	Clear
9/16/2023	0	0	1	Rear End	Rain
12/10/2023	0	0	1		Clear
Total	**0**	**4**	**12**		

The resulting crash rate was then calculated at 2.167 per 1,000,000 VMT. According to the Tennessee Department of Transportation, the statewide crash rate average for an urban 2 or 3 lane roadway is 3.301 per 1,000,000 VMT.

Boyd Mill Ave Project Options

Southerland Company is in the process of widening Boyd Mill Ave from SR96 - 886LF South of SR96. At the completion of this project there will be a 3,500LF unimproved section on Boyd Mill Ave (See Exhibit A). City staff has developed 6 options for improvements to Boyd Mill Ave (See Exhibit A). The proposed options and cost are shown below:

Option 1 and 2

Boyd Mill Ave (886LF South of SR96 - Franklin Green Pkwy)	**Full Width Construction**	**Half Width Construction**
Design	$ 454,682	$ 227,341
ROW	$ 375,000	$ 187,500
Construction	$ 3,789,020	$ 1,894,510
Total Est Cost	**$ 4,618,703**	**$ 2,309,351**

Option 3 and 4

Boyd Mill Ave (Franklin Green Pkwy - Downs Blvd)	Full Width Construction	Half Width Construction
Design	$ 579,466	$ 289,733
ROW	$ 125,000	$ 62,500
Construction	$ 4,828,880	$ 2,414,440
Total Est Cost	**$ 5,533,345**	**$ 2,766,673**

Option 5 and 6

Boyd Mill Ave (886LF South of SR96 - Downs Blvd)	Full Width Construction	Half Width Construction
Design	$ 1,034,148	$ 517,074
ROW	$ 500,000	$ 250,000
Construction	$ 8,617,900	$ 4,308,950
Total Est Cost	**$ 10,152,048**	**$ 5,076,024**

Downs Blvd Multipurpose Trail

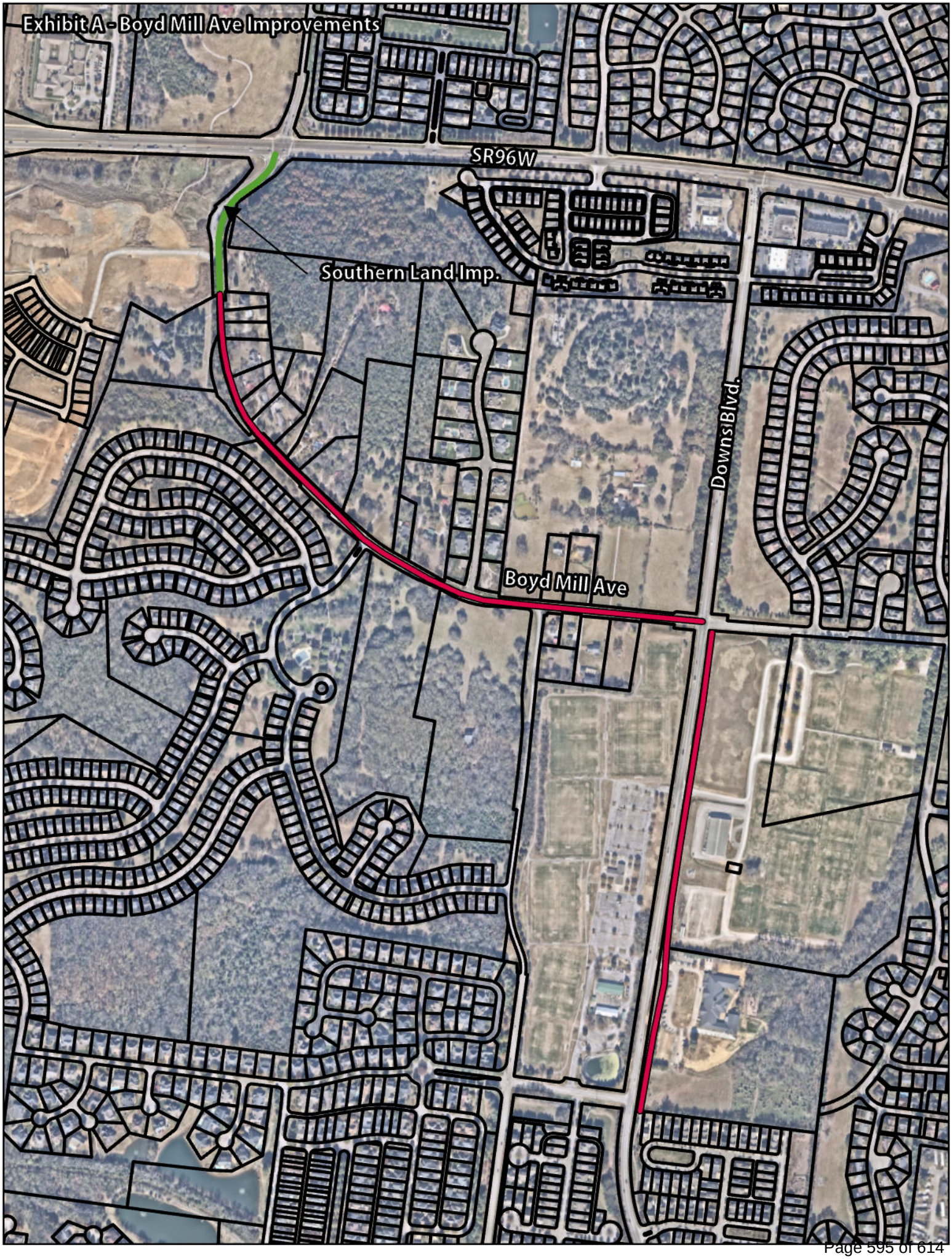
Over the years, City staff has received numerous requests for pedestrian improvements along Downs Blvd between the Tywater Crossing HOA and Boyd Mill Ave (see exhibit A). Below is a preliminary estimate for the construction of a 12' wide trail system on Downs Blvd between Tywater Crossing HOA and Boyd Mill Ave:

Downs Blvd Trail Estimate

	Legnth (Ft)	FY 2025 Cost	FY 2027 Cost
Design	N/A	$ 131,450.00	$ 157,740.00
ROW (30' @ $15/SF)	N/A	$ 1,183,050.00	$ 1,419,660.00
Downs Blvd Trail	2,629	$ 1,314,500.00	$ 1,577,400.00
Total Est. Cost		**$ 2,629,000.00**	**$ 3,154,800.00**

Recommendation

This memo is being provided for informational purposes only. Given the crash rate on Boyd Mill Ave, staff does not recommend increasing the priority of the Boyd Mill Ave project at this time. It should also be noted that the donation of ROW and/or easements for the Downs Blvd Multipurpose Trail Project would substantially decrease the cost of the project.


Exhibit A - Boyd Mill Ave Improvements
SR96W
Southern Land Imp.
Downs Blvd.
Boyd Mill Ave



Capital Projects

Additional Projects

March 12, 2024

Capital Project Discussion

Agenda

- **TDOT – 10 Year Plan**
- **BOMA CIP Additional Projects**

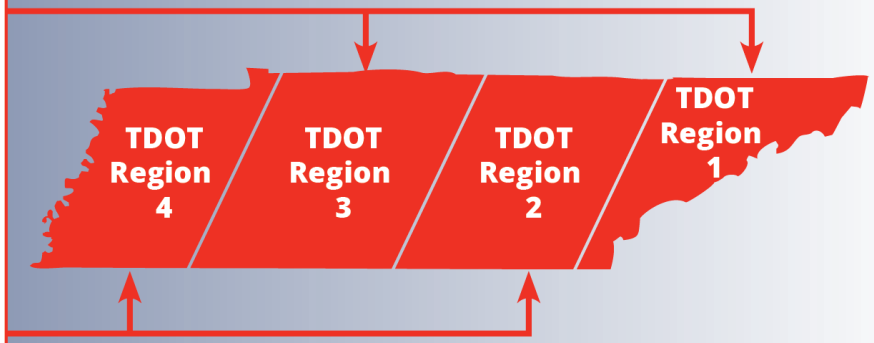
Overview – 10 Year Project Plan

The General Assembly's historic investment of $3.3B called for a comprehensive approach for prioritizing and programming projects across the state.

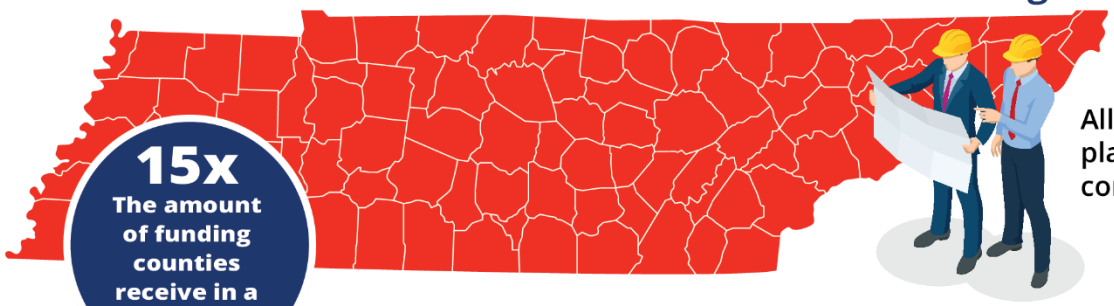
$3 Billion Total
Allocated to State Transportation Projects

$750 Million for EACH Region

- IMPROVE Act Acceleration
- Rural Interstate Widenings
- Major Urban Congestion Projects
- Statewide Partnership Program Projects
- Safety and State of Good Repair Acceleration
- Economic Development Projects



Additional $300 Million to the State Aid Program



15x
The amount of funding counties receive in a given year

Allows for greater planning of large, complex projects

Funding Breakdown



Appx. $1.2B
Annual Work Program

(x10 Years)

Transportation
Modernization Act
(TMA)

+ - **$300M** directly to counties =

10-Year Project Plan

$15B
for the next decade

+

$6 billion over the next decade in multimodal transportation assets

Overview – 10 Year Project Plan (Williamson County)

- Maury/Williamson State Route 6 Widening (I-840 - Mack Hatcher)
  - 146.9M Project
  - 2033 Estimated Construction Year
- Maury/Williamson State Route 6 Widening (Duplex Road – I-840)
  - 152.9M Project
  - 2033 Estimated Construction Year
- Nashville Interstate 65 Corridor Priority Investment
  - $48M

Advancing Additional Projects



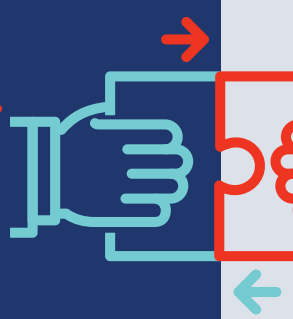
TDOT is funded annually

Projects are tied to when anticipated dollars become available.

Each year, TDOT will reevaluate our 10-year plan to see if other funding can be brought to these projects.



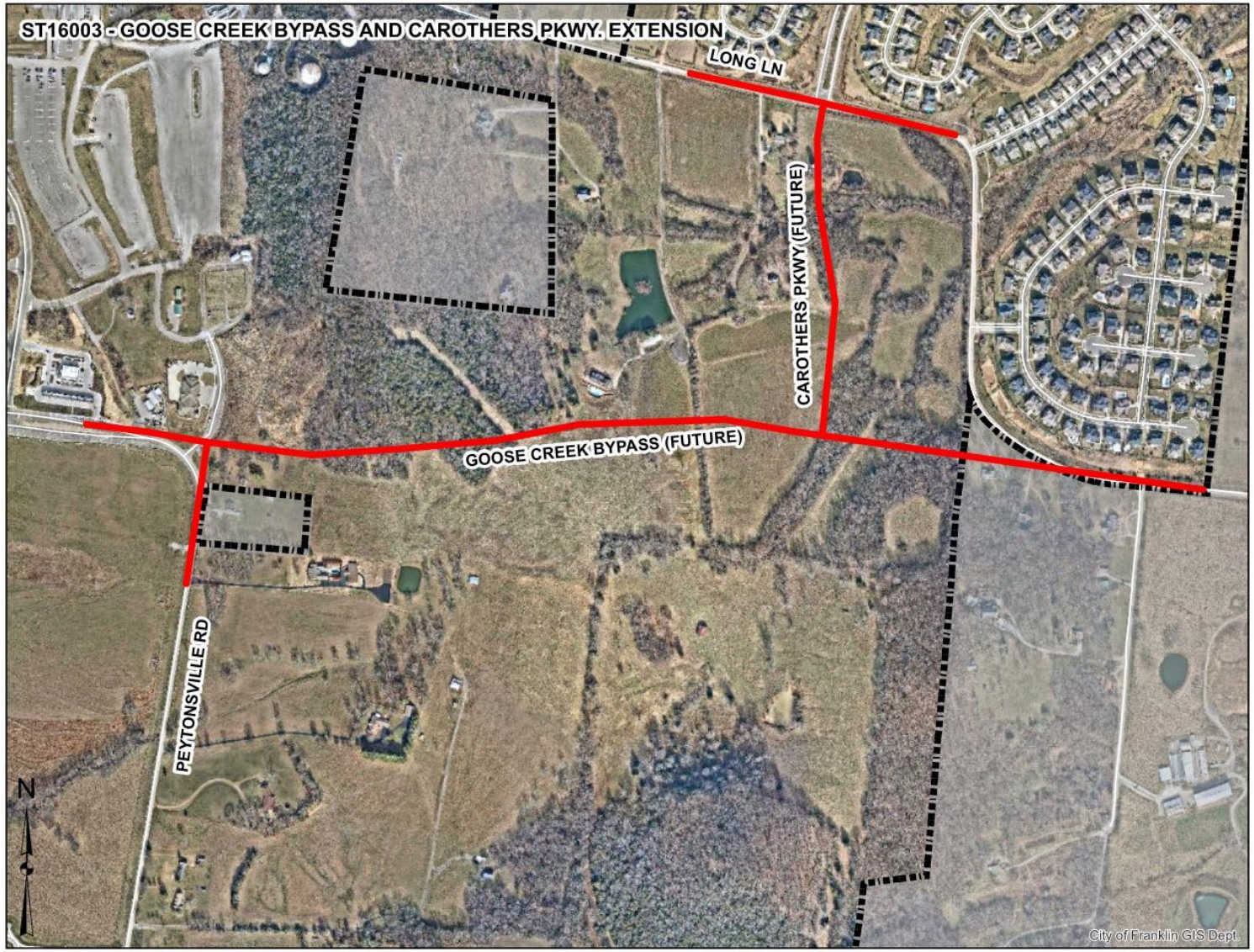
Examples of this would be:



- **Statewide Partnership Program dollars from communities**
- **FHWA Grants**
- **General Fund Transfers from the State budget**
- **Block Grant dollars from MPOs**
- **Direct Federal Appropriations**

Capital Project Discussion

Goose Creek Bypass and Carothers Pkwy. Extension (ST16003)

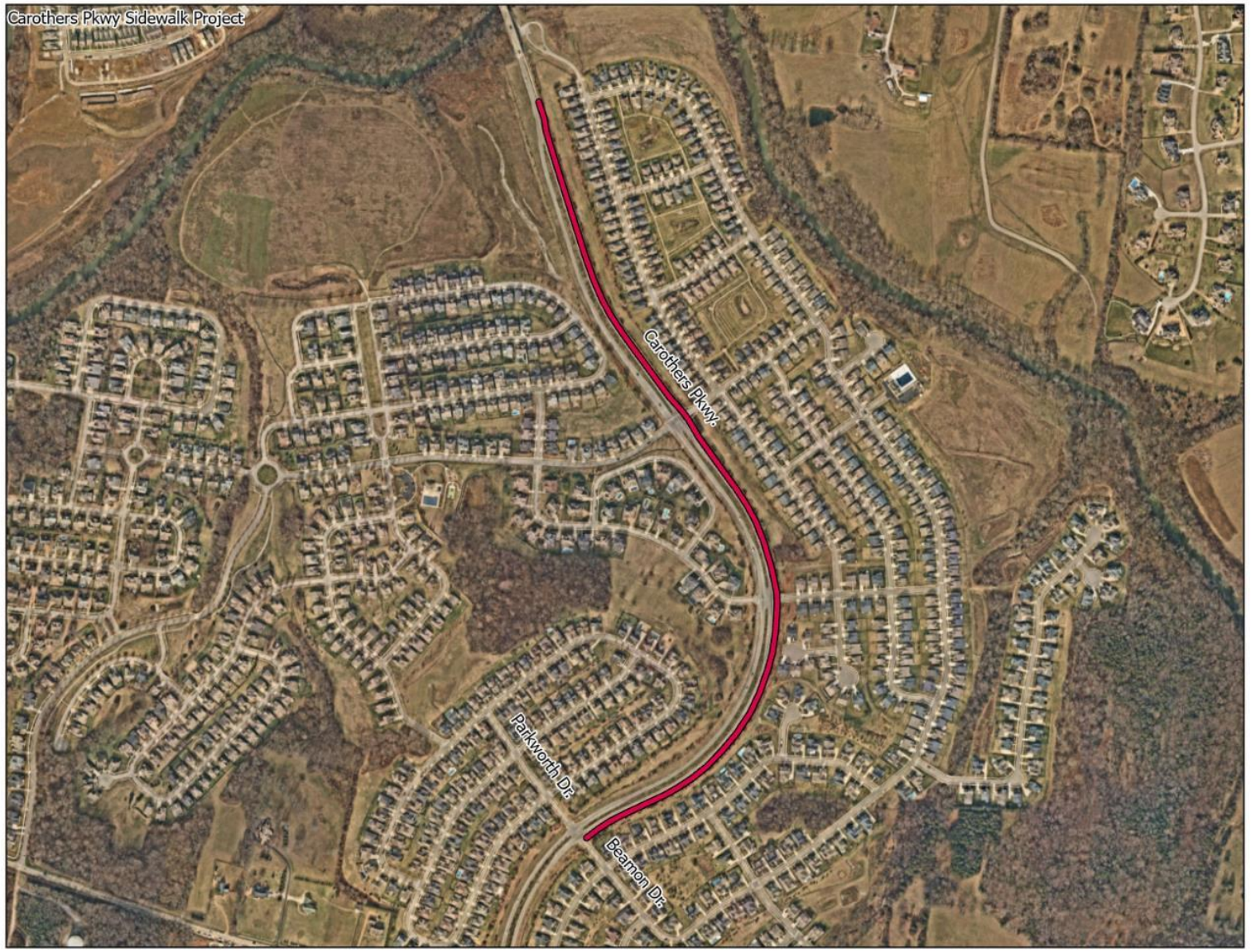


Design/Planning	$3,800,000
ROW/Easements	$4,600,000
Construction / CEI	$31,600,000
Total	**$40,000,000**

- Priority – 4 Star Project
- Provides connectivity of Major Arterial Roadways
- The Goose Creek area is a short term growth opportunity to support economic development.
- Improvements will support existing developments along Carothers Parkways.

Capital Project Discussion

Carothers Parkway Sidewalk Project (ST16022)

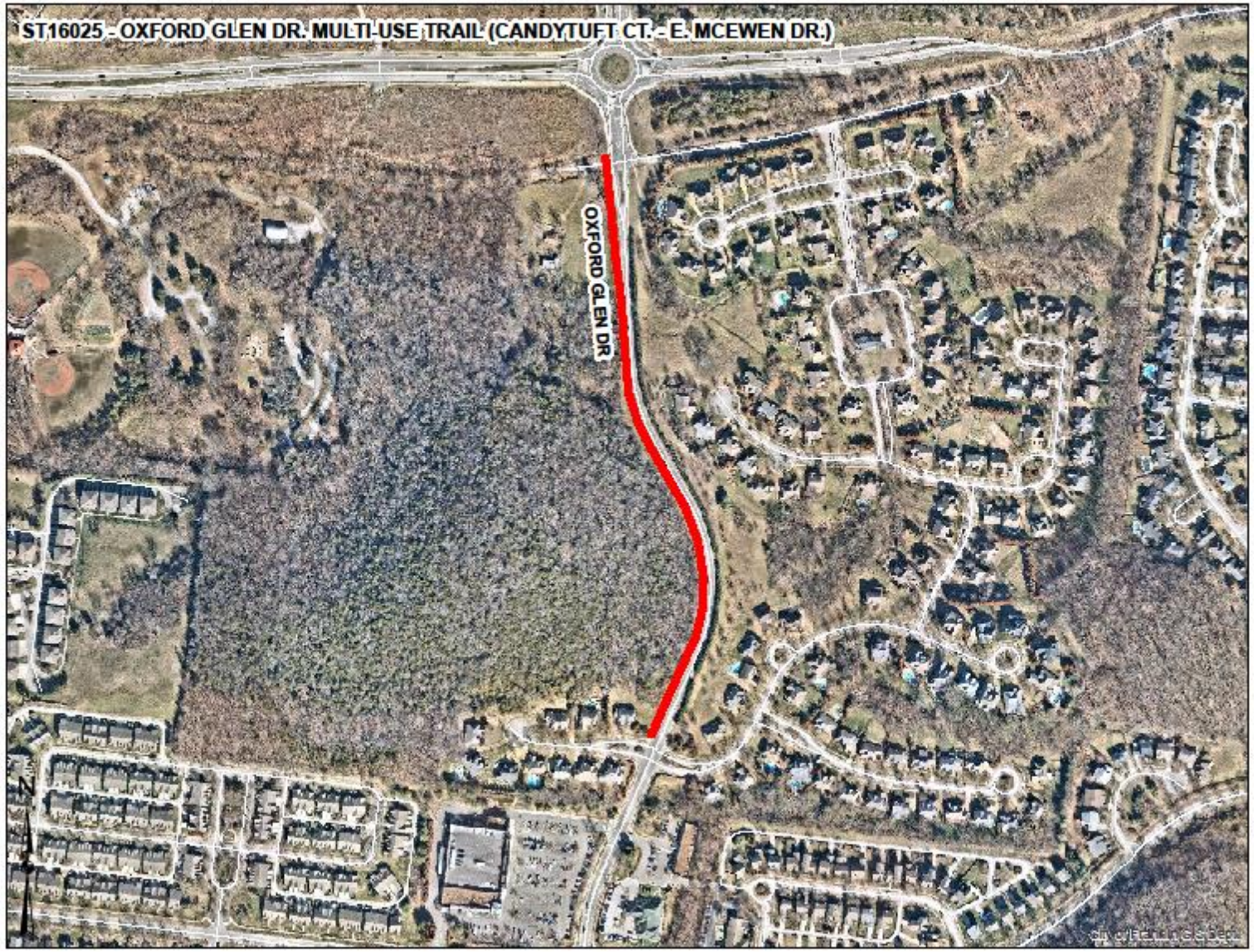


Design/Planning	$100,000
ROW/Easements	$0
Construction / CEI	$1,400,000
Total	**$1,500,000**

- Priority – 1 Star Project
- This project will provide pedestrian connectivity from Beamon Dr. to future SE Park

Capital Project Discussion

Oxford Glen Dr. Trail (Candytuft Ct. – E. McEwen Dr.) (ST16025)

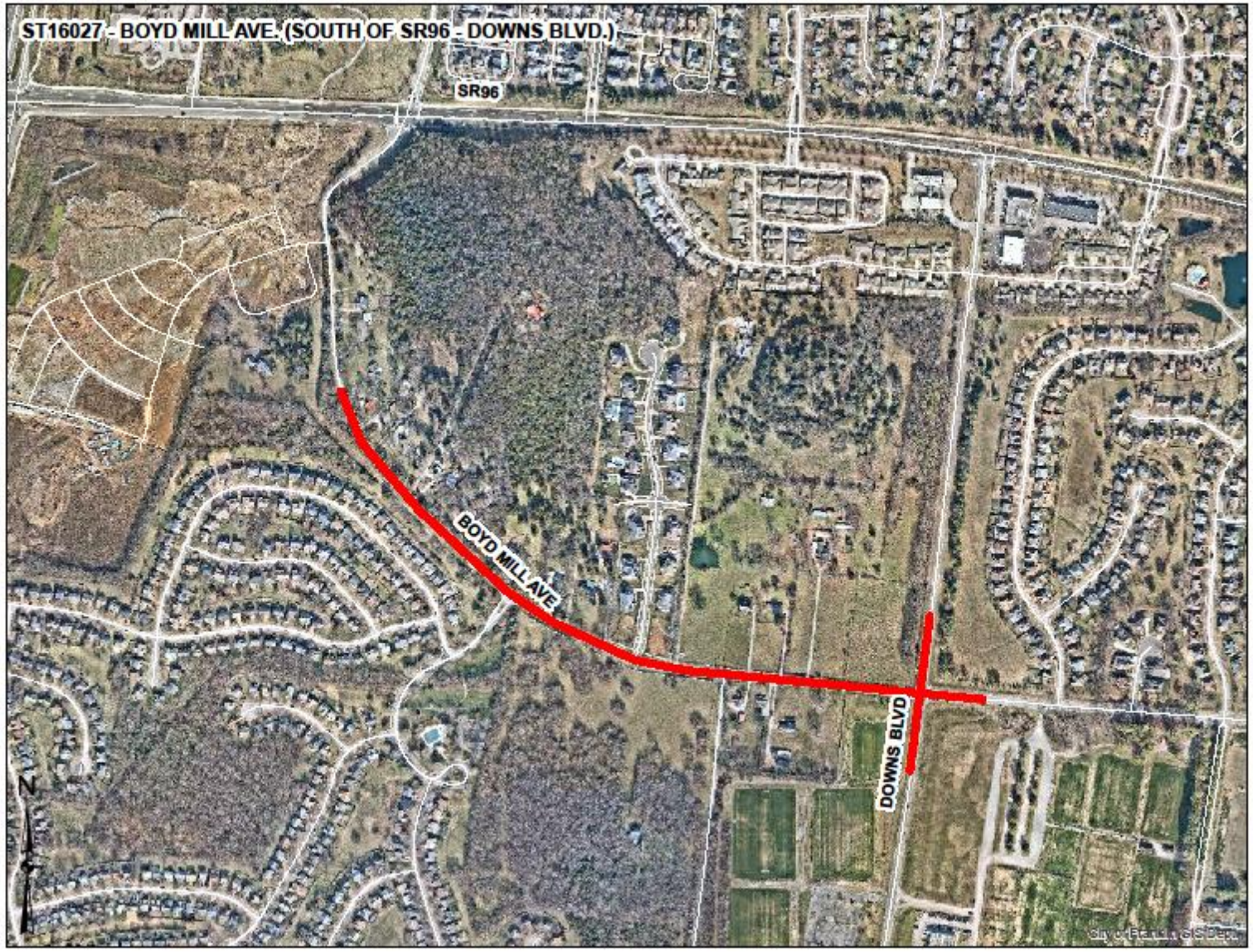


Design/Planning	$100,000
ROW/Easements	$400,000
Construction / CEI	$600,000
Total	**$1,100,000**

- Priority – 1 Star Project
- This is a sidewalk gap project requested by the HOA's in the area.
- To help move this project forward the HOA should work with the City to dedicate the necessary ROW and the City should look to use GAP funding to complete this project.

Capital Project Discussion

Boyd Mill Ave (South of SR96-Downs Blvd) (ST16027)

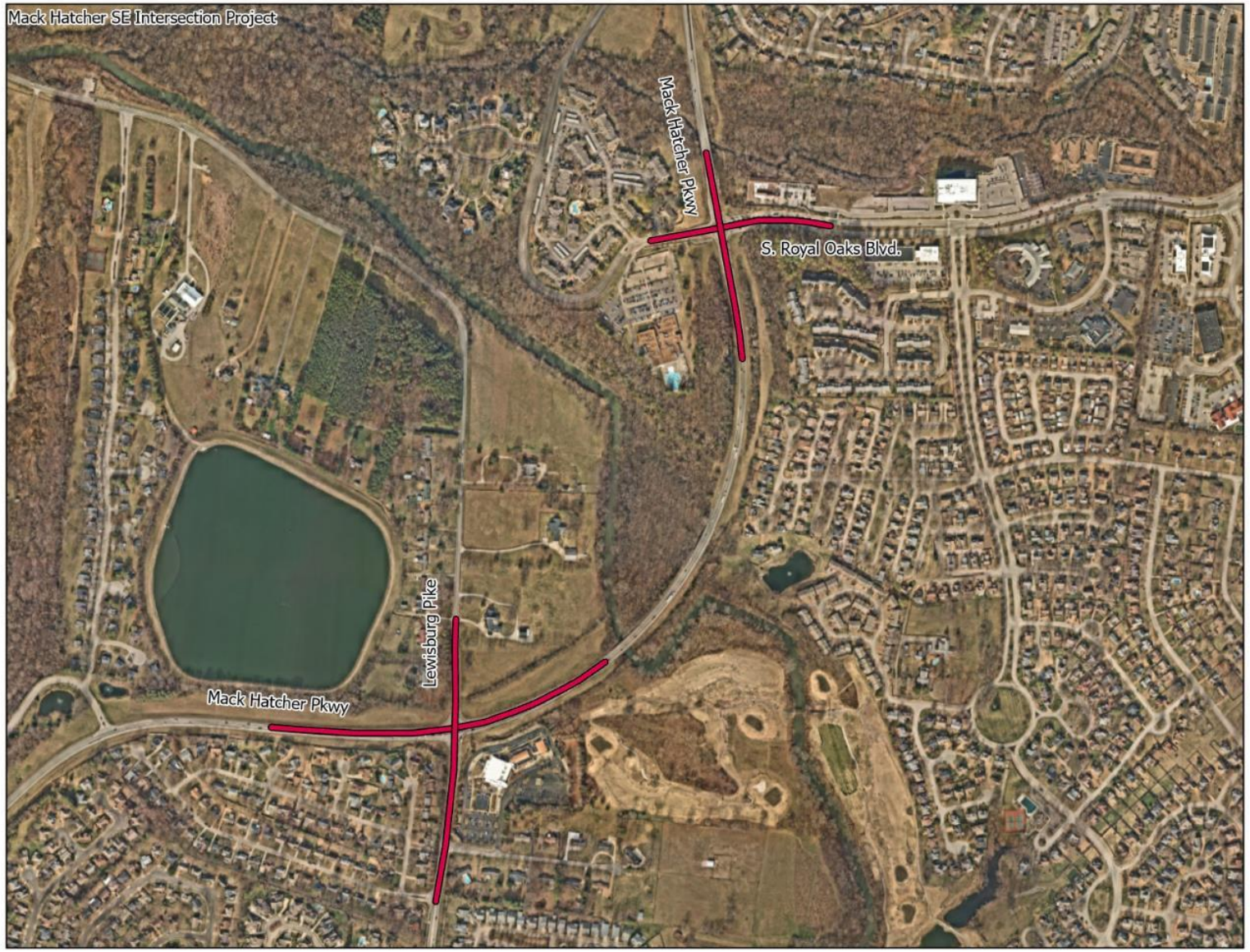


Design/Planning	$1,100,000
ROW/Easements	$500,000
Construction / CEI	$8,800,000
Total	**$10,400,000**

- Priority – 2 Star Project
- This section of Boyd Mill was designed in 2009 and the majority of the ROW was acquired. This is the one section of Boyd Mill Ave that has not been completed. This project would help fill bike / pedestrian gaps in the area.

Capital Project Discussion

Mack Hatcher SE Intersection Project (ST19003)

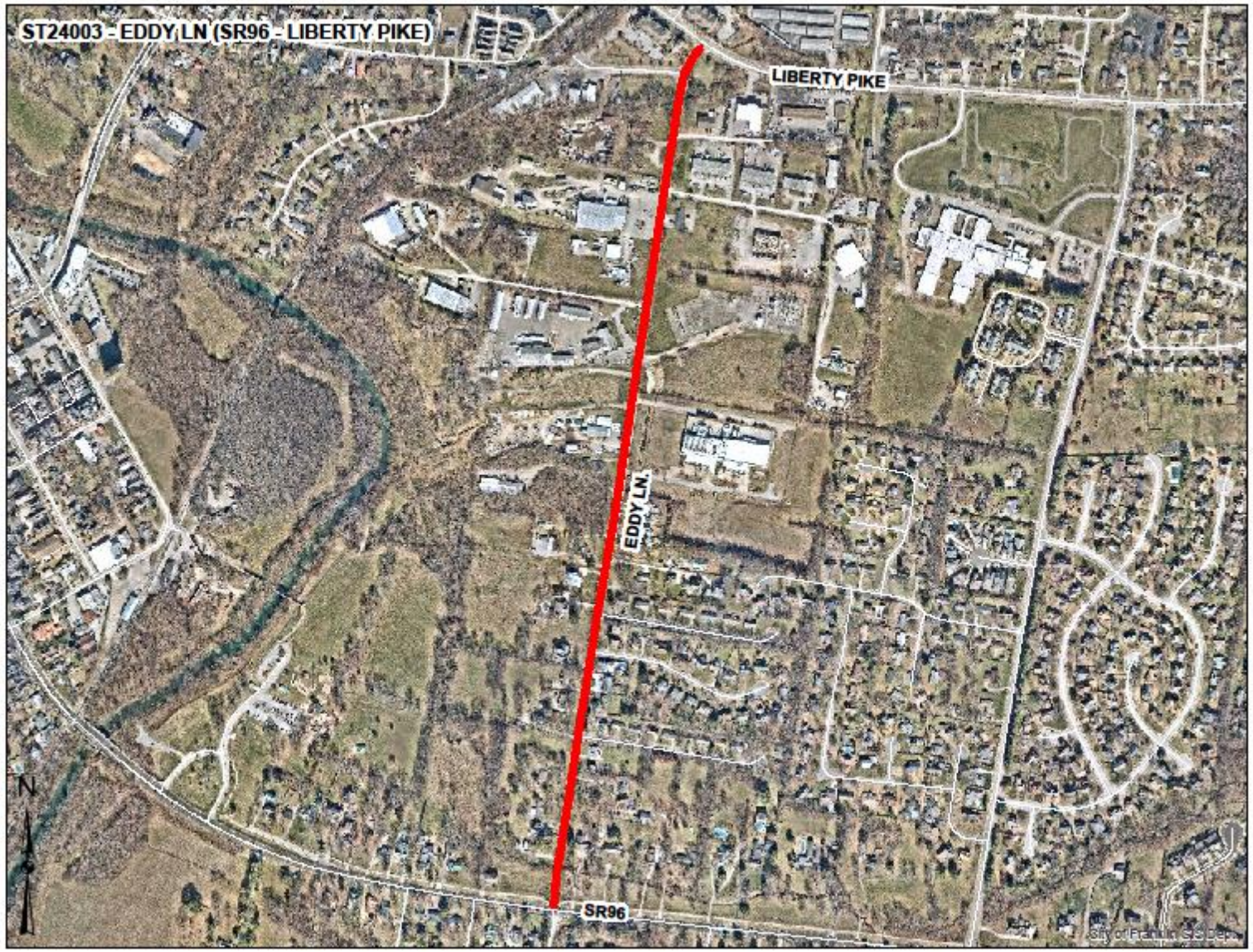


Design/Planning	$1,000,000
ROW/Easements	$1,000,000
Construction / CEI	$11,000,000
Total	**$13,000,000**

- Priority – 4 Star Project
- An Intersection project at Mack Hatcher/S. Royal Oaks Blvd. and Mack Hatcher / Lewisburg Pike would provide significantly improve capacity.
- The City of Franklin is actively working with TDOT and GNRC to identify funding.
- MPO Projected Horizon Year – 2035.

Capital Project Discussion

Eddy Lane (SR96 – Liberty Pike) (ST24003)

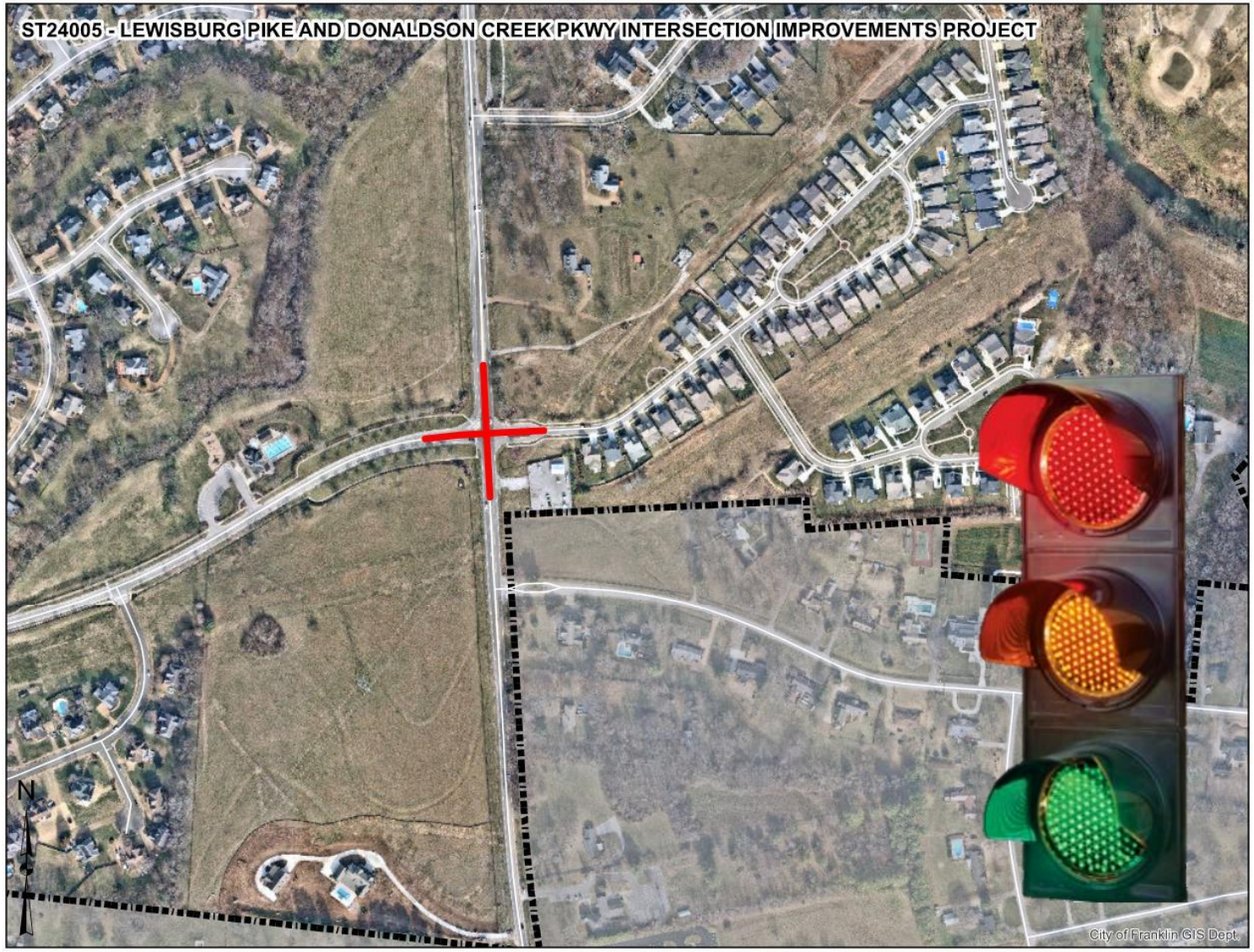


Design/Planning	$1,800,000
ROW/Easements	$1,800,000
Construction / CEI	$7,400,000
Total	**$11,000,000**

- Priority – 3 Star Project
- Residents on Eddy Lane have wanted sidewalks for years. This project would widen Eddy lane too 3 lanes and provide connectivity from SR96 to the Factory and Harlinsdale Farm.

Capital Project Discussion

Lewisburg Pike and Donelson Creek Pkwy Intersection Improvements (ST24005)



Design/Planning	$65,000
ROW/Easements	$50,000
Construction / CEI	$850,000
Total	**$965,000**

- Priority – 4 Star Project
- Design has been funded via annual budget process.
- A traffic signal is warranted at this location and should be installed to improve safety. Staff is working with TDOT to obtain funding for the project.

Capital Project Discussion

Old Liberty Pike (Franklin Rd. – Daniels Dr.) (ST24009)



Design/Planning	$240,000
ROW/Easements	$1,000,000
Construction / CEI	$3,000,000
Total	**$4,240,000**

- Priority – 1 Star Project
- Improves safety and provides pedestrian facilities on a local roadway

Capital Project Discussion

Mack Hatcher NW Bridge Project (ST24010)



Design/Planning	$1,500,000
ROW/Easements	$2,500,000
Construction / CEI	$37,000,000
Total	**$41,000,000**

- Priority – 4 Star Project
- This project will significantly improve capacity at Mack Hatcher and Hillsboro Road.
- The City of Franklin is actively working with TDOT and GNRC to identify funding.
- Estimated Bridge Cost is $30,000,00 (1/2 Mile Bridge)

Capital Project Discussion

Jackson Lake Project



Design/Planning	$500,000
ROW/Easements	$0.00
Construction / CEI	$4,000,000
Total	**$4,500,000**

- 11.5 AC Lake
- Lake was dredged between 2011 – 2014 at a cost of $1,700,000.
- Lake is intended for the sole use of residence only all others are prohibited according to HOA. All maintenance of the lake and dam is HOA responsibility.

Capital Project Discussion

Carter Hill Battlefield Park (PARK PROPERTY ACQUISTION)

1200 Columbia Ave (PK24000A)

PROJECT TO BE DISCUSSED AT THE MARCH 26TH BOMA WORKSESSION



Acquisition	$8,300,000
Design/Planning	$65,000
Construction / CEI	$65,000
Total	**$8,430,000**

- Priority – 4 Star Project
- Acquisition Process:
  - Franklin's Charge (Part I – Carter Hill Addition)
    - DePriest Property: Value $2M
    - Williams Property $4M
    - Spivey Property $2.3M
  - Transfer to the City for the final portion of this funding, $4 million. This funding could be paid with a portion up front, and the balance paid over 5-years.
  - Close on property by 11/1/24

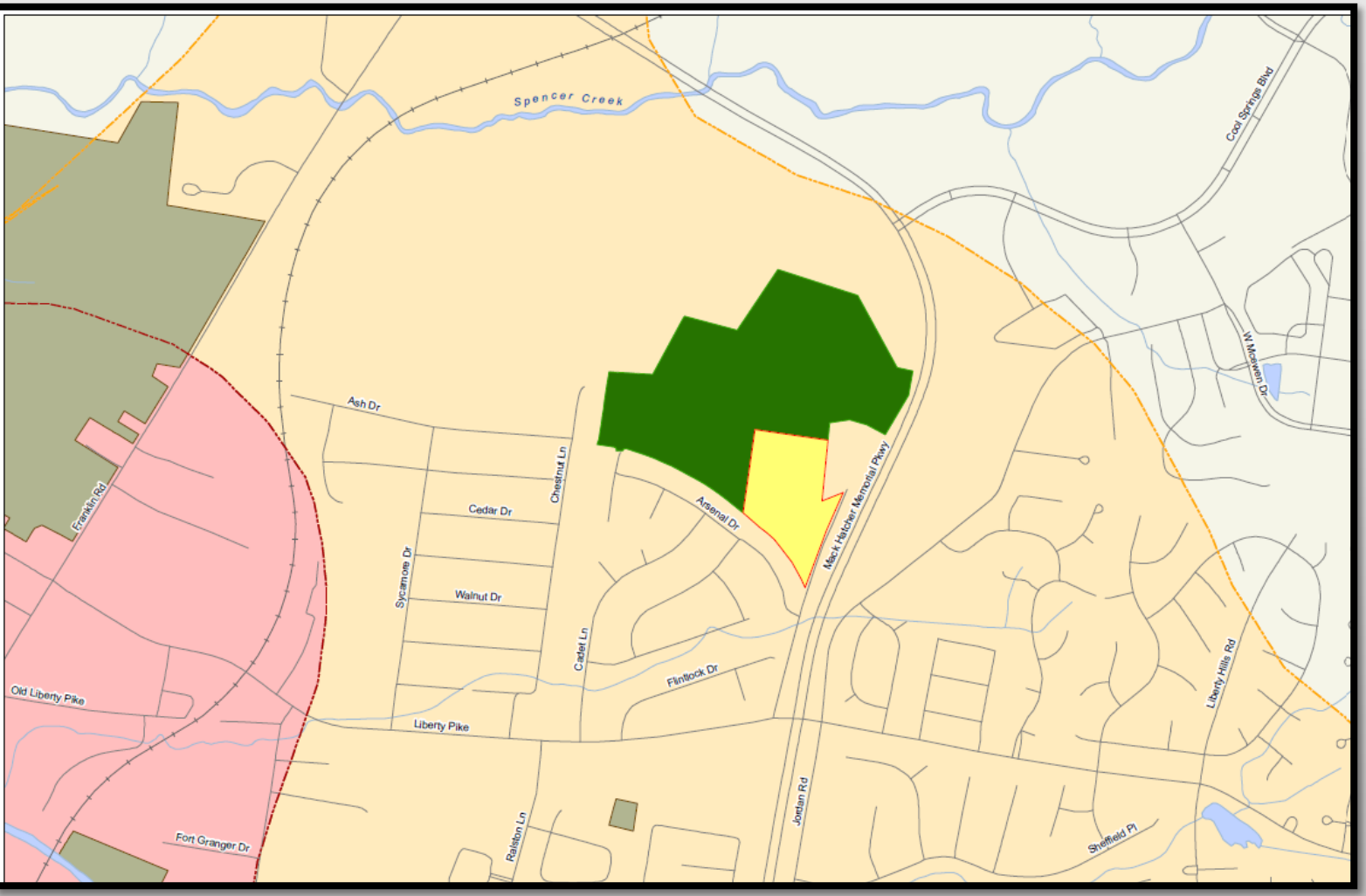
- Final property acquisitions to finish the park.

Capital Project Discussion

Roper's Knob Historic Park (PARK PROPERTY ACQUISTION)

171 Hillhaven Lane(PK24000B)

PROJECT TO BE DISCUSSED AT THE MARCH 26TH BOMA WORKSESSION



Acquisition	$8,300,000
Design/Planning	$150,000
Construction / CEI	$1,000,000
Total	**$9,450,000**

- Priority – 4 Star Project
- Acquisition Process:
  - Franklin's Charge (In addition to Carter Hill Property)
    - $2 Million appraised value
    - 13.58-acres total
    - $1 Million From City by 9/1/24
- Property adjacent to historic Roper's Knob Park.


HISTORIC CITY OF
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FRANKLIN, TENNESSEE
55 SOUTH
FREE GARAGE
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PARKING

Questions ?