



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 28, 2024

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The February 22, 2024, FMPC Minutes.

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-20 And 25 On The Consent Agenda.

SITE PLAN SURETIES

3. Aerial Adventure Subdivision, Final Plat; Extend The Maintenance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

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

Sponsors:

Melodie Brady

5. Amelia Park PUD Subdivision, Final Plat, Section 3; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Amelia Park PUD Subdivision, Site Plan, Section 4, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year; Release The Performance Agreement For Green Infrastructure Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Amelia Park PUD Subdivision, Final Plat, Section 5; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Extend The Performance Agreement For Drainage And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Carothers Crossing East PUD Subdivision, Site Plan, Lot 5 (Self-Storage); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Echelon PUD Subdivision, Final Plat, Section 3; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 18; Extend The Performance Agreement For Drainage, Sidewalks And Streets Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B); Extend The Performance Agreement For Streets Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage Improvement To September 26, 2024. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Riverbluff PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Riverbluff PUD Subdivision, Final Plat, Section 2; Accept The Drainage And Green Infrastructure Improvements, Release The Performance Agreement And Establish A Maintenance Agreement For One Year. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Schaefer Equestrian Center Subdivision, Site Plan; Extend The Performance Agreement For Drainage And Green Infrastructure Improvements To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

19. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Drainage Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

20. Wynfield Village Subdivision, Site Plan; Extend The Performance Agreement For Green Infrastructure Improvement To March 27, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

REZONINGS/DEVELOPMENT PLANS

21. Consideration Of Ordinance 2024-10, An Ordinance To Rezone 2.90 Acres From Regional Commerce 6 (RC6) District To Planned (PD 65.4/3,607) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard. (The Caroline PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

22. Consideration Of Resolution 2024-13, A Resolution Approving A Development Plan For The Caroline PUD Subdivision For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Consideration Of Ordinance 2024-04, An Ordinance To Rezone 21.29 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 315,014/244) District For The Property Located At The Northwest Corner Of The Intersection Of Cool Springs Boulevard And Carothers Parkway. (Meridian South PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Consideration Of Resolution 2024-03, A Resolution Approving A Development Plan For Meridian South PUD Subdivision With 6 Modification Of Development Standards (Signs And Parking), For The Property Located At the Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway, Located At 501, 601, And 1000 Corporate Centre Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood

Duck Court. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

Franklin Municipal Planning Commission

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7:00 PM

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CALL TO ORDER

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

Commissioners Present: Michael Orr, Roger Lindsey, Marcia Allen, Ann Petersen, Scott Harrison, Alma McLemore, Jimmy Franks

Commissioners Absent: Nick Mann, Jennifer Williamson

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

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

Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

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

Sponsors:

- Attachments:**
1. FINAL January 25 2024 FMPC Minutes
 2. FINAL FINAL January 25 2024 FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Commissioner Orr, to Approve the Minutes from the January 25, 2024, meeting. The motion carried 7-0.

ANNOUNCEMENTS

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

CONSENT AGENDA

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

Sponsors:

- Attachments:** None

A motion was made by Commissioner Allen, seconded by Commissioner Orr to Approve items 3-10 and 20-22 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/ZONINGS

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

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

- Attachments:**
1. MAP The Preserve at Sheridan PUD Subdivision, Annexation
 2. RES 2024-05 Preserve at Sheridan PUD POS_Combined_Law approved
 3. 2247 S Berrys Chapel Rd, Annexation (The Preserve at Sheridan PUD) - submittal 003

Staff Presentation: Joey Bryan. The applicant is requesting a Plan of Services for property located at 2247 South Berry's Chapel Road. The Plan of Services outlines how infrastructure will need to be provided to serve the property of 35.95 acres. The Draft Plan of Services, included in the application materials, 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.

Recommendation

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

Public Comments

Tony Blaine. Mr. Blaine expressed his concerns about increased traffic and the safety of children walking to and from school if South Berry's Chapel Road connects to the proposed new subdivision, through the Echo neighborhoods, past BGA and finally to Mack Hatcher. Mr. Blaine stated that the road would become a thoroughfare or shortcut to Mack Hatcher. There is a lot of activity on the actual road because of the lack of sidewalks through any of the neighborhoods.

Brandon Baisden. Mr. Baisden stated that his main concern is the potential for the increase in traffic and the safety issues that will accompany this increase. Considering the amount of foot traffic and the lack of sidewalks, Mr. Baisden suggested emergency access only to the new subdivision.

Slayton Gorman. Mr. Gorman echoed the same concerns as previously mentioned and requested the Commissioners consider the consequences of a heavily traveled through road could mean for the for the neighborhoods without sidewalks.

Joan Bledsoe. Ms. Bledsoe stated that there is a traffic concern as she cannot make a turn onto Franklin Road during high traffic times in less than 10 minutes. Ms. Bledsoe asked the Commissioners to consider the outcomes if the property is allowed to be annexed into Franklin.

Kal Vencill. Mr. Vencill noted that Envision Franklin addresses the South Berry's Chapel area fronting Franklin Road as areas that should have development on lot sizes comparable to those that currently exist along the road. Many of the properties are 25 acres, 20 acres, and 10-acre sections. The proposed 16 homes on 36 acres doesn't seem to be compatible with what Envision Franklin recommends for this scenic area of Franklin. Approval of this plan would set a precedent for future developments in the South Berry's Chapel area. Mr. Vencill also noted his concerns about increased traffic to an area not designed to accommodate high traffic volume.

Dr. Brian Berger. Dr. Berger stated that the proposed plan does not appear to be in keeping with the existing large lots along with the inability of the roadway to accommodate more traffic. The roads are narrow without a shoulder on either side and are dangerous. The wait times to make a left turn are often 5-10 minutes.

Keith Casseri. Mr. Casseri stated that there are increased accidents along South Berry's Chapel Road because of the high traffic volume. Mr. Casseri asked the Commissioners to consider residents who have already invested in Franklin and Williamson County by purchasing property in these scenic areas. Once one acre lots are approved, the door will be open to other similar requests. Sustainable growth is needed to protect the quality of life of everyone.

Connie Frasier. Ms. Frasier stated that the traffic and safety are huge concerns as it is almost impossible to make a left turn onto Franklin Road from South Berry's Chapel Road and suggested the applicant be responsible for a traffic light and turn lanes on South Berry's Chapel Road and Franklin Road, should the development be approved. Ms. Frasier mentioned her concerns about the beautiful wetlands and noted that the area being proposed for development was completely flooded during the flood of 2010.

Meredith Kummer, South Berry's Chapel Road. Ms. Kummer stated that she chose to live in the South Berry's Chapel area

because of the large lots and for the peaceful and tranquil environment that is home to many wild animals. Safety issues continue to increase due to more traffic especially for property owners that have horses. It's not uncommon for horses to escape their enclosure and venture onto the road. More traffic resulting from new development will diminish the unique characteristics of this rural area.

Applicant

Troy Gardner, Ragan Smith Associates. Mr. Gardner, Landscape Architect & Land Planner for the applicant, stated that many of the public comments would be addressed during the development plan presentation. Mr. Gardner noted that regarding Envision Franklin guidelines for estate residential, he believes the proposed one and two acre lots are within the parameters of the guidelines.

Chair Lindsey asked for a motion from the Board.

Motion

Commissioner Franks motioned to recommend approval of Resolution 2024-05 to BOMA, seconded by Commissioner Harrison.

Discussion

Commissioner McLemore asked if all the property surrounding the parcel is considered part of the county.

Mr. Bryan stated that the parcel does connect to the city limit but the north, east, and west sides of the parcel are part of the county.

The motion carried 7-0.

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

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

Attachments:

1. MAP The Preserve at Sheridan PUD Subdivision, Annexation
2. RES 2024-06 Preserve at Sheridan PUD Annex_Combined_Law approved
3. 2247 S Berrys Chapel Rd, Annexation (The Preserve at Sheridan PUD) - submittal 003

Staff Presentation: Joey Bryan. The property is contiguous to the City limits and is within the City's Urban Growth Boundary (UGB) and 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.

Recommendation

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

Public comment

None

Applicant

None

Chair Lindsey stated that Resolution 2024-06 is a resolution to annex two properties totaling 35.95 acres located in the northern part of the Franklin UGB.

Chair Lindsey asked for a motion from the Board.

Motion

Commissioner Harrison motioned to recommend approval of Resolution 2024-06 to BOMA, seconded by Commissioner Orr.

Discussion

None

The motion carried 7-0.

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

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

Attachments:

1. MAP The Preserve at Sheridan PUD Subdivision, Rezoning and Development Plan
2. ORD 2024-09 Preserve at Sheridan PUD Zone_Combined_Law approved
3. The Preserve at Sheridan PUD Subdivision, Rezoning - submittal 002

Staff Presentation: Joey Bryan. 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. 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 acre. The zoning as proposed is consistent with the recommendations of Envision Franklin and maintains the larger lots that are already established in the area.

Recommendation

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

Public Comment

Dr. Brian Berger. Dr. Berger urged the Commissioners to consider a five-acre minimum lot size to reflect the existing lots, otherwise a precedent will be set, creating more issues with traffic and safety on South Berry's Chapel Road.

Sue McKenzie, 2237 South Berry's Chapel Road. Ms. McKenzie stated that during a moderate rainstorm the subject's property, adjoining her property (beautiful wetlands), floods. Ms. McKenzie has concerns about how the new development will affect her property during rainstorms and the potential for flooding.

Cari Lundy, 2139 South Berry's Chapel Court. Ms. Lundy encouraged the Commissioners to protect the beautiful and unique property of South Berry's Chapel. Ms. Lundy also stated that residents were not given enough notice to attend the meeting.

Keith Casseri. Mr. Casseri asked the Commissioners to respect the wishes of the people who have already purchased and invested in Franklin. Mr. Casseri asked the Board to consider slowing the approval process down as many more residents of the South Berry's Chapel area were unable to attend the meeting because of the short notice.

Andrea Lux. Ms. Lux stated that the proposed density is very out of character compared to existing lot sizes. Also, very few people seem to be aware of the meeting other than a small sign that was posted last week. The process appears to be flying through the process without proper consideration. Notification to property owners within 500 feet of the property would only include 3 or four residents.

Meredith Kummer, 2267 South Berry's Chapel Road. Ms. Kummer expressed her concerns about the precedent that would

be set for future developments in the South Berry's Chapel area. Ms. Kummer also stated that many residents were not aware of the proposed changes and suggested more time is needed to properly notify all those affected by the proposed changes. Ms. Kummer stated that she went door to door to notify her neighbors about tonight's meeting because she happened to see the sign.

Troy Gardner (applicant). Mr. Gardner stated that the city's guidelines were followed regarding public notification of proposed changes to the zoning ordinance. Of the three parcels, the southernmost parcel resides in the city of Franklin. The proposed lots, for this area are larger than the current zoning ordinance requires, which is a minimum of 30,000 feet. The application is requesting one and two acre lots which are substantially larger than the current minimum lot size. Regarding the speed of the process, Mr. Gardner noted that the application must be heard three times before the proposal is approved or denied, allowing time for more public input.

Ms. Diaz-Barriga stated that per the zoning ordinance notification requirements, residents living within 500 feet of the property receive a written notification letter and additionally, not required by state law, the city posts a sign listing the meeting time and date.

Commissioner Franks asked Mr. Gardner how many homes are proposed for the parcel within the city of Franklin.

Mr. Gardner stated that he would go through the details during the development plan presentation.

Commissioner McLemore asked if the property owners within 500 feet were notified about the proposed development.

Ms. Diaz-Barriga stated that written notification was provided for this meeting and for the neighborhood meeting, as well.

Commissioner Allen explained that the purpose of the Planning Commission is to recommend approval or disapproval to the Board of Mayor and Alderman. If the Commission recommends approval to BOMA, there will be an opportunity for citizens to speak during the BOMA meeting. Additionally, BOMA has the final ruling or over whether the application will move forward in the process or not.

Alderman Petersen asked if the residents in Echo Estates and Echo Preserve were notified.

Ms. Diaz-Barriga stated that if the residents are within 500 feet of the property, they were notified.

Ms. Billingsley stated that there was not a motion on the floor yet because discussion was reopened so that anyone who wanted to speak was given time to do so and suggested that a motion should be made to continue discussions.

Motion

Commissioner Franks motioned to recommend approval of Ordinance 2024-09 to BOMA, seconded by Commissioner Harrison.

Discussion

Ms. Diaz-Barriga addressed Commissioner Allen's question about lot size by stating that the lot sizes are proposed to be one and two acre lots, but the density would be 0.3 per acre. The next item, the development plan, will go into more detail.

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:

1. MAP The Preserve at Sheridan PUD Subdivision, Rezoning and Development Plan
2. RES 2024-07 Preserve at Sheridan PUD DP_Combined_Law approved (2)

3. 8383 Preserve at Sheridan PUD_DP_Conditions of Approval_01
4. 1-6 pages The Preserve at Sheridan DP
5. 7-12 pages The Preserve at Sheridan DP
6. Slopes Exhibit MOS
7. 2024.02.01 - Sheridan_Franklin Request for Modification of Standards

Staff Presentation. Joey Bryan. 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 provide a transition between City and County subdivisions. 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.

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."

Recommendation

Staff recommends approval, with conditions of MOS #1. Staff also recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-07 with conditions.

Public Comment

Meredith Kummer. Ms. Kummer stated that because of the large lot sizes, a 500 feet written notification requirement would mean that two homeowners would have been notified. Most of the properties are large, but these changes affect many more homeowners outside the 500 feet requirement.

Tony Blaine. Mr. Blaine restated his concerns about the potential for a throughway or cut through (Echo Estates) being created if the application is allowed to move forward. More information is needed about connectivity and emergency access and how it will affect Echo Estates.

Jan Kapartz, Preserve, Echo Estates. Ms. Kapartz stated that her property backs up to the property proposed for rezoning and she participated in the January meeting along with three others. Most of her neighbors were not aware of the meeting or notified.

David Langhans. Mr. Langhans stated that he owns the property next to the subject property and has concerns about the wetlands, flooding, and connectivity through this area. Mr. Langhan explained that he is not against development and asked the Commissioners to consider all the concerns mentioned.

Kanu Kaushal, 1161 Echo Lane. Mr. Kaushal agreed with the previous concerns of homeowners and added his concerns about the lack of sidewalks and streetlights in the Echo neighborhood. Battle Ground Academy presents a unique situation with the number of children who walk and ride bikes to and from school. Emergency access through this area may be necessary but not all will adhere to emergency access only. There will be some people who will ignore the barriers.

Applicants

Troy Gardner and Josh Lee. Mr. Gardner referred to a map showing how the homesites (.3 dwelling units/acre) would not interfere with the natural features of the property. Mr. Gardner noted their stormwater management plan, a proposed ROW that could be connected to the BGA property and proposed access points. Those include two access points to the north onto South Berry's Chapel Road, one stub to the west for a potential future connection to Amesbury Lane and one proposed ROW and emergency access to the BGA campus.

Mr. Lee highlighted the changes to the proposal, based on requests of the city, since the FMPC/BOMA joint conceptual workshop. As mentioned, the proposed ROW and emergency access to the BGA campus meets the zoning ordinance requirement for connectivity. The modification of standards also supports connectivity if the Meadows property is ever developed. Lastly, Mr. Lee requested the removal of one of the conditions of approval required by the city regarding emergency access to BGA. It is requested that the connection to Echo Estates be removed, as noted by the public input received this evening, the connection into Echo Estates is not supported by the community. With the addition of the emergency access through the cul-de-sac/south of the proposed development, access is no longer needed into Echo Estates. Mr. Lee requested removal of the condition and stated he would be glad to answer any questions.

Andy King, Franklin Fire Marshall. Mr. King stated that he wholeheartedly does not support the removal of the emergency access to Echo Lane. The emergency access point to BGA through the PUD to the track is a difficult grade for the fire truck to navigate and it provides access to the track only. The challenges of Mack Hatcher to Spencer Creek to Ernest Rice present traffic issues during school start and end times. It is very reasonable to keep and require the emergency access to Echo Lane. Mr. King recommended not to remove the emergency access requirement connection to Echo Lane. The location of the access road would be in the vicinity of the proposed amenity area of the proposed PUD to a vacant lot in Echo Estates.

Mr. Wiseman confirmed that a bridge would need to be built over the wetland area from the proposed development to Echo Lane.

Chair Lindsey restated that the recommendation to BOMA includes a request for a MOS to eliminate the emergency access point from the PUD to Echo Lane (East).

Ms. Diaz-Barriga confirmed that there are two access points to the east of the proposed development. Staff recommends approval of the northern most access point closest to South Berry's Chapel Road and staff recommends approval with conditions the southern access point to the "Meadows" property. The condition, Mr. King, spoke about was condition 31 which does not have a modification of standards.

Mr. Wiseman also clarified that the access point to the "Meadows" property be pre-graded so that if the Meadows property develops, the city can decide if a connection should be made.

Ms. Diaz-Barriga also noted that the applicant, not staff, requested that the Board make a motion to remove the access from the PUD to Echo Lane on the east side.

Main Motion

Commissioner Harrison motioned to recommend approval of Resolution 2024-07, with staff conditions to BOMA, seconded by Commissioner Allen.

MOS Motion

Motion: Modification of Standards to remove the required eastern connections of the PUD.

Commissioner Allen motioned to approve the Modification of Standards with conditions, seconded by Commissioner Harrison.

Commissioner Allen asked what the purpose of the pre-grading and signage for the pre connection to the Meadows property.

Mr. Wiseman stated that the signage is a notification that when/if the property develops, the city may or may not choose to consider a through access point.

Commissioner Allen noted that the reason the MOS is recommended is because of the location of the stream proximity to South Berry's Chapel Road (protection of natural resources).

The MOS motion carried 7-0.

Main Motion Discussion

Commissioner Allen stated that one citizen had concerns about flooding, and she wanted to ensure that the Commission appropriately considers all the potential issues regarding flooding.

Mr. Wiseman stated that all the jurisdictional features of the property were identified appropriately as part of the application process, per the state and local requirements and regulations. (60-foot buffers on natural features).

Commissioner Orr stated that he cannot support the development plan because of the lack of transition from the smaller lots to the larger lots along South Berry's Chapel Road.

Commissioner Franks stated that he agrees with Commissioner Orr about the lack of transition to the larger properties within the county. Mr. Franks asked staff to confirm the process if one of the related items is denied.... would all four items be required to be heard again?

Ms. Billingsley stated that whatever recommendation the Planning Commission sends to BOMA, those recommendations would be voted on.

Main Motion

The motion carried 5-2 (Commissioners Franks and Orr voting against).

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

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Rezoning and Development Plan
2. ORD 2024-08 Goose Creek Bypass PUD Rez_Combined_Law approved
3. 2024-02-01 Goose Creek Bypass (In-N-Out) Rezoning - Technical Sheets
4. Envision Franklin Letter, 4881-8081-8338, 1

Staff Presentation: Joey Bryan: 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. 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 policy in Envision Franklin, due to context and location of the site.

Recommendation

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

Public Comment

Brian Davis. Mr. Davis stated that for the most part, Goose Creek residents support the development. In-N-Out Burger appears to be a fair and honest group that is willing to (and has already) worked with the neighborhood on concerns about

the proposed development. Mr. Davis stated that the main concern is the proposed private access drive adjacent to Goose Creek Estates.

Leigh Ann Cates. Ms. Cates stated that her main concern is the access drive that will be located behind the trees and buildings. There is an old quarry behind the homes on one side of Goose Creek Blvd. Ms. Cates noted that kids park in front of the homes and walk between the home and through the trees to meet and have parties. Ms. Cates requested that the access road be removed from the proposed application, or an alternative be explored.

Vicky Crigger, 124 Gosling Drive. Ms. Crigger stated that she also has concerns about the access road and would like to hear the reasoning and/or purpose of the access road.

William Bailey, 509 Downy Meade Drive. Mr. Bailey explained that the Goose Creek neighborhood is covered on all sides and connectivity is a real concern. It appears that the proposed access road doesn't connect to anything other than Goose Creek Bypass. Mr. Bailey requested that the commission consider removal of the access road. Mr. Bailey also mentioned the light glare that will need to be considered along with the proposed berms that may interfere with the neighborhood tree line.

Ryan Anderson, Goose Creek Estates. Mr. Anderson noted his concerns about traffic congestion in the area and the issues created by the access road. Making a left turn from Goose Creek Blvd. onto Goose Creek Bypass can be very dangerous, according to Mr. Anderson. Mr. Anderson thanked the Commissioners for their service and asked for consideration of an alternate route for the proposed access road.

Tristina Craft, Goose Creek Estates. Ms. Craft also noted her concerns about traffic/safety, light pollution, and the existing congestion on Goose Creek Bypass. She echoed the sentiments about the needless access road that neither the residents nor applicant seem to support. Ms. Craft expressed her concerns about the speed of growth in Franklin.

Jeff Hoyt, Goose Creek Estates. Mr. Hoyt also expressed his concerns about the noise and light pollution and about the access road proposed. Mr. Hoyt asked for more information about why the road is proposed in the current location.

Dale Bukowski, Goose Creek Estates. Mr. Bukowski explained that the proposed access road will be 25 feet from his property line and will directly impact his property value. Mr. Bukowski also mentioned the existing noise and light pollution from Berry Farms and is concerned about the increase considering the proposed development. Mr. Bukowski thanked the Commissioners for their work on behalf of the city.

Krista Sartore. Ms. Sartore stated that she understands the importance of connectivity but in this situation, it appears that the road does not really provide access to anywhere.

Betsy Hester, Williamson 2nd District Commissioner. Ms. Hester stated that she is speaking in support of the residents of Goose Creek and requests that the Commission and In-N-Out Burger carefully consider the difficulties the Goose Creek residents will contend with regarding this project. During high traffic times, traffic can be at a complete standstill and nearly impossible to make a left turn onto Goose Creek Bypass from Goose Creek Estates. The Goose Creek neighborhood has been patient over the years about traffic congestion on Goose Creek Bypass and have also been great neighbors to Berry Farms. Everyone recognizes the integrity of In-N-Out Burger and looks forward to having access to the burgers at their fingertips. Lastly, Ms. Hester requested specific consideration on site lighting, fencing, and the proximity of the access road to adjacent neighbors in Goose Creek Estates.

Applicant Presentation

Shawn Finnegan & Greg Gamble. Mr. Finnegan stated that In-N-Out Burger continues to be excited to have Franklin as the home as their eastern expansion headquarters. As a result of neighborhood and city meetings, changes have been made to the proposed application. Mr. Finnegan explained that the following items had been agreed upon between neighborhood residents and In-N-Out Burger. Those included dumpster pick up times, perimeter landscaping around the perimeter of the site during the first phase of the project, speed humps along the access road, if permitted, landscape to buffer lighting between the restaurant and the neighborhood and a 24-hour security present on the site.

Greg Gamble

Mr. Gamble stated that the request for rezoning from Neighborhood Commercial to Planned District was to accommodate

specific requests of the development plan. These requests will allow the office building and restaurant design to blend contextually with the surroundings without compromising the In-N-Out brand. Examples of the requests include gabled roofs and increased width of drive isles, among others.

Motion

Commissioner Harrison motioned to recommend approval of Ordinance 2024-08 to BOMA, seconded by Commissioner McLemore.

Discussion

None

The motion carried 7-0.

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

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

Attachments:

1. MAP Goose Creek Bypass PUD Subdivision, Rezoning and Development Plan
2. 8381 Goose Creek Cypass PUD_DP_Conditions of Approval_01
3. 1-7 Goose Creek Bypass Development Plan
4. 8 to 14 Goose Creek Bypass
5. 15-21 Goose Creek Bypass
6. Envision Franklin Letter, 4881-8081-8338, 1
7. RES 2024-08 Goose Creek Bypass PUD DP (In n Out)_Combined_Law approved (2)

Staff Presentation: Joey Bryan. 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. 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. 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 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.

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.

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.

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. 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. 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.

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.

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.

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.

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.

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.

Recommendation

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

Public Comment

William Bailey. Mr. Bailey referred to a board visual noting fencing relating to the access road and emergency access points as they relate to Goose Creek Estates.

Vicky Crigger. Ms. Crigger referred to the visual board pointing out that there is considerably more protection (landscaping) for the office building fronting Goose Creek Bypass than to the area adjoining the property of the Goose Creek Estates.

Applicant Presentation

Greg Gamble. Mr. Gamble provided a tabbed guide of the 14 Modification of Standards, requested in the application, to the Commissioners. Mr. Gamble stated that In-N-Out Burger is excited to call Franklin home for their eastern expansion operational offices which is the first office east of the Mississippi River. They have thoughtfully and intentionally designed their office and restaurant to reflect comments received during the joint conceptional workshop while maintaining the In-N-Out Burger feel and blending into the Franklin community character. A brick base has been added to the restaurant per the feedback of FMPC and BOMA joint work session. The third floor of the office building is recessed with brick and stucco as the exterior materials. Mr. Gamble explained that, from a distance, the office building reads as a brick building. As part of the master plan of a PUD and in compliance with zoning ordinances, a landscaping plan is required, as well as parking at the rear and side. Also, part of the zoning ordinance requirements includes cross access to any adjacent property. One of the proposed modification of standards is to delay construction of the access roads until the Chadwell development is completed. Once development of Berry Farms, Chadwell is completed, Goose Creek Boulevard will be realigned to connect with Captain Freeman at a signalized intersection.

Alderman Petersen requested more information regarding the Berry Farms, Chadwell property development relating to the floodplain.

Mr. Wiseman explained that a hydraulic study had been conducted as part of the development plan. Developers would be required to address the floodplain area prior to development of the property. Access to the Chadwell development would also require a signalized intersection that would eventually connect to the Goose Creek neighborhood.

Commissioners Franks and Alderman Petersen both asked what the purpose of a boulevard between Goose Creek Estates and the subject property. In other words, how is this road helpful to Goose Creek Estates?

Mr. Wiseman stated that any opportunity to keep cars off Goose Creek Bypass, by providing alternate routes, reduces congestion and meets the zoning ordinance requirement for connectivity. Eventually, intersection realignment will occur creating a signalized connection between Goose Creek Drive and Captain Freeman Parkway. The In-N-Out development is split into two parcels, the restaurant, and the office building, per the zoning ordinance, connectivity is required. Staff supports the MOS to defer connection of cross access between adjacent properties until those properties are developed.

Alderman Petersen stated that Goose Creek Estates doesn't connect to anything and then having the In-N-Out Burger access road proposed extremely close to the property line of Goose Creek residents seems to be very intrusive.

Mr. Wiseman stated that the zoning ordinance requires connectivity, but it doesn't indicate where connectivity should be.

Commissioner Franks stated that the access road adjacent to Goose Creek Estates, on the proposed plan, doesn't go

anywhere and doesn't seem to have a purpose.

Ms. Billingsley suggested the Commissioners make a motion for deliberations and discussions.

Main Motion

Commissioner Orr motioned to recommend approval of Resolution 2024-08 to the Board of Mayor and Alderman, seconded by Commissioner Franks.

Chair Lindsey explained that each of the 14 Modifications of Standards, part of the overall/main motion, would require a separate motion and discussion.

Modification of Standards (Motions)

MOS #1: Requesting to modify Commercial/Mixed Use Building ground floor height to 10 feet. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #1, seconded by Commissioner McLemore. The MOS #1 motion carried 7-0.

MOS #2: Requesting to increase standard driving aisle width to 28 feet. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #2, seconded by Commissioner Orr. The MOS #2 motion carried 7-0.

MOS #3: Request to allow gable and pitched roofs on Commercial/Mixed-Use Buildings. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #3, seconded by Commissioner Allen. The MOS #3 motion carried 7-0.

MOS #4: Request to allow window recesses of 2.5" for the drive-thru window and 1" for kitchen windows. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #4, seconded by Commissioner McLemore. The MOS #4 motion carried 7-0.

MOS #5: Request to alter standards for monument signage. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #5, seconded by Commissioner Orr. The MOS #5 motion carried 7-0.

MOS #6: Request to allow wall signs to be located above the roofline of the uppermost floor. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #6, seconded by Commissioner Franks. The MOS #6 motion carried 7-0.

MOS #7: Request to defer connection of cross access between adjacent properties until they are developed. (Staff recommends approval with conditions)

Mr. Wiseman clarified that the condition of approval is that cross access connection be delayed until development occurs on adjacent properties (east & west parcels) to allow for better organization and alignment in the future.
Commissioner Harrison motioned to approve MOS #7 with conditions, seconded by Commissioner McLemore. The MOS #7 motion carried 6-1 (Alderman Petersen voting against).

MOS #8: Requesting to allow for irregular shaped signage. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #8, seconded by Commissioner McLemore. The MOS #8 motion carried 7-0.

MOS #9: Request for the use of Halo-style signage. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #9, seconded by Commissioner McLemore. The MOS #9 motion carried 7-0.

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

Commissioner Franks motioned to approve MOS #10, seconded by Commissioner Harrison.

Ms. Wright stated that the applicant did not have a chance to discuss or explain MOS #10 & #11 during his presentation, due to the number of questions being asked. If the Commissioners have any questions regarding the MOS, Chair Lindsey could recognize the applicant to explain the two MOS.

Commissioner Harrison stated that there have been changes to the amount of stucco proposed compared to the last presentation and it would be nice for staff to comment on whether the changes are enough to consider the stucco as an accent material.

Mr. Gamble stated that the plans were resubmitted with changes and should be available in the packet of information provided for tonight's meeting.

Applicant Presentation: Jeff Bryant. Mr. Bryant stated that quality is part of In-N-Out Burger's DNA throughout the company. At the end of construction, the stucco will be painted with a high-quality gloss paint that will help minimize the amount of dirt and materials. Once a month the pressure wash and steam clean team will clean the exterior of the restaurant from top to bottom including the concrete, building stucco, awnings, and the drive through lane. The exterior stucco is painted every five years or when deemed necessary from corner to corner by an in-house painting department. All In-N-Out restaurants are important, but many eyes will be on this flagship store and it will be monitored and maintained by an in-house department that includes maintenance, service, operations, pest control and landscaping. The in-house department will be constantly monitoring the needs of the store from updates to repairs and anything else that will enhance the customer experience.

The MOS #10 motion carried (Commissioner Allen voting against).

MOS #11: Request to allow stucco as a primary material for the Office Building Type. (Staff recommends disapproval)
Commissioner Orr motioned to approve MOS #11, seconded by Commissioner Harrison. The MOS #11 motion carried 6-1 (Commissioner Allen voting against).

MOS #12: Request to remove the requirement of a defined base for the Office Building Type. (Staff recommends disapproval)

Mr. Gamble noted that this MOS does not remove the brick requirement for walls only the removal of the brick base requirement for some of the exterior stucco walls.

Commissioner Harrison motioned to approve MOS #12, seconded by Commissioner Franks. The MOS #12 motion carried 6-1 (Commissioner Allen voting against).

MOS #13: Request to increase front yard fencing maximum height to six feet. (Staff recommends approval)
Commissioner Allen motioned to approve MOS #13, seconded by Commissioner Harrison. The MOS #13 motion carried 7-0.

MOS #14: Request to remove required masonry columns for commercial fencing. (Staff recommends approval)
Commissioner Harrison motioned to approve MOS #14, seconded by Commissioner Orr. The MOS #14 motion carried 7-0.

Main Motion (recommend approval of Resolution 2024-08 to the Board of Mayor and Alderman)
The motion carried 7-0.

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

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

Attachments:

1. MAP 2208 Crossway Drive, Rezoning
2. ORD 2024-06 2208 Crossway Dr Rez_Combined_Law approved
3. 2024-02-01 Rezoning - Cross property
4. Citizen Comment 01
5. Citizen Comment 02

Staff Presentation: Joey Bryan. 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 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.

Recommendation

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

Public Comment

Melissa Littich, 2526 St. James Drive. Ms. Littich stated that she is concerned about the proximity of the proposed road in relationship to her property line. Light pollution and noise from the proposed outdoor pavilion are also concerns. Ms. Littich finished by saying that her normally quiet neighborhood will no longer be peaceful and quiet if the application is approved.

Jay Shields, 2530 St. James Drive. Mr. Shields also noted his concerns about the proposed road running along his property line, the proposed large parking lot along with the increased congestion and traffic that a church campus can bring.

Applicant Presentation

Greg Gamble. The applicant deferred his presentation to the next item.

Motion

Commissioner Orr motioned to recommended approval of ordinance 2024-06 to BOMA, seconded by Commissioner Harrison.

Discussion

None

The motion carried 7-0.

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

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

Attachments:

1. MAP Tuck Away PUD Subdivision, Rezoning and Development Plan
2. ORD 2024-07 Tuck Away PUD Rev 1 Rez_Combined_Law approved
3. 2024-02-01 Rezoning-Tuckaway (Fellowship) resubmittal
4. Citizen Comment 01
5. Citizen Comment 02

Staff Presentation: Joey Bryan. 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 Subdivision. 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.

Public Comment

Melissa Littich, 2526 St. James Drive. Ms. Littich expressed her concerns about the number of people who will use the space daily. By the size of the parking lot and the three large buildings proposed, it appears there could be hundreds and hundreds of people entering and exiting on a consistent basis. Ms. Littich mentioned light and noise pollution along with

safety as other causes of anxiety and nervousness regarding the church campus proposal.

Applicant Presentation

Greg Gamble. Mr. Gamble noted the benefits of the large setback proposed is complementary to the rural and open feel that the city of Franklin tries to preserve. Mr. Gamble also stated that there are no plans for any sort of school on the church campus.

Motion

Commissioner Orr motioned to recommended approval of ordinance 2024-06 to BOMA, seconded by Commissioner Harrison.

Discussion

Commissioner Allen stated that she cannot support a recommendation of approval for another church in this location. This stretch of Lewisburg Pike has several churches and on Sunday mornings the traffic congestion creates safety concerns. Commissioner Allen supports the design and the long-term goals of the church, but not in the location that it is proposed.

The motion carried 6-1 (Commissioner Allen voting against).

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

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

Attachments:

1. MAP Tuck Away PUD Subdivision, Rezoning and Development Plan
2. RES 2024-09 Tuck Away PUD Rev 1 DP_Combined_Law approved
3. 8389 Tuck Away PUD _DP_Rev 1_Conditions of Approval_01
4. 1-7 pages Tuck Away DP Rev 1
5. 8-14 pages Tuck Away DP Rev 1
6. 15-21 pages Tuck Away DP Rev 1
7. 22-28 pages Tuck Away DP Rev 1
8. Citizen Comment 01
9. Citizen Comment 02

Staff Presentation: Joey Bryan. 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. 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.

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, to help disburse traffic throughout an area and provide multiple connection points for emergency services. Staff recommends disapproval of MOS #1.

Recommendation

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

Public Comment

Jay Shields, 2530 St. James Drive. Mr. Shields stated that St. James Drive cannot accommodate two-way traffic and requests that the Commissioners do not consider St. James Drive as a potential road for connectivity to the church campus. The drainage ditches and the lack of side walks make the road unfit for high traffic volume.

Applicant Presentation

Mr. Gamble highlighted main points of the master plan. The plan proposes a 200-foot setback along Lewisburg Pike. The existing house on the property will be repurposed for use by the church but all new construction will be behind the home. The southern drive isle along the property line is proposed to be a 16-foot exit only drive. Entrance to the campus would be from the north and from the rear of the parking lot. To reduce light exposure to neighboring properties, the parking lot lights would be pointed down and away from adjacent property lines. The only modification of standard requested is the removal of southern vehicular connection. Mr. Gamble also noted that the closest building to the southern property line is 75 feet, and the existing tree line will be maintained and supplemented with additional trees.

Main Motion

Commissioner Orr motioned to recommend approval of resolution 2024-09 to BOMA, seconded by Commissioner Harrison.

MOS Motion

MOS #1 Requesting to remove the required southern vehicular connection. (Staff recommends disapproval)

Commissioner Franks motioned to approve MOS #1, seconded by Commissioner Harrison. Commissioner Allen stated that she does not support removal of the vehicular connection. The MOS 1 motion carried 6-1 (Commissioner Allen voting against).

Main Motion

The motion carried 6-1 (Commissioner Allen voting against).

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

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

Attachments:

1. MAP 8386 Carter House Visitors Center Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8386 Carter House Visitors Center Subdivision, Final Plat
3. FINAL PLAT COF 8386 Carter House Visitors Center Subdivision

The item was Approved on Consent Agenda.

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

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

Attachments:

1. MAP Creekside Home Site Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8385 Creekside Home Site Subdivision, Final Plat
3. FINAL PLAT 8385 Creekside Home Site Subdivision

The item was Approved on Consent Agenda.

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

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

Attachments:

1. MAP Poplar Farms PUD Subdivision, Final Plat
2. CONDITIONS OF APPROVAL 8390 Poplar Farms PUD Subdivision, Final Plat, Section 1
3. FINAL PLAT COF 8390 Poplar Farms PUD Subdivision, Final Plat, Section 1

The item was Approved on Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

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

Sponsors: Emily Wright, Kelly Dannenfelser

Attachments:

1. REVISED 2.06.24 2023-44 An Ordinance to Amend Several Chapters of the Zoning Ordinance_LAW APPROVED (2)

Staff Presentation: Kelly Dannenfelser. 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. There will be a larger update brought forward for consideration this summer. 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 time frames 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. Staff recommends approval of Ordinance 2023-44.

Public Comment

Devon McClendon, NAI Nashville. Mr. McClendon stated that he is speaking in support of the text amendment, recommended by staff, with a requested addition of property. In September, a project being referred to as the Margin District was approved for properties located along the 700-800 block of Columbia Pike adjacent to Church Street and Cummins Street. In addition to what was approved in September (Plan Amendment to Envision Franklin), Mr. McClendon would like the Board to consider the property known as Bobby's Automotive and the Woodard Property to be included in the Margin District, as those properties have since been acquired. If the Commission agrees, the applicant is requesting that those properties be included as part of the Margin District project.

Jere Pewitt. Mr. Pewitt owns property located at 705 Columbia Avenue and requests that his property be included in the proposed zoning edit as his property is surrounded by the development known as the Margin district. Otherwise, the parcels surrounding his property would be zoned differently.

Ms. Dannenfelser explained that Envision Franklin is general in nature, but the zoning ordinance is what provides the details and standards to reach the broad goals of Envision Franklin. The main impact of including the additional properties discussed would be that three and a half story buildings would be allowed instead of two-story buildings.

Ms. Billingsley stated that the Board could motion to approve the ordinance, then create an amendment to add the areas discussed.

Main Motion

Commissioner Orr motioned to recommend approval to the Board of Mayor and Alderman, Ordinance 2023-44, seconded by Commissioner Harrison.

Ms. Billingsley noted that the Board could defer the request to the next meeting if more information is needed.

Ms. Wright clarified by stating that the first request includes the 2 parcels north of the blue boundary indicated on the overhead map. The second request includes the L shaped property. The text amendment can be amended to include these parcels up to Church Street or the Board can defer the item to the next meeting so that staff can provide a more detailed map or the parcels to be included.

Amendment

Commissioner Allen amended the motion to include the parcels located at 705, 713 & 717 Columbia Avenue, seconded by Commissioner Orr. The motion to amend carried 7-0.

Main Motion, As Amended

The motion as amended carried 7-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 10:25 PM.

Chair

Date



MOS #2: 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 Facade: Up to three of the following: brick, natural stone, or cultured stone





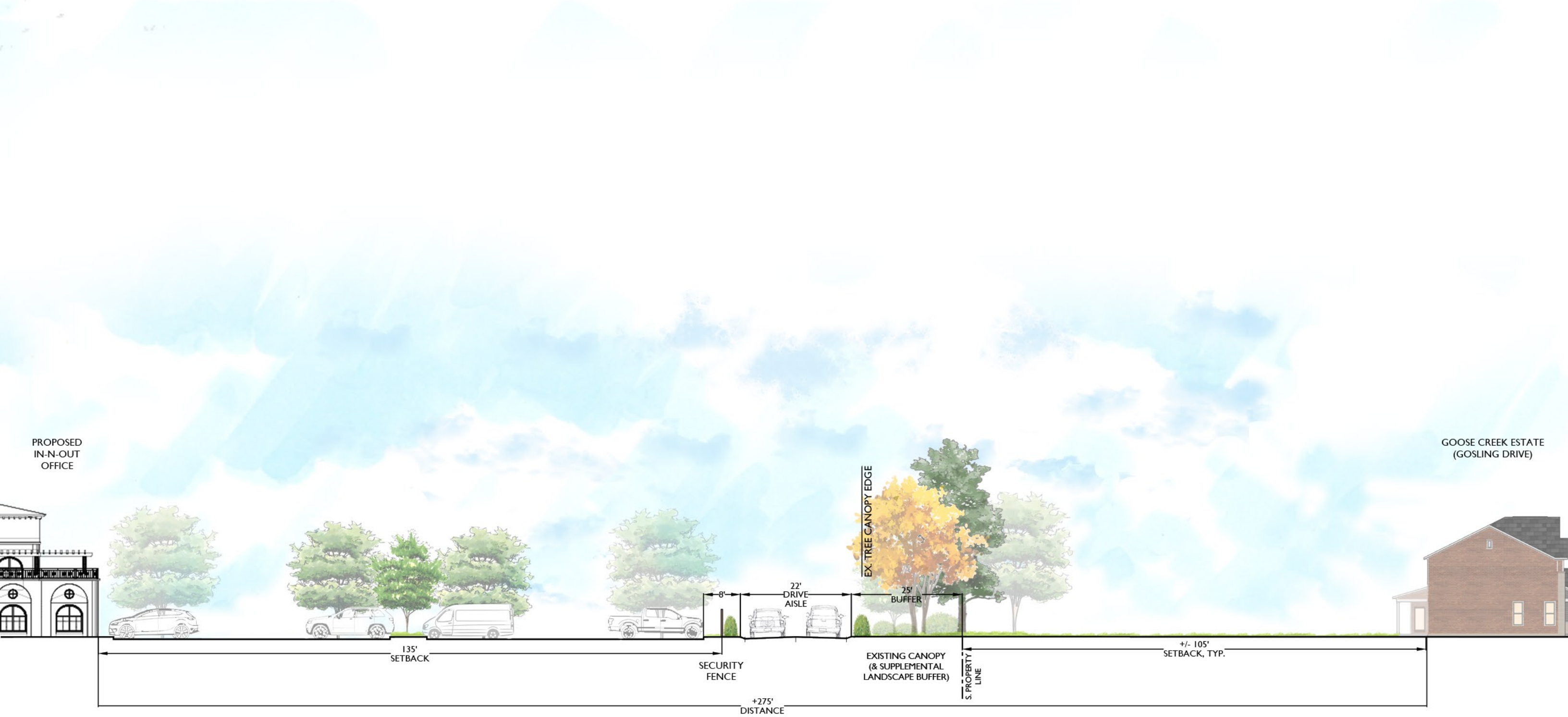














In-N-Out

Commitments to Goose Creek Estates

1. In-N-Out will control the time of the dumpster pick up within reason and as applicable with the contracted vendor such that noise from loading and pick up is not early morning or late evening.
2. To the maximum extent possible, pending construction staging and circulation, In-N-Out will install the Goose Creek Estates boundary landscape in phase one during the construction of the office once mass grading & irrigation for the new material is possible. New landscape will be installed along the length of the PUD parcel only during this phase.
3. Speed humps or speed tables will be installed on the southern boundary private drive (once the drive is fully built out) within the public access easement to the extent these elements are permitted by local regulations.
4. In-N-Out will install parking lot lighting with shielded lights and will direct the lighting toward the parking lot to limit light glare as much as possible. Lighting will need to meet all local regulations including minimum requirements for police and fire.
5. In-N-Out will not install an internally illuminated In-N-Out logo sign on the southern facade of the restaurant facing GCE.
6. In-N-Out has filed a modification of standards for "Halo" sign lighting for the restaurant in lieu of backlit signage.
7. In-N-Out intends to locate inner property landscaping and/or screening logistically to minimize vehicle head lights facing South toward GCE from the office parking lot.
8. In-N-Out intends to study the installation of screening along the southern border to assist in limiting visual light pollution from the GCE side and determine the best method.
9. In-N-Out intends to provide 24 hour Security Personnel located in a Guard Station at the entrance to the office building parking lot.

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.
- B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.
- C. Cross access shall provide two- way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.
- D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first certificate of occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.
- F. The cross access easement shall be recorded as part of a final plat.

9.6 Pedestrian Circulation

9.6.1 Placement and Connections

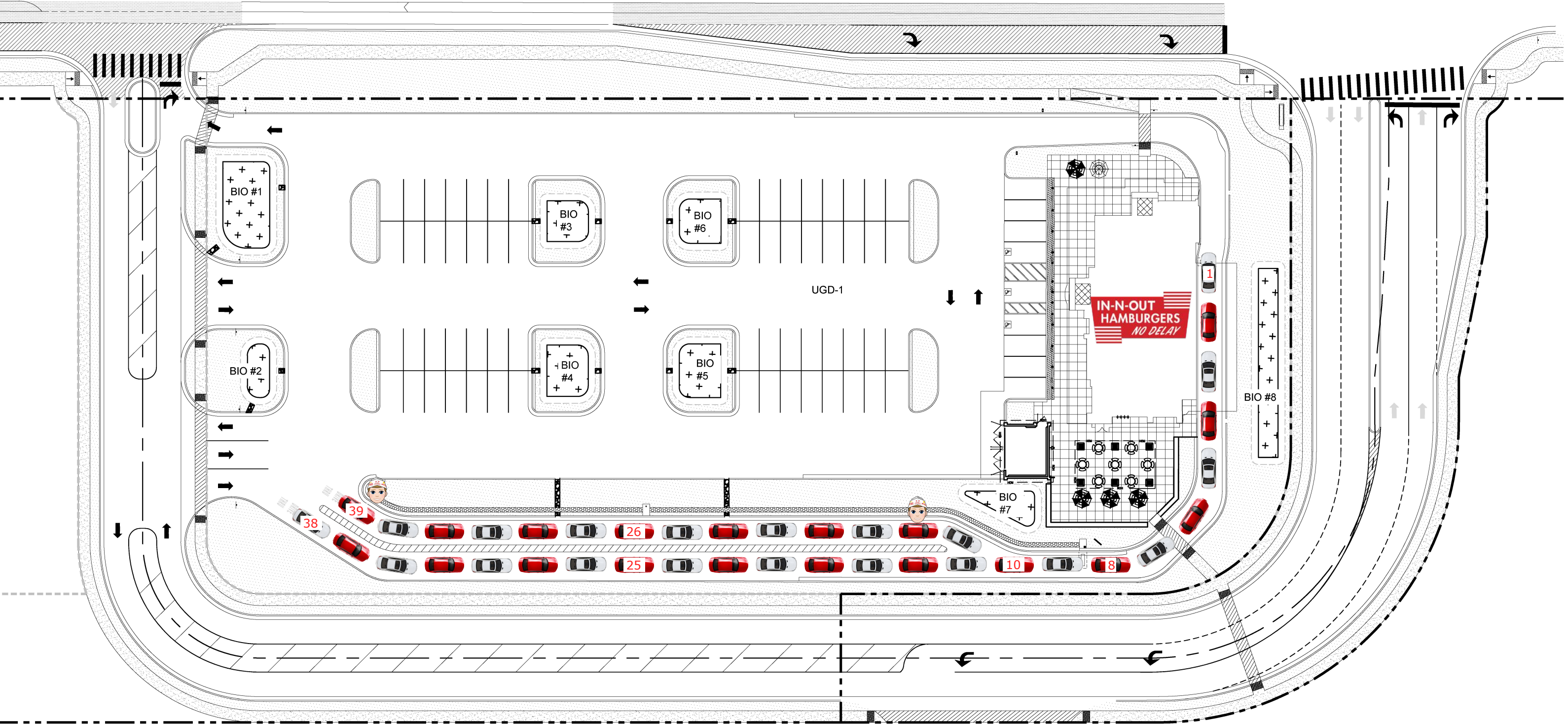
- A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
- B. A continuous internal pedestrian circulation system shall be provided throughout the

development. Sidewalk connections shall be provided:

1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive;
 3. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
 4. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
 5. That connect to existing or planned private trail systems in adjacent developments, where possible;
 6. Between open spaces within a development; and
 7. Building main entrances with associated parking areas.
- C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid-block internally to connect streets on opposite sides of the block.
 - D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.

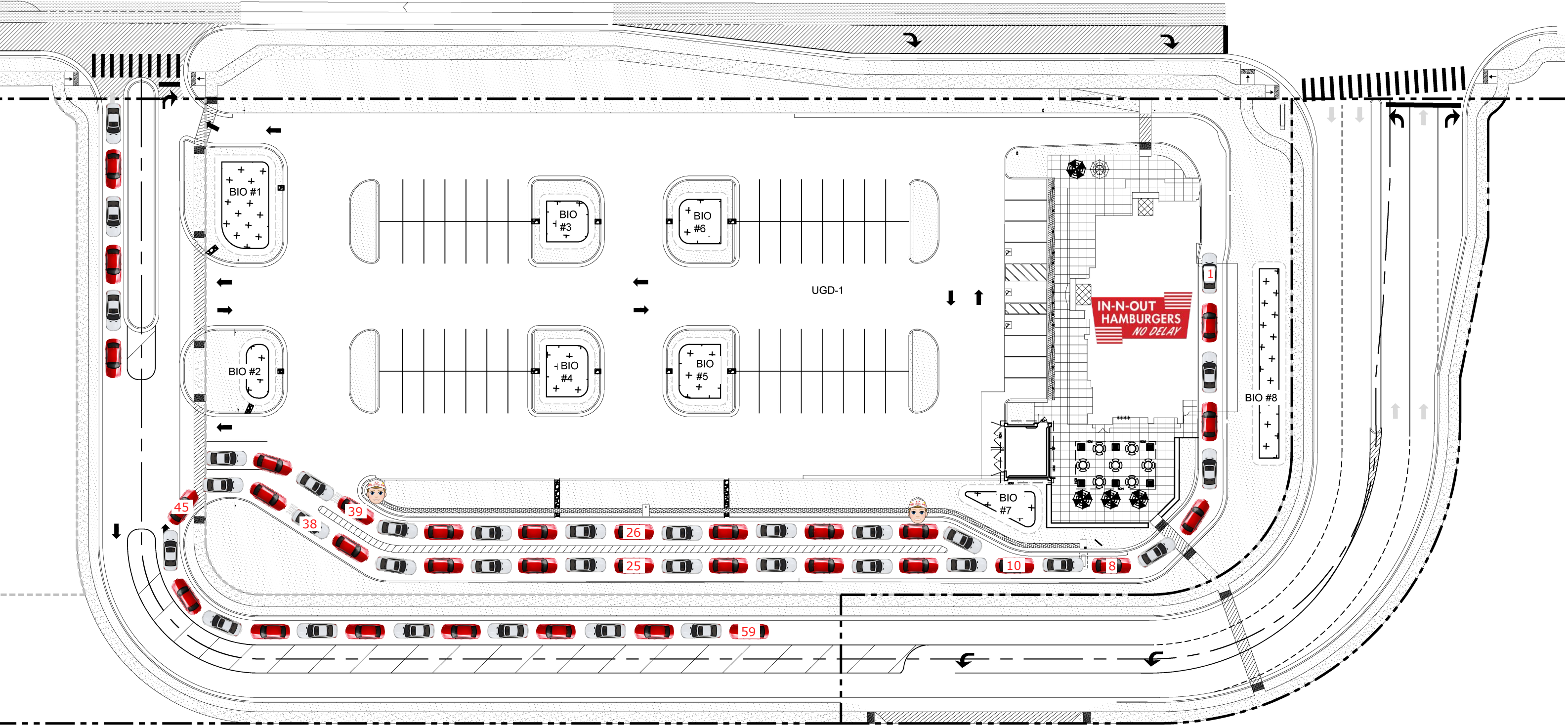
9.6.2 Sidewalks

- A. Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and placed in either a public right-of-way or a public access easement.
- B. Sidewalk widths shall comply with the table below:

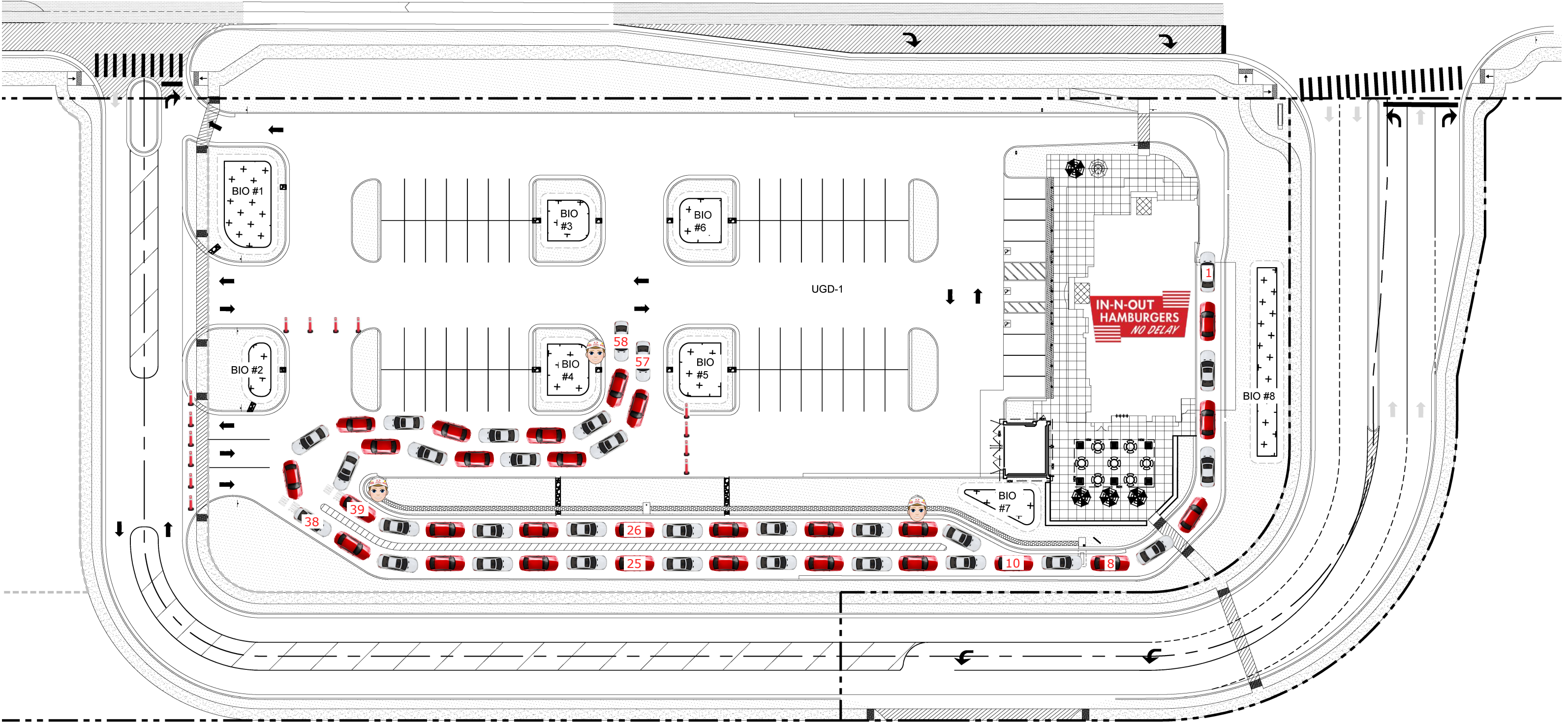


FRANKLIN, TN
GOOSE CREEK

39 CARS TOTAL IN THE DRIVE THRU QUEUE

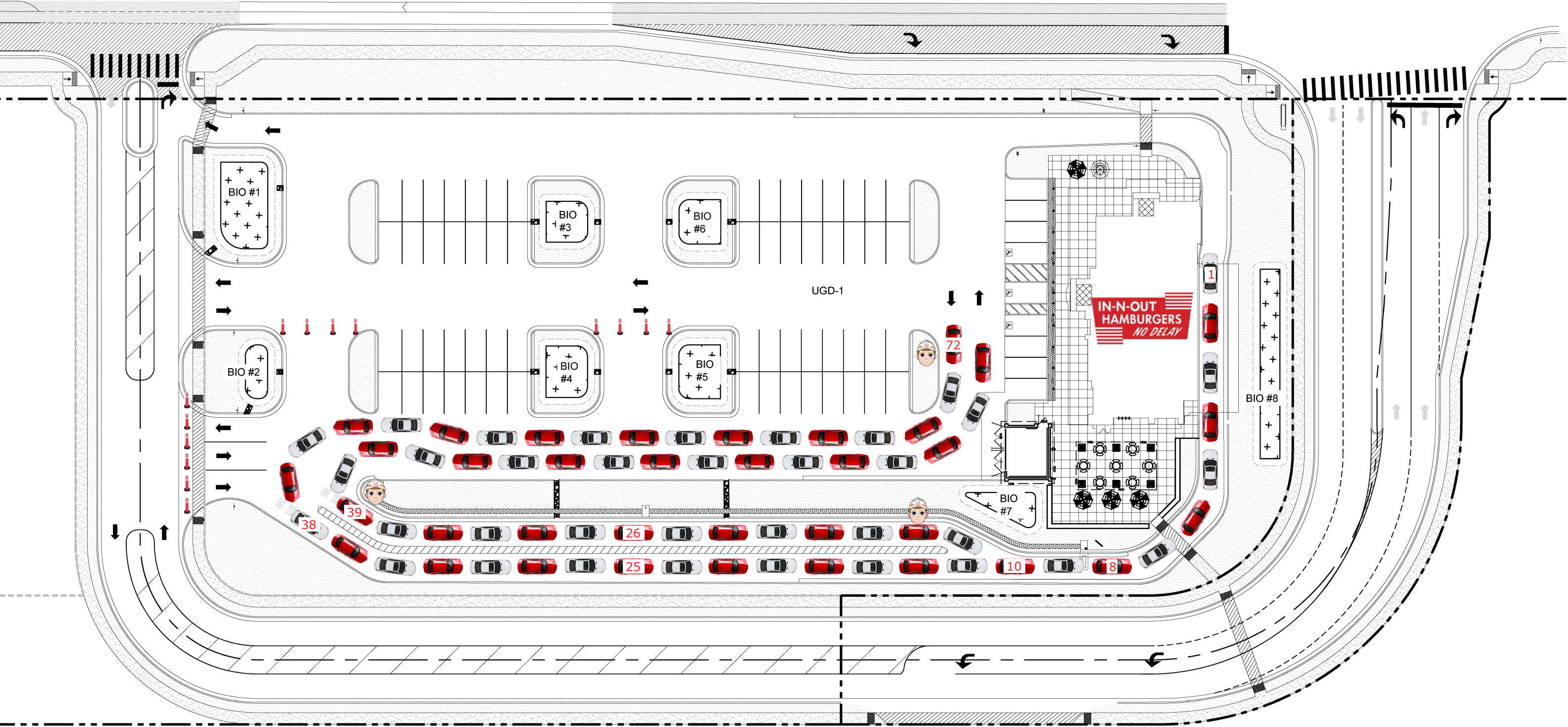


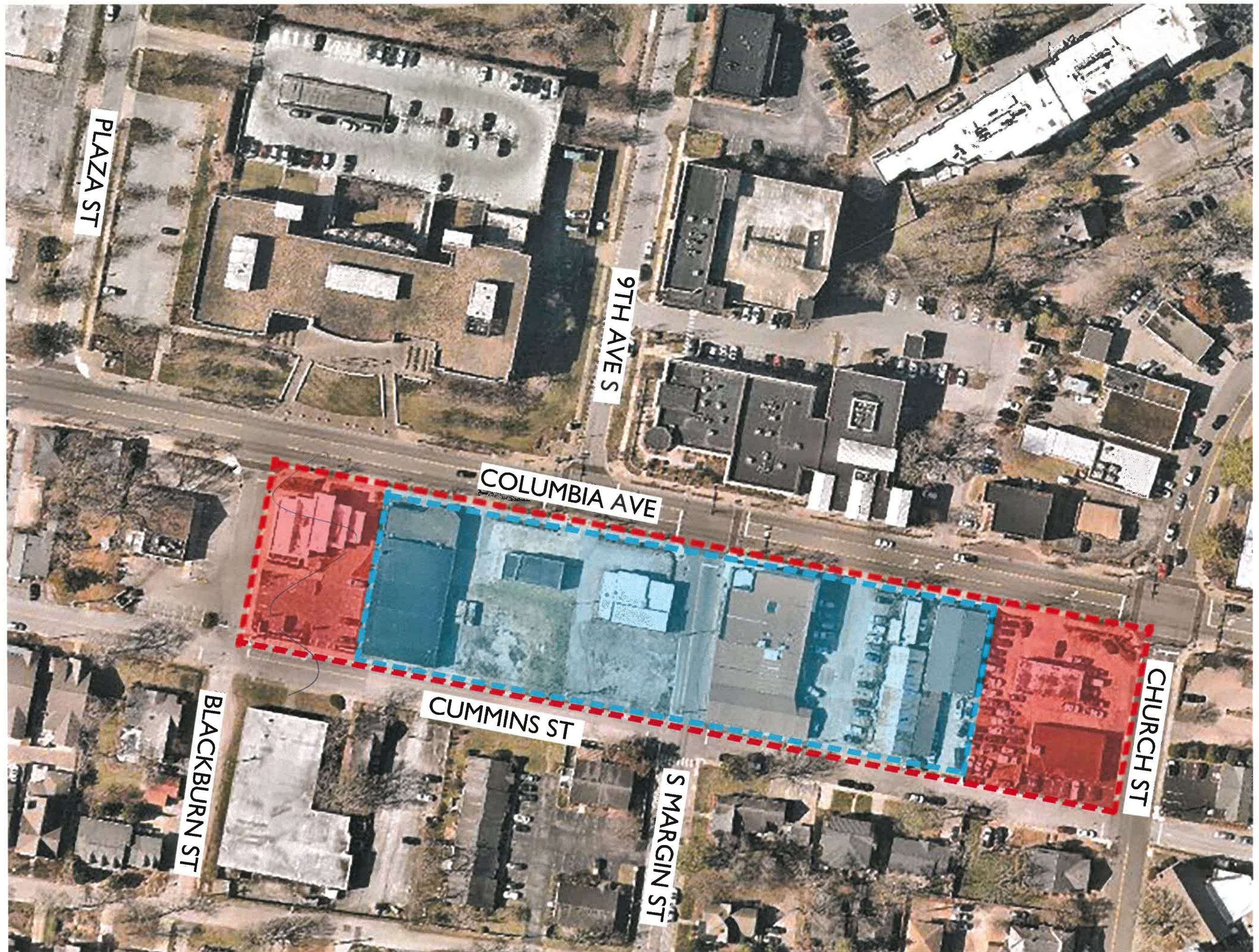
FRANKLIN, TN
GOOSE CREEK
WEST ENTRY MEDIAN INCREASED AND DRIVE THRU
QUEUE EXTENDED TO 59 CARS



FRANKLIN, TN
GOOSE CREEK

OVERSTACK OPTION 1 WITH 58 CARS IN THE QUEUE







City of Franklin

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

File #: 21-06167

DATE: March 4, 2024
TO: Franklin Municipal Planning Commission
FROM:
SUBJECT:

Consideration Of Approval Of Items 3-20 And 25 On The Consent Agenda.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning

BACKGROUND/STAFF COMMENTS:

(Brief description of the history and supporting information regarding the item, including an explanation of why staff is recommending the action.)

FINANCIAL IMPACT:

(Include the cost of the item, how the item will be funded, which fund it will come from, if there are grants or loans involved and whether the item is included in the current approved budget.)

RECOMMENDATION:

Staff recommends



File #: 21-06332

DATE: March 11, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-10, An Ordinance To Rezone 2.90 Acres From Regional Commerce 6 (RC6) Distirct To Planned (PD 65.4/3,607) District For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard. (The Caroline PUD Subdivision)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8401
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: CSLP GP, Mitchell Rechler, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Regional Commerce 6 (RC-6) District to Planned District (PD 65.4/3,607) to accommodate the proposed development plan located at 101 Cool Springs Boulevard. The development plan for The Caroline PUD Subdivision has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multi-family residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

PROJECT CONSIDERATION:

A similar proposal at this location went before the Planning Commission at the June 2023 meeting, where it was recommended for disapproval to the Board of Mayor and Aldermen. The applicant then withdrew the applications for the rezoning and the development plan after the 1st Reading at BOMA. Since then, Engineering has revised their traffic review standards for the area and the proposal as

submitted can be supported by Staff.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-10.

THE CAROLINE PUD SUBDIVISION
ORDINANCE 2024-10
RESOLUTION 2024-13

Project Information

Existing Zoning: RC6
Proposed Zoning: PD 65.4/3,607
Overlay Districts: 500ft Hillside Buffer
Site Acreage: 2.09 acres
Proposed Number of Dwelling Units: 190
Proposed Nonresidential Square Footage: 3,607 SF

Legend

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

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HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2024-10

AN ORDINANCE TO REZONE 2.90 ACRES FROM REGIONAL COMMERCE 6 (RC6) DISTRICT TO PLANNED (PD 65.4/3,607) DISTRICT FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER MEMORIAL PARKWAY, AT 101 COOL SPRINGS BOULEVARD (THE CAROLINE 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 65.4/3,607) 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 2024-13 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 Regional Commerce (RC6) District to Planned (PD 65.4/3,607) District:

PREMISES CONSIDERED

Map-Parcel	Acres
062 – 45.10	2.90
Total	2.90

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

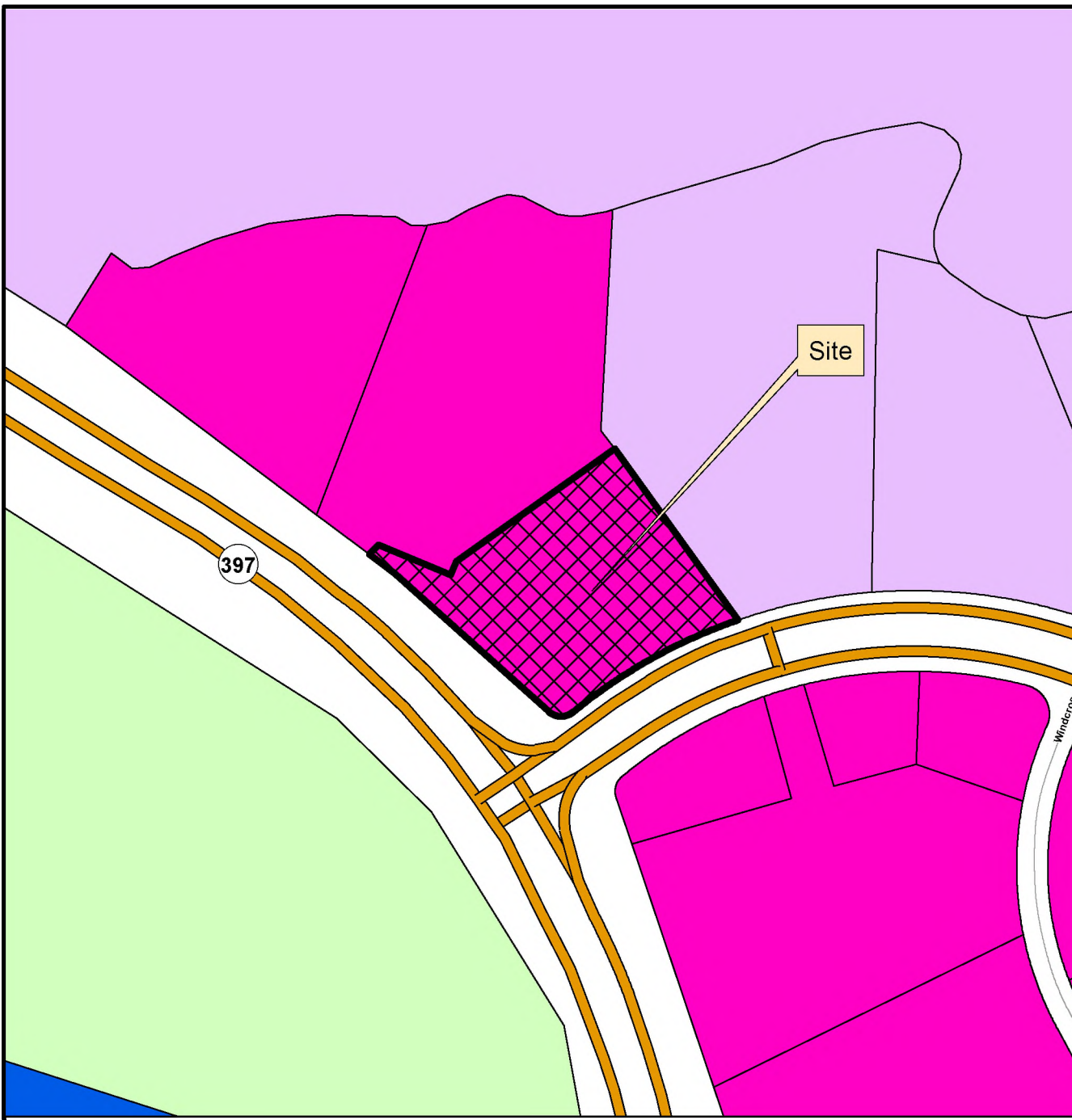
**THE CAROLINE PUD SUBDIVISION
ORDINANCE 2024-10
RESOLUTION 2024-13**

Project Information

Existing Zoning: RC6
Proposed Zoning: PD 65.4/3,607
Overlay Districts: 500ft Hillside Buffer
Site Acreage: 2.09 acres
Proposed Number of Dwelling Units: 190
Proposed Nonresidential Square Footage: 3,607 SF

Legend

-  The Caroline PUD
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
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-  R6 Residential 6 District
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-  OR Office Residential District
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-  NC Neighborhood Commercial
-  CC Central Commercial District
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-  RC12 Regional Commerce 12 District
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-  LI Light Industrial District
-  HI Heavy Industrial District



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It was compiled from the most authentic information available.
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HISTORIC
FRANKLIN
TENNESSEE

THE CAROLINE

REZONING REQUEST

PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE



OWNER:
CSLP GP
85 SOUTH SERVICE RD
PLAINVIEW, NY 10803
MITCHELL RECHLER
631-414-8484
mr@mrechler.com

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

ENGINEER:
KIMLEY-HORN
10 LEA AVE, SUITE 400
NASHVILLE, TN 37204
RYAN MCMASTER, PE
615-564-2876
ryan.mcmaster@kimley-horn.com

ARCHITECT:
906 STUDIO ARCHITECTS
143 FIFTH AVE SOUTH
FRANKLIN, TN 37064
MEREDITH BUCHER, AIA
615-721-6024
meredith.bucher@906studio.com

VESTING 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 TECH. STANDARDS	7.1.2022
STORMWATER BMP MANUAL	2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	9-27-2022

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.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
PROJECT NAME:	THE CAROLINE
COP PROJECT #:	9401
MAP #:	94062G
PARCEL #:	062--04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
TOTAL ACREAGE OF SITE:	2.906 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	126,583 SF
OWNERS:	CSLP GP
ADDRESS:	85 SOUTH SERVICE RD PLAINVIEW, NY 10803
PHONE:	631-414-8484
EMAIL:	mr@mrechler.com
CONTACT NAME:	MITCHELL RECHLER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE (GDC)
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	615-975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL/ MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE IA
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,094 SF
OPEN SPACE SF REQUIRED:	5%; 6,329 SF
NATURAL AREA SF REQUIRED:	10% 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED:	338 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS)
COMMERCIAL PARKING REQUIRED:	12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED:	340 SPACES
TOTAL SHARED PARKING REQUIRED:	313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE, 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT: QUAD I
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006.	

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS



RESUBMITTAL: MARCH 7, 2024
INITIAL SUBMITTAL: FEB. 12, 2024
PRE-APP: January 29, 2024



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANNING COORDINATE SYSTEM AND NAD 83 DATUM.
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3. THE INFORMATION WAS ALSO OBTAINED FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERALS OR OILS. ANY DISCOVERY IS TO BE 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 17017C0202F, DATED SEPTEMBER 29, 2006.

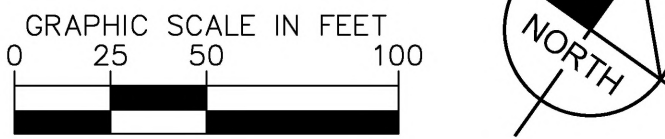
EXISTING DETENTION POND NOTE

PER ASPEN GROVE MEDICAL OFFICE BUILDING PLANS, THE EXISTING DETENTION POND HAS BEEN DESIGNED AND CONSTRUCTED TO SERVE THE 101 COOL SPRINGS DEVELOPMENT.

DESIGNED STORAGE CAPACITY: +/- 31,000 CF

EXISTING POND PER SURVEY COMPLETED BY CEC DATED 9/14/2021

AS-BUILT STAGE STORAGE CAPACITY: +/- 31,441 CF



DESIGNED BY:	LJ
DRAWN BY:	SA
CHECKED BY:	RL
DATE:	3-7-2022
KIMLEY-HORN PROJECT NO. 118479000	

C1.0

THE CAROLINE

REZONING REQUEST

PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE



OWNER:
CSLP GP
85 SOUTH SERVICE RD
PLAINVIEW, NY 10803
MITCHELL RECHLER
631-414-8484
mr@mrechler.com

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

ENGINEER:
KIMLEY-HORN
10 LEA AVE, SUITE 400
NASHVILLE, TN 37204
RYAN MCMASTER, PE
615-564-2876
ryan.mcmaster@kimley-horn.com

ARCHITECT:
906 STUIDO ARCHITECTS
143 FIFTH AVE SOUTH
FRANKLIN, TN 37064
MEREDITH BUCHER, AIA
615-721-6024
meredith.bucher@906studio.com

VESTING 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 TECH. STANDARDS	7.1.2022
STORMWATER BMP MANUAL	2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	9-27-2022

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



SITE DATA TABLE	
PROJECT NAME:	THE CAROLINE
COP PROJECT #:	8401
MAP #:	94062G
PARCEL #:	062--04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
TOTAL ACREAGE OF SITE:	2.906 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	126,583 SF
OWNERS:	CSLP GP
ADDRESS:	85 SOUTH SERVICE RD PLAINVIEW, NY 10803
PHONE:	631-414-8484
EMAIL:	mr@mrechler.com
CONTACT NAME:	MITCHELL RECHLER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE (GDC)
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	615-975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL/ MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,094 SF
OPEN SPACE SF REQUIRED:	5%; 6,729 SF
NATURAL AREA SF REQUIRED:	10% 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED:	328 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS)
COMMERCIAL PARKING REQUIRED:	12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED:	340 SPACES
TOTAL SHARED PARKING REQUIRED:	313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
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C1.0	OVERALL EXISTING CONDITIONS



RESUBMITTAL: MARCH 7, 2024
INITIAL SUBMITTAL: FEB. 12, 2024
PRE-APP: January 29, 2024



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



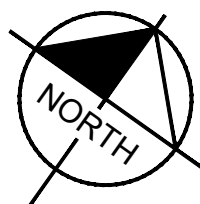
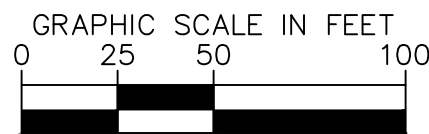
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- SURVEY NOTES**
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SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

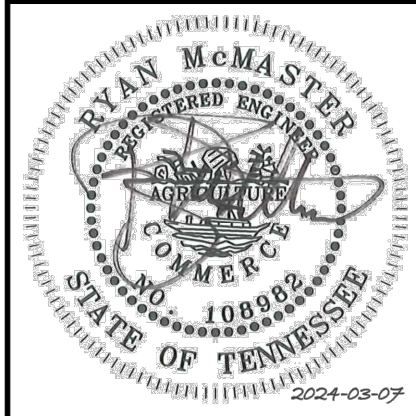
EXISTING DETENTION POND NOTE

PER ASPEN GROVE MEDICAL OFFICE BUILDING PLANS, THE EXISTING DETENTION POND HAS BEEN DESIGNED AND CONSTRUCTED TO SERVE THE 101 COOL SPRINGS DEVELOPMENT. DESIGNED STORAGE CAPACITY +/- 31,000 CF. EXISTING POND PER SURVEY COMPLETED BY CEC DATED 9/14/2022: AS-BUILT STAGE STORAGE CAPACITY: +/- 31,441 CF



Kimley»Horn

**THE CAROLINE
DEVELOPMENT PLAN**
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



No.	BY		DATE	REVISIONS
	1	2		
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

DESIGNED BY:	LJA
DRAWN BY:	SAS
CHECKED BY:	RLM
DATE:	3-7-2024
KIMLEY-HORN PROJECT NO.	118479000

OVERALL EXISTING
CONDITIONS

SHEET NUMBER
C1.0

COF #8402



File #: 21-06333

DATE: March 11, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-13, A Resolution Approving A Development Plan For The Caroline PUD Subdivision For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Memorial Parkway, At 101 Cool Springs Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8402
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: CSLP GP, Mitchell Rechler, Rep.

BACKGROUND/STAFF COMMENTS:

The Caroline PUD Subdivision is approximately 3 acres in size and is located East of Mack Hatcher Memorial Parkway and North of Cool Springs Boulevard on a property addressed as 101 Cool Springs Boulevard. The proposed development consists of 190 multi-family units and 3,607 SF of commercial space. Envision Franklin places this property in the Regional Commerce Design Concept, which states that the area, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources."

Envision Franklin further states that, "New developments [within Regional Commercial] should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor," and that, "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 to internal drives should be minimized wherever possible."

The proposed development meets the minimum recommendations of Envision Franklin by providing a mix of uses that include commercial and multi-family residential, although the amount of activated ground-floor commercial use is minimal, like approved developments nearby. The site layout

provides an urban feel with building-lined streets creating a walkable development and provides architecture that fits in with the style of the corridor. The Regional Commerce Design Concept supports a mix of uses and the uses proposed are supported within the design concept.

PROJECT CONSIDERATION:

A similar proposal at this location went before the Planning Commission at the June 2023 meeting, where it was recommended for disapproval to the Board of Mayor and Aldermen. The applicant then withdrew the applications for the rezoning and the development plan after the 1st Reading at BOMA. Since then, Engineering has revised their traffic review standards for the area and the proposal as submitted can be supported by Staff.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-13 with conditions.

THE CAROLINE PUD SUBDIVISION ORDINANCE 2024-10 RESOLUTION 2024-13

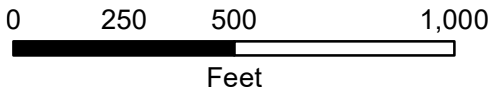
Project Information

Existing Zoning: RC6
Proposed Zoning: PD 65.4/3,607
Overlay Districts: 500ft Hillside Buffer
Site Acreage: 2.09 acres
Proposed Number of Dwelling Units: 190
Proposed Nonresidential Square Footage: 3,607 SF

Legend

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

This map was created by the Franklin Planning Department.
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The City is not responsible for any errors or omissions contained hereon.
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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2024-13

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE CAROLINE PUD SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF COOL SPRINGS BOULEVARD AND EAST OF MACK HATCHER MEMORIAL PARKWAY, AT 101 COOL SPRINGS BOULEVARD

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 2024-10; 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
062 – 45.10	2.09
Total	2.09

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 Caroline PUD are as follows:

Entitlements	The Caroline PUD
Base Zone District	PD 65.4/3,607
Other Zoning Overlays	500ft Hillside Buffer
Number of Dwelling Units	190
Number of Nonresidential Square Footage	3,607
Number of Hotel Rooms	0
Open Space Requirements	15
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 this Resolution shall take effect from and after the passage of Ordinance 2024-10, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____2/6/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____2/22/24_____

NEIGHBORHOOD MEETING: _____2/7/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

THE CAROLINE PUD SUBDIVISION
ORDINANCE 2024-10
RESOLUTION 2024-13

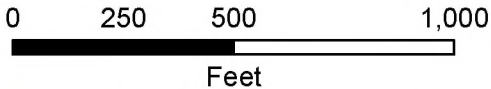
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HISTORIC
FRANKLIN
TENNESSEE

THE CAROLINE DEVELOPMENT PLAN

PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE



OWNER:
CSLP GP
85 SOUTH SERVICE RD
PLAINVIEW, NY 10803
MITCHELL RECHLER
631-414-8484
mr@mrechler.com

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

ENGINEER:
KIMLEY-HORN
10 LEA AVE, SUITE 400
NASHVILLE, TN 37204
RYAN MCMASTER, PE
615-564-2876
ryan.mcmaster@kimley-horn.com

ARCHITECT:
906 STUDIO ARCHITECTS
143 FIFTH AVE SOUTH
FRANKLIN, TN 37064
MEREDITH BUCHER, AIA
615-721-6024
meredith.bucher@906studio.com

VESTING 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 TECH. STANDARDS	7.1.2022
STORMWATER BMP MANUAL	2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	9-27-2022



VICINITY MAP
N.T.S.

SITE DATA TABLE

PROJECT NAME:	THE CAROLINE
COF PROJECT #:	8402
MAP:	MAP #94062G
PARCEL #:	062-04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
TOTAL ACREAGE OF SITE:	2.906 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	126,583 SF
OWNERS:	CSLP GP
ADDRESS:	85 SOUTH SERVICE RD PLAINVIEW, NY 10803
PHONE:	631-414-8484
EMAIL:	mr@mrechler.com
CONTACT NAME:	MITCHELL RECHLER
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PHONE:	615-975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL/ MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%: 31,094 SF
OPEN SPACE SF REQUIRED:	5%: 6,329 SF
NATURAL AREA SF REQUIRED:	10%: 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED:	328 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS)
COMMERCIAL PARKING REQUIRED:	12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED:	340 SPACES
TOTAL SHARED PARKING REQUIRED:	313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1

- NOTES:
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
 4. BASE INFORMATION HAS BEEN TAKEN FROM TWO ALTA SURVEYS PROVIDED BY CEC INC., PERFORMED BY MICHAEL K. STORY DATED 02-23-22 AND 9-14-22. 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.
 5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006.

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN - OPEN SPACE
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	ROW AND ACCESS - FIRE
C4.2	ROW AND ACCESS - SOLID WASTE
C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURE - FLOOR PLANS
A2.0	ARCHITECTURE - RENDERINGS
A3.0	ARCHITECTURE - ELEVATIONS
A4.0	ARCHITECTURE - ELEVATIONS



RESUBMITTAL: MARCH 7, 2024
INITIAL SUBMITTAL: FEB. 12, 2024
PRE-APP: January 29, 2024



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



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BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006	

- SURVEY NOTES**
- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM AND NAD 83 DATUM.
 - BASE INFORMATION WAS TAKEN FROM TWO ALTA SURVEYS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 02-23-2022 AND 09-14-2022. 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.
 - INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
 - THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
 - THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0204F, DATED SEPTEMBER 29, 2006.

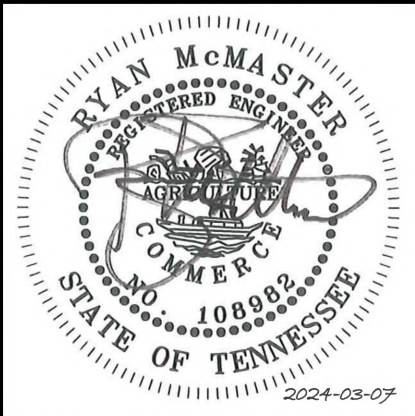
SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

EXISTING DETENTION POND NOTE

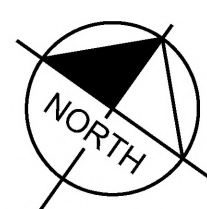
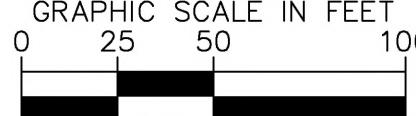
PER ASPEN GROVE MEDICAL OFFICE BUILDING PLANS, THE EXISTING DETENTION POND HAS BEEN DESIGNED AND CONSTRUCTED TO SERVE THE 101 COOL SPRINGS DEVELOPMENT. DESIGNED STORAGE CAPACITY= +/- 31,000 CF. EXISTING POND PER SURVEY COMPLETED BY CEC DATED 9/14/2022: AS-BUILT STAGE STORAGE CAPACITY= +/- 31,441 CF

Kimley»Horn

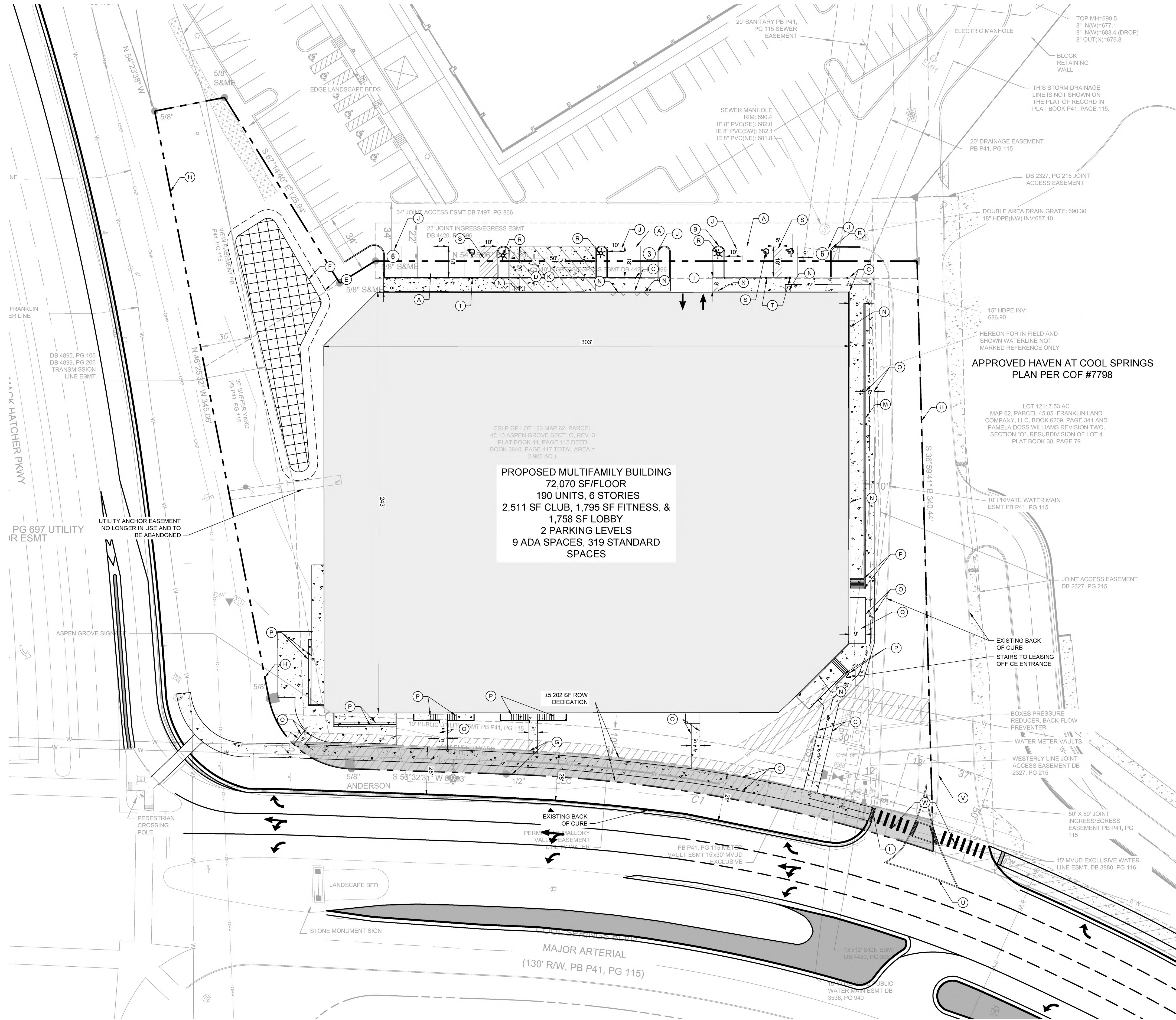
**THE CAROLINE
DEVELOPMENT PLAN**
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



No.	REVISIONS									
	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY
1			2		3		4		5	
6			7		8		9		10	
DESIGNED BY:		LJA								
DRAWN BY:		SAS								
CHECKED BY:		RLM								
DATE:		3-7-2024								
KIMLEY-HORN PROJECT NO.		118479000								
OVERALL EXISTING CONDITIONS										
SHEET NUMBER		C1.0								



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SITE PLAN KEYNOTE LEGEND

- | | |
|---|---|
| A | 9' X 18' PROPOSED PARKING SPACE (TYP.) |
| B | 6" PROPOSED POST CURB (TYP.) |
| C | 8' SIDEWALK (TYP.) |
| D | REFUSE COLLECTION AREA |
| E | GREEN INFRASTRUCTURE EASEMENT (GIE) |
| F | BIORETENTION POND |
| G | DEDICATED ROW PER CONNECT FRANKLIN PLANS |
| H | EXISTING PROPERTY LINE |
| I | PARKING GARAGE ENTRANCE |
| J | 10'X18' PROPOSED END PARKING SPACE (TYP.) |
| K | DESIGNATED LOADING AREA |
| L | ADA CURB RAMP |
| M | MAX 8' RETAINING WALL |
| N | ENTRANCE/EXIT |
| O | 5' SIDEWALK (TYP.) |
| P | EXTERIOR STAIRS |
| Q | LANDSCAPE BED |
| R | RELOCATED LIGHT POLE |
| S | ADA PARKING STRIPING |
| T | ADA PARKING SIGNAGE |
| U | 6" EXTRUDED CURB |
| V | EX. 6" EXTRUDED CURB |
| W | CROSSWALK |

COMPREHENSIVE REVIEW AT SITE PLAN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

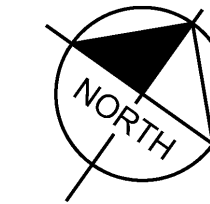
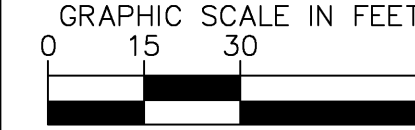
CROSS ACCESS NOTE

IN THE EVENT THAT 151 OR 201 COOL SPRINGS BOULEVARD DOES NOT MOVE FORWARD WITH CONSTRUCTION, THIS DEVELOPMENT SHALL INSTALL THE ACCESS ROAD AND ASSOCIATED STORMWATER TREATMENT AS PART OF THE SITE PLAN SUBMITTAL, TO PROVIDE A FULL ACCESS AT COOL SPRINGS BOULEVARD AND WINDCROSS COURT.

THE CONNECTION TO WINDCROSS MUST BE UNDER CONSTRUCTION PRIOR TO A BUILDING PERMIT FOR THIS SITE AND MUST BE COMPLETED AND ACCEPTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

OFFSITE IMPROVEMENTS NOTE

SEE OFFSITE ROADWAY IMPROVEMENTS EXHIBIT FOR DETAILS AND CALLOUTS PERTAINING TO OFFSITE IMPROVEMENTS.

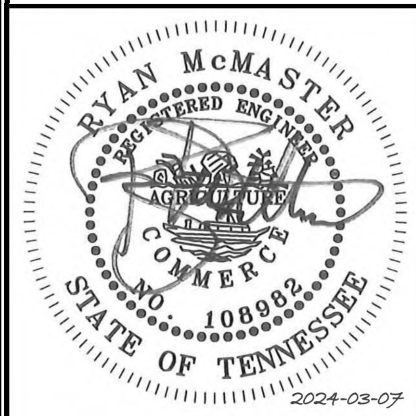


Kimley»Horn

4031 Aspen Grove Dr Suite 200, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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**THE CAROLINE
DEVELOPMENT PLAN**
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



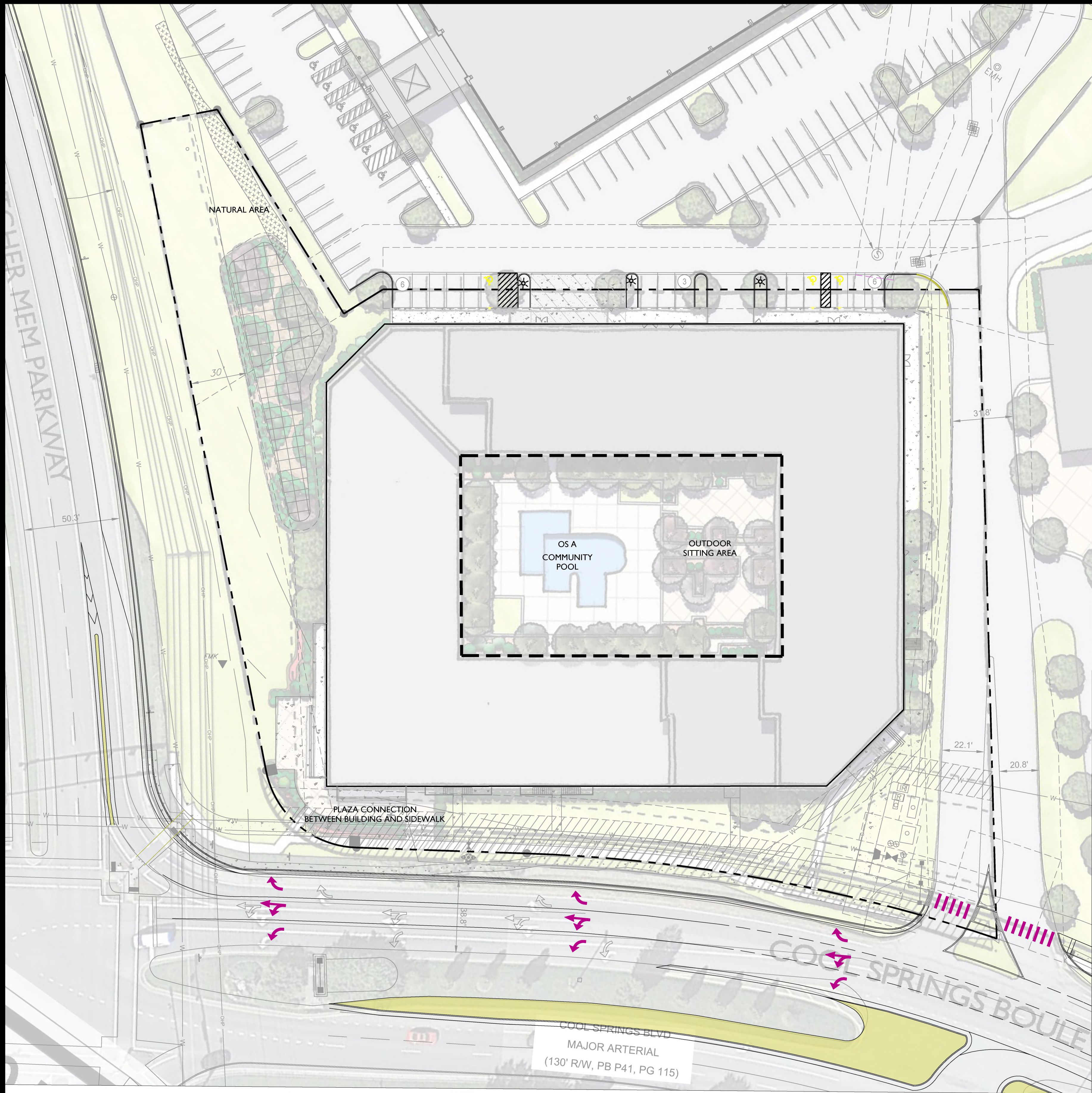
NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										LJA
DRAWN BY:										SAS
CHECKED BY:										RLM
DATE:										3-7-2024
KIMLEY-HORN PROJECT NO.										118479000

OVERALL SITE PLAN

SHEET NUMBER

C2.0

COF #8402



OPEN SPACE REQUIREMENT ZONING ORDINANCE		
MINIMUM OPEN SPACE REQUIREMENT		
REQUIRED: 5% OPEN SPACE: 6,330 SF		
PROVIDED: OPEN SPACE: 17,922 SF; 14%		
NATURAL AREA: 10%; 12,658		
NATURAL AREA PROVIDED: 19,750 SF; 16%		
LOT	TYPE	AREA (SF)
OS A	NEIGHBORHOOD AMENITY	17,922 SF

FRONTAGE TYPES:
MACK HATCHER PKWY - LANDSCAPE FRONTAGE
COOL SPRINGS BLVD - LANDSCAPE FRONTAGE

THE CAROLINE

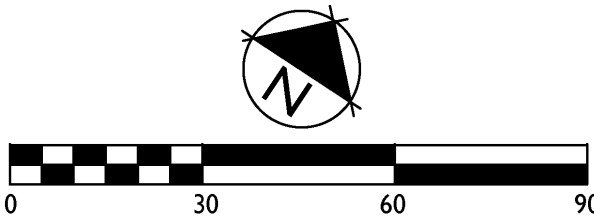
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



DATE: FEBRUARY 12, 2024

Revision Date	
1. MARCH 7, 2024	
2.	
3.	
4.	





VIEW AT MACK HATCHER PKWY. AND 101 COOL SPRINGS BLVD.



VIEW ALONG 101 COOL SPRINGS BLVD.



SE PERSPECTIVE



EAST ELEVATION



NE PERSPECTIVE



NORTH ELEVATION

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

13. Cross Access

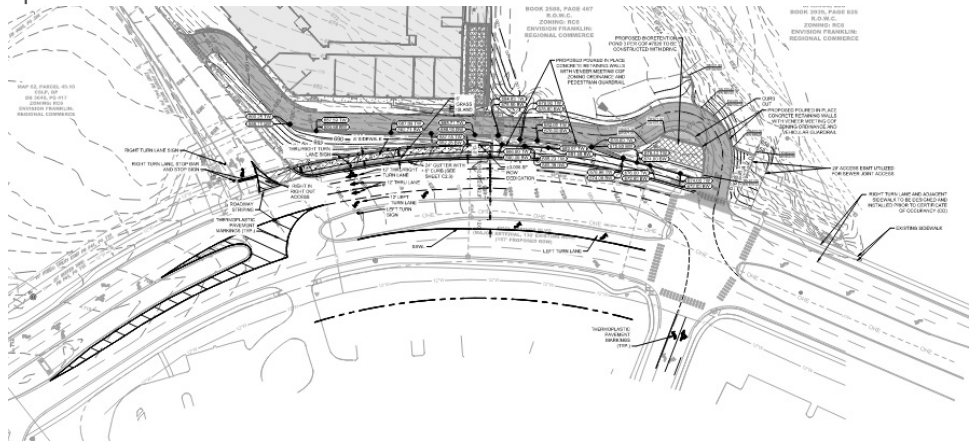
joe.marlo@franklintn.gov The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan**.

151 and 201 Cool Springs Boulevard have approved site plans that show cross access and associated stormwater treatment being constructed. If for any reason, 151 or 201 Cool Springs Boulevard do not move forward with construction, this development shall install the access road and associated stormwater treatment as a part of the site plan submittal.

The connection to Windcross Ct shall be under construction prior to issuance of a building permit for this site and shall be completed and accepted prior to the first certificate of occupancy.

18. Traffic Improvements

kevin.long@franklintn.gov Prior to any Certificate of Occupancy associated with this development plan, all traffic improvements required by the TIA and previously designed by the Haven at Cool Springs and the Legend's View developments shall be fully constructed and operational.



19. Design of Roadway Improvements Advisory

kevin.long@franklinton.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.

Planning

General Issues

21. Project number

joseph.bryan@franklinton.gov Comment not fully addressed. Applicant shall add COF number **8402** to sheets 10-13.

26. Project name

joseph.bryan@franklinton.gov Add "PUD" to the project name in the title blocks.

Applicant shall revise all sheets to reflect the revised name in the title bar.

THE CAROLINE DEVELOPMENT PLAN

PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE



OWNER:
CSLP GP
85 SOUTH SERVICE RD
PLAINVIEW, NY 10803
MITCHELL RECHLER
631-414-8484
mr@mrechler.com

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

ENGINEER:
KIMLEY-HORN
10 LEA AVE, SUITE 400
NASHVILLE, TN 37204
RYAN MCMASTER, PE
615-564-2876
ryan.mcmaster@kimley-horn.com

ARCHITECT:
906 STUDIO ARCHITECTS
143 FIFTH AVE SOUTH
FRANKLIN, TN 37064
MEREDITH BUCHER, AIA
615-721-6024
meredith.bucher@906studio.com

VESTING 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 TECH. STANDARDS	7.1.2022
STORMWATER BMP MANUAL	2021
TECHNICAL SPECIFICATIONS FOR UTILITY	10.12.2020
MUNICIPAL CODE	9-27-2022



SITE DATA TABLE	
PROJECT NAME:	THE CAROLINE
COF PROJECT #:	8402
MAP:	MAP #94062G
PARCEL #:	062-04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
TOTAL ACREAGE OF SITE:	2.906 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	126,583 SF
OWNERS:	CSLP GP
ADDRESS:	85 SOUTH SERVICE RD PLAINVIEW, NY 10803
PHONE:	631-414-8484
EMAIL:	mr@mrechler.com
CONTACT NAME:	MITCHELL RECHLER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE (GDC)
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	615-975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL/ MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,094 SF
OPEN SPACE SF REQUIRED:	5%; 6,329 SF
NATURAL AREA SF REQUIRED:	10% 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED:	328 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS)
COMMERCIAL PARKING REQUIRED:	12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED:	340 SPACES
TOTAL SHARED PARKING REQUIRED:	313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1
NOTES:	
1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.	
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.	
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.	
4. BASE INFORMATION HAS BEEN TAKEN FROM TWO ALTA SURVEYS PROVIDED BY CEC INC., PERFORMED BY MICHAEL K. STORY DATED 02-23-22 AND 9-14-22. 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.	
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006	

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN - OPEN SPACE
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.1	ROW AND ACCESS - FIRE
C4.2	ROW AND ACCESS - SOLID WASTE
C5.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURE - FLOOR PLANS
A2.0	ARCHITECTURE - RENDERINGS
A3.0	ARCHITECTURE - ELEVATIONS
A4.0	ARCHITECTURE - ELEVATIONS



RESUBMITTAL: MARCH 7, 2024
INITIAL SUBMITTAL: FEB. 12, 2024
PRE-APP: January 29, 2024



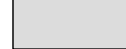
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



SITE DATA TABLE	
PROJECT NAME: COF PROJECT #: MAP: PARCEL #: ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	THE CAROLINE MAP #04082G 052--04510 101 COOL SPRINGS BLVD FRANKLIN WILLIAMSON TENNESSEE 10TH CIVIL DISTRICT
EXISTING ZONING: PROPOSED ZONING: OTHER APPLICABLE OVERLAYS: DESIGN CONCEPT: ACREAGE OF LOT 123: ACREAGE OF ACCESS ESMT: TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE:	RC-6 REGIONAL COMMERCER 6 PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL) 500 BUFFER OF HILLSIDE OVERLAY REGIONAL COMMERCER 2,906 ACRES 0.77 ACRES 2,906 ACRES 126,583 SF
OWNERS: ADDRESS: PHONE: EMAIL: CONTACT NAME:	CSLP GP 85 SOUTH SERVICE RD PLAINVIEW, NY 10803 631-414-8484 mg@medtrac.com MITCHELL RECHLER
APPLICANT: ADDRESS: PHONE: EMAIL: CONTACT NAME:	GAMBLE DESIGN COLLABORATIVE (GDC) 3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069 615-975-5765 GREG.GAMBLE@GDC-TN.COM GREG GAMBLE, RLA
BUILDING TYPES APPLIED: BUILDING SETBACKS: BUILDING STORIES: FRONTAGE TYPES APPLIED: DENSITY:	COMMERCIAL/ MIXED USE 15' FRONT, 15' SIDE AND REAR 6 LANDSCAPE FRONTAGE 190 UNITS/ 65.4 DUA
BUILDING CONSTRUCTION TYPE: MAXIMUM BUILDING HEIGHT: PROPOSED MAX. BUILDING HEIGHT:	TYPE VA OVER PODD TYPE 1A 70' - 0" PER 2018 IBC 68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO: PROVIDED LANDSCAPE SURFACE RATIO: OPEN SPACES SF REQUIRED: NATURAL AREA SF REQUIRED: TREE CANOPY RETENTION AREA:	20% 25% / 31,094 SF 5% / 6,329 SF 10% / 12,658 SF NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED: COMMERCIAL PARKING REQUIRED	328 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS) 12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED: TOTAL SHARED PARKING REQUIRED:	340 SPACES 313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING: TOTAL PARKING PROVIDED:	0 SPACES 328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760. FEES TO BE PAID WITH FINAL PLAT; QUAD 1
NOTES:	
1.	WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2.	THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN AND THE PLANNING AND APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3.	THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4.	BASIS INFORMATION HAS BEEN TAKEN FROM TWO ALTA SURVEYS PROVIDED BY CEC INC. PERFORMED BY MICHAEL K. STORY DATED 02-23-22 AND 01-14-22. 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.
5.	THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE CURRENT OWNER.
6.	NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAIN COORDINATE SYSTEM AND NAD 83 DATUM.
2. THE INFORMATION WAS TAKEN FROM TWO ALTA SURVEYS PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 02-23-2022 AND 08-14-2022. THE INFORMATION PROVIDED SHALL BE VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE INFORMATION WAS ALSO OBTAINED FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF 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 #170020204F, DATED SEPTEMBER 29, 2006.

SITE SLOPE TABLE	
	14% - 19.99%
	20% and above

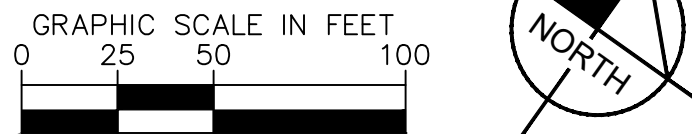
EXISTING DETENTION POND NOTE

PER ASPEN GROVE MEDICAL OFFICE BUILDING PLANS, THE EXISTING DETENTION POND HAS BEEN DESIGNED AND CONSTRUCTED TO SERVE THE 101 COOL SPRINGS DEVELOPMENT.

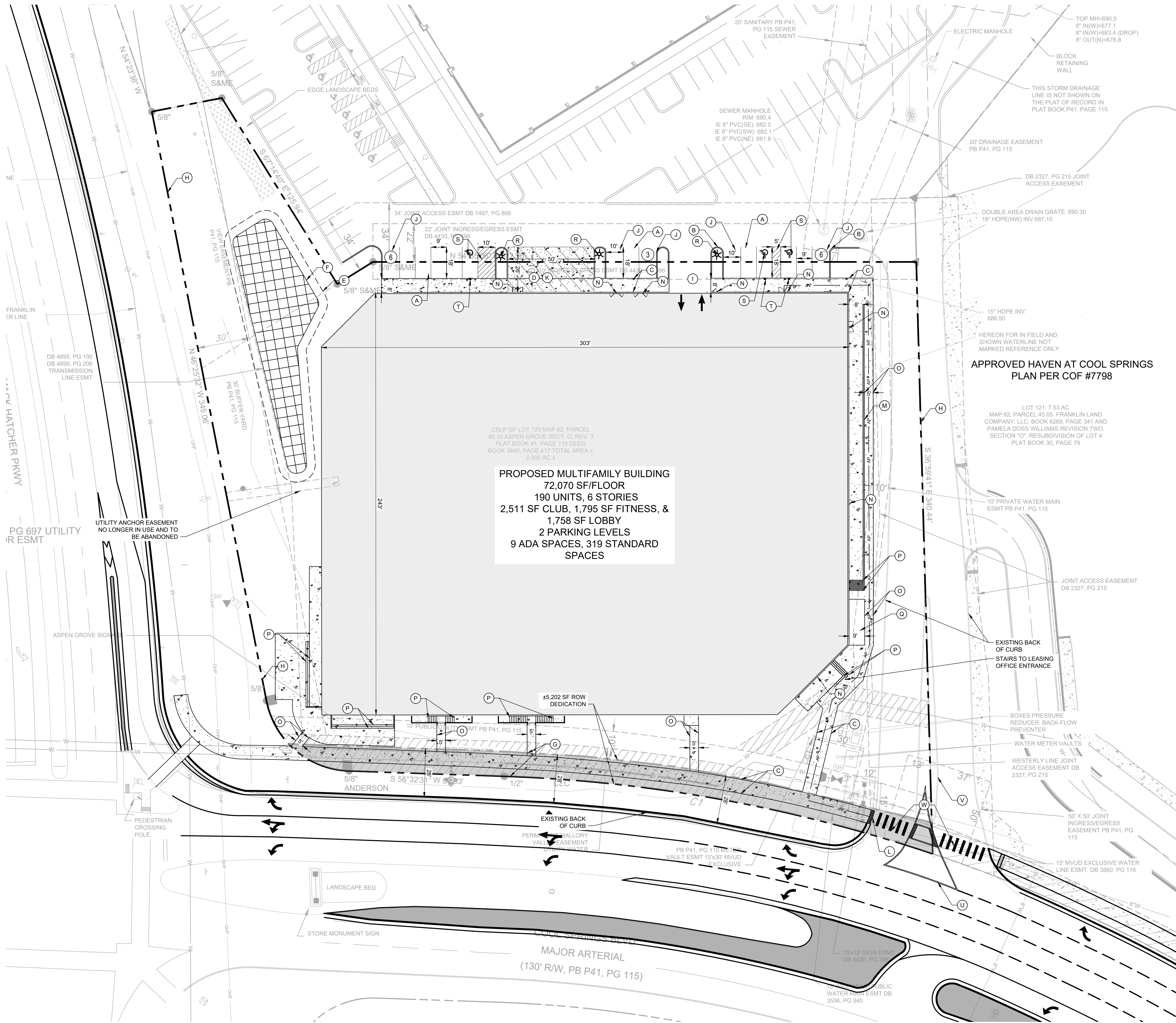
DESIGNED STORAGE CAPACITY: +/- 31,000 CF

EXISTING POND PER SURVEY COMPLETED BY CED DATED 9/14/2022:

AS-BUILT STAGE STORAGE CAPACITY: +/- 31,441 CF



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



PROPOSED MULTIFAMILY BUILDING
72,070 SF/FLOOR
190 UNITS, 6 STORIES
2,511 SF CLUB, 1,795 SF FITNESS, &
1,758 SF LOBBY
2 PARKING LEVELS
9 ADA SPACES, 319 STANDARD
SPACES

APPROVED HAVEN AT COOL SPRINGS
PLAN PER COF #7798

CROSS ACCESS NOTE

IN THE EVENT THAT 151 OR 201 COOL SPRINGS BOULEVARD DOES NOT MOVE FORWARD WITH CONSTRUCTION, THIS DEVELOPMENT SHALL INSTALL THE ACCESS ROAD AND ASSOCIATED STORMWATER TREATMENT AS PART OF THE SITE PLAN SUBMITTAL, TO PROVIDE A FULL ACCESS AT COOL SPRINGS BOULEVARD AND WINDCROSS COURT.

THE CONNECTION TO WINDCROSS MUST BE UNDER CONSTRUCTION PRIOR TO A BUILDING PERMIT FOR THIS SITE AND MUST BE COMPLETED AND ACCEPTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY.

OFFSITE IMPROVEMENTS NOTE

SEE OFFSITE ROADWAY IMPROVEMENTS EXHIBIT FOR DETAILS AND CALLOUTS PERTAINING TO OFFSITE IMPROVEMENTS.

SITE DATA TABLE

PROJECT NAME:	THE CAROLINE
COF PROJECT #:	
MAP:	MAP #94062G
PARCEL #:	062--04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
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OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.908 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
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ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	615-375-6765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-5" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,094 SF
OPEN SPACE SF REQUIRED:	5%; 6,329 SF
NATURAL AREA SF REQUIRED:	10%; 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
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EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1

- NOTES:
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 - NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 4718703004F, DATED SEPTEMBER 28, 2006

SITE PLAN KEYNOTE LEGEND

- | | |
|---|---|
| A | 9' X 18' PROPOSED PARKING SPACE (TYP.) |
| B | 6" PROPOSED POST CURB (TYP.) |
| C | 8' SIDEWALK (TYP.) |
| D | REFUSE COLLECTION AREA |
| E | GREEN INFRASTRUCTURE EASEMENT (GIE) |
| F | BIORETENTION POND |
| G | DEDICATED ROW PER CONNECT FRANKLIN PLANS |
| H | EXISTING PROPERTY LINE |
| I | PARKING GARAGE ENTRANCE |
| J | 10'X18' PROPOSED END PARKING SPACE (TYP.) |
| K | DESIGNATED LOADING AREA |
| L | ADA CURB RAMP |
| M | MAX 8' RETAINING WALL |
| N | ENTRANCE/EXIT |
| O | 5' SIDEWALK (TYP.) |
| P | EXTERIOR STAIRS |
| Q | LANDSCAPE BED |
| R | RELOCATED LIGHT POLE |
| S | ADA PARKING STRIPING |
| T | ADA PARKING SIGNAGE |
| U | 6" EXTRUDED CURB |
| V | EX. 6" EXTRUDED CURB |
| W | CROSSWALK |

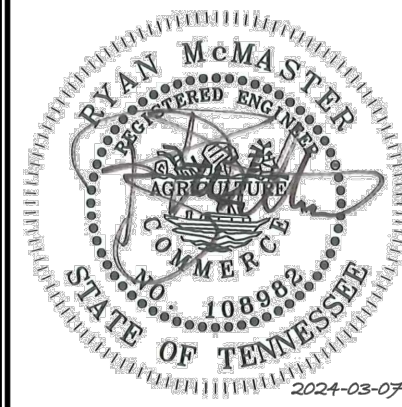
COMPREHENSIVE REVIEW AT SITE PLAN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT SITE PLAN. 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 SITE PLAN, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

Kimley»Horn

4031 Aspen Grove Dr Suite 200, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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THE CAROLINE
DEVELOPMENT PLAN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



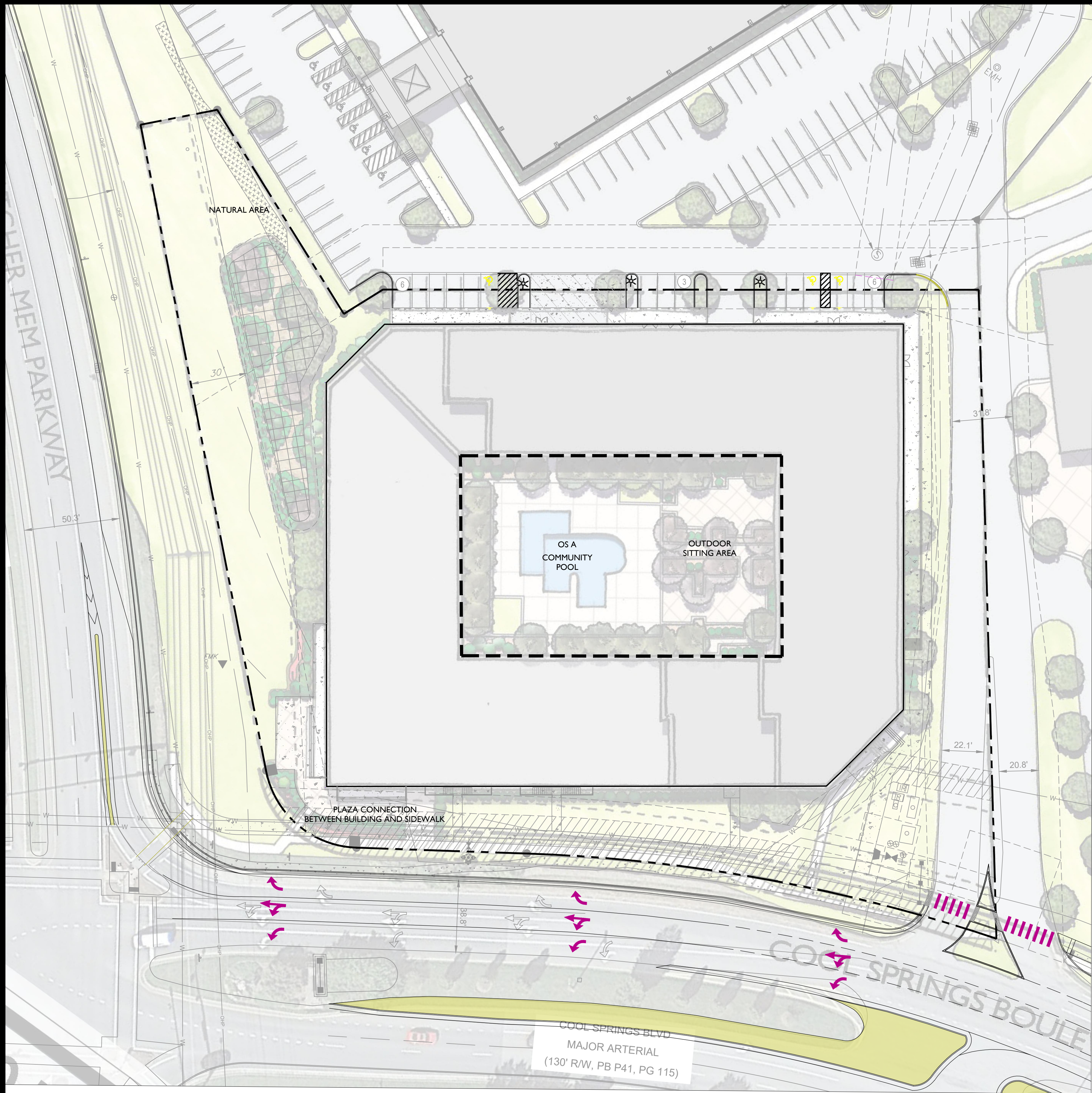
NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	LJA									
DRAWN BY:	SAS									
CHECKED BY:	RLM									
DATE:	3-7-2024									
KIMLEY-HORN PROJECT NO.	118479000									

OVERALL SITE PLAN

SHEET NUMBER

C2.0

COF #8402



OPEN SPACE REQUIREMENT ZONING ORDINANCE		
MINIMUM OPEN SPACE REQUIREMENT		
REQUIRED: 5% OPEN SPACE: 6,330 SF		
PROVIDED: OPEN SPACE: 17,922 SF; 14%		
NATURAL AREA: 10%; 12,658		
NATURAL AREA PROVIDED: 19,750 SF; 16%		
LOT	TYPE	AREA (SF)
OS A	NEIGHBORHOOD AMENITY	17,922 SF

FRONTAGE TYPES:
MACK HATCHER PKWY - LANDSCAPE FRONTAGE
COOL SPRINGS BLVD - LANDSCAPE FRONTAGE

THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



DATE: FEBRUARY 12, 2024

Revision Date

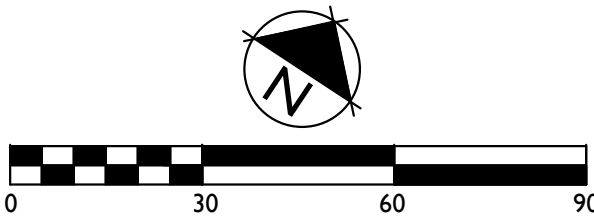
△ MARCH 7, 2024

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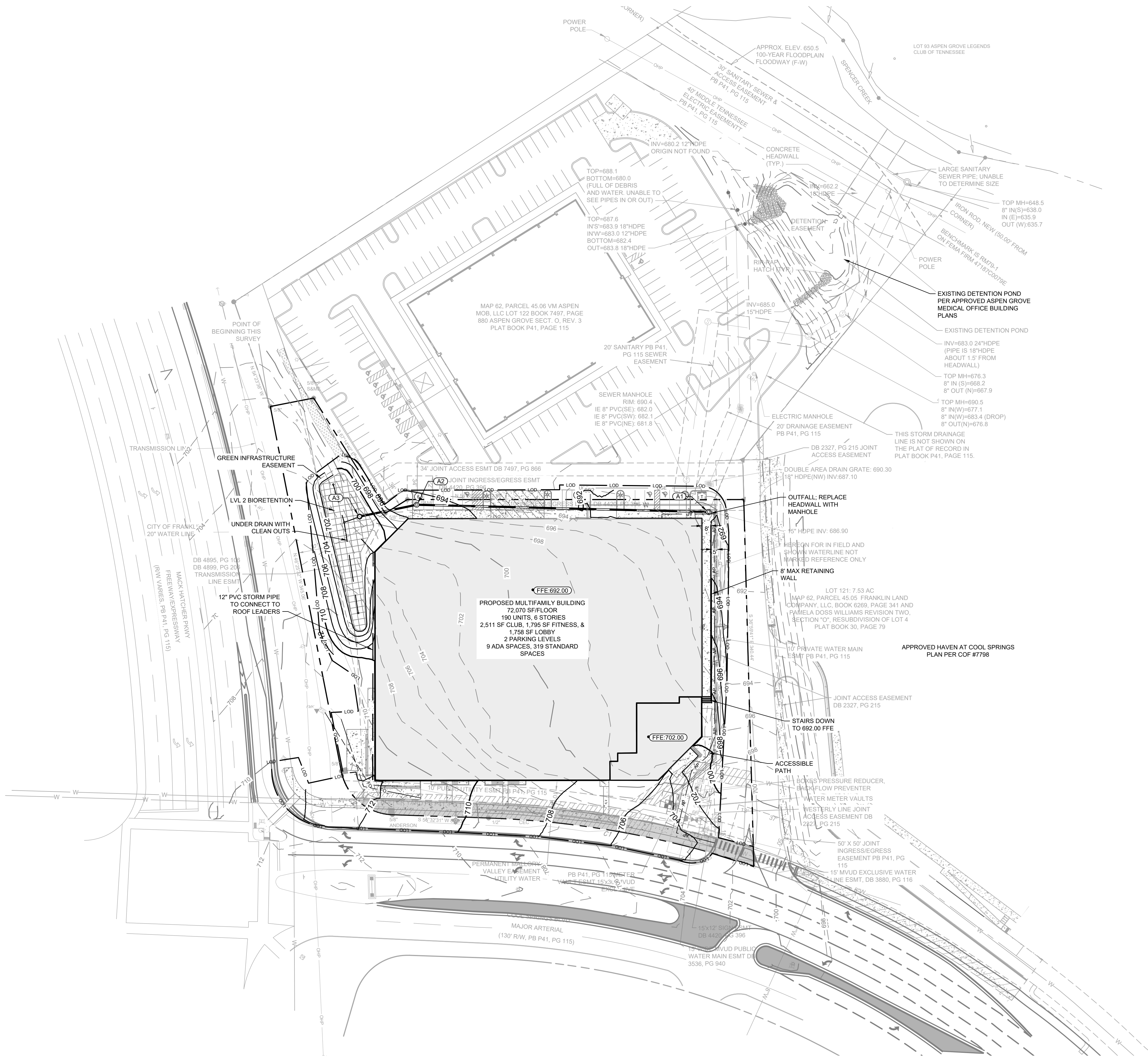
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HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1
NOTES:	1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND. 2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. 3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM. 4. BASE INFORMATION HAS BEEN TAKEN FROM TWO ALTA SURVEYS PROVIDED BY CEC INC, PERFORMED BY MICHAEL K. STORY DATED 02-23-22 AND 9-14-22. 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. 5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER. 6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006

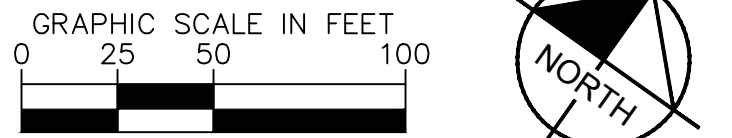
- COF GRADING & DRAINAGE GENERAL NOTES**
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOOPLING OF MATERIAL.
 2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED 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.

EXISTING STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS GENTLY SLOPING GRASSED HILLSIDE THROUGHOUT THE PROPERTY. WATER CURRENTLY FLOWS VIA SHEETFLOW TO THE NORTH CORNER OF THE SITE AND ENTERS AN EXISTING HEADWALL. IT TRAVELS VIA 15" STORM PIPE TO AN EXISTING DETENTION POND BEHIND THE ADJACENT LOT 122 WHERE IT IS STORED AND EVENTUALLY RELEASED INTO SPENCER CREEK.

EXISTING DETENTION POND NOTE

PER ASPEN GROVE MEDICAL OFFICE BUILDING PLANS, THE EXISTING DETENTION POND HAS BEEN DESIGNED AND CONSTRUCTED TO SERVE THE 101 COOL SPRINGS DEVELOPMENT. DESIGNED STORAGE CAPACITY +/- 31,000 CF. EXISTING POND PER SURVEY COMPLETED BY CEC DATED 9/14/2022: AS-BUILT STAGE STORAGE CAPACITY: +/- 31,441 CF.



Kimley»Horn

**THE CAROLINE
DEVELOPMENT PLAN**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

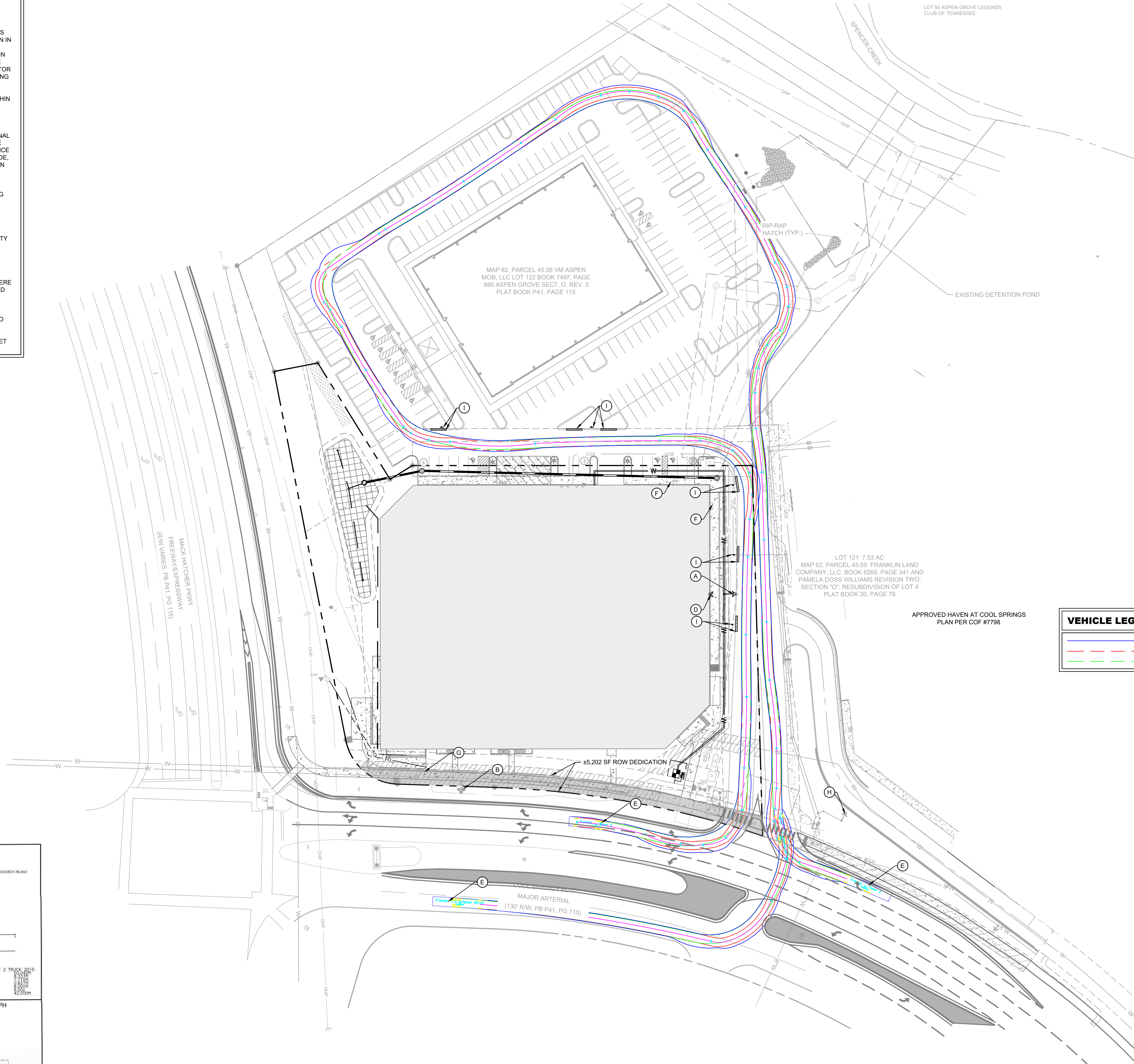
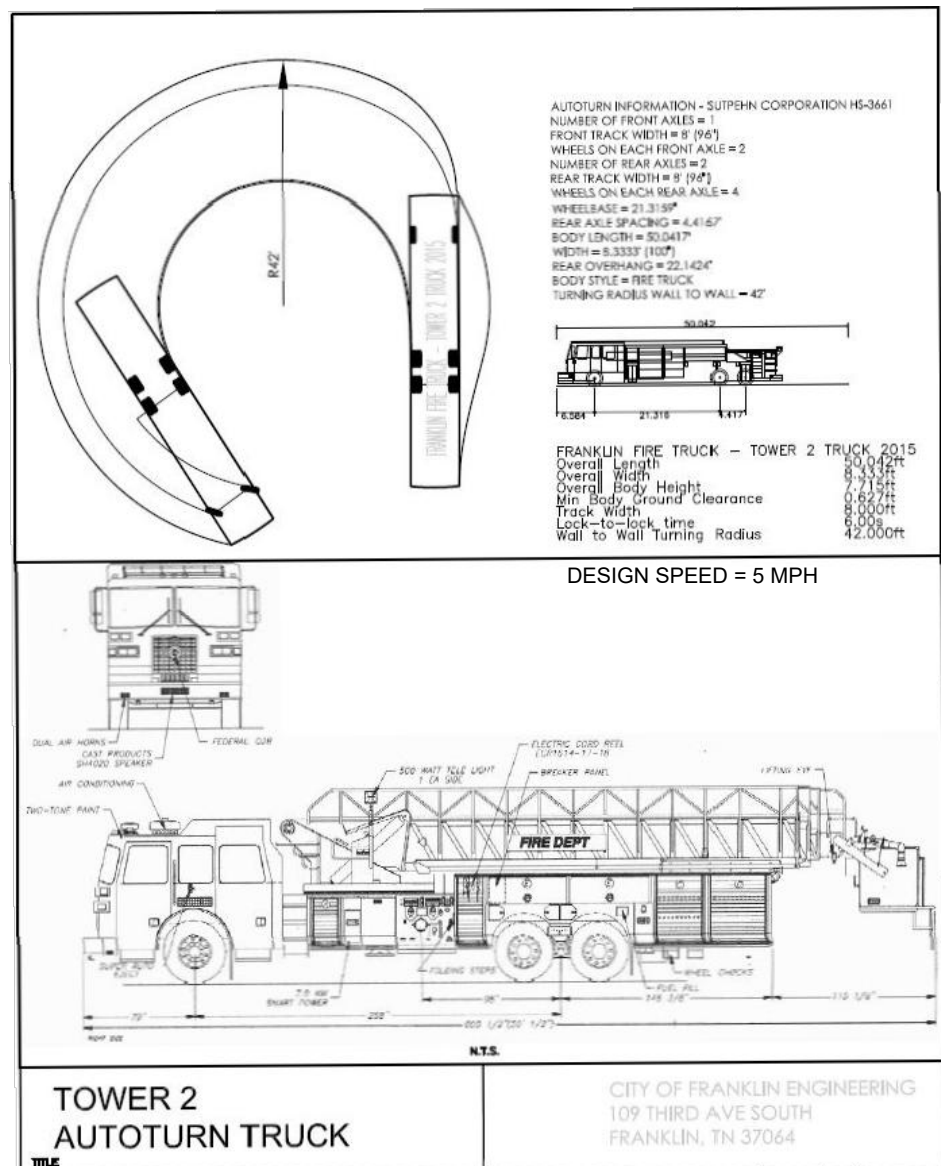


REVISED	DATE										BY	
	No.	1	2	3	4	5	6	7	8	9	10	
	DESIGNED BY:											LJA
	DRAWN BY:											SAS
	CHECKED BY:											RLM
	DATE:											3-7-2024
	KIMLEY-HORN PROJECT NO. 118479000											
	OVERALL GRADING & DRAINAGE PLAN											
	SHEET NUMBER											
	C3.0											

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ROW & ACCESS GENERAL NOTES

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
- AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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- 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.
- 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.



VEHICLE LEGEND

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

STATEMENT OF IMPACTS

ACCESS TO THE DEVELOPMENT WILL BE PROVIDED FROM A PRIVATE DRIVE THAT IS PERPENDICULAR TO COOL SPRINGS BOULEVARD. ACCESS TO THE PARKING GARAGE IS AVAILABLE OFF THE PERPENDICULAR PRIVATE DRIVE TOWARDS THE NORTH CORNER OF THE DEVELOPMENT. THE PROPOSED SITE TO THE EAST WILL HAVE FULL ACCESS FROM THE PRIVATE DRIVE.

KEYNOTE LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAILS
- STANDPIPE (TYP.) / WALL FIRE HYDRANT
- FRANKLIN T-2 SUTPHEN FIRE TRUCK
- BUILDING MAIN ENTRY
- DEDICATED ROW
- APPROVED PROPOSED FIRE HYDRANT ASSEMBLY COF #7798
- NO PARKING SIGN (TYP.) AND FIRE LANE MARKINGS PER COF SPECIFICATIONS

SITE LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING STORM PIPE
- LIMITS OF DISTURBANCE
- FIRE HYDRANT
- STANDPIPE/WALL HYDRANT

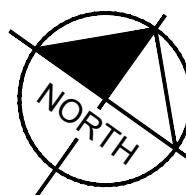
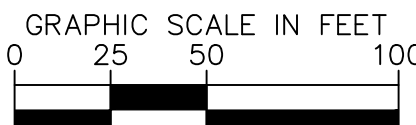
FIRE LANE STRIPING

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE - NO PARKING" VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FOOT ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

FIRE FLOW TEST

FLOW TEST DATE: 2/14/2024, 10:32 AM
STATIC PRESSURE: 104 psi
RESIDUAL PRESSURE: 98 psi
FLOW: 4,453 GPM @ 20 psi

TEST PERFORMED BY PETER CHIMERA
(CEC) AND JUSTIN MAXWELL (MVVD).



SITE DATA TABLE

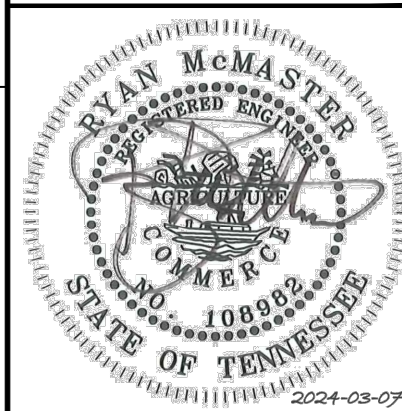
PROJECT NAME:	THE CAROLINE
COF PROJECT #:	
MAP:	MAP #94062G
PARCEL #:	062-04510
ADDRESS:	101 COOL SPRINGS BLVD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	500' BUFFER OF HILLSIDE OVERLAY
DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
TOTAL ACREAGE OF SITE:	2.906 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	126,983 SF
OWNERS:	CSLP GP
ADDRESS:	85 SOUTH SERVICE RD PLAINVIEW, NY 10803
PHONE:	631-414-8484
EMAIL:	mr@mehler.com
CONTACT NAME:	MITCHELL RECHLER
APPLICANT:	GAMBLE DESIGN COLLABORATIVE (GDC)
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	615-975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT NAME:	GREG GAMBLE, RLA
BUILDING TYPES APPLIED:	COMMERCIAL/MIXED USE
BUILDING SETBACKS:	15' FRONT, 15' SIDE AND REAR
BUILDING STORIES:	6
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
PROPOSED MAX. BUILDING HEIGHT:	68'-0" (SEE ARCH PLANS)
MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,084 SF
OPEN SPACE SF REQUIRED:	5%; 6,329 SF
NATURAL AREA SF REQUIRED:	10% 12,658 SF
TREE CANOPY RETENTION AREA:	NO EXISTING CANOPY ON SITE
APARTMENT PARKING REQUIRED:	328 SPACES 1.5 SPACES PER 1 BEDROOM (147 UNITS) 2.5 SPACES PER 2 BEDROOM (43 UNITS)
COMMERCIAL PARKING REQUIRED:	12 SPACES 3.33 SPACES PER 1000 SF (3,607 SF)
TOTAL PARKING REQUIRED:	340 SPACES
TOTAL SHARED PARKING REQUIRED:	313 SPACES (27 SPACE REDUCTION) (SEE SHARED PARKING STUDY)
EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = \$817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1

- NOTES:
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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 - NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006

Kimley»Horn

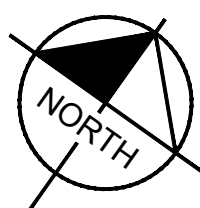
4031 Aspen Grove Dr Suite 200, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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THE CAROLINE
DEVELOPMENT PLAN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

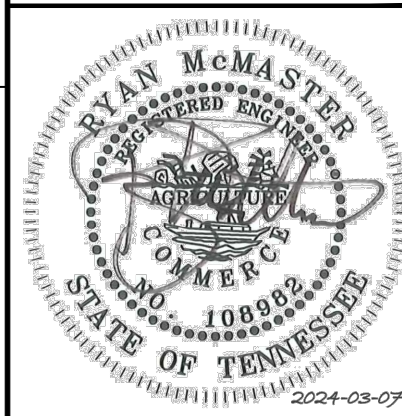


NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	LJA									
DRAWN BY:	SAS									
CHECKED BY:	RLM									
DATE:	3-7-2024									
KIMLEY-HORN PROJECT NO.	118479000									
ROW AND ACCESS- FIRE										
SHEET NUMBER	C4.1									

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY THE CITY OF FRANKLIN, TENNESSEE, AND SHALL BE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED PRIOR TO ANY CONSTRUCTION OF THE PROJECT THAT COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TELECOMMUNICATIONS COMPANY. THE CITY OF FRANKLIN HAS BEEN GIVEN BY ANY ENTITY LESS THAN 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 CITY OF FRANKLIN'S "STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN "TRANSPORTATION & STREET TECHNICAL STANDARDS".
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BOND. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ALL TEMPORARY STRIPPING SHALL CONFORM TO "STANDARD SPECIFICATIONS" SECTION 710.03 "TEMPORARY TRAFFIC CONTROL" PUBLISHED BY "DOT, THE LATEST" VERSION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE THE EXISTING PAVEMENT REMAINS. THE CONTRACTOR SHALL BE RESPONSIBLE TO WEATHER AND/or TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL LOCAL AND STATE ROUTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF TRANSPORTATION SPECIFICATIONS TRAFFIC-TRIPPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 710.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE CITY SPECIFIC STANDARDS.



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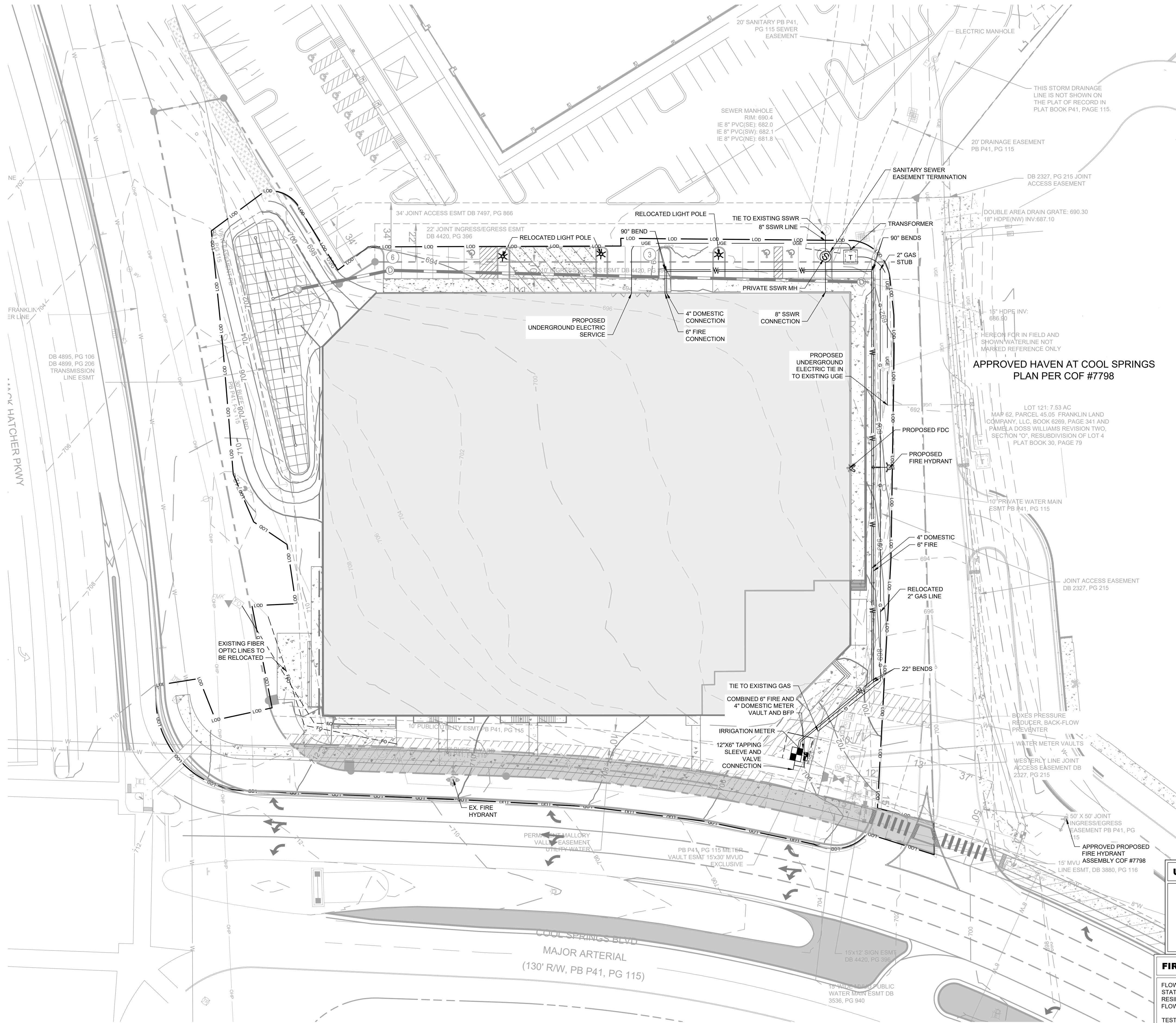


REVISIONS		DATE	BY
No.	1		
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DESIGNED BY:	LJ
DRAWN BY:	SA
CHECKED BY:	RL
DATE:	3-7-2022
KIMLEY-HORN PROJECT NO. 118479000	

SHEET NUMBER

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UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER
 - d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURTIES 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 CITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
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

CITY OF FRANKLIN
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: UTILITY INSPECTOR

FIRE FLOW TEST

FLOW TEST DATE: 2/14/2024, 10:32 AM
STATIC PRESSURE: 104 psi
RESIDUAL PRESSURE: 98 psi
FLOW: 4,453 GPM @ 20 psi

TEST PERFORMED BY PETER CHIMERA
(CEC) AND JUSTIN MAXWELL (MVUD).

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

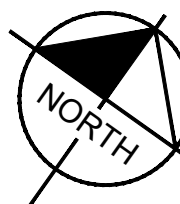
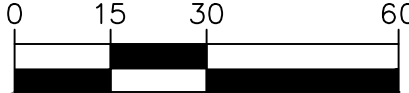
EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF PARTICIPATES IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

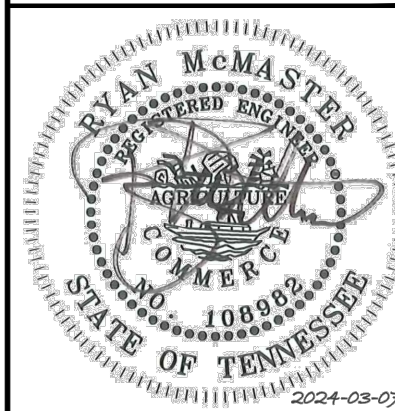
WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

GRAPHIC SCALE IN FEET



Kimley»Horn

THE CAROLINE
DEVELOPMENT PLAN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



REVISIONS		DATE	BY
No.			
1			
2			
3			
4			
5			
6			
7			
8			
9			
DESIGNED BY:			L
DRAWN BY:			SA
CHECKED BY:			RL
DATE:		3-7-2024	
KIMLEY-HORN PROJECT NO. 118479000			

OVERALL UTILITY PLAN

SHEET NUMBER

C5.0

COF #8402



TREE CANOPY RETENTION

OVERALL SITE AREA = 126,583 SF (2.906 AC)

EXISTING TREE CANOPY
0 (AC) 0 SF

NO EXISTING TREE CANOPY ON SITE

FIVE EXISTING CANOPY TREES TO BE REMOVED FROM INGRESS/EGRESS
EASEMENT ALONG THE NORTH PROPERTY LINE.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



DATE: FEBRUARY 12, 2024

Revision Date

△ MARCH 7, 2024

△

△

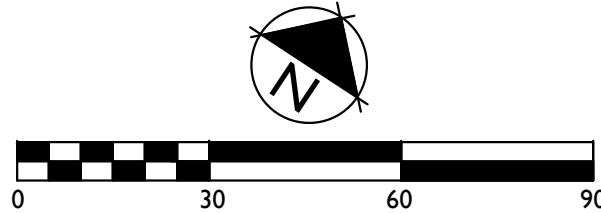
△

TREE PRESERVATION
PLAN

SHEET

L1.0

COF #8402



GARAGE LEVEL 1 (692'-0") 240206
1" = 40'-0"

<u>PARKING SUMMARY</u>		
STUDIO/1 BED (1.5)	2 BED (2.5)	TOTAL
GARAGE 1: 7.5	0	7.5
GARAGE 2: 7.5	0	7.5
LEVEL 1: 51	27.5	80.5
LEVEL 2: 58.5	32.5	91
LEVEL 3: 58.5	32.5	91
LEVEL 4: 39	15	54
TOTAL REQ'D:		330
PARKING PROVIDED:		
GARAGE LEVEL 1: 148		
GARAGE LEVEL 2: 166		
TOTAL GARAGE: 314		
EXTERIOR/REAR: 18		
TOTAL PROVIDED: 332		

UNIT LEVEL 1 (714'-0")
1" = 40'-0"

UNIT Level 3 (736'-0")
1" = 40'-0"

GARAGE LEVEL 2 (703'-0") 240206
1" = 40'-0"

OVERALL BUILDING DATA

UNIT MIX:

12% STUDIO (22 UNITS)
66% 1 BEDROOM (125 UNITS)
22% 2 BEDROOM (43 UNITS)

TOTAL UNITS BLDG.: 190

AVERAGE UNIT SIZE:

STUDIO: 617 SF
1 BEDROOM: 852 SF
2 BEDROOM: 1,187 SF

CLUB: 3,113 SF
FITNESS: 1,795 SF
LOBBY: 1,721 SF
LEASING: 3,980 SF
COMMERCIAL: 3,607 SF

UNIT Level 2 (725'-0")
1" = 40'-0"

UNIT Level 4 (747'-0")
1" = 40'-0"



VIEW AT MACK HATCHER PKWY. AND 101 COOL SPRINGS BLVD.



VIEW ALONG 101 COOL SPRINGS BLVD.



SE PERSPECTIVE



EAST ELEVATION



NE PERSPECTIVE



NORTH ELEVATION



File #: 21-05964

DATE: January 17, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Ordinance 2024-04, An Ordinance To Rezone 21.29 Acres From Regional Commerce 12 (RC-12) District To Planned (PD 315,014/244) District For The Property Located At The Northwest Corner Of The Intersection Of Cool Springs Boulevard And Carothers Parkway. (Meridian South PUD Subdivision)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8376
Applicant: Gary Vogrin, Kiser and Vogrin Design
Owner: Jeff Haynes, Boyle Cool Springs Joint Venture

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the property from Regional Commerce 12 (RC-12) District to Planned District (PD 315,014/244) to accommodate the proposed development plan. The development plan has been submitted concurrently. Envision Franklin places this property in the Regional Commerce Design Concept.

Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The existing lot contains two large office buildings and a hotel surrounded by surface parking lots. The proposed rezoning to PD is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in the Envision Franklin Land Use plan and allow for the applicant to create a cohesive, integrated development that is pedestrian-oriented. The proposed zoning includes the existing square footage of the office on site, plus the additional proposed square footage shown on the accompanying development plan. The hotel keys identified in the proposed zoning account for the existing hotels.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-04.

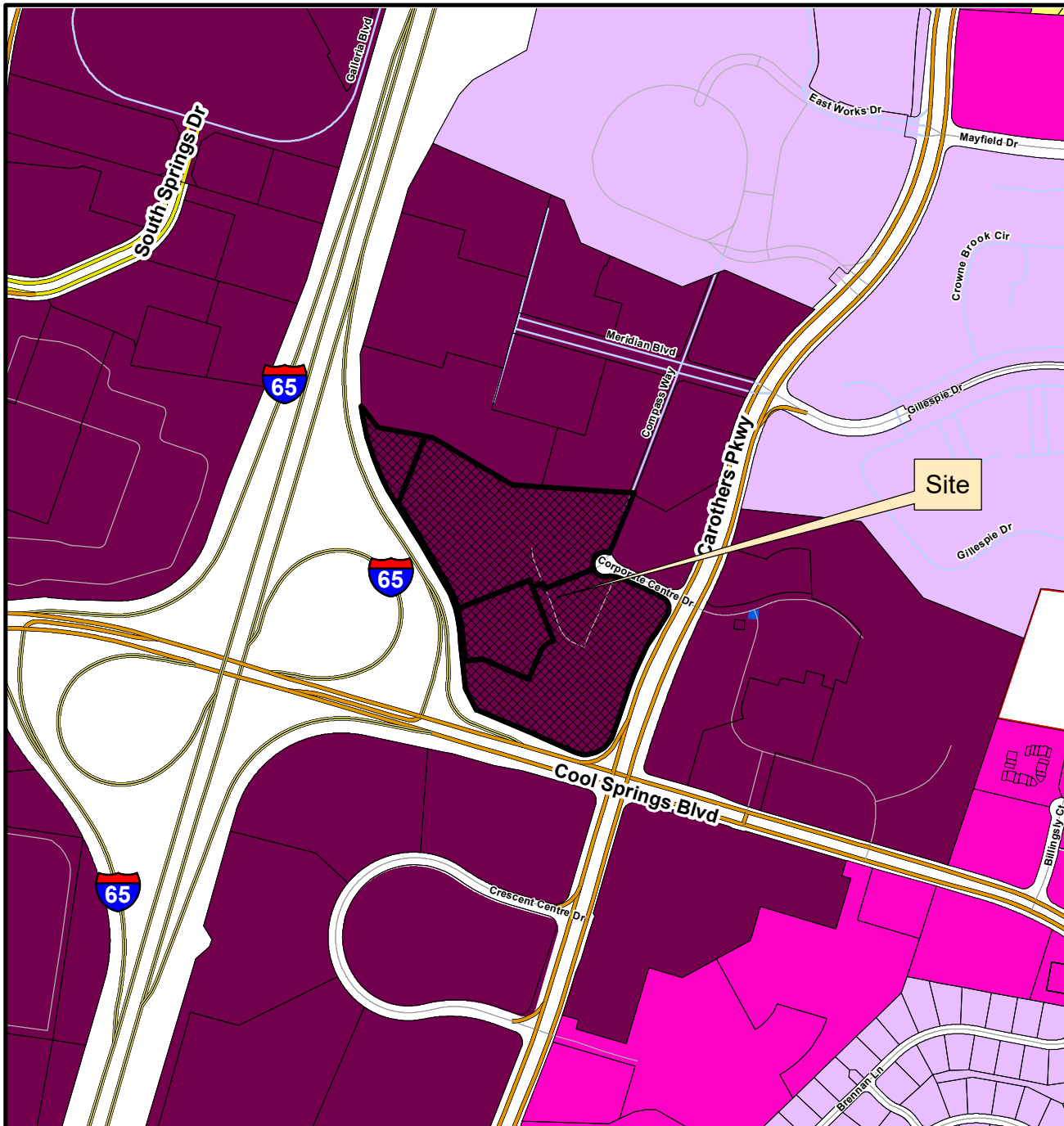
**MERIDIAN SOUTH PUD SUBDIVISION
ORDINANCE 2024-04
RESOLUTION 2024-03**

Project Information

Existing Zoning: RC-12 Regional Commerce 12
Proposed Zoning: PD Planned District (315,014 SF
Commercial/244 Hotel Keys)
Overlay Districts: None
Site Acreage: 21.29 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 14,000 SF
Total Hotel Keys: 244
Building Height Max: 8 Stories

Legend

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



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It was compiled from the most authentic information available.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2024-04

AN ORDINANCE TO REZONE 21.29 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 315,014/244) DISTRICT FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COOL SPRINGS BOULEVARD AND CAROTHERS PARKWAY. (MERIDIAN SOUTH 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 315, 014/244) 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 2024-03, 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 Regional Commerce 12 (RC12) District to Planned (PD 315, 014/244) District:

PREMISES CONSIDERED

Map-Parcel	Acres
01009	9.69
01013	2.46
01004	9.14
Total	21.29

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

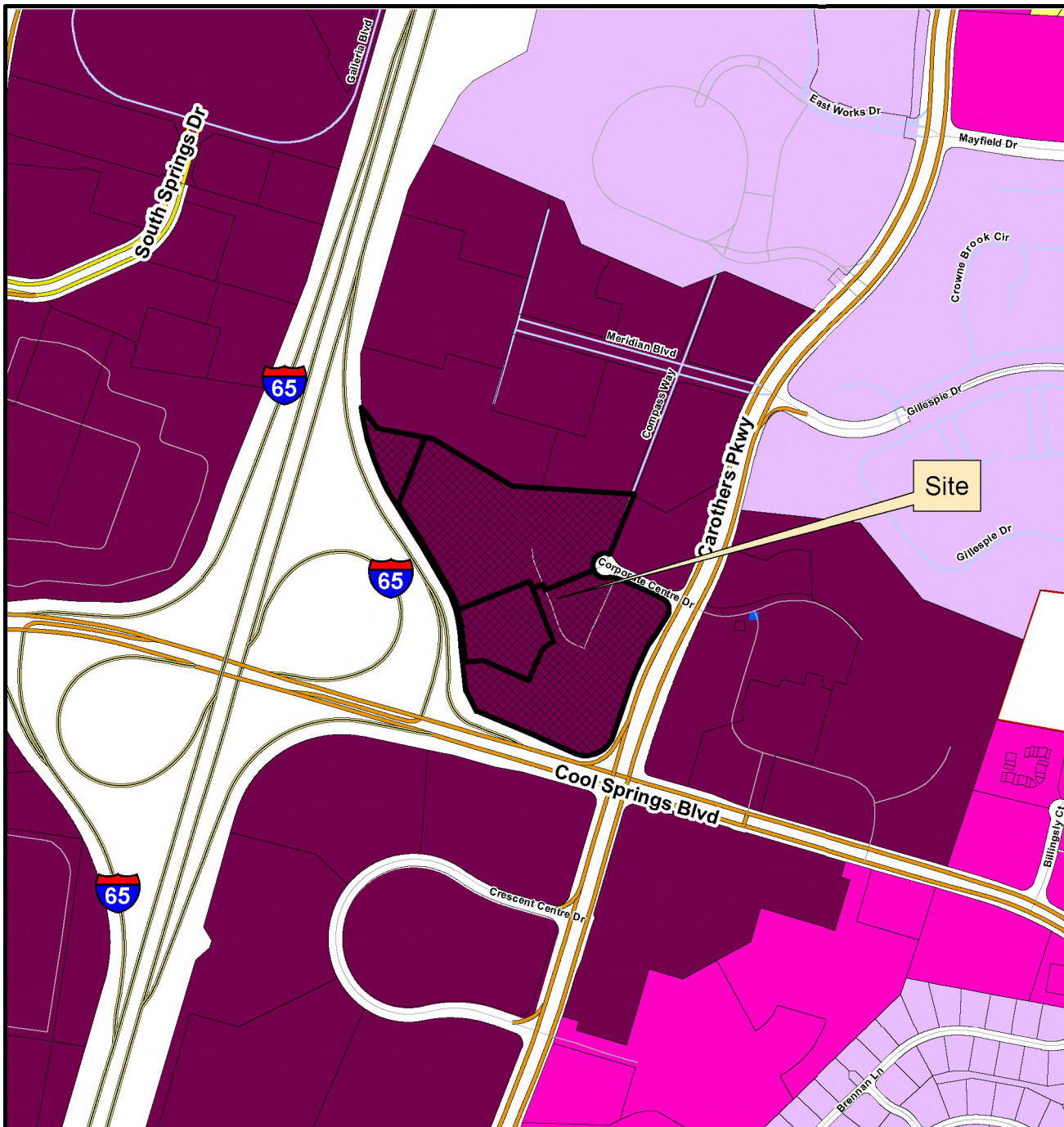
**MERIDIAN SOUTH PUD SUBDIVISION
ORDINANCE 2024-04
RESOLUTION 2024-03**

Project Information

Existing Zoning: RC-12 Regional Commerce 12
Proposed Zoning: PD Planned District (315,014 SF Commercial/244 Hotel Keys)
Overlay Districts: None
Site Acreage: 21.29 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 14,000 SF
Total Hotel Keys: 244
Building Height Max: 8 Stories

Legend

-  Meridian South PUD Subdivision
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
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-  1ST Avenue District
-  5TH Avenue District
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

MERIDIAN SOUTH PUD SUBDIVISION
REZONING APPLICATION

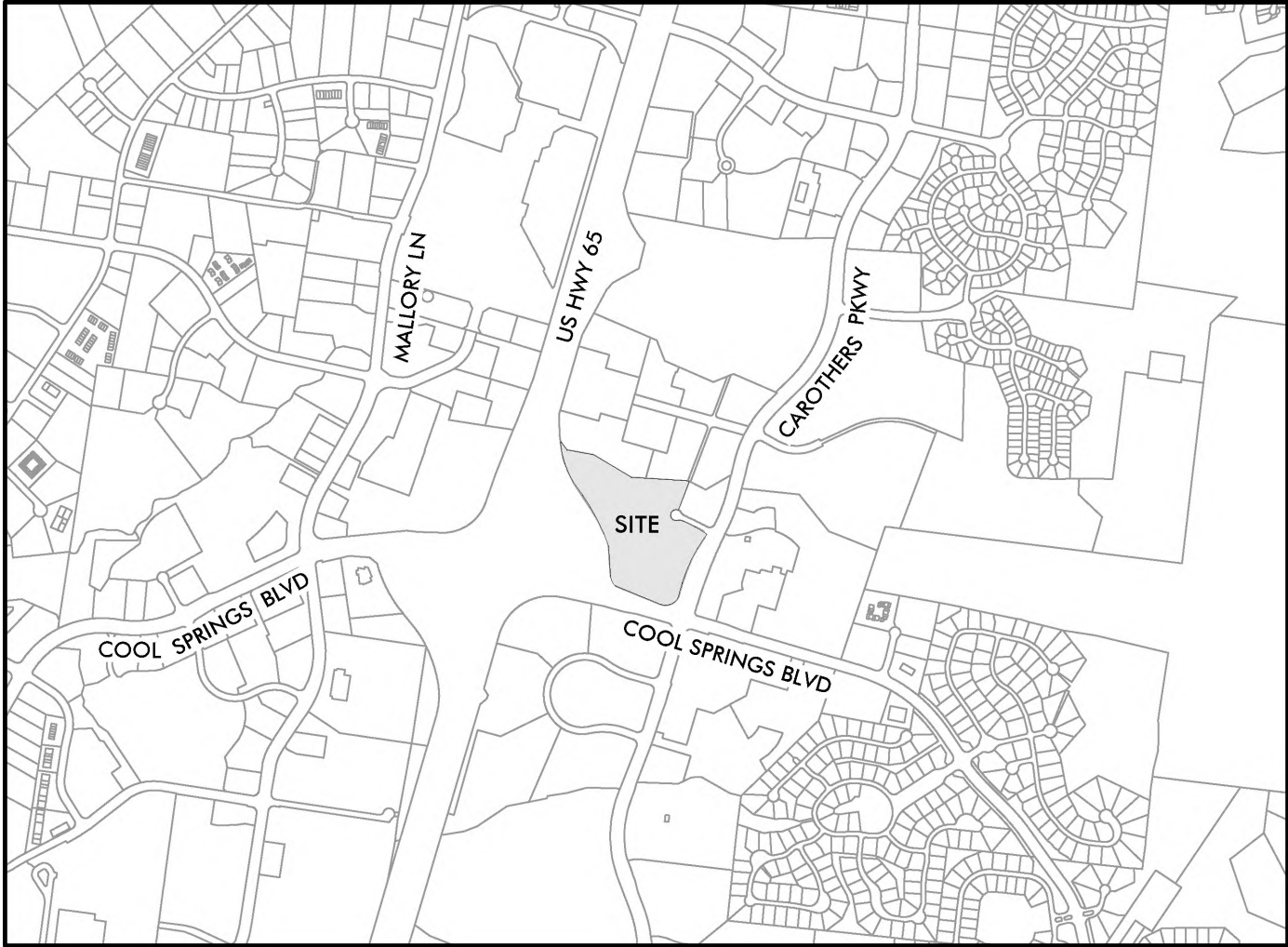
TAX MAP 062

PARCEL 01009, 01013, 01004

ADDRESS: 501, 601 & 1000 CORPORATE CENTRE DR
FRANKLIN, TN 37067

COF # 8376

FRANKLIN, WILLIAMSON COUNTY, TN



SITE LOCATION MAP
N.T.S.

SHEET INDEX:	Sheet Number	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	01-08-24	03-07-24	
REZONING PLAN	C1.0	01-08-24	03-07-24	

STATEMENT OF IMPACTS

- Street Network as shown on the Major Thoroughfare Plan
 - Per the Major Thoroughfare Plan, this project is adjacent to Carothers Parkway, with proposed projects indicated as Project Number 48 in Table 3.3: 2040 (Long Term) Proposed Projects.
- Water facilities
 - Water is to be served by Mallory Valley Utility District via existing water mains in Carothers Pkwy. and Compass Way. The projected demand from the 14,000 SF of proposed restaurant/retail is approx. 6.6 SFU.
- Sewer facilities
 - Sewer will be served via City of Franklin sanitary sewer through existing mains in Carothers Pkwy. and Corporate Centre Drive. The total projected gallons per day for the proposed development are 2,275 GPD.
- Drainage facilities
 - The site is within a previously approved and constructed stormwater area. The disturbed area outfalls into Spencer Creek in the existing and proposed conditions. The proposed development decreases the existing impervious area, thus decreasing peak flows exiting the site.

SITE DATA CHART:

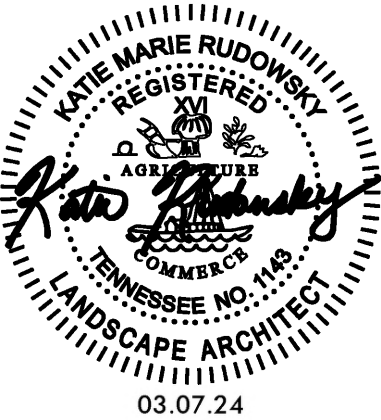
PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8376
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
PUD SITE ACREAGE: 21.29 AC
PUD SITE SQUARE FOOTAGE: 927,392.40 SF

REGULATIONS
BASE ZONING: RC12 - REGIONAL COMMERCE 12
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
(315,014 SF COMMERCIAL/ 244 HOTEL KEYS)
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: COMMERCIAL, LARGE-SCALE OFFICE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS: FRONT FOR COLLECTOR, LOCAL, OR
INTERNAL DRIVES: 5'-30'
FRONT FOR ARTERIAL STREETS: 20'-85'
SIDE: 15'
REAR: 25'

DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
12,700 SF RESTAURANT
4,000 SF RETAIL

HOTEL KEYS: 244
BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
OPEN SPACE SF REQUIRED: 5% (±46,370 SF)
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 4.81 AC
EXISTING PARKING: 1,288 SPACES
GARAGE PARKING: 225 SPACES
STANDARD PARKING: 1,063 SPACES
PARKING REQUIRED, BY USE: 1,162 SPACES

PARKING PROVIDED, BY USE: 1,198 SPACES
PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO



KVD PROJECT# : 23069
COF # : 8376
Sheet #:

C0.0

DATE: 03-07-2024

NOT FOR CONSTRUCTION



SITE DATA CHART:

PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8376
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
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KVD+D
KISER VOGGIN DESIGN
5005 Meridian Blvd, Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservoggin.com

Kimley+Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615.564.2876 | www.kimley-horn.com
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KATIE MARIE RUDOW
REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT
03.07.24

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8376
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL OF CORRECTED PLANS	3/7/24	AW

DESIGNED BY: GMV
DRAWN BY: AW/YZ
CHECKED BY: KRG
DATE: 01/08/24

KVD PROJECT NO:
23069

DRAWING TITLE:
REZONING PLAN

SHEET NUMBER
C1.0

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Page 90 of 185

DEVELOPER

BOYLE

LANDSCAPE ARCHITECT / APPLICANT

KV+DKISER VOGRIN DESIGN

Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Jeff Haynes
615.550.5578

ARCHITECT

COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

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

CIVIL ENGINEER

Kimley»Horn

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

MERIDIAN SOUTH PUD SUBDIVISION

REZONING APPLICATION

TAX MAP 062

PARCEL 01009, 01013, 01004

ADDRESS: 501, 601 & 1000 CORPORATE CENTRE DR

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FRANKLIN, WILLIAMSON COUNTY, TN

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REZONING PLAN	C1.0	01-08-24	03-07-24	

STATEMENT OF IMPACTS

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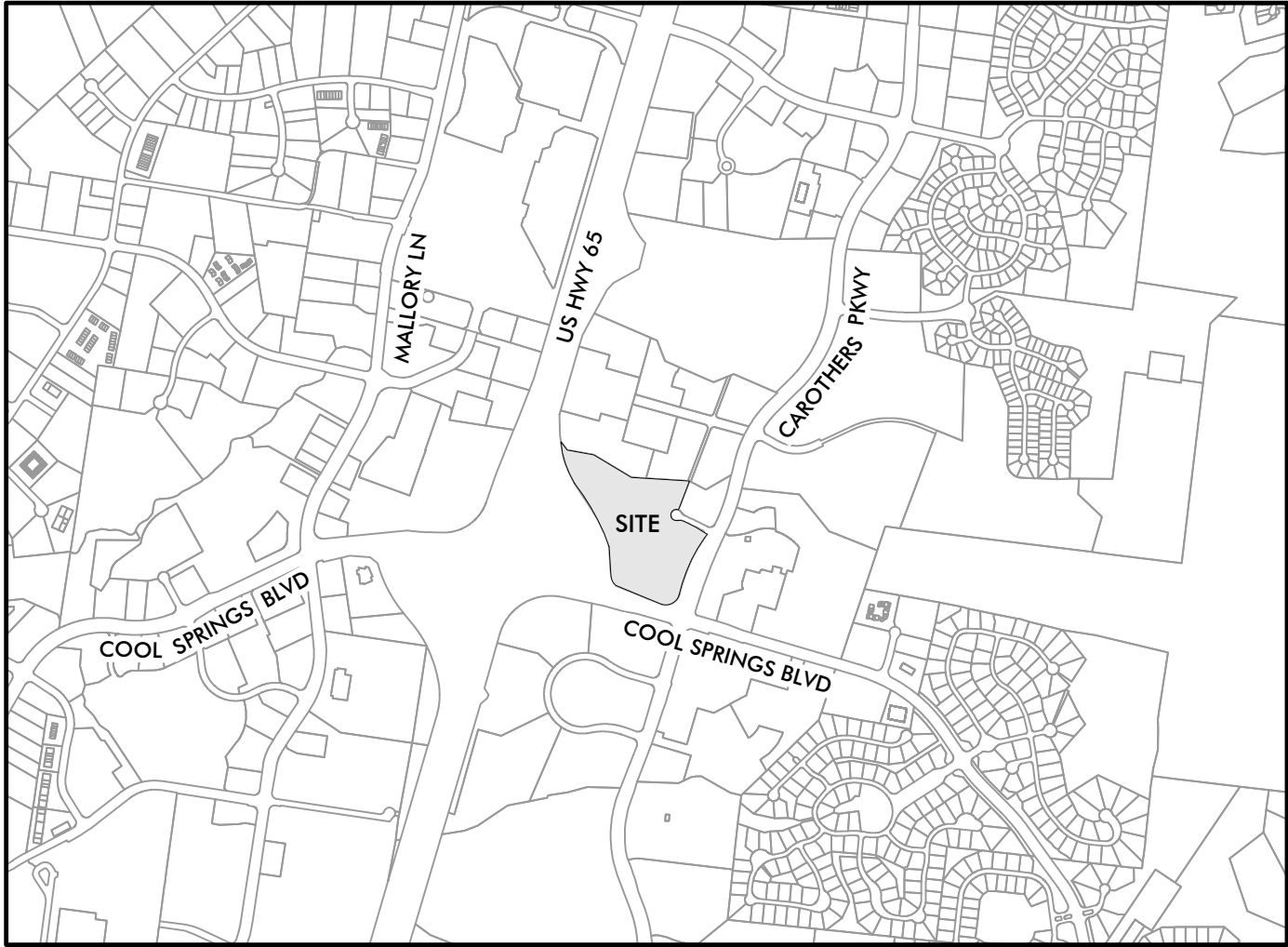
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SITE DATA CHART:
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COF PROJECT NUMBER: 8376
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
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SITE LOCATION MAP
N.T.S.

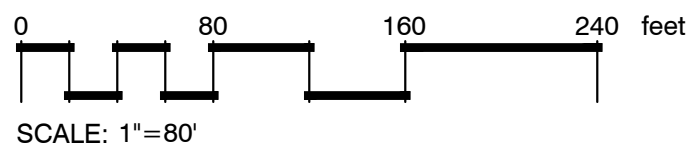


KVD PROJECT# : 23069
COF # : 8376
Sheet #:

C0.0

DATE: 03-07-2024

NOT FOR CONSTRUCTION





File #: 21-05965

DATE: January 17, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-03, A Resolution Approving A Development Plan For Meridian South PUD Subdivision With 6 Modification Of Development Standards (Signs And Parking), For The Property Located At the Northwest Corner of The Intersection Of Cool Springs Boulevard And Carothers Parkway, Located At 501, 601, And 1000 Corporate Centre Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8378
Applicant: Gary Vogrin, Kiser and Vogrin Design
Owner: Jeff Haynes, Boyle Cool Springs Joint Venture

BACKGROUND/STAFF COMMENTS:

eThe applicant has submitted a development plan for Meridian South PUD Subdivision, a multiphase, commercial development located on three lots addressed as 501, 601, and 1000 Corporate Centre Drive. The applicant is proposing 315,014 square feet of existing and proposed commercial space, and 455 existing hotel keys for a site that is composed of 21.29 acres. The parcel is located within the Regional Commercial Design Concept as outlined in the Envision Franklin Land Use Plan.

Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor." The existing lot contains two large office buildings and a hotel surrounded by surface parking lots. The proposed additions and associated rezoning to PD is appropriate to achieve the recommendations of the Regional Commerce Design Concept as outlined in the Envision Franklin Land Use plan and allows for the applicant to create a cohesive, integrated development that is pedestrian-oriented.

The staff supports the goal of the proposed sign package that helps to add pedestrian-oriented features and the explanation of their package meets the goals of Envision Franklin. With that said,

the goals described could be achieved with the City of Franklin's current sign ordinance.

MODIFICATION OF STANDARDS:

There are six Modification of Standards requests for this plan.

MOS #1: 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 by previous MOS requests. The applicant is requesting to allow irregular shaped signs to be related to the element that is representative of the project and take on the shape of a logo or symbol of the project.

Staff recommends approval of MOS #1.

MOS #2: Requesting to allow the addition of four monument signs and the height increase to 16-feet, 15-feet, 14-feet, and 12-feet for the proposed monument signs with up to four sides, with a maximum sign area of 325 square feet per side.

Section 15.10 allows for a maximum of one monument sign per lot per street frontage, and may have up to two sides, with a maximum of 32 square feet per side. The staff are not overly concerned with the request for additional monument signs, seeing as the additional signs are internal to the site. The scale of the signs still deviate from Section 15.10 with regard to the allowed height of 6-feet. The applicant has proposed a 16-foot sign at Cool Springs and Carothers and a 15-foot sign at Corporate Centre and Carothers. The internal signs include a 14-foot sign at the dead end of Corporate Centre, and five 12-foot signs along the pedestrian pathways and at the terminus of the bridge on Compass Way.

From a "dashboard survey" of surrounding businesses, staff could not identify any monument sign in the area that deviated significantly from the current height requirement of 6 feet, except for the example identified in the applicant's submittal package. This sign is along Cool Springs Boulevard directly south of the proposed development. Even in this taller sign, the vertical, more stylized portion of the sign is only approximately 12'-3" tall, which is less overall height than what the applicant is proposing at 15' and 16' for the stylized portion of their proposed monument signs.

Staff recommends disapproval of MOS #2. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and height deviation for the signs internal to the site but require that the signs on the periphery meet the requirements for sign area, height, and additional standards for monument signs within the ordinance.

MOS #3: Requesting to allow nine flag signs and to add vinyl and painted aluminum with graphic perforation as an allowed material.

Section 15.9 allows for three flag signs per lot and the allowable materials are bunting or fabric. The development is currently composed of three lots and additional subdivision in the future is possible. This would allow them to have additional flag signs by right. The staff are not concerned with the proposed flag quantity. The proposal to add painted aluminum with graphic perforation as an additional material meets the intent of the allowed materials within the zoning ordinance requiring a durable material.

Staff recommends approval of MOS #3.

MOS #4: Requesting to allow eight convenience signs that are a maximum of 12-feet in height and may have a maximum of 19 square feet per side with internal illumination.

Chapter 15.6 allows for six convenience signs for this site that can be no larger than 4.5 square feet per side with two sides and a maximum height of 6-feet with external illumination. Staff does not have concerns about the additional quantity of signs, as all the proposed signs are internal to the site and not seen from Cool Springs Boulevard or Carothers Parkway. The applicant has not provided sufficient information as to why the additional height, size, and internal illumination of signs is necessary for the success of the development or for the goals of meeting the wayfinding needs of its patrons.

Staff recommends disapproval of MOS #4. If it is the desire of the FMPC and BOMA to approve this request, the staff advises that the MOS allow for the quantity deviation and the sign area but require that the signs meet the requirements for sign height and additional standards for convenience signs within the ordinance.

MOS #5: Requesting to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and 9-feet in height. In addition, the structure shall not exceed a maximum of forty-two square feet and shall have internal illumination and electronic display.

Chapter 15.8, states that directory signs are small signs that are flat against the building façade and mounted or applied directly to the building with a maximum of four and a half square feet per building façade with a maximum of six feet at the top of the sign area and a maximum of one foot from the building façade with external illumination only.

The proposed MOS is requesting two signs that are referred to as "directory signs", but per our ordinance, they are in every way (location, height/area, and lighting) opposite of the requirements for a directory sign. When reviewing their request for MOS #5, the staff was unable to find justification for why there was a need to modify every standard laid out for directory signs.

Staff recommends disapproval of MOS #5.

MOS #6: Requesting a reduction in the base rate parking for the uses of restaurant, retail, and hotel.

This proposed modification of standard request is supported by shared parking, national studies, and the study of the site as it stands today.

The proposed development is intended to be infill development to promote a more mixed-use environment and provide additional amenities for its existing users and for some new external users. The mixed-use communities providing opportunities to "live, work, and play" along the Carothers Parkway corridor are likely to result in shorter trip lengths due to attractive uses being located within a short distance. The staff reviewed the submitted Traffic Impact Study and supports the overall goal and analysis of existing conditions, projected 2025 build conditions, and Projected 2025 no-build conditions.

Staff recommends approval of MOS #6.

PROCEDURAL REQUIREMENTS:

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

completion of that condition.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-03 with conditions.

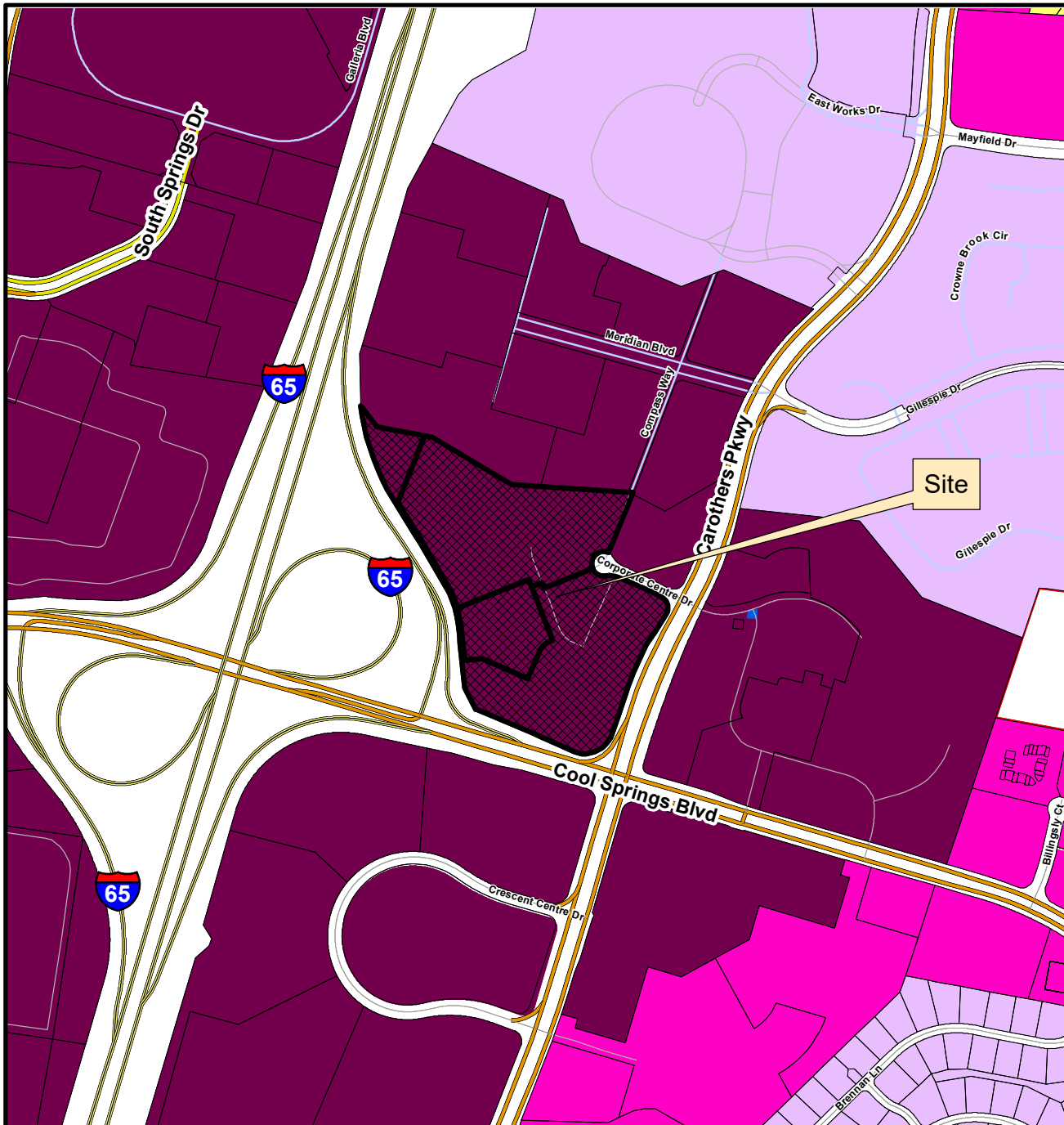
**MERIDIAN SOUTH PUD SUBDIVISION
ORDINANCE 2024-04
RESOLUTION 2024-03**

Project Information

Existing Zoning: RC-12 Regional Commerce 12
Proposed Zoning: PD Planned District (315,014 SF
Commercial/244 Hotel Keys)
Overlay Districts: None
Site Acreage: 21.29 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 14,000 SF
Total Hotel Keys: 244
Building Height Max: 8 Stories

Legend

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



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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2024-03

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR MERIDIAN SOUTH PUD SUBDIVISION WITH 6 MODIFICATIONS OF DEVELOPMENT STANDARDS (SIGNS AND PARKING), FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COOL SPRINGS BOULEVARD AND CAROTHERS PARKWAY. LOCATED AT 501, 601, AND 1000 CORPORATE CENTRE 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 2024-04; 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
01009	9.69
01013	2.46
01004	9.14
Total	21.29

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 Meridian South PUD Subdivision are as follows:

Entitlements	Meridian South PUD
Base Zone District	Regional Commerce 12 (RC12)
Other Zoning Overlays	None
Number of Dwelling Units	0
Number of Nonresidential Square Footage	315,014
Number of Hotel Rooms	244
Open Space Requirements	5%
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: Request to allow irregularly shaped signs. Approved: _____ Denied: _____	15.1.3 Proportion and Shape Signs shall not be irregularly shaped. <i>Staff recommended <u>approval.</u></i>
MOS 2: Request to allow eight monument signs with a maximum sign area of 325	15.10 Monument Sign

square feet per side. May have up to four sides. The maximum overall area of the sign structure shall not exceed 405 square feet with an overall height that shall not exceed sixteen feet. Approved: _____ Denied: _____	Maximum of one per lot per street frontage, with a maximum of 32 square feet per side with up to two sides and a maximum of six feet at the top in height. The maximum overall area of the sign structure shall be 100 square feet with an overall height that shall not exceed eight feet. <i>Staff recommended <u>disapproval.</u></i>
MOS 3: Request to allow twelve flag signs made of flame-retardant canvas, vinyl, or painted aluminum with graphic perforations. Approved: _____ Denied: _____	15.9 Flag Sign Shall have a maximum of three per lot made of bunting or fabric. <i>Staff recommended <u>approval.</u></i>
MOS 4: Request to allow eight convenience signs that are a maximum of nineteen square feet per side, maximum mounting height of twelve feet with internal illumination. Approved: _____ Denied: _____	15.6 Convenience Sign Maximum of one per entrance and one per exit, limited additional signs may be approved when they are not visible from the right-of-way. Convenience signs may have a maximum of 4.5 square feet per side with a maximum mounting height of six feet, external illumination only. <i>Staff recommended <u>disapproval.</u></i>
MOS 5: Request to allow a maximum of two freestanding, directory signs with a maximum of twenty-one square feet and nine feet in height. The structure shall not	15.8 Directory Sign A small sign that is flat against the building façade and mounted or applied directly to

exceed forty-two square feet maximum and shall have internal illumination and electronic display. Approved: _____ Denied: _____	the building with a maximum of four and a half square feet per building façade with a maximum of six feet at the top of the sign area with external illumination only. <i>Staff recommended <u>disapproval.</u></i>
MOS 6: Request to use a reduced base parking rates as calculated in the applicant's provided parking analysis. Approved: _____ Denied: _____	10.1.6 Minimum Parking Offices – 4 per 1,000 square feet Restaurants – 10 spaces per 1,000 square feet of gross floor area of the building and any outdoor seating area plus 1 space per employee on largest shift. Hotels - 1 space per guest room, 1 space per employee on largest shift plus 0.25 space per person of maximum occupant load in assembly areas Retail - 3.33 spaces per 1,000 square feet for structures up to 300,000 square feet 2.67 spaces per 1,000 square feet for structures 300,001 or more square feet <i>Staff recommended <u>approval.</u></i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-04, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

Attest:

City of Franklin, Tennessee:

By: _____
Eric S. Stuckey
City Administrator

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

DECEMBER 5, 2024

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

DECEMBER 14, 2024

NEIGHBORHOOD MEETING:

DECEMBER 5, 2024

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

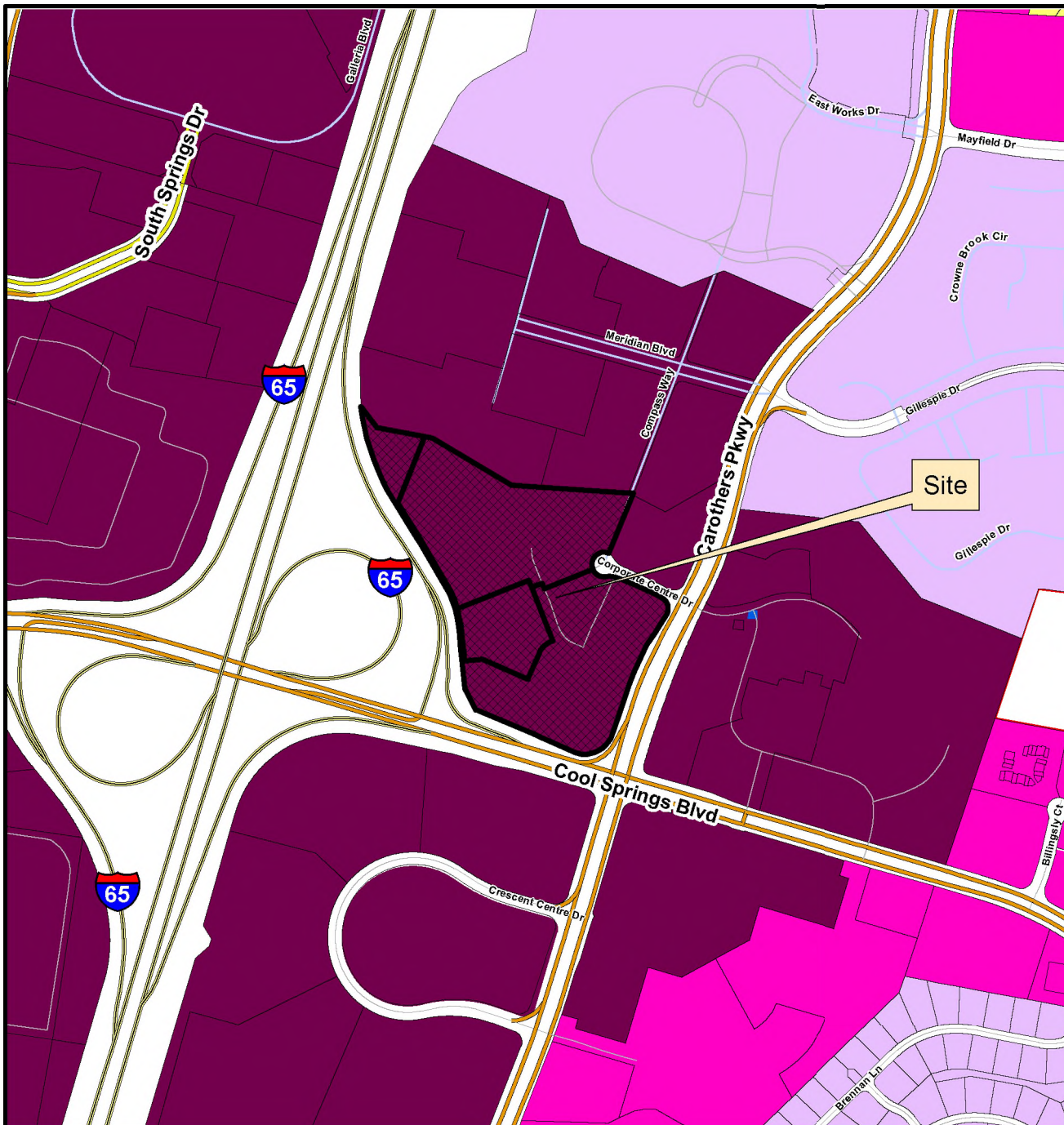
**MERIDIAN SOUTH PUD SUBDIVISION
ORDINANCE 2024-04
RESOLUTION 2024-03**

Project Information

Existing Zoning: RC-12 Regional Commerce 12
Proposed Zoning: PD Planned District (315,014 SF
Commercial/244 Hotel Keys)
Overlay Districts: None
Site Acreage: 21.29 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 14,000 SF
Total Hotel Keys: 244
Building Height Max: 8 Stories

Legend

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



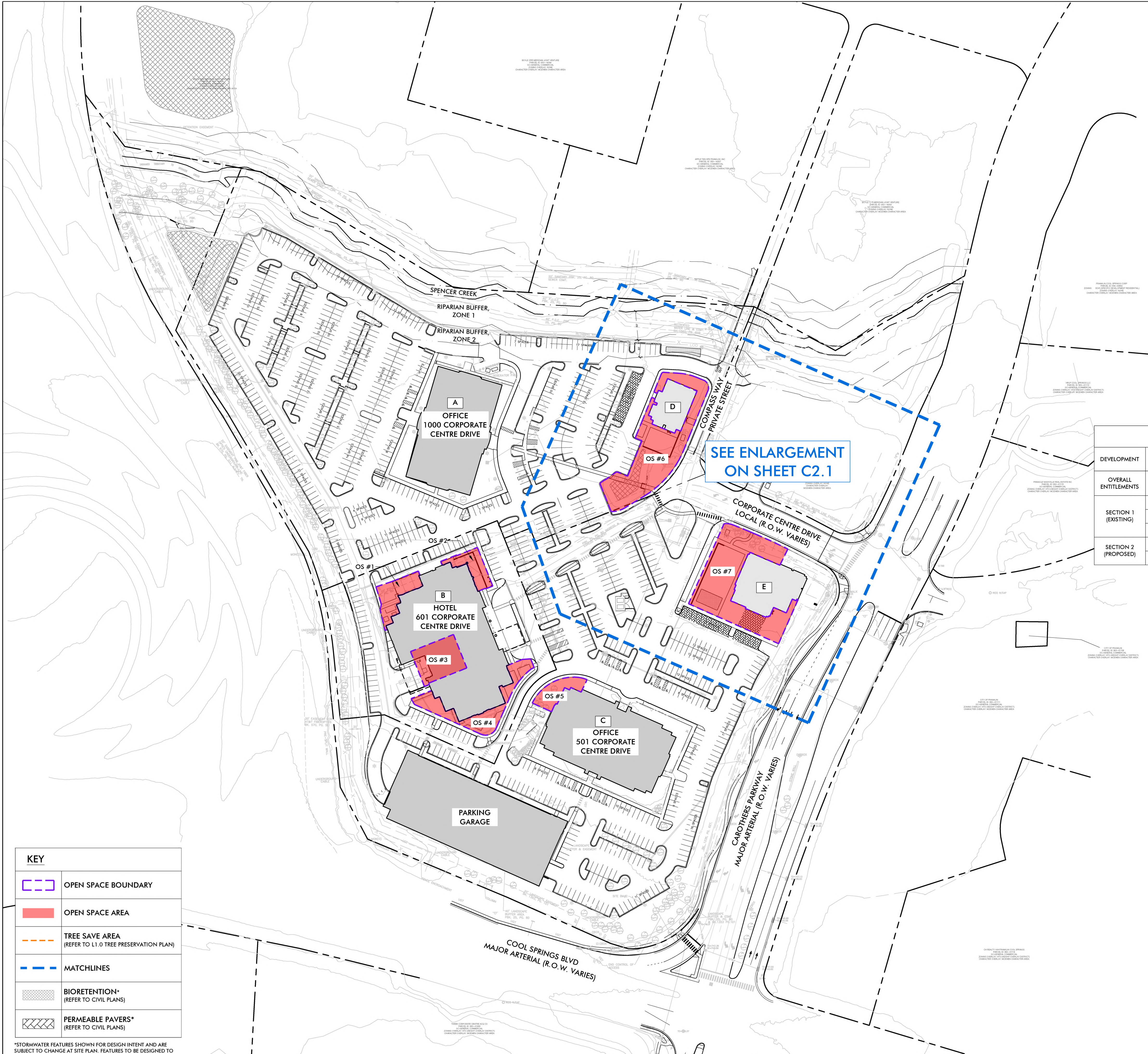
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HISTORIC
FRANKLIN
TENNESSEE



KEY	
	OPEN SPACE BOUNDARY
	OPEN SPACE AREA
	TREE SAVE AREA (REFER TO L1.0 TREE PRESERVATION PLAN)
	MATCHLINES
	BIORETENTION* (REFER TO CIVIL PLANS)
	PERMEABLE PAVERS* (REFER TO CIVIL PLANS)

*STORMWATER FEATURES SHOWN FOR DESIGN INTENT AND ARE SUBJECT TO CHANGE AT SITE PLAN. FEATURES TO BE DESIGNED TO MEET APPLICABLE COF ZONING REGULATIONS.

LANDSCAPE DATA	
SITE ACREAGE:	21.29 AC
EXISTING SITE ZONING DISTRICT:	RC12 - REGIONAL COMMERCE 12 DISTRICT
PROPOSED SITE ZONING DISTRICT:	PD - PLANNED DISTRICT (315,014 SF COMMERCIAL/244 HOTEL KEYS)
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (4.25 AC)
EXISTING TREE CANOPY AREA:	5.10 AC
MINIMUM PERCENT AND ACREAGE OF PRESERVED CANOPY REQUIRED:	24% (1.23 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	94.3% (4.81 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	4.81 AC

OPEN SPACE REQUIREMENTS CHART			
SITE ACREAGE: 21.29 AC 927,392.40 SF MINIMUM OPEN SPACE AREA REQUIRED : 5% 1.06 AC ±46,370 SF PROPOSED OPEN SPACE AREA: 5.4% 1.14 AC ±49,618 SF			
OPEN SPACE PROVIDED			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS #1	OUTDOOR DINING	0.08 AC 3,302 SF	DINING TABLES AND CHAIRS, PEDESTRIAN SCALE LIGHTING, PLANTING STRIP
OS #2	PLAZA	0.06 AC 2,558 SF	SEATING, DECORATIVE HARDSCAPE, OVERHANGS, PLANTERS, WASTE RECEPTACLES
OS #3	NEIGHBORHOOD AMENITY	0.12 AC 5,015 SF	POOL AMENITY
OS #4	PLAZA	0.13 AC 5,724 SF	SEATING, DECORATIVE HARDSCAPE, PEDESTRIAN SCALE LIGHTING, PLANTERS, WASTE RECEPTACLES
OS #5	POCKET PARK	0.06 AC 2,483 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #6	POCKET PARK	0.33 AC 14,572 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #7	POCKET PARK	0.37 AC 15,964 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
TOTAL PROVIDED		1.14 AC 49,618 SF	

MERIDIAN SOUTH PUD SUBDIVISION DEVELOPMENT TAKEDOWN CHART					
DEVELOPMENT	BUILDING KEY	NON-RESIDENTIAL TYPE/USE	NON-RESIDENTIAL SQUARE FOOTAGE	HOTEL KEYS	BUILDING HEIGHT IN STORIES
OVERALL ENTITLEMENTS	A-E	COMMERCIAL/RESTAURANT, OFFICE, RETAIL, HOTEL	315,014 SF	244 KEYS	1-8
SECTION 1 (EXISTING)	A	OFFICE	140,471 SF	-	6
	B	HOTEL/RESTAURANT	2,700 SF	244 KEYS	8
	C	OFFICE	157,843 SF	-	6
SECTION 2 (PROPOSED)	D	RETAIL	4,000 SF	-	1
	E	COMMERCIAL/RESTAURANT	10,000 SF	-	1

MERIDIAN SOUTH PUD SUBDIVISION PARCEL TAKEDOWN CHART		
DEVELOPMENT	PARCEL	ACREAGE/SQUARE FOOTAGE
501 CORPORATE CENTRE DR	01009	9.69 AC/422,096.40 SF
601 CORPORATE CENTRE DR	01013	2.46 AC/107,157.60 SF
1000 CORPORATE CENTRE DR	01004	9.14 AC/398,138.40 SF

SITE DATA CHART:

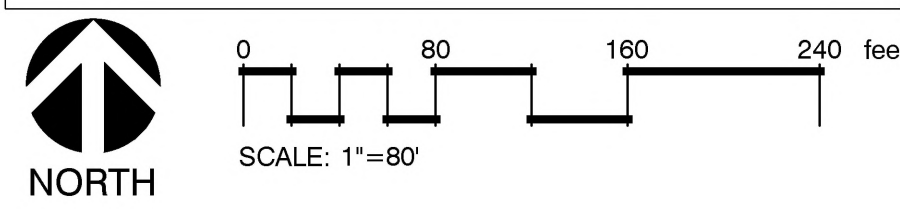
PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8378
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
PUD SITE ACREAGE: 21.29 AC
PUD SITE SQUARE FOOTAGE: 927,392.40 SF

REGULATIONS
BASE ZONING: RC12 - REGIONAL COMMERCE 12
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
(315,014 SF COMMERCIAL/ 244 HOTEL KEYS)
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: COMMERCIAL, LARGE-SCALE OFFICE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS: FRONT FOR COLLECTOR, LOCAL, OR INTERNAL DRIVES: 5'-30'
FRONT FOR ARTERIAL STREETS: 20'-85'
SIDE: 15'
REAR: 25'

DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
12,700 SF RESTAURANT
4,000 SF RETAIL

HOTEL KEYS: 244
BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
OPEN SPACE SF REQUIRED: 5% (±46,370 SF)
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 4.81 AC
EXISTING PARKING: 1,288 SPACES
GARAGE PARKING: 225 SPACES
STANDARD PARKING: 1,063 SPACES
PARKING REQUIRED, BY USE: 1,162 SPACES

PARKING PROVIDED, BY USE: 1,198 SPACES
PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO



KISER VOGGIN DESIGN
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301.904.0158 | www.kiservoggin.com

4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615.564.2876 | www.kimley-horn.com
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DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	BY	DATE	REVISIONS
1	AW	3/7/24	COF RESUBMITTAL OF CORRECTED PLANS
DESIGNED BY: GMV			
DRAWN BY: AW/YZ			
CHECKED BY: KRG			
DATE: 01/08/24			
KVD PROJECT NO. 23069			
DRAWING TITLE:			
DEVELOPMENT PLAN			
SHEET NUMBER			
C2.0			

Meridian South PUD Subdivision:
Exhibits for Modification of Standards (MOS)

Rationale for Modification of Standards

The successful rebranding of Meridian and the activation of the project relies on the effective identification of the site and the establishment of a related wayfinding system that supports navigation to businesses and amenity features within. Meridian is a vibrant, top-of-class mixed-use hub and the signage therein should reflect that. Meridian proposes a comprehensive signage approach that both meets the elevated aesthetic standards envisioned by the redevelopment to identify the site but also has the flexibility to aid navigation within. The signs located on the South parcel will direct and inform visitors to destinations and amenities on both south and north parcels. These modifications of standards allow for the tasteful identification of the project and wayfinding without cluttering or detracting from the project.

1. The modification will **enhance the design of the project** more than if the standards were strictly adhered to:

Within the context of a comprehensive signage package, this modification will allow for the effective and tasteful identification of the project critical for the success of the businesses and the success of the project. The successful rebranding of the project depends on the perception and delivery of a desirable place to conduct business and to connect as a community. The project and businesses within rely on an attractive and functional signage package as allowed by this MOS.

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

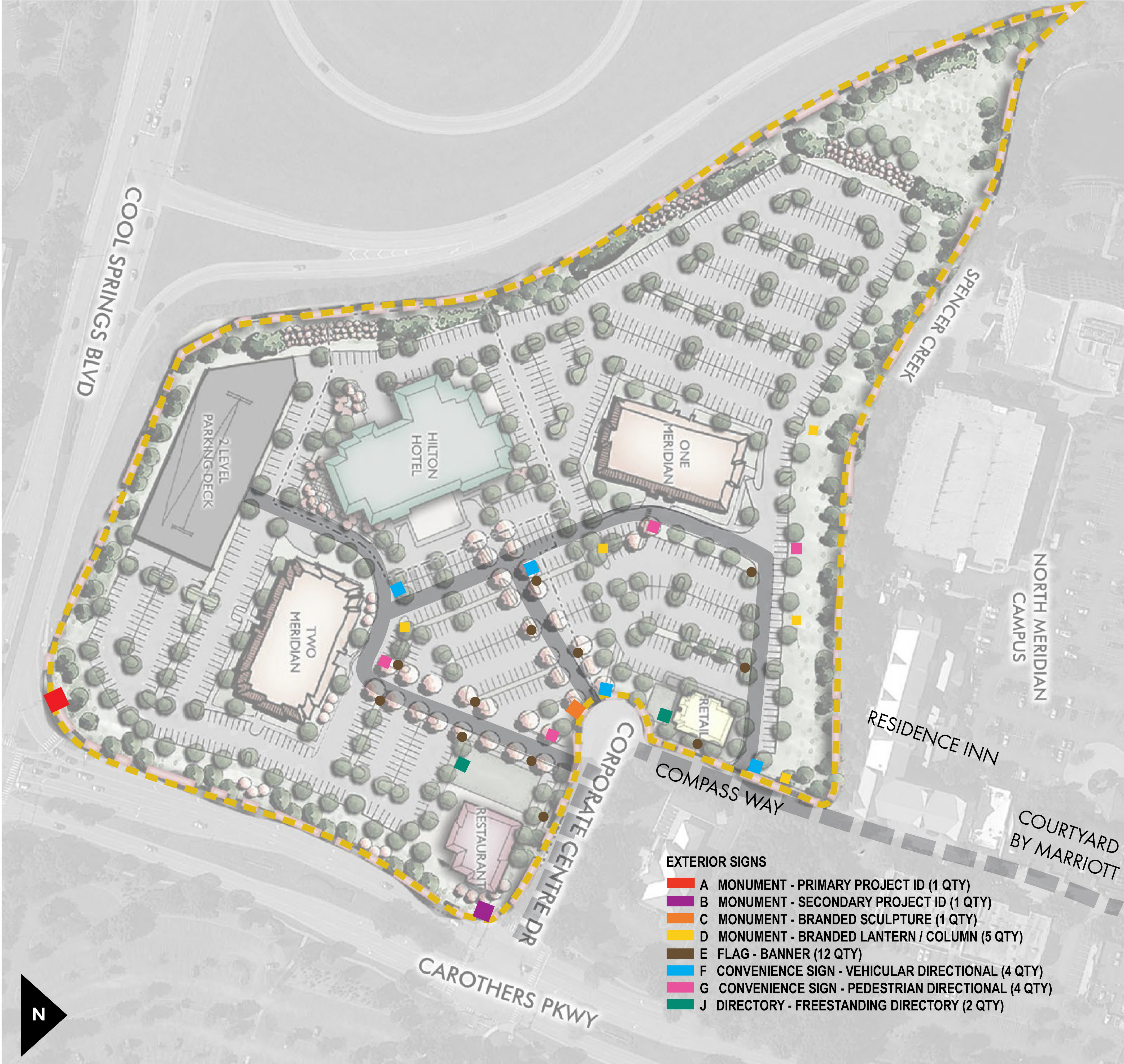
Meridian is the region's premier mixed-use community offering ofices, retail, and restaurants combined in a setting accessible to drivers, cyclists, and pedestrians alike. The rebranding effort is intended to enhance site identification, navigation, walkability and highlight natural features and amenities. The reimagining of the existing mixed-use property to further connect an engaging campus of built, natural and walkable spaces is wholly unique to Meridian and there are no comparable projects in Franklin.

3. The modification is **consistent with the intent of Envision Franklin**, the City of Franklin's Land Use Plan:

Envision Franklin states: 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. Also stated is: 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. The goals of Envision Franklin are on full display with the updated comprehensive vision of Meridian. Modifications to the shape, height and area of signs permitted within Meridian does not compromise these goals.

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

MOS Sign Location Plan



Not to Scale

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.1

Meridian South PUD Subdivision:
Exhibits for Modification of Standards (MOS)

Rationale for Modification of Standards

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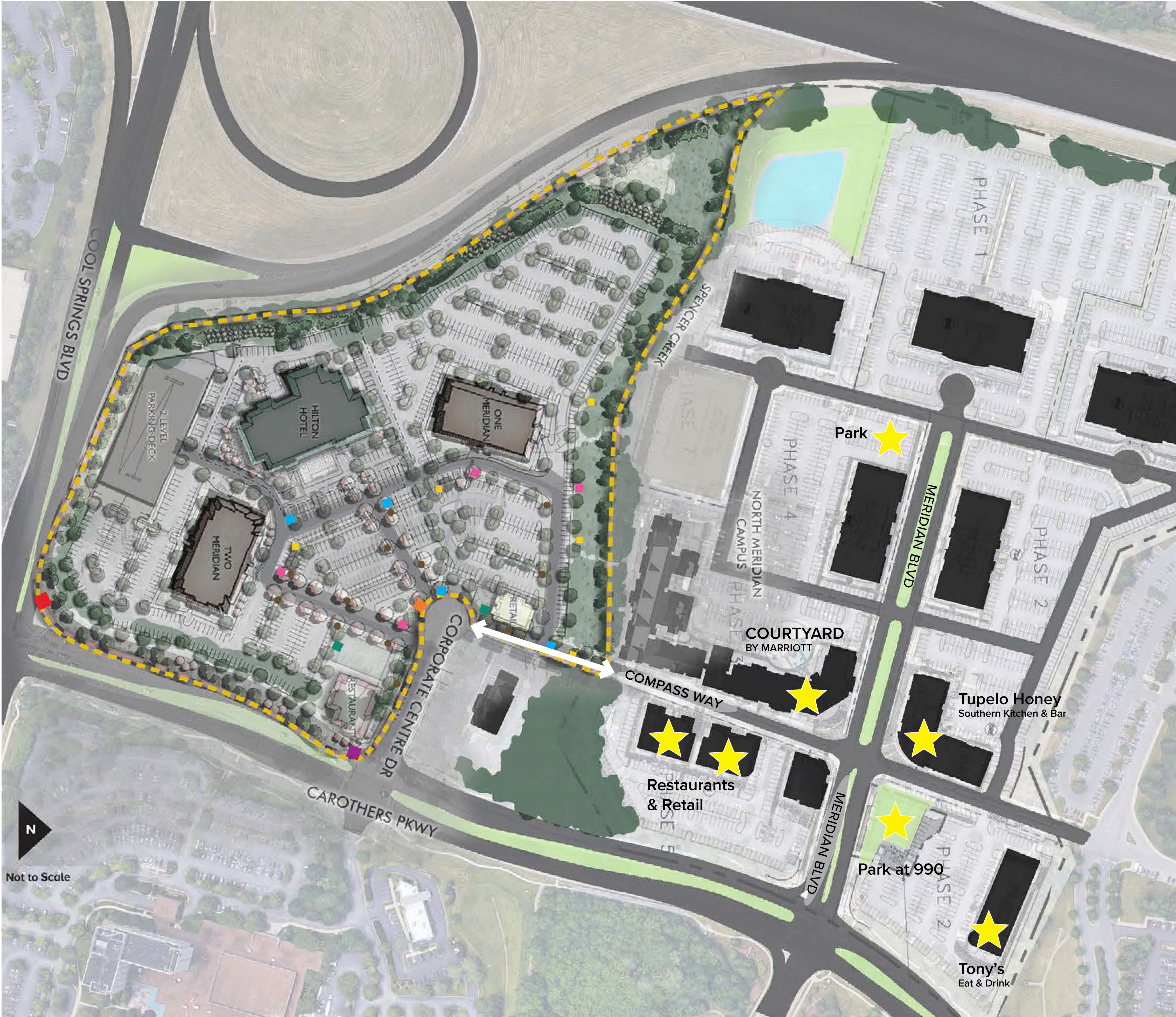
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Meridian is the region's premier mixed-use community offering ofices, retail, and restaurants combined in a setting accessible to drivers, cyclists, and pedestrians alike. The rebranding effort is intended to **enhance site identification, navigation, walkability** and highlight natural features and amenities. The reimagining of the existing mixed-use property to further **connect an engaging campus of built, natural and walkable spaces** is wholly unique to Meridian and there are no comparable projects in Franklin.

3. The modification is **consistent with the intent of Envision Franklin**, the City of Franklin's Land Use Plan:

Envision Franklin states: 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. Also stated is: **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.** The goals of Envision Franklin are on full display with the updated comprehensive vision of Meridian. Modifications to the shape, height and area of signs permitted within Meridian does not compromise these goals.

MOS Sign Location Plan: In context with overall plan for Meridian Cool Springs



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.2

Modification #1.0: Sign Proportion and Shape

Sec. 15.1.3 (Signs – Proportion and Shape)
Signs shall not be irregularly shaped.

A Modification of Standards as listed above 15.1.3

Standards revised to allow **irregularly shaped sign structures**. Sign structure shapes will be related to the element that is representative of the project and take on the shape of a logo or symbol of the project.

This standard will apply to the following sign types:

Monument Signs:

- Primary Project ID
- Secondary Project ID
- Branded Sculpture

The proposed modification to the sign code is to allow for an artistic translation of the logo form into irregular, yet related shapes to create three-dimensional sign elements to enhance the project identity and support the establishment of a unique sense of place within the site.

Standardization will be maintained with the use of code specific materials and color palettes and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

(See sign location and size exhibits provided, following)

EXHIBIT #1.0, Conceptual Example Images, Irregularly Shaped Signs



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

KV+D

KISER VOGRIN DESIGN

5005 Meridian Blvd Ste 100 Franklin, TN 37067

301.904.0158 | www.kiservogrin.com

COOPER CARRY

801 Parkview Street NE

Atlanta, Georgia 30303

404.237.2000

www.coopercarry.com

ANGLO-CAROLINA

REGISTERED PROFESSIONAL ARCHITECT

NO. 103145

STATE OF TENNESSEE

1/8/2024

Kyoko A. Cain

DEVELOPMENT PLAN

MERIDIAN SOUTH

501, 601 & 1000 CORPORATE CENTRE DR

COF PROJECT # 8378

FRANKLIN, WILLIAMSON COUNTY, TN

NO.

DATE

BY

REVISIONS

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.3

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Page 107 of 185

Modification #2.0: Signs - Monument Sign

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

The proposed modification to the sign code accommodates for a maximum sign height and area; however, **the quantity and location for each sign type is specific and is highlighted in the exhibits that follow in this document.**

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Maximum of eight (8) monument signs per location plan **(See written descriptions and exhibits included for each sign type in this document)**

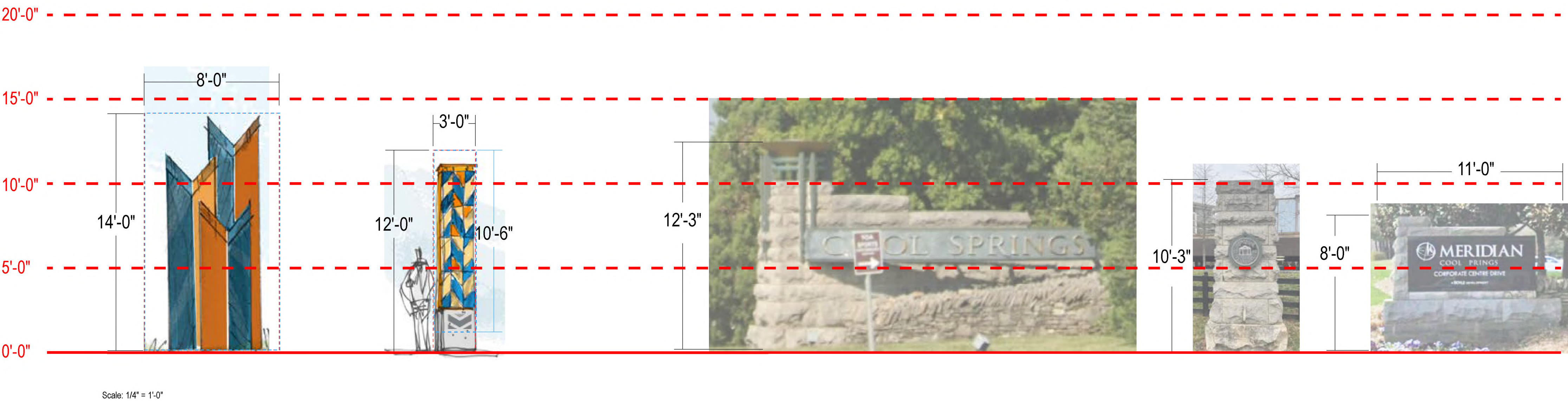
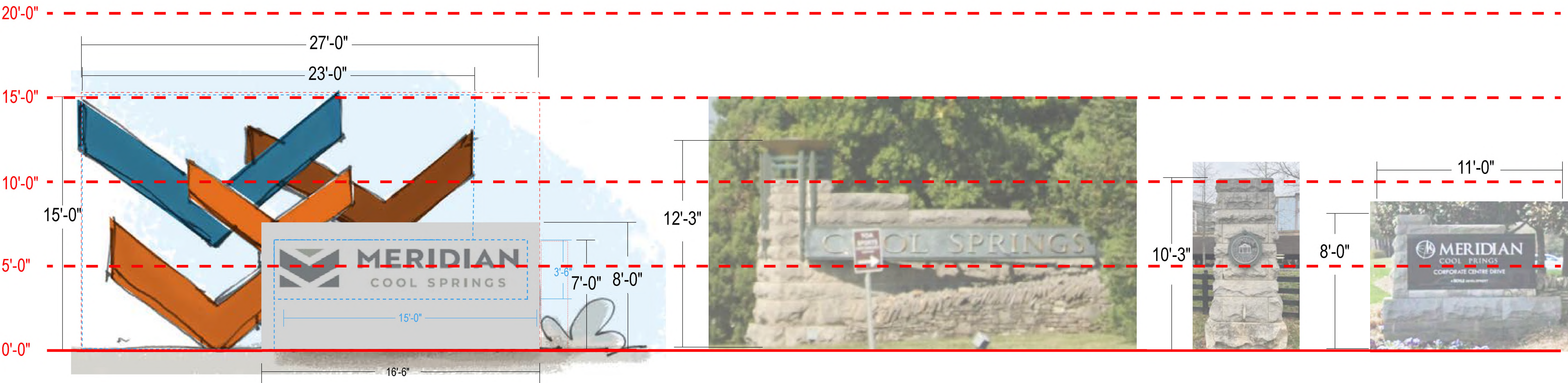
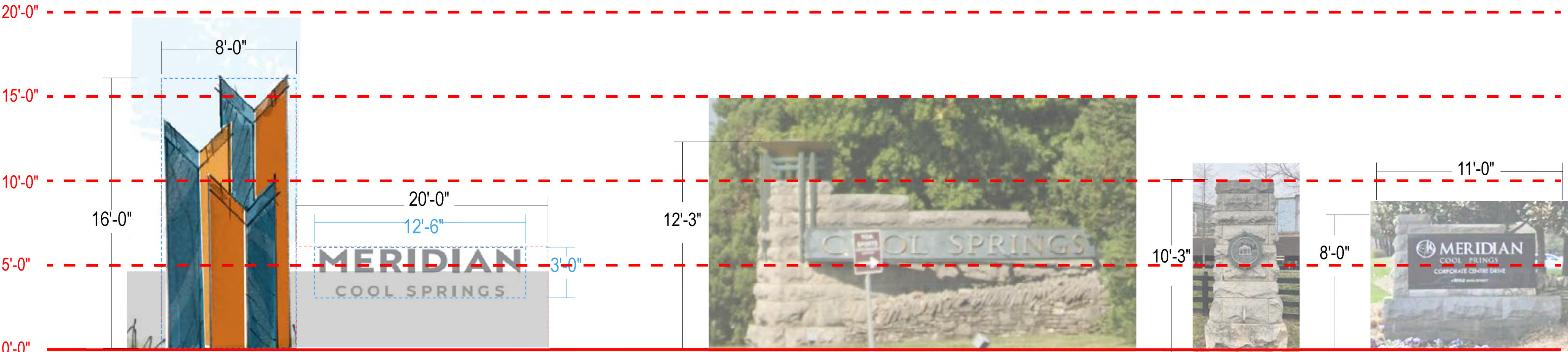
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides with a maximum sign area of 325 square feet per side

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum 16 feet to top of sign area; maximum sign structure height shall not exceed 16 feet, measured from the height of the centerline of the adjacent right-of-way

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall vary and not exceed 16 feet, measured from the centerline of the adjacent right-of-way;
The overall sign structure area shall vary and not exceed 405 square feet per side



Scale: 1/4" = 1'-0"

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24
KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.4

Modification #2.01: Monument Sign A
(Primary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01Primary Project ID
- 2.02Secondary Project ID
- 2.03Branded Sculpture
- 2.04Branded Lantern

Sec. 15.10 (Signs – Monument Sign)

Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign (Primary Project ID) located within the minimum setback at the property line on Cool Springs Blvd. frontage at the corner of Carothers Pkwy.

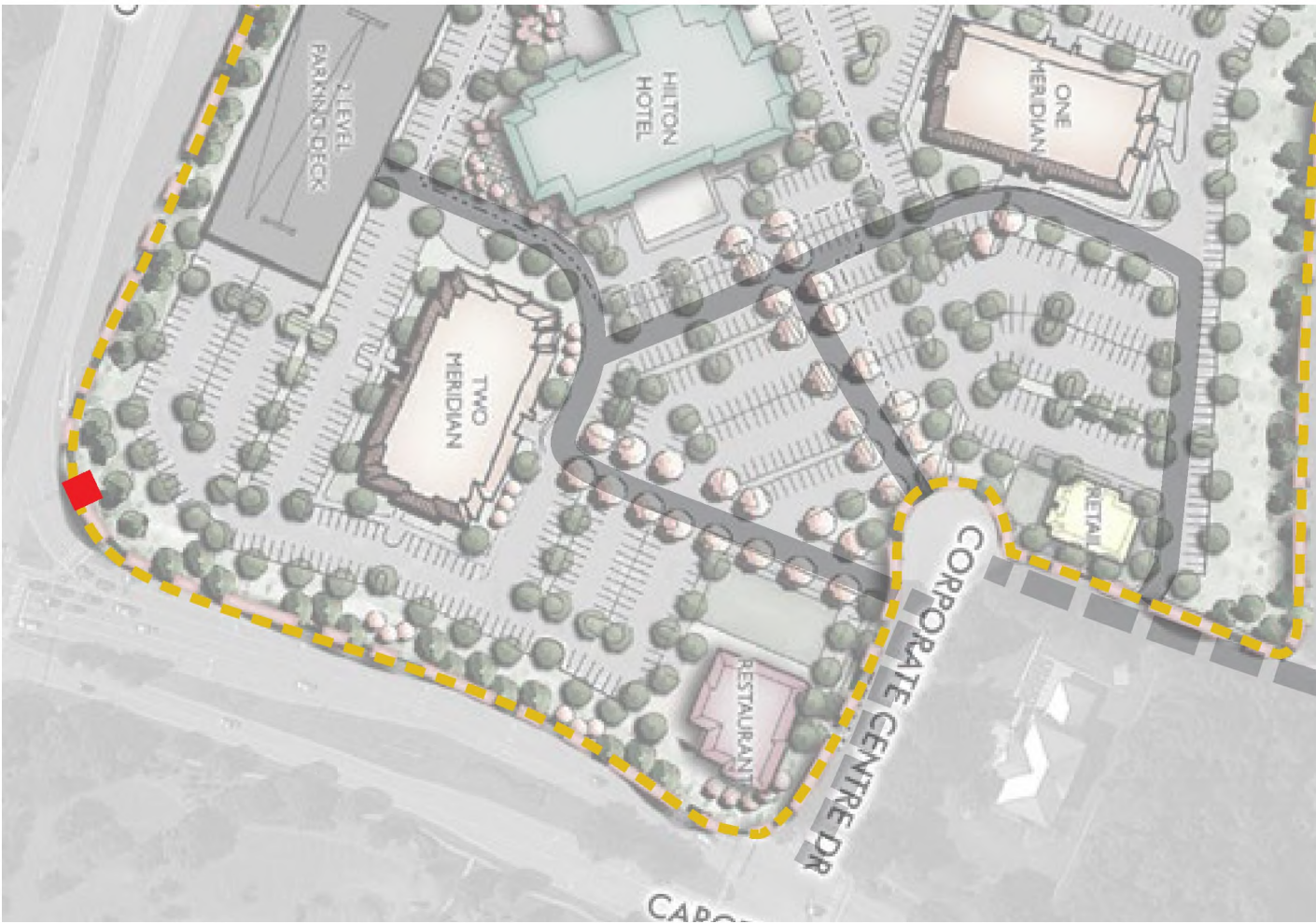
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 16 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 16 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 200 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.01, Conceptual Design Example



ILLUMINATION EXAMPLE - EXTERNAL, WHITE LIGHT



ILLUMINATION EXAMPLE - FACE LIT LETTERS

Modification #2.01: Monument Sign A
(Primary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign (Primary Project ID) located within the minimum setback at the property line on Cool Springs Blvd. frontage at the corner of Carothers Pkwy.

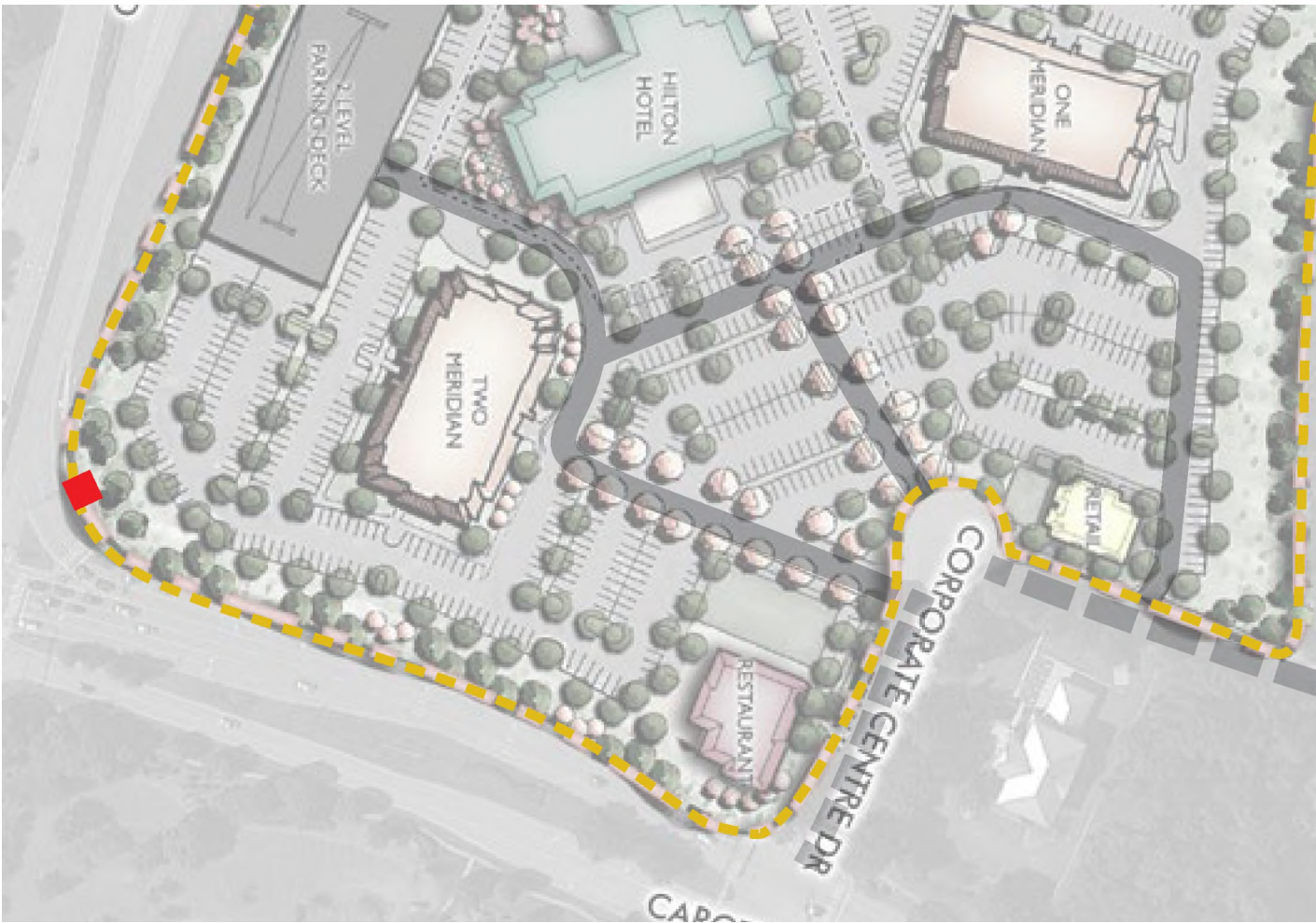
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 16 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 16 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 200 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.01, Photo Mock-Up



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.6

Modification #2.01: Monument Sign A
(Primary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01Primary Project ID
- 2.02Secondary Project ID
- 2.03Branded Sculpture
- 2.04Branded Lantern

Sec. 15.10 (Signs – Monument Sign)

Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign (Primary Project ID) located within the minimum setback at the property line on Cool Springs Blvd. frontage at the corner of Carothers Pkwy.

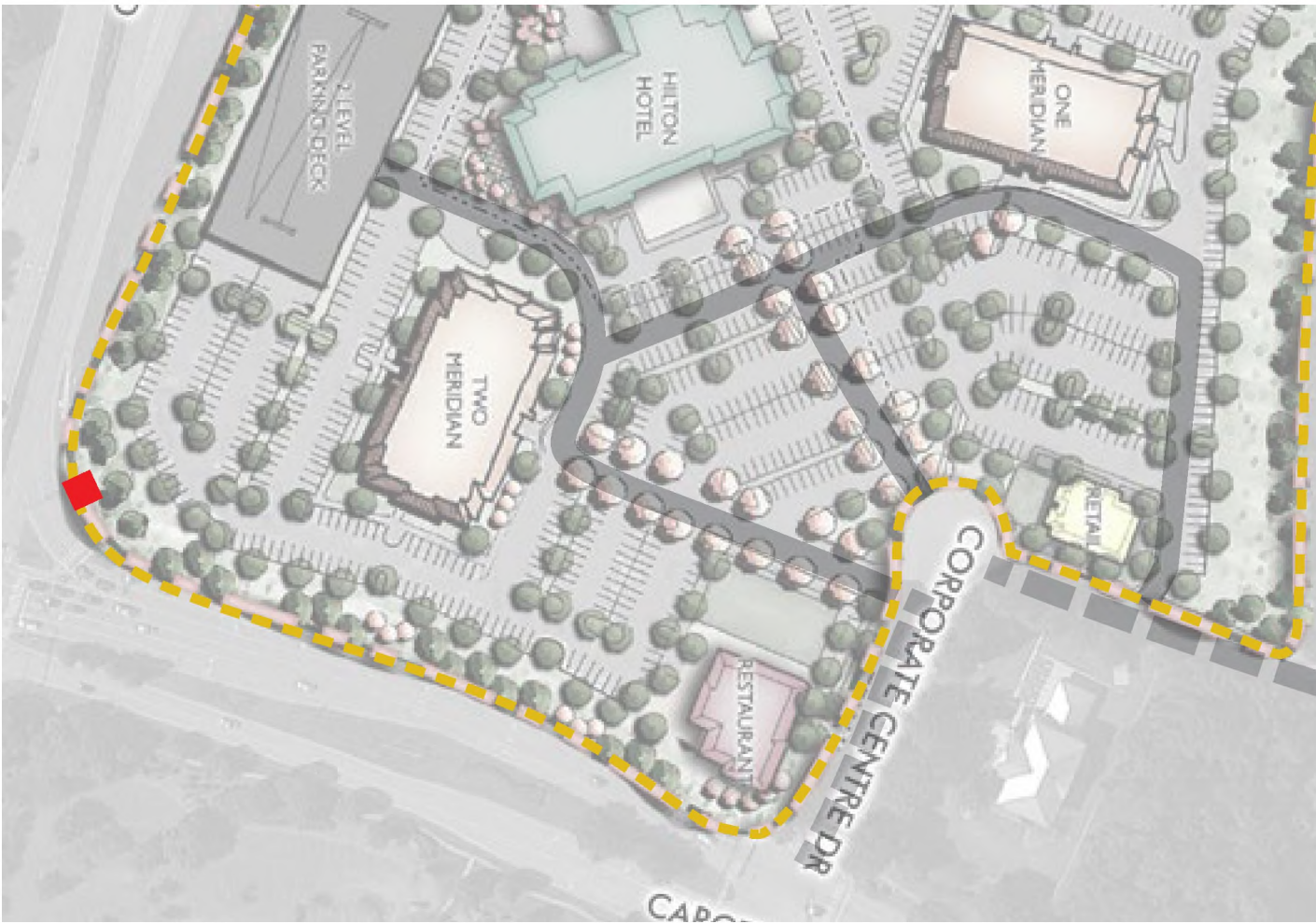
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 16 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 16 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 200 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.01, Photo Mock-Up and Precedent Image



EXISTING CONDITIONS - PRECEDENT IMAGE



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.7

Modification #2.02: Monument Sign B
(Secondary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign B - Secondary Project ID located within the minimum setback at the property line located at the corner of Carothers Pkwy and Corporate Centre Blvd.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 405 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 15 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

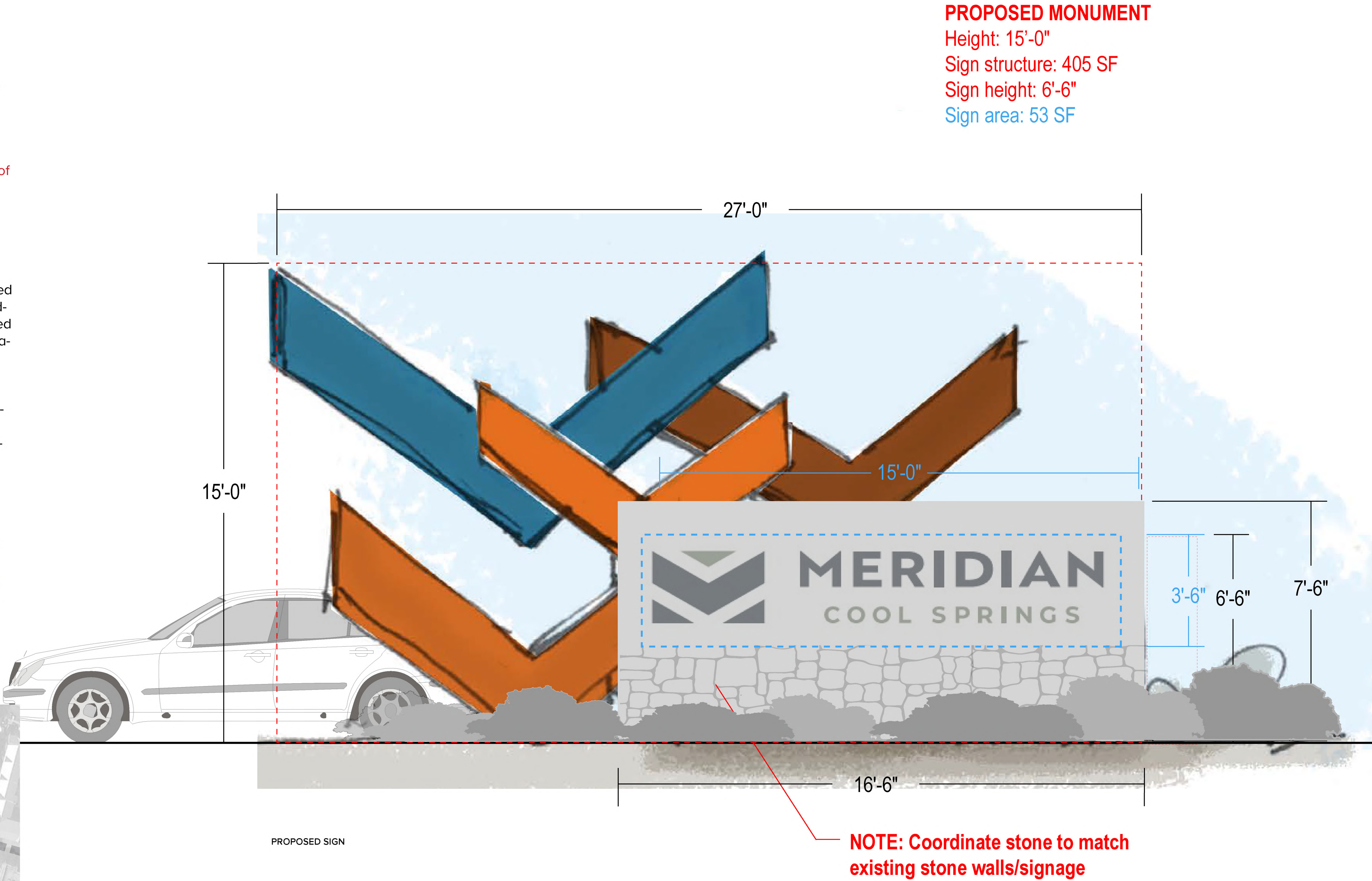
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 15 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 405 square feet per side



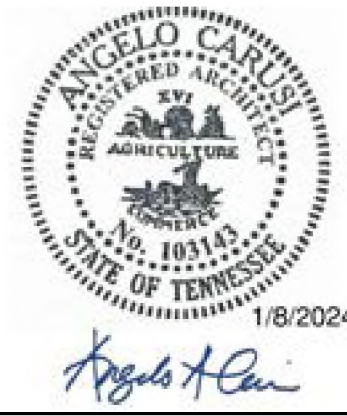
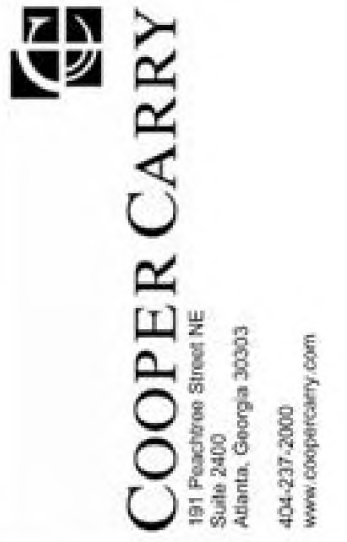
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.02, Conceptual Design Example



PROPOSED MONUMENT
Height: 15'-0"
Sign structure: 405 SF
Sign height: 6'-6"
Sign area: 53 SF



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

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DRAWN BY:
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DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.8

Modification #2.02: Monument Sign B
(Secondary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign B - Secondary Project ID located within the minimum setback at the property line located at the corner of Carothers Pkwy and Corporate Centre Blvd.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 405 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 15 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 15 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 405 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.02, Photo Mock-Up



EXISTING CONDITIONS - PHOTO MOCK-UP CAROTHERS PKWY. AT CORPORATE CENTER DR.



CONCEPTUAL RENDERING



ILLUMINATION EXAMPLE

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.9

2.01	Primary Project ID
2.02	Secondary Project ID
2.03	Branded Sculpture
2.04	Branded Lantern

Page 114 of 114

Modification #2.03: Monument Sign C
(Branded Sculpture)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01Primary Project ID
- 2.02Secondary Project ID
- 2.03Branded Sculpture
- 2.04Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign C -Branded Sculpture located within the property at the intersection of Corporate Centre Blvd and Compass Way.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 84 square feet per side.

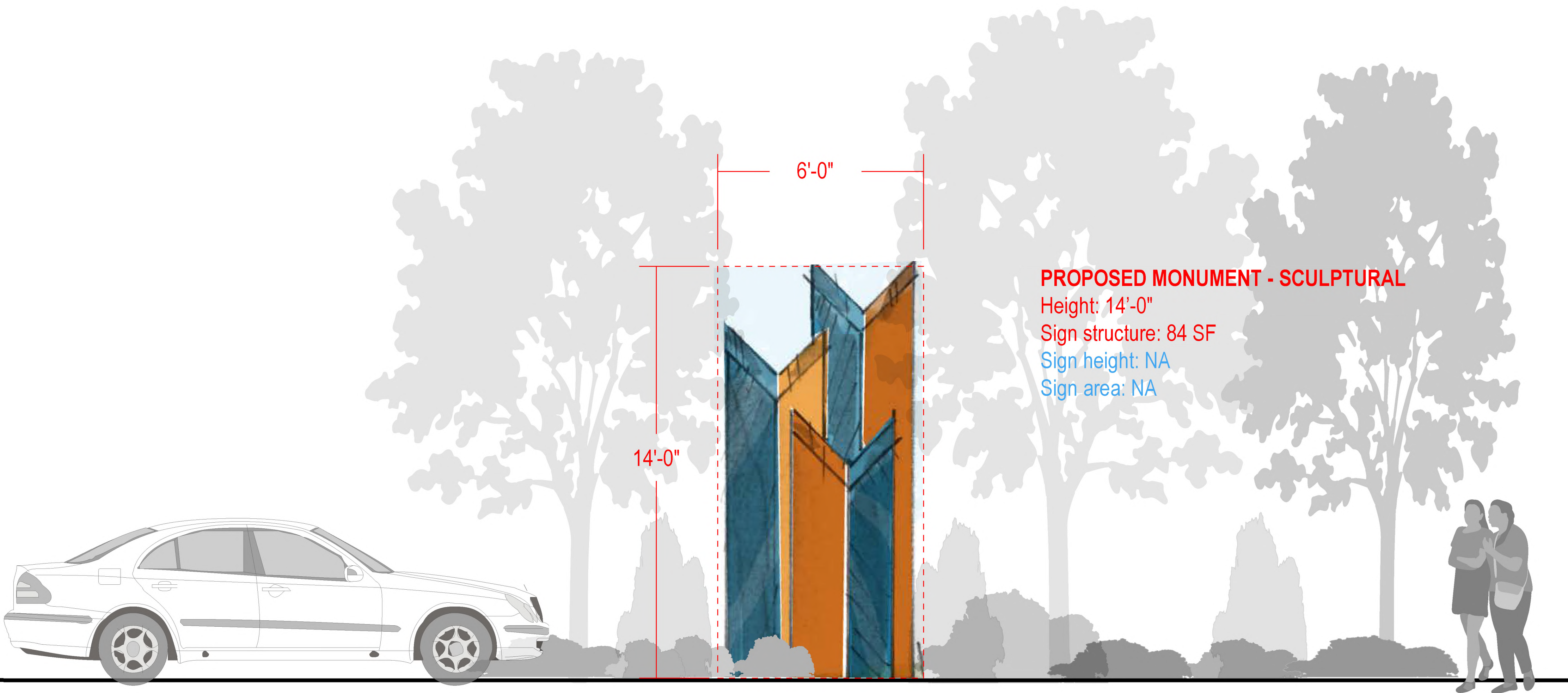
Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 14 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 84 square feet per side

EXHIBIT #2.03, Conceptual Design Example



PROPOSED SIGN AT CORPORATE CENTER DR. AND COMPASS WAY



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY:
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CHECKED BY:
DATE: 03/07/24
KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.11

Modification #2.03: Monument Sign C (Branded Sculpture)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage One (1) Monument Sign C -Branded Sculpture located within the property at the intersection of Corporate Centre Blvd and Compass Way.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side Maximum of 84 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way Maximum of 14 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 84 square feet per side



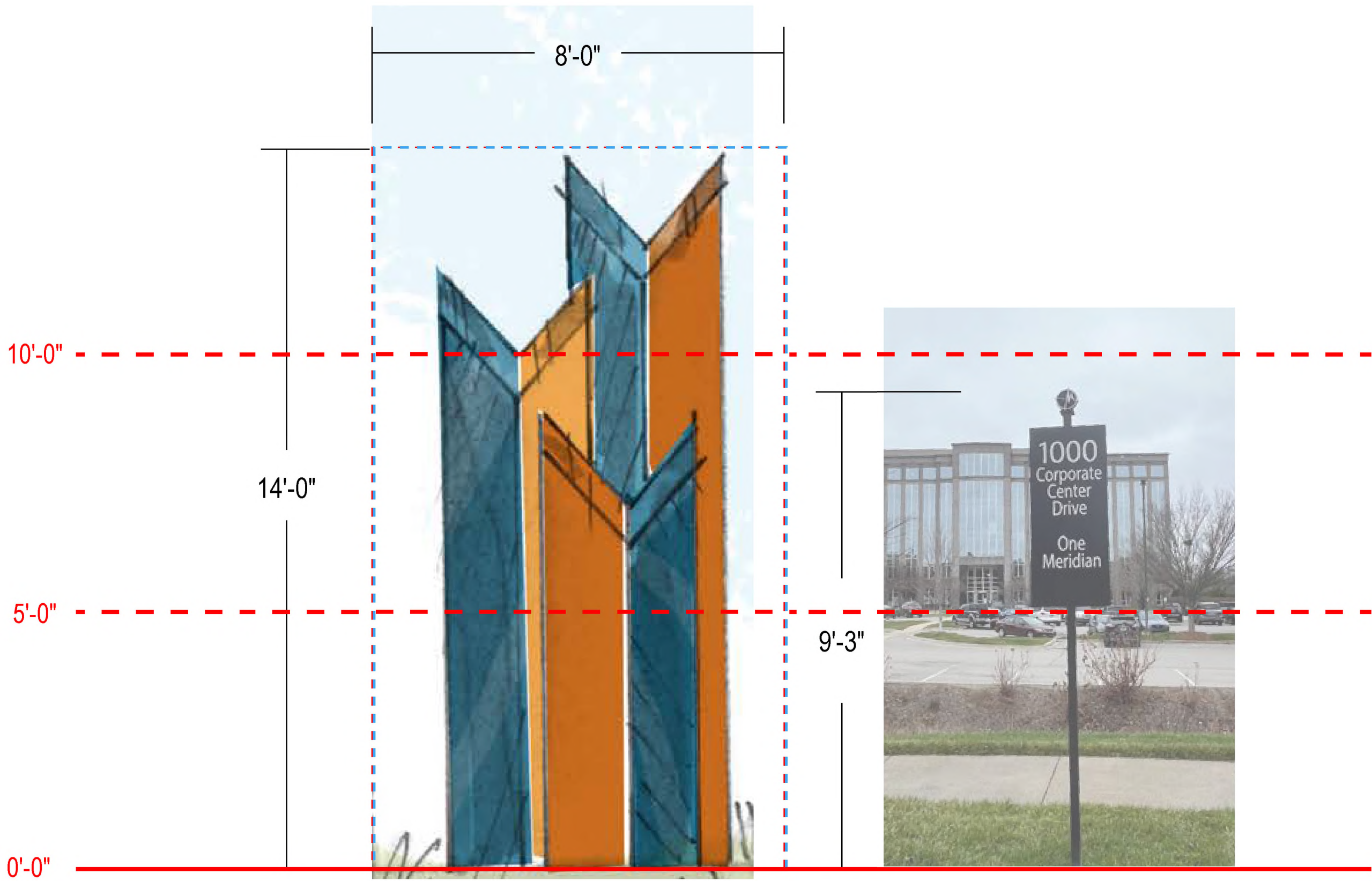
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.03, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT CORPORATE CENTER DR. AND COMPASS WAY



ILLUMINATION EXAMPLE

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards
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SHEET NUMBER C0.12

Modification #2.04: Monument Sign D (Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

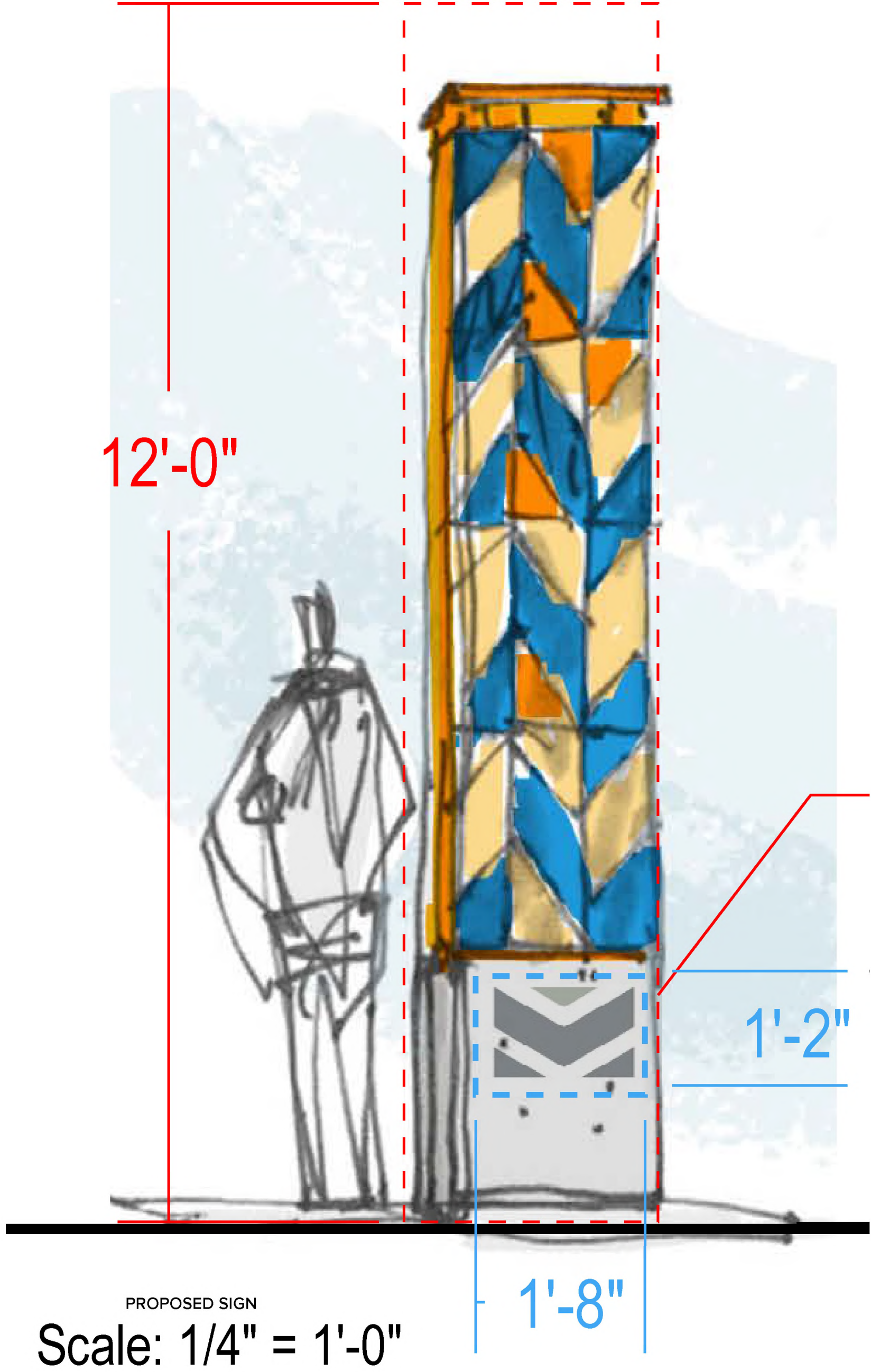
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



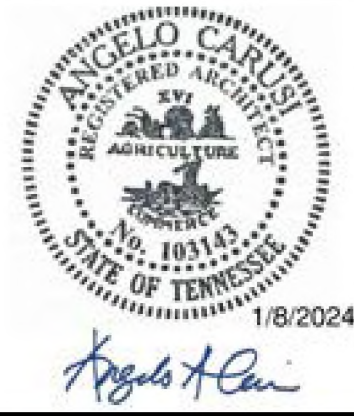
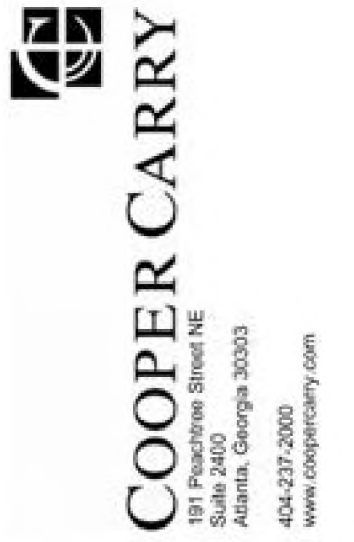
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Conceptual Design Example



PROPOSED MONUMENT - LANTERN
Height: 12'-0"
Sign structure: 30 SF
Sign height: 2'-6"
Sign area: 2 SF
- NOTE: Coordinate stone to match



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.13

Modification #2.04: Monument Sign D
(Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY



ILLUMINATION EXAMPLE



EXISTING CONDITIONS - PHOTO MOCK-UP (FUTURE PEDESTRIAN PATH ON GREENWAY) & AT BRIDGE (NEAR COMPASS WAY)

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.14

Modification #2.04: Monument Sign D (Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



SIGN LOCATION PLAN

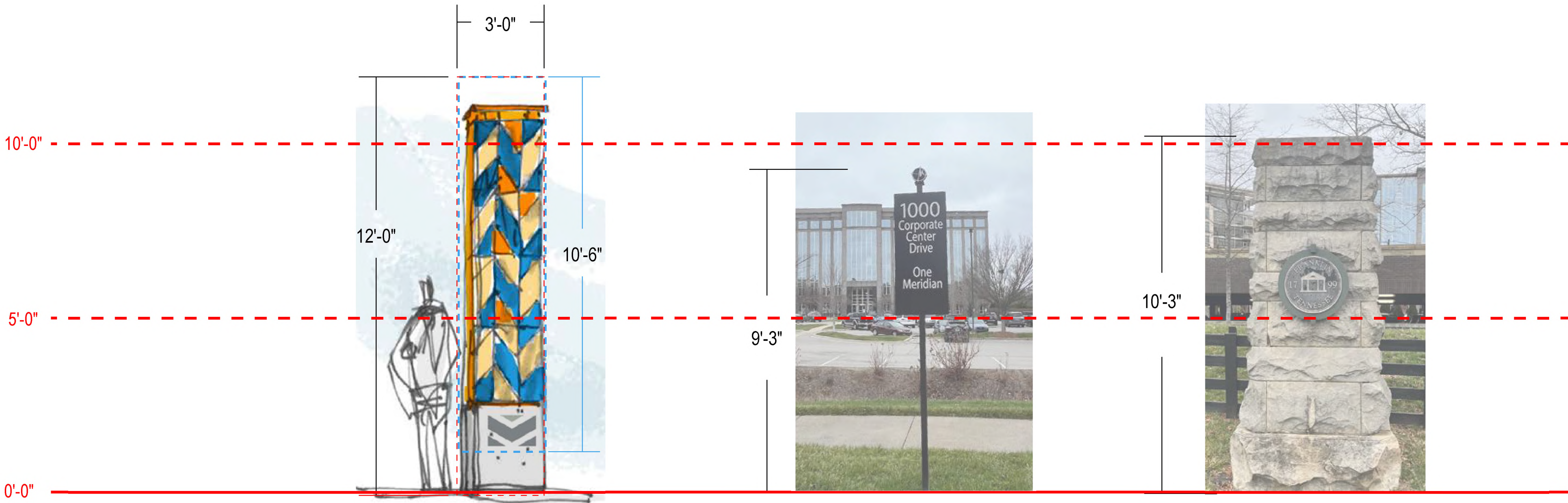
NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY

U-V



REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.15

Modification #3.0: Signs - Flag (Banner)

This modification is requested to accommodate additional quantity and material.

Sec. 15.9 (Signs – Flag)

Modifications requested shown in red.

A piece of cloth, typically rectangular, attached by one edge to a pole

Quantity: Maximum of three per lot
Twelve (12) maximum, internal to project per locations on plan

Sign Area: Maximum width of the flag shall not exceed one-fourth the height of the pole (e.g. 40-foot pole = maximum width of 10 feet)

Pole Height: Maximum of 40 feet or 20 feet for rooftop poles

Lighting: External illumination only, subject to subsection 15.1.5, External Illumination

Materials: Bunting or fabric
Flame retardant canvas, vinyl or painted aluminum with graphic perforations

Additional Standards: Banners anchored securely to street light poles with bracket arms at both top and bottom edges. Banners attach to existing light poles or dedicated posts and shall maintain a clearance of 8 feet over sidewalks, 14 feet over parking lanes and 16 feet over travel lanes



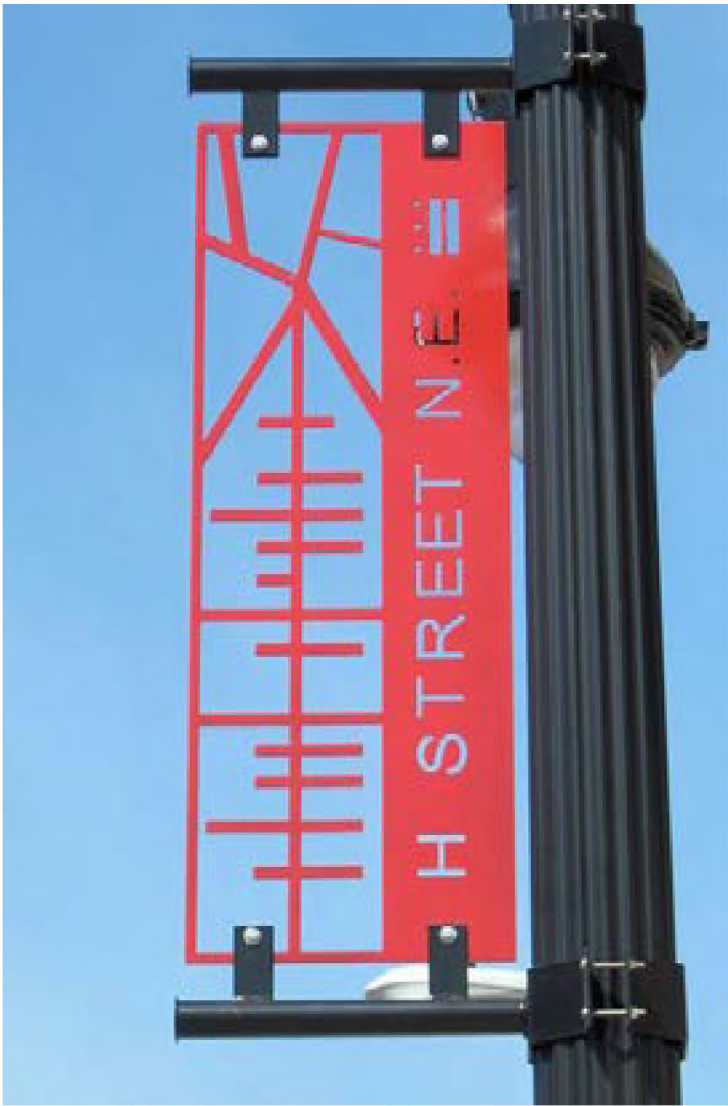
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #3.00, Photo Mock-Up and Precedent Images



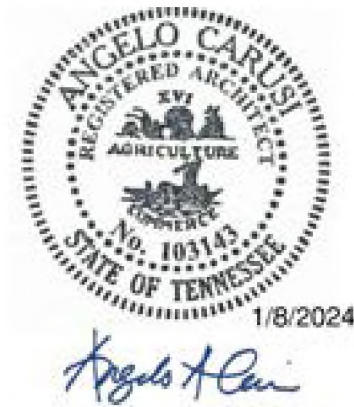
EXISTING CONDITIONS - PHOTO MOCK-UP, TYPICAL LOCATION AT CORPORATE CENTER DR. AND COMPASS WAY



PRECEDENT IMAGES

KVD
KISER VOGGIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0188 | www.kiservoggin.com

COOPER CARRY
381 Peachtree Street NE
Atlanta, Georgia 30303
404.237.2000
www.coopercarry.com



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:

Modification of Standards

SHEET NUMBER

C0.16

Modification #4.0: Signs - Convenience Sign

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

4.01 Vehicular Directional

4.02 Pedestrian Directional

The proposed modification to the sign code accommodates for a maximum sign height, area and lighting; **however, the quantity and location for each sign type is specific and is highlighted in the exhibits included in this document.**

These signs will:

- list key destinations and parking locations
- connect visitors to businesses in the north and south parcels
- alleviate potential congestion and confusion of visitors
- promote businesses
- be standardized in design using code specific materials and color palettes consistent to the design standards of the project

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of-way.

Eight (8) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

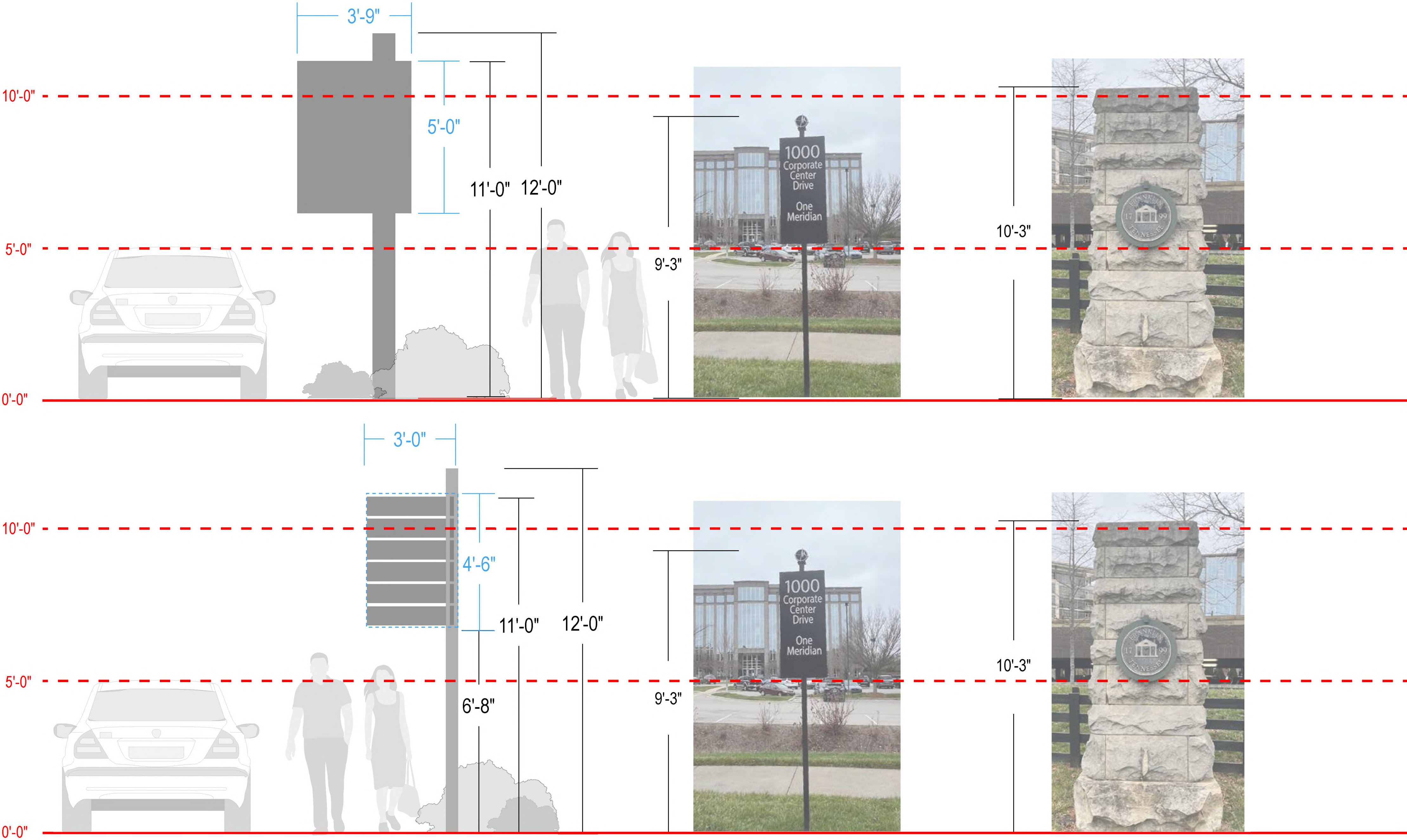
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24
KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.17

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)
Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

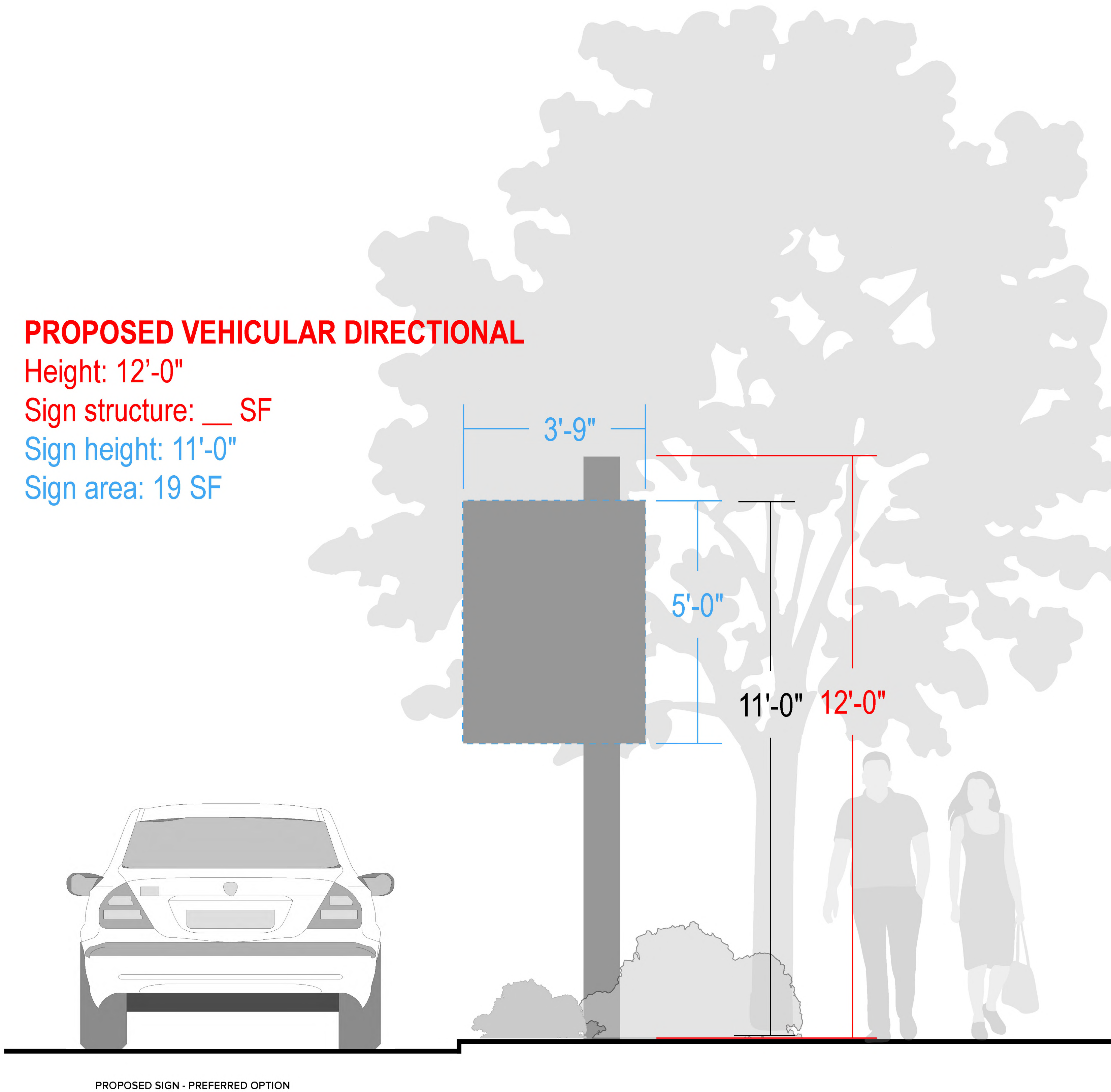
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN
NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.01, Conceptual Design Example



KV+D

KISER VOGGIN DESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067

301.904.0188 | www.kiservoggin.com

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ANGLO-CAROLINA

AGRICULTURE

NO. 183145

STATE OF TENNESSEE

1/8/2024

Kyle A. Cain

DEVELOPMENT PLAN

MERIDIAN SOUTH

501, 601 & 1000 CORPORATE CENTRE DR

COF PROJECT # 8378

FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.

23069

DRAWING TITLE:

Modification of Standards

SHEET NUMBER

C0.18

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Page 122 of 185

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

EXHIBIT #4.01, Photo Mock-Up and Precedent Images

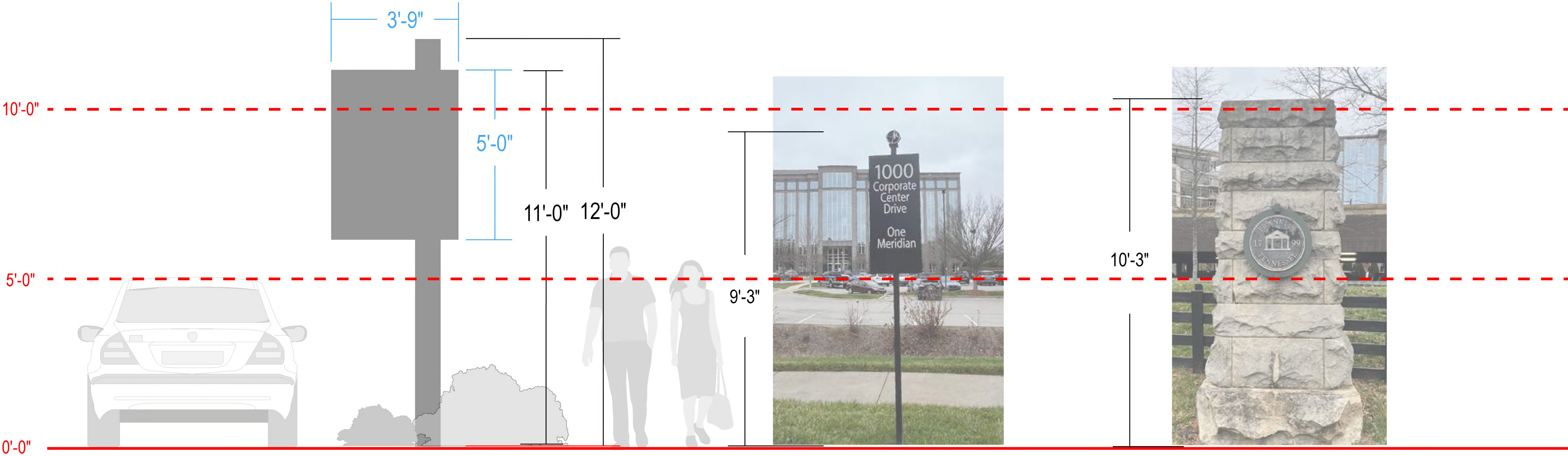


EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE



REVISIONS	DATE	BY
NO.		

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER

C0.19

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

- | | |
|------|------------------------------|
| 4.01 | Vehicular Directional |
| 4.02 | Pedestrian Directional |

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

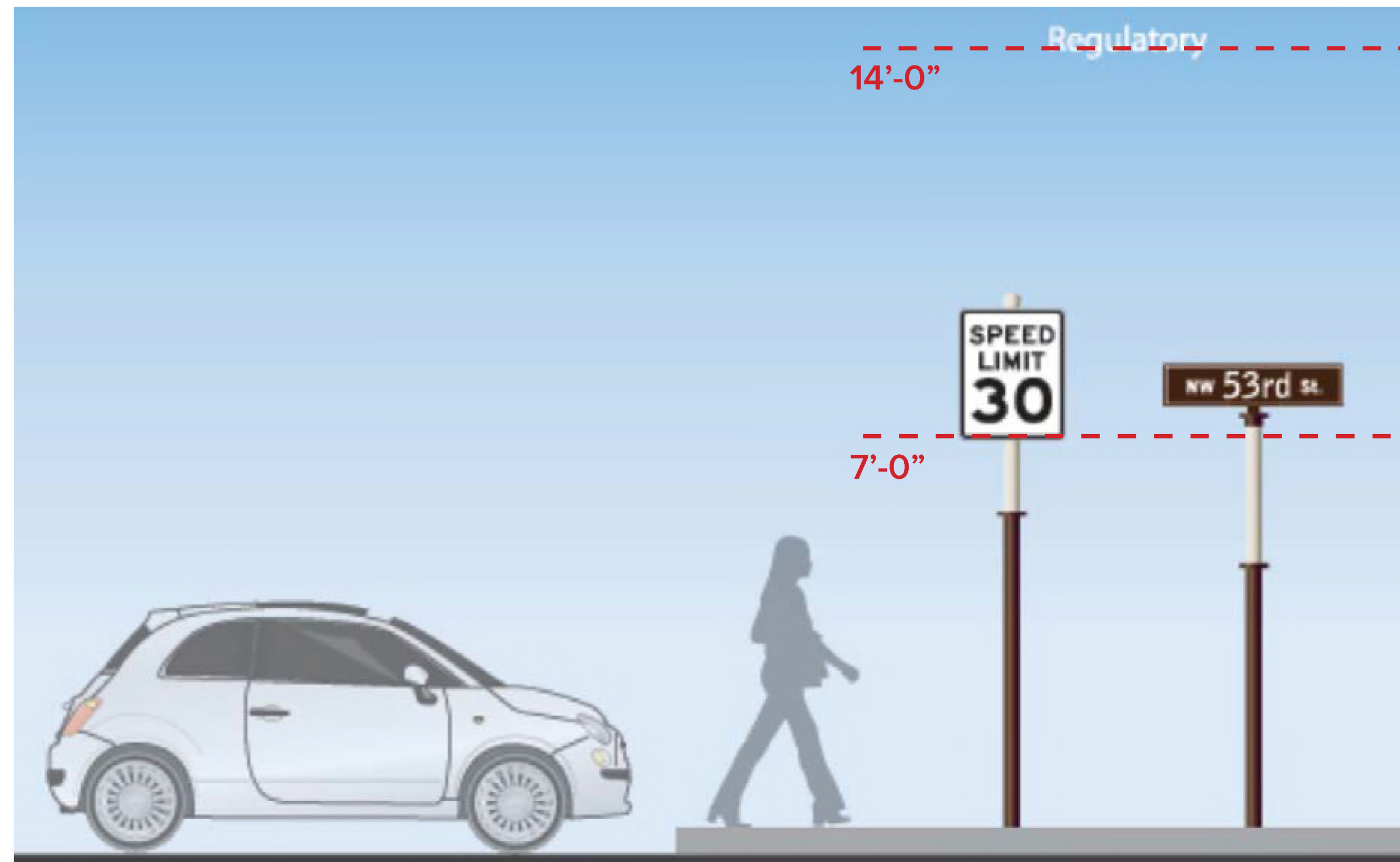
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

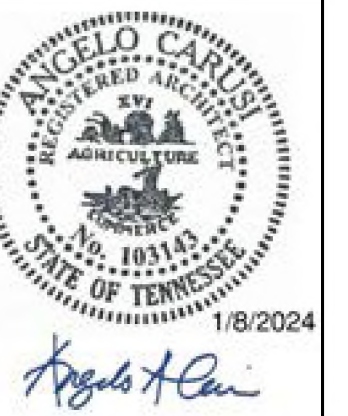
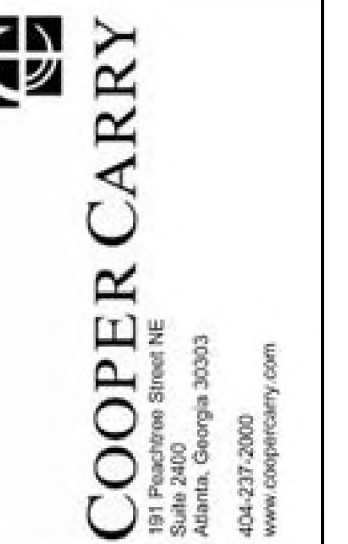
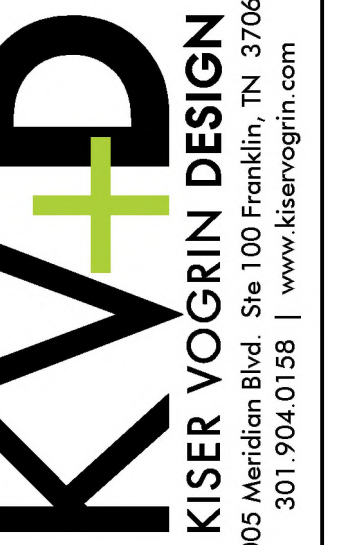
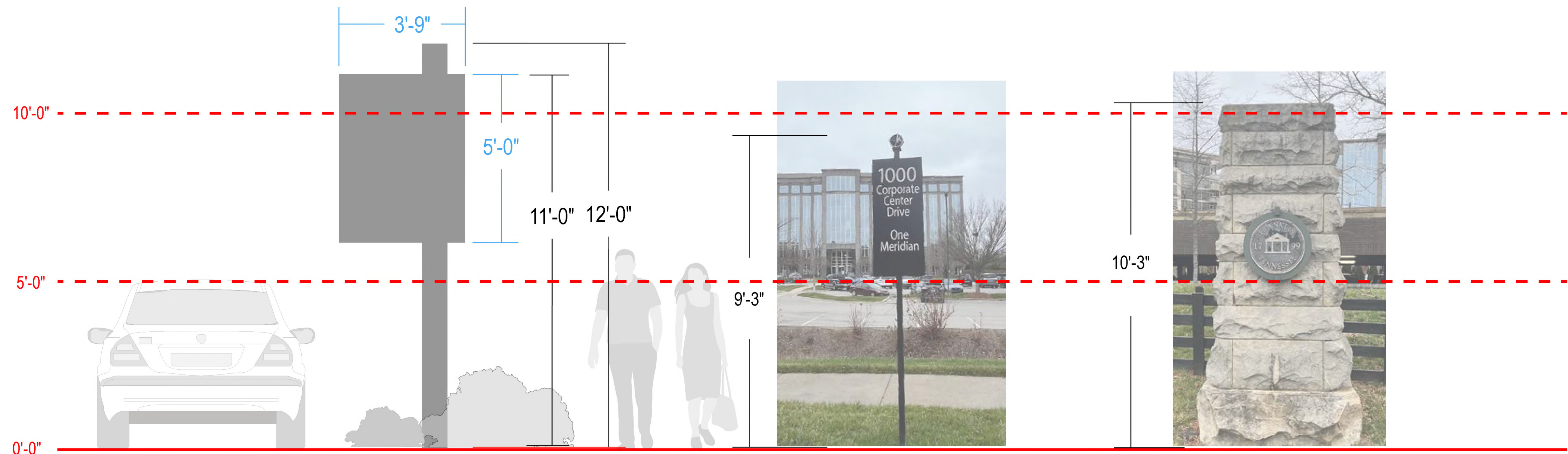
Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

DESIGNED BY:

OWN BY:

CKED BY:

03/07/24

KVD PROJECT NO.

23069 rights

WORKING TITLE: C. All

Modification of Standards

Design

/ogrim

...or + V

SHEET NUMBER

2022

CO 20

00.20

Modification #4.02: Signs - Convenience Sign G (Pedestrian Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)
Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

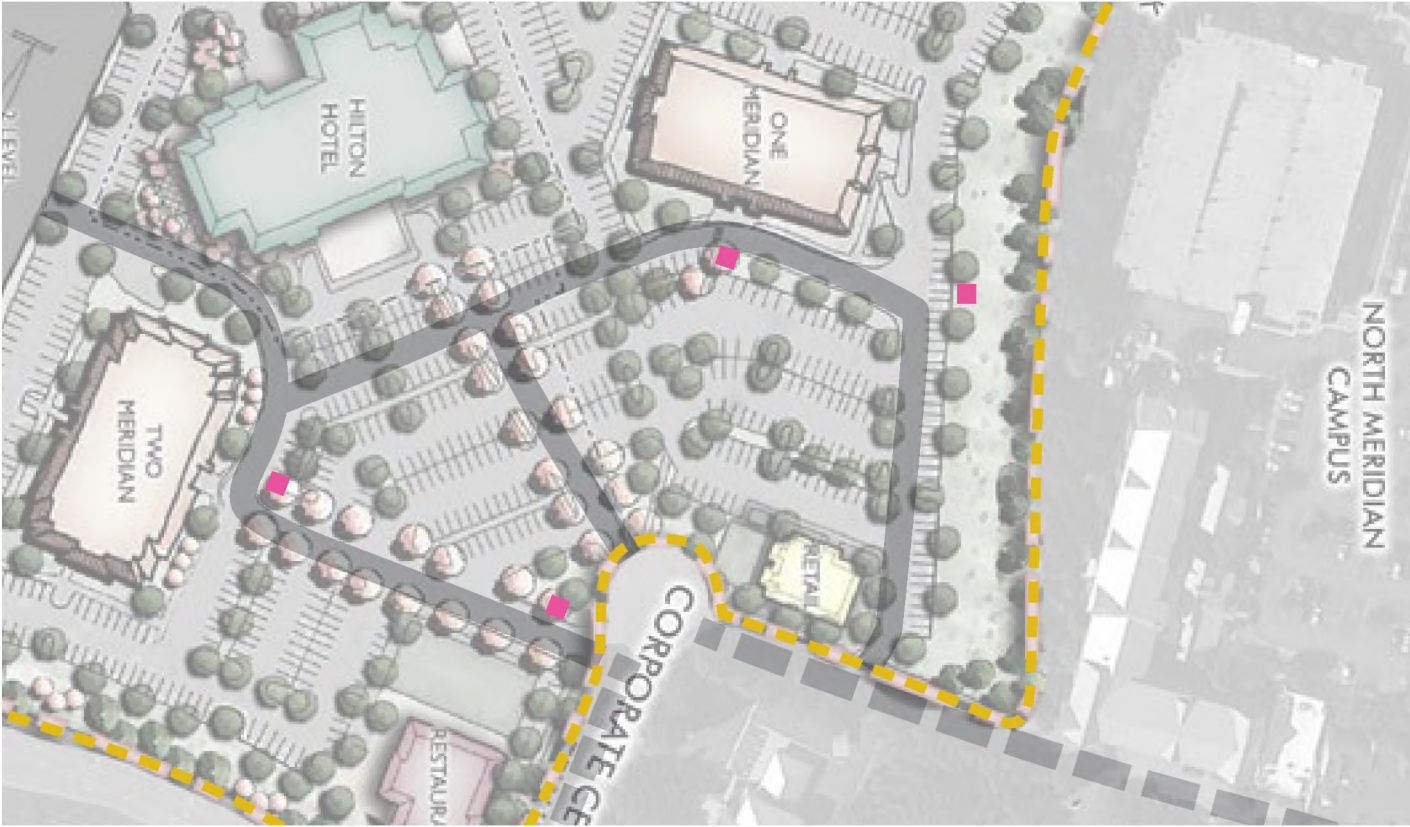
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

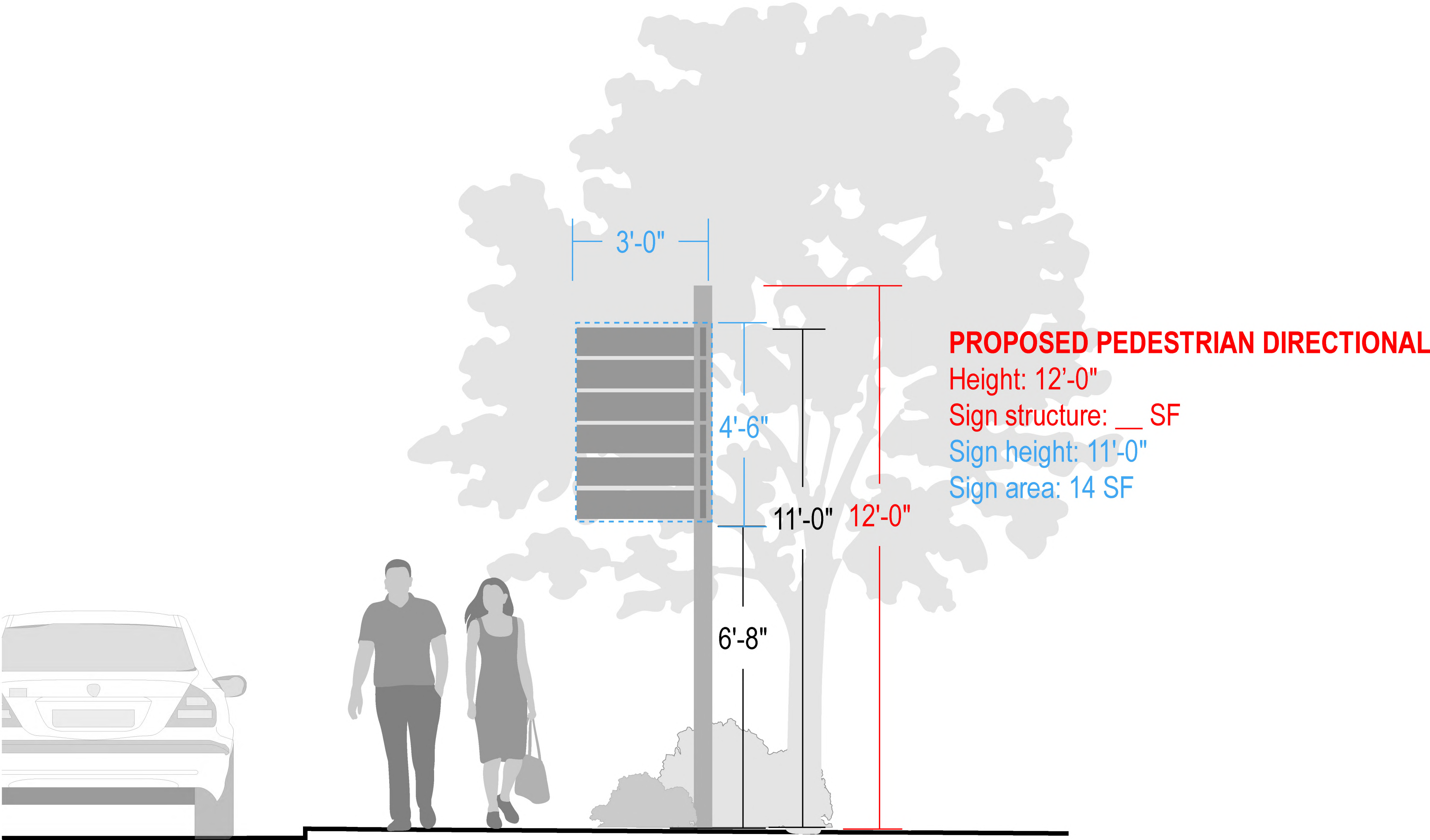
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.02, Conceptual Design Example



PROPOSED SIGN

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.21

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

4.01 Vehicular Directional

4.02 Pedestrian Directional

Modifications requested shown in red.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

May have a maximum of 14 square feet per side

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

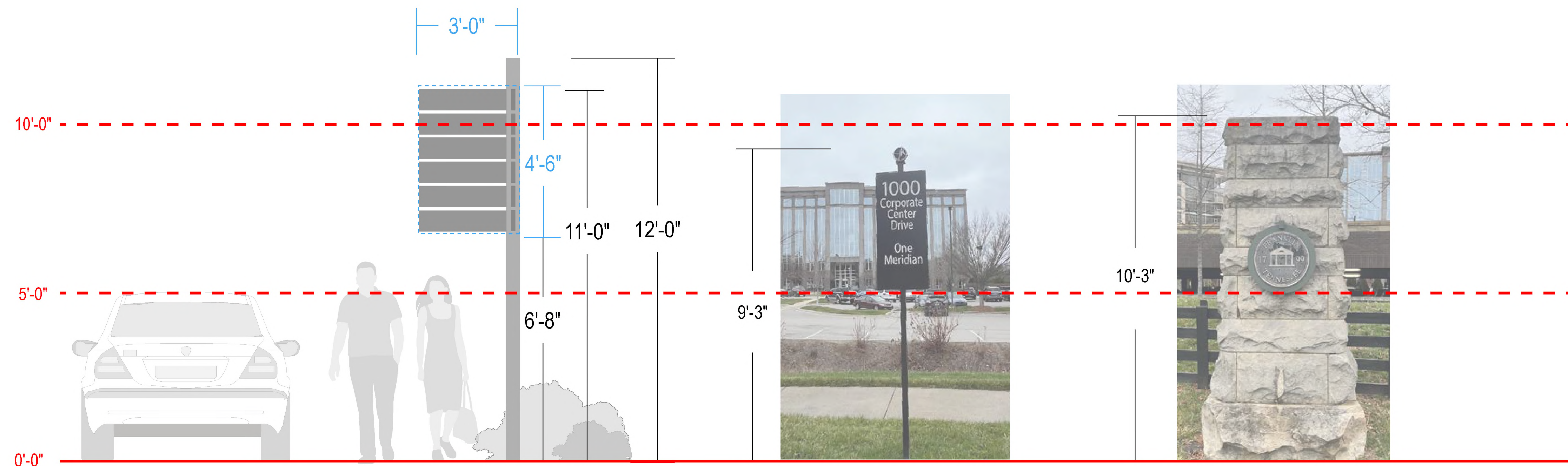
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

EXISTING CONDITIONS - PHOTO MOCK-UP AT CORPORATE CENTER DR. AND COMPASS WAY



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE



Modification #4.02: Signs - Convenience Sign G (Pedestrian Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

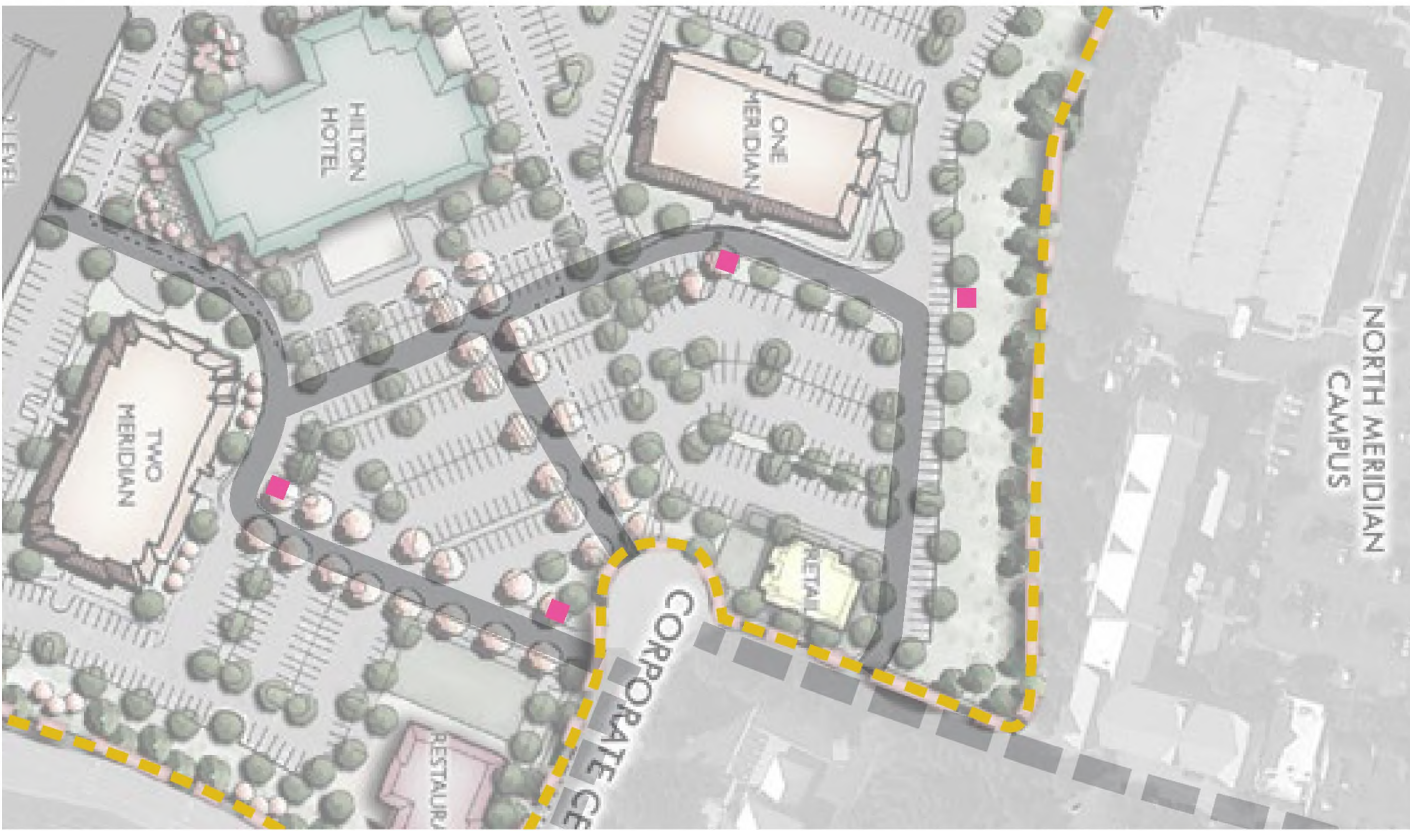
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

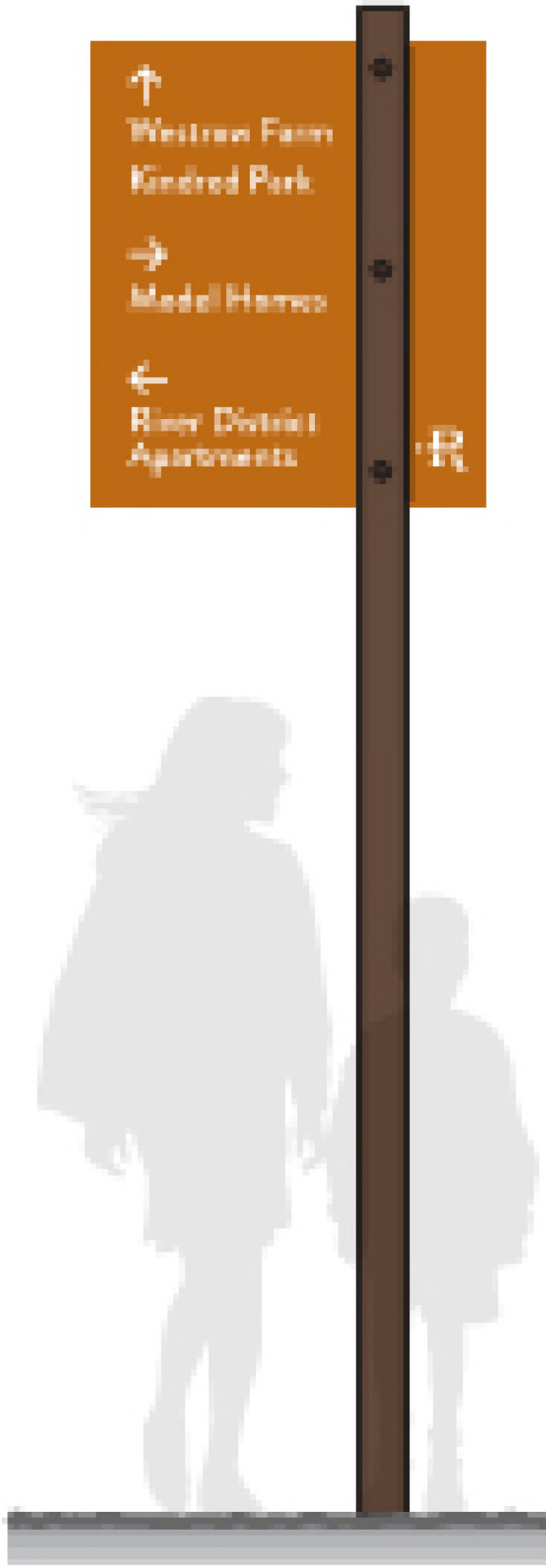
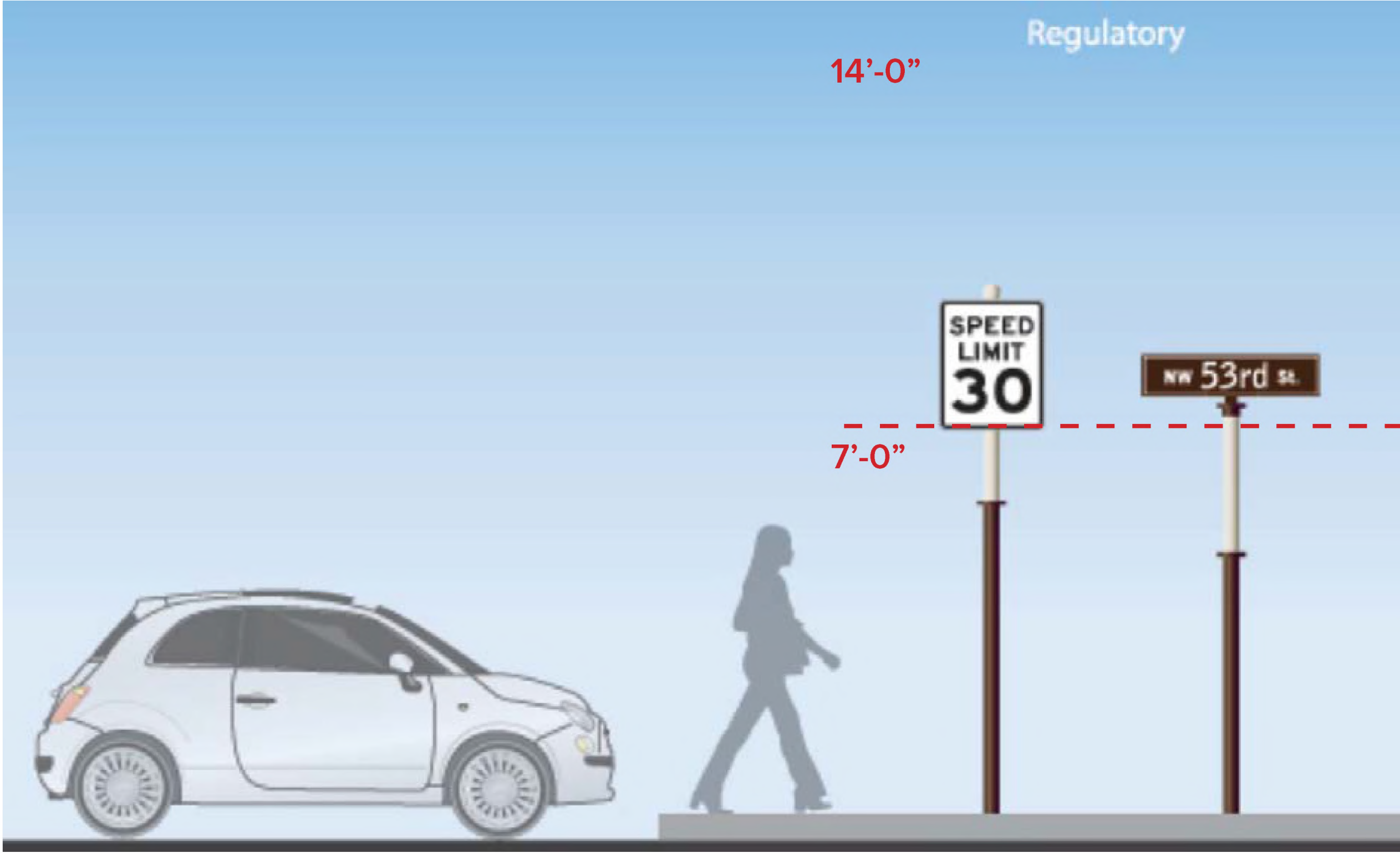
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.02, Precedent Images



REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.23

Page 128 of 185

Modification #5.0: Signs - Directory Sign J
(Freestanding Directory)

Sec. 15.8 (Directory Sign)

Modifications requested shown in red.

A small sign that is flat against the building facade and mounted or applied directly to the building
Standards revised to allow a freestanding, internally illuminated digital directory. Directories will be situated in pedestrian hubs for wayfinding and to inform visitors of local events and business/re-tailer information on bot south and north parcels
Standardization will be maintained with the use of code specific materials and color palettes and their adherence to the overall design standards of the project.

Sign Area: Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building
Maximum sign message area of 21 square feet, maximum quantity of 2

Height: Maximum of six (6) feet at the top of the sign area
Maximum of 9 feet in height

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination and Electronic Display

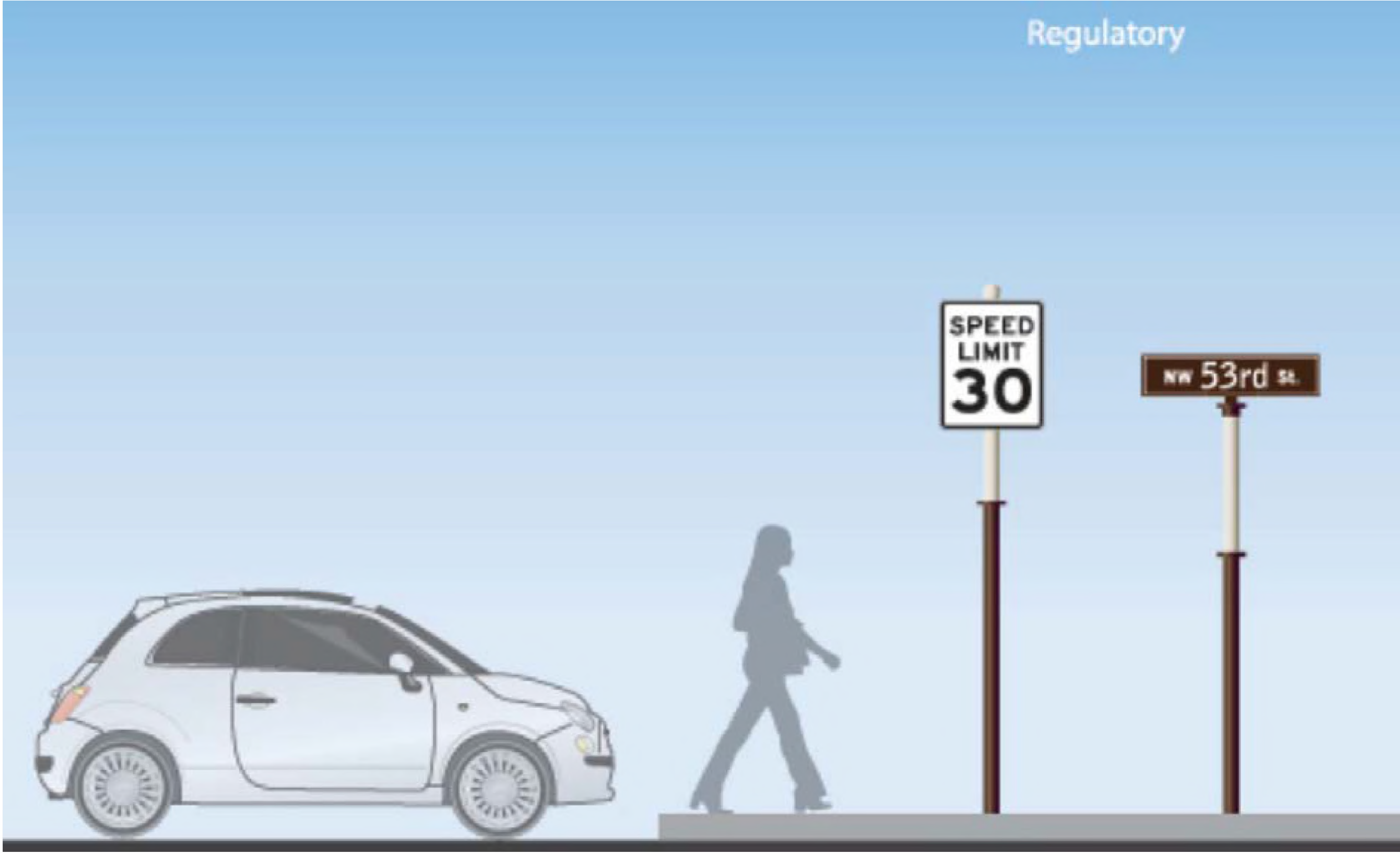
Additional Standards: The overall height of the sign structure shall not exceed 9 feet; Sign structure shall be 42 square feet maximum



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

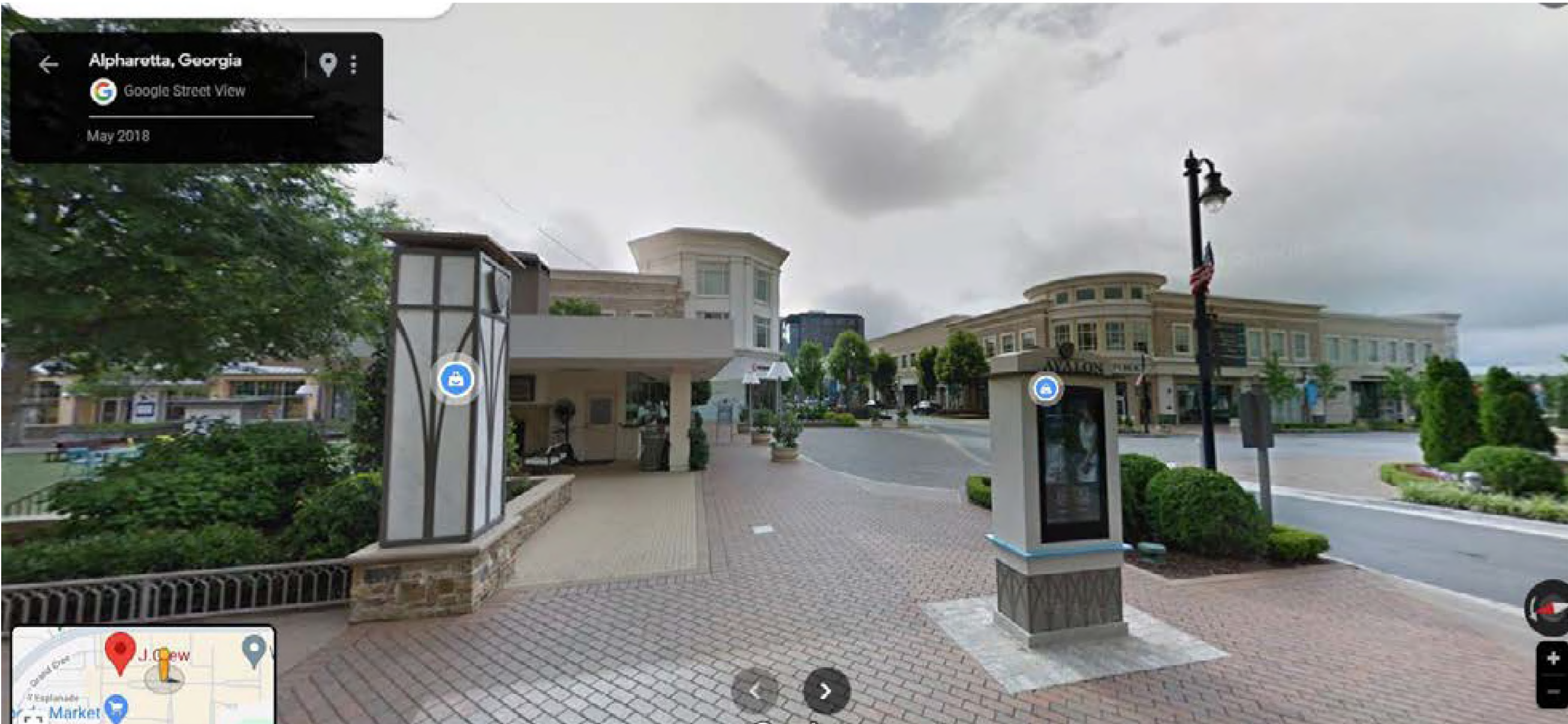
EXHIBIT #5.0, Conceptual Example



AVALON

Hotel (Cooper Carry)
Retail & Site (Paul Bowman, Jacky Keogh with Huie Design)

ALPHARETTA, GA



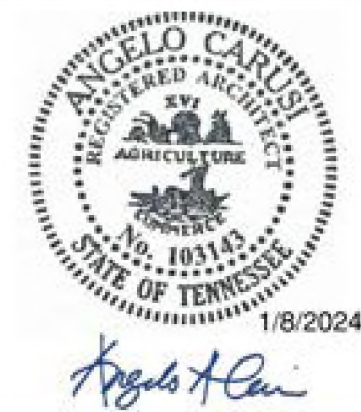
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MERIDIAN COOL SPRINGS, FRANKLIN, TN | MASTERPLAN | PLACEMAKING 5

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.27



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.28

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Checklist

General Issues

35. Streets

kevin.long@franklin.tn.gov 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.

Per the submitted traffic study:

"The following development improvements are recommended to serve the Projected 2025 Build traffic conditions (Note: this would be the improvements needed to serve the traffic associated with the Meridian South development).

- Intersection 1 – Carothers Parkway at Meridian Boulevard/Gillespie Drive
 - Construct one (1) southbound right-turn lane
- Provide sidewalk access between the existing and proposed uses on site. "

Kimley»Horn

1.2 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

The following development improvements are recommended to serve the Projected 2025 Build traffic conditions (Note: this would be the improvements needed to serve the traffic associated with the *Meridian South* development).

- Intersection 1 – Carothers Parkway at Meridian Boulevard/Gillespie Drive
 - Construct one (1) southbound right-turn lane
- Provide sidewalk access between the existing and proposed uses on site.

39. ROW Abandonment

lance.fittro@franklintn.gov As discussed in the pre-application meeting, as a condition for removal of the Corporate Centre Drive cul-de-sac and established use of Corporate Centre Drive as the entry drive for the development, the public ROW for the Corporate Centre Drive street stub into the development should be abandoned to the adjacent property owners for maintenance and ownership. A public utility, drainage and access easement (PUDAE) is to be reserved for the ROW abandonment area.

Applicant shall reflect both the existing and proposed ROW boundaries for Corporate Centre Drive on the development plan, and clarify the PUDAE to be retained for the ROW abandonment area. Unless otherwise specified by the Board of Mayor and Aldermen, ROW abandonment is to be half to each adjacent property owner, resulting in a property line along the centerline of the private street portion of Corporate Centre Drive, similar to that shown for Compass Way. Applicant shall correct property boundaries on the plan and ensure that all plan sheets are consistent in the location of the proposed ROW and private property boundaries.

COF Engineering shall prepare the appropriate Resolution to be approved concurrently with the development plan. Applicant shall provide survey exhibit and legal description sealed by licensed surveyor for each of the abandonment parcels for preparation of the Resolution.

Planning

General Issues

8. MOS 1

chelsea.randolph@franklintn.gov MOS 1 - Irregular Shaped Signs

Staff can support this MOS request.

9. MOS 2

chelsea.randolph@franklintn.gov MOS 2 - Monument Signs

Staff cannot support the request for the increased scale of the proposed monument signs due to the deviation from the Zoning Ordinance.

13. MOS 6

chelsea.randolph@franklintn.gov MOS 3 - Flag Signs

Staff can support this MOS request.

14. MOS 7

chelsea.randolph@franklintn.gov MOS 4 - Convenience Signs

Staff cannot support the request for additional convenience signs, the increased scale, and the proposed internal illumination based on the deviation from the Zoning Ordinance.

16. MOS 9

chelsea.randolph@franklintn.gov MOS 4 - Directory Signs

Staff cannot support the request for additional directory signs that are free-standing, increased in scale, and internally illuminated based on the deviation from the Zoning Ordinance.

19. MOS 12

chelsea.randolph@franklintn.gov MOS 6 - Minimum Parking

Staff can support this MOS request.

MERIDIAN SOUTH PUD SUBDIVISION
DEVELOPMENT PLAN

TAX MAP 062

PARCEL 01009, 01013, 01004

ADDRESS: 501, 601 & 1000 CORPORATE CENTRE DR
FRANKLIN, TN 37067

COF # 8378

FRANKLIN, WILLIAMSON COUNTY, TN

DEVELOPER

BOYLE

LANDSCAPE ARCHITECT
/ APPLICANT

KV+D
KISER VOGRIN DESIGN

ARCHITECT

COOPER CARRY

THE CENTER FOR CONNECTIVE ARCHITECTURE

CIVIL ENGINEER

Kimley»Horn

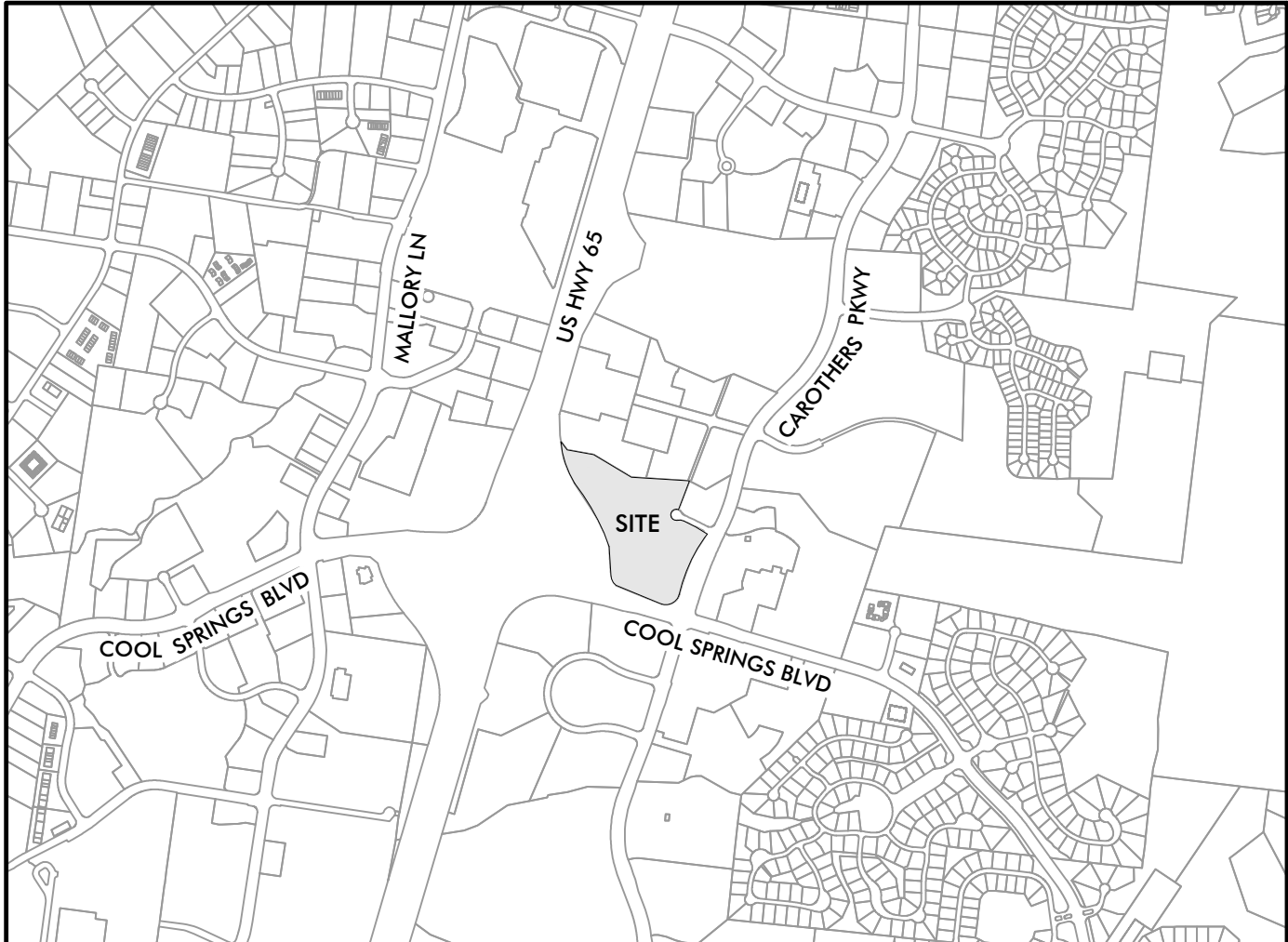
Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Jeff Haynes
615.550.5578

Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Katie Rudowsky
301.904.0158

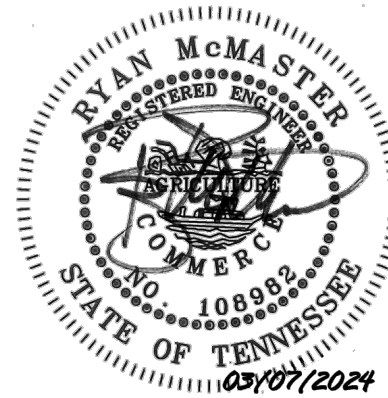
Cooper Carry
191 Peachtree Street NE
Suite 2400
Atlanta, GA 30303-1770
Contact: Angelo Carusi
404.240.9554

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

SHEET INDEX:	Sheet Number	Pre - Application Submittal	Initial Submittal	Re-Submittal	One Stop Submittal
COVER	C0.0	11-22-23	01-08-24	03-07-24	
MODIFICATION OF STANDARDS	C0.1-0.7	11-22-23	01-08-24	03-07-24	
MODIFICATION OF STANDARDS	C0.8-0.28			03-07-24	
OVERALL EXISTING CONDITIONS	C1.0	11-22-23	01-08-24	03-07-24	
ENLARGED EXISTING CONDITIONS	C1.1	11-22-23	01-08-24	03-07-24	
DEVELOPMENT PLAN	C2.0	11-22-23	01-08-24	03-07-24	
DEVELOPMENT PLAN ENLARGEMENT	C2.1	11-22-23	01-08-24	03-07-24	
OVERALL GRADING AND DRAINAGE PLAN	C3.0	11-22-23	01-08-24	03-07-24	
ENLARGED GRADING AND DRAINAGE PLAN	C3.1	11-22-23	01-08-24	03-07-24	
ENLARGED ROW & ACCESS PLAN	C4.1	11-22-23	01-08-24	03-07-24	
ENLARGED ROW & ACCESS PLAN	C4.2	11-22-23	01-08-24	03-07-24	
OVERALL UTILITY PLAN	C5.0	11-22-23	01-08-24	03-07-24	
ENLARGED UTILITY PLAN	C5.1	11-22-23	01-08-24	03-07-24	
TREE PRESERVATION PLAN	L1.0	11-22-23	01-08-24	03-07-24	
EXTERIOR ARCHITECTURAL VIEWS	A1.0	11-22-23	01-08-24	03-07-24	



SITE LOCATION MAP
N.T.S



KVD PROJECT# : 23069
COF # : 8378

Sheet #:

C0.0

DATE: 03-07-2024

NOT FOR CONSTRUCTION

COMPREHENSIVE REVIEW AT SITE PLAN:

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.

MODIFICATION OF STANDARDS REQUEST: (See Sheets C0.1-C0.28)
*REFER TO MOS #6 ON COVERSHEET

MOS #1: Sec. 15.1.3 (Signs - Proportion and Shape)
MOS #2: Sec. 15.10 (Signs - Monument Sign)
MOS #3: Sec. 15.9 (Signs - Flag)
MOS #4: Sec. 15.6 (Convenience Sign)
MOS #5: Sec. 15.8 (Directory Sign)

MOS #6:

THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS REGARDING SECTION 10.1.6 MINIMUM PARKING WITHIN THE FRANKLIN ZONING ORDINANCE. THIS PROPOSED MODIFICATION OF STANDARDS REQUESTS A MODIFICATION IN BASE PARKING RATES, AS WELL AS SHARED PARKING RATIOS, BASED UPON THE ULI SHARED PARKING MANUAL, 3rd EDITION. THE REDUCTION IS SUPPORTED BY THE PARKING ANALYSIS AND VALUES PROVIDED IN THE PARKING MEMO INCLUDED WITH THIS SUBMITTAL APPLICATION FROM KIMLEY-HORN DATED NOVEMBER 2023.

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01-01-2023
SUBDIVISION REGULATIONS	01-01-2022
HISTORIC DISTRICT DESIGN GUIDELINES	05-30-2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07-01-2021
STORMWATER BMP MANUAL	07-01-2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10-13-2020 OR NEWEST VERSION
MUNICIPAL CODE	VARIES - STANDARDS EFFECTIVE ON 12-12-2022 APPLY

MERIDIAN SOUTH PUD SUBDIVISION PARCEL TAKEDOWN CHART		
DEVELOPMENT	PARCEL	ACREAGE/SQUARE FOOTAGE
501 CORPORATE CENTRE DR	01009	9.69 AC/422,096.40 SF
601 CORPORATE CENTRE DR	01013	2.46 AC/107,157.60 SF
1000 CORPORATE CENTRE DR	01004	9.14 AC/ 398,138.40 SF

MERIDIAN SOUTH PUD SUBDIVISION DEVELOPMENT TAKEDOWN CHART					
DEVELOPMENT	BUILDING KEY	NON-RESIDENTIAL TYPE/USE	NON-RESIDENTIAL SQUARE FOOTAGE	HOTEL KEYS	BUILDING HEIGHT IN STORIES
OVERALL ENTITLEMENTS	A-E	COMMERCIAL/RESTAURANT, OFFICE, RETAIL, HOTEL	315,014 SF	244 KEYS	1-8
	A	OFFICE	140,471 SF	-	6
	B	HOTEL/RESTAURANT	2,700 SF	244 KEYS	8
SECTION 1 (EXISTING)	C	OFFICE	157,843 SF	-	6
	D	RETAIL	4,000 SF	-	1
	E	COMMERCIAL/RESTAURANT	10,000 SF	-	1

SITE DATA CHART:

PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8378
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
PUD SITE ACREAGE: 21.29 AC
PUD SITE SQUARE FOOTAGE: 927,392.40 SF

REGULATIONS
BASE ZONING: RC12 - REGIONAL COMMERCE 12
PROPOSED ZONING: PD - PLANNED DEVELOPMENT (315,014 SF COMMERCIAL/ 244 HOTEL KEYS)
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: COMMERCIAL, LARGE-SCALE OFFICE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS: FRONT FOR COLLECTOR, LOCAL, OR INTERNAL DRIVES: 5'-30'
FRONT FOR ARTERIAL STREETS: 20'-85'
SIDE: 15'
REAR: 25'
DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
12,700 SF RESTAURANT
4,000 SF RETAIL
HOTEL KEYS: 244
BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
OPEN SPACE SF REQUIRED: 5% (±46,370 SF)
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 4.81 AC
EXISTING PARKING: 1,288 SPACES
GARAGE PARKING: 225 SPACES
STANDARD PARKING: 1,063 SPACES
PARKING REQUIRED, BY USE: 1,162 SPACES
PARKING PROVIDED, BY USE: 1,198 SPACES
PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO

Meridian South PUD Subdivision:
Exhibits for Modification of Standards (MOS)

Rationale for Modification of Standards

The successful rebranding of Meridian and the activation of the project relies on the effective identification of the site and the establishment of a related wayfinding system that supports navigation to businesses and amenity features within. Meridian is a vibrant, top-of-class mixed-use hub and the signage therein should reflect that. Meridian proposes a comprehensive signage approach that both meets the elevated aesthetic standards envisioned by the redevelopment to identify the site but also has the flexibility to aid navigation within. The signs located on the South parcel will direct and inform visitors to destinations and amenities on both south and north parcels. These modifications of standards allow for the tasteful identification of the project and wayfinding without cluttering or detracting from the project.

1. The modification will **enhance the design of the project** more than if the standards were strictly adhered to:

Within the context of a comprehensive signage package, this modification will allow for the effective and tasteful identification of the project critical for the success of the businesses and the success of the project. The successful rebranding of the project depends on the perception and delivery of a desirable place to conduct business and to connect as a community. The project and businesses within rely on an attractive and functional signage package as allowed by this MOS.

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

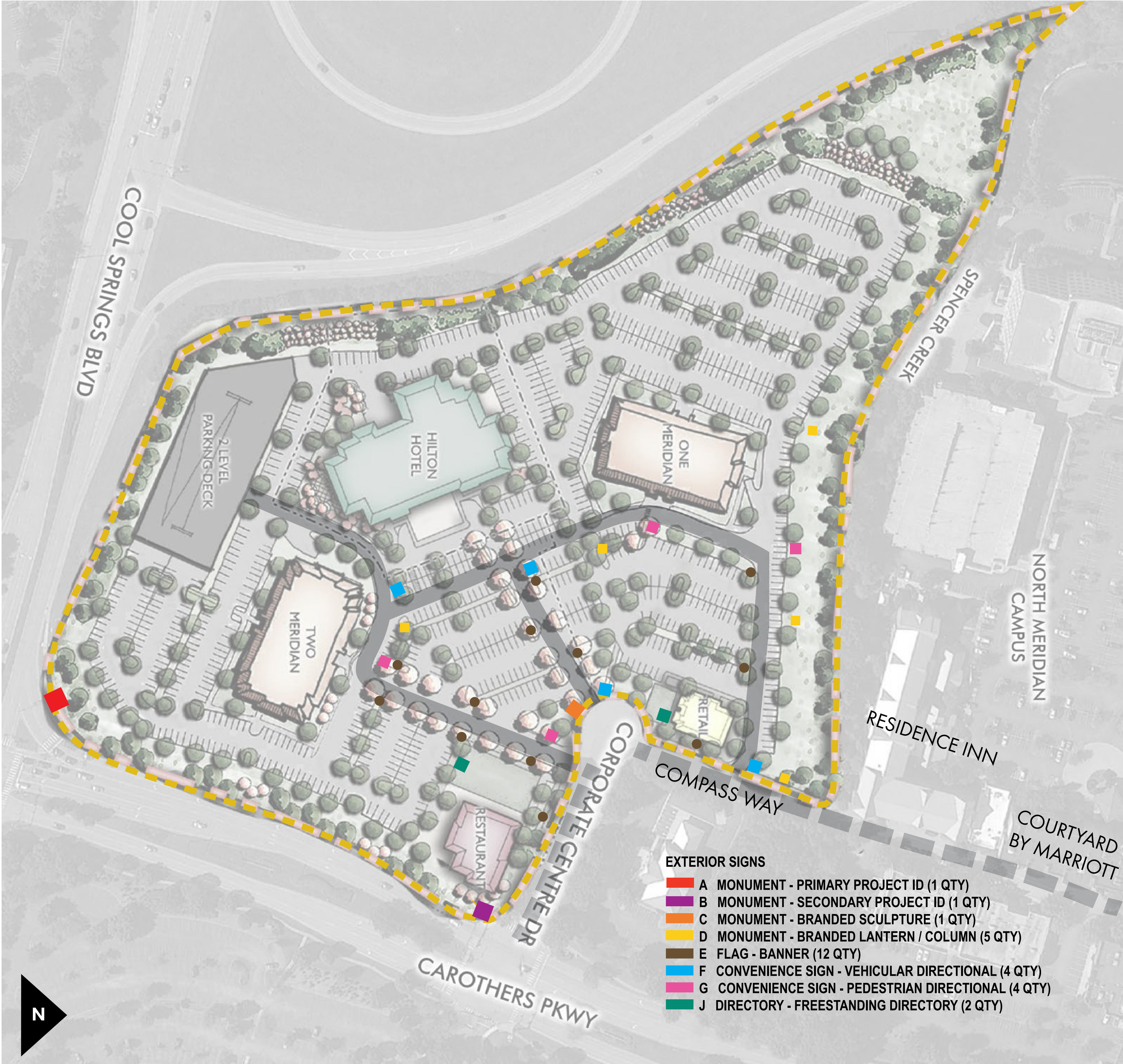
Meridian is the region’s premier mixed-use community offering ofices, retail, and restaurants combined in a setting accessible to drivers, cyclists, and pedestrians alike. The rebranding effort is intended to enhance site identification, navigation, walkability and highlight natural features and amenities. The reimagining of the existing mixed-use property to further connect an engaging campus of built, natural and walkable spaces is wholly unique to Meridian and there are no comparable projects in Franklin.

3. The modification is **consistent with the intent of Envision Franklin**, the City of Franklin’s Land Use Plan:

Envision Franklin states: 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. Also stated is: 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. The goals of Envision Franklin are on full display with the updated comprehensive vision of Meridian. Modifications to the shape, height and area of signs permitted within Meridian does not compromise these goals.

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

MOS Sign Location Plan



Not to Scale

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.1

Meridian South PUD Subdivision:
Exhibits for Modification of Standards (MOS)

Rationale for Modification of Standards

The successful rebranding of Meridian and the activation of the project relies on the effective identification of the site and the establishment of a related wayfinding system that supports navigation to businesses and amenity features within. Meridian is a vibrant, top-of-class mixed-use hub and the signage therein should reflect that. Meridian proposes a comprehensive signage approach that both meets the elevated aesthetic standards envisioned by the redevelopment to identify the site but also has the flexibility to aid navigation within. **The signs located on the south parcel will direct and inform visitors to destinations and amenities on both south and north parcels.** These modifications of standards allow for the tasteful identification of the project and wayfinding without cluttering or detracting from the project.

1. The modification will **enhance the design of the project** more than if the standards were strictly adhered to:

Within the context of a comprehensive signage package, this modification will allow for the effective and tasteful identification of the project critical for the success of the businesses and the success of the project. The successful rebranding of the project depends on the perception and delivery of a desirable place to conduct business and to connect as a community. **The project and businesses within rely on an attractive and functional signage package as allowed by this MOS.**

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

Meridian is the region’s premier mixed-use community offering ofices, retail, and restaurants combined in a setting accessible to drivers, cyclists, and pedestrians alike. The rebranding effort is intended to **enhance site identification, navigation, walkability** and highlight natural features and amenities. The reimagining of the existing mixed-use property to further **connect an engaging campus of built, natural and walkable spaces** is wholly unique to Meridian and there are no comparable projects in Franklin.

3. The modification is **consistent with the intent of Envision Franklin**, the City of Franklin’s Land Use Plan:

Envision Franklin states: 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. Also stated is: **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.** The goals of Envision Franklin are on full display with the updated comprehensive vision of Meridian. Modifications to the shape, height and area of signs permitted within Meridian does not compromise these goals.

MOS Sign Location Plan: In context with overall plan for Meridian Cool Springs



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.2

Modification #1.0: Sign Proportion and Shape

Sec. 15.1.3 (Signs – Proportion and Shape)
Signs shall not be irregularly shaped.

A Modification of Standards as listed above 15.1.3

Standards revised to allow **irregularly shaped sign structures**. Sign structure shapes will be related to the element that is representative of the project and take on the shape of a logo or symbol of the project.
This standard will apply to the following sign types:
Monument Signs:
 Primary Project ID
 Secondary Project ID
 Branded Sculpture

The proposed modification to the sign code is to allow for an artistic translation of the logo form into irregular, yet related shapes to create three-dimensional sign elements to enhance the project identity and support the establishment of a unique sense of place within the site.
Standardization will be maintained with the use of code specific materials and color palettes and their adherence to the overall design standards of the project. This would be appropriate in the overall context of the project.

(See sign location and size exhibits provided, following)

EXHIBIT #1.0, Conceptual Example Images, Irregularly Shaped Signs



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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KV+D

KISER VOGRIN DESIGN

5005 Meridian Blvd. Ste 100 Franklin, TN 37067

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COOPER CARRY

101 Parkview Street NE

Atlanta, Georgia 30303

404-237-7000

www.coopercarry.com

ANGLO CAROLINA

1000 CENTRE DR

FRANKLIN, TN 37067

1/8/2024

Kris + Cain

DEVELOPMENT PLAN

MERIDIAN SOUTH

501, 601 & 1000 CORPORATE CENTRE DR

COF PROJECT # 8378

FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.

23069

DRAWING TITLE:

Modification of Standards

SHEET NUMBER

C0.3

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Page 139 of 185

Modification #2.0: Signs - Monument Sign

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

The proposed modification to the sign code accommodates for a maximum sign height and area; however, **the quantity and location for each sign type is specific and is highlighted in the exhibits that follow in this document.**

Sec. 15.10 (Signs – Monument Sign)

Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Maximum of eight (8) monument signs per location plan **(See written descriptions and exhibits included for each sign type in this document)**

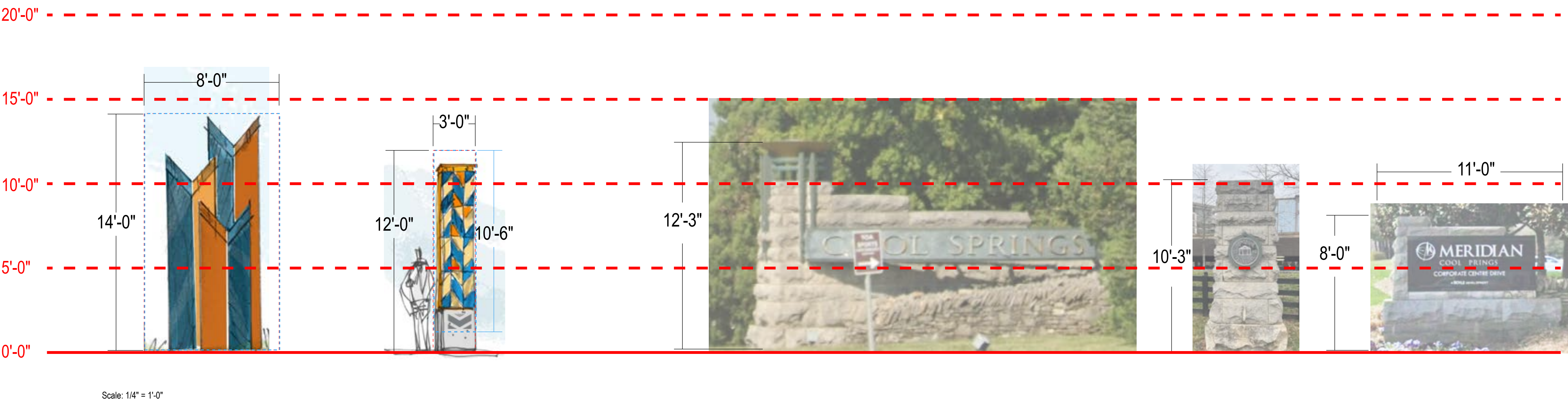
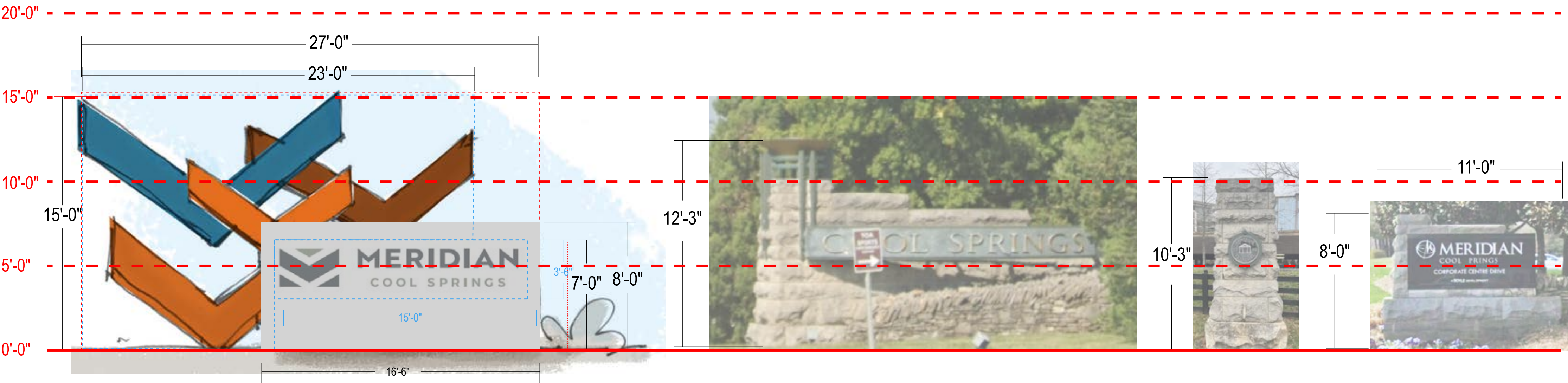
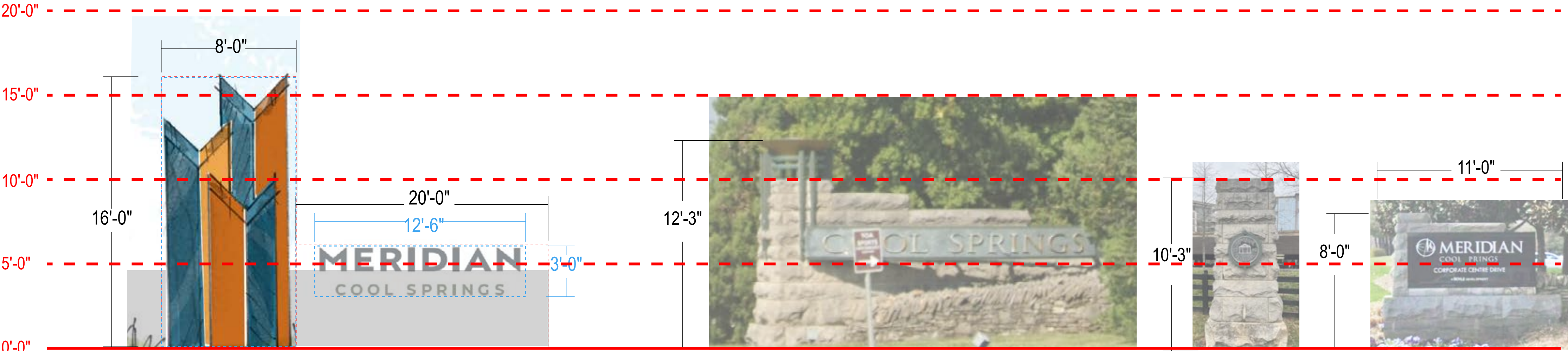
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides with a maximum sign area of 325 square feet per side

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum 16 feet to top of sign area; maximum sign structure height shall not exceed 16 feet, measured from the height of the centerline of the adjacent right-of-way

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall vary and not exceed 16 feet, measured from the centerline of the adjacent right-of-way;
The overall sign structure area shall vary and not exceed 405 square feet per side



Scale: 1/4" = 1'-0"

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

NO.	REVISIONS	DATE	BY

DESIGNED BY: DRAWN BY: CHECKED BY:

DATE: 03/07/24 KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.4

Modification #2.01: Monument Sign A
(Primary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01Primary Project ID
- 2.02Secondary Project ID
- 2.03Branded Sculpture
- 2.04Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign (Primary Project ID) located within the minimum setback at the property line on Cool Springs Blvd. frontage at the corner of Carothers Pkwy.

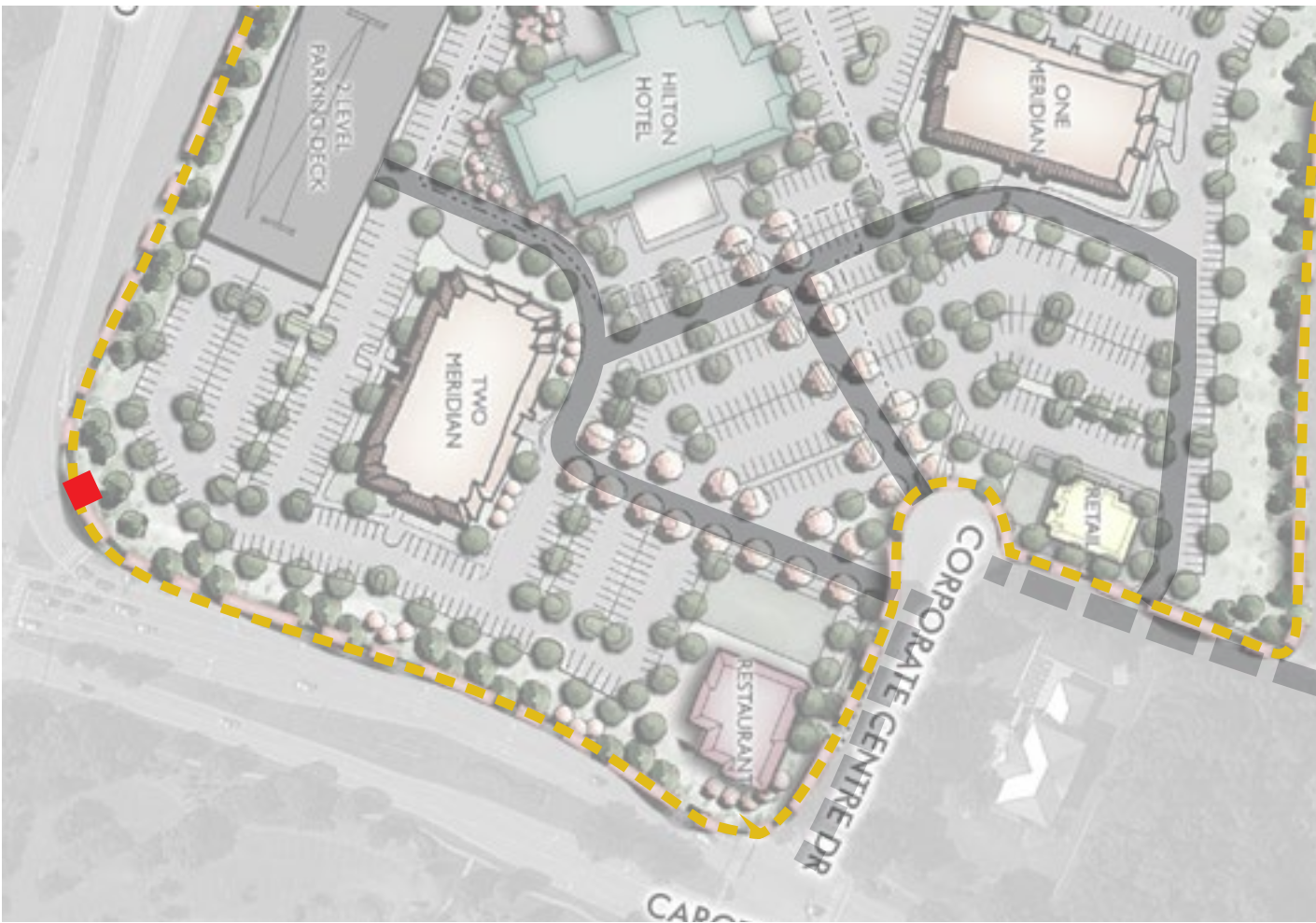
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 16 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 16 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 200 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.01, Photo Mock-Up



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.6

Modification #2.01: Monument Sign A
(Primary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01Primary Project ID
- 2.02Secondary Project ID
- 2.03Branded Sculpture
- 2.04Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign (Primary Project ID) located within the minimum setback at the property line on Cool Springs Blvd. frontage at the corner of Carothers Pkwy.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 16 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 16 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 200 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.01, Photo Mock-Up and Precedent Image



EXISTING CONDITIONS - PRECEDENT IMAGE



EXISTING CONDITIONS - PHOTO MOCK-UP COOL SPRINGS BLVD. AT CAROTHERS PKWY.

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.7

Modification #2.02: Monument Sign B
(Secondary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign B - Secondary Project ID located within the minimum setback at the property line located at the corner of Carothers Pkwy and Corporate Centre Blvd.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 405 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 15 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

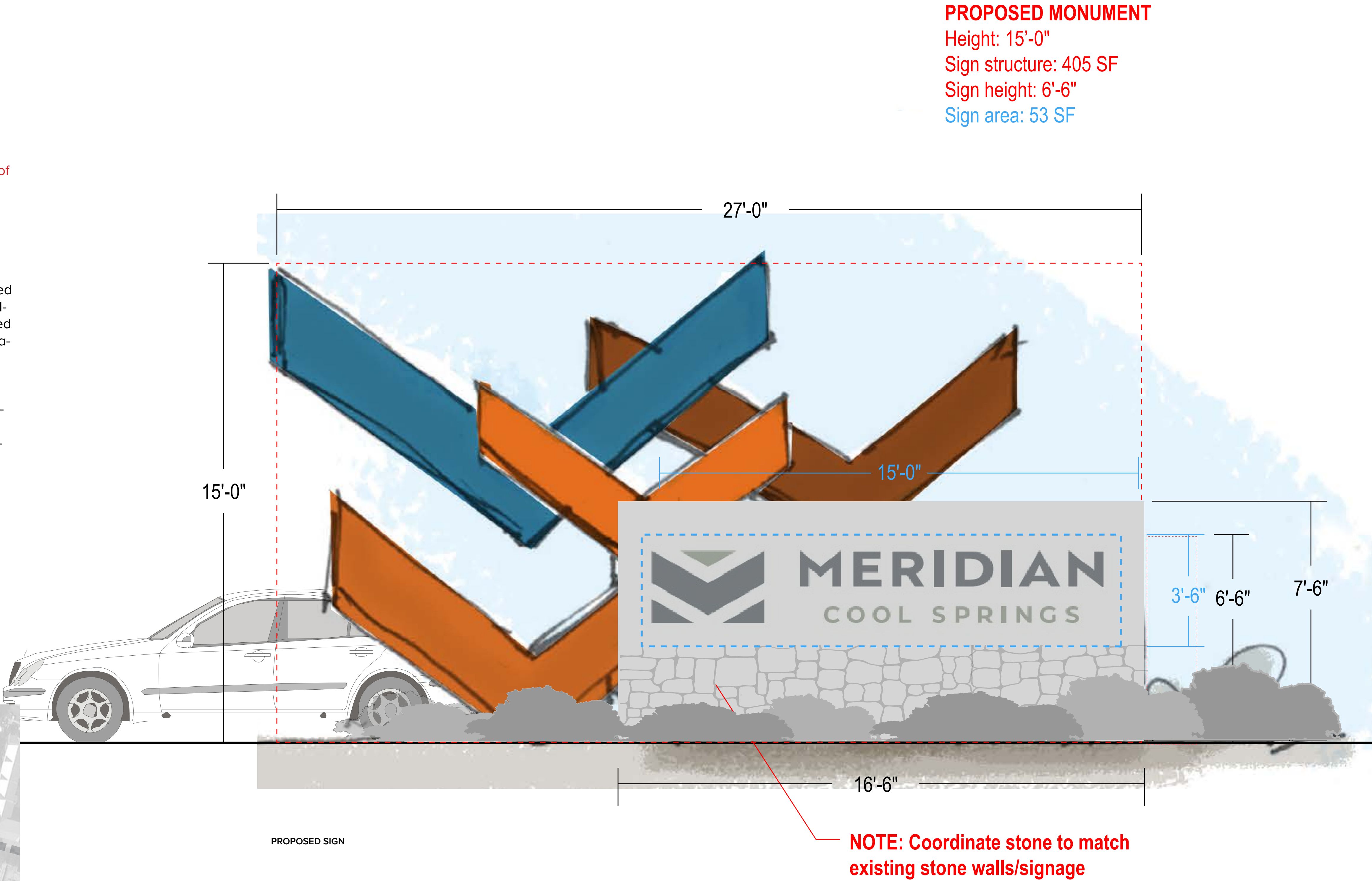
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 15 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 405 square feet per side



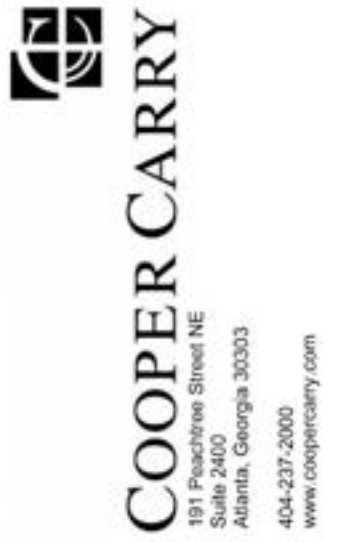
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.02, Conceptual Design Example



PROPOSED MONUMENT
Height: 15'-0"
Sign structure: 405 SF
Sign height: 6'-6"
Sign area: 53 SF



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.8

Modification #2.02: Monument Sign B
(Secondary Project ID)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign B - Secondary Project ID located within the minimum setback at the property line located at the corner of Carothers Pkwy and Corporate Centre Blvd.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 405 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 15 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 15 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 405 square feet per side



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.02, Photo Mock-Up



EXISTING CONDITIONS - PHOTO MOCK-UP CAROTHERS PKWY. AT CORPORATE CENTER DR.



CONCEPTUAL RENDERING



ILLUMINATION EXAMPLE

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.9

2.01	Primary Project ID
2.02	Secondary Project ID
2.03	Branded Sculpture
2.04	Branded Lantern

Page 146 c

Modification #2.03: Monument Sign C
(Branded Sculpture)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 **Branded Sculpture**
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)
Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
One (1) Monument Sign C -Branded Sculpture located within the property at the intersection of Corporate Centre Blvd and Compass Way.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 84 square feet per side.

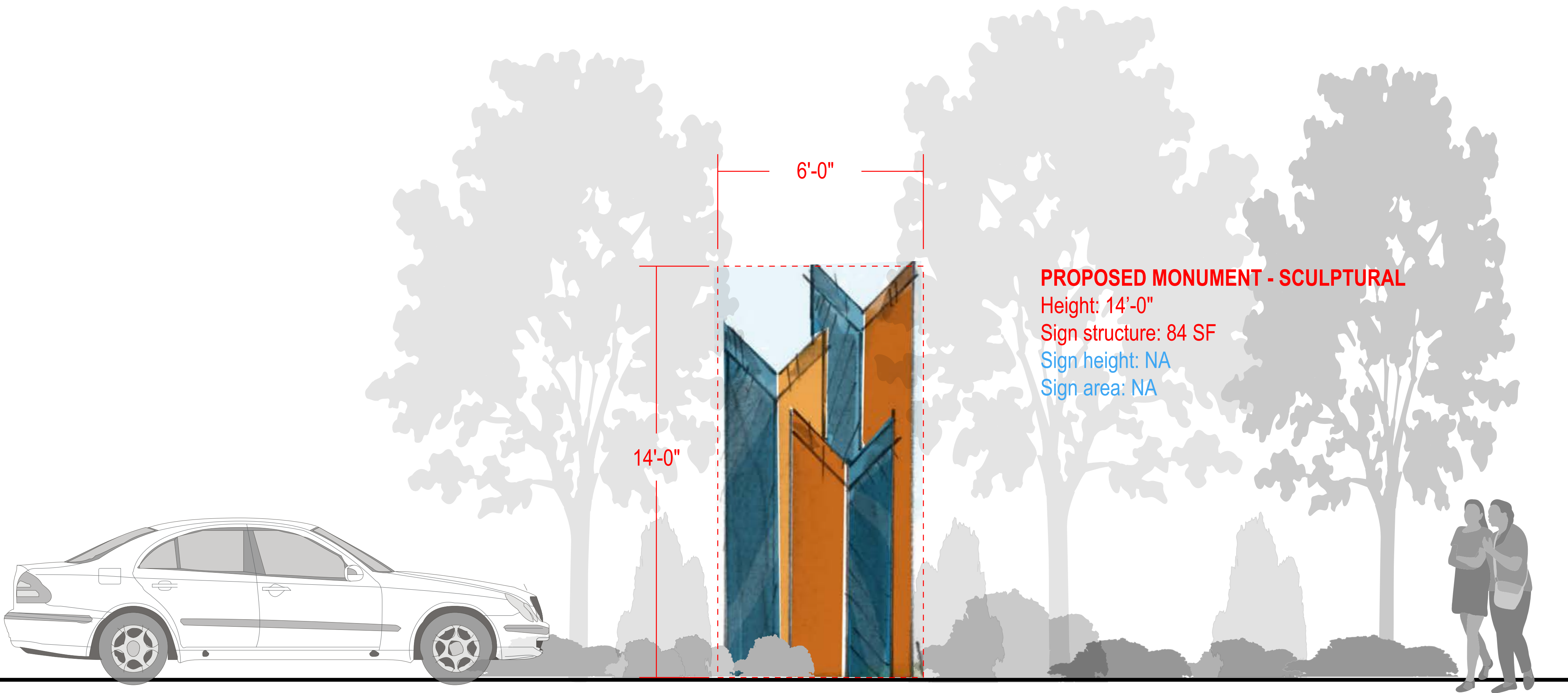
Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 14 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 84 square feet per side

EXHIBIT #2.03, Conceptual Design Example



PROPOSED SIGN AT CORPORATE CENTER DR. AND COMPASS WAY



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.11

Modification #2.03: Monument Sign C (Branded Sculpture)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture**
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign)

Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage

One (1) Monument Sign C -Branded Sculpture located within the property at the intersection of Corporate Centre Blvd and Compass Way.

Sign Area: May have up to two sides, with a maximum of 32 square feet per side

Maximum of 84 square feet per side.

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way

The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure area shall not exceed 84 square feet per side

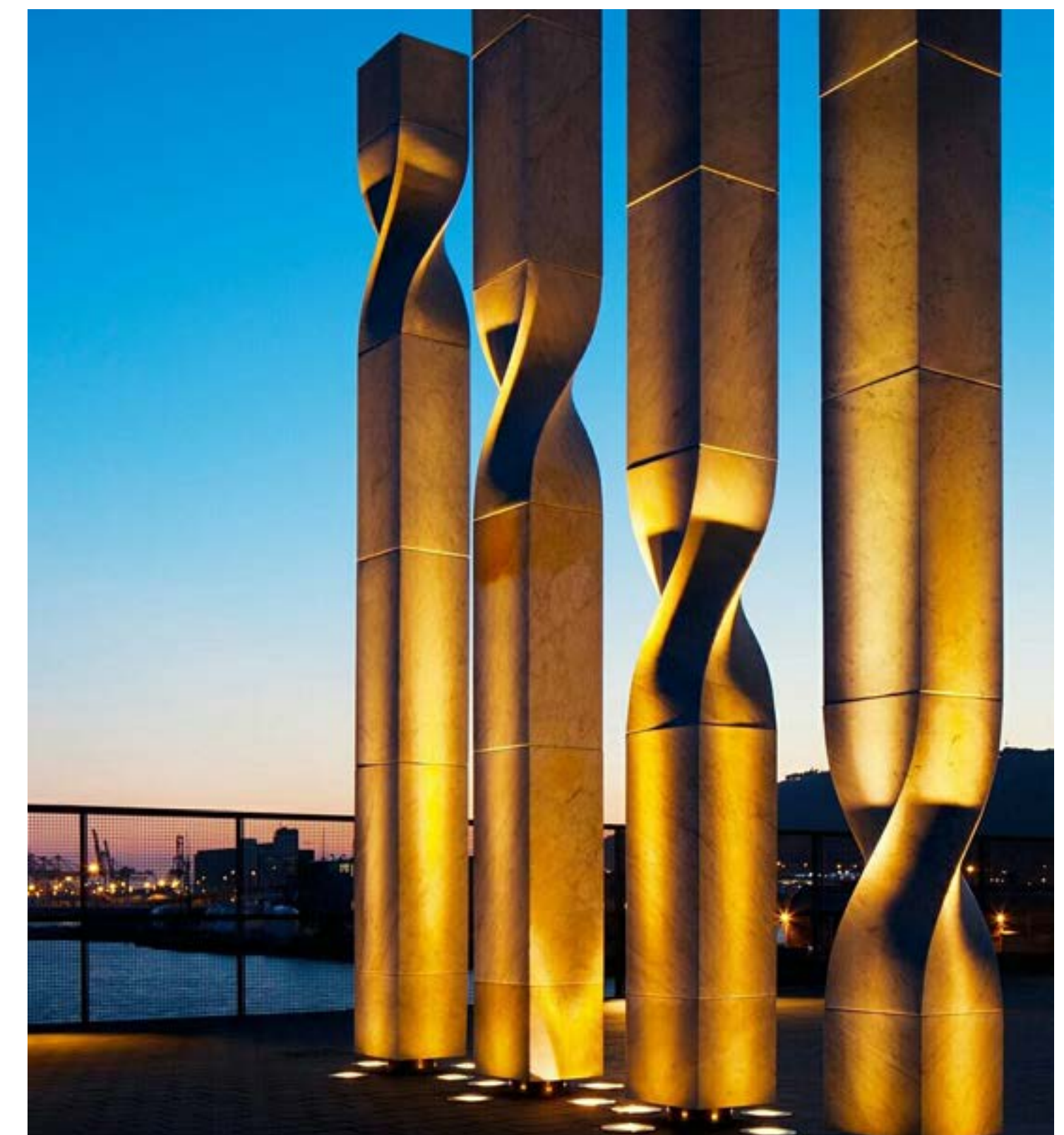
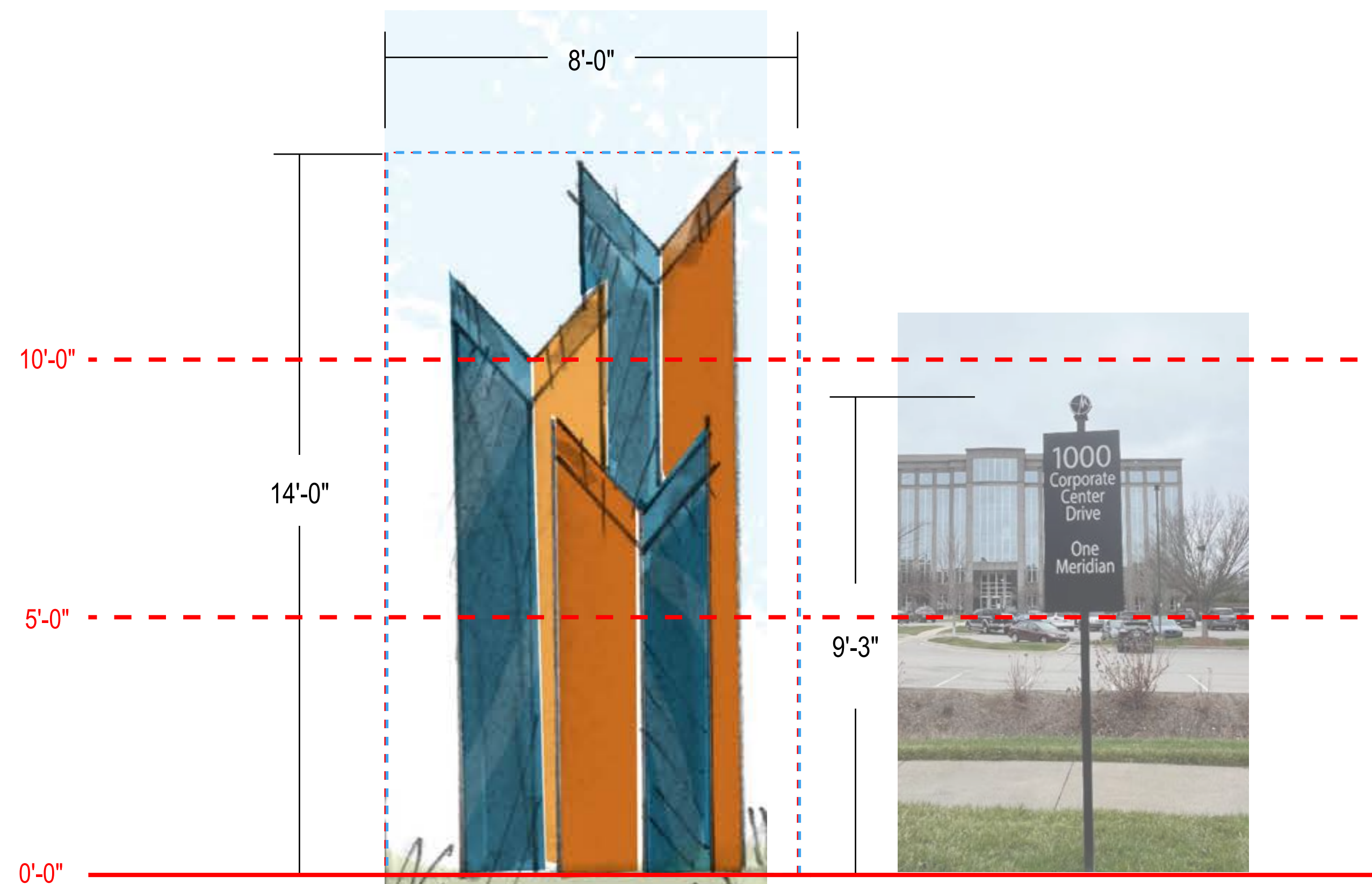


SIGN LOCATION PLAN

EXHIBIT #2.03, Photo Mock-Up and Precedent Images



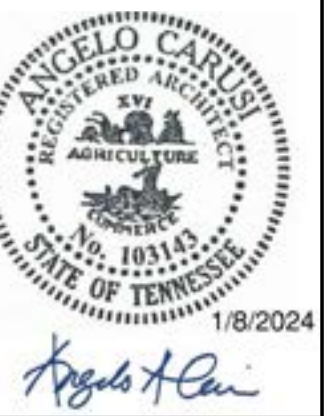
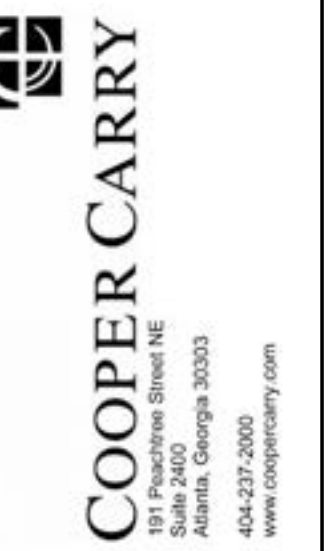
EXISTING CONDITIONS - PHOTO MOCK-UP AT CORPORATE CENTER DR. AND COMPASS WAY



ILLUMINATION EXAMPLE

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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 Kiser + Vogrin Design, LLC. shall be without liability to Kiser + Vogrin Design, LLC.



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

DESIGNED BY:

OWN BY:

CKED BY:

E:	03/07/24
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KVD PROJECT NO.

KVD PROJECT NO.
23069

DRAWING TITLE:	DRAWING TITLE:
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WORKING TITLE:

Modification of Standards

1000

1000

SHEET NUMBER

SHEET NUMBER

00 10

C0.12

Modification #2.04: Monument Sign D (Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

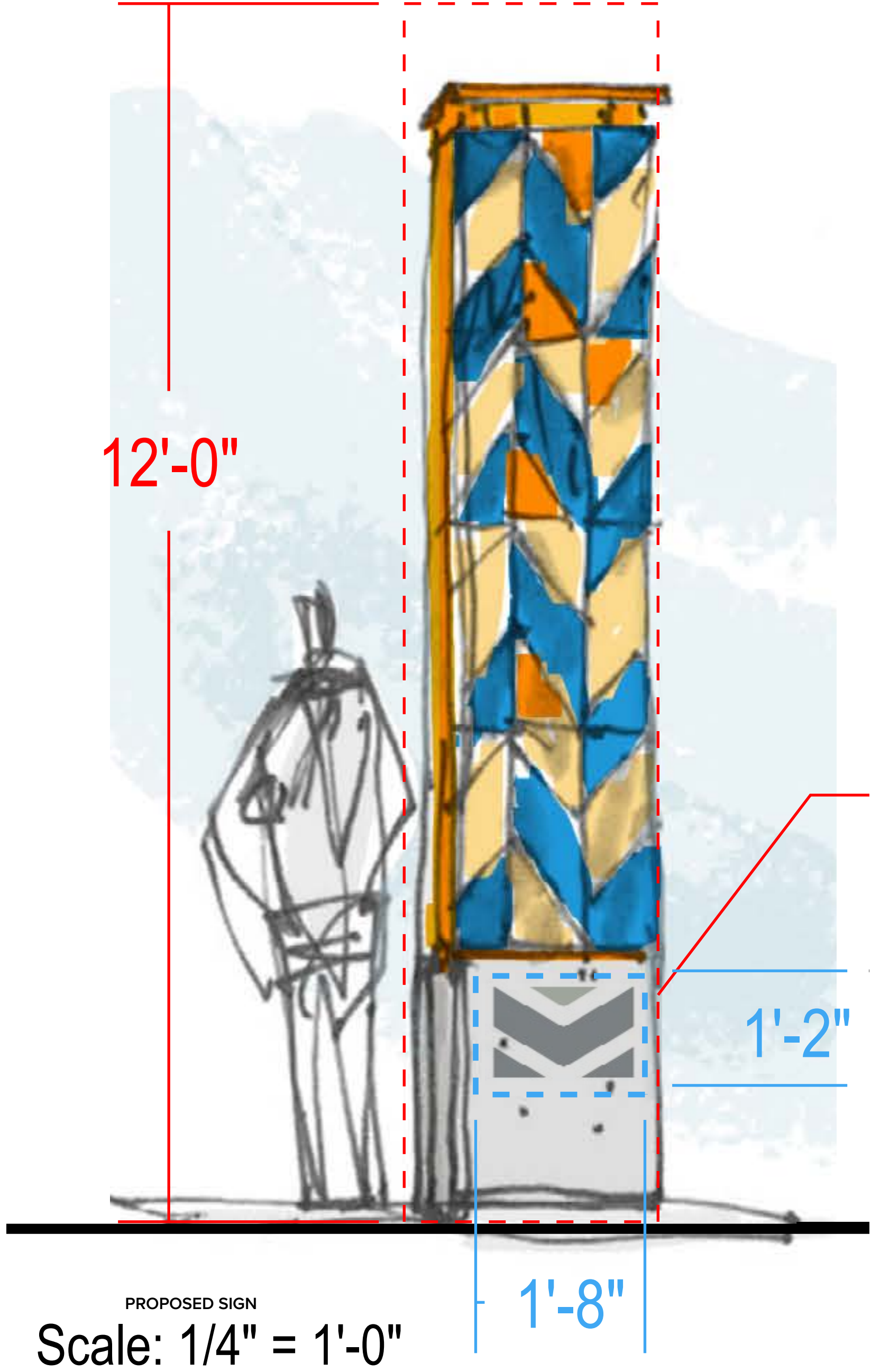
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Conceptual Design Example



PROPOSED MONUMENT - LANTERN
Height: 12'-0"
Sign structure: 30 SF
Sign height: 2'-6"
Sign area: 2 SF
- NOTE: Coordinate stone to match

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.13

Modification #2.04: Monument Sign D (Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY



ILLUMINATION EXAMPLE



EXISTING CONDITIONS - PHOTO MOCK-UP (FUTURE PEDESTRIAN PATH ON GREENWAY) & AT BRIDGE (NEAR COMPASS WAY)

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER C0.14

Modification #2.04: Monument Sign D (Branded Lantern)

This modification is requested to accommodate multiple proposed sign types best classified as “Monument Signs” per the existing code description. These signs include:

- 2.01 Primary Project ID
- 2.02 Secondary Project ID
- 2.03 Branded Sculpture
- 2.04 Branded Lantern

Sec. 15.10 (Signs – Monument Sign) Modifications requested shown in red.

A ground mounted sign that is placed upon or supported by the ground and independent of any other structure.

Quantity: Maximum of one (1) per lot per street frontage
Five (5) Monument Sign D - Branded Lanterns located within the property on pedestrian pathways and at the terminus of bridge on Compass Way

Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides

Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 12 feet at the top of the sign structure.

Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Lighting: External or internal illumination

Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 12 feet, measured from the centerline of the adjacent right-of-way.



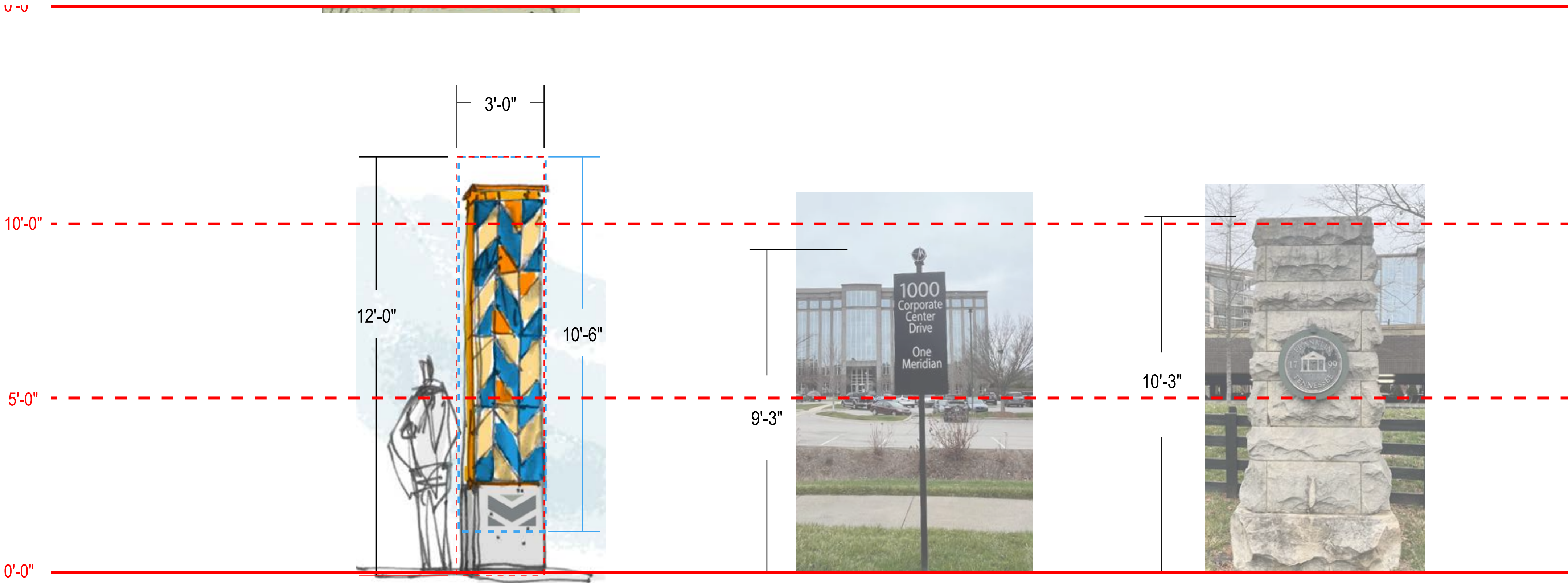
SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #2.04, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY



REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.15

Modification #3.0: Signs - Flag (Banner)

This modification is requested to accommodate additional quantity and material.

Sec. 15.9 (Signs – Flag)

Modifications requested shown in red.

A piece of cloth, typically rectangular, attached by one edge to a pole

Quantity: Maximum of three per lot
Twelve (12) maximum, internal to project per locations on plan

Sign Area: Maximum width of the flag shall not exceed one-fourth the height of the pole (e.g. 40-foot pole = maximum width of 10 feet)

Pole Height: Maximum of 40 feet or 20 feet for rooftop poles

Lighting: External illumination only, subject to subsection 15.1.5, External Illumination

Materials: Bunting or fabric
Flame retardant canvas, vinyl or painted aluminum with graphic perforations

Additional Standards: Banners anchored securely to street light poles with bracket arms at both top and bottom edges. Banners attach to existing light poles or dedicated posts and shall maintain a clearance of 8 feet over sidewalks, 14 feet over parking lanes and 16 feet over travel lanes



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #3.00, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP, TYPICAL LOCATION AT CORPORATE CENTER DR. AND COMPASS WAY



PRECEDENT IMAGES

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24
KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.16

Modification #4.0: Signs - Convenience Sign

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

4.01

Vehicular Directional

4.02

Pedestrian Directional

The proposed modification to the sign code accommodates for a maximum sign height, area and lighting; **however, the quantity and location for each sign type is specific and is highlighted in the exhibits included in this document.**

These signs will:

-

list key destinations and parking locations

-

connect visitors to businesses in the north and south parcels

-

alleviate potential congestion and confusion of visitors

-

promote businesses

-

be standardized in design using code specific materials and color palettes consistent to the design standards of the project

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Eight (8) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

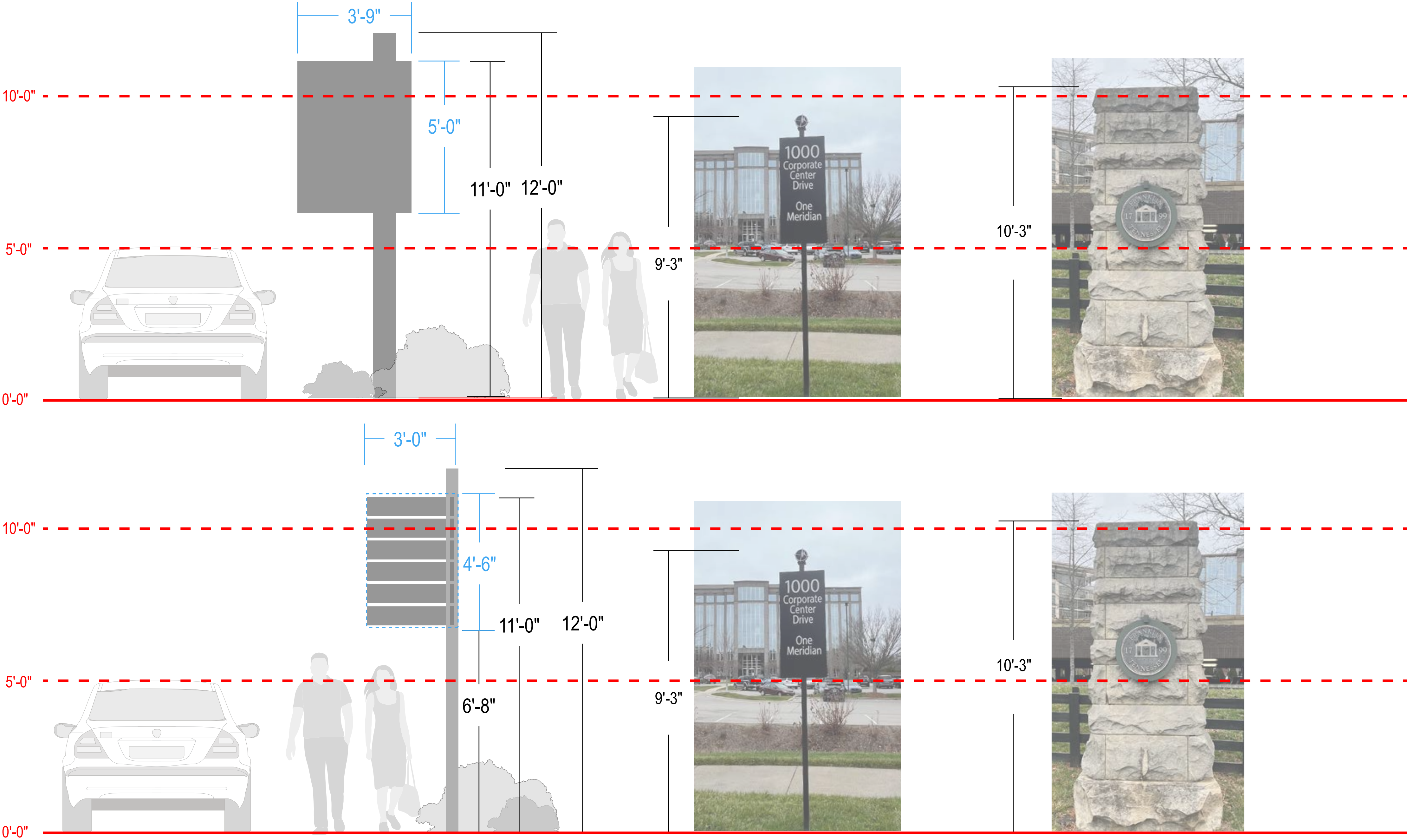
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.17

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

- | | |
|------|------------------------------|
| 4.01 | Vehicular Directional |
| 4.02 | Pedestrian Directional |

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

Internal illumination

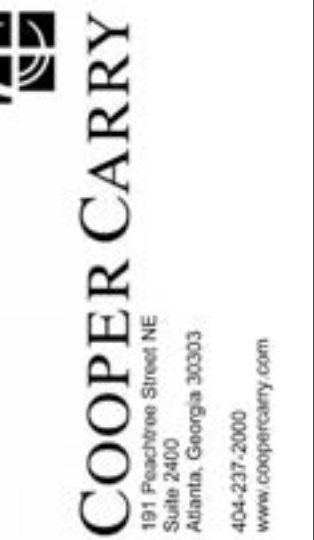
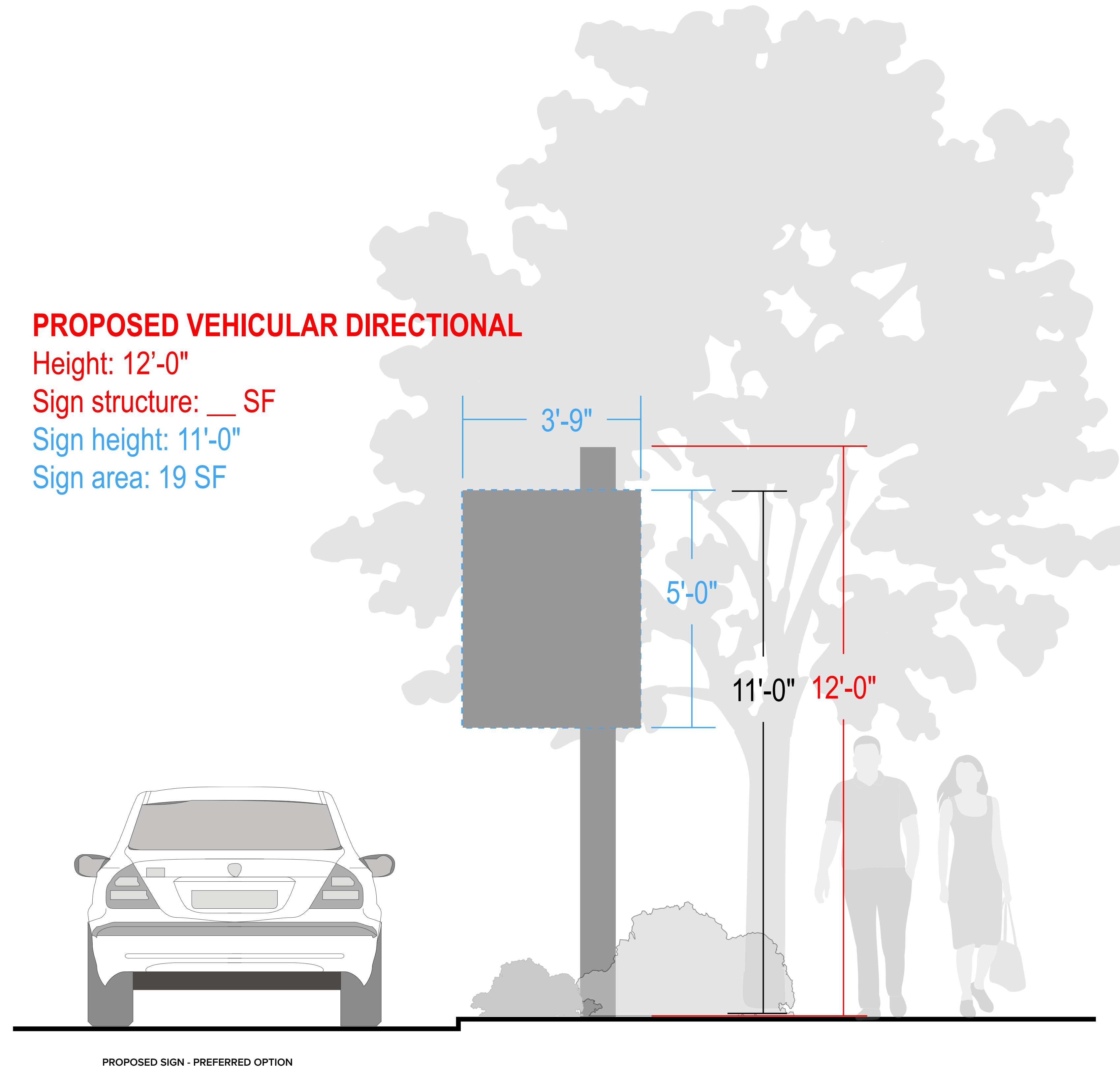
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.01, Conceptual Design Example



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

DESIGNED BY:

OWN BY:

CKED BY:

03/07/24

KVD PROJECT NO.

KVD PROJECT NO.
23069

WORKING TITLE:

WINO TITLE.

Modification of Standards

SHEET NUMBER

SHEET NUMBER

00 10

C0.18

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

4.01 Vehicular Directional

4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

EXHIBIT #4.01, Photo Mock-Up and Precedent Images

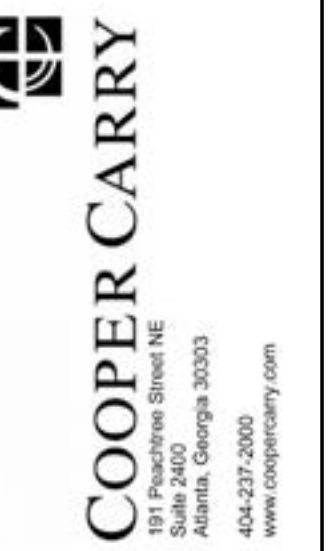
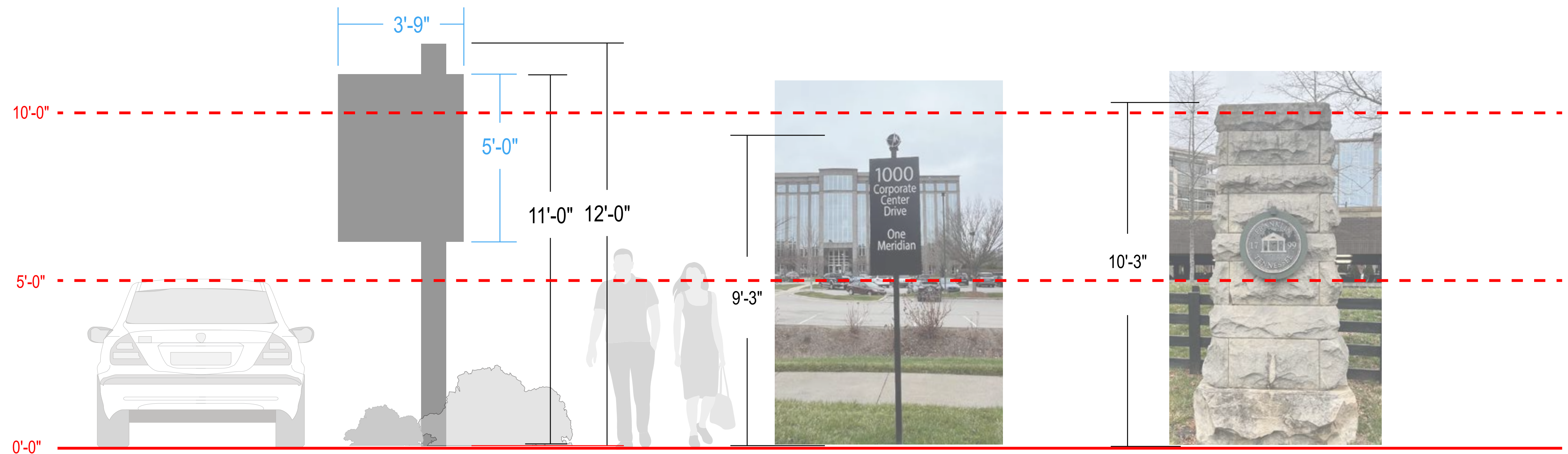


EXISTING CONDITIONS - PHOTO MOCK-UP AT BRIDGE ON COMPASS WAY



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

DESIGNED BY:

OWN BY:

CKED BY:

E:	03/07/24
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KVD PROJECT NO.

23069

WORKING TITLE:

Modification of Standards

[illegible]

1000

1000

SHEET NUMBER

STREET ADDRESS

CO 19

00.19

Modification #4.01: Signs - Convenience Sign F (Vehicular Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

- | | |
|------|------------------------------|
| 4.01 | Vehicular Directional |
| 4.02 | Pedestrian Directional |

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 19 square feet per side

Height: Maximum mounting height of six (6) feet

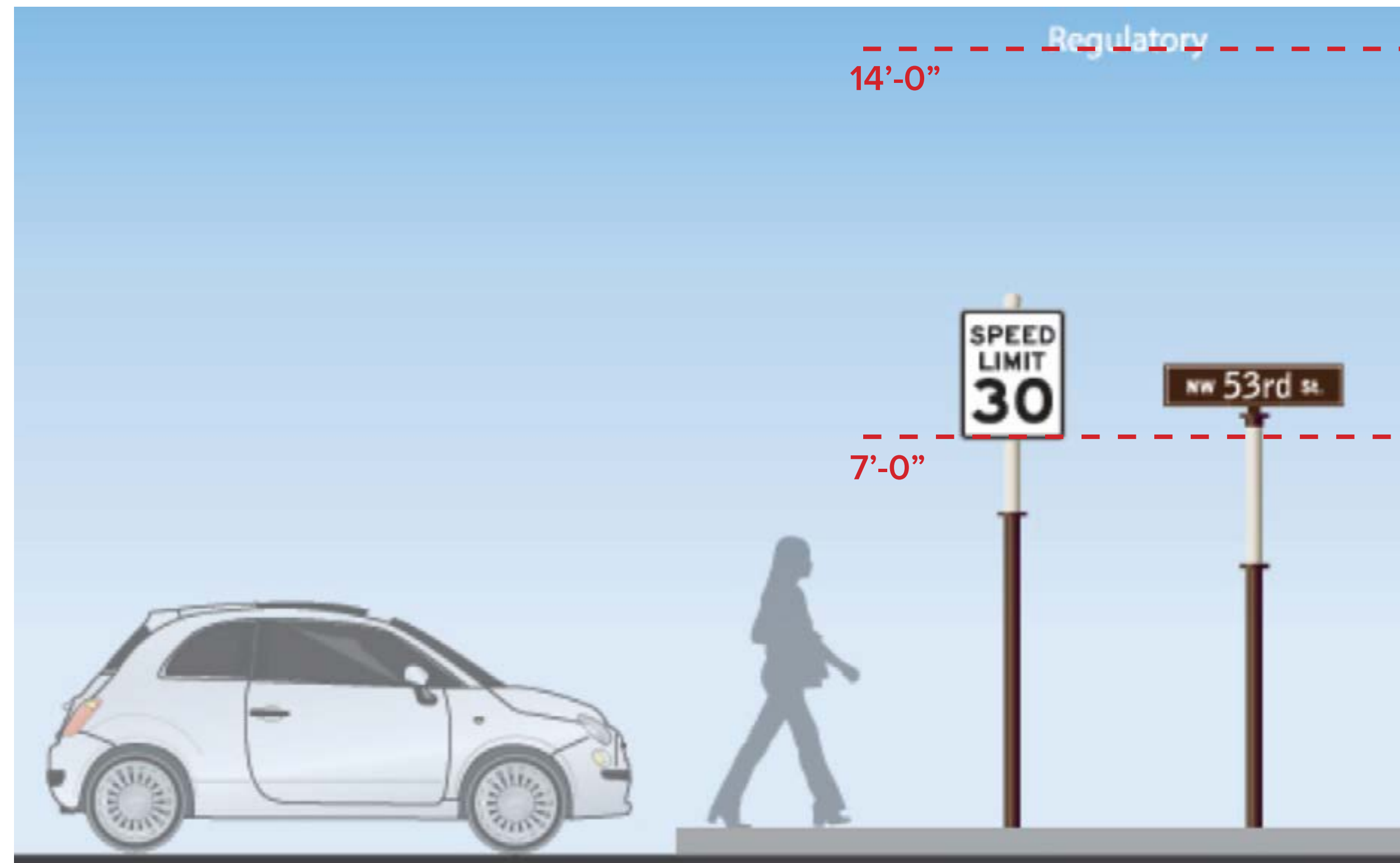
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

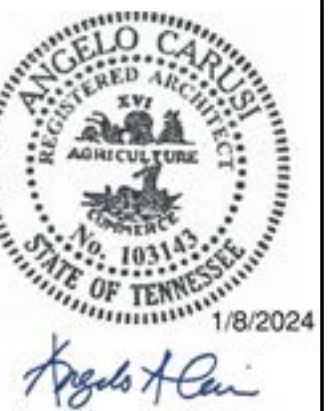
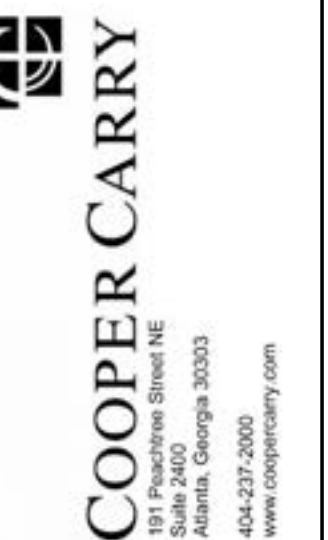
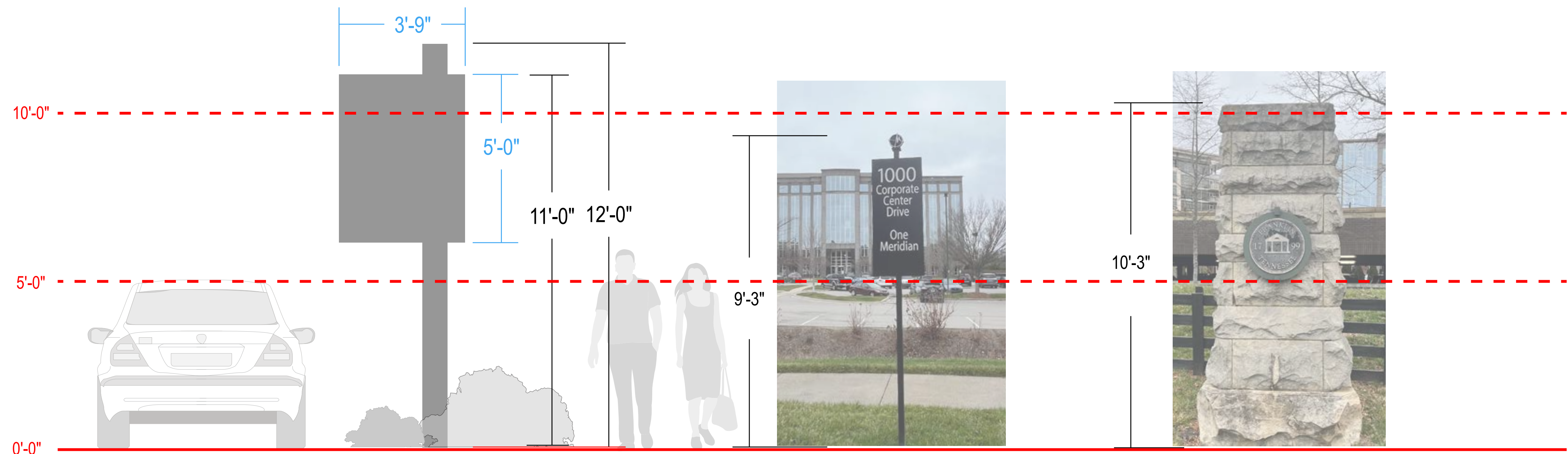
Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

[illegible]

SIGNED BY:

OWN BY:

CKED BY:

E:	03/07/24
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KVD PROJECT NO.

23069

WORKING TITLE:

Modification of Standards

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

1000

1000

SHEET NUMBER

STREET ADDRESS

CO 20

00.20

Modification #4.02: Signs - Convenience Sign G (Pedestrian Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

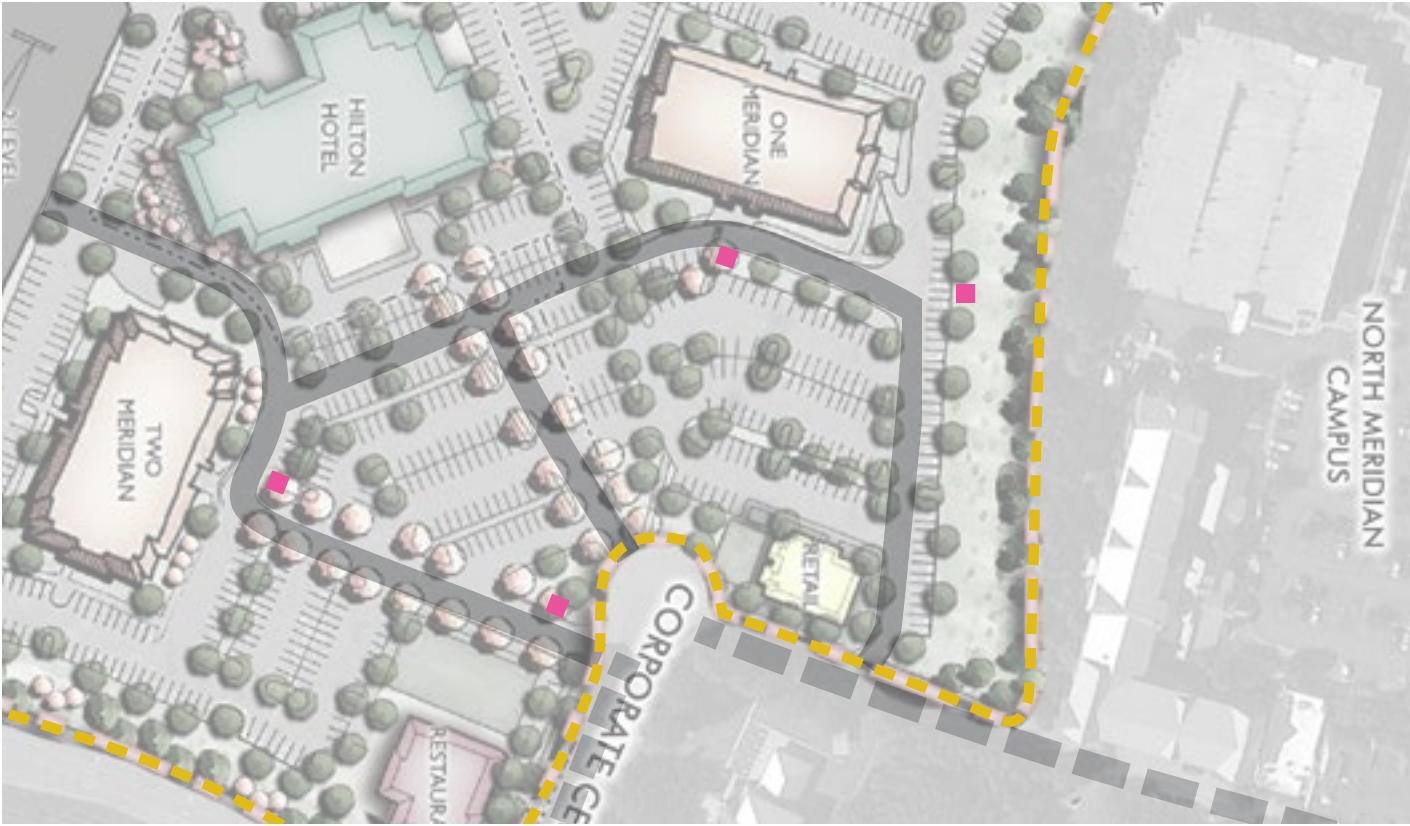
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

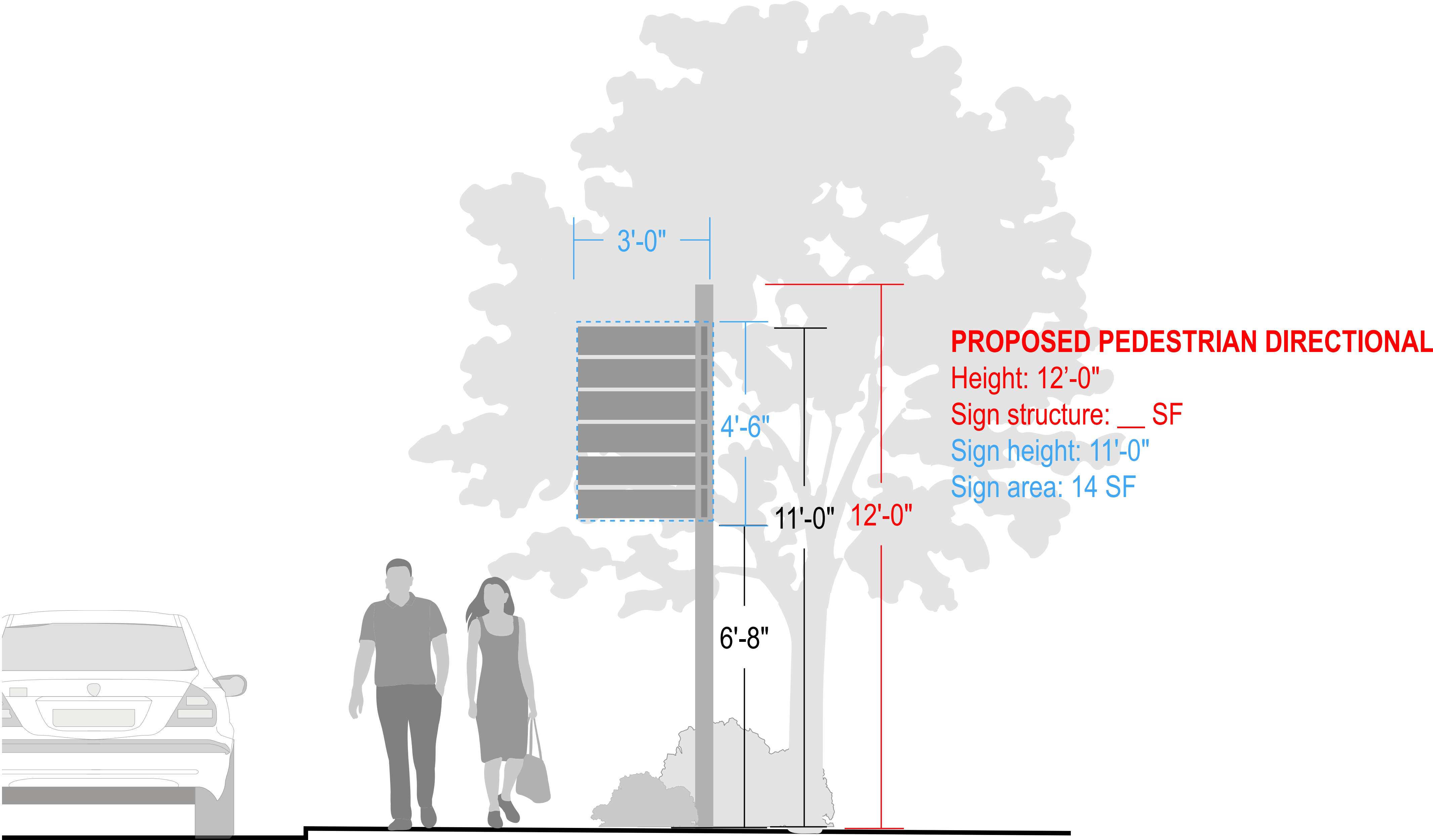
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.02, Conceptual Design Example



PROPOSED SIGN

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards
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SHEET NUMBER C0.21

Modification #4.02: Signs - Convenience Sign G (Pedestrian Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:

4.01 Vehicular Directional

4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.

Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side

May have a maximum of 14 square feet per side

Height: Maximum mounting height of six (6) feet

Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination

Internal illumination

Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

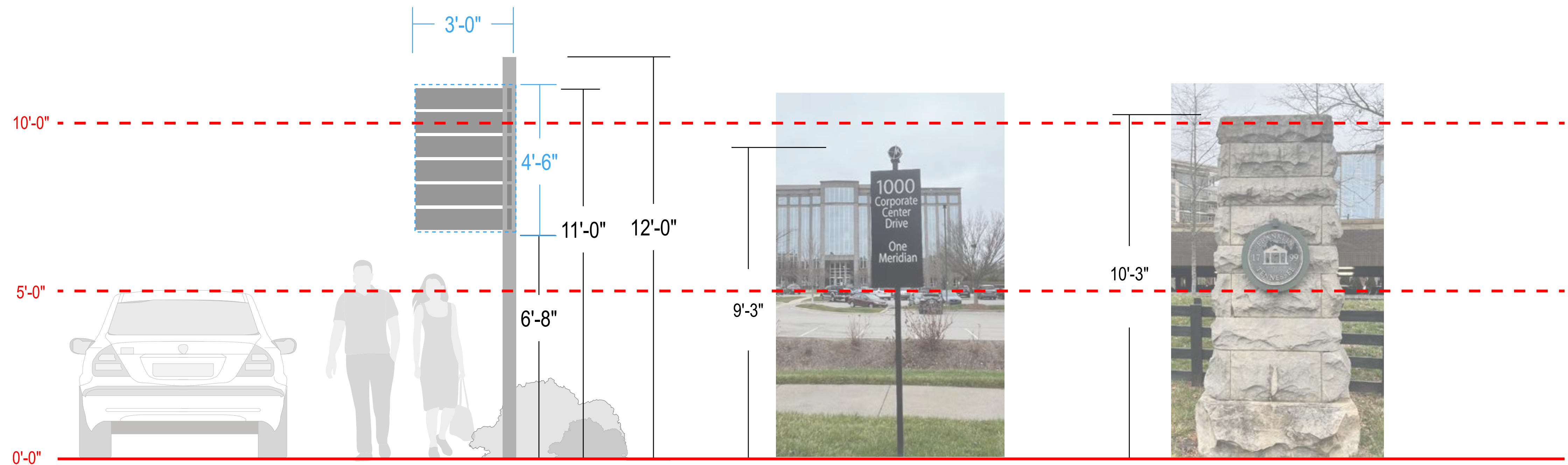
EXHIBIT #4.02, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP AT CORPORATE CENTER DR. AND COMPASS WAY



SIGN LOCATION PLAN



NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

SIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 02/07/2014

KVD PROJECT NO.
23069

DRAWING TITLE:

Modification of Standards

SHEET NUMBER

C0.22

Modification #4.02: Signs - Convenience Sign G (Pedestrian Directional)

This modification is requested to accommodate two proposed sign types best classified as “Convenience Signs” per the existing code description. These signs include:
4.01 Vehicular Directional
4.02 Pedestrian Directional

Sec. 15.6 (Convenience Sign)

Modifications requested shown in red.

A small, ground-mounted sign for pedestrian and vehicular circulation within a site.

Quantity: Maximum of one per entrance and one per exit; Limited additional signs may be approved when they are not visible from the right-of way.
Four (4) convenience signs per location plan (See written descriptions and exhibits included for each sign type in this document)

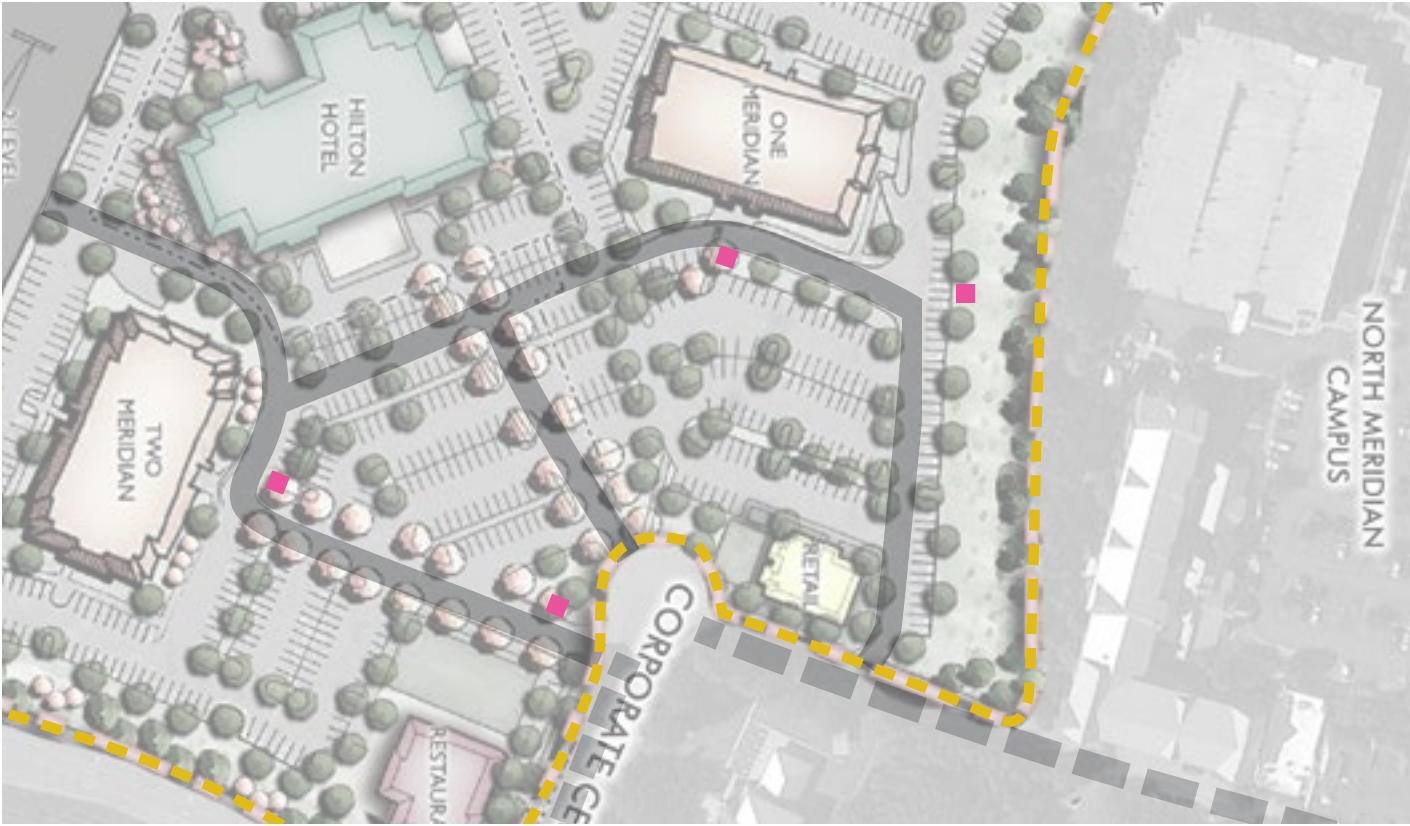
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

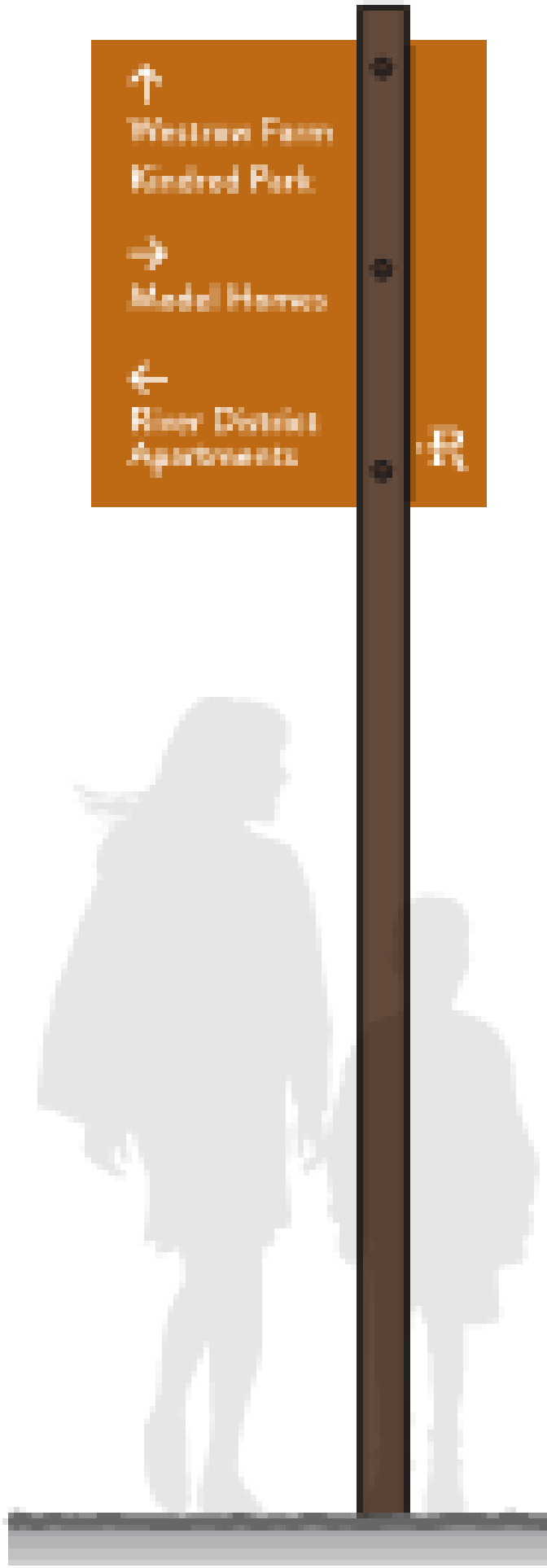
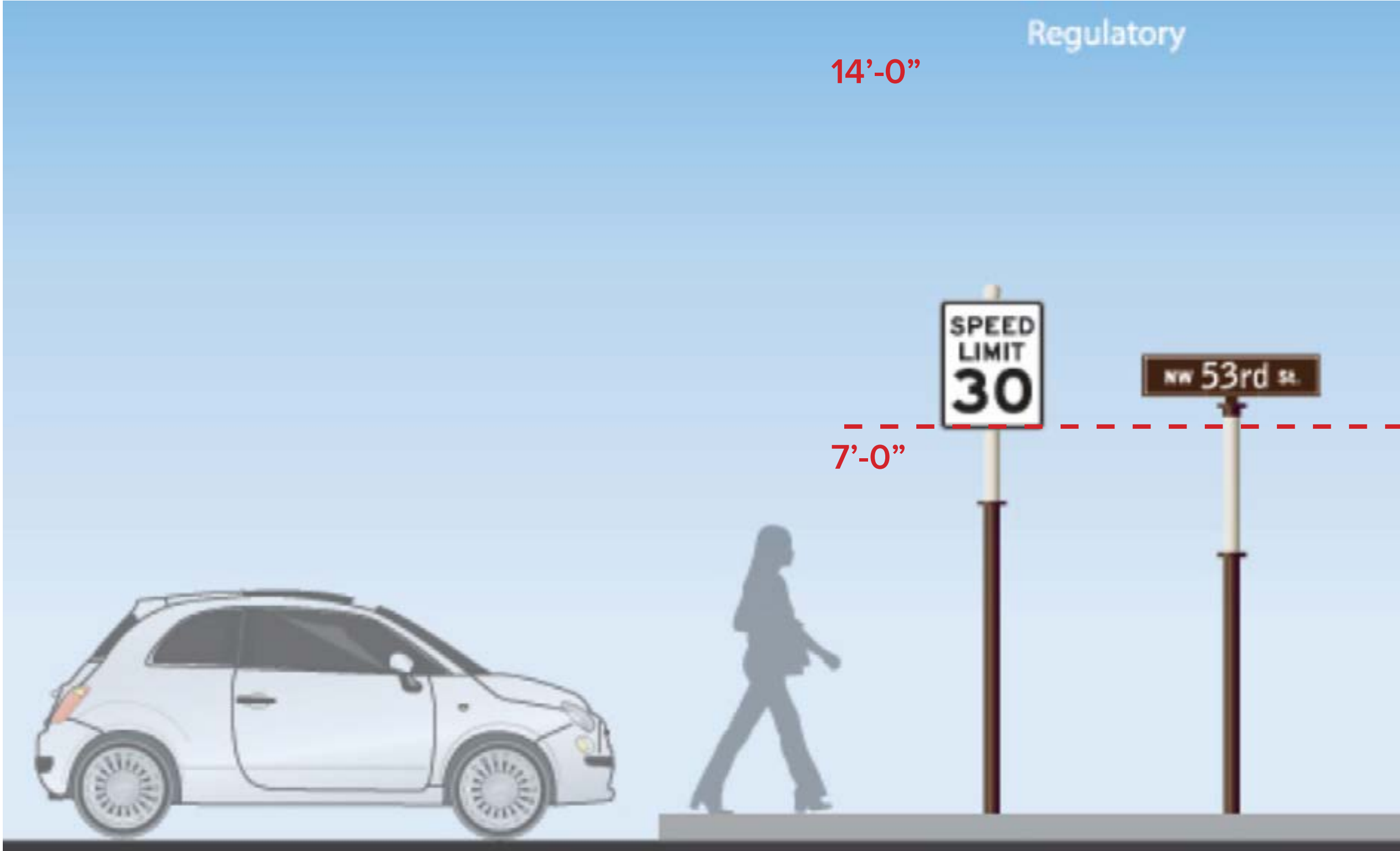
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.02, Precedent Images



REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.23

Modification #5.0: Signs - Directory Sign J
(Freestanding Directory)

Sec. 15.8 (Directory Sign)

Modifications requested shown in red.

A small sign that is flat against the building facade and mounted or applied directly to the building
Standards revised to allow a freestanding, internally illuminated digital directory. Directories will be situated in pedestrian hubs for wayfinding and to inform visitors of local events and business/re-tailer information on bot south and north parcels
Standardization will be maintained with the use of code specific materials and color palettes and their adherence to the overall de-sign standards of the project.

Sign Area: Maximum of 4.5 square feet per building facade, in ad-dition to the other permitted signage on the building
Maximum sign message area of 21 square feet, maximum quantity of 2

Height: Maximum of six (6) feet at the top of the sign area
Maximum of 9 feet in height

Materials: Brick, stone, wood, metal, or a composite material that has the same properties

Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination and Electronic Display

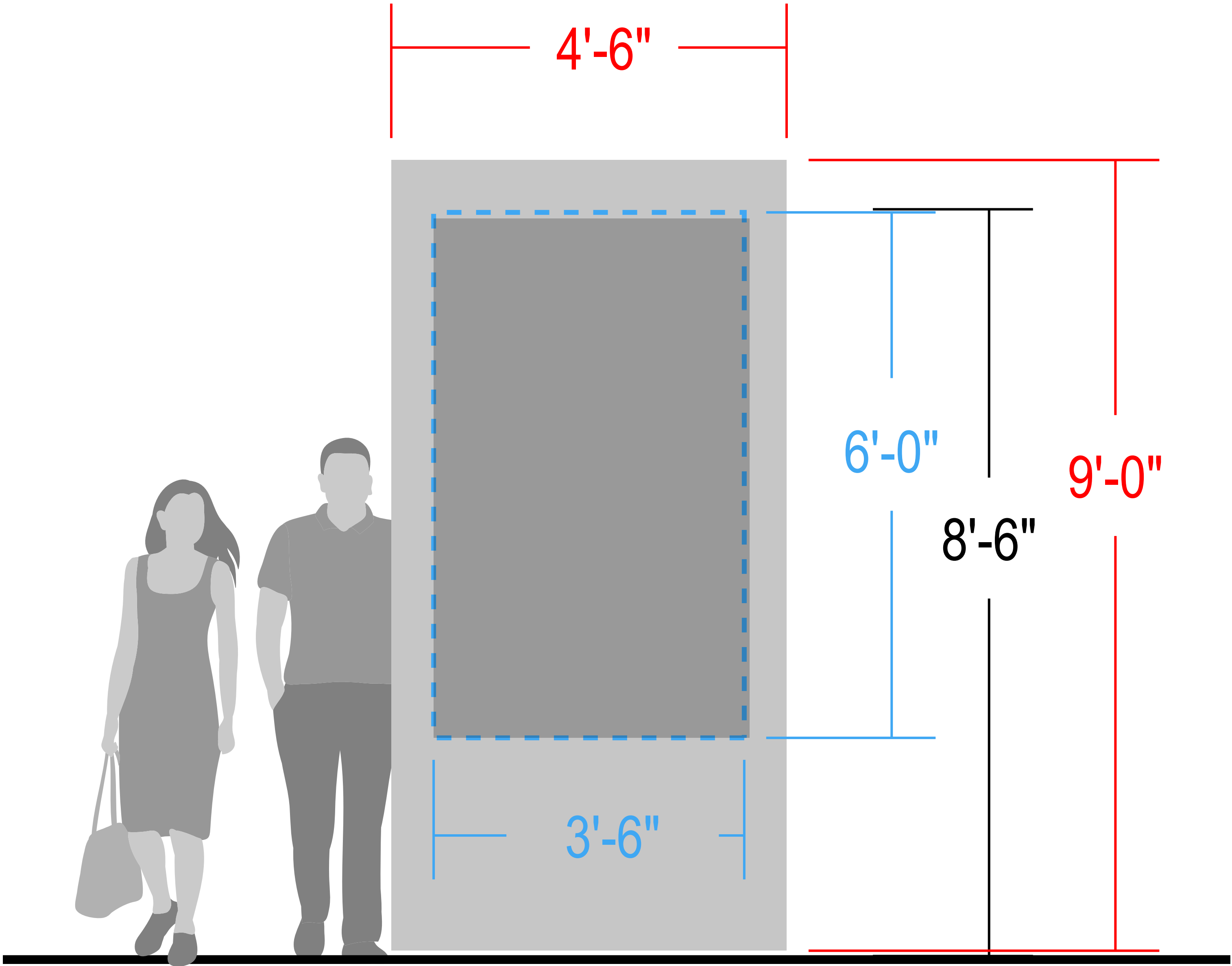
Additional Standards: The overall height of the sign structure shall not exceed 9 feet; Sign structure shall be 42 square feet maximum



SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #5.0, Conceptual Example



PROPOSED DIRECTORY
Height: 9'-0"
Sign structure: 41 SF
Sign height: 8'-6"
Sign area: 21 SF

KVP+D
KISER VOGGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservoggrin.com

COOPER CARRY
101 Peachtree Street NE
Atlanta, Georgia 30303
404-237-7000
www.coopercarry.com

ANGEL D. CARROLL
GOVERNOR
JANUARY 18, 2024
/8/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE: 03/07/24

KVD PROJECT NO. 23069

DRAWING TITLE: Modification of Standards

SHEET NUMBER

C0.24

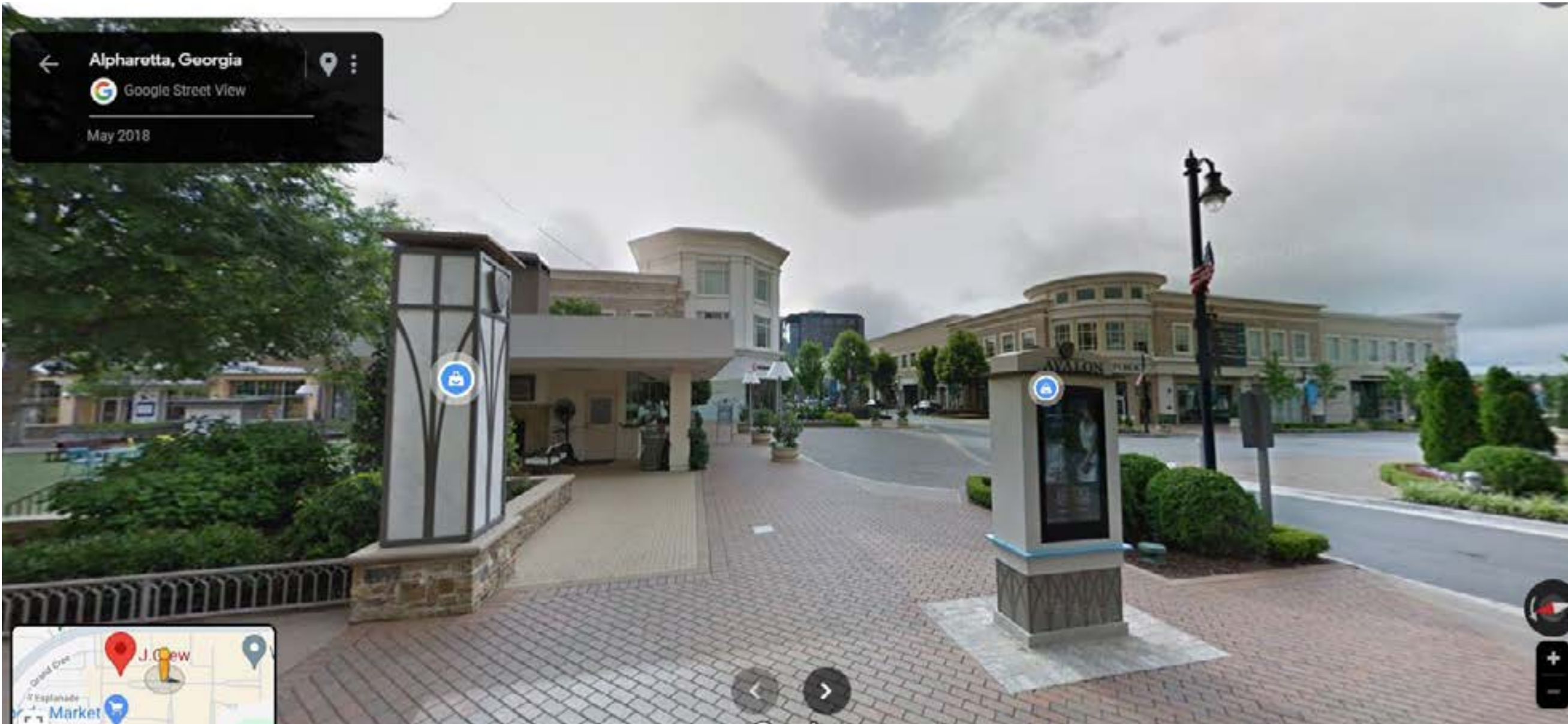
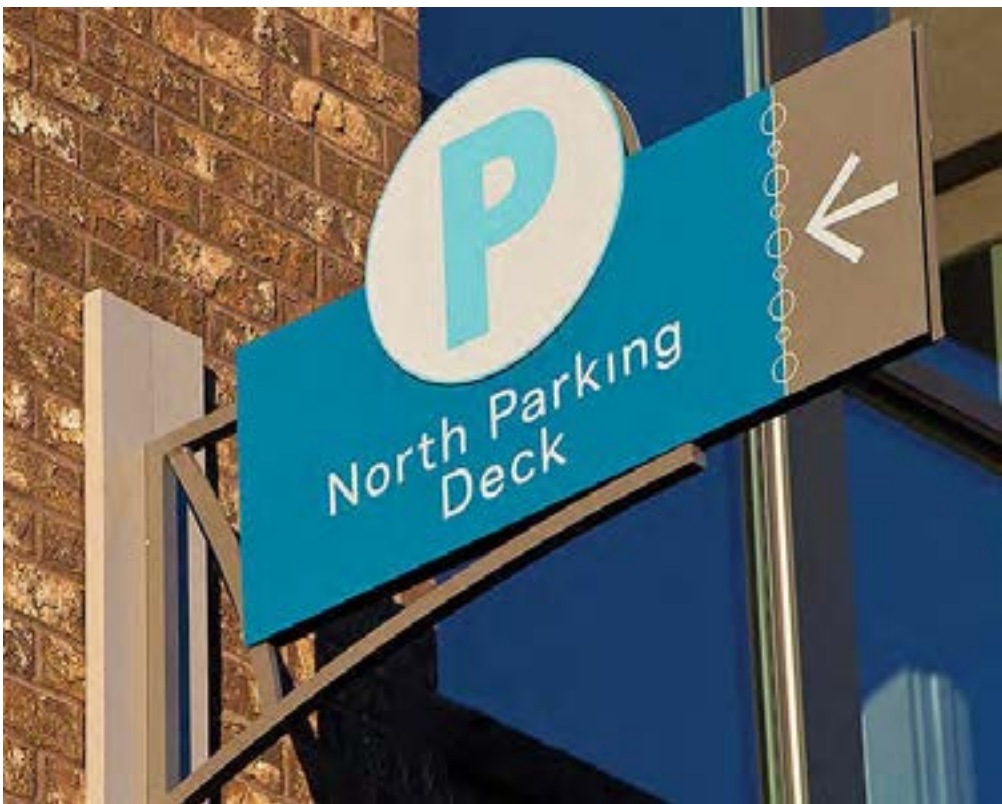
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Page 162 of 185

AVALON

Hotel (Cooper Carry)
Retail & Site (Paul Bowman, Jacky Keogh with Huie Design)

ALPHARETTA, GA



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MERIDIAN COOL SPRINGS, FRANKLIN, TN | MASTERPLAN | PLACEMAKING 5

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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181 Peachtree Street NE
Atlanta, Georgia 30303
404.237.2000
www.coopercarry.com



DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.27

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DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 03/07/24

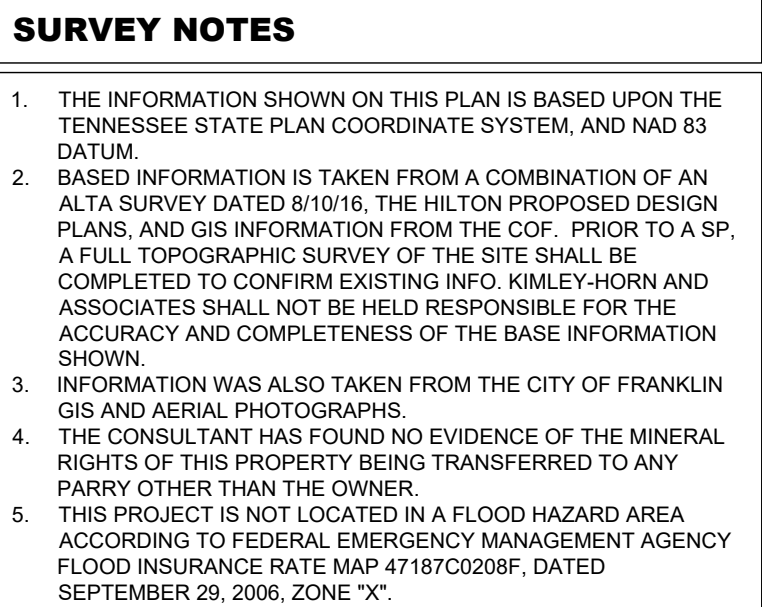
KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

SHEET NUMBER
C0.28

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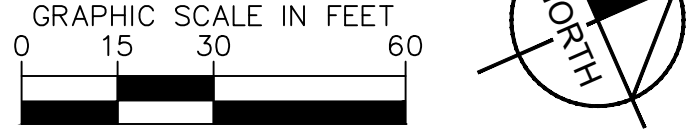
DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

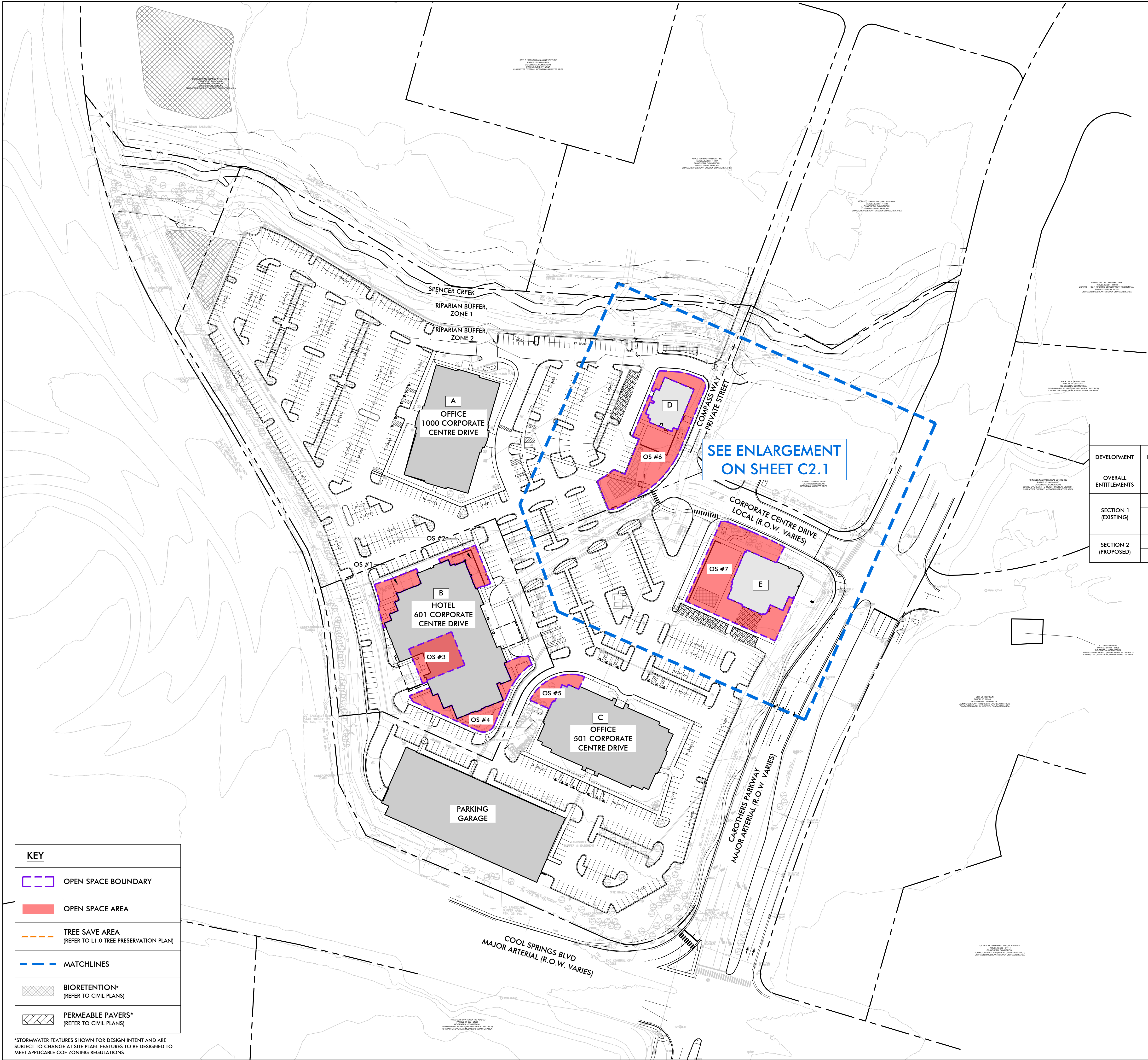
BY					
DATE					
REVISIONS					
NO:					
DESIGNED BY:					SC
DRAWN BY:					SC
CHECKED BY:					RLM
DATE:					02/01/2024

KVD PROJECT NO. 23069
DRAWING TITLE: ENLARGED EXISTING CONDITIONS

SHEET NUMBER

C1.1





KEY	
	OPEN SPACE BOUNDARY
	OPEN SPACE AREA
	TREE SAVE AREA (REFER TO L1.0 TREE PRESERVATION PLAN)
	MATCHLINES
	BIORETENTION* (REFER TO CIVIL PLANS)
	PERMEABLE PAVERS* (REFER TO CIVIL PLANS)

*STORMWATER FEATURES SHOWN FOR DESIGN INTENT AND ARE SUBJECT TO CHANGE AT SITE PLAN. FEATURES TO BE DESIGNED TO MEET APPLICABLE COF ZONING REGULATIONS.

LANDSCAPE DATA

SITE ACREAGE: 21.29 AC
EXISTING SITE ZONING DISTRICT: RC12 - REGIONAL COMMERCE 12 DISTRICT
PROPOSED SITE ZONING DISTRICT: PD - PLANNED DISTRICT
(315,014 SF COMMERCIAL/244 HOTEL KEYS)

MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE): 0.20 (4.25 AC)
EXISTING TREE CANOPY AREA: 5.10 AC
MINIMUM PERCENT AND ACREAGE OF PRESERVED CANOPY REQUIRED: 24% (1.23 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED: 94.3% (4.81 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED: N/A
PROPOSED TREE SAVE AREA: 4.81 AC

OPEN SPACE REQUIREMENTS CHART

SITE ACREAGE: 21.29 AC 927,392.40 SF
MINIMUM OPEN SPACE AREA REQUIRED : 5% 1.06 AC ±46,370 SF
PROPOSED OPEN SPACE AREA: 5.4% 1.14 AC ±49,618 SF

OPEN SPACE PROVIDED

KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE		PROPOSED FEATURES
OS #1	OUTDOOR DINING	0.08 AC 3,302 SF		DINING TABLES AND CHAIRS, PEDESTRIAN SCALE LIGHTING, PLANTING STRIP
OS #2	PLAZA	0.06 AC 2,558 SF		SEATING, DECORATIVE HARDSCAPE, OVERHANGS, PLANTERS, WASTE RECEPTACLES
OS #3	NEIGHBORHOOD AMENITY	0.12 AC 5,015 SF		POOL AMENITY
OS #4	PLAZA	0.13 AC 5,724 SF		SEATING, DECORATIVE HARDSCAPE, PEDESTRIAN SCALE LIGHTING, PLANTERS, WASTE RECEPTACLES
OS #5	POCKET PARK	0.06 AC 2,483 SF		SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #6	POCKET PARK	0.33 AC 14,572 SF		SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #7	POCKET PARK	0.37 AC 15,964 SF		SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
TOTAL PROVIDED		1.14 AC 49,618 SF		

MERIDIAN SOUTH PUD SUBDIVISION DEVELOPMENT TAKEDOWN CHART

DEVELOPMENT	BUILDING KEY	NON-RESIDENTIAL TYPE/USE	NON-RESIDENTIAL SQUARE FOOTAGE	HOTEL KEYS	BUILDING HEIGHT IN STORIES
OVERALL ENTITLEMENTS	A-E	COMMERCIAL/RESTAURANT, OFFICE, RETAIL, HOTEL	315,014 SF	244 KEYS	1-8
SECTION 1 (EXISTING)	A	OFFICE	140,471 SF	-	6
	B	HOTEL/RESTAURANT	2,700 SF	244 KEYS	8
	C	OFFICE	157,843 SF	-	6
SECTION 2 (PROPOSED)	D	RETAIL	4,000 SF	-	1
	E	COMMERCIAL/RESTAURANT	10,000 SF	-	1

MERIDIAN SOUTH PUD SUBDIVISION PARCEL TAKEDOWN CHART

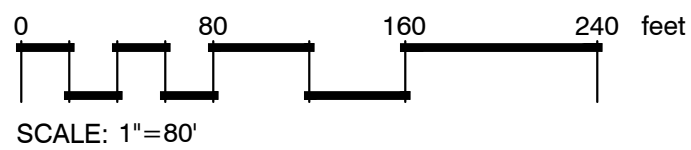
DEVELOPMENT	PARCEL	ACREAGE/SQUARE FOOTAGE
501 CORPORATE CENTRE DR	01009	9.69 AC/422,096.40 SF
601 CORPORATE CENTRE DR	01013	2.46 AC/107,157.60 SF
1000 CORPORATE CENTRE DR	01004	9.14 AC/398,138.40 SF

SITE DATA CHART:

PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8378
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
PUD SITE ACREAGE: 21.29 AC
PUD SITE SQUARE FOOTAGE: 927,392.40 SF

REGULATIONS
BASE ZONING: RC12 - REGIONAL COMMERCE 12
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
(315,014 SF COMMERCIAL/ 244 HOTEL KEYS)
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: COMMERCIAL, LARGE-SCALE OFFICE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS: FRONT FOR COLLECTOR, LOCAL, OR
INTERNAL DRIVES: 5'-30'
FRONT FOR ARTERIAL STREETS: 20'-85'
SIDE: 15'
REAR: 25'
DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
12,700 SF RESTAURANT
4,000 SF RETAIL

HOTEL KEYS: 244
BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
OPEN SPACE SF REQUIRED: 5% (±46,370 SF)
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 4.81 AC
EXISTING PARKING: 1,288 SPACES
GARAGE PARKING: 225 SPACES
STANDARD PARKING: 1,063 SPACES
PARKING REQUIRED, BY USE: 1,162 SPACES
PARKING PROVIDED, BY USE: 1,198 SPACES
PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO



NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL OF CORRECTED PLANS	3/7/24	AW

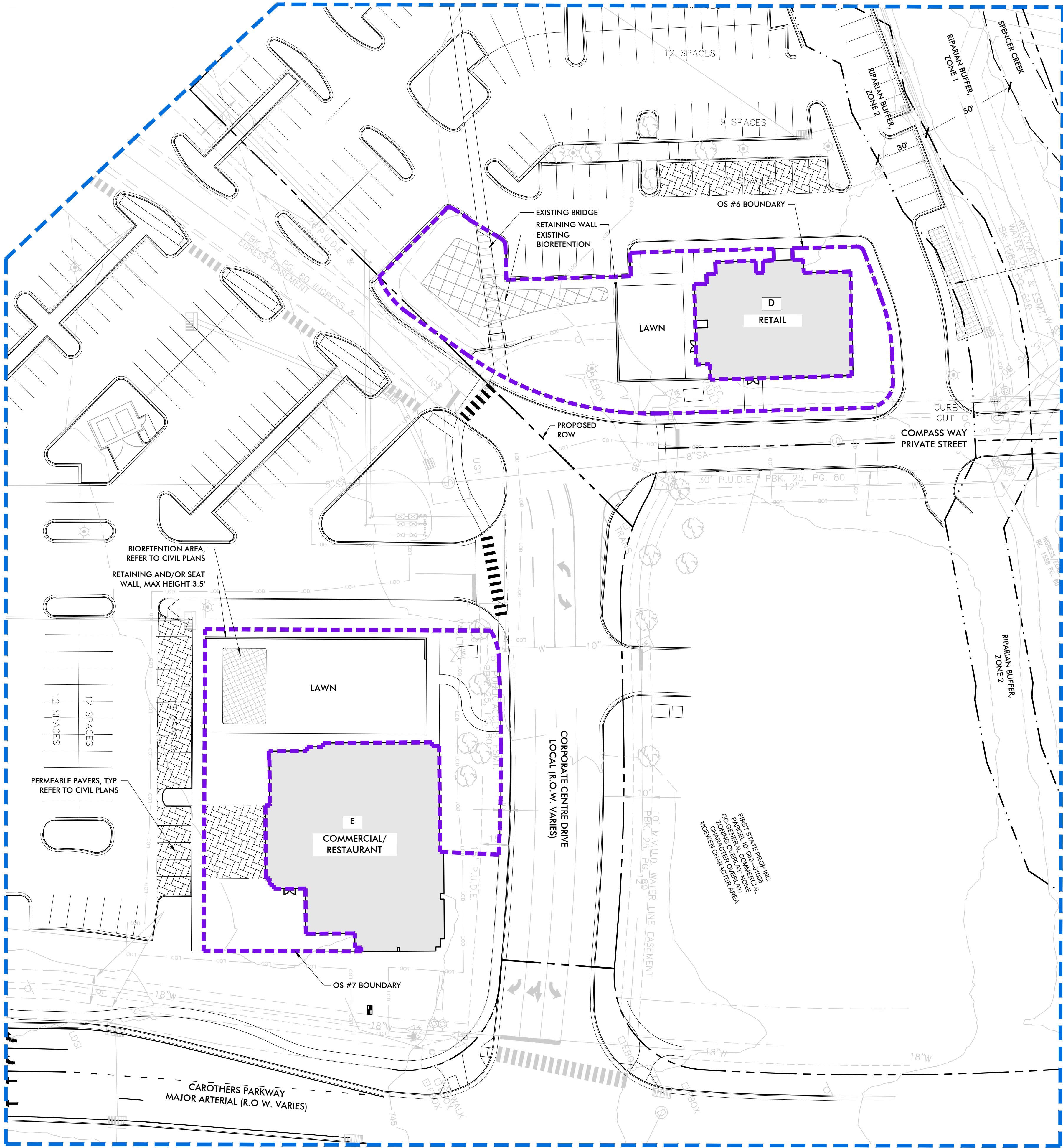
DESIGNED BY: GMV
DRAWN BY: AW/YZ
CHECKED BY: KRG
DATE: 01/08/24

KVD PROJECT NO.
23069

DRAWING TITLE:
**DEVELOPMENT
PLAN**

SHEET NUMBER

C2.0



LANDSCAPE DATA	
SITE ACREAGE:	21.29 AC
EXISTING SITE ZONING DISTRICT:	RC12 - REGIONAL COMMERCE 12 DISTRICT
PROPOSED SITE ZONING DISTRICT:	PD - PLANNED DISTRICT
	(315,014 SF COMMERCIAL/244 HOTEL KEYS)
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (4.25 AC)
EXISTING TREE CANOPY AREA:	5.10 AC
MINIMUM PERCENT AND ACREAGE OF PRESERVED CANOPY REQUIRED:	24% (1.23 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	94.3% (4.81 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	4.81 AC

OPEN SPACE REQUIREMENTS CHART			
SITE ACREAGE: 21.29 AC 927,392.40 SF			
MINIMUM OPEN SPACE AREA REQUIRED : 5% 1.06 AC ±46,370 SF			
PROPOSED OPEN SPACE AREA: 5.4% 1.14 AC ±49,618 SF			
OPEN SPACE PROVIDED			
KEY	OPEN SPACE TYPE	AREA OF OPEN SPACE	PROPOSED FEATURES
OS #1	OUTDOOR DINING	0.08 AC 3,302 SF	DINING TABLES AND CHAIRS, PEDESTRIAN SCALE LIGHTING, PLANTING STRIP
OS #2	PLAZA	0.06 AC 2,558 SF	SEATING, DECORATIVE HARDSCAPE, OVERHANGS, PLANTERS, WASTE RECEPTACLES
OS #3	NEIGHBORHOOD AMENITY	0.12 AC 5,015 SF	POOL AMENITY
OS #4	PLAZA	0.13 AC 5,724 SF	SEATING, DECORATIVE HARDSCAPE, PEDESTRIAN SCALE LIGHTING, PLANTERS, WASTE RECEPTACLES
OS #5	POCKET PARK	0.06 AC 2,483 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #6	POCKET PARK	0.33 AC 14,572 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #7	POCKET PARK	0.37 AC 15,964 SF	SEATING, CANOPIES OR GAZEBOs, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
TOTAL PROVIDED		1.14 AC 49,618 SF	

MERIDIAN SOUTH PUD SUBDIVISION DEVELOPMENT TAKEDOWN CHART					
DEVELOPMENT	BUILDING KEY	NON-RESIDENTIAL TYPE/USE	NON-RESIDENTIAL SQUARE FOOTAGE	HOTEL KEYS	BUILDING HEIGHT IN STORIES
OVERALL ENTITLEMENTS	A-E	COMMERCIAL/RESTAURANT, OFFICE, RETAIL, HOTEL	315,014 SF	244 KEYS	1-8
SECTION 1 (EXISTING)	A	OFFICE	140,471 SF	-	6
	B	HOTEL/RESTAURANT	2,700 SF	244 KEYS	8
	C	OFFICE	157,843 SF	-	6
SECTION 2 (PROPOSED)	D	RETAIL	4,000 SF	-	1
	E	COMMERCIAL/RESTAURANT	10,000 SF	-	1

MERIDIAN SOUTH PUD SUBDIVISION PARCEL TAKEDOWN CHART		
DEVELOPMENT	PARCEL	ACREAGE/SQUARE FOOTAGE
501 CORPORATE CENTRE DR	01009	9.69 AC/422,096.40 SF
601 CORPORATE CENTRE DR	01013	2.46 AC/107,157.60 SF
1000 CORPORATE CENTRE DR	01004	9.14 AC/ 398,138.40 SF

KEY	
	OPEN SPACE BOUNDARY
	OPEN SPACE AREA
	TREE SAVE AREA (REFER TO L1.0 TREE PRESERVATION PLAN)
	MATCHLINES
	BIORETENTION* (REFER TO CIVIL PLANS)
	PERMEABLE PAVERS* (REFER TO CIVIL PLANS)

*STORMWATER FEATURES SHOWN FOR DESIGN INTENT AND ARE SUBJECT TO CHANGE AT SITE PLAN. FEATURES TO BE DESIGNED TO MEET APPLICABLE COF ZONING REGULATIONS.

SITE DATA CHART:

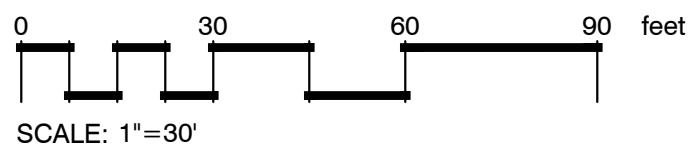
PROJECT NAME: MERIDIAN SOUTH PUD SUBDIVISION
COF PROJECT NUMBER: 8378
TAX MAP: 062
PARCEL NUMBERS: 01009, 01013, 01004
ADDRESS: 501, 601, & 1000 CORPORATE CENTRE DR
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
PUD SITE ACREAGE: 21.29 AC
PUD SITE SQUARE FOOTAGE: 927,392.40 SF

REGULATIONS
BASE ZONING: RC12 - REGIONAL COMMERCE 12
PROPOSED ZONING: PD - PLANNED DEVELOPMENT
(315,014 SF COMMERCIAL/ 244 HOTEL KEYS)
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: COMMERCIAL, LARGE-SCALE OFFICE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS: FRONT FOR COLLECTOR, LOCAL, OR INTERNAL DRIVES: 5'-30'
FRONT FOR ARTERIAL STREETS: 20'-85'
SIDE: 15'
REAR: 25'

DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
12,700 SF RESTAURANT
4,000 SF RETAIL

HOTEL KEYS: 244
BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
OPEN SPACE SF REQUIRED: 5% (±46,370 SF)
NATURAL AREA SF REQUIRED: N/A
TREE CANOPY RETENTION ACREAGE: 4.81 AC
EXISTING PARKING: 1,288 SPACES
GARAGE PARKING: 225 SPACES
STANDARD PARKING: 1,063 SPACES
PARKING REQUIRED, BY USE: 1,162 SPACES

PARKING PROVIDED, BY USE: 1,198 SPACES
PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO



NO.	REVISIONS	DATE	BY
1	COF RESUBMITTAL OF CORRECTED PLANS	3/7/24	AW

DESIGNED BY: GMV
DRAWN BY: AW/YZ
CHECKED BY: KRG
DATE: 01/08/24

KVD PROJECT NO.
23069

DRAWING TITLE:
**DEVELOPMENT
PLAN
ENLARGEMENT**

SHEET NUMBER
C2.1



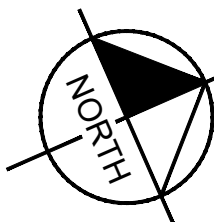
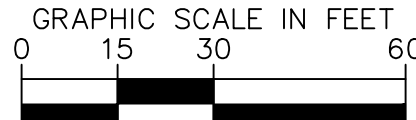
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING REVISIONS TO MAINTENANCE.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY ENGINEER AND CDD. ALL TESTS AND INSPECTIONS SHALL BE SUBMITTED TO THE CITY ENGINEER. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. THE CITY ENGINEER 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 CITY ENGINEER SHALL BE PROVIDED WITH ALL INFORMATION RELATING TO THE PROJECT. THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. CITY-REQUIRED TESTING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COATS SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF CONSTRUCTION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SHALL BE PROVIDED AND NOT 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 DEVELOPER. THE CITY ENGINEER OF 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 BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
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 & SAFETY DEPARTMENT FOR REVIEW AND APPROVAL. A MATERIAL AND COMPLETION SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

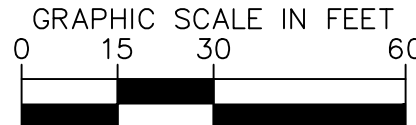
IMPERVIOUS AREA NOTE	
LIMITS OF DISTURBANCE:	1.75 AC
PRE-DEV IMPERVIOUS AREA WITHIN LOD:	1.25 AC
POST DEV IMPERVIOUS AREA WITHIN LOD:	1.01 AC
Δ IMPERVIOUS AREA:	-0.24 AC

[illegible]

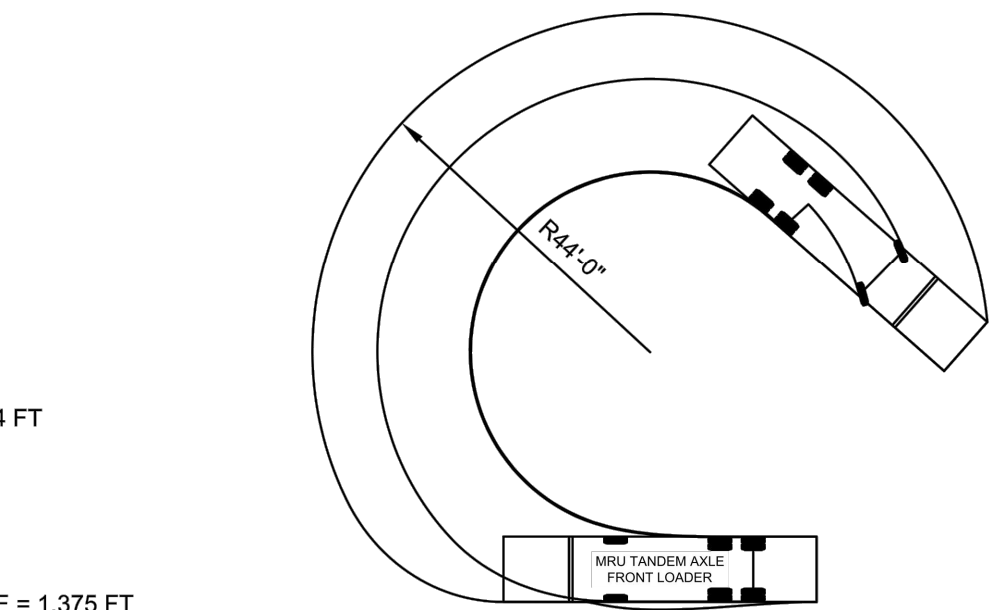
SHEET NUMBER

C3.1





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 THE CITY OF FRANKLIN, THE STATE OF TENNESSEE AND THE FEDERAL GOVERNMENT.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN, WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EVALUATION MAY BE UNDERTAKEN IN A STREET, ROAD, DRIVEWAY, SIDEWALK, OR OTHER PUBLIC OR PRIVATE RIGHT-OF-WAY WITHIN THE CITY OF FRANKLIN BY ANY ENTITY UNTIL 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVING ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROL MATERIAL SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATION AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE SPECIFIED WITHIN THE "TDOT STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET DESIGN STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER THE CITY OF FRANKLIN DEPARTMENT OF PUBLIC WORKS HAS REVIEWED THE PROJECT AND THE INSPECTION 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 THE CITY OF FRANKLIN TRANSPORTATION & STREET DESIGN STANDARDS.
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 USED TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO 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 OR SURFACE REPAIRS ARE REQUIRED.
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 OF THE "Tennessee Manual," OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, "TDOT STANDARD SPECIFICATIONS (TDOT)," AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



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 WIDTH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.433 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



CITY

DATE: _____

DWG. NO.

SD-8

 VEHICLE FENDER PATH
 VEHICLE FRONT WHEEL PATH
 VEHICLE REAR WHEEL PATH

BY					
DATE					
REVISIONS					
NO.					
DESIGNED BY:					SC
DRAWN BY:					SC
CHECKED BY:					RLM
DATE:	02/01/2024				

ENLARGED ROW & ACCESS PLAN

SHEET NUMBER

C4.2

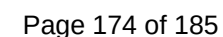
DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN



Kimley»Horn

4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615.564.2876 | www.kimley-horn.com
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KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com





GOOGLE EARTH AERIAL PHOTO
OCTOBER 2021

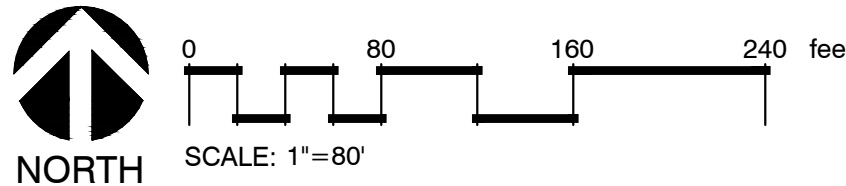
LANDSCAPE DATA	
SITE ACREAGE:	21.29 AC
EXISTING SITE ZONING DISTRICT:	RC12 - REGIONAL COMMERCE 12 DISTRICT
PROPOSED SITE ZONING DISTRICT:	PD - PLANNED DISTRICT
	(315,014 SF COMMERCIAL/244 HOTEL KEYS)
MINIMUM REQUIRED LANDSCAPE AREA (RATIO & ACREAGE):	0.20 (4.25 AC)
EXISTING TREE CANOPY AREA:	5.10 AC
MINIMUM PERCENT AND ACREAGE OF PRESERVED CANOPY REQUIRED:	24% (1.23 AC)
PERCENT AND ACREAGE OF PRESERVED CANOPY COVER PROVIDED:	94.3% (4.81 AC)
NUMBER AND DBH OF SPECIMEN TREES REMOVED:	N/A
PROPOSED TREE SAVE AREA:	4.81 AC

TREE PROTECTION NOTE:

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

EXISTING TREES					
TREE NO.	SIZE (DBH)	SPECIMEN?	SPECIES	CONDITION	STATUS
001	11.8	No	Maple	Good	Remove
002	12.8	No	Maple	Good	Remove
003	10.9	No	Maple	Good	Remove
004	18.1	No	Maple	Good	Remove
005	4.8	No	Maple	Okay	Remove
006	4.8	No	Maple	Okay	Remove
007	4.1	No	Oak	Okay	Remove
008	2.8	No	Oak	Okay	Save
009	3.7	No	Oak	Okay	Save
010	4.5	No	Oak	Okay	Save
011	3.6	No	Oak	Okay	Save
012	3.4	No	Oak	Okay	Save
013	3.6	No	Oak	Okay	Save
014	18.8	No	Ginkgo	Good	Remove
015	21.5	No	Oak	Good	Save
016	25.5	Yes	Oak	Good	Save
017	26.6	Yes	Oak	Good	Save
018	17.4	No	Oak	Good	Save
019	16.3	No	Oak	Good	Save
020	23.5	No	Oak	Good	Save
021	29.4	Yes	Oak	Good	Save
022	10.5	No	Magnolia	Good	Remove
023	10	No	Magnolia	Good	Remove
024	8.2	No	Magnolia	Good	Remove
025	8.1	No	Magnolia	Good	Remove
026	7.3	No	Magnolia	Good	Remove
027	7	No	Magnolia	Good	Remove
028	9.4	No	Magnolia	Good	Remove
029	7.6	No	Magnolia	Good	Remove
030	9.7	No	Magnolia	Good	Remove
031	9.9	No	Ginkgo	Good	Remove
032	10.5	No	Ginkgo	Good	Remove
033	10	No	Ginkgo	Good	Remove
034	13.1	No	Ginkgo	Good	Remove
035	11.7	No	Zelkova	Good	Remove
036	11.1	No	Zelkova	Good	Remove
037	14.5	No	Zelkova	Good	Remove
038	12	No	Maple	Good	Remove
039	11.4	No	Maple	Good	Remove
TOTAL DBH		449.9			

KEY	
	APPROXIMATE EXISTING TREE CANOPY TO REMAIN 4.81 AC (±209,524 SQ. FT.)
	PROPOSED TREE CANOPY TO BE REMOVED 0.29 AC (±12,633 SQ. FT.)
	EXISTING TREE
	EXISTING SPECIMEN TREE

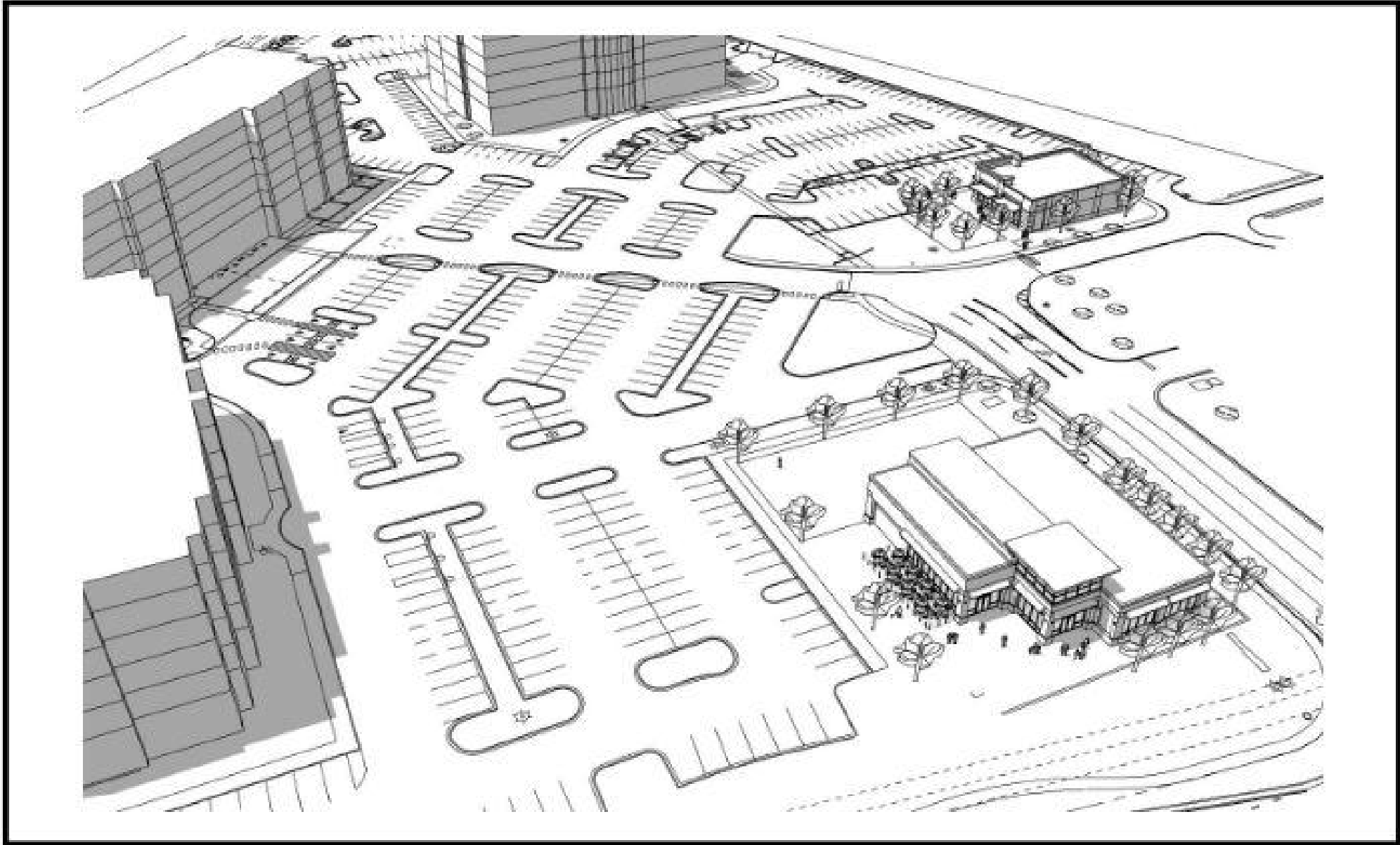


KISER VOGGIN DESIGN
5003 Meridian Blvd. Ste 100 Franklin, TN 37067
301.794.0158 | www.kiservoggin.com

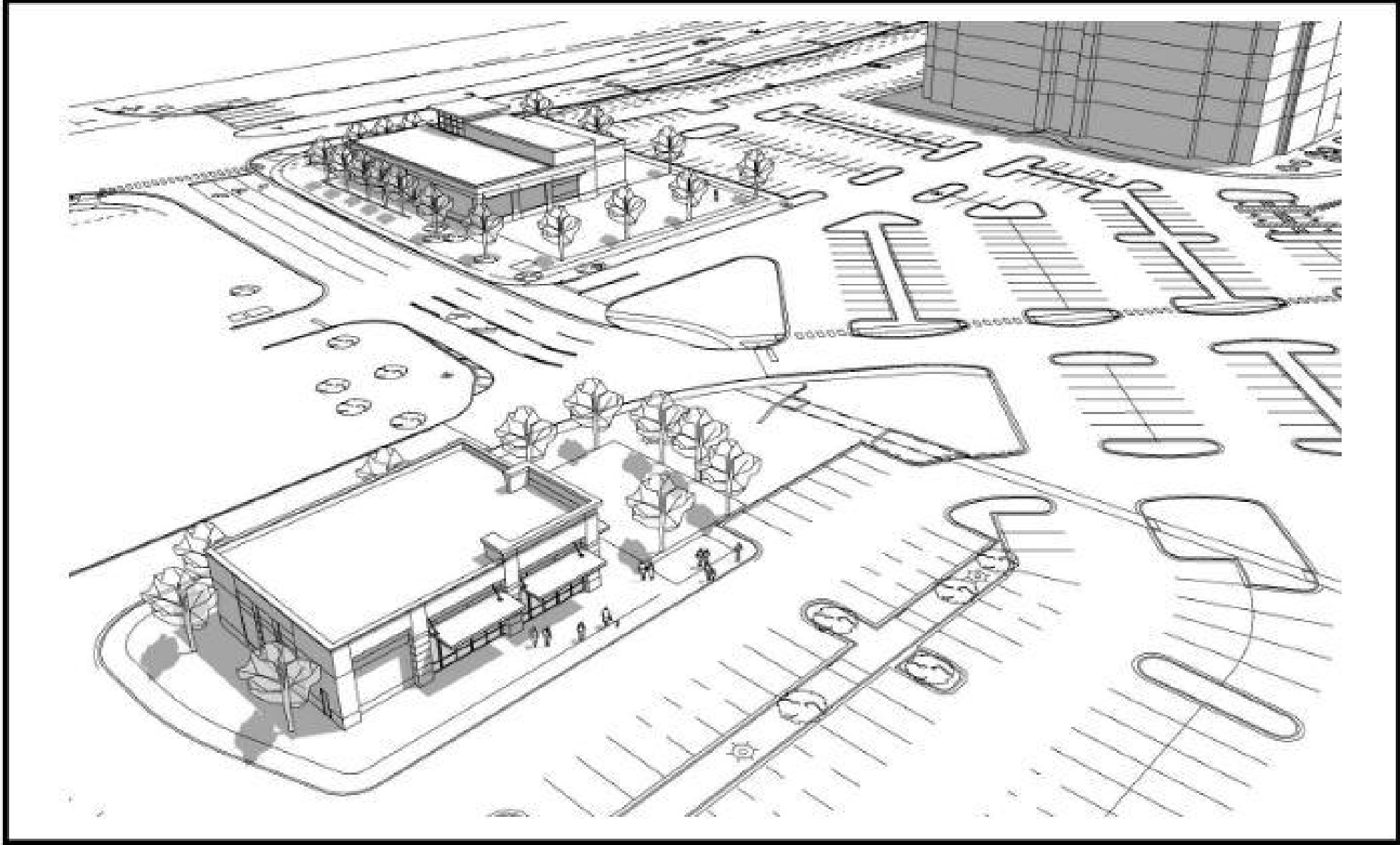
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067
615.564.2876 | www.kimley-horn.com
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DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	1	BY	AW
DESIGNED BY:	GMV	DATE	3/7/24
DRAWN BY:	AW/YZ	REVISIONS	
CHECKED BY:	KRG	COF RESUBMITTAL OF CORRECTED PLANS	
DATE:	01/08/24		
KVD PROJECT NO.	23069		
DRAWING TITLE:	TREE PRESERVATION PLAN		
SHEET NUMBER	L1.0		



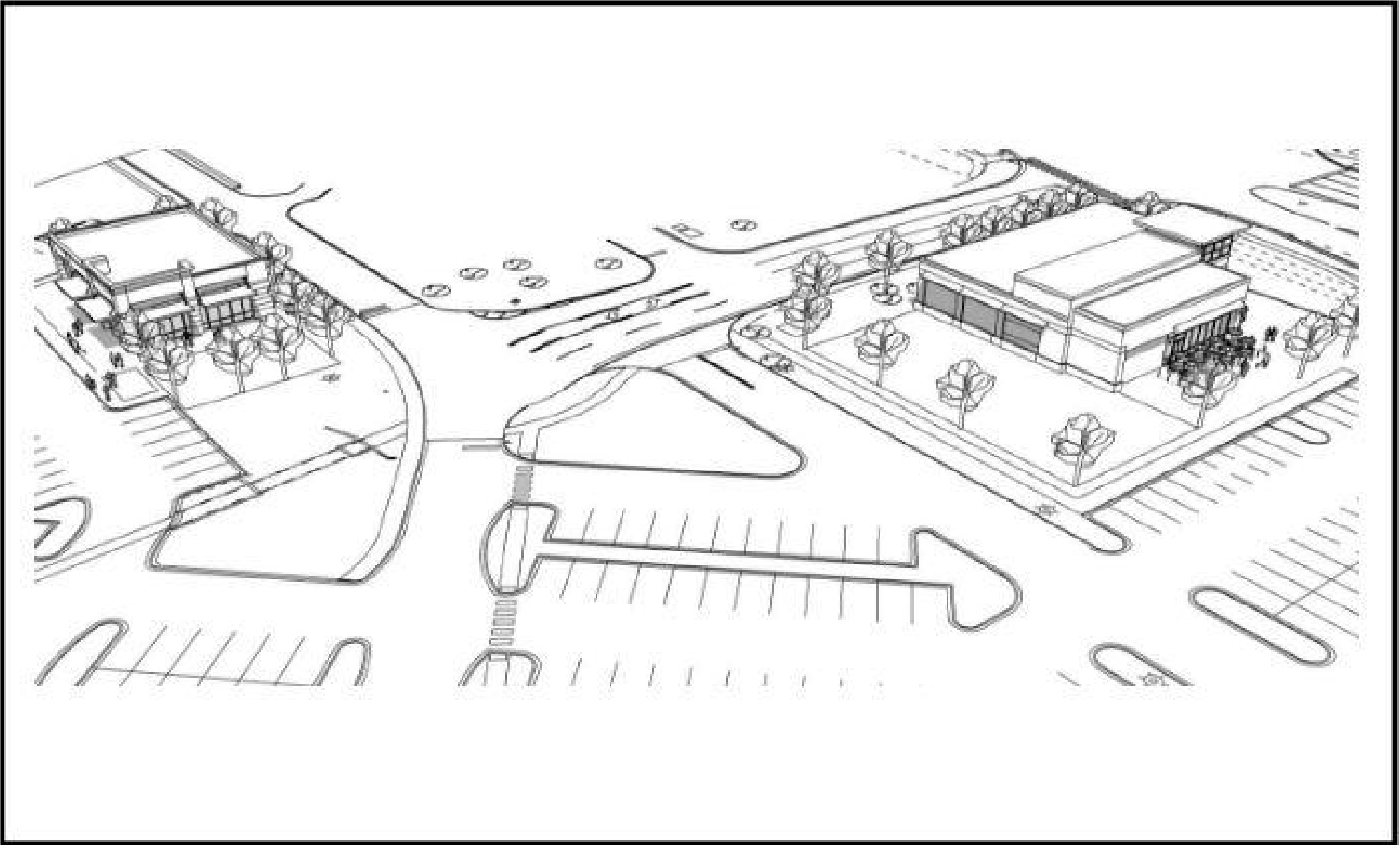
01 - 3D VIEW



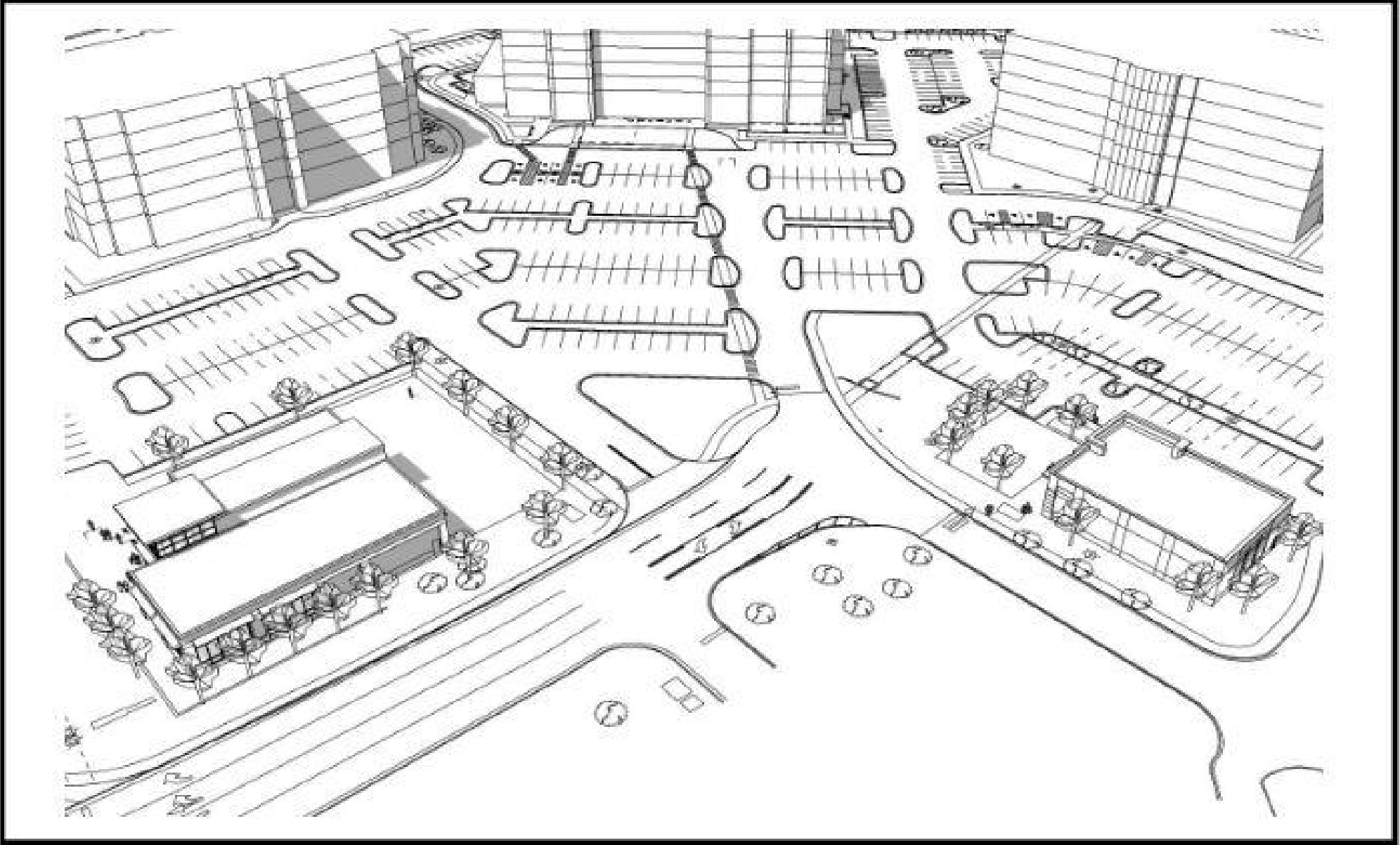
02 - 3D VIEW



03 - 3D VIEW



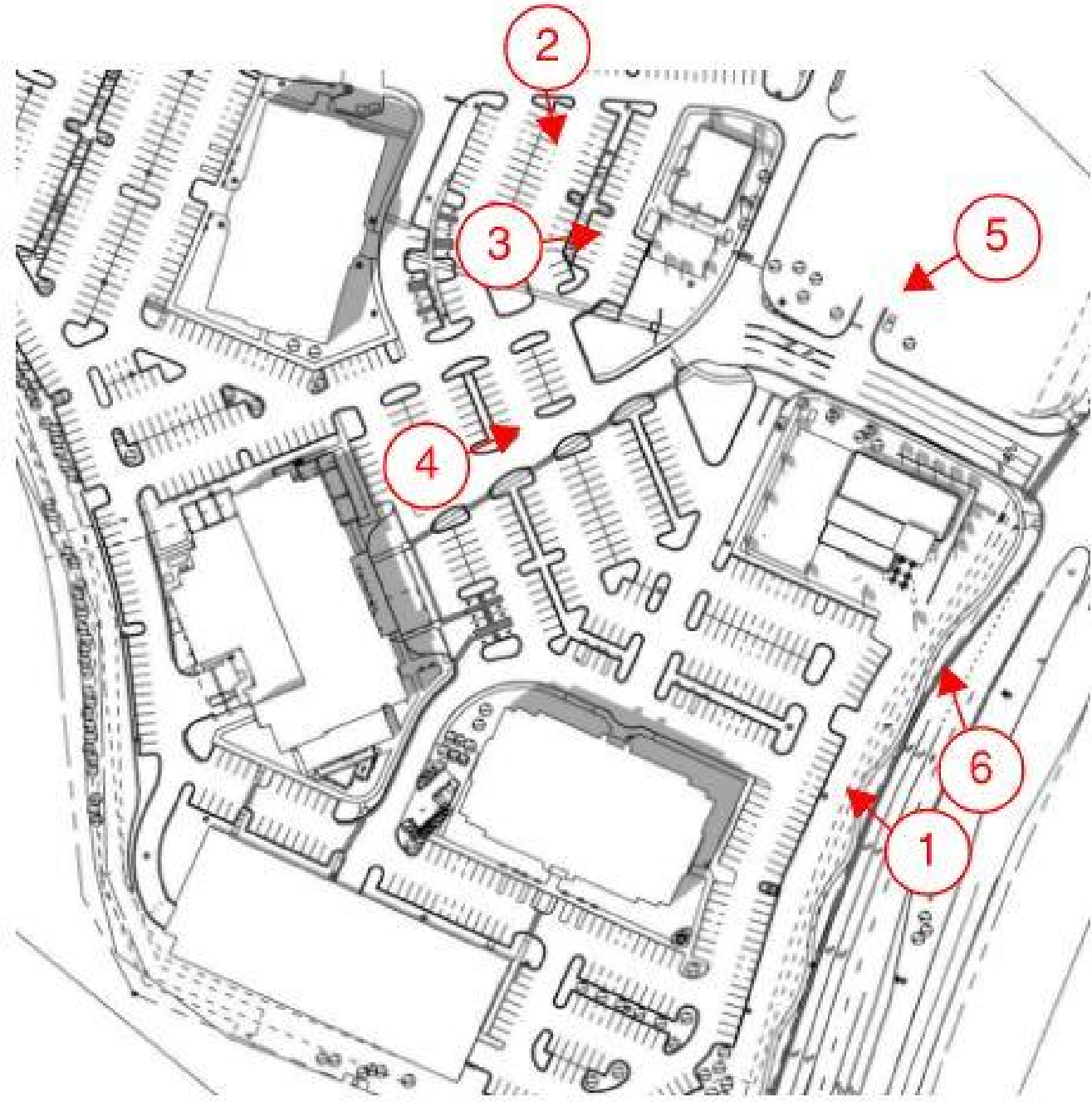
04 - 3D VIEW



05 - 3D VIEW



06 - 3D VIEW - CAROTHERS PKWY



KEY PLAN

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.

NO.	REVISIONS	DATE	BY

DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 01/08/24

KVD PROJECT NO.
23069

DRAWING TITLE:
EXTERIOR
ARCHITECTURAL
VIEWS

SHEET NUMBER
A1.0



File #: 21-04262

DATE: March 12, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Wood Duck Court PUD Subdivision, Final Plat (Formerly Wild Duck Realty Subdivision, Lot 5 And Franklin Commons South Subdivision, Section 4, Lots 14 And 15), Creating One Multi-Family Residential Lot And Two Open Space Lots, On 21.05 Acres, Located South Of The Intersection Of Rosa Helm Way And Wood Duck Court. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8407
Applicant: James Cooley, Civil & Environmental Consultants, Inc.
Owner: Walt Burton, FPB Wood Duck Property, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create 1 multi-family residential lot and two open space lots. This plat is for the Wood Duck Court PUD complex. The Development Plan for Wood Duck Court PUD was approved in September 2019 and the Site Plan was approved in April 2020.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

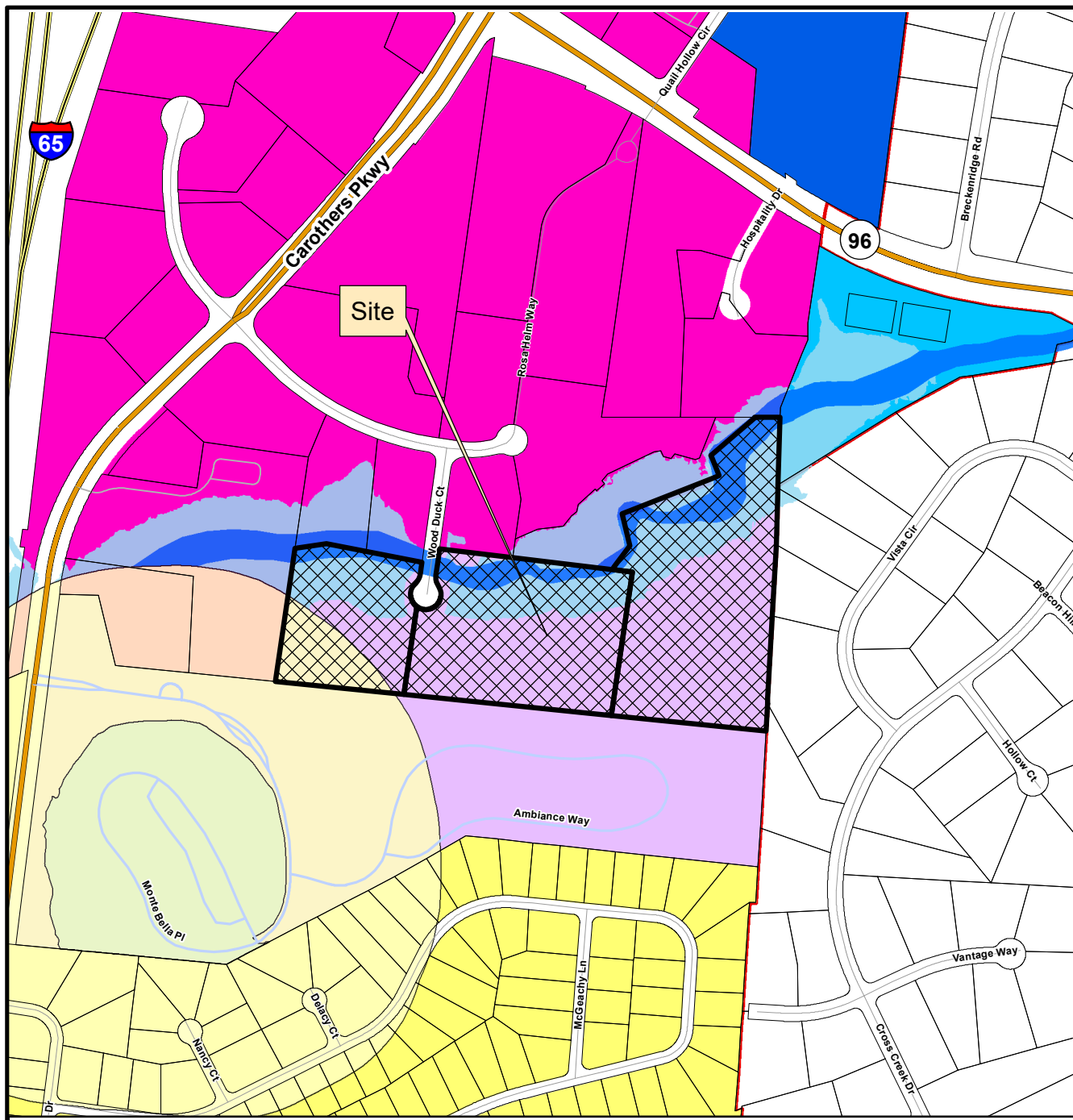
in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission approve, with conditions, Wood Duck Court PUD Subdivision, Final Plat. The conditions of approval are attached.



WOOD DUCK COURT PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: PD Planned District
 Overlay Districts: FFO, FWO, 500' HHO Overlay
 Site Acreage: 21.05 acres
 Total Number of Lots: 3

Legend

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

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2024. All rights reserved.



0 250 500 1,000
 Feet



HISTORIC
 FRANKLIN
 TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. C. Final Plat

lance.fittro@franklintn.gov Applicant shall ensure that any changes to Site Plan COF #7887 are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

10. C. Final Plat

lance.fittro@franklintn.gov **Project Advisory (does not affect approval of the final plat):**
As a reminder, upon completion of the grading for the approved CLOMR for the development and finalized LOMR, a revised final plat shall be required to reflect the changes to the floodway and floodplain boundaries across the platted property. Following completion of the LOMR process, a submission to the Board of Zoning Appeals is required to make the corresponding changes to the FFO and FWO overlay boundaries. The revised FFO and FWO boundaries are likewise to be reflected on the revised plat.

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov Parks-
The Parkland Fees are due at the final plat. "Conditional Review" will be placed on this plat and it can move to One Stop but will held or "Failed" at One Stop until Parkland Fees have been received.

At the one stop submittal for the plat 25% of total amount or \$228,112 shall be due.

The invoice is attached in IDT.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.
***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**
alex.bearden@franklintn.gov 615-721-9103

2. Parkland information

kevinl@franklintn.gov The new amendment to lower density to 212 units and add new language to allow payment at building permit is still under review through LAW. Signatures and approvals of the agreement will be needed to continue the process.

The 75% or \$684,336 will be due at the time of building permit issuance at a pro-rate amount of \$3,228 for each unit.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan:
[COF #7887 \(Wood Duck Court PUD Subdivision, Site Plan \(Walker Place\)\)](#)
shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

P: 320-000 | 320-303 | -Survey | Dwg | SV01 | 320-303-SV01-SV-01.dwg | SV-01} LS: (06/03/2024 - jcooley) - LP: 3/6/2024 2:51 PM



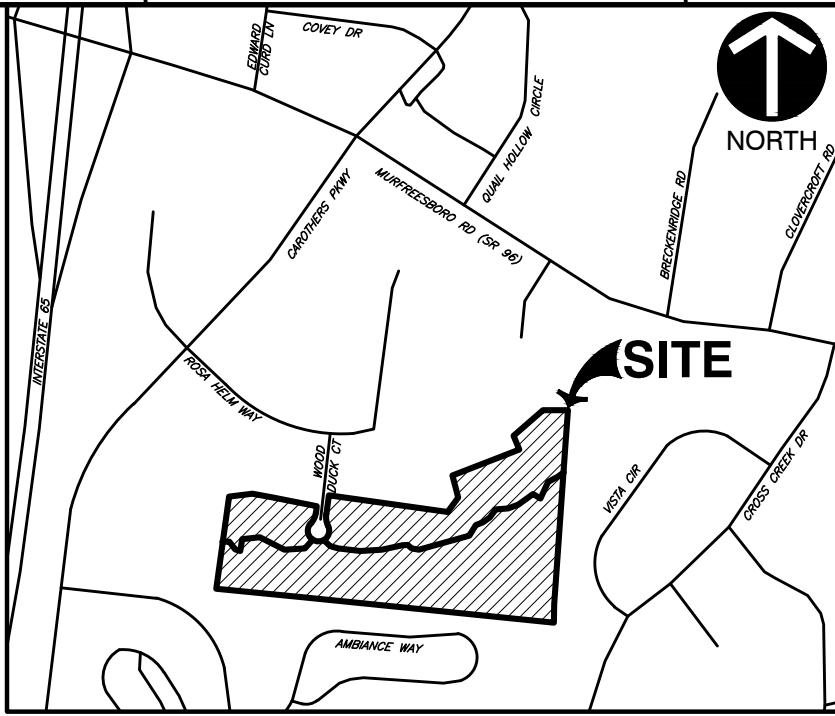
NET AREA	21.05±	TOTAL LOTS	3
ACRES NEW ROAD	N/A	CIVIL DISTRICT	9th
MILES NEW ROAD	N/A	CLOSURE ERROR	1:10,000

FPB WOOD DUCK PROPERTY LLC.
6100 TOWER CIRCLE, SUITE 200
FRANKLIN, TN 37067

2051 WOOD DUCK CT.
9TH CIVIL DISTRICT
TAX MAP 79 PARCEL 77.05
DEED BOOK 9112, PAGE 230
LOT 14
PLAT BOOK 30, PAGE 42
CURRENTLY ZONED (PD) PLANNED DISTRICT
CURRENT OVERLAY DISTRICTS: FFO, FWO, HHO BUFFER

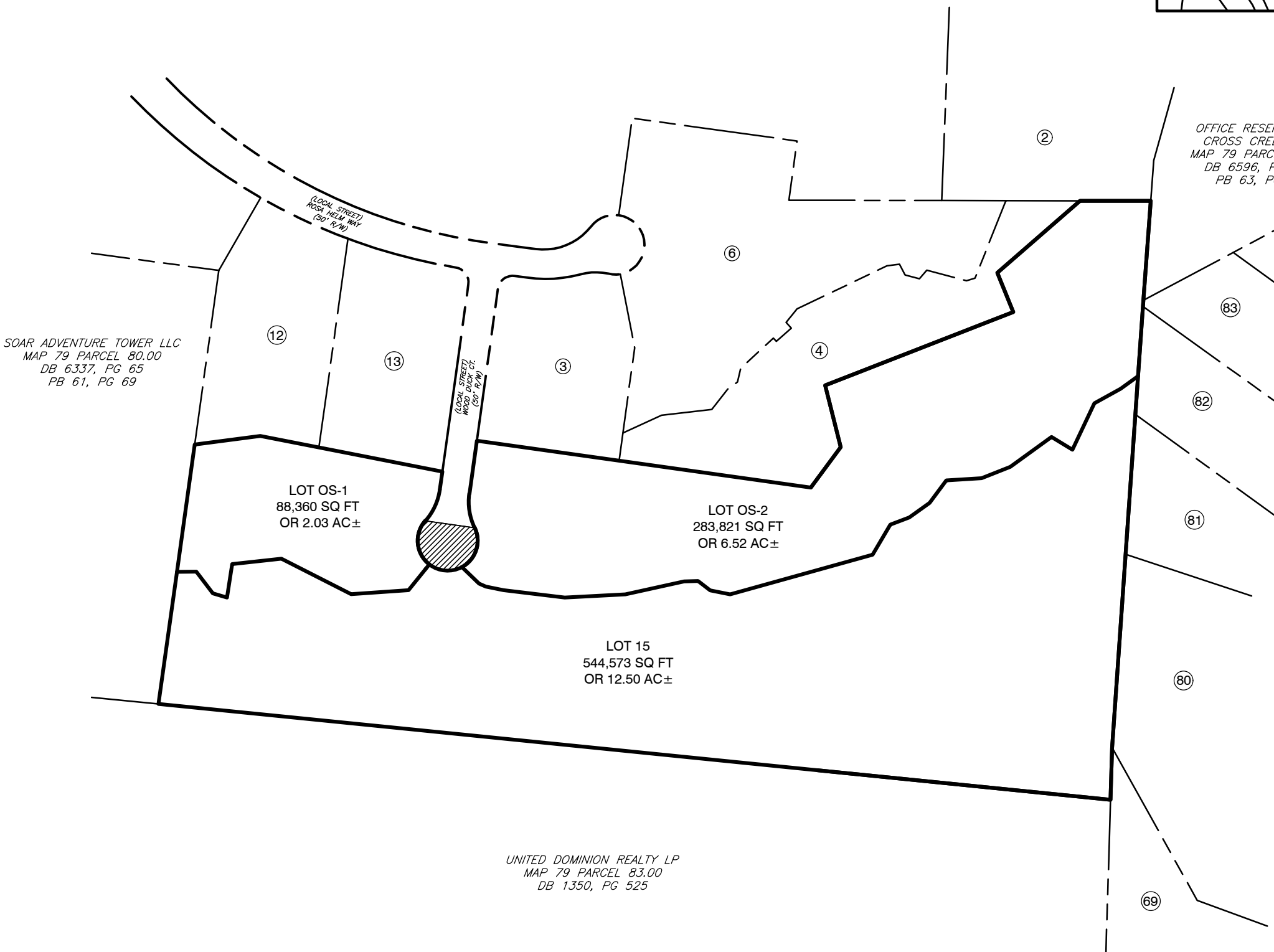
2050 WOOD DUCK CT.
9TH CIVIL DISTRICT
TAX MAP 79 PARCEL 65.02
DEED BOOK 9112, PAGE 230
LOT 15
PLAT BOOK 30, PAGE 42
CURRENTLY ZONED (PD) PLANNED DISTRICT
CURRENT OVERLAY DISTRICTS: FFO, FWO

250 ROSA HELM WAY
9TH CIVIL DISTRICT
TAX MAP 79 PARCEL 65.05
DEED BOOK 9112, PAGE 230
LOT 5
PLAT BOOK 30, PAGE 91
CURRENTLY ZONED (PD) PLANNED DISTRICT
CURRENT OVERLAY DISTRICTS: FFO, FWO



VICINITY MAP
N.T.S.

OFFICE RESERVES AT
CROSS CREEK LLC
MAP 79 PARCEL 49.03
DB 6596, PG 188
PB 63, PG 22



UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

- A. THE STREETS, DRIVEWAYS, AND SIDEWALKS DESIGNATED IN WOOD DUCK COURT PUD SUBDIVISION, FINAL PLAT (FORMERLY WILD DUCK REALTY SUBDIVISION, LOT 5 & FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION 4, LOTS 14 & 15) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

I/WE (HEREBY CERTIFY THAT I/AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 9112, PAGE 230 (R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED IN ANY MANNER THAT WOULD BE GREATER THAN THAT WHICH IS AUTHORIZED BY THE PLANNING COMMISSION AND THE CITY OF MEMPHIS. THE PROPERTY SHOWN HEREON IS NOT BEING OFFERED FOR SALE OR CONVEYANCE UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I/WE (FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER(S)

1. THE WATER AND SEWER SYSTEMS DESIGNATED IN WOOD DUCK COURT PUD SUBDIVISION, FINAL PLAT (FORMERLY WILD DUCK REALTY SUBDIVISION, LOT 5 & FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION 4, LOTS 14 & 15) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 15 DAY OF APRIL, 2022.

SURVEYOR

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MTEM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND HAS A LINEAR ERROR OF CLOSURE THAT IS GREATER THAN 1:10,000. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE STANDARDS OF PRACTICE.

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

CITY OF FRANKLIN, TENNESSEE

**WOOD DUCK COURT PUD SUBDIVISION
FINAL PLAT
FORMERLY WILD DUCK REALTY SUBD.
LOT 5 & FRANKLIN COMMONS SOUTH
SUBDIVISION, SECTION 4, LOTS 14 & 15**

**FPB WOOD DUCK PROPERTY LLC
6100 TOWER CIRCLE SUITE 200
FRANKLIN TENNESSEE**

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

117 Seaboard Lane · Suite E-100 · Franklin, TN 37067

615-333-7797 • 800-763-2326

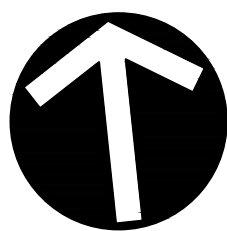
DATE:	JANUARY 26, 2024	DRAWN BY:	KLU
		CHECKED BY:	AAS
			333-903
PROJECT NO:			
APPROVED BY:			
	*JRC		

SV-01

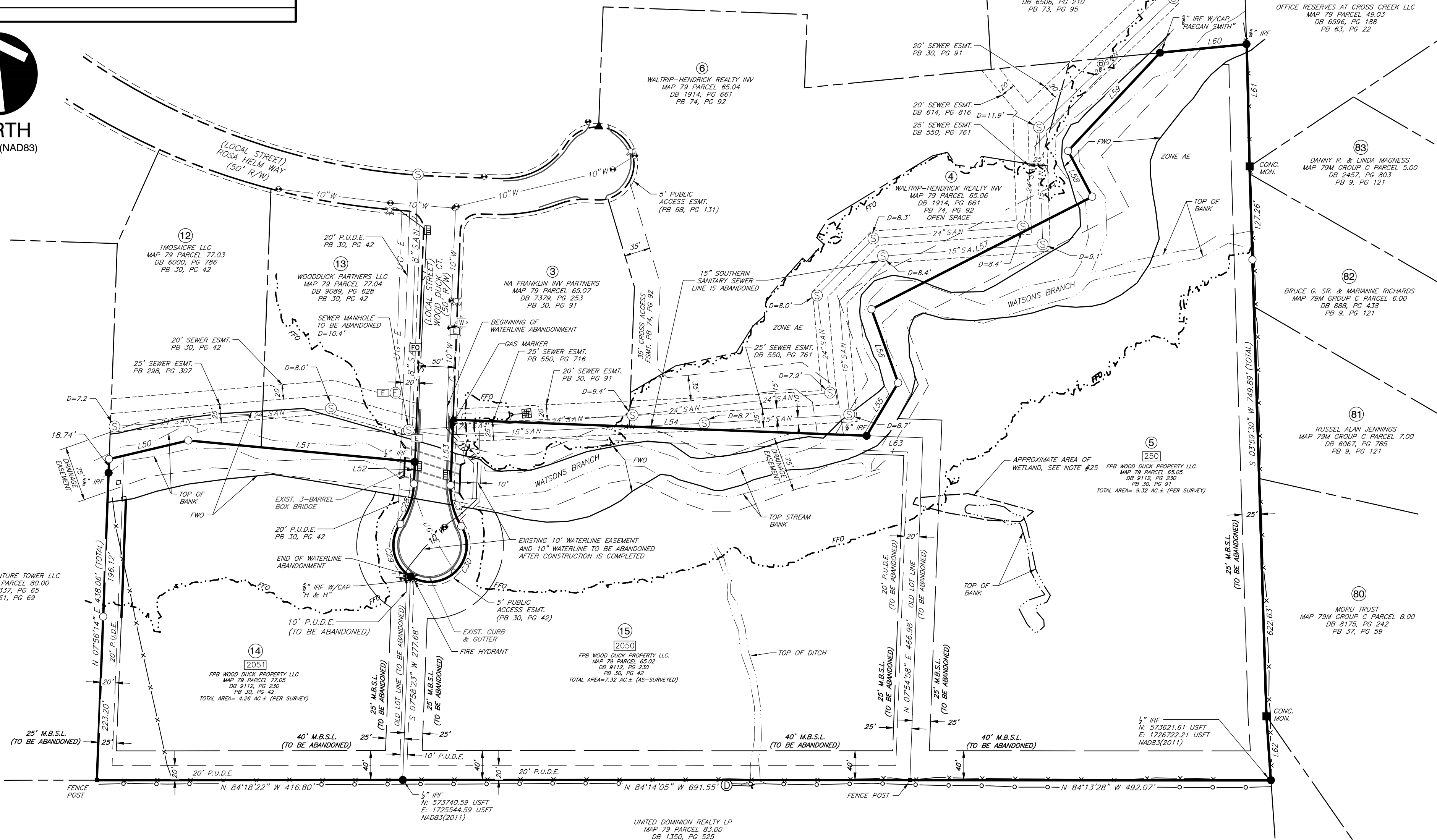
SHEET 1

P:\320-000\320-303-Survey\Drawg\SV-01\320-303-SV-01.dwg(SV-02) [LS(06/03/2024 - jcooley) - LP: 3/16/2024 2:53 PM

REVISION RECORD		
NO	DATE	DESCRIPTION
1	3/16/2024	REVISIONS PER THE CITY OF FRANKLIN



NORTH
TNSPCS (NAD83)



LEGEND:

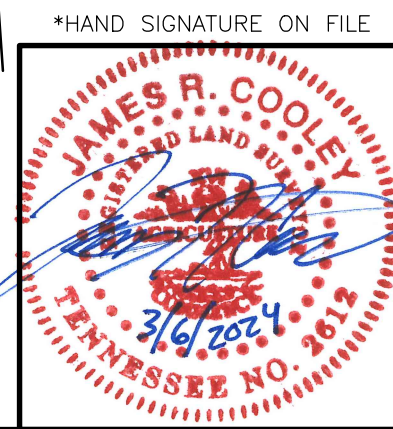
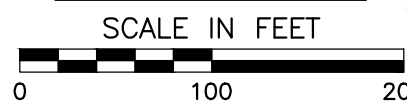
	EXISTING PROPERTY LINE		INLET SQUARE
	EXISTING ADJACENT PROPERTY LINE		STORM MANHOLE
	EXISTING RIGHT-OF-WAY		IRON REBAR SET W/CAP
	EXISTING EASEMENT		LIGHT STANDARD
	EXISTING FARM FENCE		GAS LINE MARKER
	MINIMUM BUILDING SETBACK LINE		CLEAN OUT
	EXISTING CHAIN LINK FENCE		SANITARY MANHOLE (D=DEPTH)
	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
	EXISTING WATER LINE		WATER METER
	EXISTING GAS LINE		WATER VALVE
	EXISTING STORM SEWER LINE		FIRE HYDRANT
	UNDERGROUND ELEC. LINE		ELECTRIC CONTROL CABINET
	EXISTING WETLAND		TELEPHONE PEDESTAL
	IRON REBAR FOUND (IRF)		LOT NUMBER
	MAG / PK NAIL FOUND		FLOODWAY OVERLAY
	CONCRETE MONUMENT FOUND		FLOODPLAIN FRINGE OVERLAY
	FENCE POST FOUND		ELECTRIC PULL BOX
	CURB INLET		ELECTRIC MANHOLE

EXISTING LINE TABLE		
LINE #	DIRECTION	LENGTH
L50	N 82°32'18" E	110.83'
L51	S 78°53'52" E	310.14'
L52	S 07°54'51" W	30.15'
L53	N 07°54'51" E	89.38'
L54	S 82°02'06" E	564.11'
L55	N 36°28'24" E	83.92'
L56	N 14°08'29" W	106.71'

EXISTING CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C28	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C29	50.00'	93°33'26"	81.64'	72.87'	S 05°18'26" E
C30	50.00'	153°33'55"	134.01'	97.35'	N 51°08'15" E
C31	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W

EXISTING LINE TABLE		
LINE #	DIRECTION	LENGTH
L57	N 68°43'48" E	337.70'
L58	N 21°59'05" W	70.63'
L59	N 48°52'52" E	183.40'
L60	S 89°52'51" E	118.76'
L61	S 04°24'54" W	166.78'
L62	S 01°47'12" W	87.49'
L63	N 82°10'44" W	76.68'

CITY OF FRANKLIN
PROJECT # 8407



*HAND SIGNATURE ON FILE

WOOD DUCK COURT PUD SUBDIVISION
FINAL PLAT
FORMERLY WILD DUCK REALTY SUBD.
LOT 5 & FRANKLIN COMMONS SOUTH
SUBDIVISION, SECTION 4, LOTS 14 & 15

EXISTING LOT LAYOUT, SETBACKS,
AND EASEMENT LOCATIONS

DATE:	JANUARY 26, 2024	DRAWN BY:	KLU
DWG SCALE:	1" = 100'	CHECKED BY:	AAS
PROJECT NO:	333-903	APPROVED BY:	*JRC

DRAWING NO.:

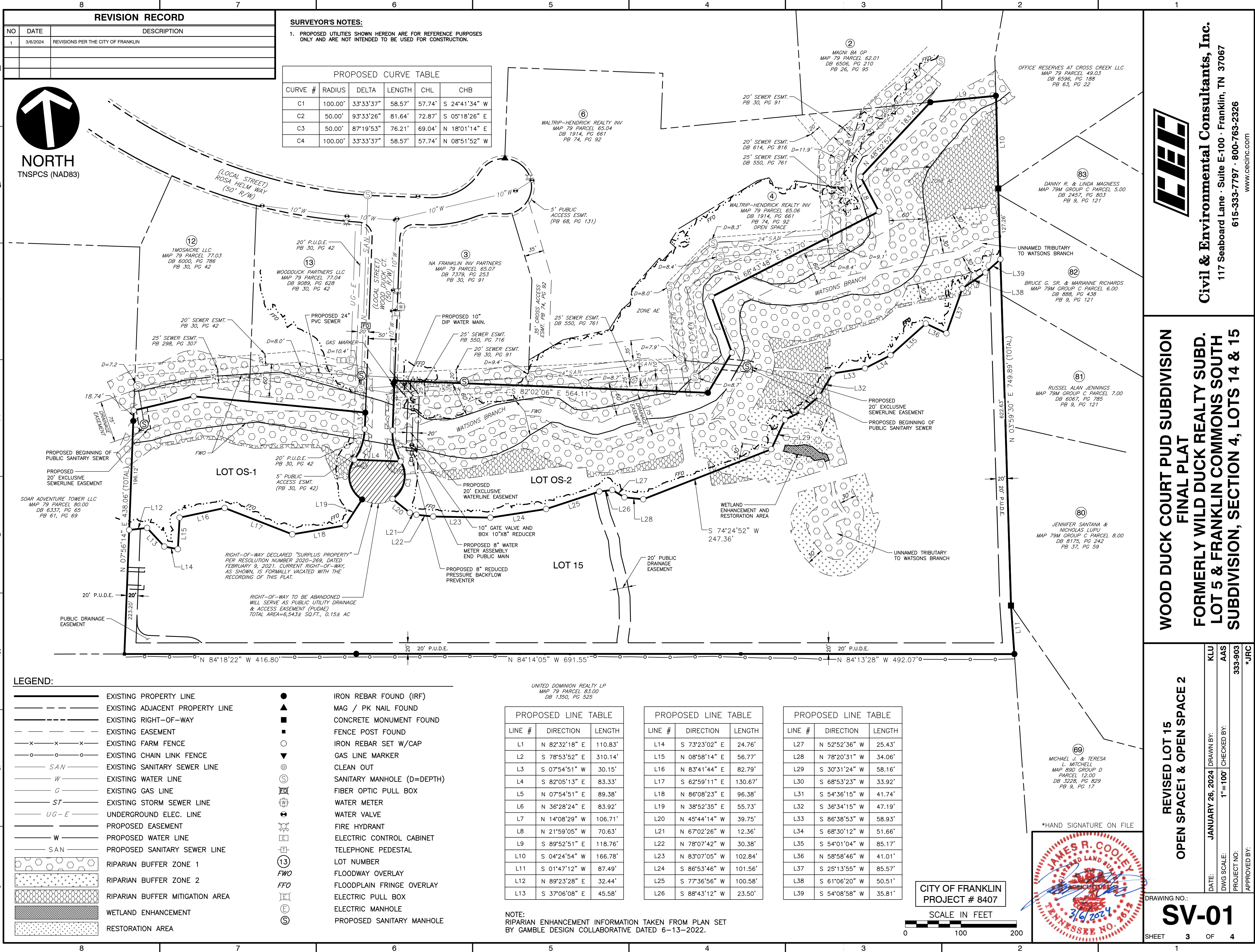
SV-01

SHEET 2 OF 4



Civil & Environmental Consultants, Inc.
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615-333-7797 · 800-763-2326
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REVISION RECORD

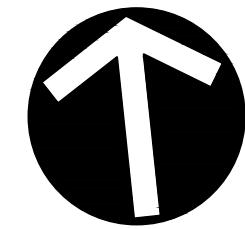
NO	DATE	DESCRIPTION
1	3/6/2024	REVISIONS PER THE CITY OF FRANKLIN

SURVEYOR'S NOTES:

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

PROPOSED CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'26"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	87°19'53"	76.21'	69.04'	N 18°01'14" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W



NORTH
TNSPCS (NAD83)

LEGEND:

	EXISTING PROPERTY LINE		IRON REBAR FOUND (IRF)
	EXISTING ADJACENT PROPERTY LINE		MAG / PK NAIL FOUND
	EXISTING RIGHT-OF-WAY		CONCRETE MONUMENT FOUND
	EXISTING EASEMENT		FENCE POST FOUND
	EXISTING FARM FENCE		IRON REBAR SET W/CAP
	EXISTING CHAIN LINK FENCE		GAS LINE MARKER
	EXISTING SANITARY SEWER LINE		CLEAN OUT
	EXISTING WATER LINE		SANITARY MANHOLE (D=DEPTH)
	EXISTING GAS LINE		FIBER OPTIC PULL BOX
	EXISTING STORM SEWER LINE		WATER METER
	UNDERGROUND ELEC. LINE		WATER VALVE
	PROPOSED EASEMENT		FIRE HYDRANT
	PROPOSED WATER LINE		ELECTRIC CONTROL CABINET
	PROPOSED SANITARY SEWER LINE		TELEPHONE PEDESTAL
	RIPARIAN BUFFER ZONE 1		LOT NUMBER
	RIPARIAN BUFFER ZONE 2		FLOODWAY OVERLAY
	RIPARIAN BUFFER MITIGATION AREA		FLOODPLAIN FRINGE OVERLAY
	WETLAND ENHANCEMENT		ELECTRIC PULL BOX
	RESTORATION AREA		ELECTRIC MANHOLE
			PROPOSED SANITARY MANHOLE

UNITED DOMINION REALTY LP
MAP 79 PARCEL 83.00
DB 1350, PG 525

LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'
L2	S 78°53'52" E	310.14'
L3	S 07°54'51" W	30.15'
L4	S 82°05'13" E	83.33'
L5	N 07°54'51" E	89.38'
L6	N 36°28'24" E	83.92'
L7	N 14°08'29" W	106.71'
L8	N 21°59'05" W	70.63'
L9	S 89°52'51" E	118.76'
L10	S 04°24'54" W	166.78'
L11	S 01°47'12" W	87.49'
L12	N 89°23'28" E	32.44'
L13	S 37°06'08" E	45.58'

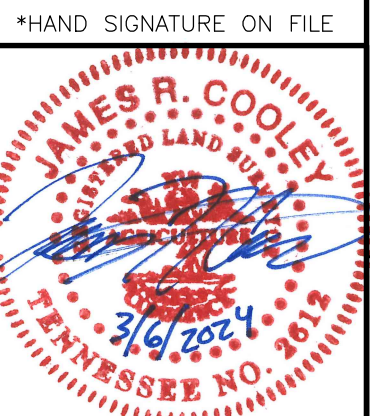
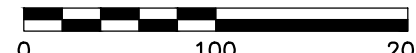
LINE #	DIRECTION	LENGTH
L14	S 73°23'02" E	24.76'
L15	N 08°58'14" E	56.77'
L16	N 83°41'44" E	82.79'
L17	S 62°59'11" E	130.67'
L18	N 86°08'23" E	96.38'
L19	N 38°52'35" E	55.73'
L20	N 45°44'14" W	39.75'
L21	N 67°02'26" W	12.36'
L22	N 78°07'42" W	30.38'
L23	N 83°07'05" W	102.84'
L24	S 86°53'46" W	101.56'
L25	S 77°36'56" W	100.58'
L26	S 88°43'12" W	23.50'

LINE #	DIRECTION	LENGTH
L27	N 52°52'36" W	25.43'
L28	N 78°20'31" W	34.06'
L29	S 30°31'24" W	58.16'
L30	S 68°53'23" W	33.92'
L31	S 54°36'15" W	41.74'
L32	S 36°34'15" W	47.19'
L33	S 86°38'53" W	58.93'
L34	S 68°30'12" W	51.66'
L35	S 54°01'04" W	85.17'
L36	N 58°58'46" W	41.01'
L37	S 25°13'55" W	85.57'
L38	S 61°06'20" W	50.51'
L39	S 54°08'58" W	35.81'

NOTE:
RIPARIAN ENHANCEMENT INFORMATION TAKEN FROM PLAN SET
BY GAMBLE DESIGN COLLABORATIVE DATED 6-13-2022.

CITY OF FRANKLIN
PROJECT # 8407

SCALE IN FEET



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FINAL PLAT
FORMERLY WILD DUCK REALTY SUBD.
LOT 5 & FRANKLIN COMMONS SOUTH
SUBDIVISION, SECTION 4, LOTS 14 & 15

REVISED LOT 15
OPEN SPACE1 & OPEN SPACE 2

DATE:	JANUARY 26, 2024	DRAWN BY:	KLU
DWG SCALE:	1" = 100'	CHECKED BY:	AAS
PROJECT NO:	333-903	APPROVED BY:	*JRC

DRAWING NO.:

SV-01

SHEET 3 OF 4

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