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

City of Franklin

Meeting Agenda

Work Session

Tuesday, April 9, 2024 | **4:30 PM** | **Board Room**

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Discussion Of Police Compensation Plan

   Sponsors: Eric Stuckey, Deb Faulkner

2. Presentation Of The Sanitation And Environmental Services Department Cost Of Service Study

   Sponsors: Mark Hilty, Jack Tucker, Nate Ridley, Chris Franklin

3. Discussion Of Capital Improvement Plan Update Process

   Sponsors: Eric Stuckey

4. Discussion Of Southeast Park Naming

   Sponsors: Mayor Ken Moore

5. Acknowledgment Of Progress Report Of Resolution 2023-49, A Resolution Adopting A Plan Of Services For The Annexation Of Property, Located At 4436 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. Establishing A Public Hearing On May 14, 2024

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

6. *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). Establishing A Public Hearing On May 14, 2024
   FMPC 3/28/24, 6-0

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

7. 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. Establishing A Public Hearing On May 14, 2024

FMPC 3/28/24, 6-0 (MOS 1: 6-0 to approve as submitted; MOS 2: 4-2 to approve with staff's recommended changes; MOS 3: 6-0 to approve as submitted; MOS 4: 5-1 to approve as submitted; MOS 5: 5-1 to disapprove; MOS 6: 6-0 to approve as submitted)

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

8. *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). Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0

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

9. 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. Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0

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

10. *Consideration Of COF Contract No. 2024-0060, With Bridges Domestic Violence Shelter Of Williamson County, In An Amount Up To $175,000 For The Purchase Of A Home That Will Offer Transitional Housing To A Family Moving Back Into Mainstream Living Funded Through the Community Development Block Grant (CDBG) Program

Sponsors: Tom Marsh, Kathleen Sauseda

11. *Consideration Of COF Contract No. 2024-0062, With Franklin Housing Authority In An Amount Up To $250,000 For Reimbursement Of Expenses Associated With Public Facilities Construction For The Cherokee Development Funded Through the Community Development Block Grant (CDBG) Program

Sponsors: Tom Marsh, Kathleen Sauseda

12. *Consideration Of COF Contract No. 2024-0103, With C&T Engineering For Construction Inspection During The 36" HOBAS Emergency Pipe Repair

Sponsors: Michelle Hatcher, Brian Goodwin

13. *Discussion Of COF Contract No. 2024-0102, With Garney Construction For Construction Of The 36" HOBAS Emergency Pipe Repair

Sponsors: Michelle Hatcher, Brian Goodwin

14. Consideration Of Ordinance 2023-41, An Ordinance To Amend Chapter 4 Of Title 16 Of The Franklin Municipal Code, Concerning Road Impact Fees
WS 1/23/24

Sponsors: Vernon Gerth, Paul Holzen

15. Consideration Of Procurement Award To Willis Towers Watson Southeast, Inc., D/B/A WTW, Of Nashville, Tennessee In The Estimated Annual Amount Of $75,000 For Group Employee Insurance Benefits Consulting Services For The Human Resources Department (Purchasing Office Procurement Solicitation No. 2024-010; COF Contract No. 2024-0101)

Sponsors: Kevin Townsel, Sara Sylvis

16. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8859, (Steven Ray Hostetter, Leslie Evans Cherry, And Breanna Ross, Managing Agent) 1403 Lewisburg Pike, Franklin, TN 37064

    Sponsors: Angie Skarp

17. Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6181, (Steven Ray Hostetter, Leslie Evans Cherry, And Rebecca Milien, Managing Agent) 5060 Carothers East Parkway, Franklin, TN 37067

    Sponsors: Angie Skarp

OTHER BUSINESS

ADJOURN

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

Police Department Compensation

Background

- In 2022 as a part of the development of the FY23 Budget, the City of Franklin made significant investment to enhance our compensation plan to be highly competitive in the market.
- The City invested over $8 million in pay adjustments with 79% of City team members having their pay grade increased.
- In addition, the City invested another $1.3 million in 2023 to help address pay compression concerns across the organization.
- These pay adjustments were particularly impactful in public safety (Police and Fire) where more than half of these investments in compensation were made.
- Over the past 18 months, other employers in the region have adjusted their pay significantly to be more competitive. The City of Franklin is conducting a compensation market review of public safety pay with the goal of identifying options to ensure Franklin is highly competitive in attracting and retaining talented, dedicated team members.

Overview of Police Department Pay Structure

Police Classification/Position	Starting Base Salary
Entry Level/Non-POST Certified	$50,000
Lateral/POST Certified	$55,000-$65,000 for years of POST Certified Law Enforcement Experience
Entry Level/Non-POST Certified After Probation	$53,695

- **Shift Differential:** 7%-10% increase to base salary
  - 2nd Shift: 2p-7p = 7%
  - 3rd Shift: 9p-7a = 10%
- **Special Operations Stipends**
  - SWAT, DIVE, & CRISIS Teams: $2/hour to all hours worked, including OT
  - HONOR GUARD: $1/hour to all hours worked, including OT
  - *These stipends are above other known comparable cities*
- **Opportunities for earning potential *in addition* to Shift Differential and Special Operations that are added to base salary**
  - On-Call Pay: $250/week when On-Call
  - Special Event Pay: $50/hour-$85/hour per event worked based on the special event
    - *Paid through City payroll and counted toward retirement calculations*
  - Callback Pay: 1.5x base rate and counts towards hours worked for overtime
  - Overtime: 1.5x base rate

Current Compensation Data

Current Market Data - Pay Structure

Position	75th Percentile (Market Rate)	Structure Index
Police Officer Trainee	$52,374	**95%**
Police Officer I	$66,248	**95%**
Police Officer II	$70,223	**101%**
Master Patrol Officer	$69,430	**115%**
Detective	$69,430	**115%**
Sergeant	$84,074	**107%**
Lieutenant	$102,378	**99%**

**Structure Index: Pay range median divided by market rate (how our base pay structure compares to the market)*

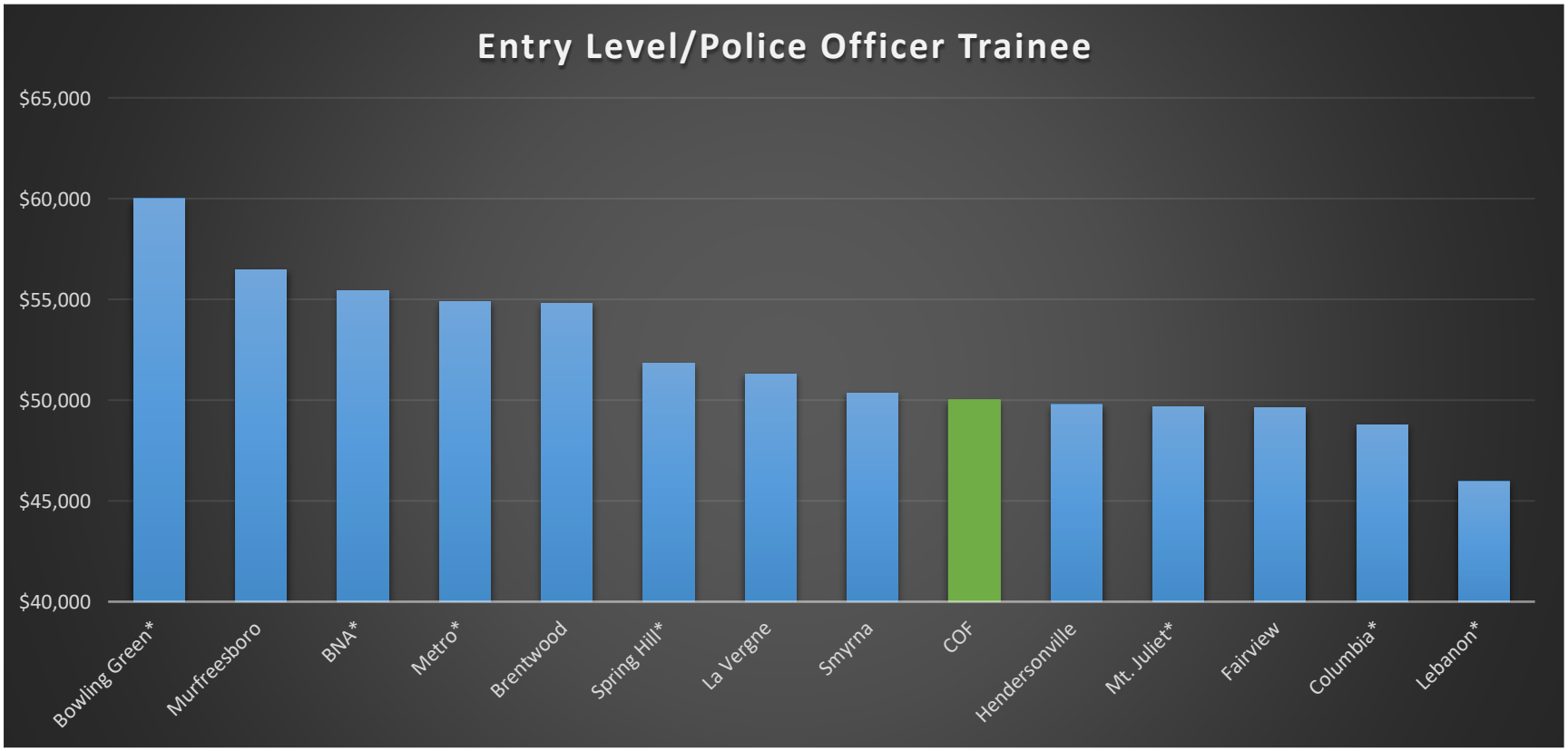
Current Market Data – Current Roster

Position	75th Percentile Structure Index	75th Percentile Market Index
Police Officer Trainee	**95%**	**95%**
Police Officer I	**95%**	**95.82%**
Police Officer II	**101%**	**113.39%**
Master Patrol Officer	**115%**	**113.92%**
Detective	**115%**	**114.29%**
Sergeant	**107%**	**109.35%**
Lieutenant	**99%**	**111.43%**

**Market Index: Current employee salaries divided by the market rate (how our current staff compare to the market rate)*

***Current staff above market index for variety of reasons → Time in position, starting rate higher for pay for experience as Police Officer I, merit increases, City tenure, etc.)*

Current Starting Base Salary Comparison:



**Some comparable cities are on 12-hour shifts, resulting in higher advertised* annual *salaries, but lower* hourly *rates.*

***Base salary comparisons, does not include stipends, differentials, or other incentives.*

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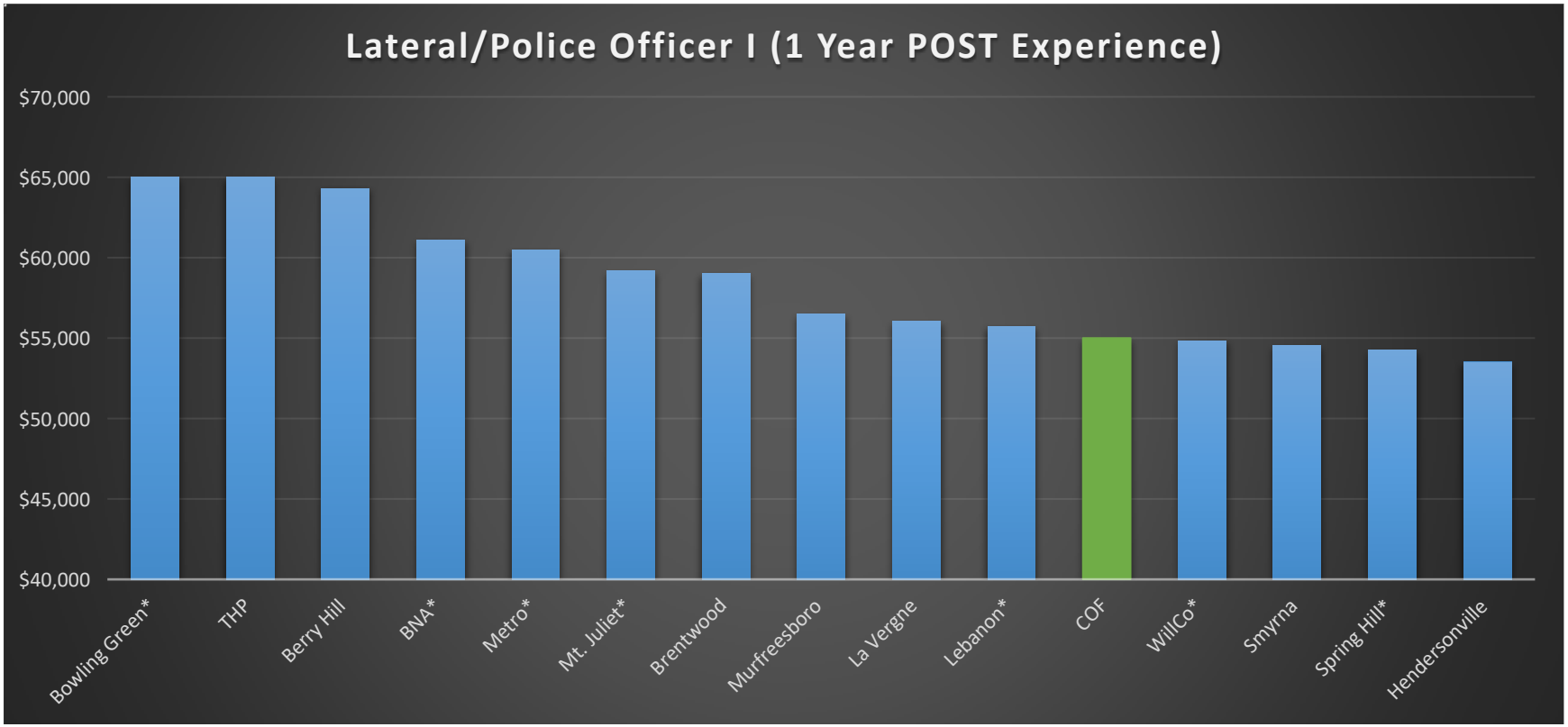

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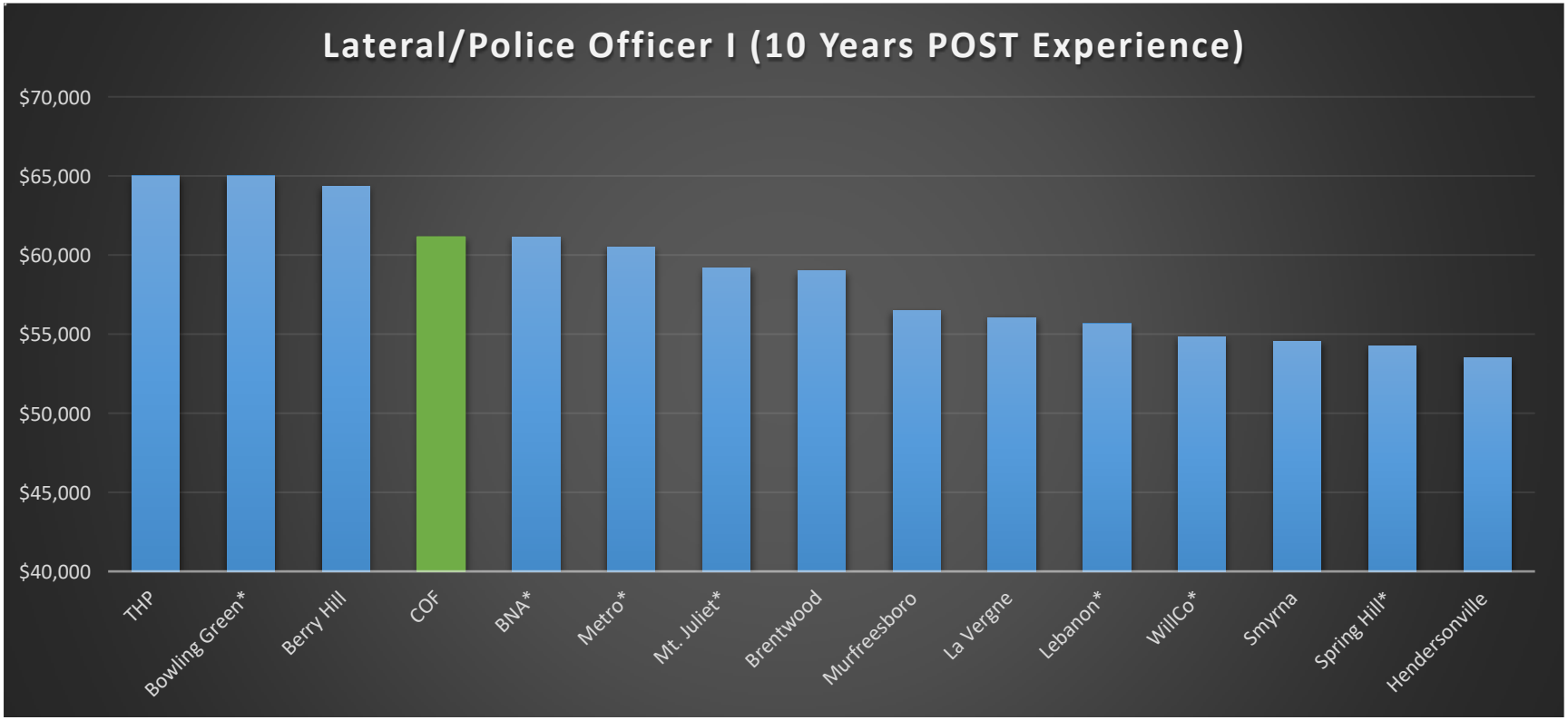

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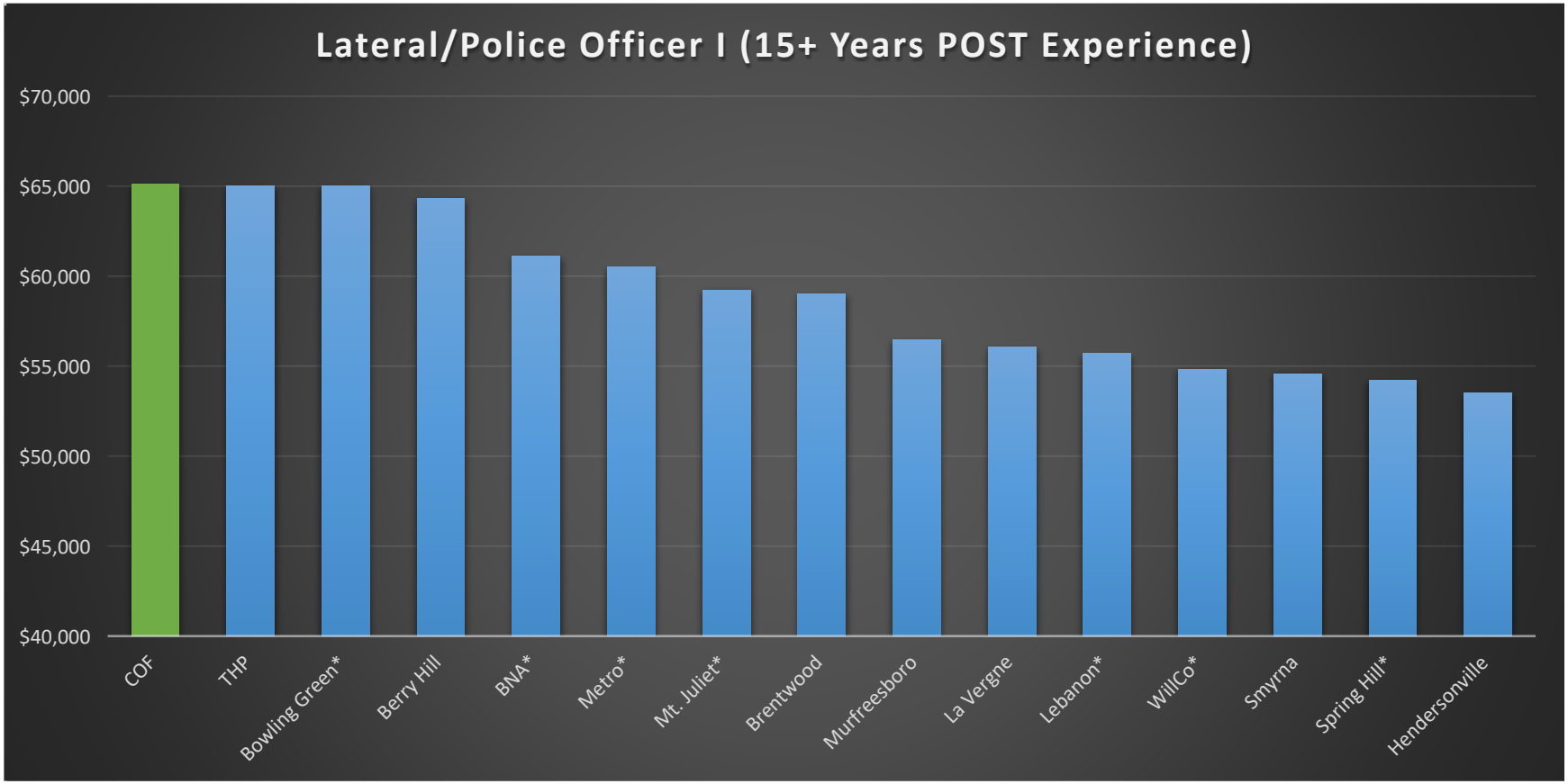

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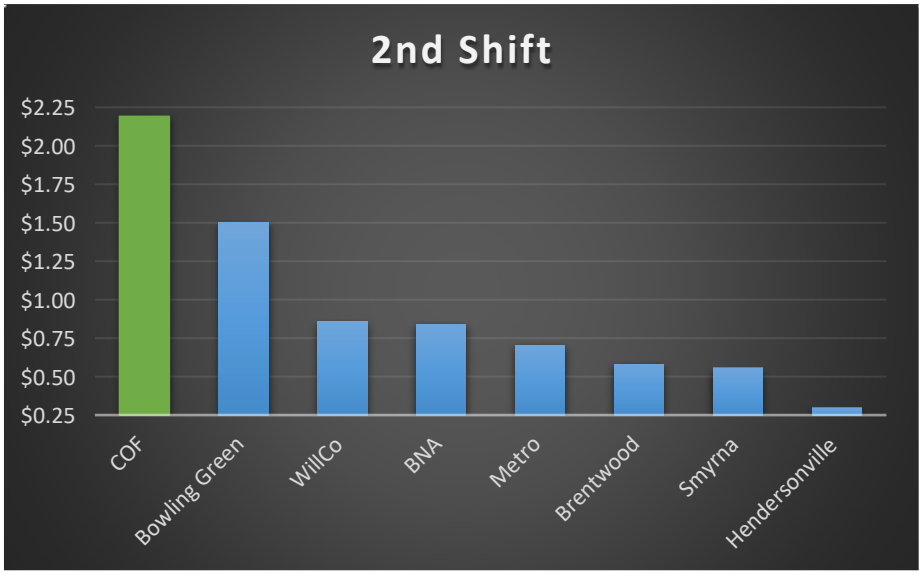
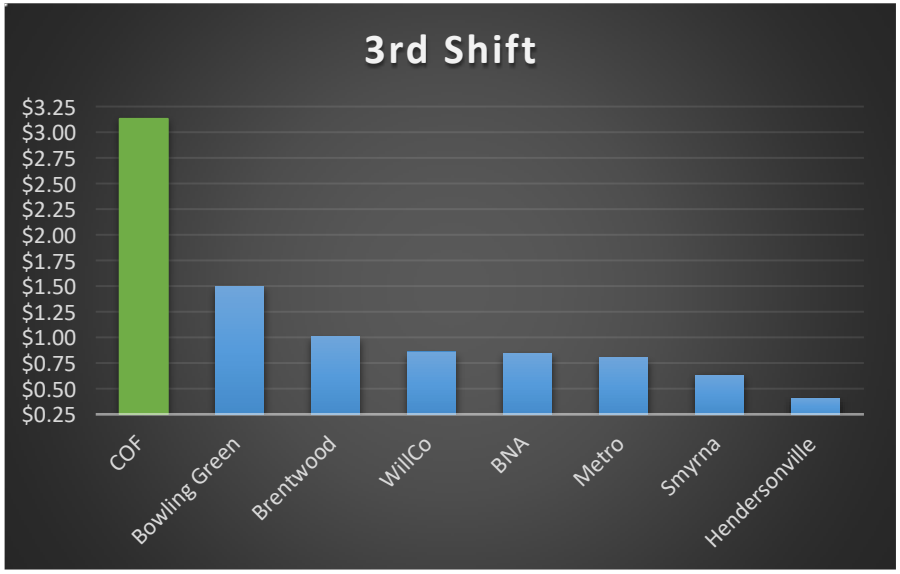
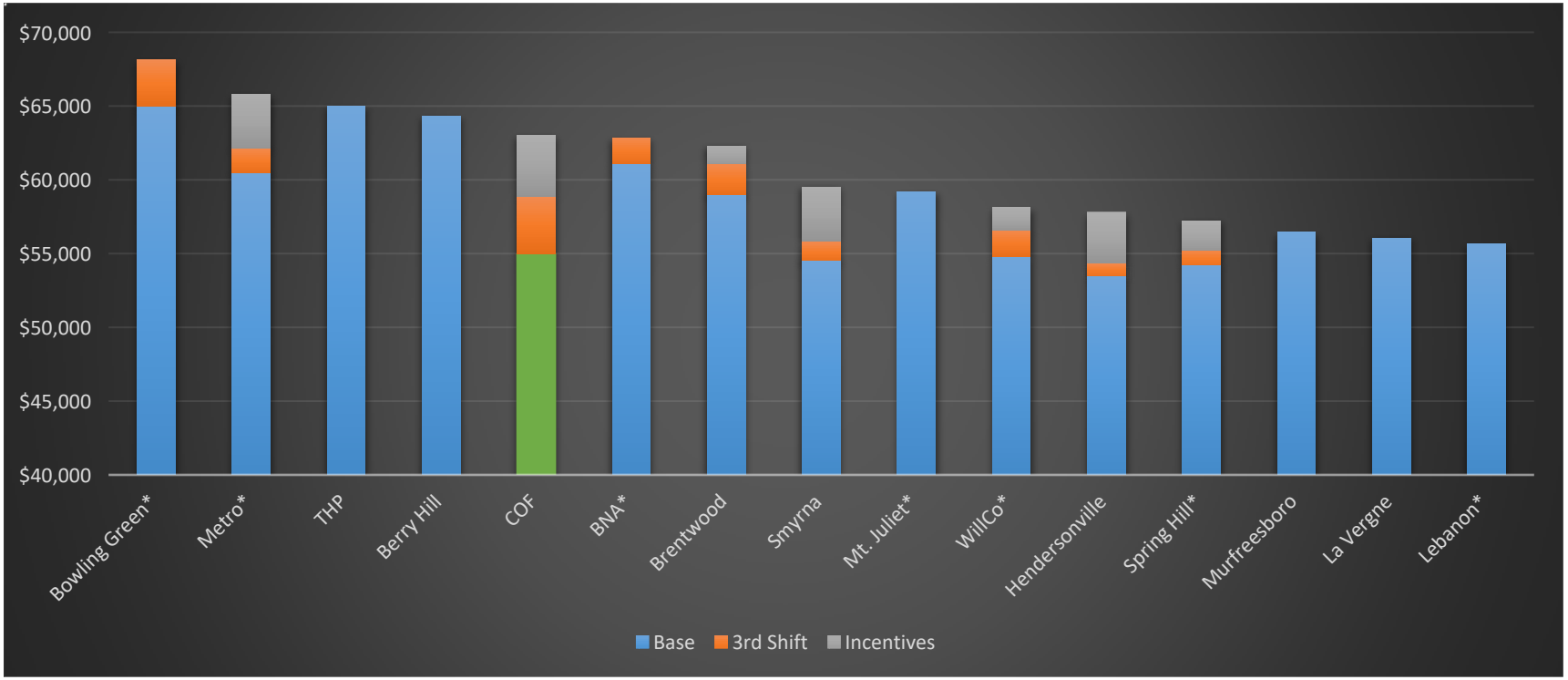
Shift Differentials Comparison





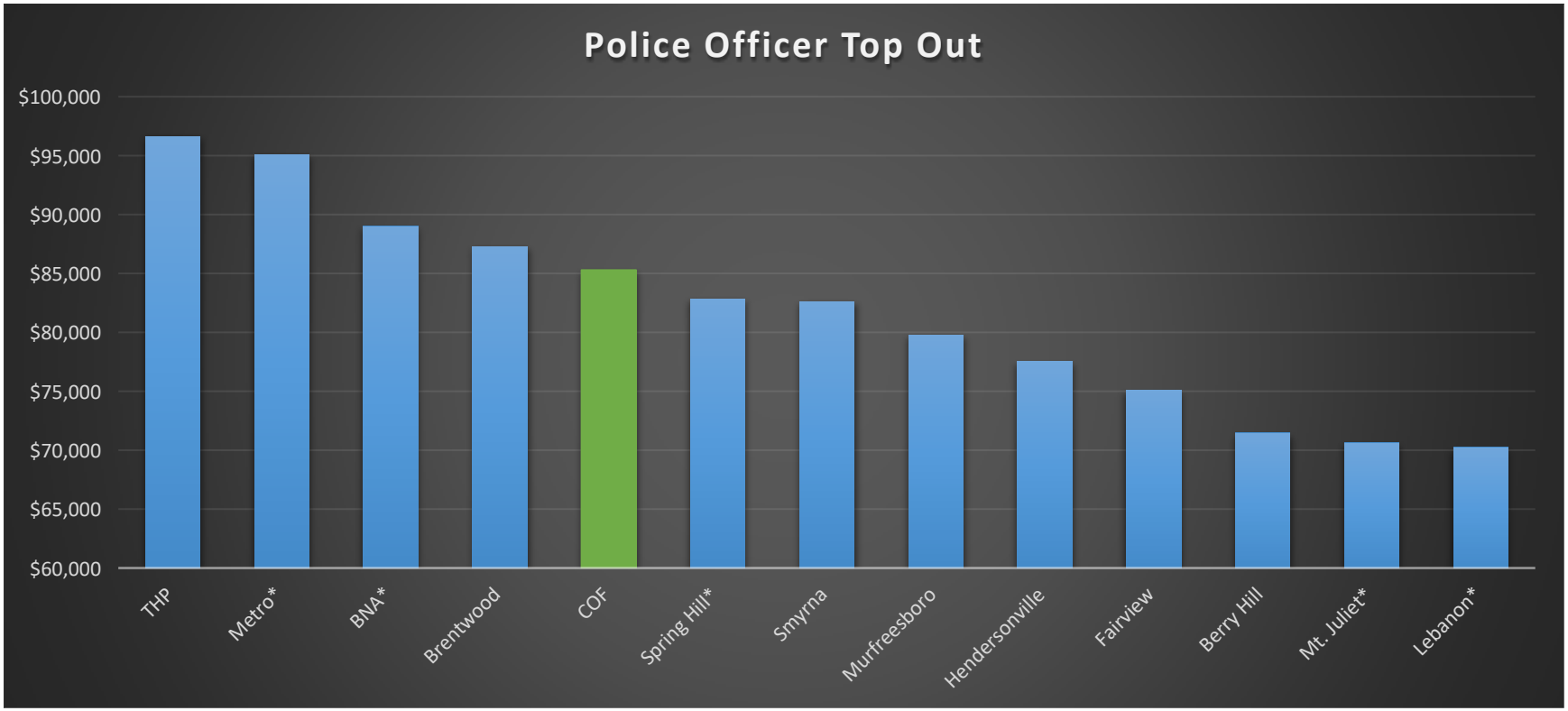
**COF pays % to base salary, so figures above are based on $65,000/year to calculate an hourly rate for comparison*
***The other comparable cities do not offer shift differentials or it is unknown if any differentials are offered*

Current Total Earning Potential Comparison



**Some comparable cities are on 12-hour shifts, resulting in higher advertised* annual *salaries, but lower* hourly *rates*
***Based on 1 Year POST experience new hire ($55,000)*
****Incentives: College incentives, special ops stipends*
*****Does not include transportation or communication stipends (COF offers vehicles and cell phones)*

Current Base Top Out Pay Comparison



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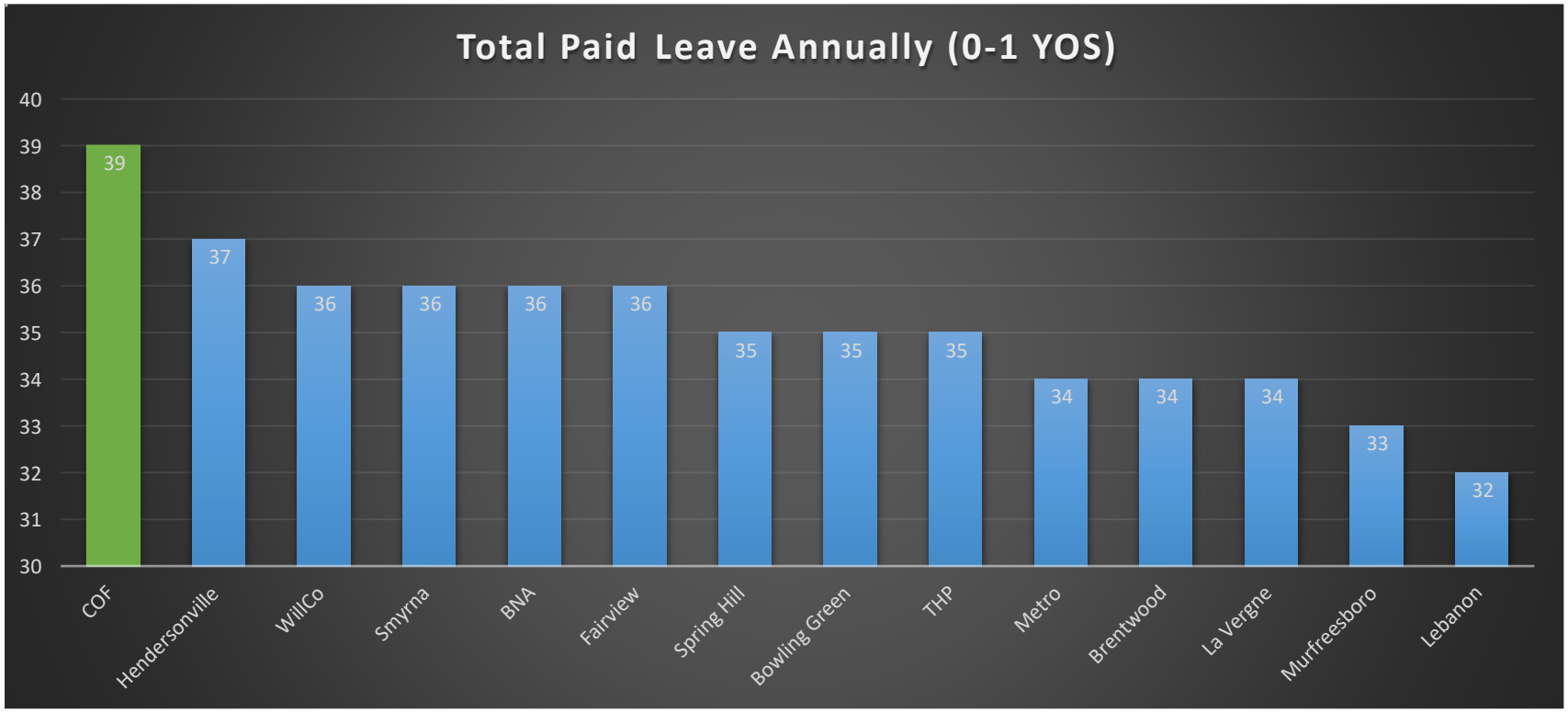
Paid Leave Comparison



**COF 39 = Vacation (15 days), Sick (12 days), Personal (2 days), Holidays (10 days)*

Summary of Current Data

- The City of Franklin is now below the market rate for Police Officer Trainee and Police Officer I *base* salaries.

- The City of Franklin is now below comparable municipalities in *base* salary for Police Officer Trainee and Police Officer I new hires (with less than 15+ years of POST Certified experience).
  - Resulting in the City of Franklin ranking **bottom 5** in *base* starting salary.

- While some positions are below market rate in base salary structure, the majority of current staff are compensated above market rate in *base* salary at all ranks, including the ranks below current market.

- The City of Franklin is a leader in other rewards as compared to the same cities.
  - Resulting in the City of Franklin ranking **top 5** in total earning potential. These rewards include:
    - Shift Differential
    - Special Operations Stipends
    - Paid Leave Programs
    - Opportunities for Overtime

Proposed Compensation Data

Proposed Changes to Structure

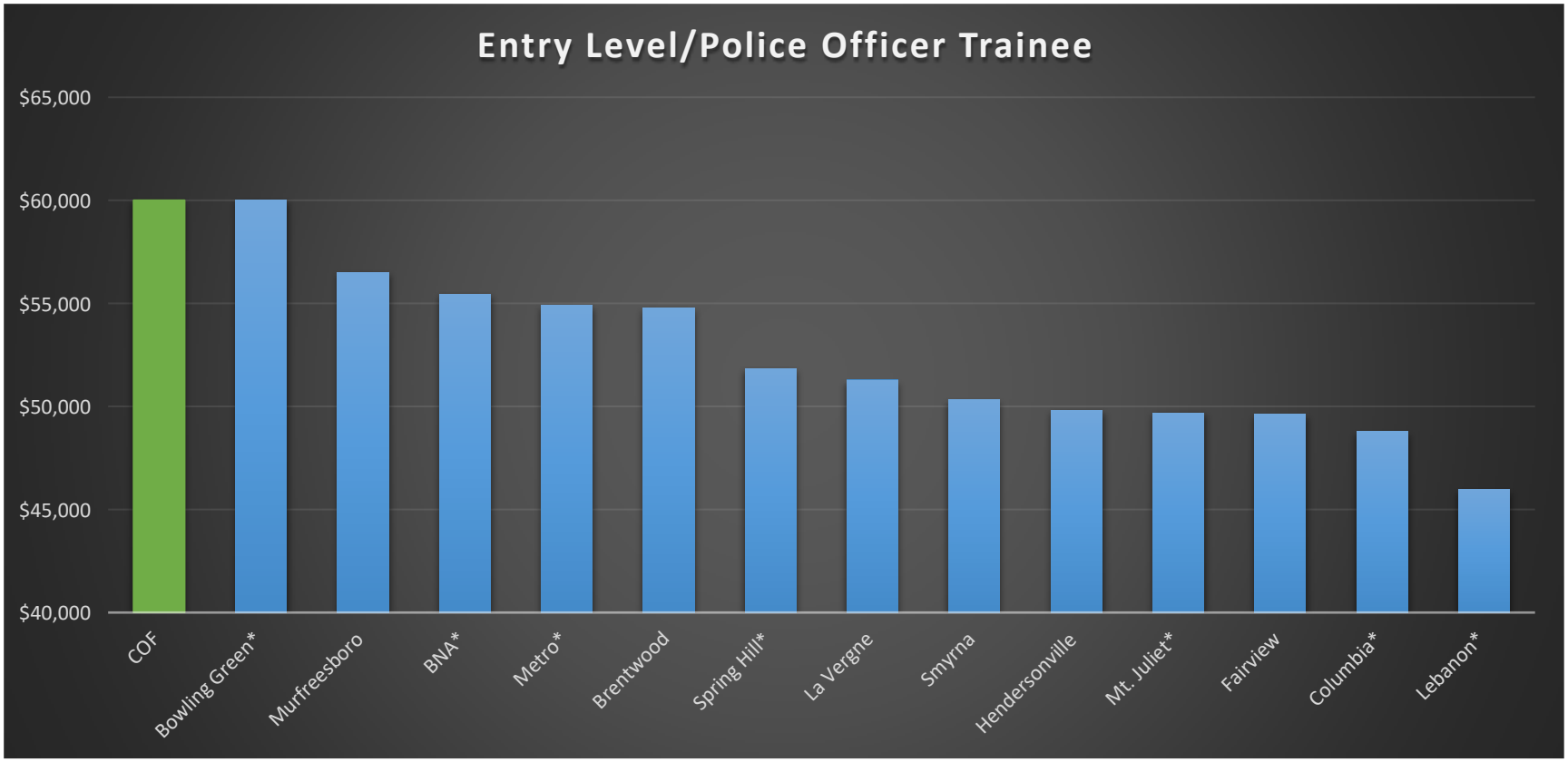
Police Classification/Position	Starting Base Salary	Proposed Starting Base Salary
Entry Level/Non-POST Certified	$50,000	$60,000
Lateral/POST Certified	$55,000-$65,000 for years of POST Certified Law Enforcement Experience	$65,000 (no longer based on experience)
Entry Level/Non-POST Certified After Probation	$53,695	N/A (Trainees increase to $65,000 at completion of probation AND obtained POST Certification)

- Increase pay grades for all ranks from Captain to Police Officer Trainee
  **No proposed changes to the other structures (shift differentials, stipends, etc.)*

Proposed Changes to Staff

- Employees in these ranks receive a 3% pay increase to base salary
  - Police Officer I receive 3% OR $65,000 (whichever is greater)

Proposed Starting Base Salary Comparison:



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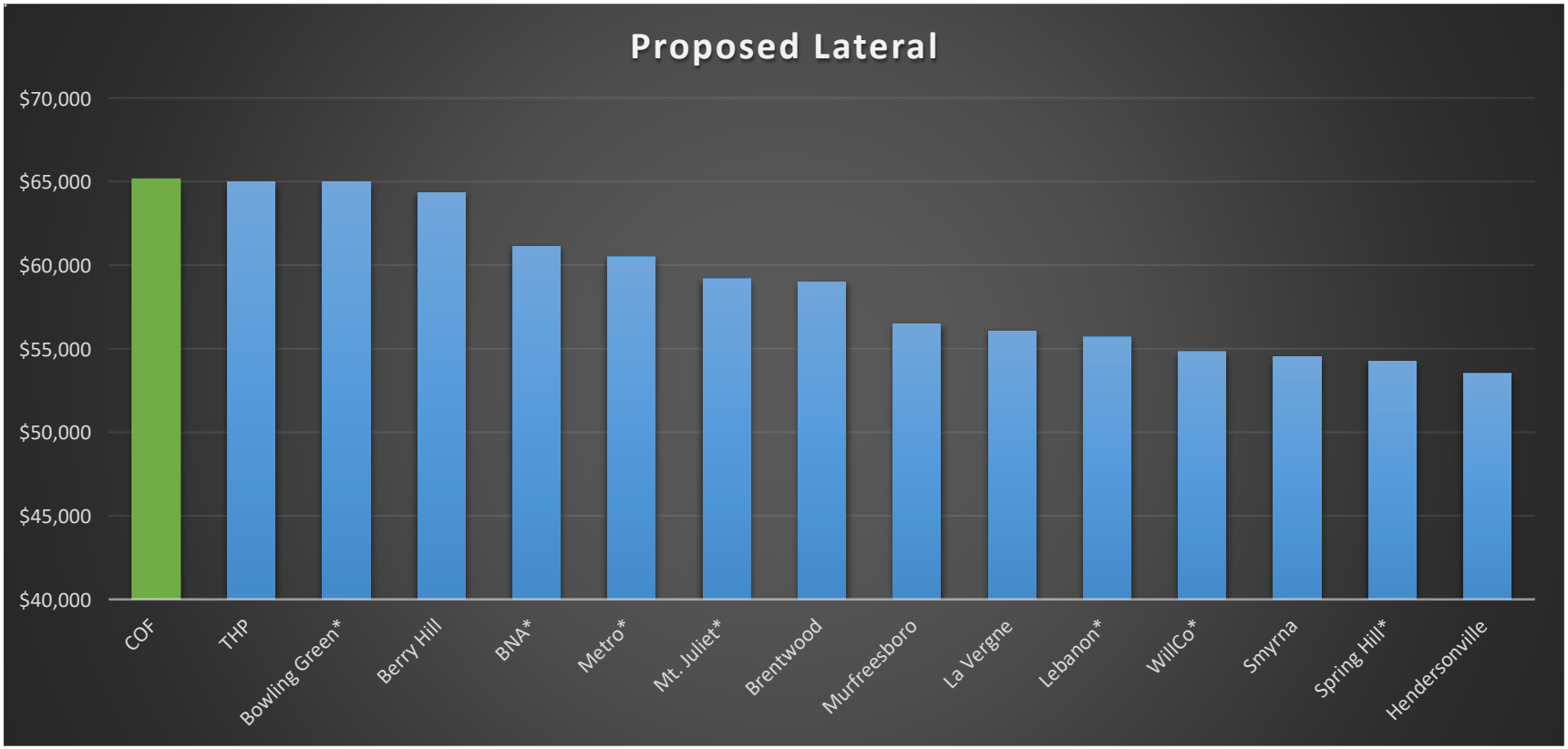

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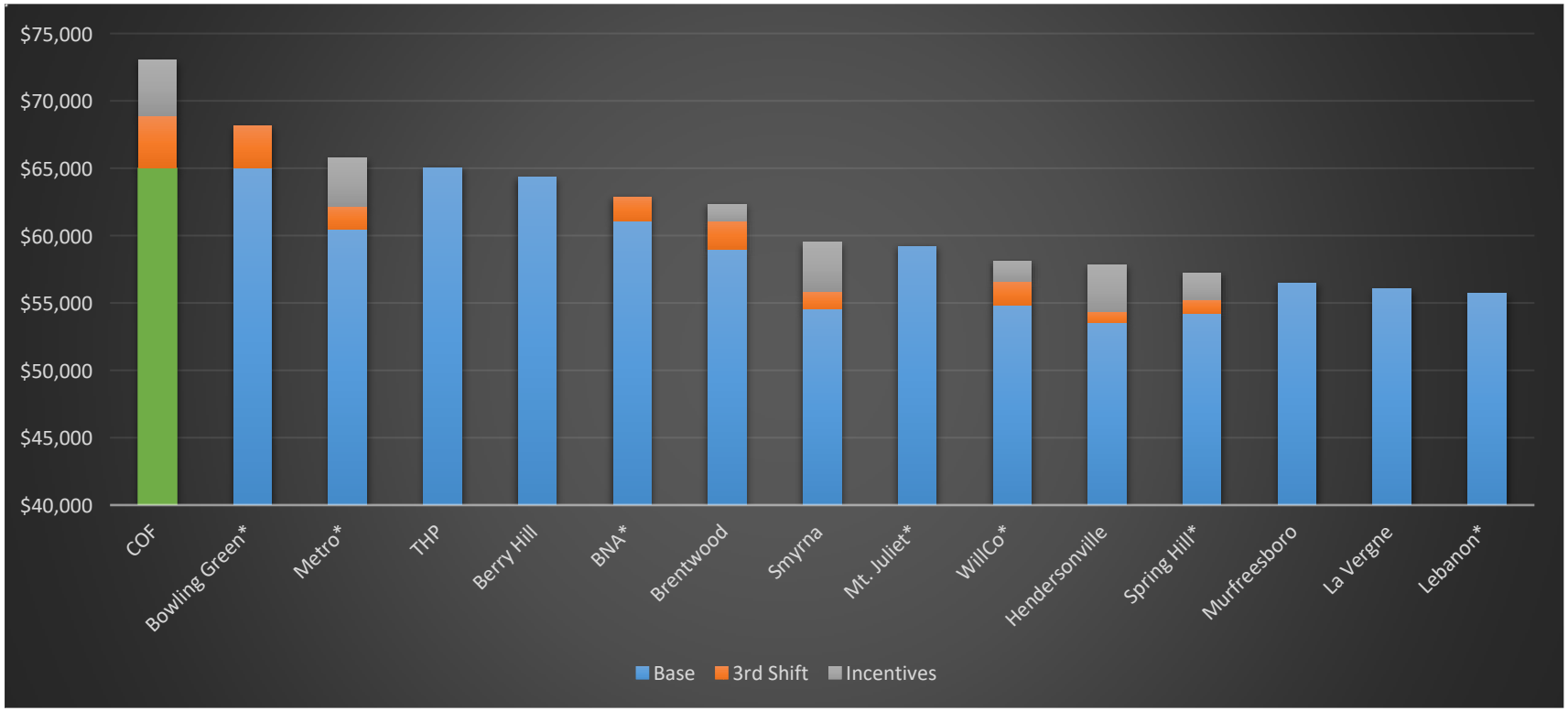
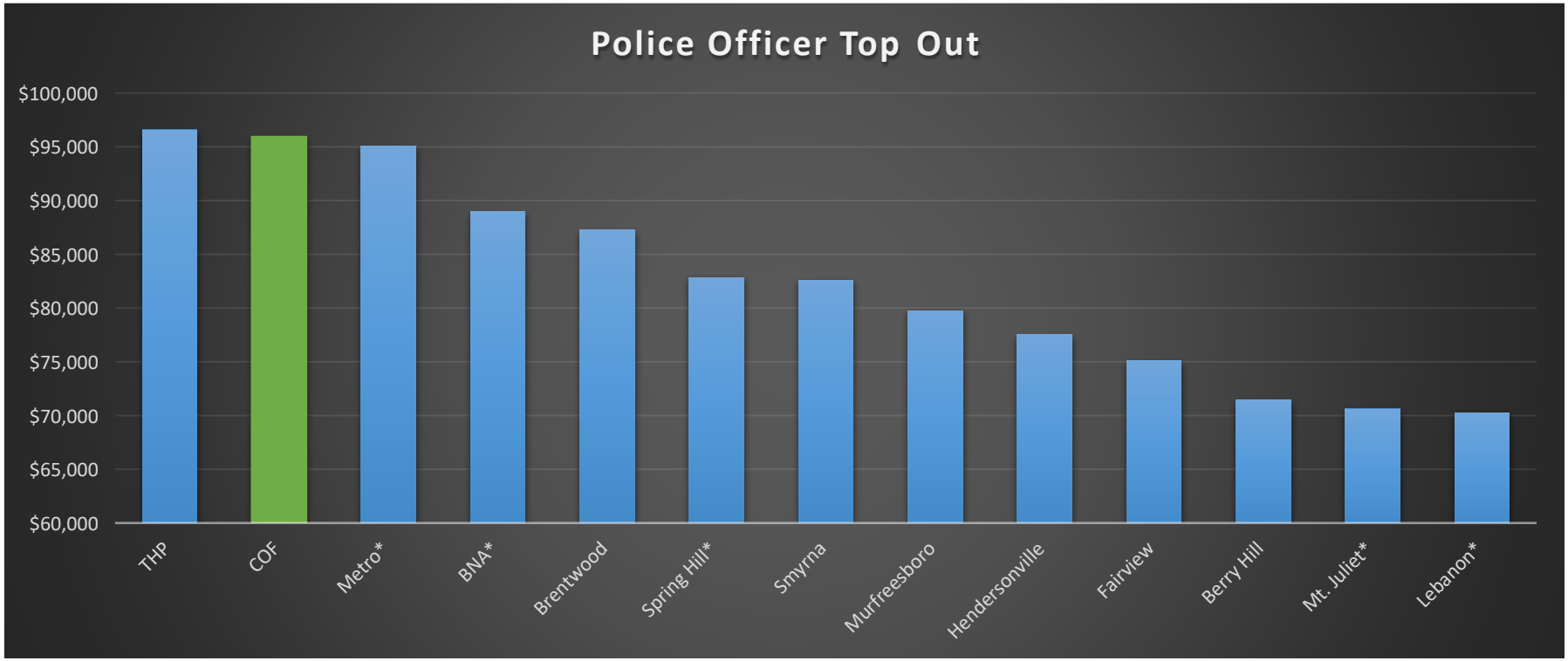
Proposed Earning Potential Comparison:



**Incentives: College incentives, special ops stipends*

***Does not include transportation or communication stipends (COF offers vehicles and cell phones)*

Proposed Base Top Out Pay Comparison:



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***Base salary comparisons, does not include stipends, differentials, or other incentives.*

Proposed Market Data - Pay Structure

Position	75th Percentile (Market Rate)	Current Structure Index (@ 75th)	Proposed Structure Index (@ 75th)	Proposed Structure Index (@ 90th)
Police Officer Trainee	$52,374	95%	115%	99%
Police Officer I	$66,248	95%	107%	101%
Police Officer II	$70,223	101%	114%	95%
Master Patrol Officer	$69,430	115%	130%	107%
Detective	$69,430	115%	130%	107%
Sergeant	$84,074	107%	120%	102%
Lieutenant	$102,378	99%	111%	101%

**Structure Index: Pay range median divided by market rate (how our base pay structure compares to the market)*

Proposed Market Data – Current Roster

Position	75th Percentile Proposed Structure Index	75th Percentile Current Market Index	75th Percentile Proposed Market Index	90th Percentile Proposed Market Index
Police Officer Trainee	115%	95%	114.56%	110.31%
Police Officer I	107%	95.82%	98.70%**	92.89%
Police Officer II	114%	113.39%	116.79%	109.48%
Master Patrol Officer	130%	113.92%	117.34%	109.78%
Detective	130%	114.29%	117.72%	110.21%
Sergeant	120%	109.35%	112.63%	107.27%
Lieutenant	111%	111.43%	113.44%	103.39%

**Market Index: Current employee salaries divided by the market rate (how our current staff compare to the market rate)*

***Current median years of service for a Police Officer I is 2.82 years, resulting in market index slightly below 100%. As tenure increases, market index will increase*

Summary of Proposed Changes

- Increasing pay grades for each rank that will put the Police Department Structure Index above market in all ranks.
- Increasing pay grades will increase officer top-out pay to be more competitive and give tenured staff more room to progress in their careers.
- Increasing current salaries will keep current staff above market index.
- Increasing current salaries to all ranks at the same percentage (3%) will reduce the risk of compression for current staff throughout the ranks.
- Increasing starting salaries for Police Officer Trainee and Police Officer I will make Franklin **the top** employer in base salary AND other rewards/benefits for Police Department pay.
- Changing Police Officer I starting pay to a flat salary rather than pay for experience will reduce compression issues as staff promotes to other ranks.

FY24-25 Estimated Payroll Cost to* base *salary: $475,000 (does not include increased overtime, shift differential, callback pay, etc.).

Ongoing Work

- Considering separate Police Department and Fire Department Pay Plans.
  - Design and data analysis would be the same for the separate scales as the Citywide Pay Scales.

- Lieutenant pay structure/current salaries will continue to be analyzed to enhance incentive to promote from Sergeant to Lieutenant.

- The cost to replace one Police Officer is estimated at $129,330.

- Ongoing review of the pay grades for all non-sworn positions within Police.

- Similar exercise in progress with Fire Department data targeting a move to the 90th percentile in pay compared to the market.

- The move to the 90th percentile would be identified as the target for all other City employees as a part of the comprehensive compensation plan update planned for next year's budget (FY26).

City of Franklin

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

File #: 21-06098

DATE: March 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Jack Tucker, Sanitation and Environmental Services Director
Nate Ridley, Asst Director of SES
Chris Franklin, Public Works Operations Analyst

SUBJECT:

Presentation Of The Sanitation And Environmental Services Department Cost Of Service Study

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a cost of service study performed by staff to understand the revenue requirements for the Sanitation and Environmental Services Department (SES).

BACKGROUND/STAFF COMMENTS:

In recent years, there have been a number of changes that have affected personnel costs including the addition of three positions, pay study increases and compression adjustments, and increases in retirement costs. Costs for operations have also changed. The City of Franklin for years benefited from landfill disposal costs well below market rates whereas now, those fees are moving closer to market. Finally, the SES Department has implemented a replacement program to keep the fleet operational and safe.

To account for these changes, staff performed a cost of service study with the primary goal of understanding the revenue requirements to fully recover operations, maintenance, and capital costs for the SES Department.

FINANCIAL IMPACT:

The financial impact will be established based on guidance from the BOMA.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen adopt scenario two, as presented, to address the revenue requirement needs of the Department.

City of Franklin
Sanitation and Environmental Services

Cost of Service Study

B.O.M.A. Work Session

February 27, 2024

HISTORIC
FRANKLIN
TENNESSEE

What is a Cost of Service

- Cost of Service is an approach used to determine customer rates based on the revenue required to fully recover operation, maintenance, and capital costs.
- The goal of this study is to understand the revenue requirements necessary to meet expenditures.

SES Department Overview

- Jack Tucker – SES Director
- Consists of three divisions
  - Administration
    - 10 personnel
  - Collections
    - 32 personnel
  - Disposal
    - 6 personnel
- 48 Vehicles and Pieces of Equipment

- 25,809 Tons of Residential MSW collected and sent to landfill in FY 2023
- 60,204 Tons of Commercial MSW processed at Transfer Station and sent to landfill
- 2,579 Tons of Recycling collected in FY 2023
- 2,265 Tons of Brush collected in FY 2023
- Current Monthly Residential Rate is $23 per month
- 24,823 Residential Accounts as of FY 2024
- Current COF Transfer Station Tipping Fee for Commercial Haulers is $65 per Ton

Major Revenue Sources

Residential Revenue

Residential rates account for approximately 58% of total revenue.

Residential revenue is calculated by multiplying the number of residential accounts X the monthly rate X 12 months.

Commercial Revenue

Commercial revenue consists of tipping fees paid to the COF by commercial haulers at a rate of $65 per ton dumped at the COF transfer station.

Commercial revenues account for approximately 36% of all revenues.

Total Revenues

Fiscal Year	Commercial Revenue	Residential Revenue	Residential Plus Commercial Revenue	Total All Revenues
Actual 2021	$ 4,149,853	$ 5,534,270	$ 9,684,123	**$ 11,197,464**
Actual 2022	$ 4,335,569	$ 6,066,325	$ 10,401,893	**$ 11,610,525**
Actual 2023	$ 4,079,676	$ 6,442,128	$ 10,521,804	**$ 11,508,153**
Estimated 2024	$ 3,937,310	$ 6,851,148	$ 10,788,458	**$ 11,873,803**
Projected 2025	$ 3,961,360	$ 6,967,344	$ 10,928,704	**$ 11,241,739**
Projected 2026	$ 4,291,980	$ 7,083,540	$ 11,375,520	**$ 11,695,896**
Projected 2027	$ 4,317,880	$ 7,199,736	$ 11,517,616	**$ 11,837,992**
Projected 2028	$ 4,654,050	$ 7,315,932	$ 11,969,982	**$ 12,290,358**
Projected 2029	$ 4,681,800	$ 7,432,128	$ 12,113,928	**$ 12,434,304**

Commercial Revenue is projected based on the COF Transfer Station Tipping Fee being $65 in FY25, $70 in FY26 and FY27, and $75 in FY28 and FY29. Residential Revenue is projected based on the Residential Monthly Rate remaining at $23 per month. Approximately $300,000 of miscellaneous revenue is projected for each fiscal year, which is consistent with past actuals (Late Pay Penalties, Sale of Surplus Assets, Blue Bin Setup Fees, Additional Waste Container Fees).

Increases in Expenditures

Personnel

Since FY 2021, Personnel costs have increased 37% due to vacancies being filled, 3 positions being added, pay study increases, compression adjustments, and increases in retirement costs.

Operations

Over half of all Operational Expenditures are attributed to MSW Disposal costs. In FY 2021, the COF paid $37.03 per ton to dispose of MSW. This fee is expected to rise to ***$66.24*** by FY 2029.

Capital

The SES Department has a fleet of 48 vehicles and pieces of equipment that must be replaced based on the life expectancy of the equipment to ensure consistent and continued operation of all services.

Total Expenditures

Fiscal Year	Total Personnel	Total Operations	Total Capital	Total Expenditures
Actual 2021	$ 3,352,325	$ 6,224,928	$ 635,165	$ 10,212,418
Actual 2022	$ 3,570,258	$ 6,652,699	$ 1,410,107	$ 11,633,064
Actual 2023	$ 4,357,612	$ 5,988,822	$ 125,409	$ 10,471,844
Estimated 2024	$ 4,583,690	$ 7,180,870	$ 2,650,000	$ 14,414,560
Projected 2025	$ 4,861,807	$ 7,478,781	$ 1,332,337	$ 13,672,925
Projected 2026	$ 5,144,317	$ 7,827,472	$ 1,436,049	$ 14,407,839
Projected 2027	$ 5,443,910	$ 8,779,878	$ 1,479,131	$ 15,702,918
Projected 2028	$ 5,761,660	$ 9,171,385	$ 1,523,505	$ 16,456,549
Projected 2029	$ 6,098,714	$ 9,582,052	$ 1,638,863	$ 17,319,629

Personnel cost projections include 5% for salaries and wages, and 7.5% for benefits. Operations cost projections include 2% for all expenditures except landfill costs, which are calculated per the contract with Bi-County and MBI Hauling. Capital cost projections are a yearly average of the replacement cost of all vehicles and pieces of equipment.

Revenues vs Expenditures

Fiscal Year	Total Revenues Minus General Fund Transfer	General Fund Transfer	Total All Revenues	Total Expenditures	SES Fund Balance Usage	Surplus/(Deficit)
Actual 2021	$ 10,297,464	$ 900,000	**$ 11,197,464**	**$ 10,212,418**		$ 985,046
Actual 2022	$ 11,094,845	$ 515,680	**$ 11,610,525**	**$ 11,633,064**		$ (22,539)
Actual 2023	$ 11,008,153	$ 500,000	**$ 11,508,153**	**$ 10,471,844**		$ 1,036,310
Estimated 2024	$ 11,123,803	$ 750,000	**$ 11,873,803**	**$ 14,414,560**	**$ (2,540,757)**	$ -
Projected 2025	$ 11,241,739		**$ 11,241,739**	**$ 13,672,925**		**$ (2,431,186)**
Projected 2026	$ 11,695,896		**$ 11,695,896**	**$ 14,407,839**		**$ (2,711,943)**
Projected 2027	$ 11,837,992		**$ 11,837,992**	**$ 15,702,918**		**$ (3,864,927)**
Projected 2028	$ 12,290,358		**$ 12,290,358**	**$ 16,456,549**		**$ (4,166,191)**
Projected 2029	$ 12,434,304		**$ 12,434,304**	**$ 17,319,629**		**$ (4,885,325)**

The State of Tennessee recommends that local governments maintain an unrestricted fund balance of not less than two months of the regular operating revenue or expenditures for operating funds.

Scenario 1

Keep the monthly rate static over the next 5 years and increase the COF Transfer Station Tipping Fee to ensure commercial tipping revenues received are greater than the cost to dispose of the commercial waste received. Additionally, the Sanitation Fund would be subsidized by the General Fund by the amount in the column on the right.

Fiscal Year	Required GF Transfer	Surplus/(Deficit)	COF Transfer Station Tipping Fee	Monthly Rate
Estimated 2024		$ -	$ 65	**$ 23.00**
Projected 2025	**$ 2,431,186**	**$ (2,431,186)**	$ 65	**$ 23.00**
Projected 2026	**$ 2,711,943**	**$ (2,711,943)**	$ 70	**$ 23.00**
Projected 2027	**$ 3,864,927**	**$ (3,864,927)**	$ 70	**$ 23.00**
Projected 2028	**$ 4,166,191**	**$ (4,166,191)**	$ 75	**$ 23.00**
Projected 2029	**$ 4,885,325**	**$ (4,885,325)**	$ 75	**$ 23.00**

Scenario 2

Increase the monthly rate in FY 2025 to $31 and additionally increase that rate by $2 per year through FY 2029. The COF Transfer Station Tipping Fee will also be increased to ensure commercial tipping revenues received are greater than the cost to dispose of the commercial waste received. This will eliminate the need for a General Fund subsidy beginning in FY 2025.

Fiscal Year	Required GF Transfer	Surplus/(Deficit)	COF Transfer Station Tipping Fee	Monthly Rate
Estimated 2024		$ -	$ 65	$ 23.00
Projected 2025	$ -	$ (7,762)	$ 65	$ 31.00
Projected 2026	$ -	$ 367,857	$ 70	$ 33.00
Projected 2027	$ -	$ (108,543)	$ 70	$ 35.00
Projected 2028	$ -	$ 286,985	$ 75	$ 37.00
Projected 2029	$ -	$ 284,851	$ 75	$ 39.00

Any deficit will be covered by the SES Fund Balance, which will grow with each surplus. Beginning in FY 2025, the SES Fund will total approximately $500,000.

Scenario 3

Raise the COF Transfer Station Tipping Fees as shown in the column below and increase the Residential Monthly Rate by $3 each year from FY 2025 until FY 2029. This would eliminate the deficit by FY 2029. The General Fund would still be required to help supplement the Sanitation Fund until FY 2029, as shown in the Surplus/(Deficit) column below.

Fiscal Year	Required GF Transfer	Surplus/(Deficit)	COF Transfer Station Tipping Fee	Monthly Rate
Estimated 2024		$ -	$ 65	$ 23.00
Projected 2025	$ 1,522,402	$ (1,522,402)	$ 65	$ 26.00
Projected 2026	$ 864,063	$ (864,063)	$ 70	$ 29.00
Projected 2027	$ 1,047,639	$ (1,047,639)	$ 70	$ 32.00
Projected 2028	$ 349,183	$ (349,183)	$ 75	$ 35.00
Projected 2029	$ 38,285	$ (38,285)	$ 75	$ 38.00

Scenario 4

Increase the COF Transfer Station Tipping Fees as shown in the column below, supplementing the Sanitation Fund with a yearly transfer equal to the estimated cost to operate COF brush pickup and a $3 monthly residential rate increase from FY 2025 until FY 2027, followed by an additional $1.50 in FY 2028 and in FY 2029 ending with a Residential rate of $35 per month.

Fiscal Year	Cost Of Brush Assigned To GF	Surplus/(Deficit)	COF Transfer Station Tipping Fee	Monthly Rate
Estimated 2024		$ -	$ 65	$ 23.00
Projected 2025	$ 1,045,640	$ (476,762)	$ 65	$ 26.00
Projected 2026	$ 1,077,009	$ 212,946	$ 70	$ 29.00
Projected 2027	$ 1,109,319	$ 61,681	$ 70	$ 32.00
Projected 2028	$ 1,142,599	$ 316,290	$ 75	$ 33.50
Projected 2029	$ 1,176,877	$ 169,184	$ 75	$ 35.00

The Brush Pickup Cost includes a 3% yearly increase starting in FY 2026.

Cost of Service Summary

City Staff recommends Scenario 2

- The SES Department would become self sufficient and no longer require transfers from the General Fund.
- Allows General Fund monies to be used toward other essential city expenditures.
- Even with increased rates, the SES department will be able to continue providing high quality services (MSW, Recycling, Brush, and Bulky Pickup) to all citizens at a competitive rate.

Discussion

City of Franklin

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

File #: 21-06365

DATE: March 20, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Acknowledgment Of Progress Report Of Resolution 2023-49, A Resolution Adopting A Plan Of Services For The Annexation Of Property, Located At 4436 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. Establishing A Public Hearing On May 14, 2024

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the progress reports required by State Law, for Plans of Services adopted by the City of Franklin.

BACKGROUND/STAFF COMMENTS:

Changes were made to State Law, effective May 2015, that affected the annexation process, including the Plan of Services adopted as part of an annexation. Not only is a Plan of Service required for any annexation considered by a municipality, but a progress report is required six months after the adoption of the Plan of Services and annually thereafter until such a time as the City has fulfilled all of its obligations. The progress report is required to be published in a newspaper of general circulation, and a public hearing is required to be held. The progress report provided identifies only the City's obligations for extending services to the annexed properties. It should be noted that many times, the Plan of Services is written to require the extension of public infrastructure as development occurs, and not necessarily immediately after an annexation becomes effective.

This progress report addresses the Plan of Services for 1 property located at 4436 Pratt Lane. This property was annexed on October 24, 2023 by a referendum vote. Currently, the property is zoned Estate Residential (ER), and has no active development applications with the City. At this time, the City has fulfilled any and all of its obligations as outlined in Resolution 2023-49. There will be no other reports given for this Plan of Services.

FINANCIAL IMPACT:

Thus far, additional staffing resources or equipment has been deemed unnecessary to provide services to the annexed properties.

RECOMMENDATION:

Staff recommends acknowledgment of the Plans of Services Progress Report for Resolution 2023-49**.**

Progress Report

Date: March 25, 2024

Purpose: to provide the six-month report on the status of the extension of services according to the Plan of Services and any changes proposed, as required by TCA 6-51-108 for the following Plan of Services:

> Resolution 2023-49: A Resolution Adopting A Plan Of Services For The Annexation Of Property Located At 4436 Pratt Lane, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin.

Properties:

Parcel	Address
117-42.06	4436 Pratt Lane

Services	City's Obligation	Status of City's Obligation
Water	No obligations of the City; Milcrofton provider	Fulfilled
Reclaimed Water	No extensions required	Fulfilled
Wastewater	No additional extensions required	Fulfilled
Stormwater	Owner responsible for engineering, design, and construction of necessary stormwater infrastructure	Fulfilled
Streets	Emergency maintenance of streets begins with effective date of annexation	Fulfilled
Traffic Control	No additional traffic control devices required	Fulfilled
Street Lighting	No additional off-site street lighting required	Fulfilled
Street Name Signs	No additional street name signs required	Fulfilled
Fire Protection	Fire Protection begins on and after the effective date of annexation	Fulfilled
Planning and Zoning	Property to be zoned pursuant to the Franklin Zoning Ordinance.	Fulfilled
Parks and Recreation	Benefit and use of recreational facilities made available.	Fulfilled
Police Protection	Police patrol and response to calls by the Franklin Police Department.	Fulfilled

Building and Code Inspection Services	Building and code inspection services to begin in the annexed area.	Fulfilled
Garbage and Recycling Pickup and Environmental Services	Sanitation and Environmental Services will begin providing services in the annexed area.	Fulfilled

At this time, the City has fulfilled its obligations, and no other reports will be provided for this Plan of Services.

RESOLUTION 2023-49

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY, LOCATED AT 4436 PRATT LANE, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE

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

WHEREAS, the property owners as listed below petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex one (1) parcel, containing 5 acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located at 4436 Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	42.06	5	4436 Pratt Lane	Dinesh Reddy Ramreddy Gari, Venu Alokam, Krishna K. Alapati
		5	TOTAL ACRES	

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

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended the Plan of Services for the annexation area; and

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

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

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

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

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-102 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

Law Dept approved 06.14.23

The Properties are located at 4436 Pratt Lane, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
117	42.06	5	4436 Pratt Lane	Dinesh Reddy Ramreddy Gari, Venu Alokam, Krishna K. Alapati
		5	TOTAL ACRES	

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through the City of Franklin prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an approximately 900-foot extension would be required to serve the Property. For this reason, reclaimed water will be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to extend the sewer main approximately 1,600 linear feet to provide service to the Property.
3. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
4. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
5. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

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

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.

2. New development in the annexed area shall comply with the City of Franklin Parkland Impact Fees and Parkland Dedication Ordinance 2016-25. The Ordinance can be found at https://library.municode.com/tn/franklin/codes/code_of_ordinances
3. The Parks Master Plan is due to be updated 2023-24 to include new amendments that have been add over the past few years as we improve our processes. At this time Parks will look at the outer boundaries of the UGB for land and growth potential to build City Parks. Assured that Neighborhood Parks and Trails will need to be a part of future planning.

L. Police Protection

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

M. Building and Code Inspection Services

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

N. Garbage and Recycling Pickup and Environmental

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

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

IT IS SO RESOLVED AND DONE on this 12th day of September, 2023.

ATTEST:

Eric S. Stuckey

ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE:

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

Law Dept approved 06.14.23

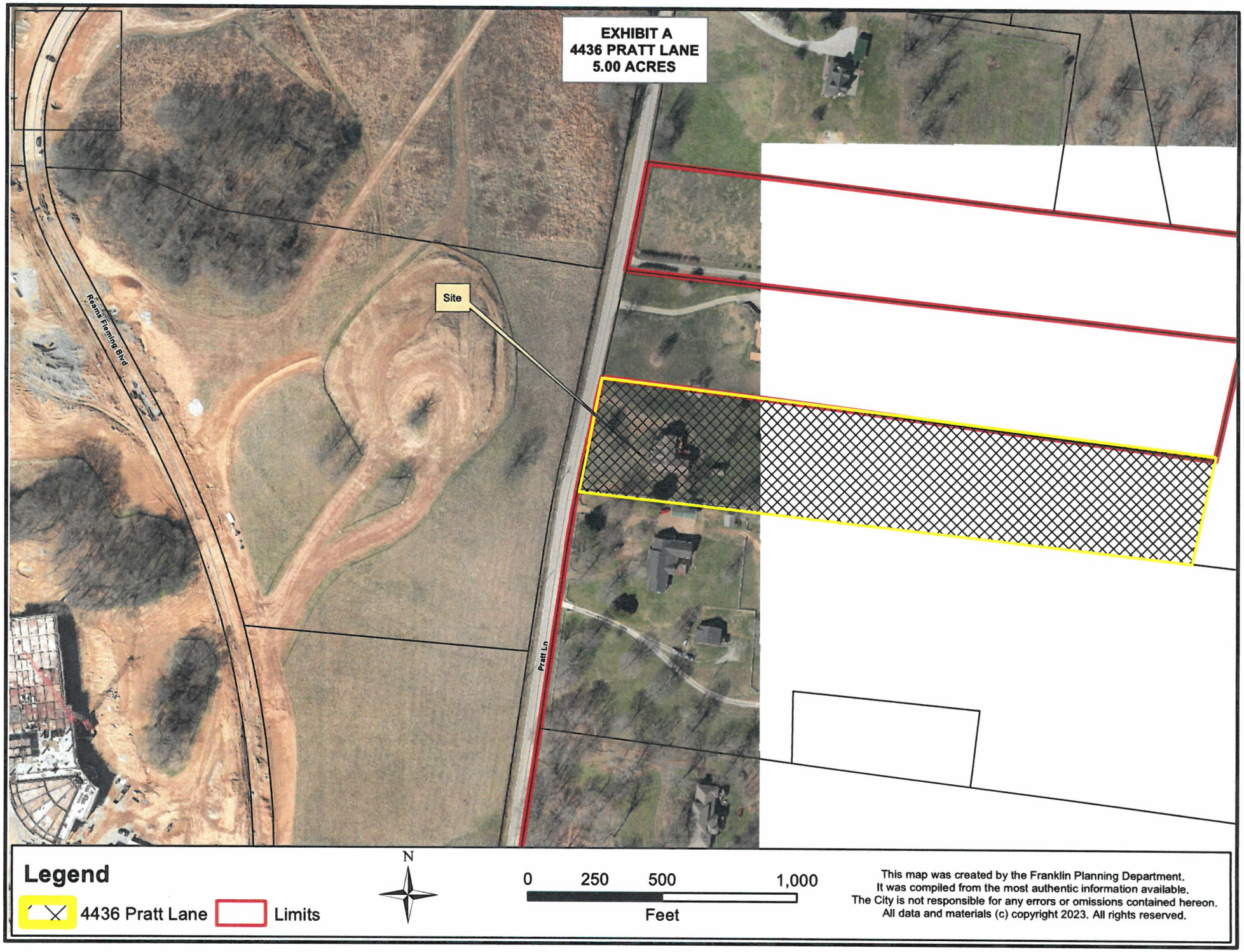
EXHIBIT A
4436 PRATT LANE
5.00 ACRES
Site
Reams Fleming Blvd
Pratt Ln
Legend
4436 Pratt Lane
Limits
N
0
250
500
1,000
Feet
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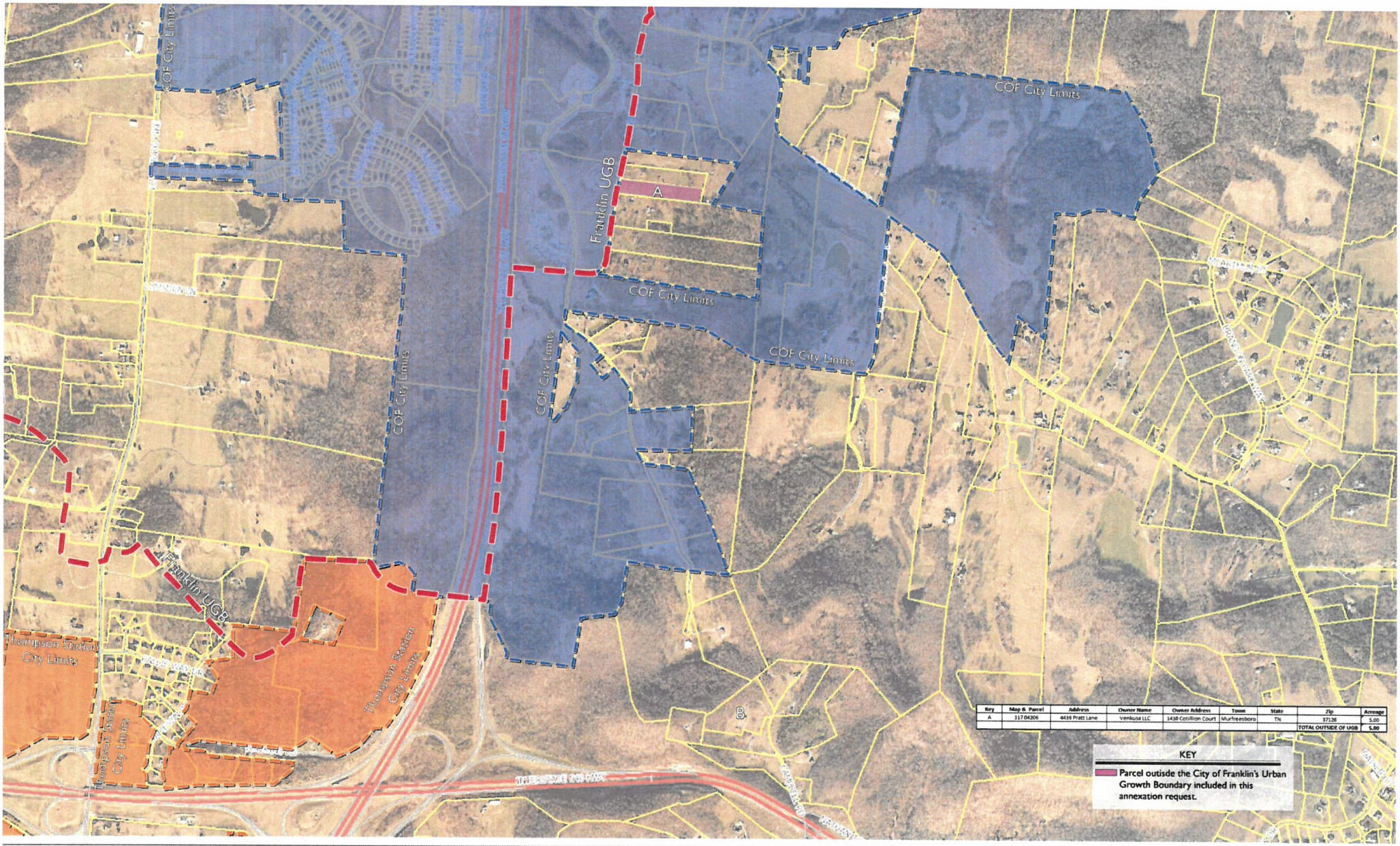
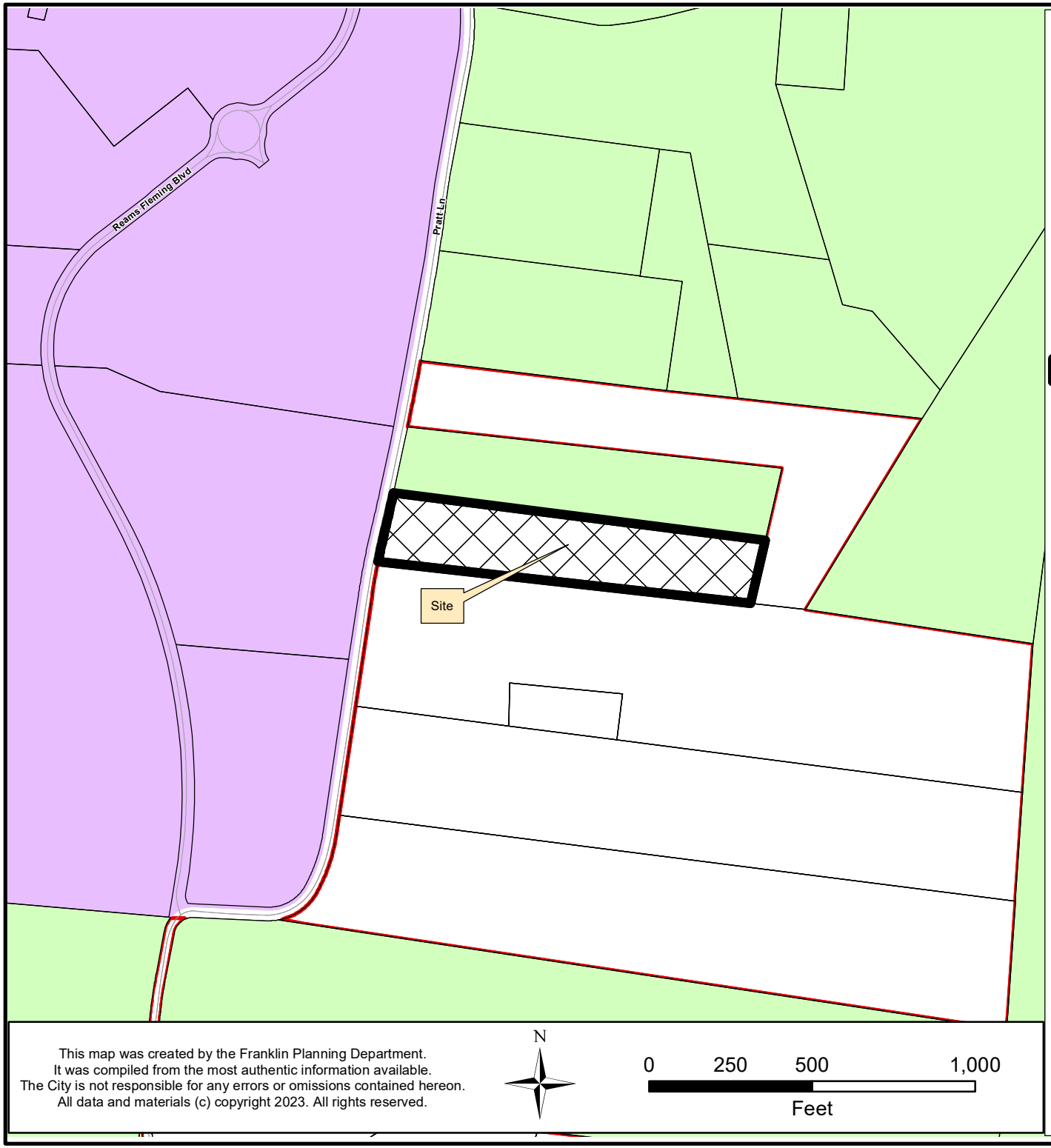


Key	Map & Parcel	Address	Owner Name	Owner Address	Town	State	Zip	Acreage
A	117.04.06	4436 Pratt Lane	Venkusa LLC	1410 Cotillion Court	Murfreesboro	TN	37128	5.00
							TOTAL OUTSIDE OF UGB	5.00

WILLIAMSON COUNTY PARCEL

PARCEL REQUESTING ANNEXATION - COF Project # 8187

June 1, 2023



4436 PRATT LANE
ANNEXATION, PLAN OF SERVICE, AND ZONING
ORDINANCE 2023-24
RESOLUTION 2023-49
RESOLUTION 2023-48

Project Information
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Proposed Zoning: ER, Estate Residential
Site Acreage:5 acres

Legend

- Subject Property
- 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

File #: 21-05964

DATE: March 20, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
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). Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-04 by a vote of 6-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-04.

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:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

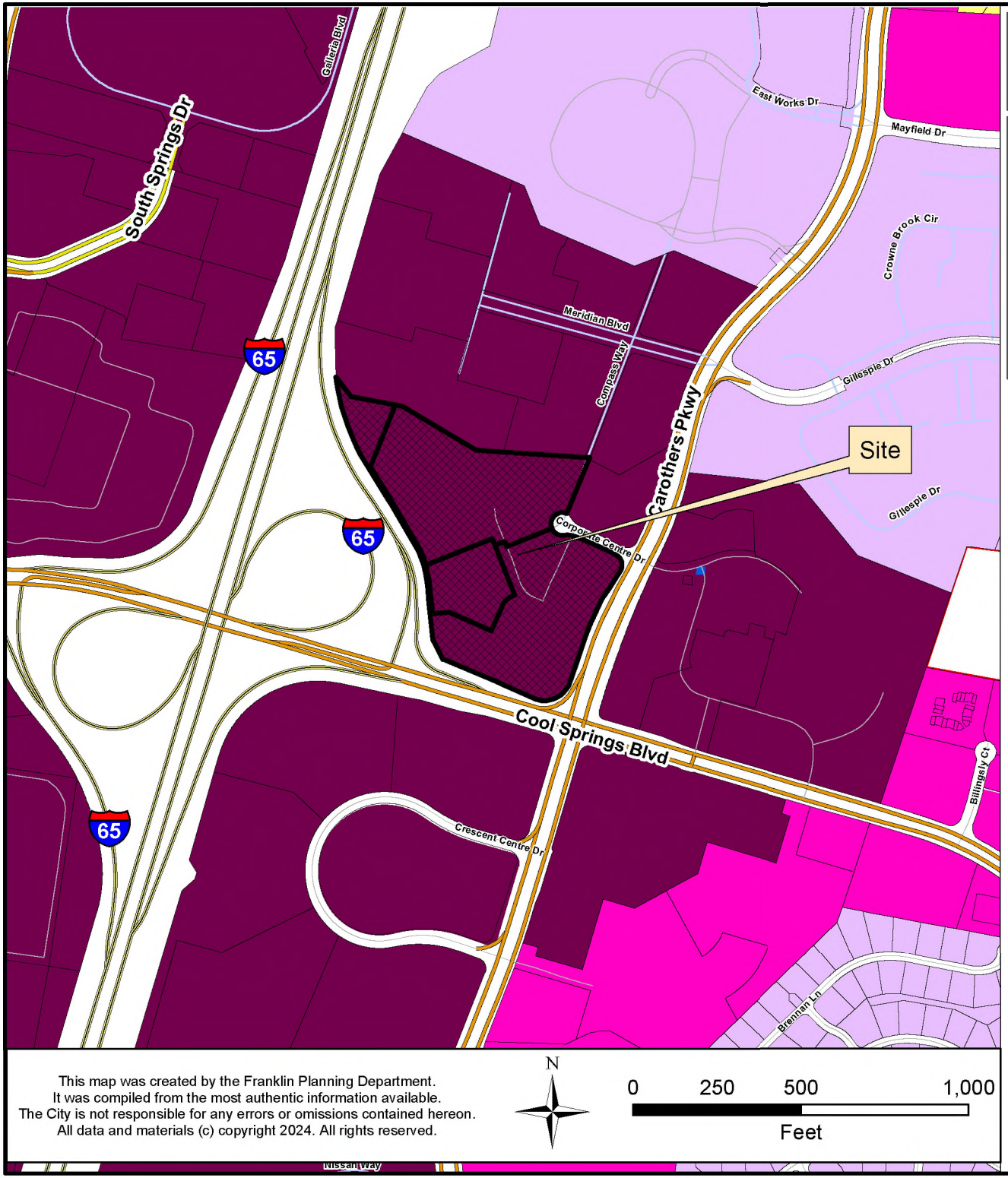
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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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

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

DEVELOPER

BOYLE

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

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

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

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

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	

SITE LOCATION MAP
N.T.S

STATEMENT OF IMPACTS

1. Street Network as shown on the Major Thoroughfare Plan
   a. 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.
2. Water facilities
   a. 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.
3. Sewer facilities
   a. 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.
4. Drainage facilities
   a. 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

KATIE MARIE RUDOWSKY GARRETT
REGISTERED
ARCHITECTURE
LANDSCAPE ARCHITECTURE
COMMERCE
TENNESSEE NO. 1160
03.07.24

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

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.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 RUDOWSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1145
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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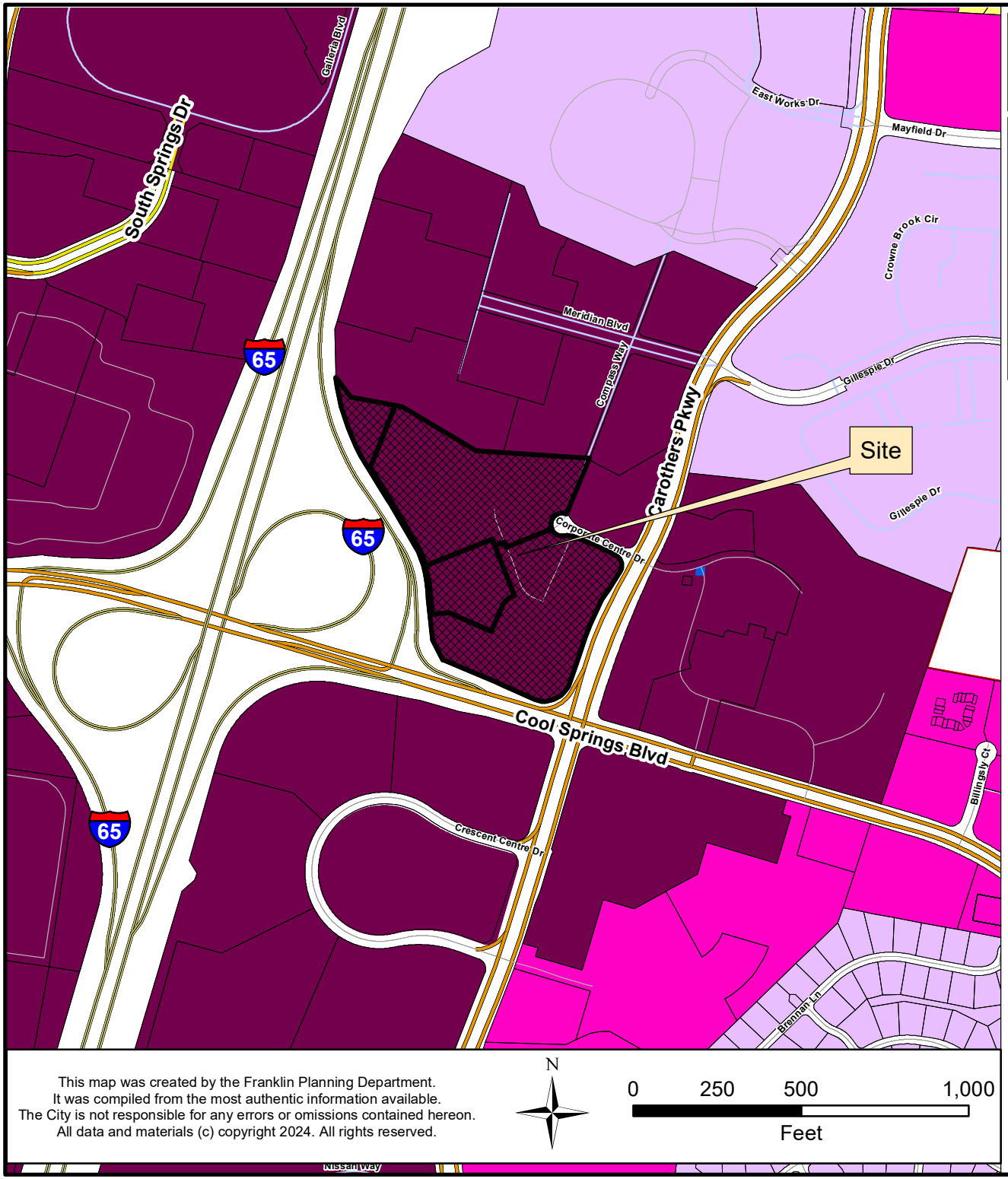

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000

Feet

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

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

DEVELOPER

BOYLE

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

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

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

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

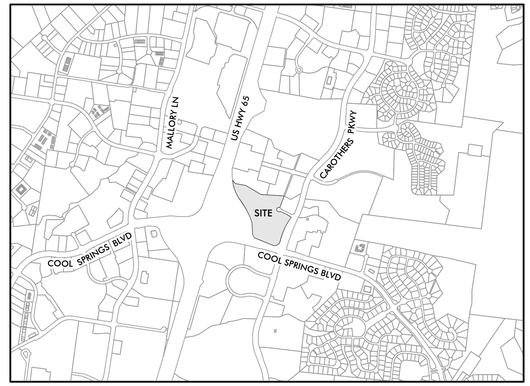
Kimley»Horn

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

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

1. Street Network as shown on the Major Thoroughfare Plan
   a. 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.
2. Water facilities
   a. 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.
3. Sewer facilities
   a. 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.
4. Drainage facilities
   a. 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 LOCATION MAP
N.T.S

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

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DWELLING UNITS COUNT BY TYPE: N/A
COMMERCIAL SF, BY USE: 298,314 SF OFFICE
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4,000 SF RETAIL
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BUILDING HEIGHT: 1-8 STORIES
MINIMUM REQUIRED LANDSCAPE SURFACE AREA: 20% (±185,479 SF)
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EXISTING PARKING: 1,288 SPACES
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PARKING GARAGE: 225 SPACES
HISTORIC RESOURCE TREATMENT: NO

KATIE MARIE RUDOWSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1160
03.07.24

KVD PROJECT# : 23069
COF # : 8376
Sheet #:
C0.0
DATE: 03-07-2024

NOT FOR CONSTRUCTION

SITE DATA CHART:

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COF PROJECT NUMBER: 8376
TAX MAP: 062
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KATIE MARIE RUDOWSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1145
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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File #: 21-05965

DATE: March 20, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
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. Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0 (MOS 1: 6-0 to approve as submitted; MOS 2: 4-2 to approve with staff's recommended changes; MOS 3: 6-0 to approve as submitted; MOS 4: 5-1 to approve as submitted; MOS 5: 5-1 to disapprove; MOS 6: 6-0 to approve as submitted)

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:
The 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 244 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:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-03 with conditions by vote of 6-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-03 with conditions.

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. *Staff recommended* ***approval. .***
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. *Staff recommended* ***disapproval.***
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. *Staff recommended* ***approval..***
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. *Staff recommended* ***disapproval.***
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. *Staff recommended* ***disapproval.***
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 *Staff recommended* ***approval.***

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:

By: _____
Eric S. Stuckey
City Administrator

City of Franklin, Tennessee:

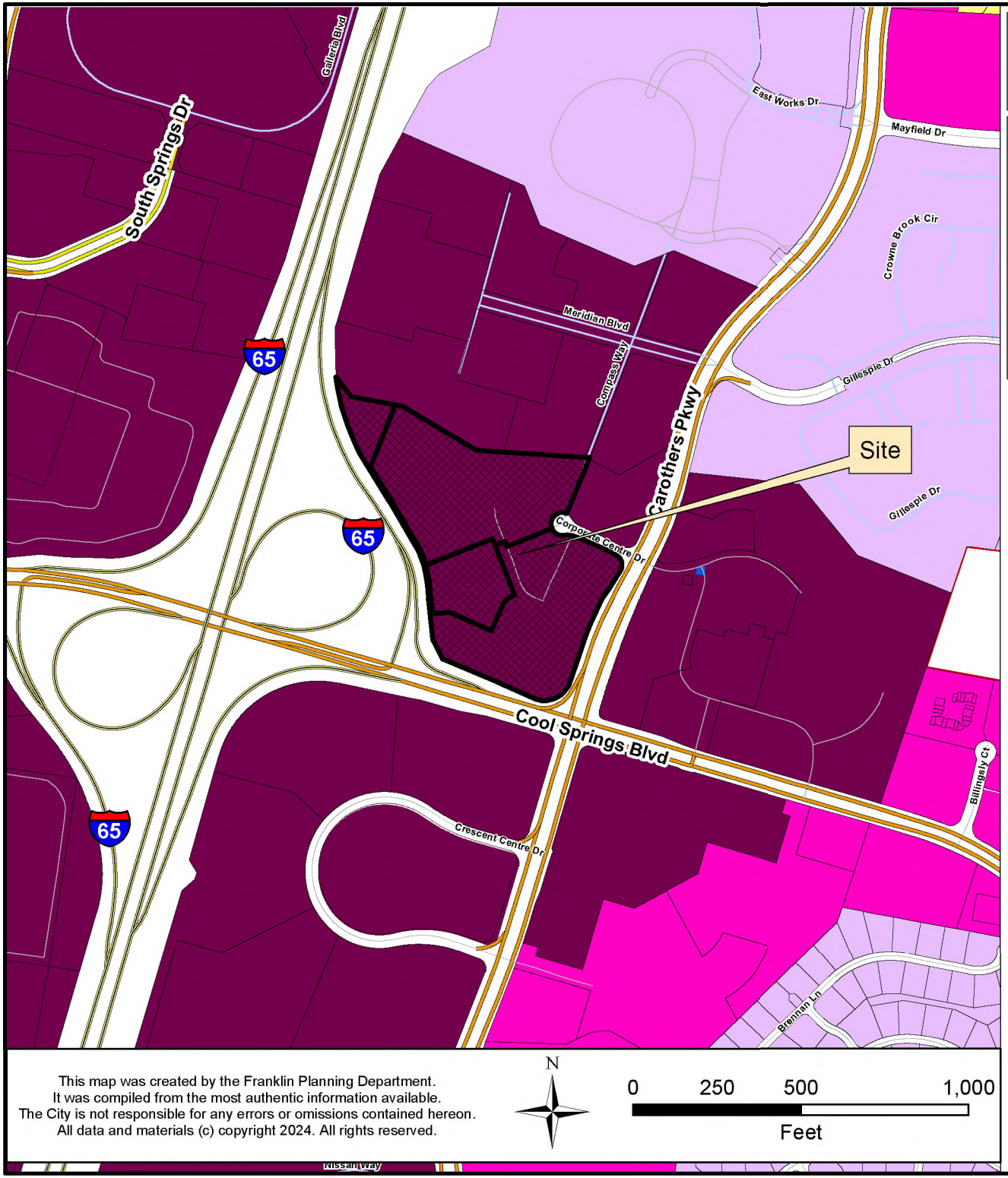
By:_____
Dr. Ken Moore
Mayor

Law Dept approved 03.19.24

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:	_____



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

0 250 500 1,000

Feet

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

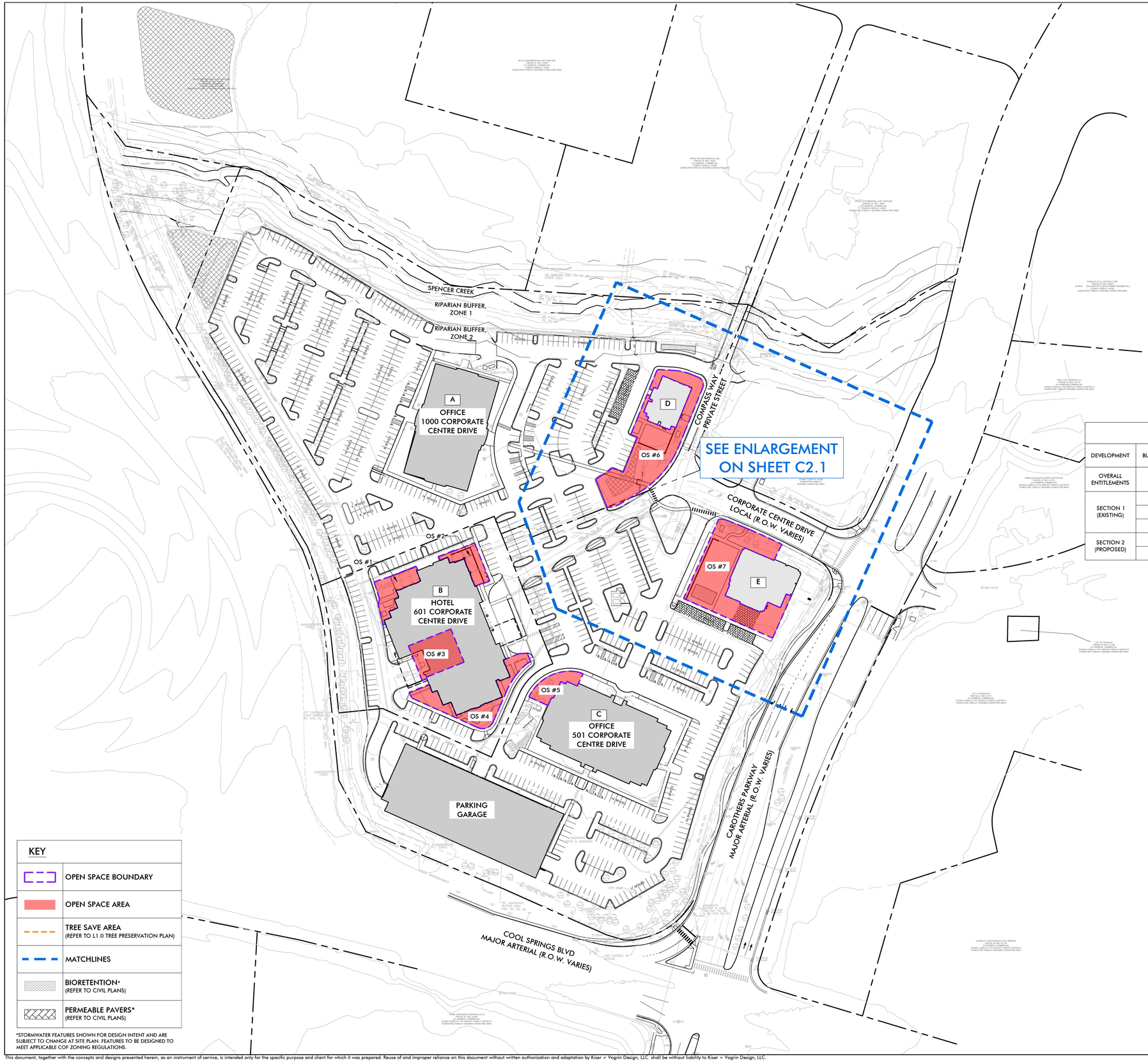
Project Information

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

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 3,302	AC SF	DINING TABLES AND CHAIRS, PEDESTRIAN SCALE LIGHTING, PLANTING STRIP
OS #2	PLAZA	0.06 2,558	AC SF	SEATING, DECORATIVE HARDSCAPE, OVERHANGS, PLANTERS, WASTE RECEPTACLES
OS #3	NEIGHBORHOOD AMENITY	0.12 5,015	AC SF	POOL AMENITY
OS #4	PLAZA	0.13 5,724	AC SF	SEATING, DECORATIVE HARDSCAPE, PEDESTRIAN SCALE LIGHTING, PLANTERS, WASTE RECEPTACLES
OS #5	POCKET PARK	0.06 2,483	AC SF	SEATING, CANOPIES OR GAZEBOS, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #6	POCKET PARK	0.33 14,572	AC SF	SEATING, CANOPIES OR GAZEBOS, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
OS #7	POCKET PARK	0.37 15,964	AC SF	SEATING, CANOPIES OR GAZEBOS, PLANTERS, WASTE RECEPTACLES, OR BIKE RACKS, SCULPTURES/ART
	TOTAL PROVIDED	1.14 49,618	AC 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

NORTH

0 80 160 240 feet
SCALE: 1"=80'

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KATIE MARIE RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 1405
03.07.24

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
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:
DEVELOPMENT PLAN

SHEET NUMBER
C2.0

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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:

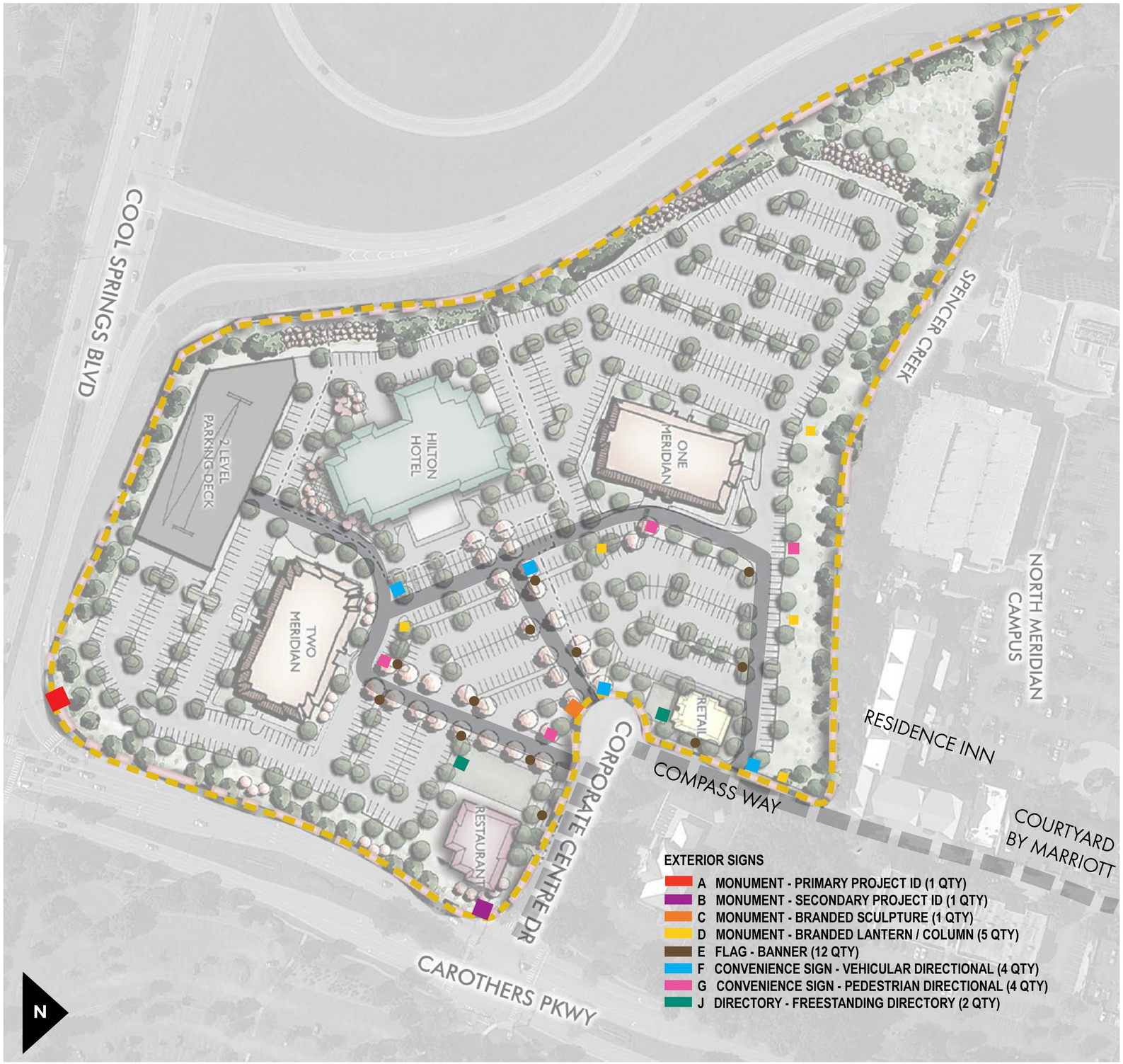
Meridian is the region's premier mixed-use community offering offices, retail, and restaurants combined in a setting accessible to drivers, cyclists, and pedestrians alike. The rebranding effort is intended to enhance site identification, navigation, walkability and highlight natural features and amenities. 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

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www.coopercarry.com

ANGELO CANTU REGISTERED ARCHITECT AGRICULTURE NO. 103143 STATE OF TENNESSEE
1/8/2024

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 C0.1

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

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

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.

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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.

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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

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REGISTERED ARCHITECT
AGRICULTURE
No. 101143
STATE OF TENNESSEE
1/8/2024

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 C0.2

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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

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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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DRAWN BY:
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KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.3

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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)**

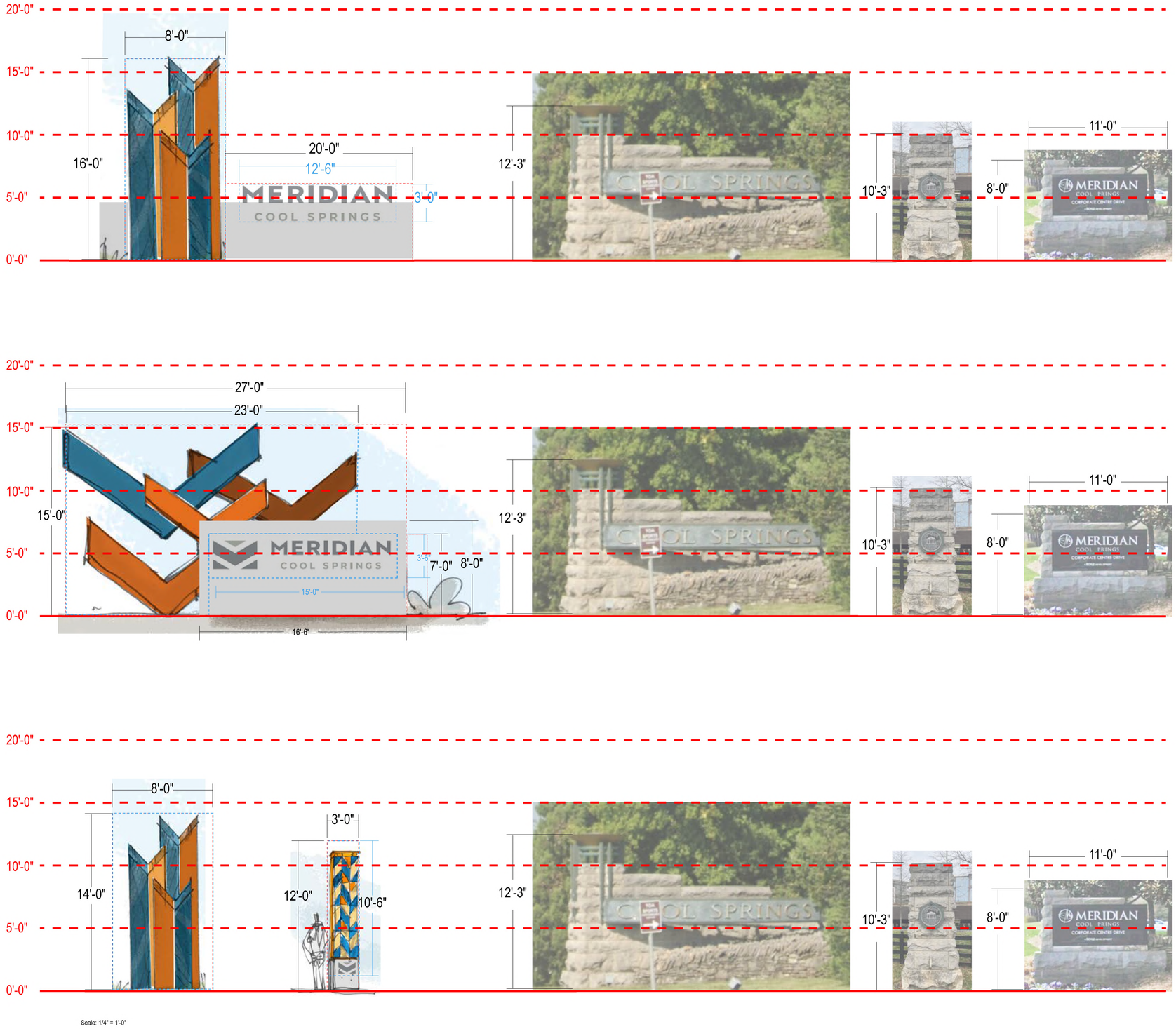
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides with a maximum sign area of 325 square feet per side

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"

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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

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CHECKED BY:
DATE: 03/07/24
KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.4

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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.

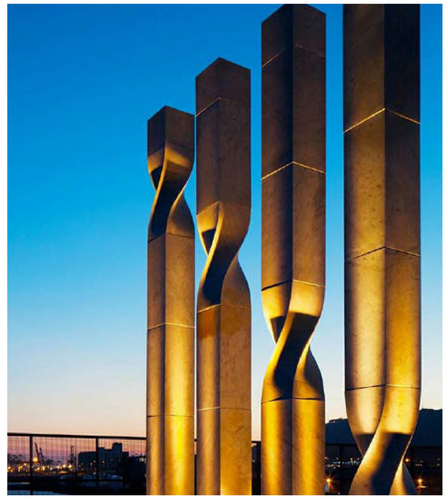
Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

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

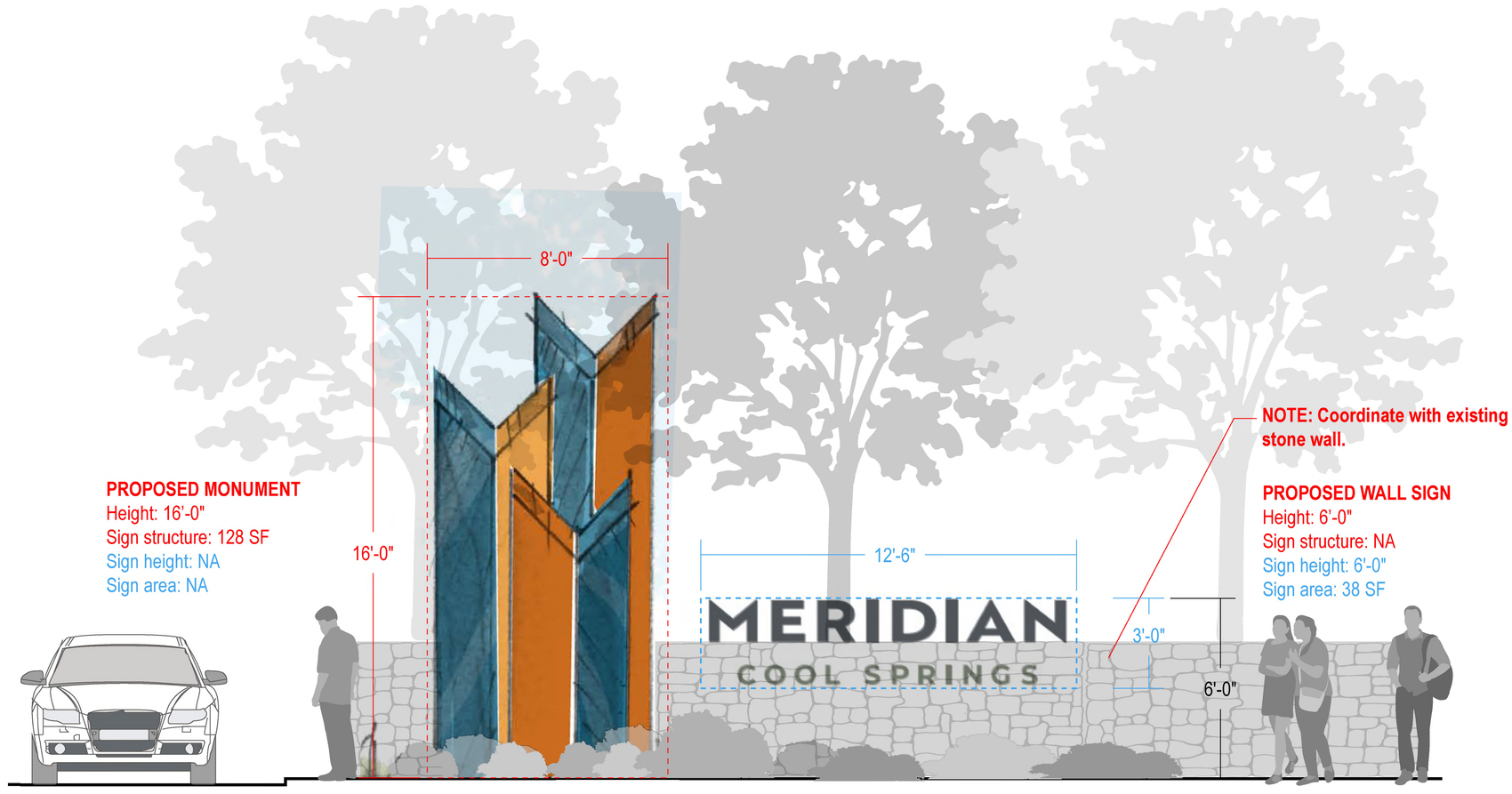
SIGN LOCATION PLAN

EXHIBIT #2.01, Conceptual Design Example



ILLUMINATION EXAMPLE - EXTERNAL, WHITE LIGHT

ILLUMINATION EXAMPLE - FACE LIT LETTERS



PROPOSED SIGN

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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 C0.5

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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.

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

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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

EXHIBIT #2.01, Photo Mock-Up and Precedent Image

EXISTING CONDITIONS - PRECEDENT IMAGE

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

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

NO:	REVISIONS	DATE	BY

DESIGNED BY:
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DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.7

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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.

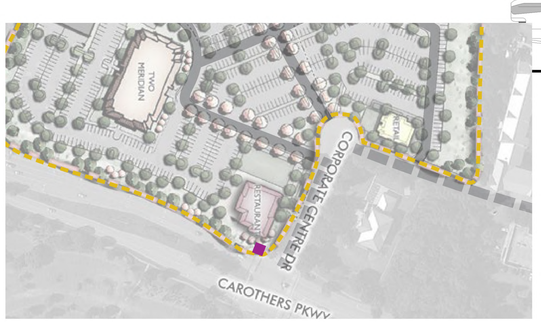
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 405 square feet per side.

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

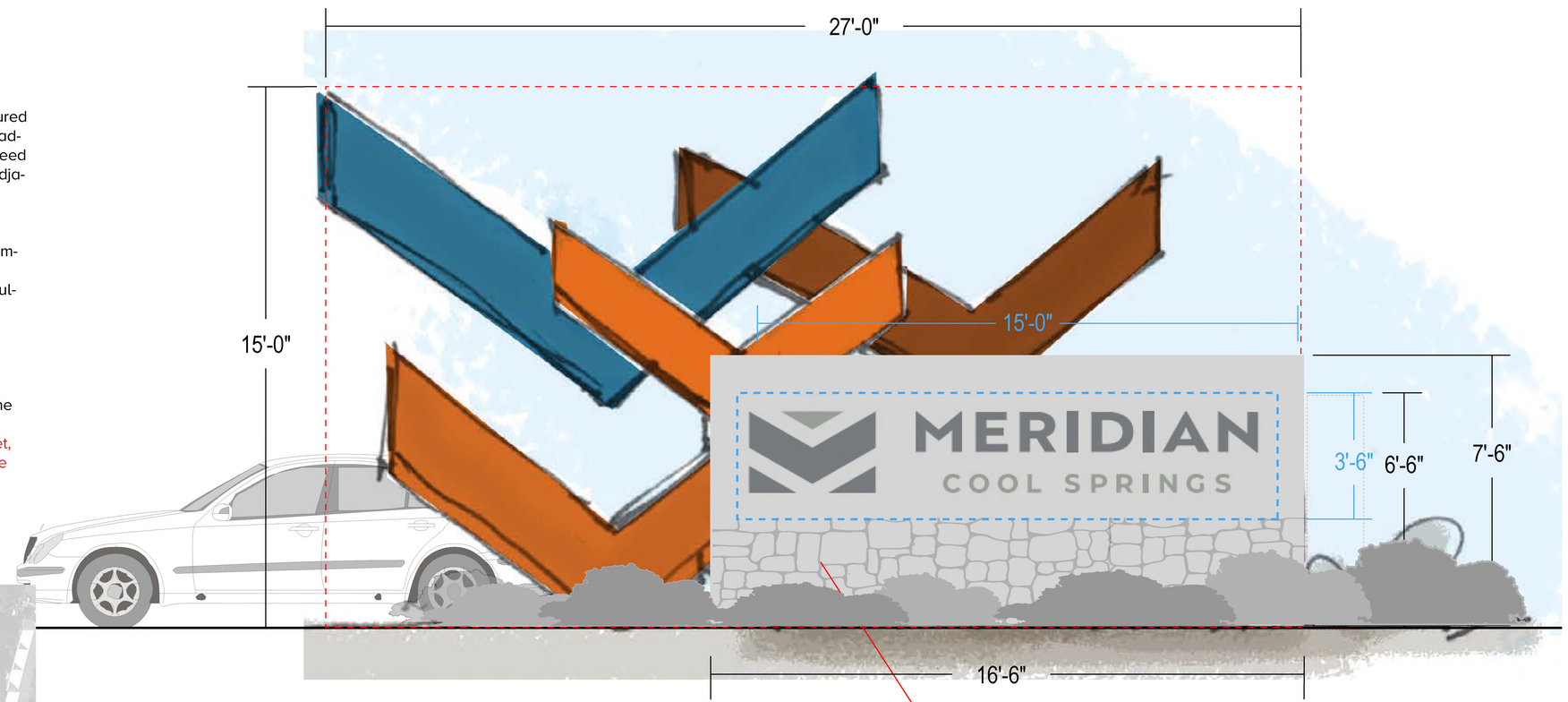
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 15 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure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



SIGN LOCATION PLAN

EXHIBIT #2.02, Conceptual Design Example

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



PROPOSED SIGN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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DEVELOPMENT PLAN
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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.

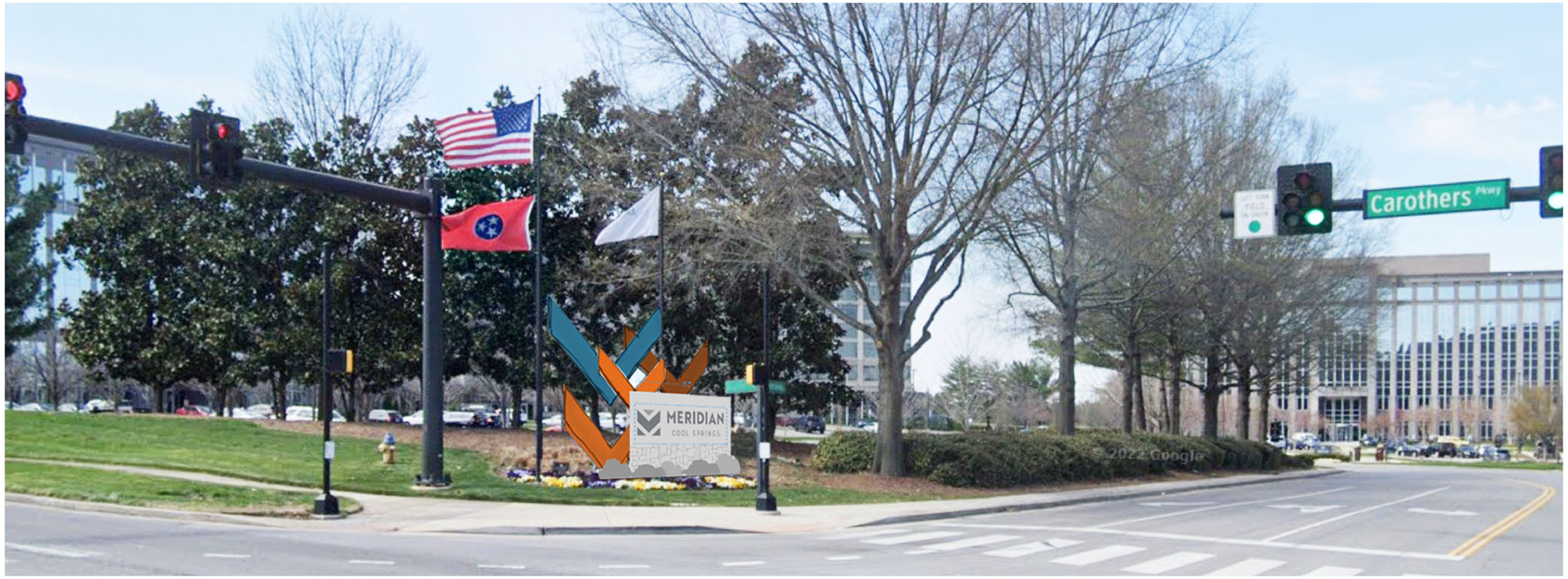
Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

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

EXHIBIT #2.02, Photo Mock-Up



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

CONCEPTUAL RENDERING

ILLUMINATION EXAMPLE

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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DEVELOPMENT PLAN
MERIDIAN SOUTH
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

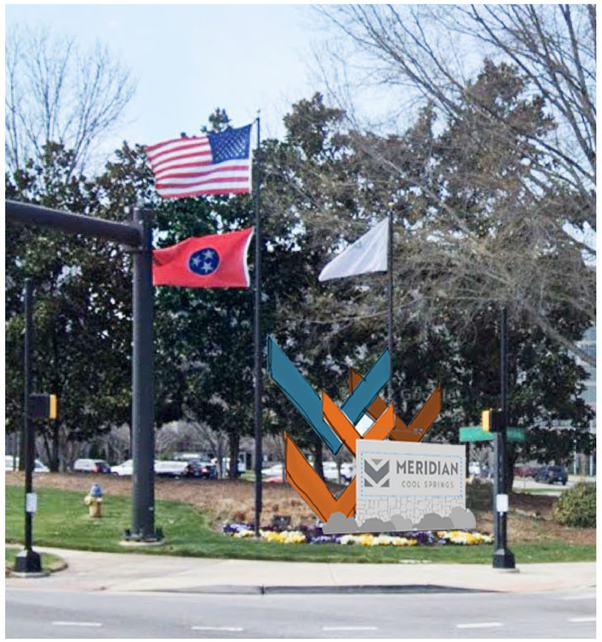
Lighting: External or internal illumination

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

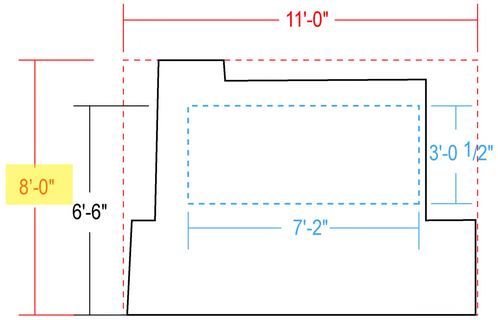
EXHIBIT #2.02, Photo Mock-Up and Precedent Images

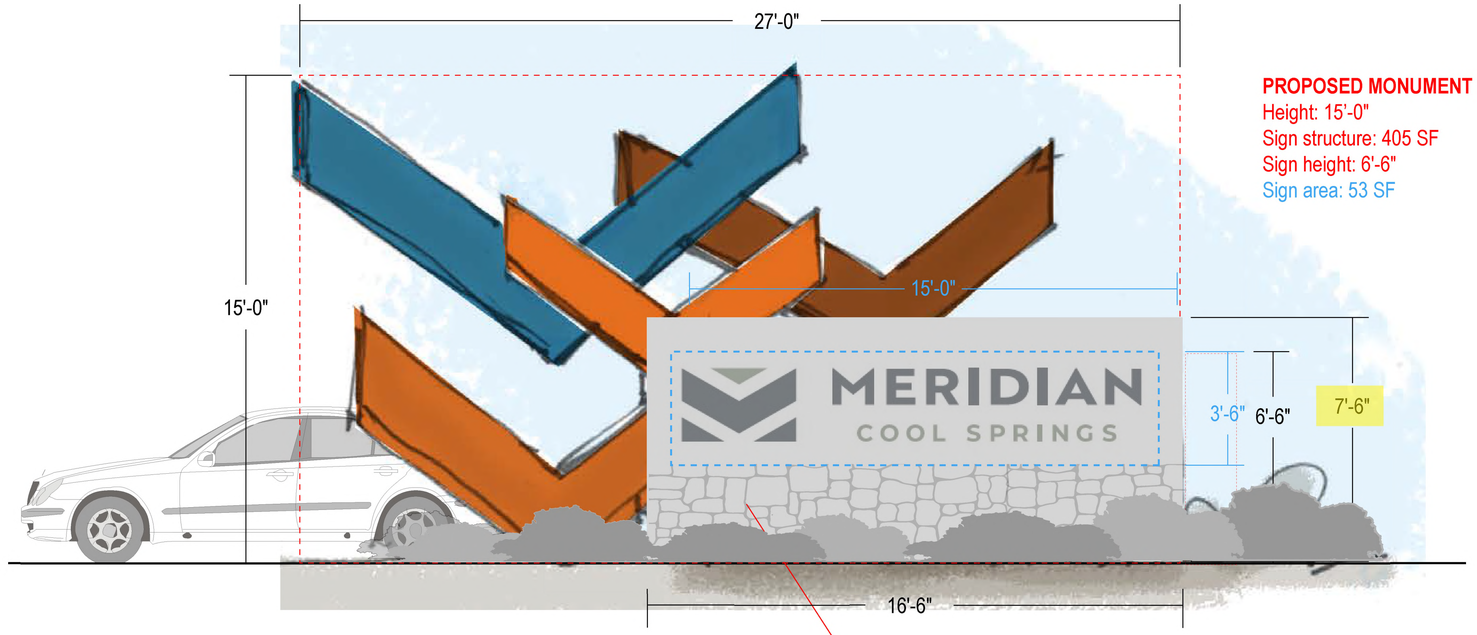


EXISTING CONDITIONS - PHOTO MOCK-UP CAROTHERS PKWY. AT CORPORATE CENTER DR.

EXISTING SIGN

EXISTING MONUMENT
Height: 8’-0"
Sign structure: 88 SF
Sign height: 6'-6"
Sign area: 53 SF





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

NOTE: Coordinate stone to match existing stone walls/signage

PROPOSED SIGN

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DEVELOPMENT PLAN
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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.

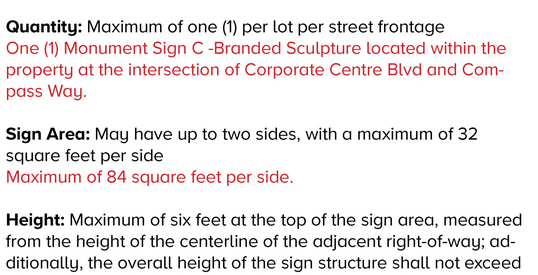
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 84 square feet per side.

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

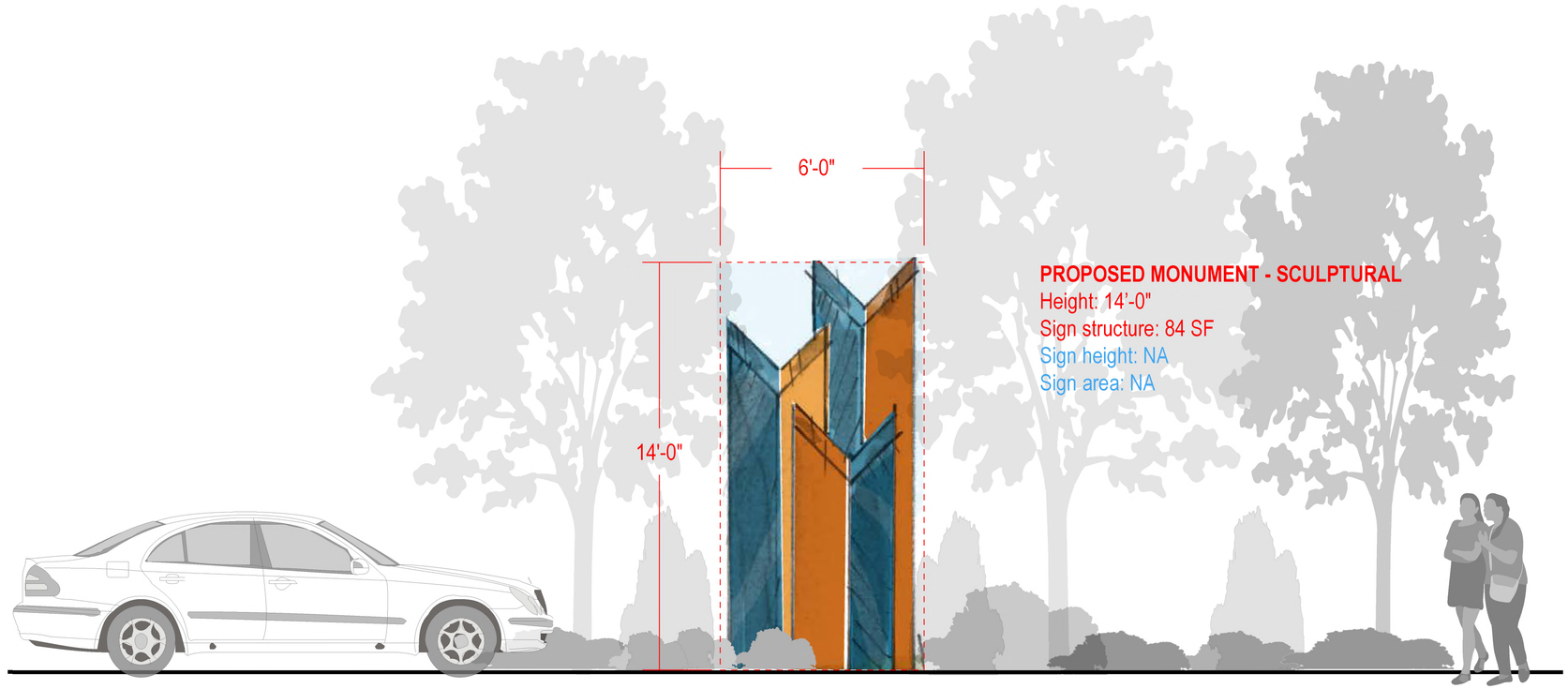
Lighting: External or internal illumination

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

EXHIBIT #2.03, Conceptual Design Example



PROPOSED SIGN AT CORPORATE CENTER DR. AND COMPASS WAY

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

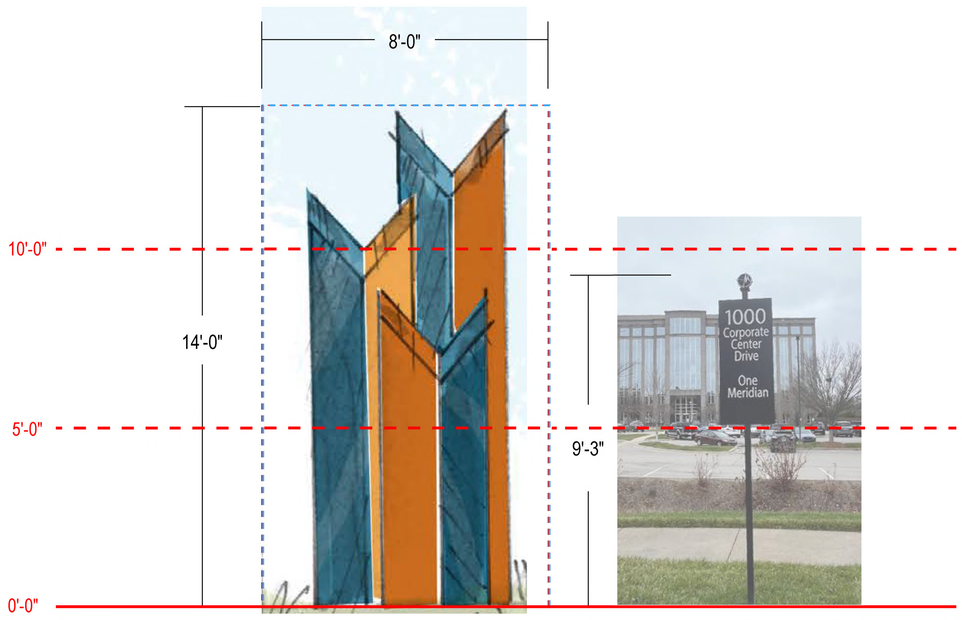
Lighting: External or internal illumination

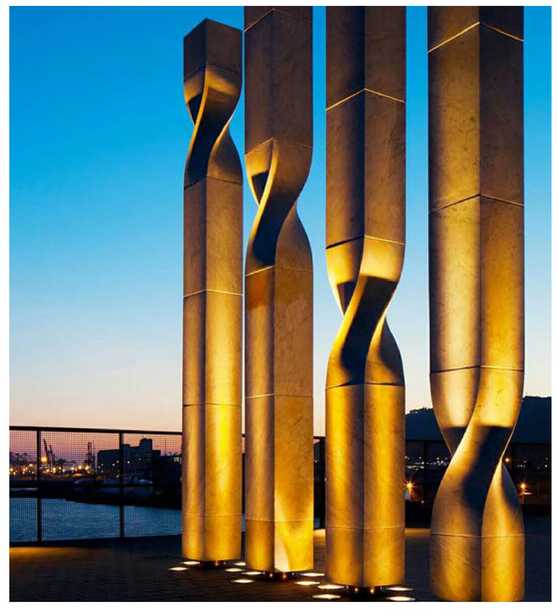
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure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

SIGN LOCATION PLAN

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

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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

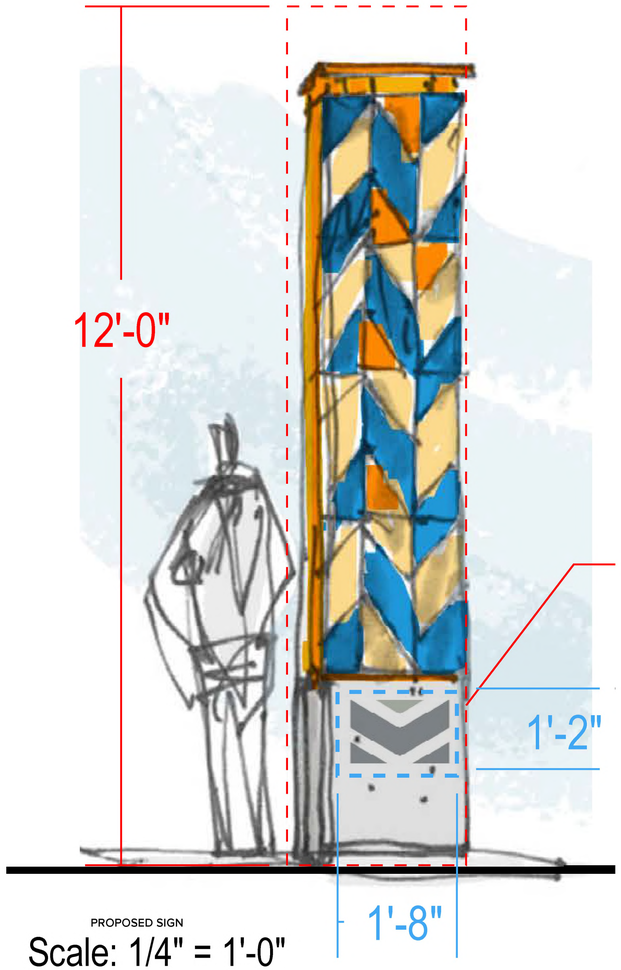
Lighting: External or internal illumination

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

PROPOSED MONUMENT - LANTERN
Height: 12'-0"
Sign structure: 30 SF
Sign height: 2'-6"
Sign area: 2 SF

- **NOTE: Coordinate stone to match**

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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 C0.13

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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

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)

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

EXHIBIT #2.04, Photo Mock-Up and Precedent Images

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

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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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

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

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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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)

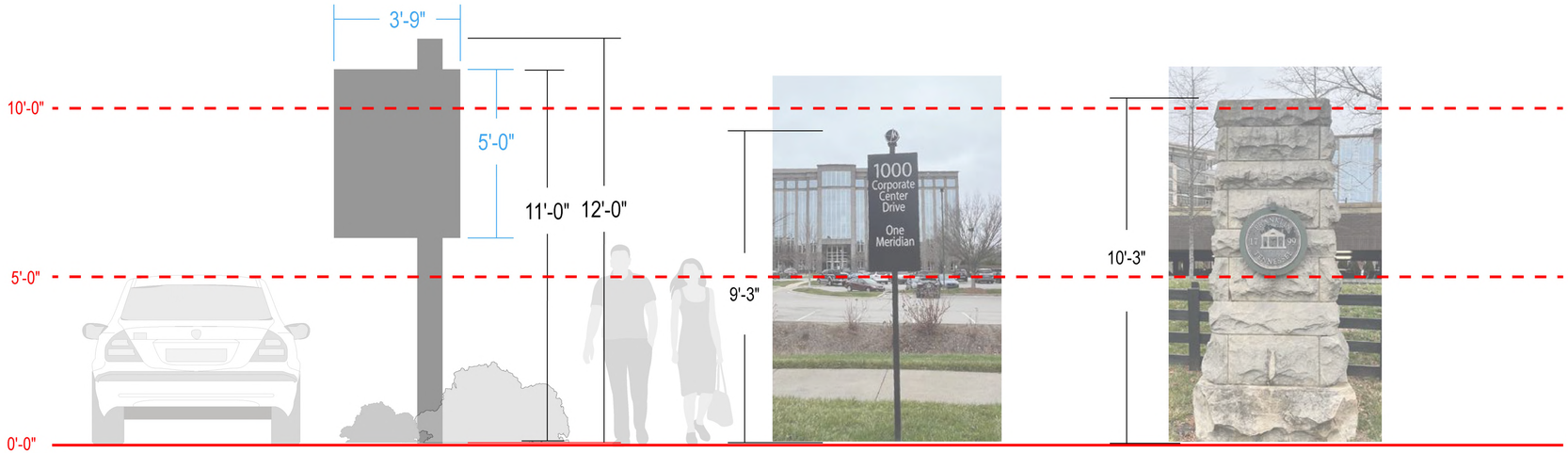
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 19 square feet per side

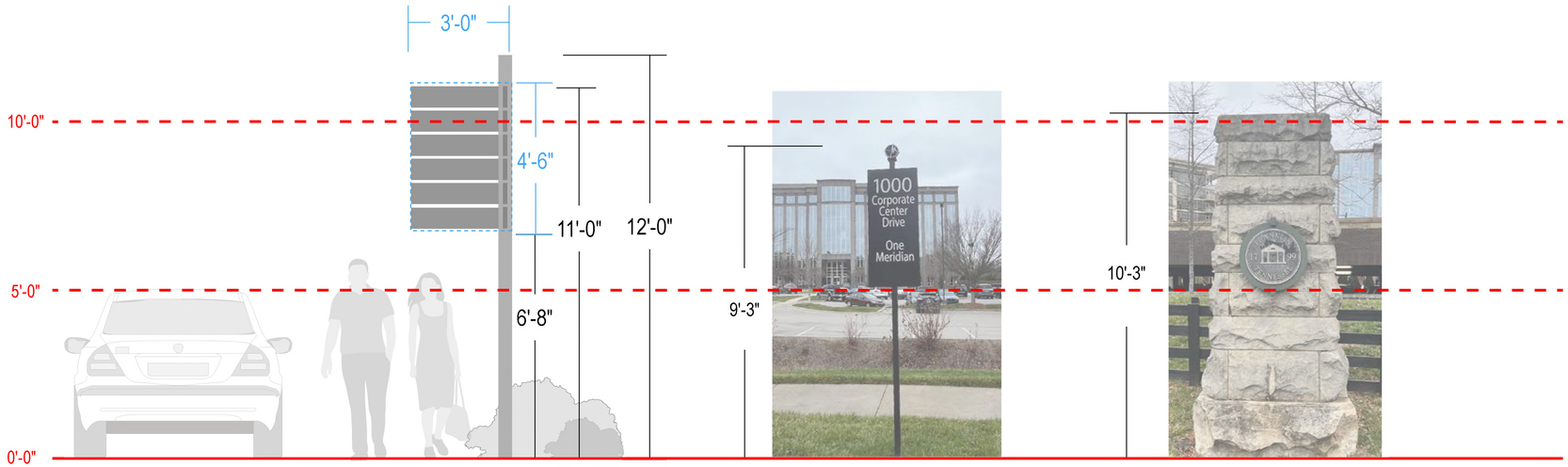
Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

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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FRANKLIN, WILLIAMSON COUNTY, TN

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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

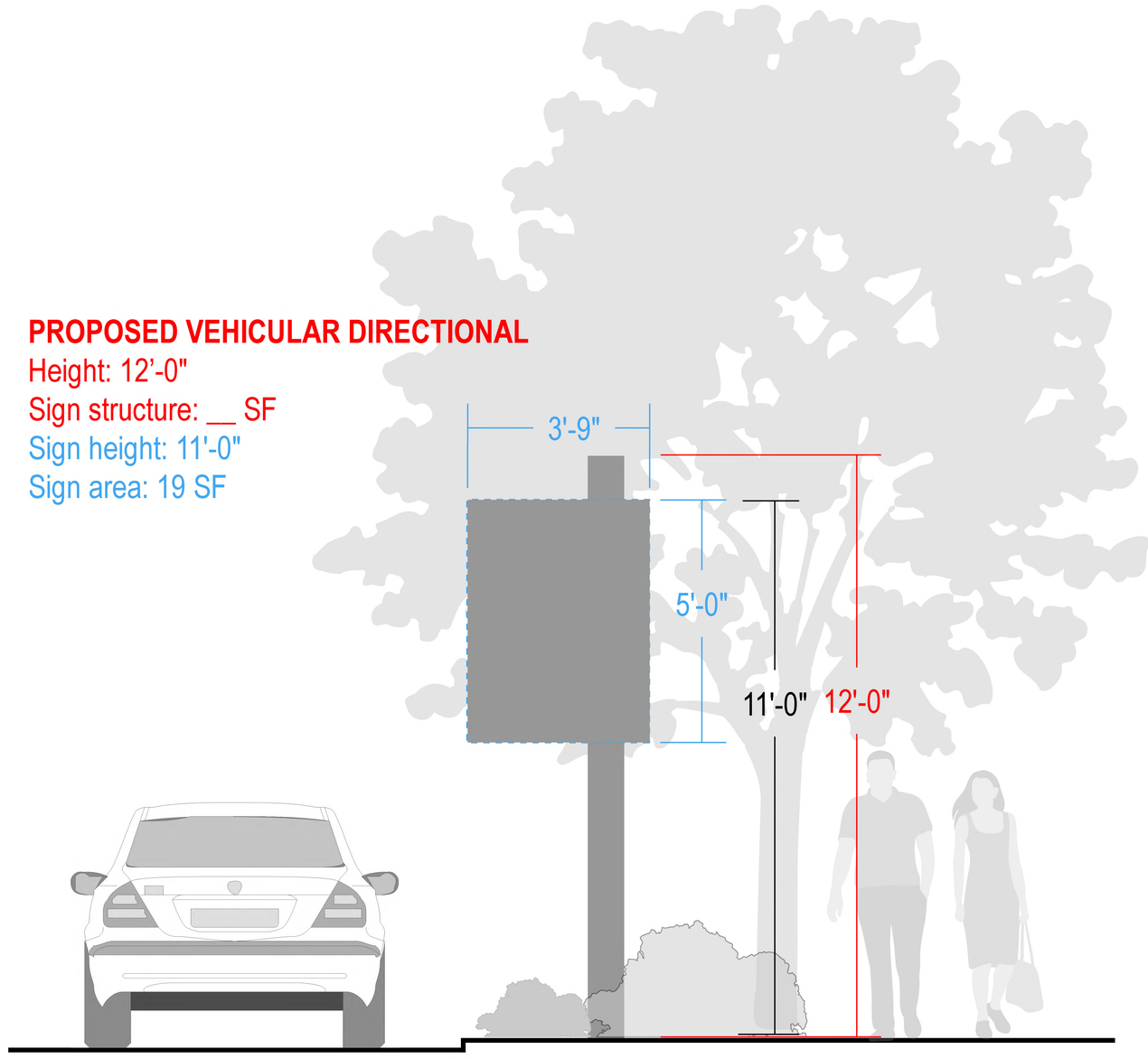
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.01, Conceptual Design Example

PROPOSED VEHICULAR DIRECTIONAL
Height: 12’-0"
Sign structure: __ SF
Sign height: 11'-0"
Sign area: 19 SF



PROPOSED SIGN - PREFERRED OPTION

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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

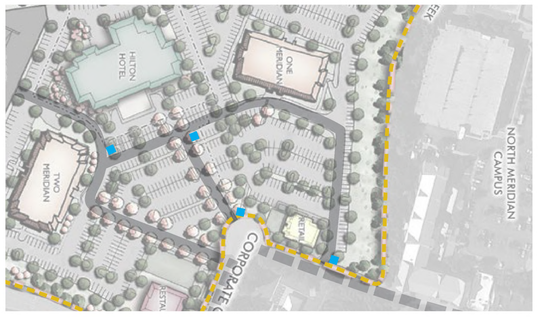
Materials: Brick, stone, wood, metal, or a composite material that has the same properties

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

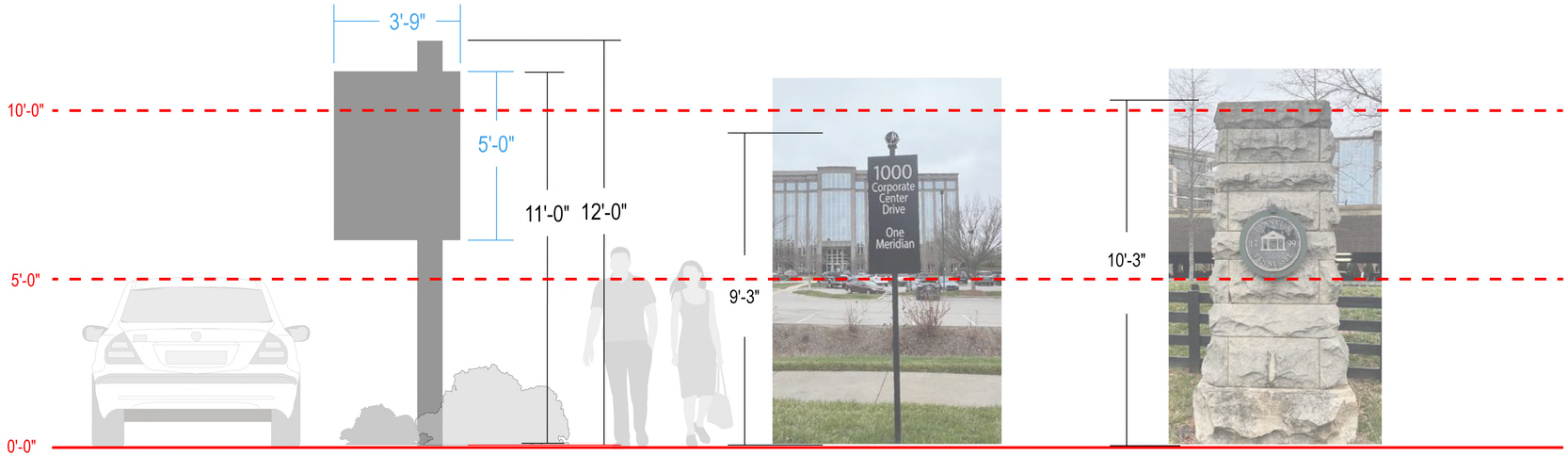
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

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

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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

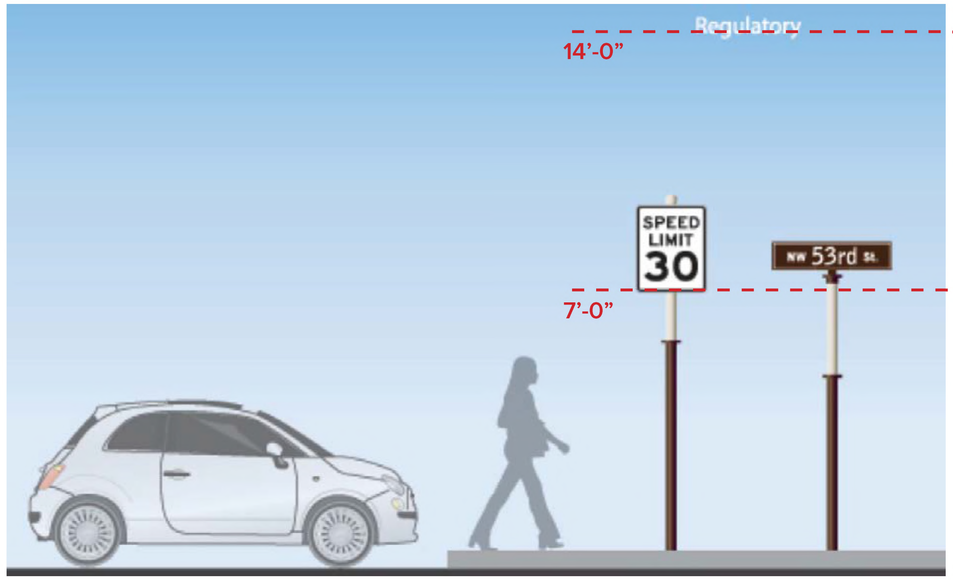
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

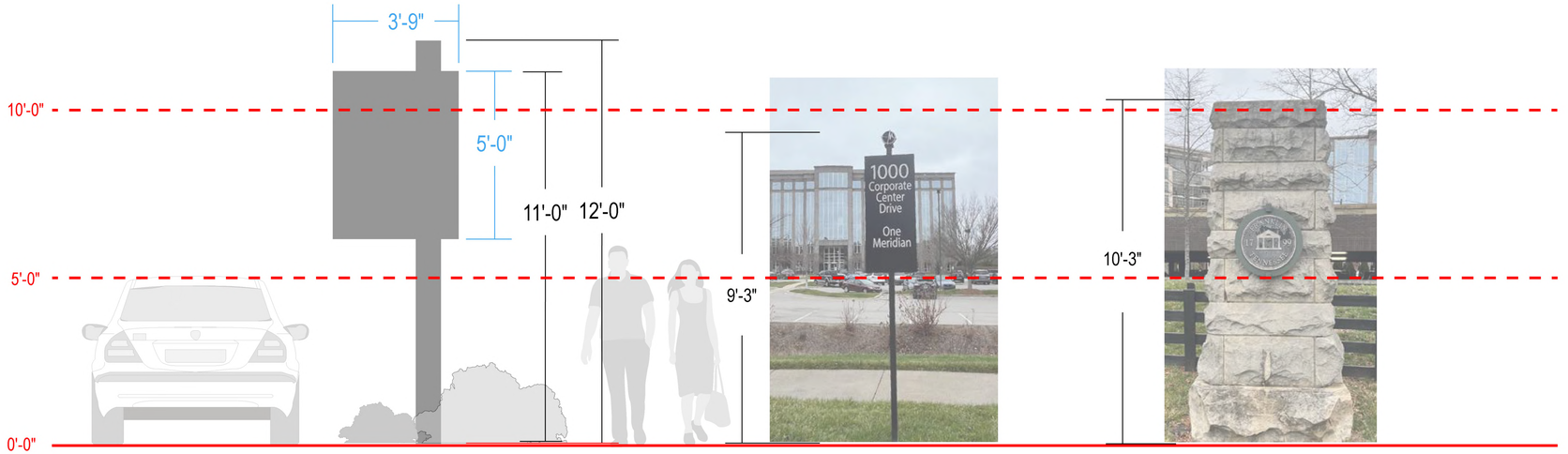
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.01, Precedent Images





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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)

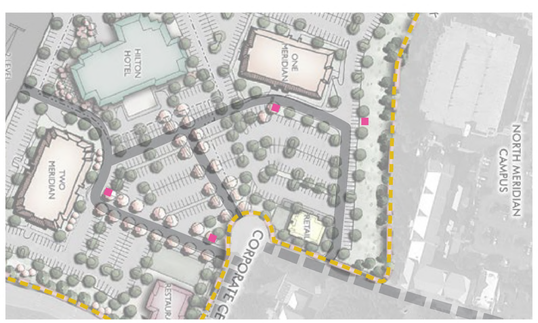
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

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

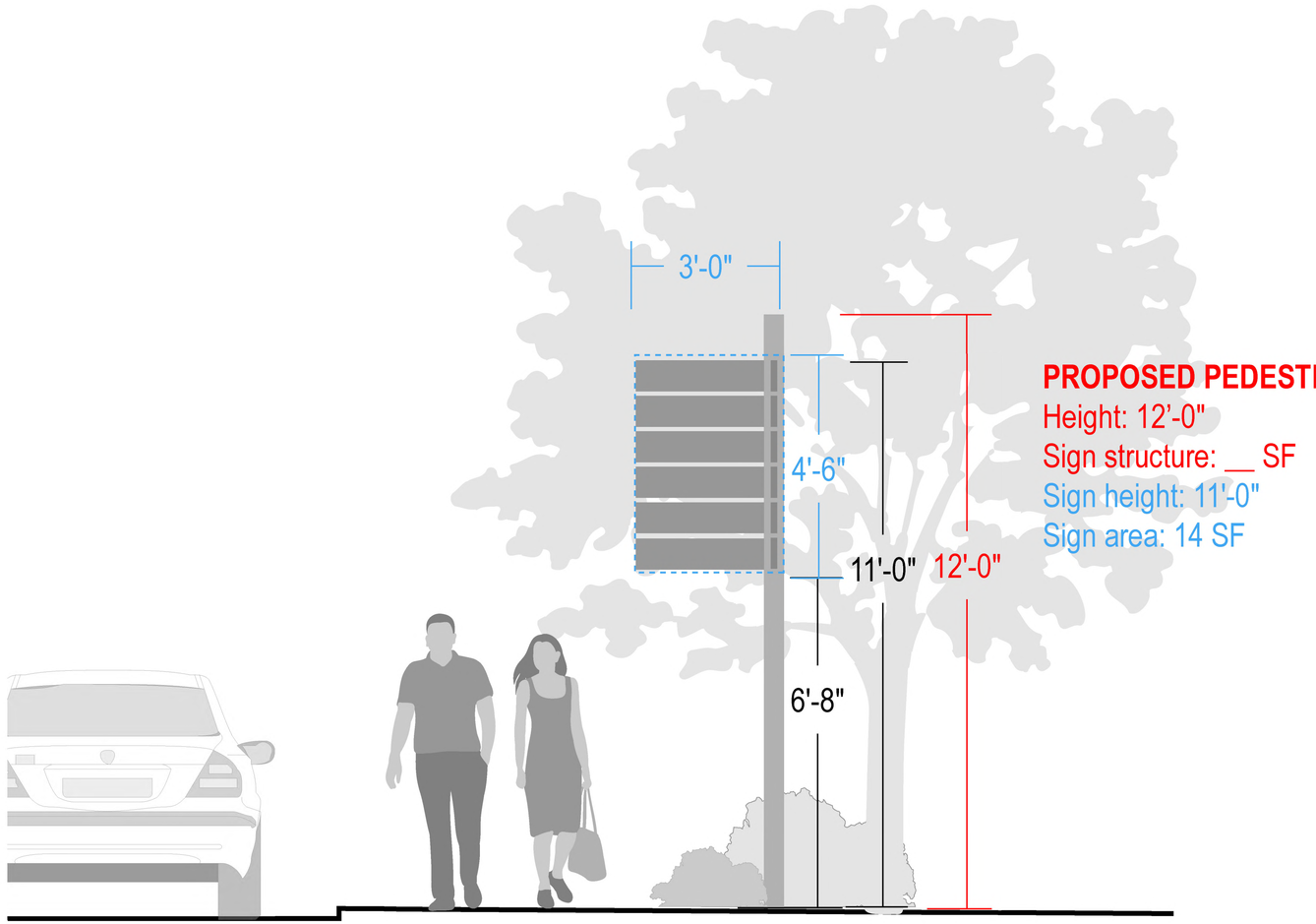
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

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

EXHIBIT #4.02, Conceptual Design Example



PROPOSED SIGN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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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

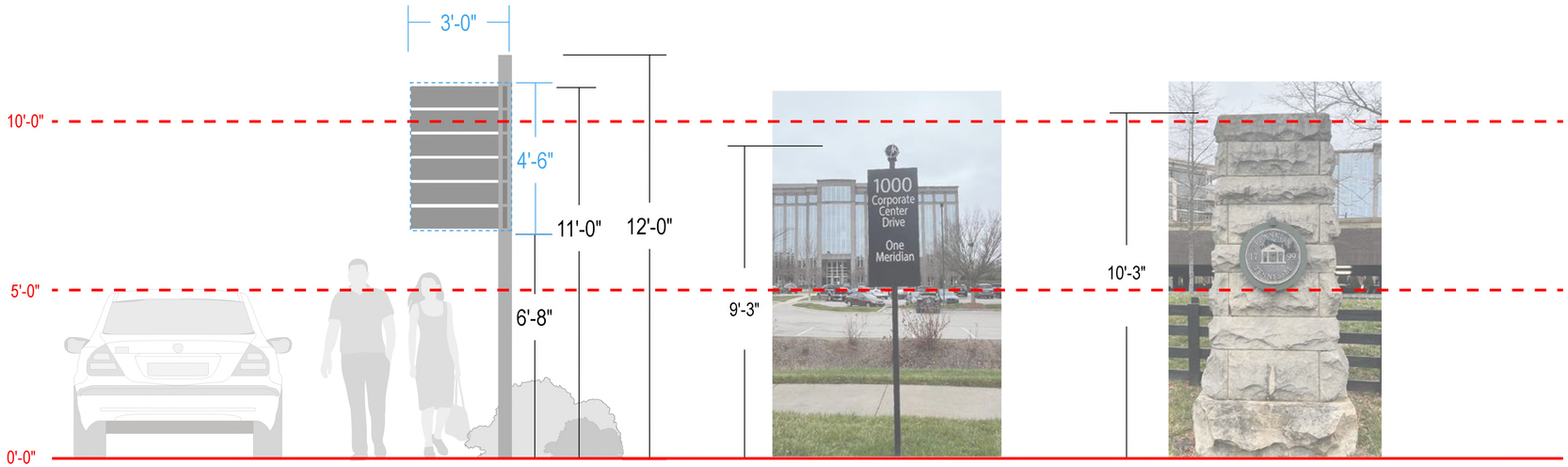
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

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

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301.904.0138 | www.kiservogrin.com

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www.coopercarry.com

ANGELO CANTU
REGISTERED ARCHITECT
STATE OF TENNESSEE
1/8/2024

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 C0.22

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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)

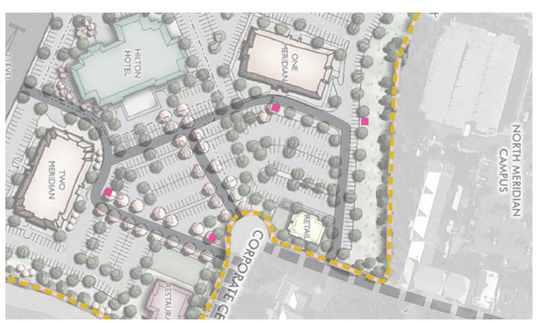
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

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

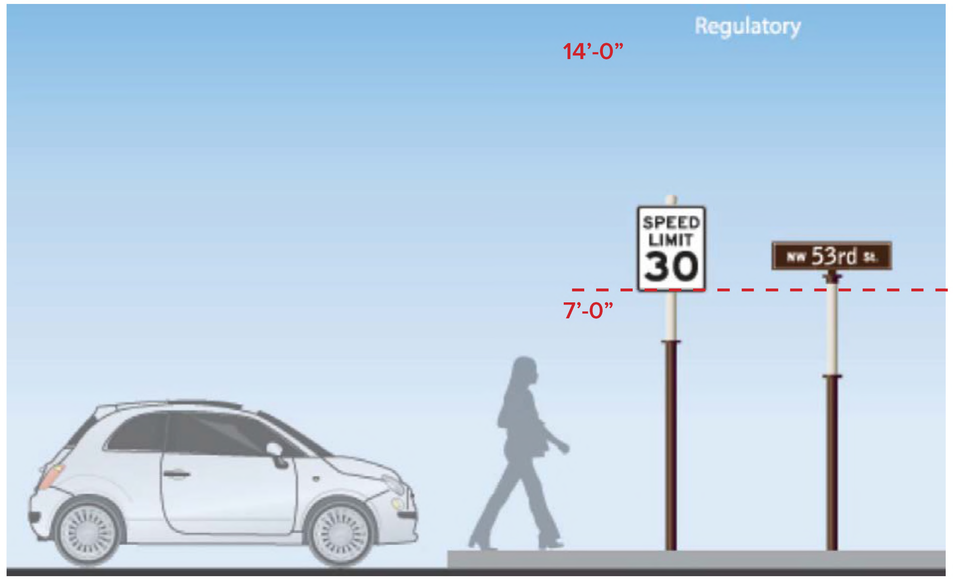
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

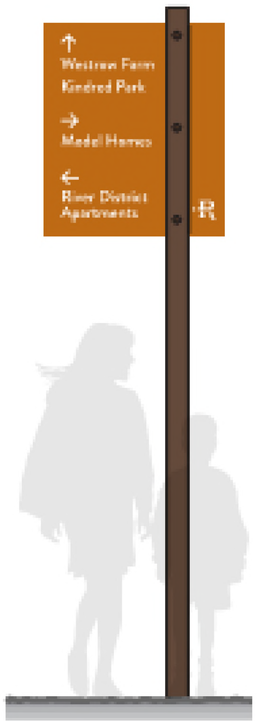
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

EXHIBIT #4.02, Precedent Images





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1/8/2024

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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SHEET NUMBER C0.23

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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/retailer 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.

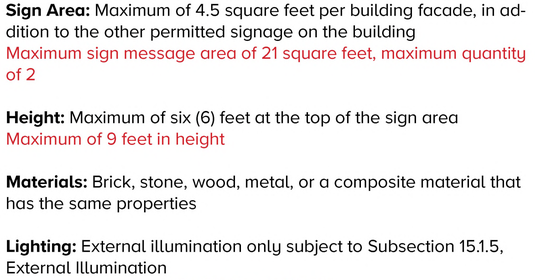
Sign Area: Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building
Maximum sign message area of 21 square feet, maximum quantity of 2

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

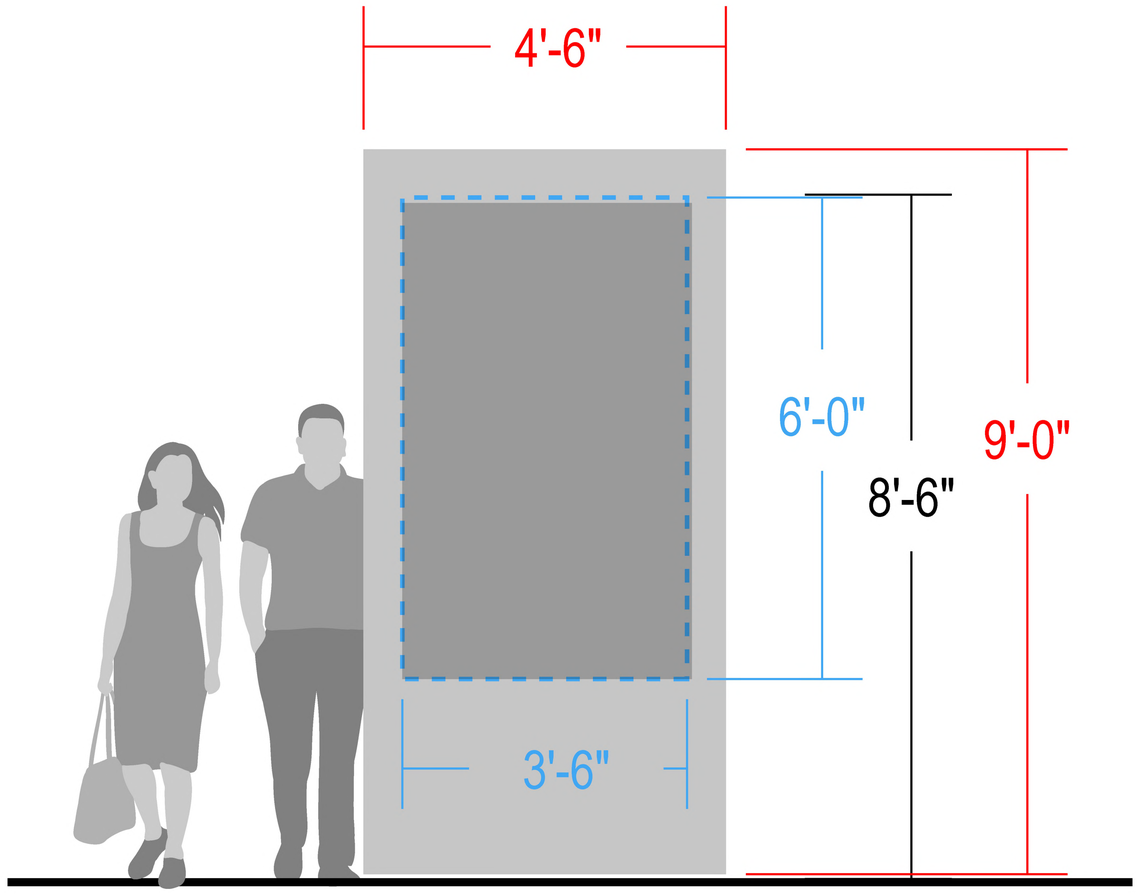
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination and Electronic Display

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

EXHIBIT #5.0, Conceptual Example



PROPOSED DIRECTORY
Height: 9’-0"
Sign structure: 41 SF
Sign height: 8'-6"
Sign area: 21 SF

PROPOSED SIGN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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

NO:	REVISIONS	DATE	BY

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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/retailer information on bot south and north parcels
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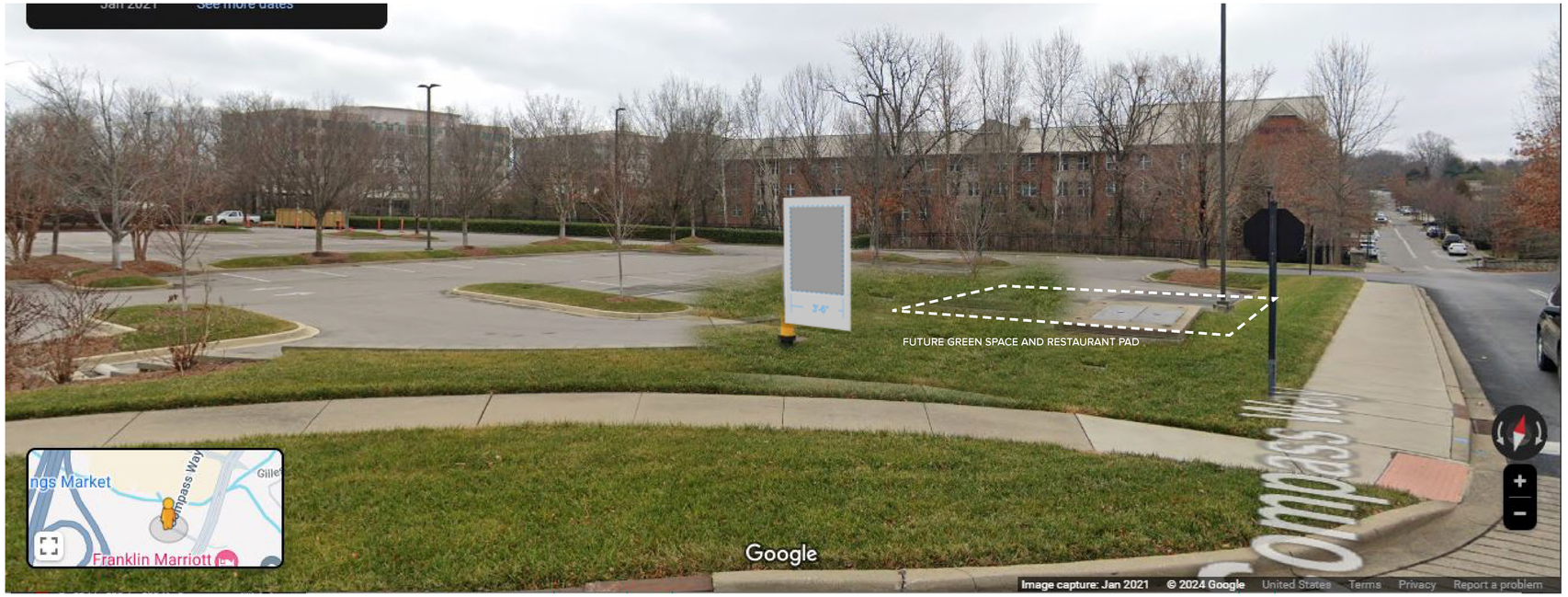
Height: Maximum of six (6) feet at the top of the sign area
Maximum of 9 feet in height

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

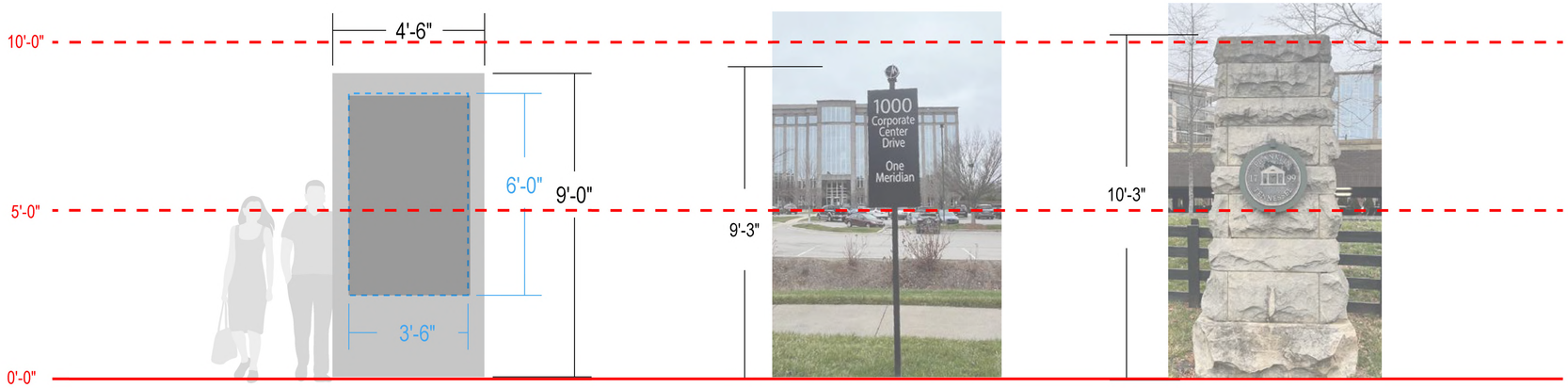
Additional Standards: The overall height of the sign structure shall not exceed 9 feet; Sign structure shall be 42 square feet maximum

EXHIBIT #5.0, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP OF FUTURE GREEN SPACE AND RESTAURANT PAD

SIGN LOCATION PLAN



Scale: 1/2" = 1'-0"

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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1/8/2024

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:
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DATE: 03/07/24
KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.25

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

Sec. 15.8 (Directory Sign)
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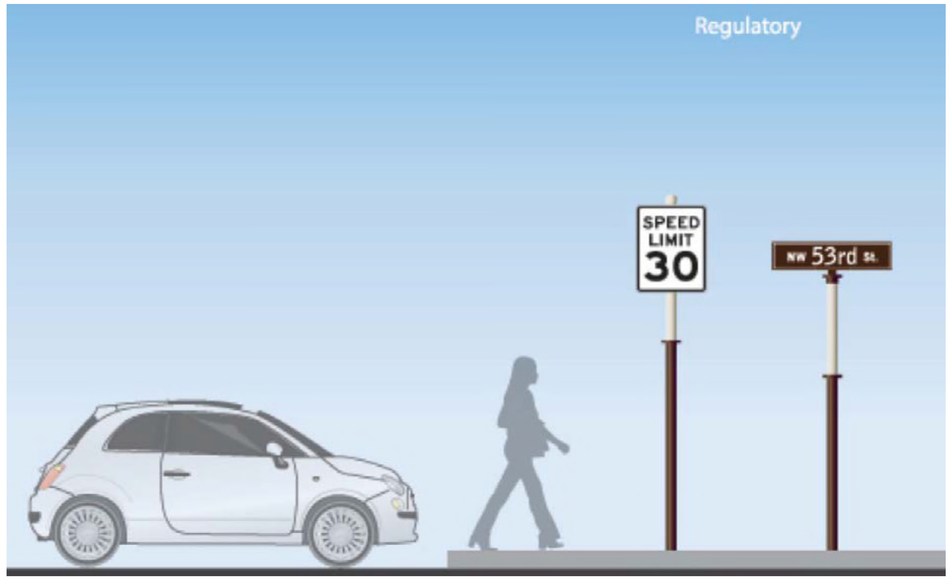
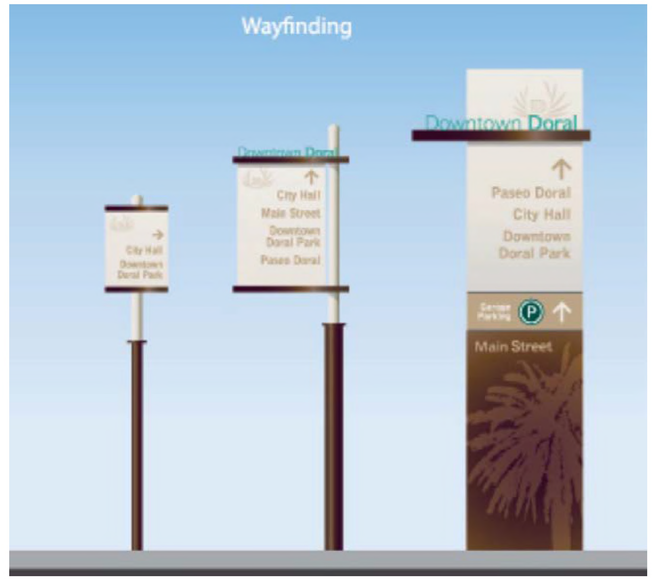
Internal illumination and Electronic Display

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

EXHIBIT #5.0, Conceptual Example





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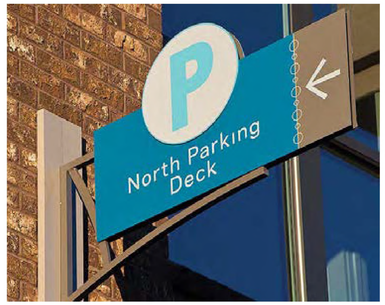
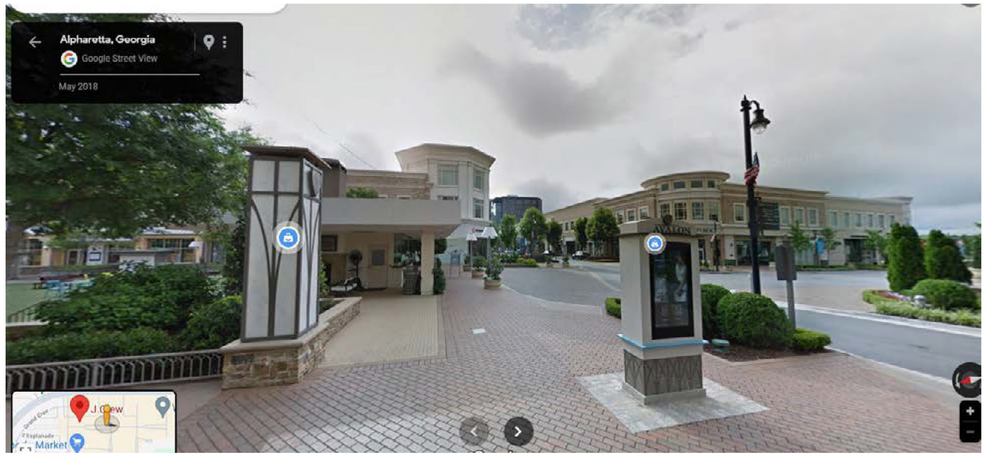
AVALON

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

ALPHARETTA, GA





NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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1/8/2024

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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DATE: 03/07/24

KVD PROJECT NO.
23069

DRAWING TITLE:
Modification of Standards

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

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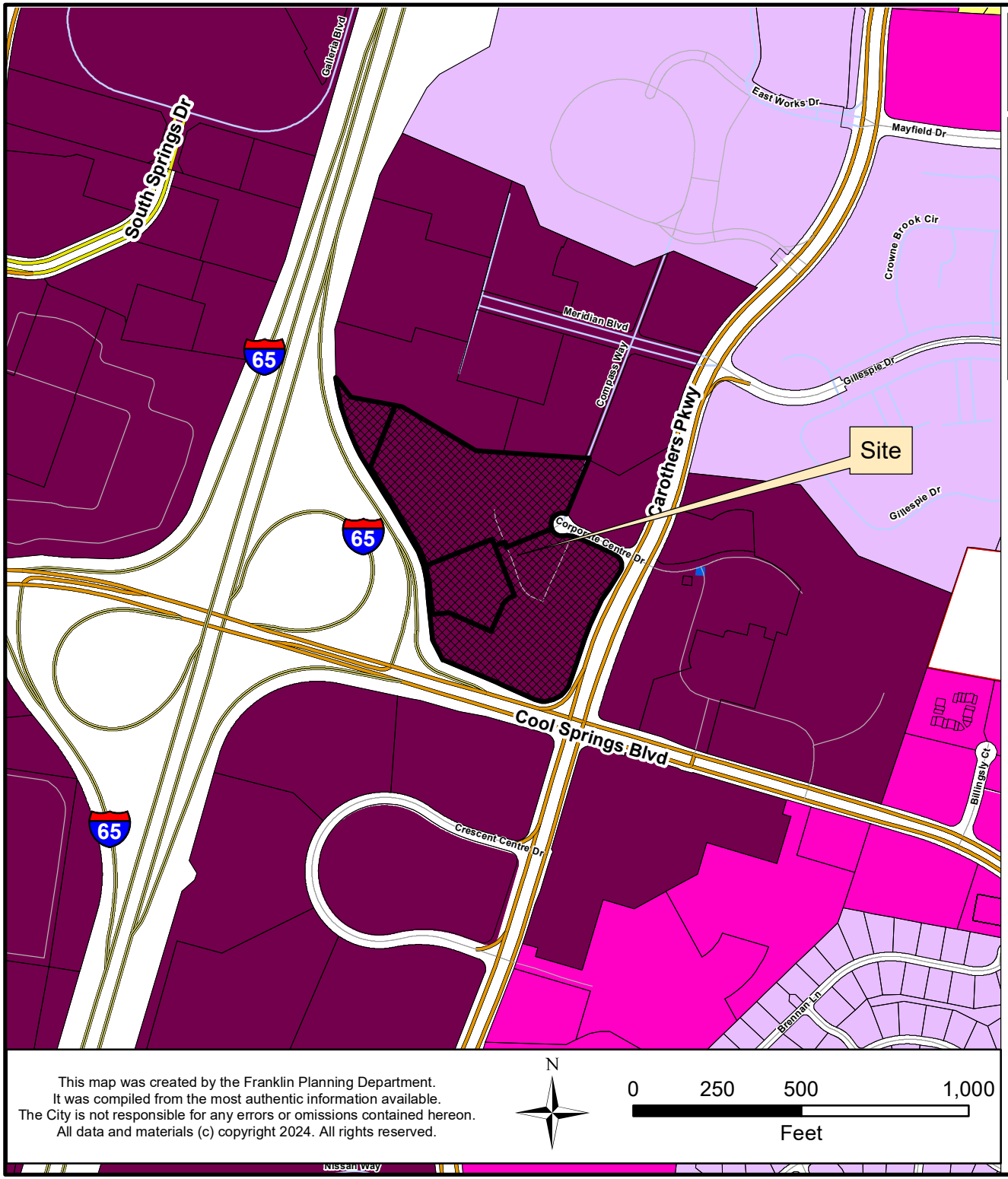

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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N

0 250 500 1,000

Feet

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

HISTORIC FRANKLIN TENNESSEE

COF no: 8378

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Checklist

General Issues

35. Streets

kevin.long@franklintn.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

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

LANDSCAPE ARCHITECT / APPLICANT

KV+D KISER VOGRIN DESIGN

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Contact: Katie Rudowsky
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ARCHITECT

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

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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

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

KATIE MARIE RUDOWSKY
REGISTERED
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1165
LANDSCAPE ARCHITECT
03.07.24

RYAN McMASTER
REGISTERED
ENGINEER
No. 109382
STATE OF TENNESSEE
03/07/2024

ANGELO CARUSI
REGISTERED ARCHITECT
XVI
AGRICULTURE
COMMERCE
No. 103145
STATE OF TENNESSEE
03/07/2024

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
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

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.

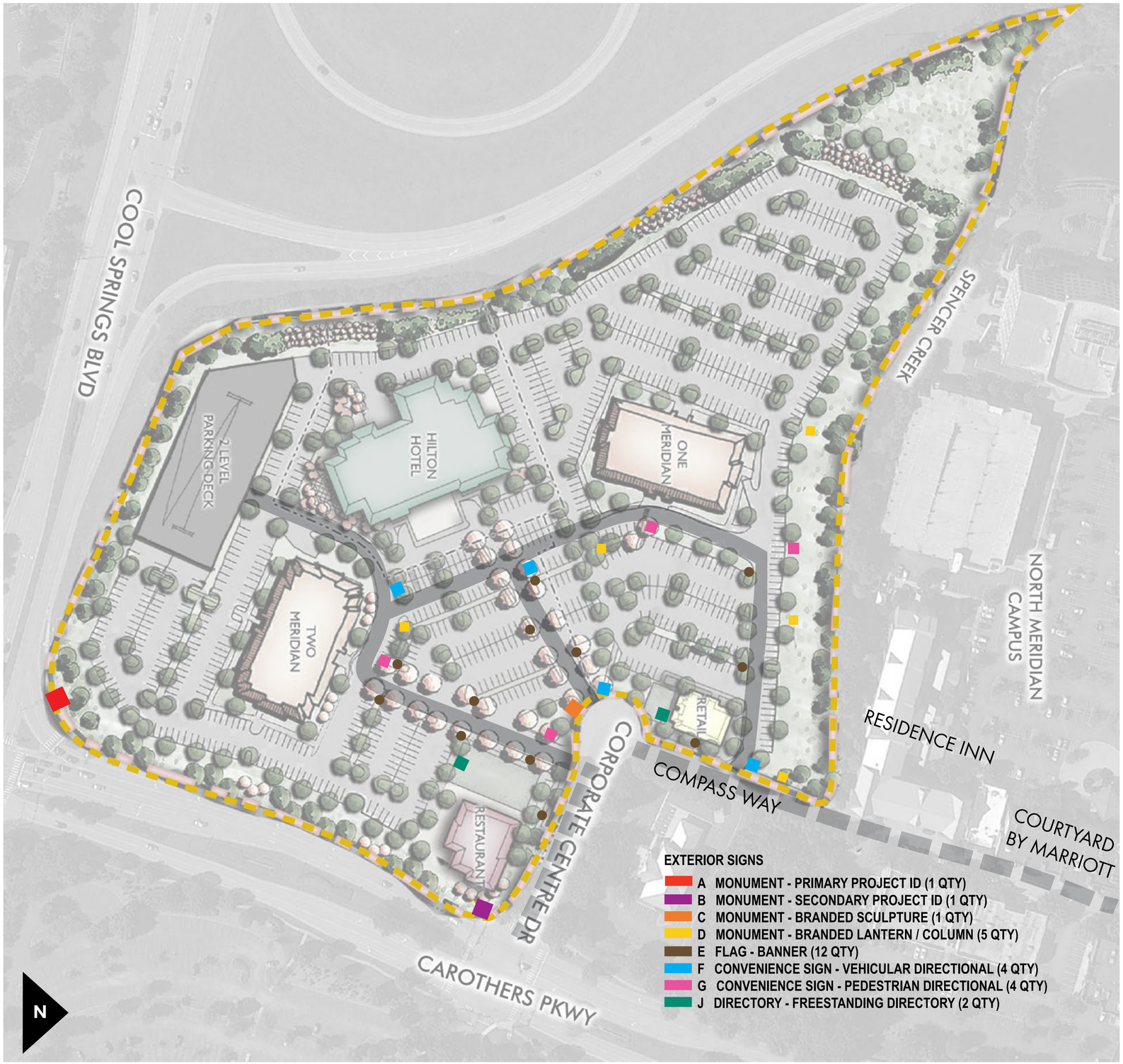
2. The conditions upon which the request is based are **unique to the design intent for the property** and are not applicable generally to other property:

Meridian is the region's premier mixed-use community offering offices, 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



Not to Scale

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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STATE OF TENNESSEE
1/8/2024

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

NO:	REVISIONS	DATE	BY

DESIGNED BY:
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KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.1

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

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

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.

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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.

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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.

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1/8/2024

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

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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

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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)**

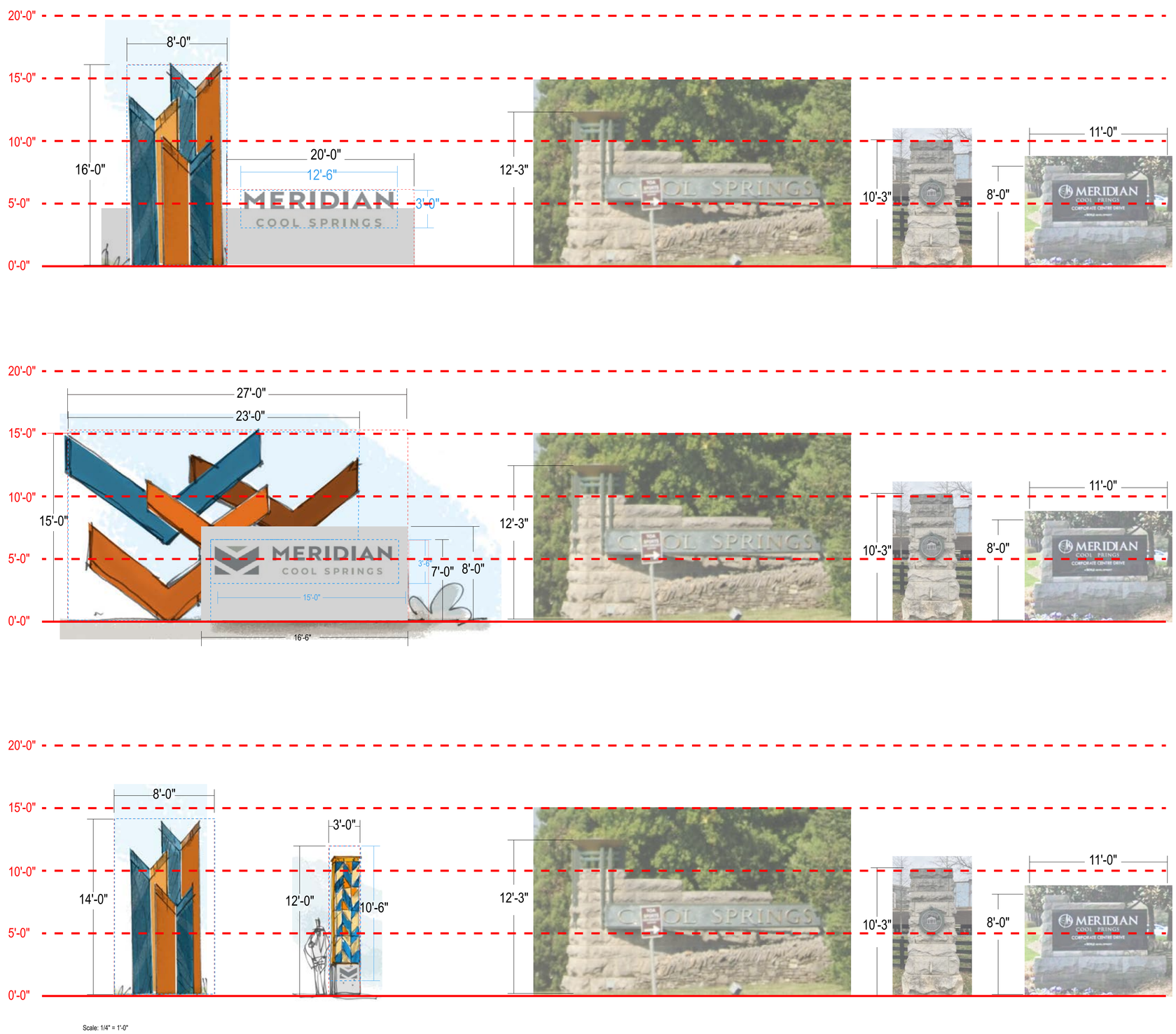
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
May have up to four (4) sides with a maximum sign area of 325 square feet per side

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"

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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.

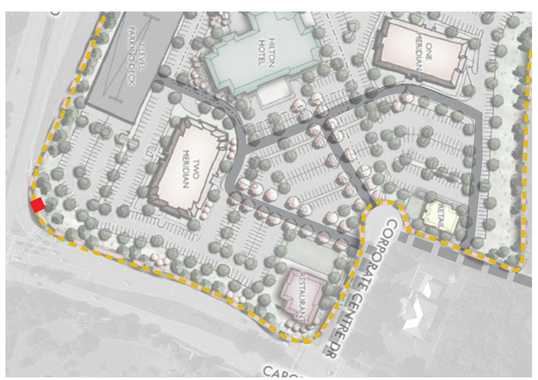
Sign Area: May have up to two sides, with a maximum of 32 square feet per side
Maximum of 166 square feet per side. (128 structure + 38 message)

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

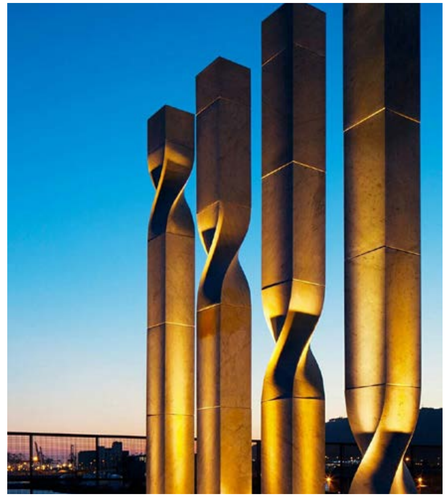
Lighting: External or internal illumination

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

EXHIBIT #2.01, Conceptual Design Example



ILLUMINATION EXAMPLE - EXTERNAL, WHITE LIGHT

ILLUMINATION EXAMPLE - FACE LIT LETTERS

PROPOSED SIGN

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SHEET NUMBER C0.5

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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.

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

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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

EXHIBIT #2.01, Photo Mock-Up and Precedent Image

EXISTING CONDITIONS - PRECEDENT IMAGE

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

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1/8/2024

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 C0.7

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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

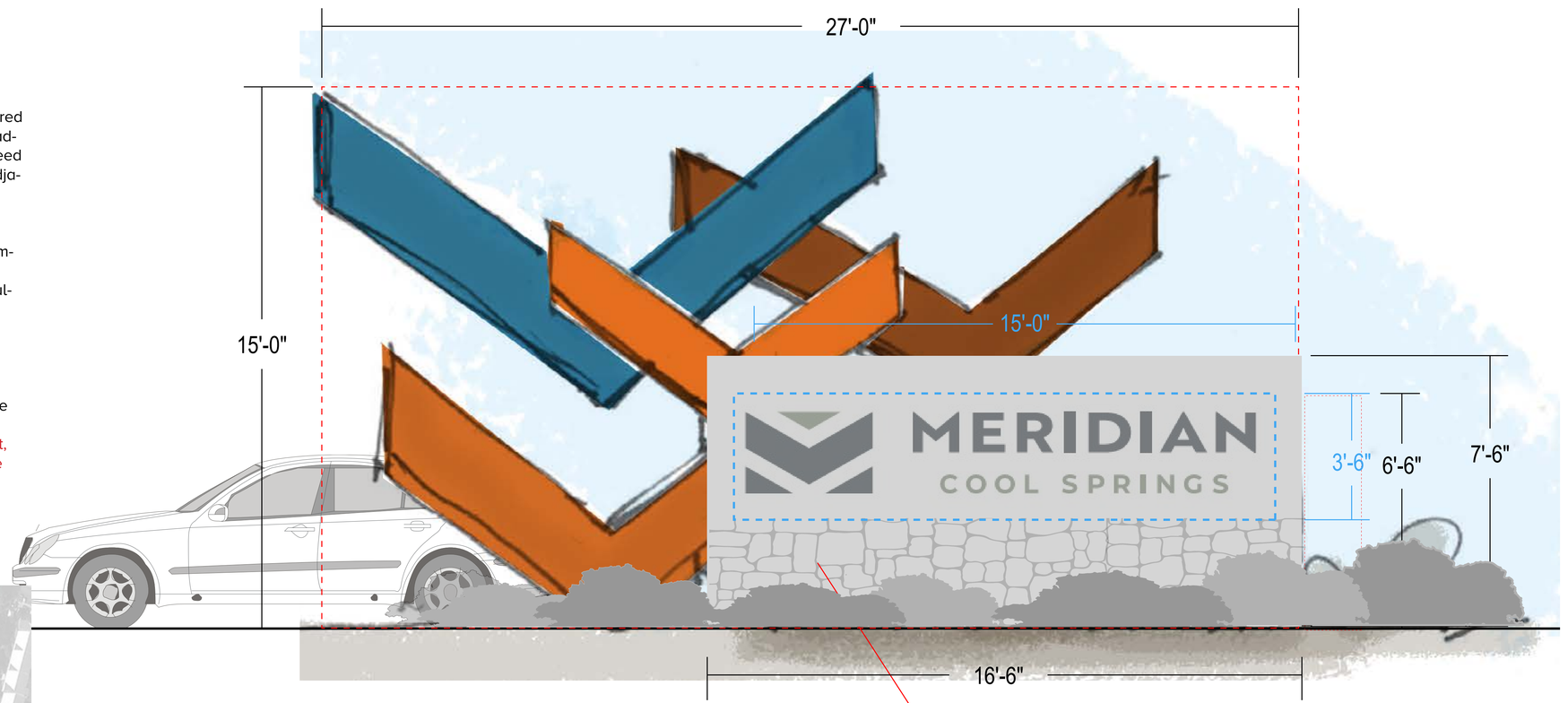
Lighting: External or internal illumination

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

EXHIBIT #2.02, Conceptual Design Example

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



PROPOSED SIGN

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

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SHEET NUMBER C0.8

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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.

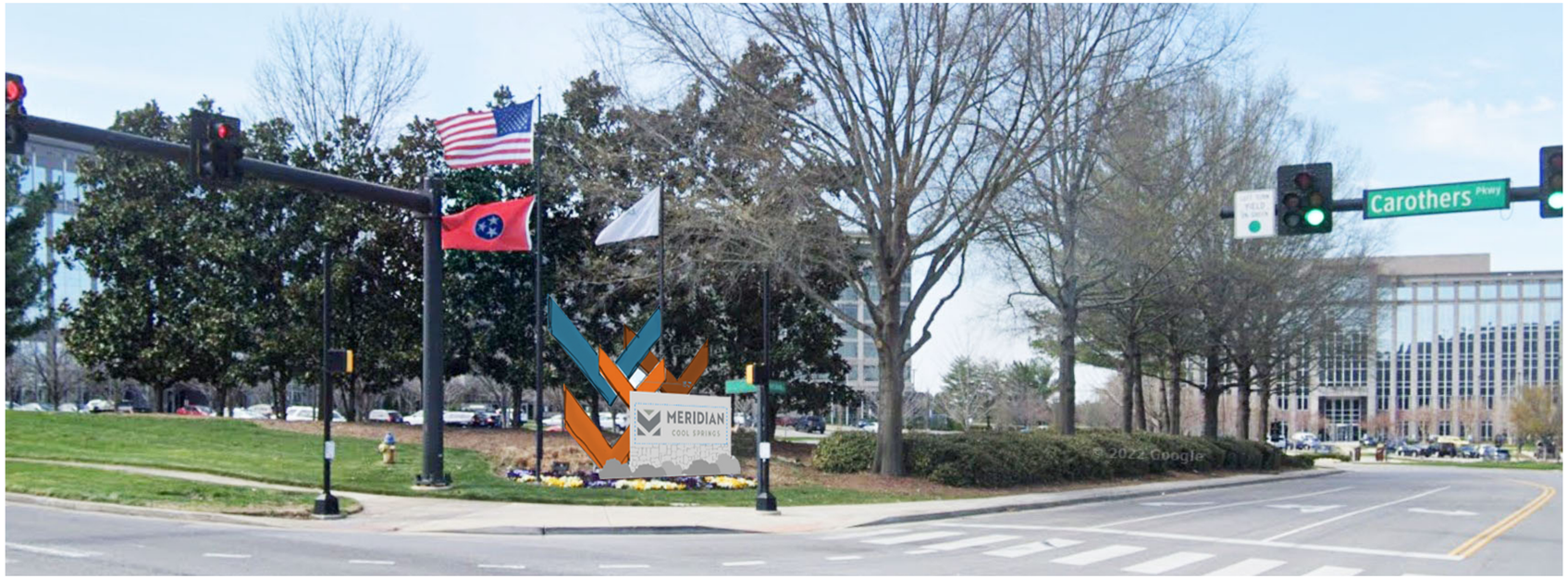
Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

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

EXHIBIT #2.02, Photo Mock-Up



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

CONCEPTUAL RENDERING

ILLUMINATION EXAMPLE

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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1/8/2024

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

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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.

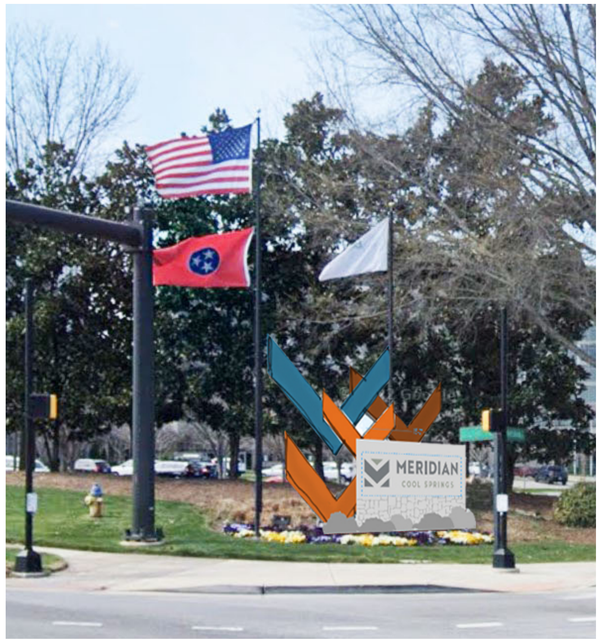
Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

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

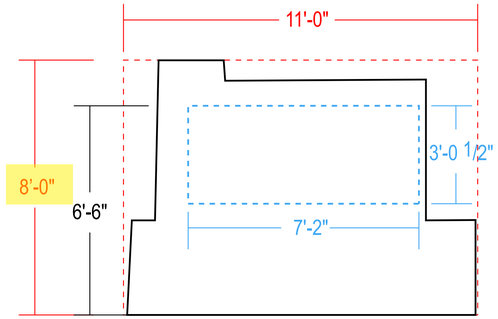
EXHIBIT #2.02, Photo Mock-Up and Precedent Images

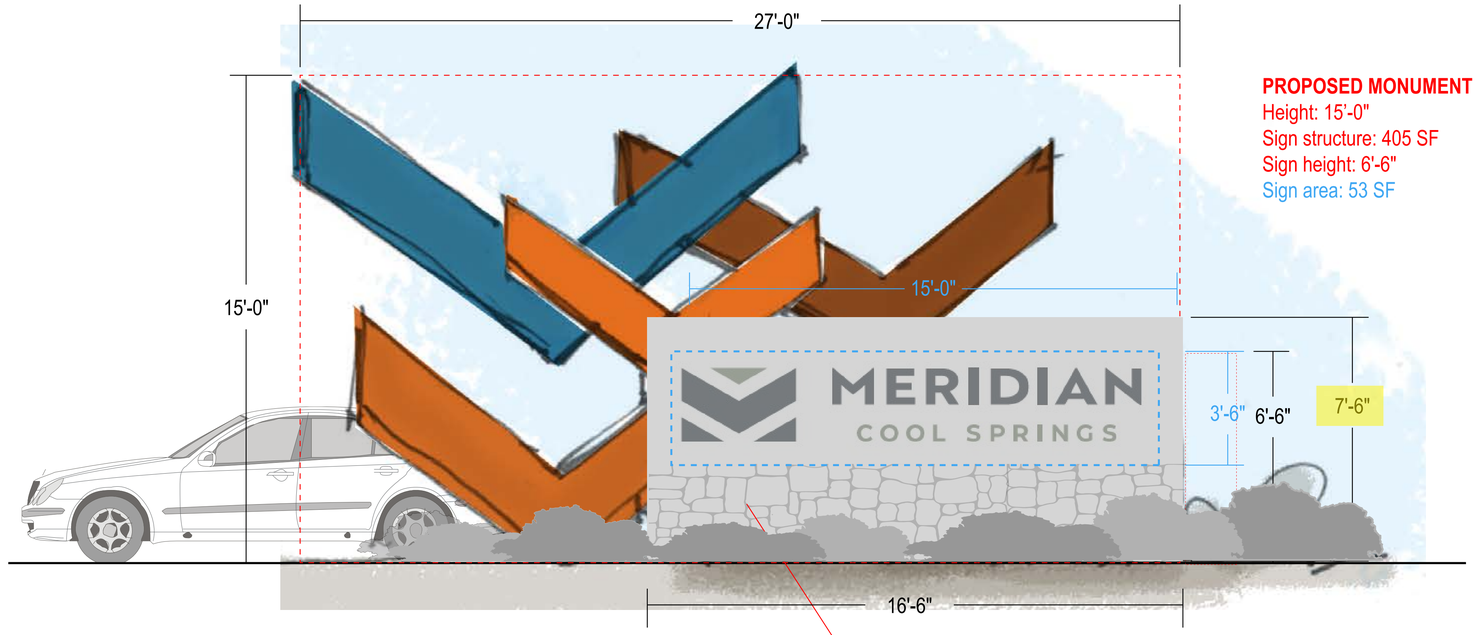


EXISTING CONDITIONS - PHOTO MOCK-UP CAROTHERS PKWY. AT CORPORATE CENTER DR.

EXISTING SIGN

EXISTING MONUMENT
Height: 8’-0"
Sign structure: 88 SF
Sign height: 6'-6"
Sign area: 53 SF





PROPOSED SIGN

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

NOTE: Coordinate stone to match existing stone walls/signage

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

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DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.10

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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.

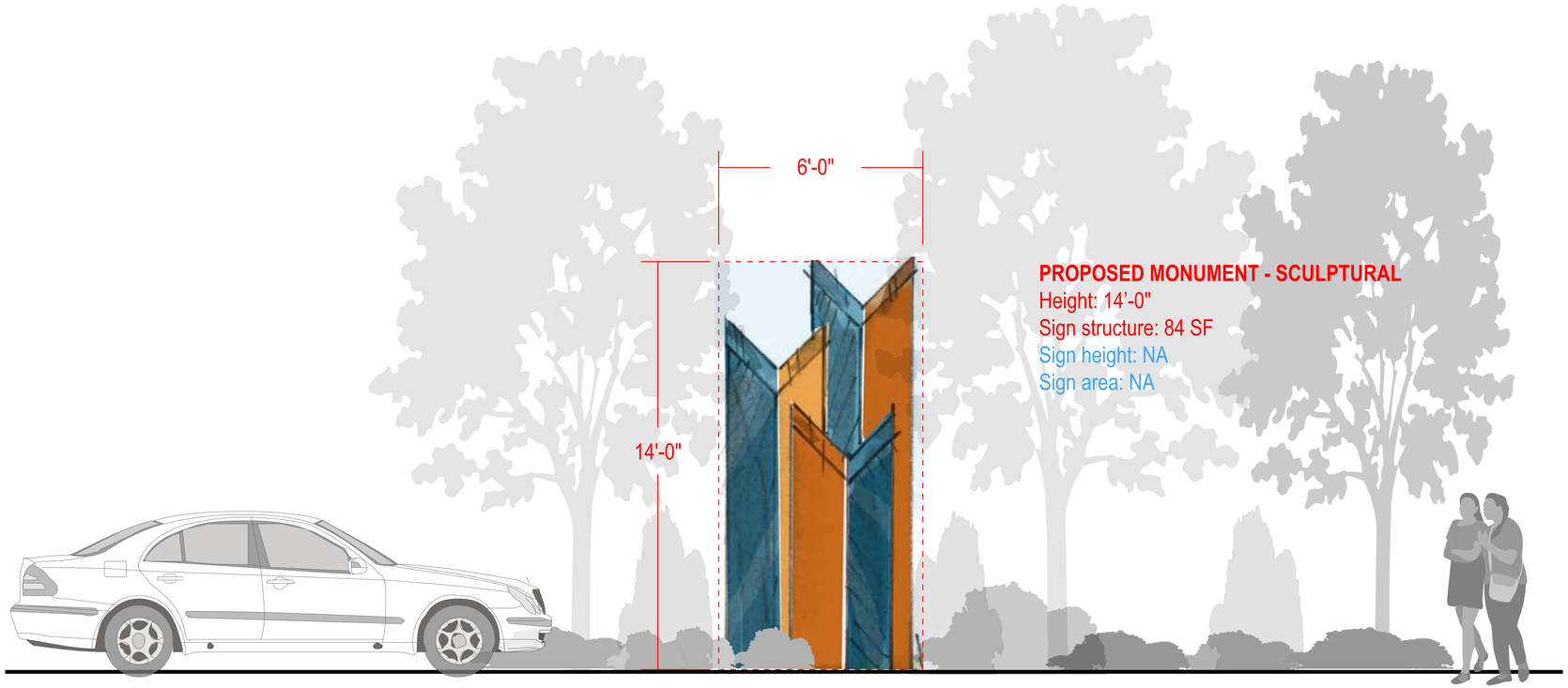
Height: Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way; additionally, the overall height of the sign structure shall not exceed eight feet, measured from the height of the centerline of the adjacent right-of-way
Maximum of 14 feet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

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DEVELOPMENT PLAN
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

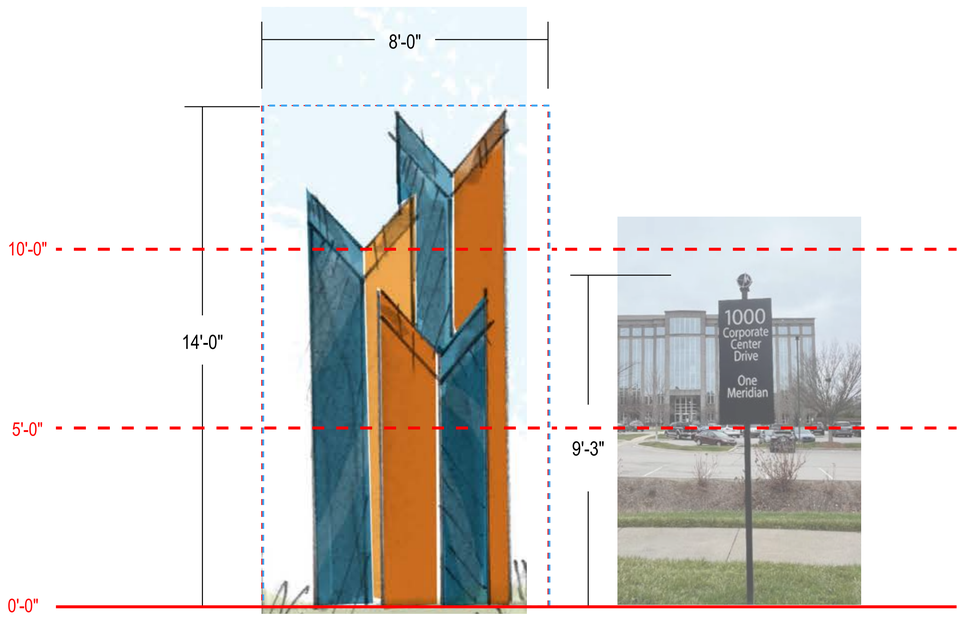
Lighting: External or internal illumination

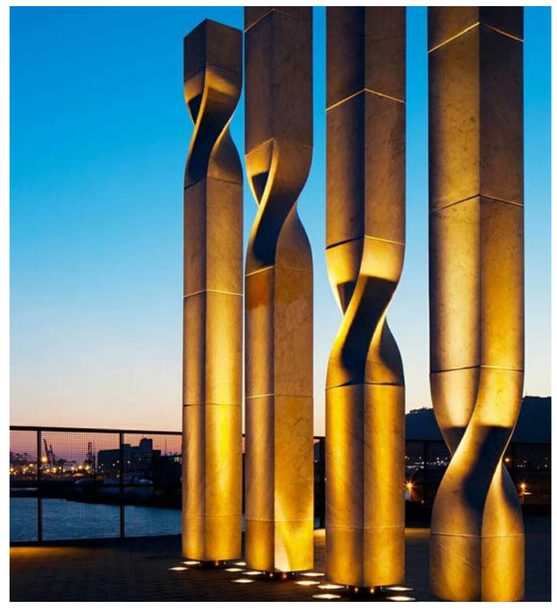
Additional Standards: The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way
The overall height of the sign structure shall not exceed 14 feet, measured from the centerline of the adjacent right-of-way; The overall sign structure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

SIGN LOCATION PLAN

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

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DEVELOPMENT PLAN
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

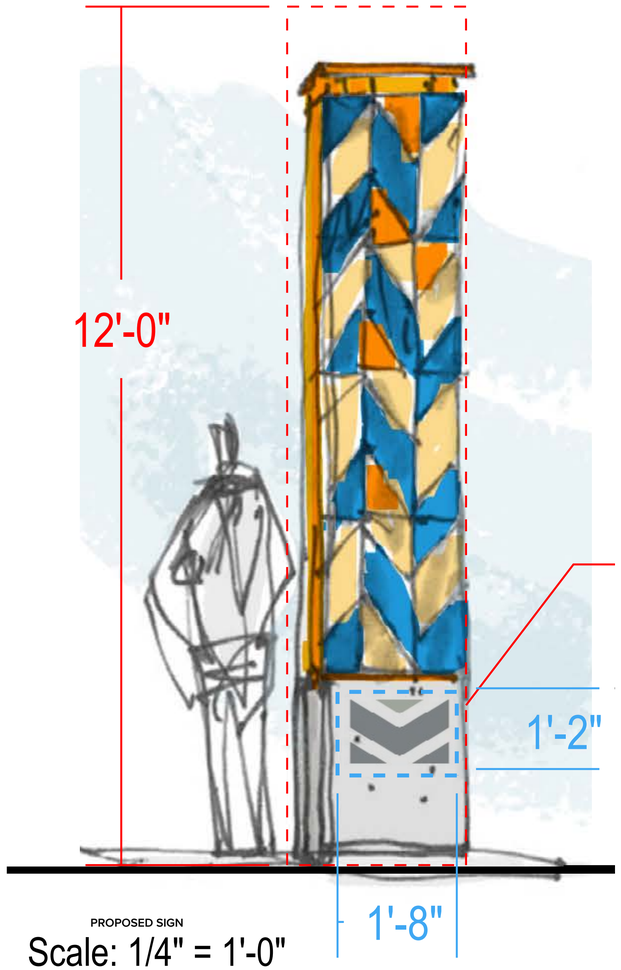
Lighting: External or internal illumination

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

PROPOSED MONUMENT - LANTERN
Height: 12'-0"
Sign structure: 30 SF
Sign height: 2'-6"
Sign area: 2 SF

- **NOTE: Coordinate stone to match**

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

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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

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)

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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DEVELOPMENT PLAN
MERIDIAN SOUTH
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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.

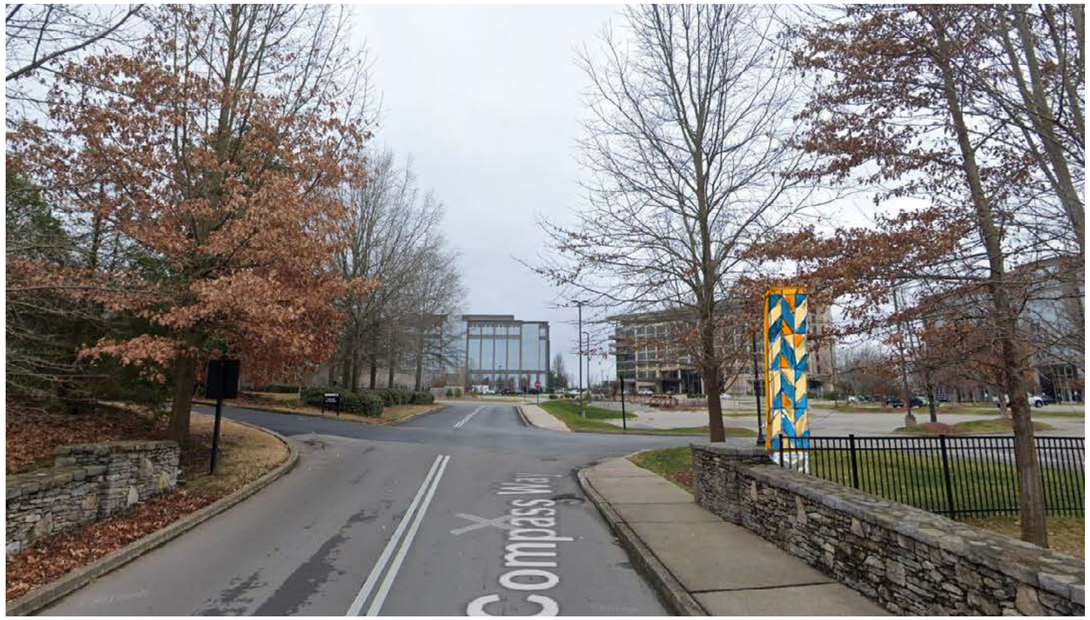
Materials: Brick, stone, stained split-face block, metal, or a composite material that has the same properties
The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

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

EXHIBIT #2.04, Photo Mock-Up and Precedent Images



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

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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STATE OF TENNESSEE
1/8/2024

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

NO:	REVISIONS	DATE	BY

DESIGNED BY:
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DATE: 03/07/24
KVD PROJECT NO. 23069
DRAWING TITLE: Modification of Standards
SHEET NUMBER C0.15

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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

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

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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FRANKLIN, WILLIAMSON COUNTY, TN

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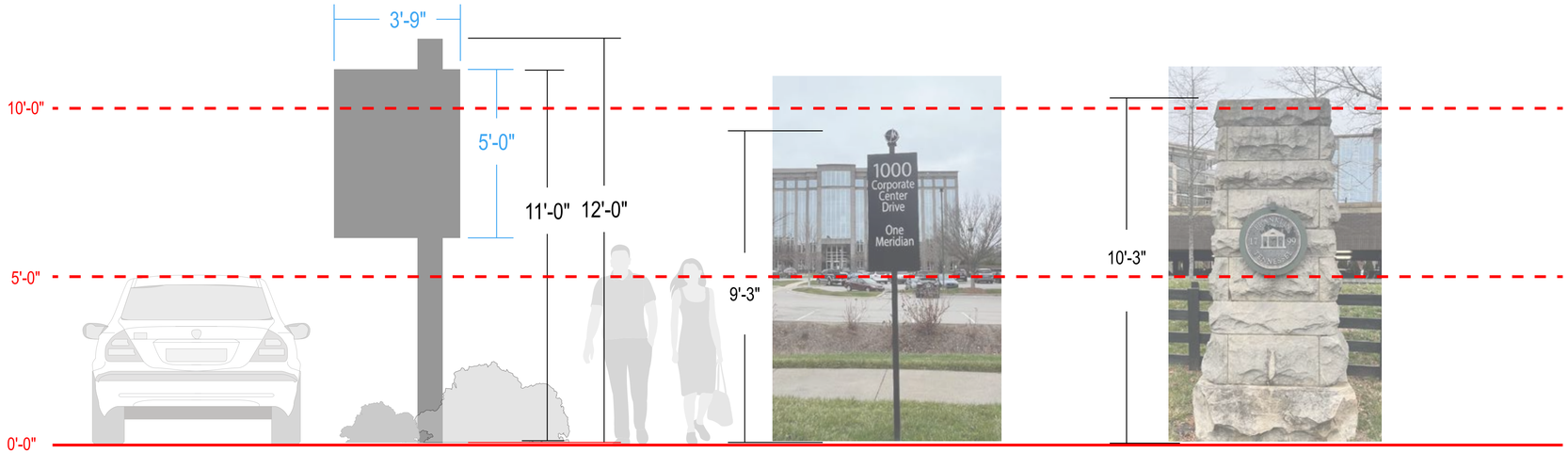
Modification #4.0: Signs - Convenience Sign

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)

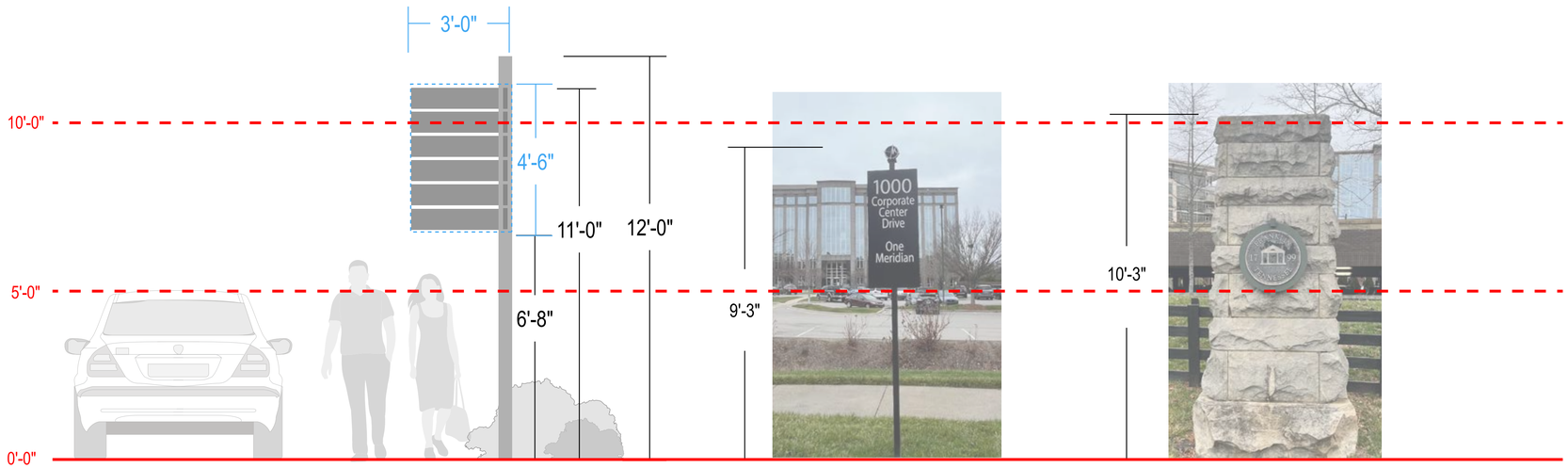
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 19 square feet per side

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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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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)

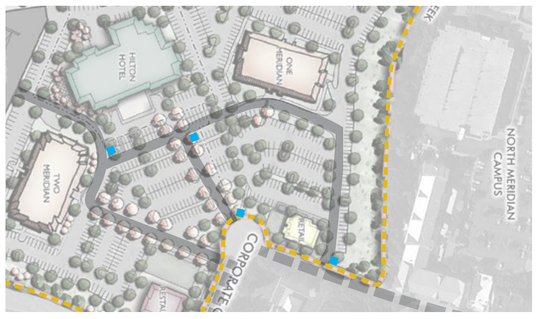
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 19 square feet per side

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

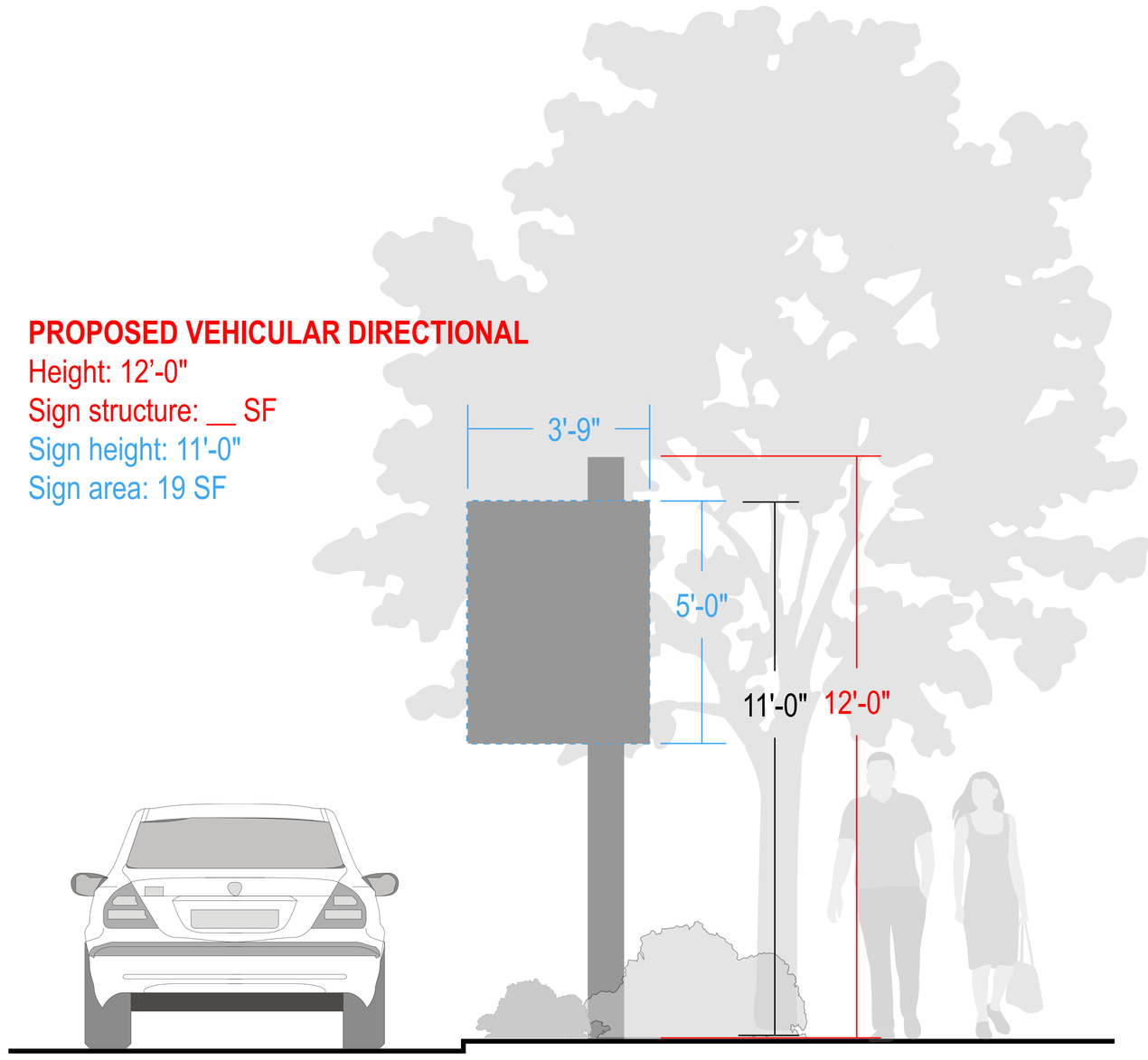


SIGN LOCATION PLAN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

EXHIBIT #4.01, Conceptual Design Example

PROPOSED VEHICULAR DIRECTIONAL
Height: 12’-0"
Sign structure: __ SF
Sign height: 11'-0"
Sign area: 19 SF



PROPOSED SIGN - PREFERRED OPTION

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COF PROJECT # 8378
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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

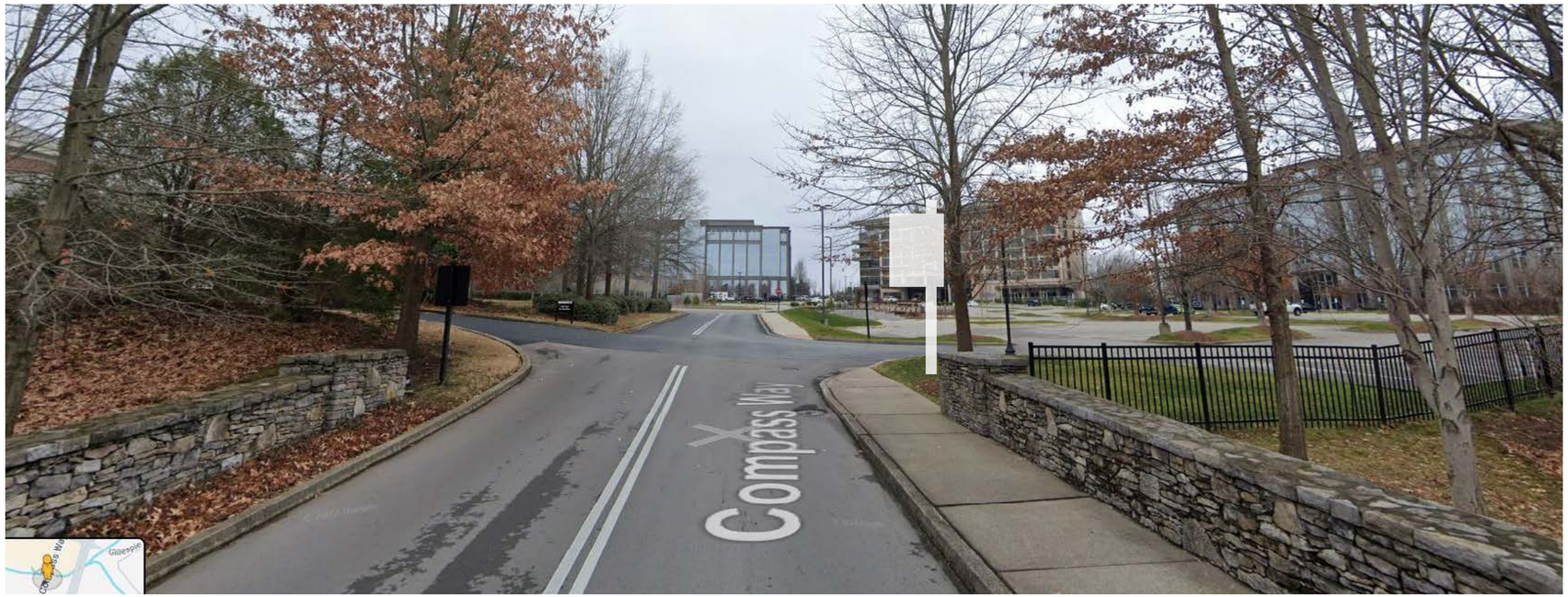
Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

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

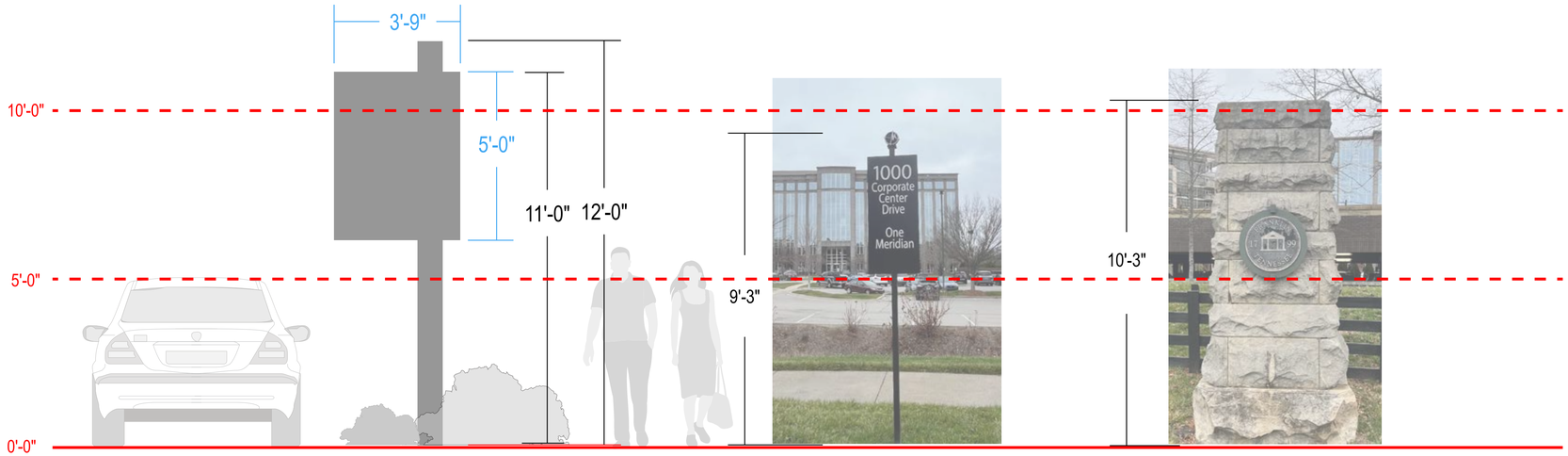
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

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

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DEVELOPMENT PLAN
MERIDIAN SOUTH
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COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

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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

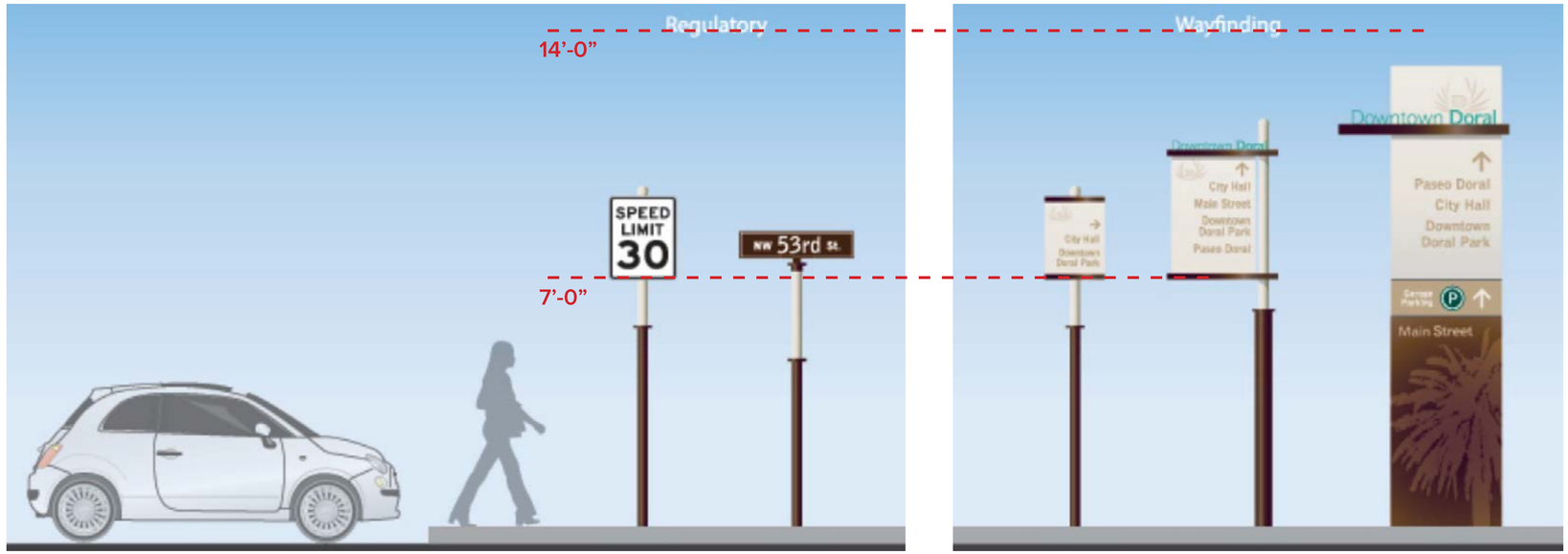
Height: Maximum mounting height of six (6) feet
Maximum mounting height 12 feet

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

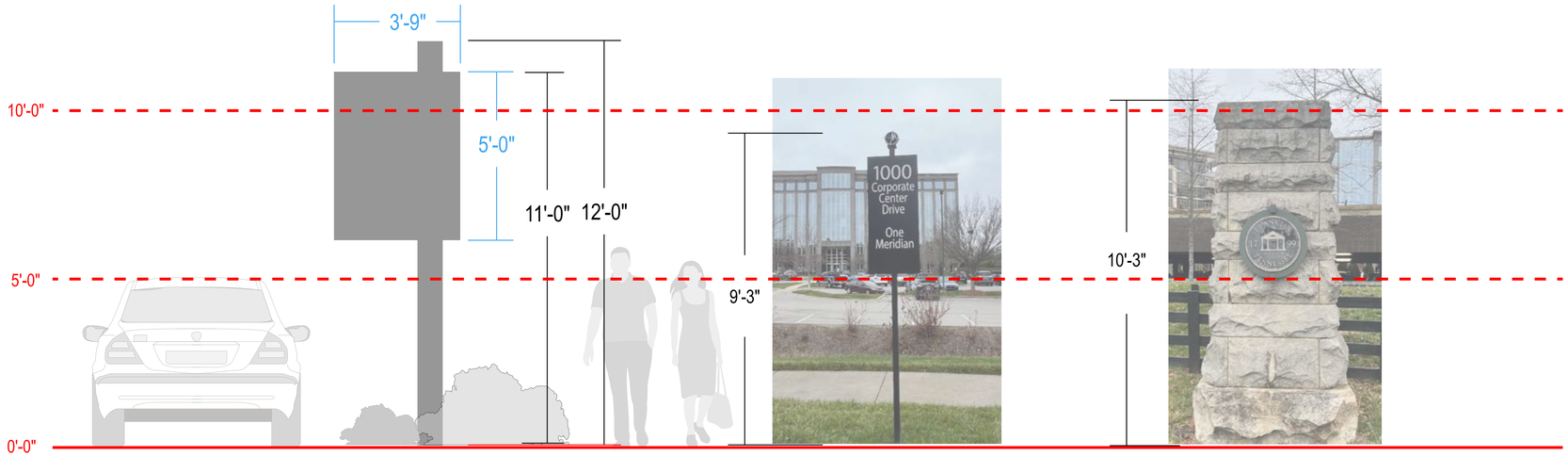
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

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, Precedent Images



SIGN LOCATION PLAN



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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)

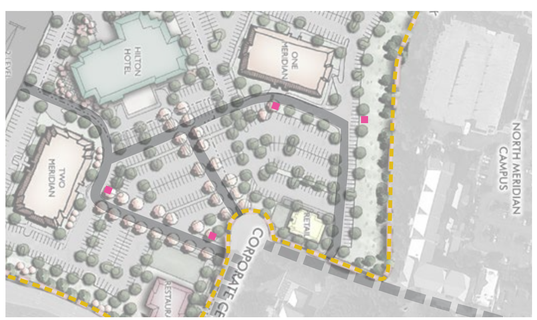
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

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

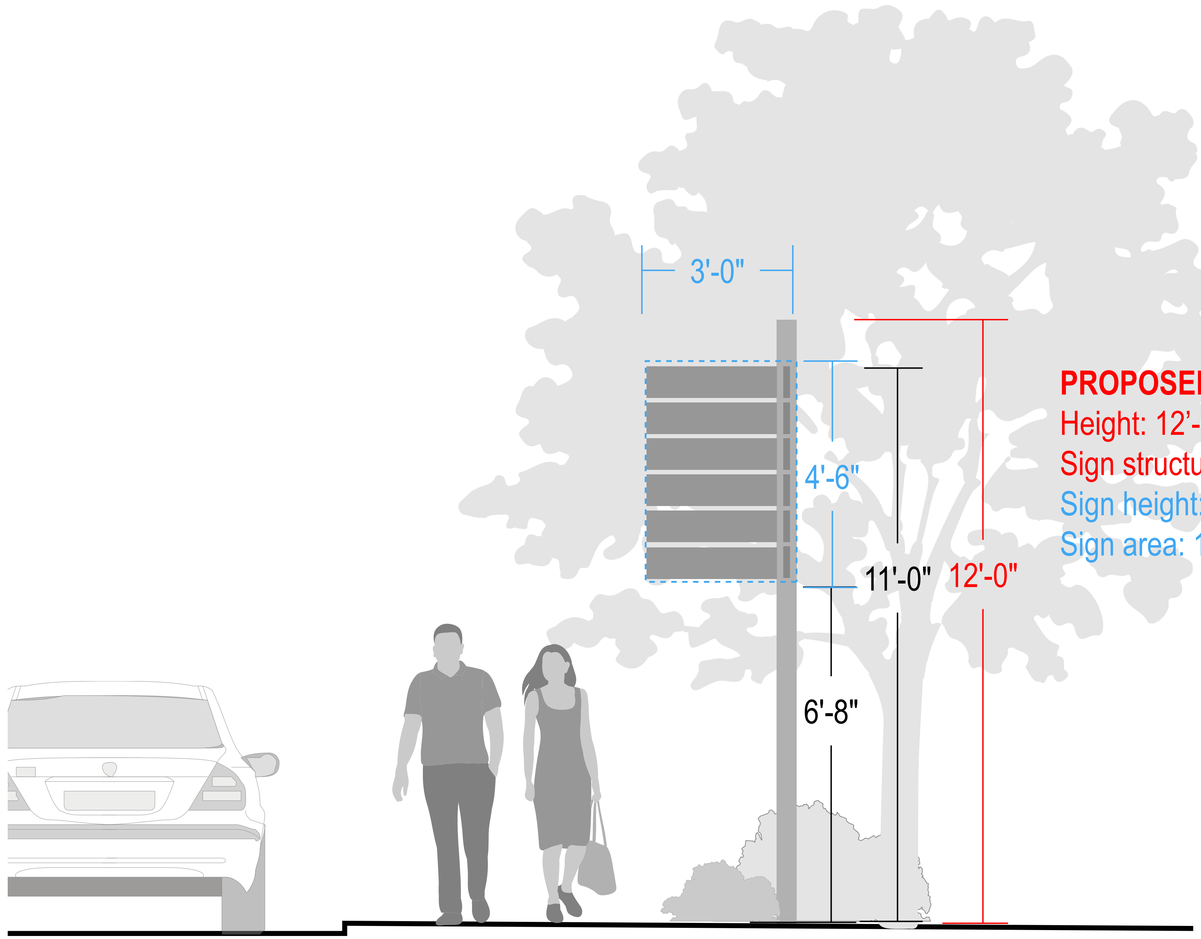
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

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

EXHIBIT #4.02, Conceptual Design Example



PROPOSED SIGN

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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

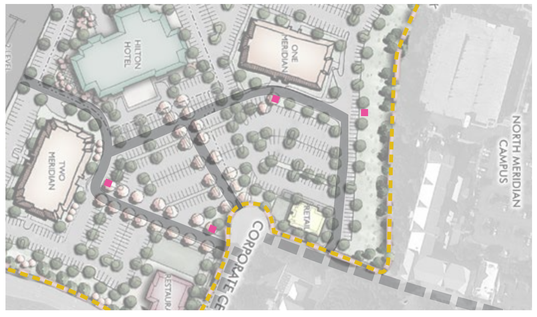
Materials: Brick, stone, wood, metal, or a composite material that has the same properties

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

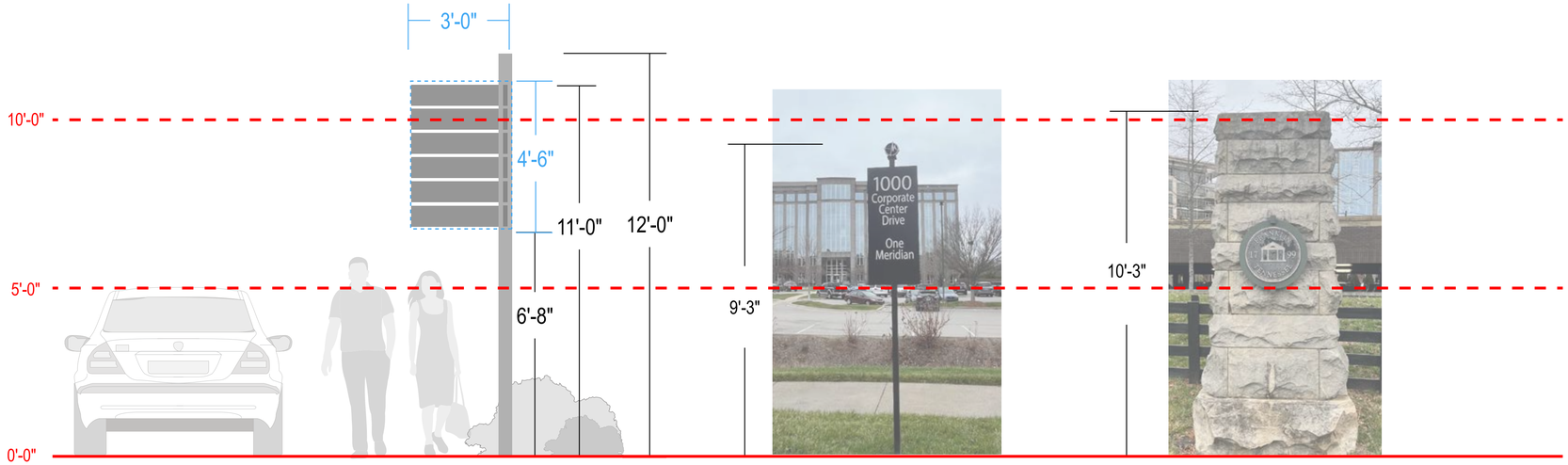
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way

EXHIBIT #4.02, Photo Mock-Up and Precedent Images

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



SIGN LOCATION PLAN



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SHEET NUMBER C0.22

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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)

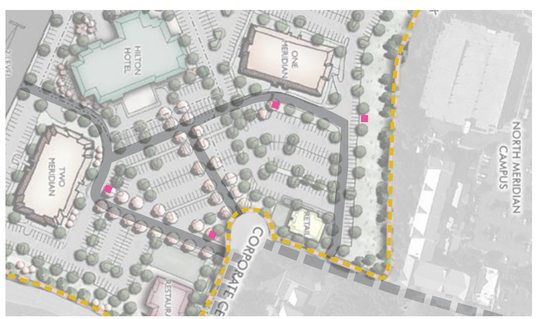
Sign Area: May have up to two sides, with a maximum of 4.5 square feet per side
May have a maximum of 14 square feet per side

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

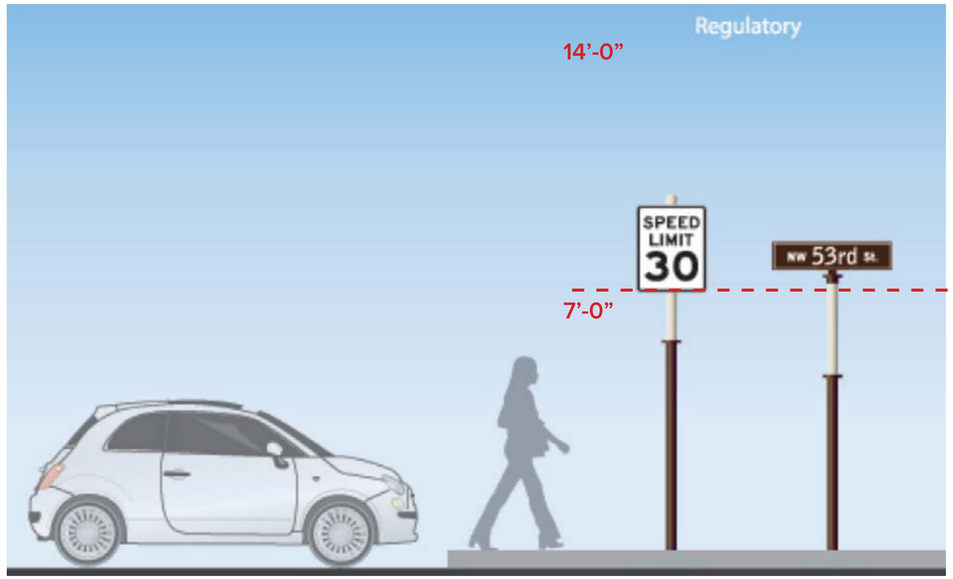
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination

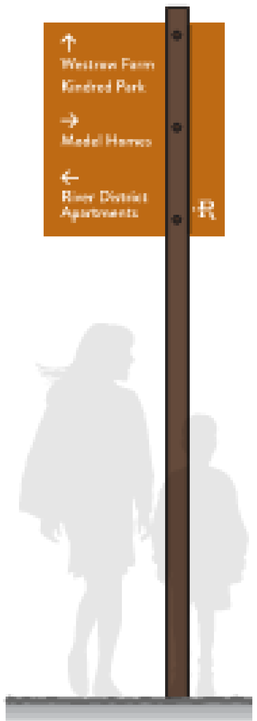
Additional Standards: The overall height of the sign structure shall not exceed 12 feet measured from the centerline of the adjacent right-of-way



SIGN LOCATION PLAN

EXHIBIT #4.02, Precedent Images





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COOPER CARRY
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Atlanta, Georgia 30303
404-237-2000
www.coopercarry.com

1/8/2024

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 C0.23

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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/retailer 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.

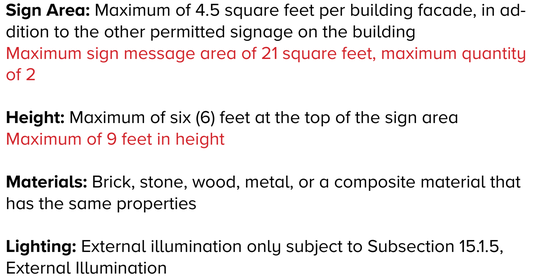
Sign Area: Maximum of 4.5 square feet per building facade, in addition to the other permitted signage on the building
Maximum sign message area of 21 square feet, maximum quantity of 2

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

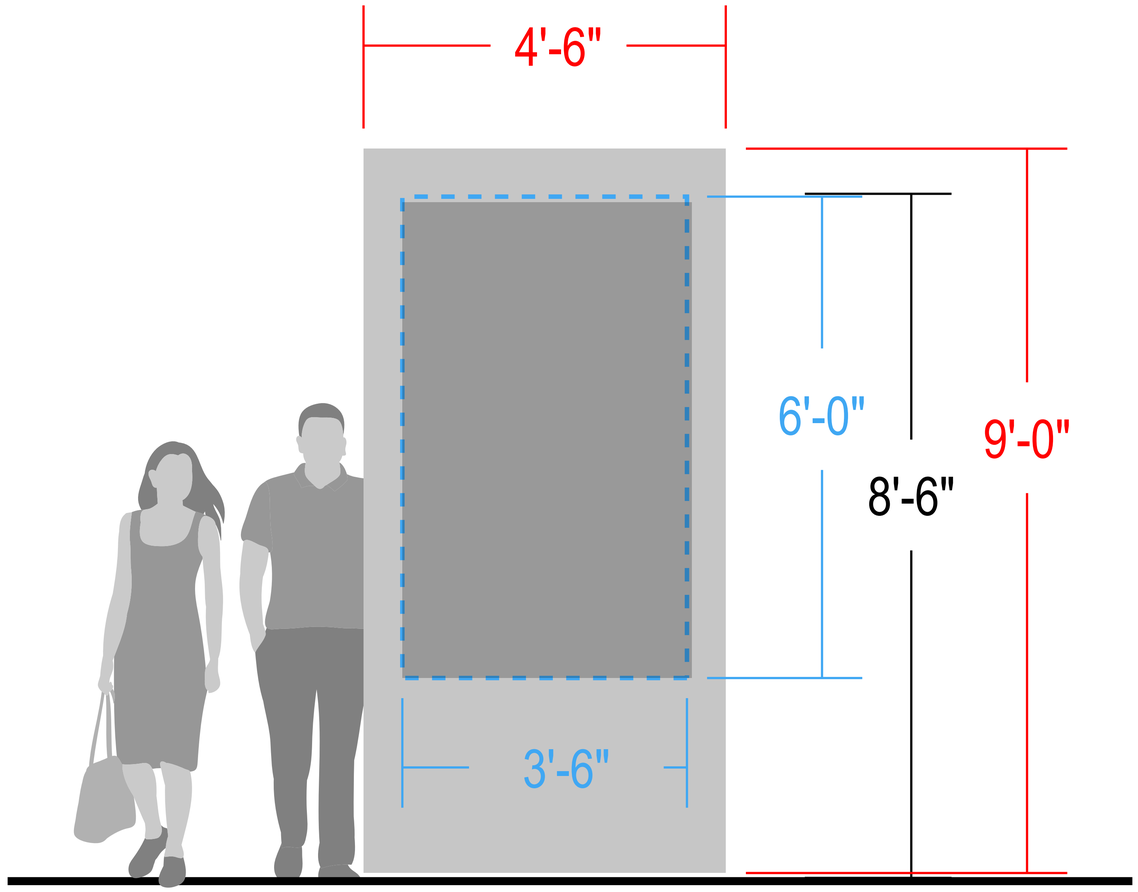
Lighting: External illumination only subject to Subsection 15.1.5, External Illumination
Internal illumination and Electronic Display

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

EXHIBIT #5.0, Conceptual Example



PROPOSED DIRECTORY
Height: 9’-0"
Sign structure: 41 SF
Sign height: 8'-6"
Sign area: 21 SF

PROPOSED SIGN

NOTE: LOCATIONS OF SIGNS ARE REPRESENTATIONAL AND SUBJECT TO CHANGE

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ANGELO CANTU
REGISTERED ARCHITECT
No. 108314
STATE OF TENNESSEE
1/8/2024

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

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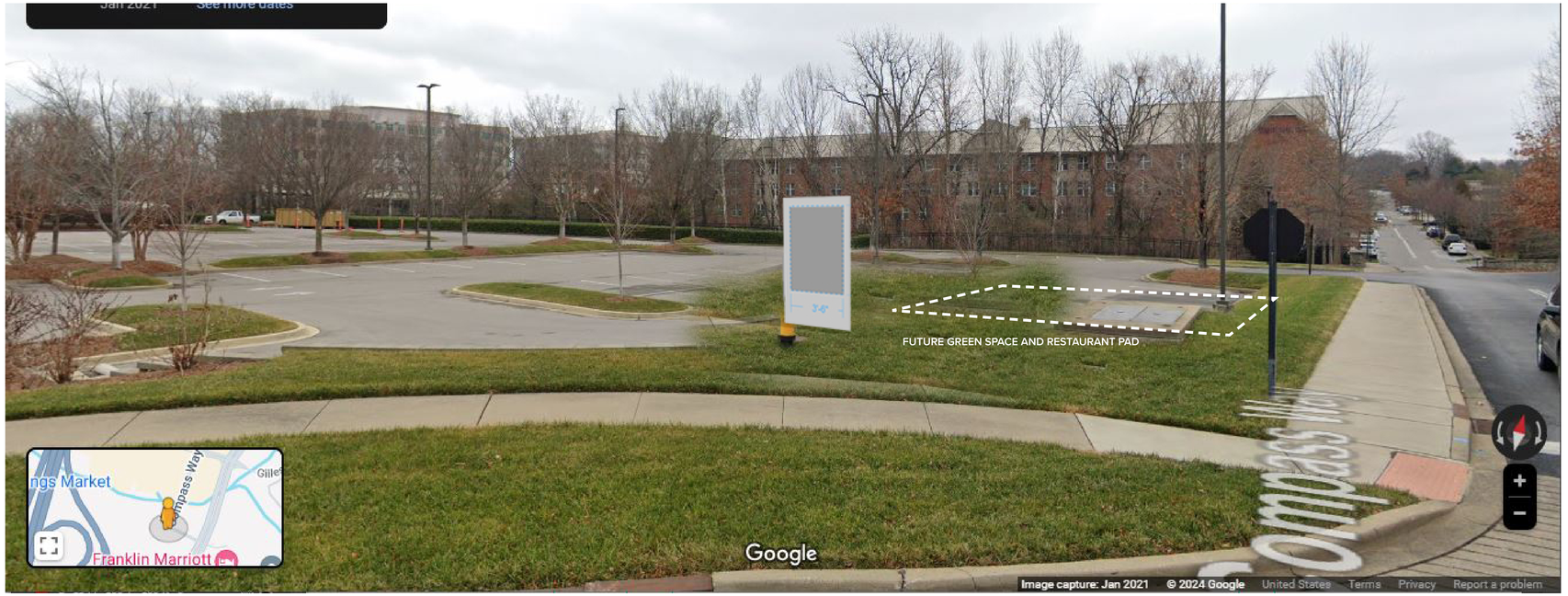
Maximum of 9 feet in height

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

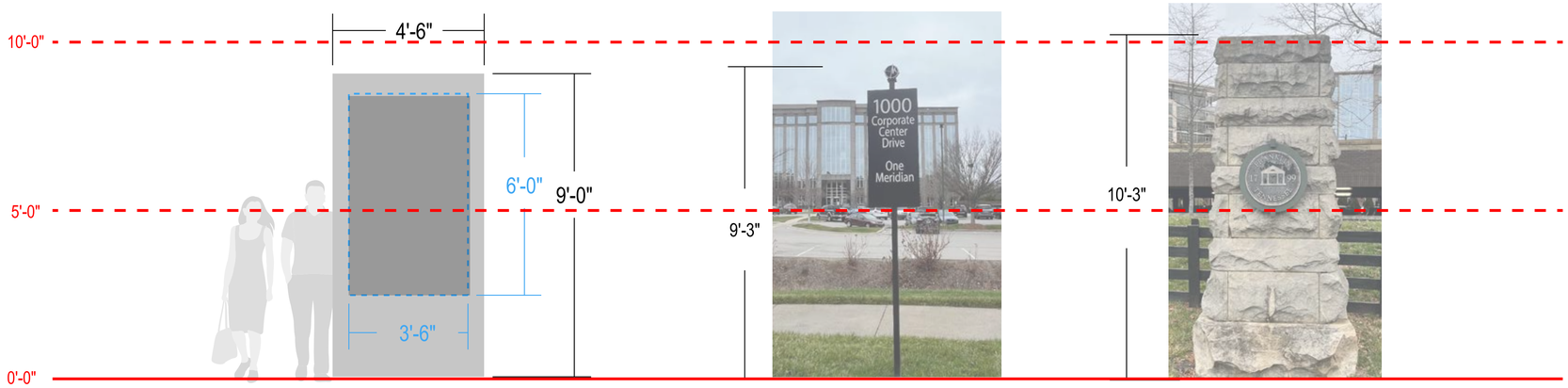
Additional Standards: The overall height of the sign structure shall not exceed 9 feet; Sign structure shall be 42 square feet maximum

EXHIBIT #5.0, Photo Mock-Up and Precedent Images



EXISTING CONDITIONS - PHOTO MOCK-UP OF FUTURE GREEN SPACE AND RESTAURANT PAD

SIGN LOCATION PLAN



Scale: 1/2" = 1'-0"

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ANGELO CANTU
REGISTERED ARCHITECT
AGRICULTURE
No. 103143
STATE OF TENNESSEE
1/8/2024

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:
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DATE: 03/07/24
KVD PROJECT NO. 23069
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SHEET NUMBER C0.25

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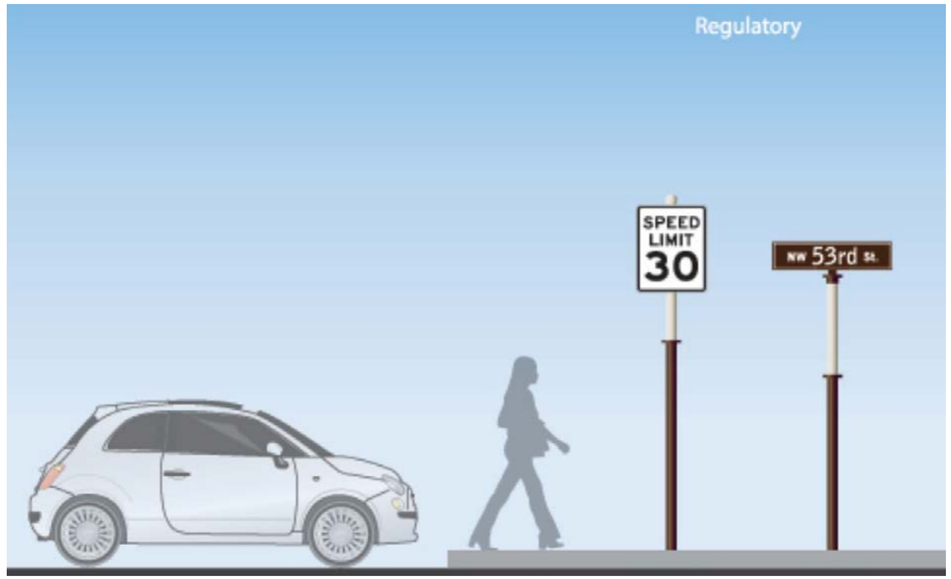
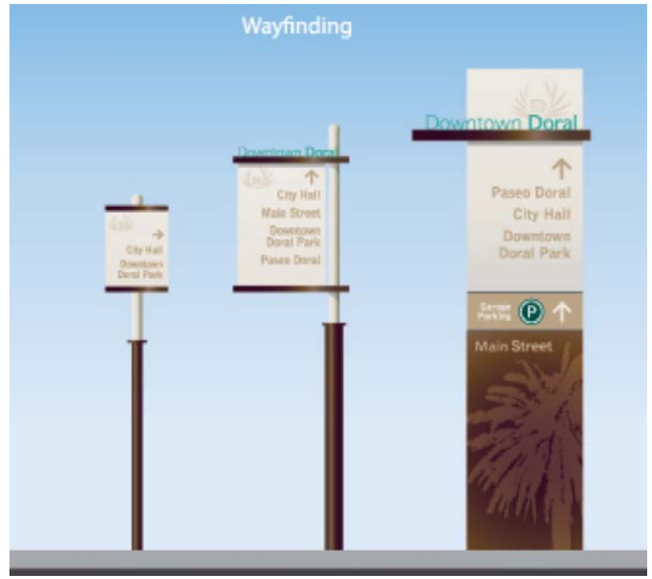
SIGN LOCATION PLAN

EXHIBIT #5.0, Conceptual Example





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1/8/2024

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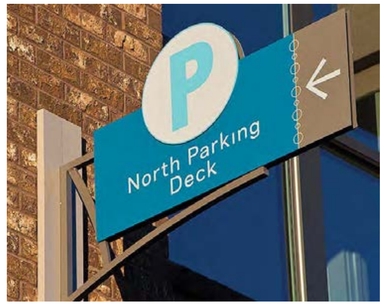
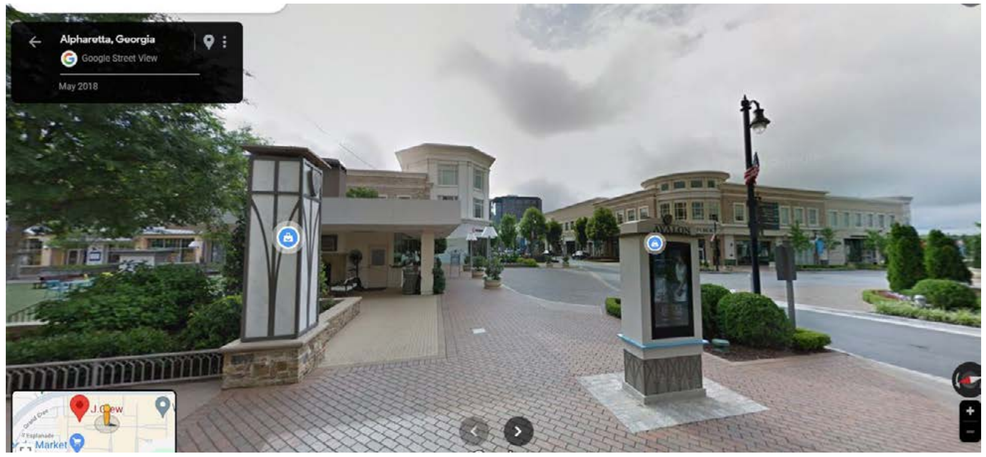
AVALON

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

ALPHARETTA, GA





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DRAWN BY:
CHECKED BY:
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DESIGNED BY:
DRAWN BY:
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Modification of Standards

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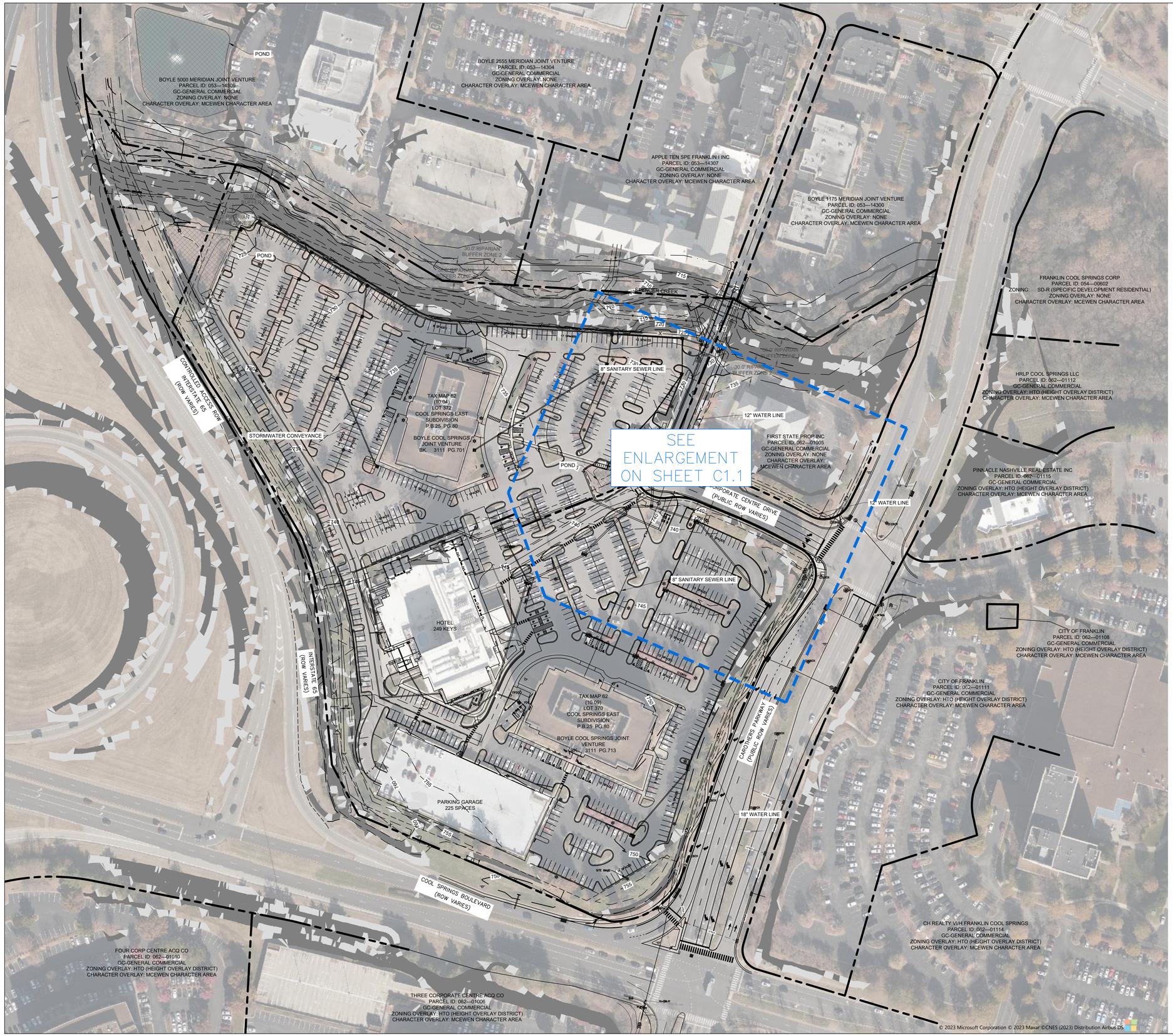

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASED INFORMATION IS TAKEN FROM A COMBINATION OF AN ALTA SURVEY DATED 8/10/16, THE HILTON PROPOSED DESIGN PLANS, AND GIS INFORMATION FROM THE COF. PRIOR TO A SP, A FULL TOPOGRAPHIC SURVEY OF THE SITE SHALL BE COMPLETED TO CONFIRM EXISTING INFO. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY 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 47187C0208F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE SLOPE TABLE

	14% - 19.99%
	20% and above

LEGEND

	EXISTING POND

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

KVD
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RYAN McMASTER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
02/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

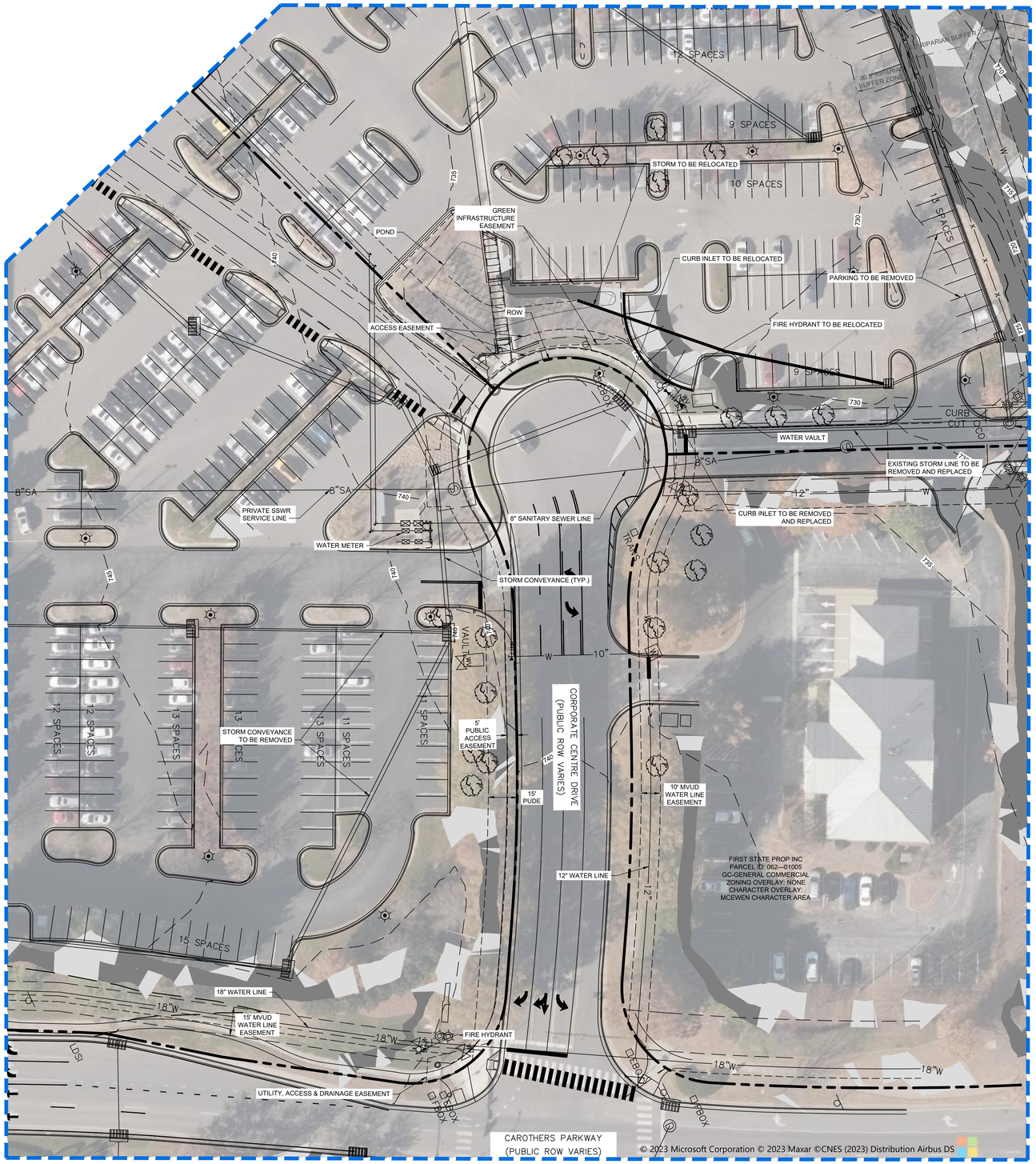
NO:	REVISIONS	DATE	BY

DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	RLM
DATE:	02/01/2024

KVD PROJECT NO.
23069

DRAWING TITLE:
OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0



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LEGEND

	EXISTING POND

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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CHECKED BY:	RLM
DATE:	02/01/2024

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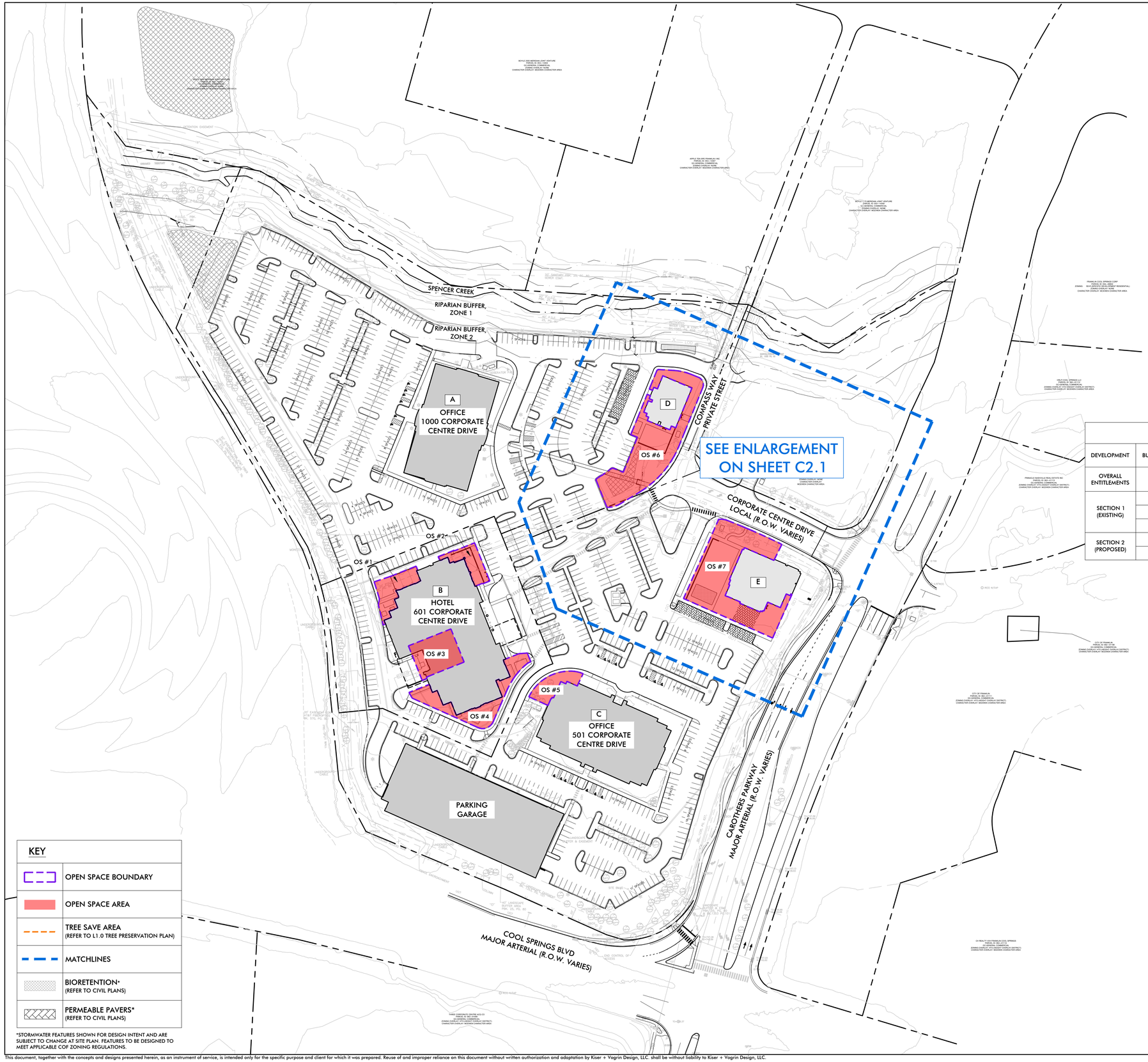
ENLARGED EXISTING CONDITIONS

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

NORTH

0 80 160 240 feet
SCALE: 1"=80'

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KATIE MARIE RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 145
03.07.24

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
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: DEVELOPMENT PLAN
SHEET NUMBER C2.0

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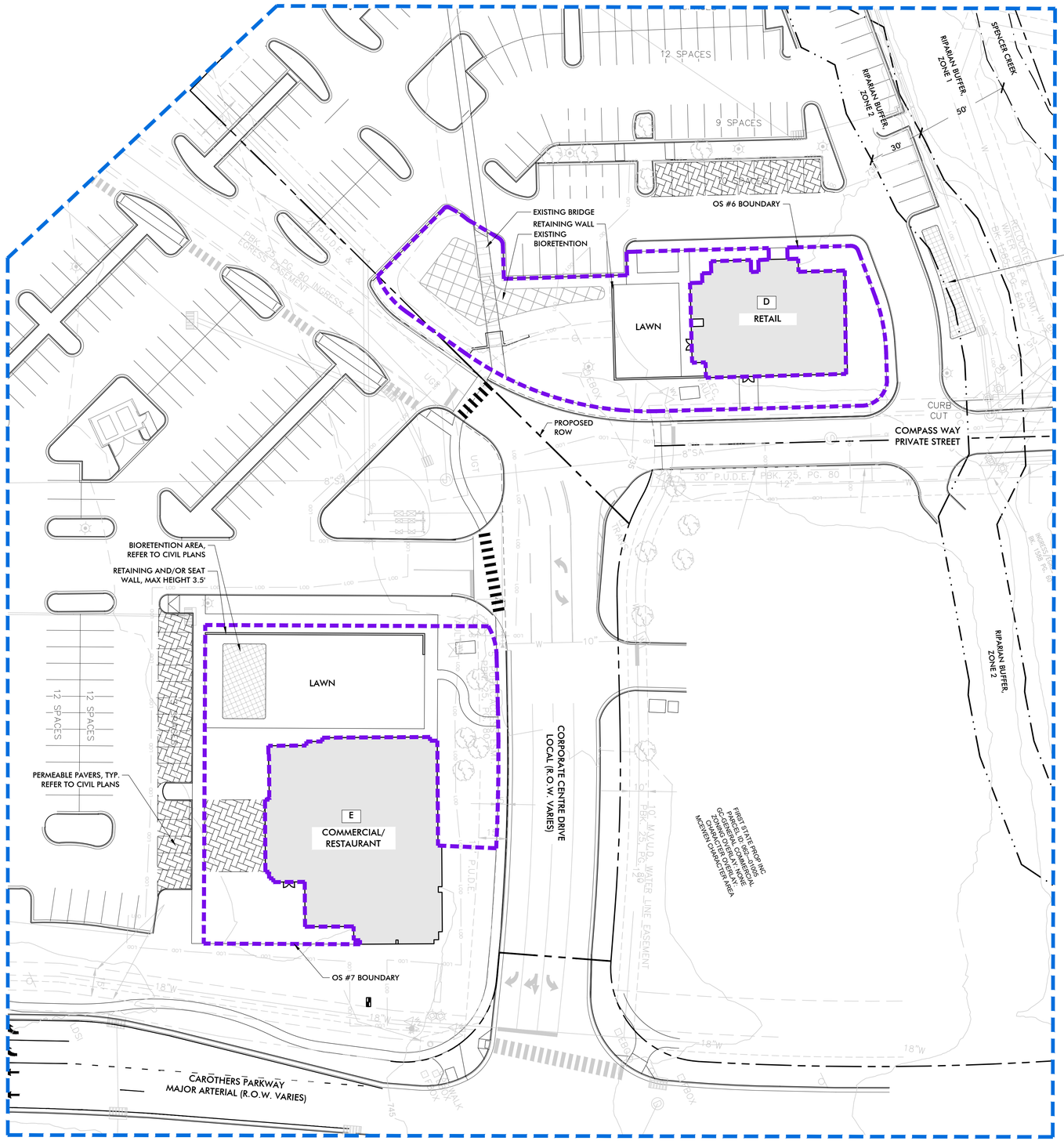

LANDSCAPE DATA

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

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.

NORTH

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

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.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 RUDOWSKY REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 345
03.07.24

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
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:
DEVELOPMENT PLAN ENLARGEMENT

SHEET NUMBER
C2.1

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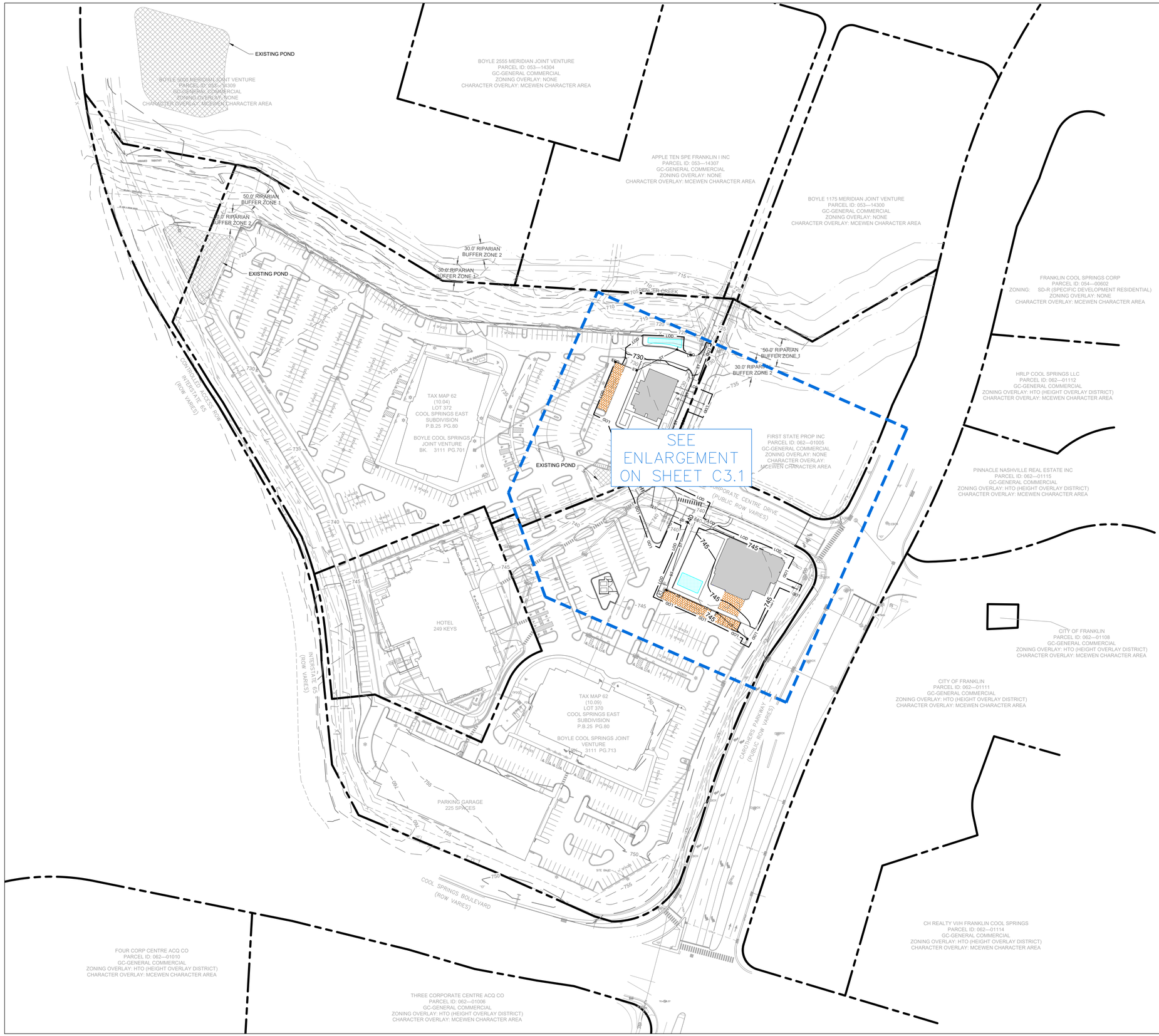

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

LEGEND

- PERMEABLE PAVERS
- BIORETENTION

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

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

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RYAN McMASTER TENNESSEE LICENSED PROFESSIONAL ENGINEER 120202 STATE OF TENNESSEE
02/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

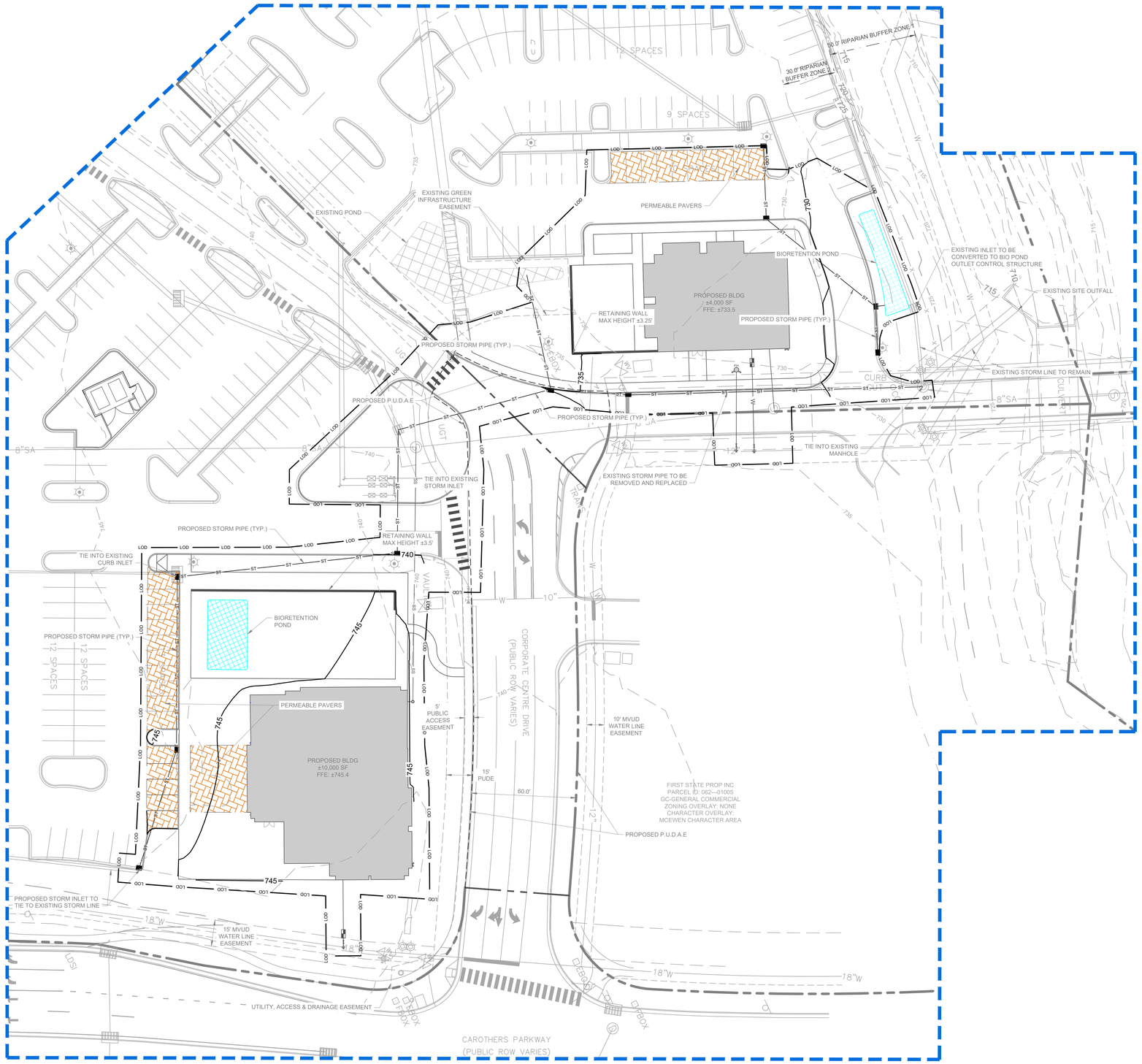
NO:	REVISIONS	DATE	BY

DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	RLM
DATE:	02/01/2024

KVD PROJECT NO.
23069

DRAWING TITLE:
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.0



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RYAN McMASTER LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 02/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

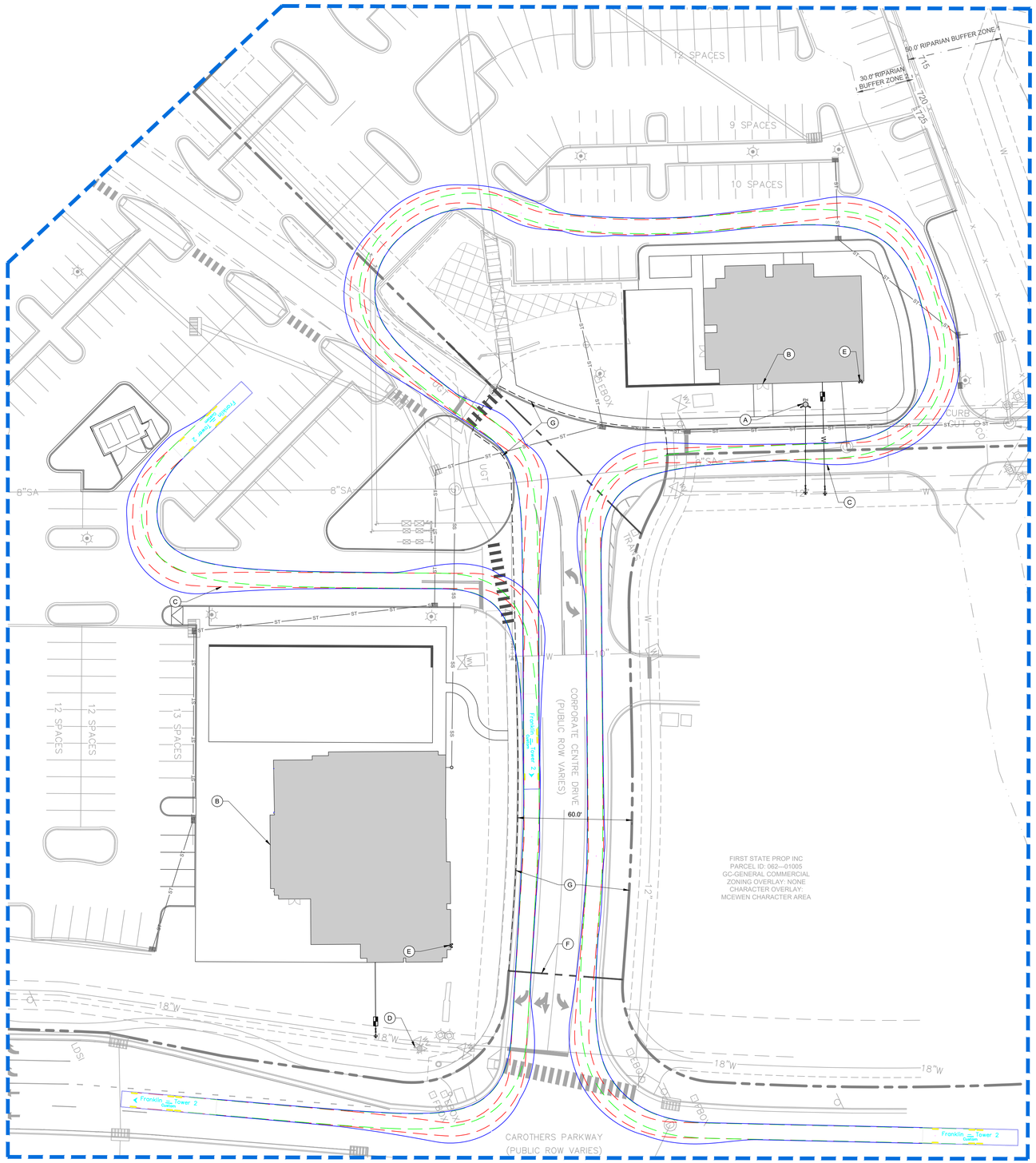
NO:	REVISIONS	DATE	BY

DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	RLM
DATE:	02/01/2024

KVD PROJECT NO.
23069

DRAWING TITLE:
ENLARGED GRADING & DRAINAGE PLAN

SHEET NUMBER
C3.1



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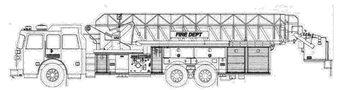
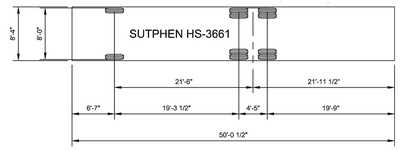
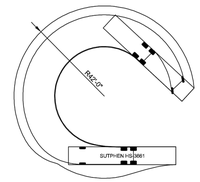




APPARATUS AND TURNING INFORMATION

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



FIRE APPARATUS TURNING TEMPLATE

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

FDC LOCATIONS NOTE

FINAL FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO CITY OF FRANKLIN STANDARDS.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) BUILDING MAIN ENTRY
- (C) FRANKLIN T-2 SUTPHEN FIRE TRUCK
- (D) EXISTING FIRE HYDRANT
- (E) FIRE DEPARTMENT CONNECTION (TYP.)
- (F) PROPOSED ROW
- (G) PROPOSED PUDAE

VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60

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RYAN McMASTER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
02/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

NO.	REVISIONS	DATE	BY

DESIGNED BY:	SC
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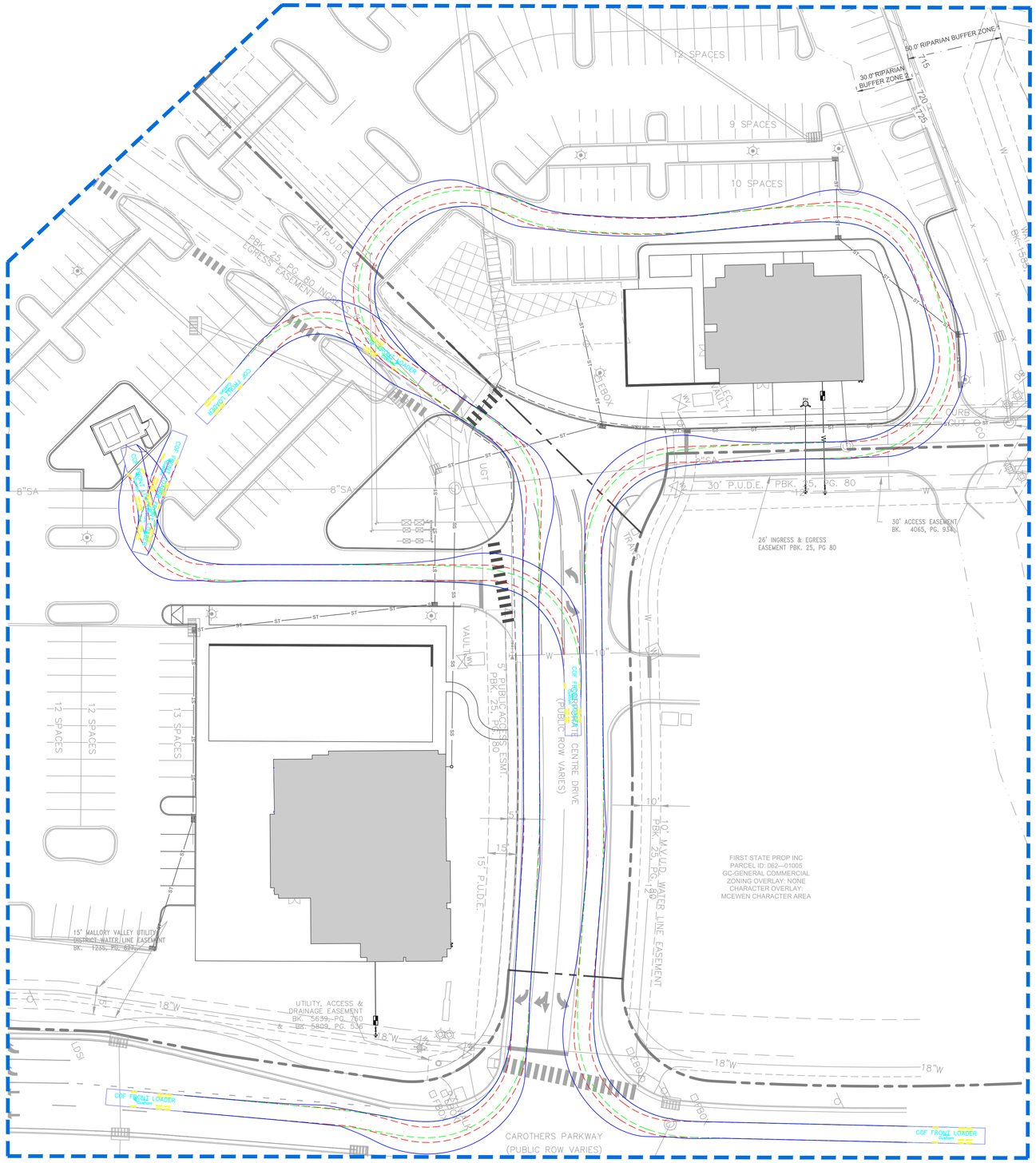
KVD PROJECT NO. 23069

DRAWING TITLE:
ENLARGED ROW & ACCESS PLAN

SHEET NUMBER
C4.1



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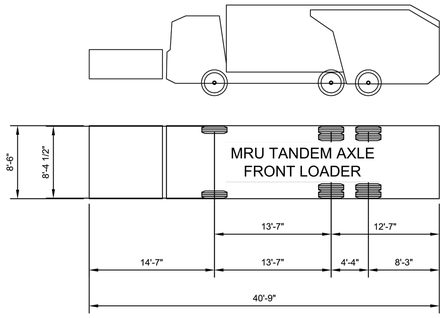
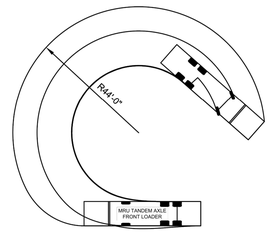
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

DWG. NO. **SD-8**

CITY OF FRANKLIN | NOT TO SCALE

CITY ENGINEER: Paul L Holzen

DATE: 9/21/2023

VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

KVD
KISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
301.904.0158 | www.kiservogrin.com

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Franklin, TN 37067
615.564.2876 | www.kimley-horn.com
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RYAN McMASTER 120.001.0 REGISTERED ENGINEER AND LICENSED LANDSCAPE ARCHITECT STATE OF TENNESSEE 03/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

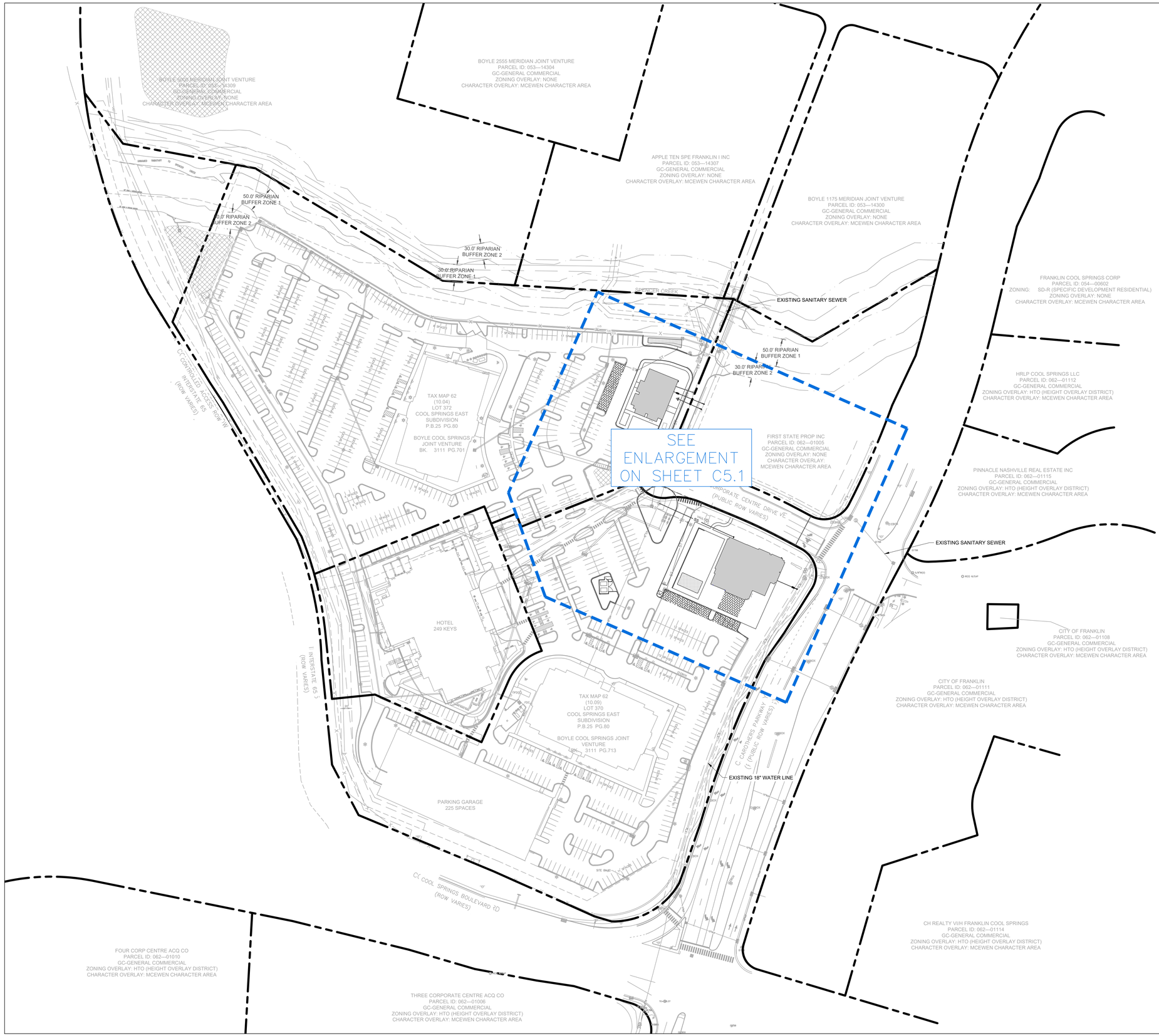
NO.	REVISIONS	DATE	BY

DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: RLM
DATE: 02/01/2024

KVD PROJECT NO. 23069

DRAWING TITLE: ENLARGED ROW & ACCESS PLAN

SHEET NUMBER C4.2



PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

FIRE FLOW TEST

FLOW TEST DATE: 12/18/2023, 1:00 PM
STATIC PRESSURE: 154 psi
RESIDUAL PRESSURE: 142 psi
FLOW: 1,265 GPM

TESTED BY MANNY CANO AND ALEK HARRIS, MVUD.

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

KVD
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RYAN McMASTER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
02/01/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

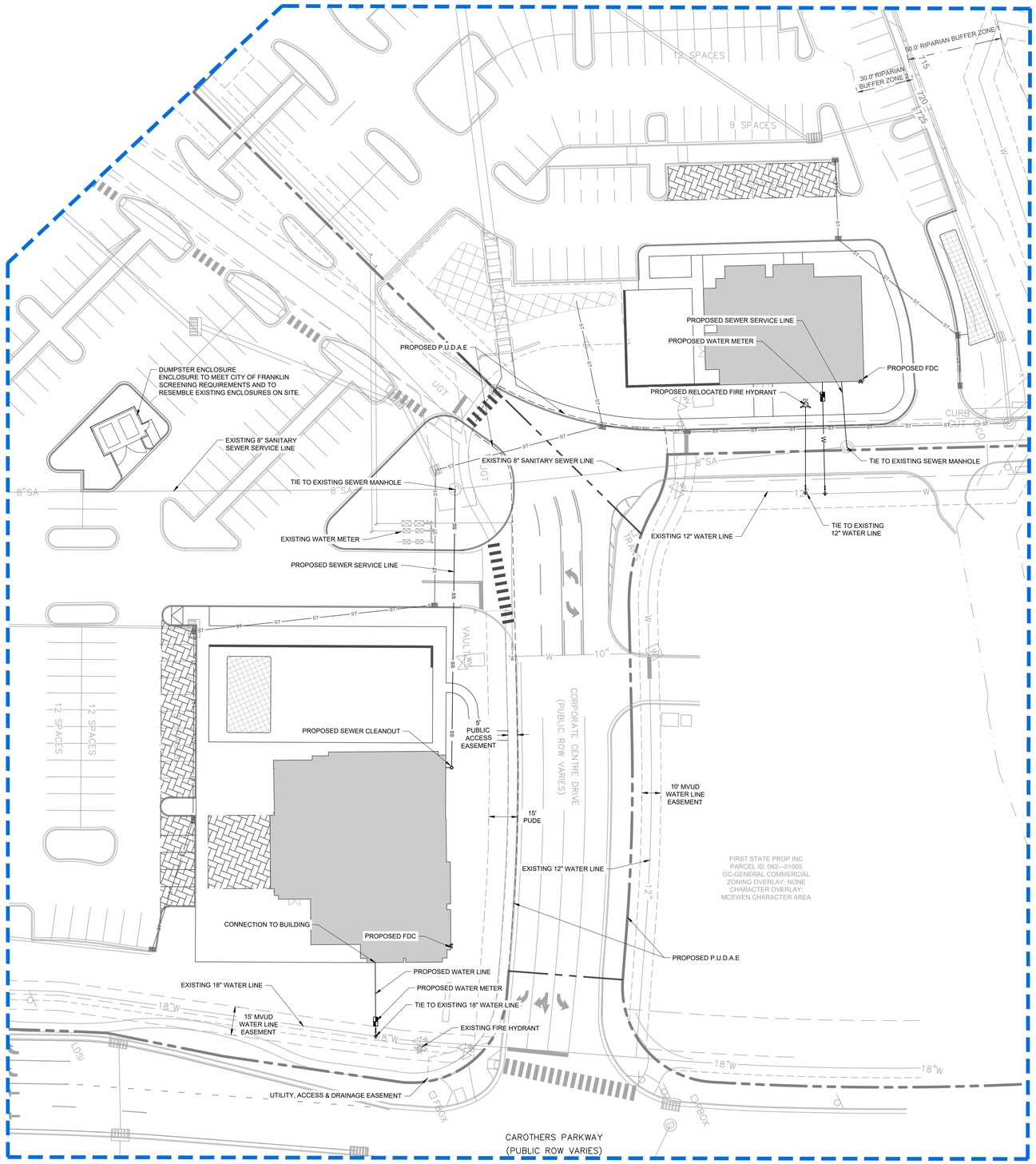
NO.	REVISIONS	DATE	BY

DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	RLM
DATE:	02/01/2024

KVD PROJECT NO.
23069

DRAWING TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER
C5.0



PROP. UTILITY PLAN

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UTILITY CONTACTS

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615)625-0237
CONTACT: KAREN YORK

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: BEN MCNEIL

CABLE
COMCAST
2501 McGAVOCK PK, SUITE 1206
NASHVILLE, TN 37214
(615)550-6855
CONTACT: PAULA BROOKS

LEGEND

PERMEABLE PAVERS

BIORETENTION

FIRE FLOW TEST

FLOW TEST DATE: 12/18/2023, 1:00 PM
STATIC PRESSURE: 154 psi
RESIDUAL PRESSURE: 142 psi
FLOW: 1,265 GPM

TESTED BY MANNY CANO AND ALEK HARRIS, MVUD.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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RYAN McMASTER LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE 03/07/2024

DEVELOPMENT PLAN
MERIDIAN SOUTH PUD SUBDIVISION
500, 501, 601 & 1000 CORPORATE CENTER DR
COF PROJECT # 8378
FRANKLIN, WILLIAMSON COUNTY, TN

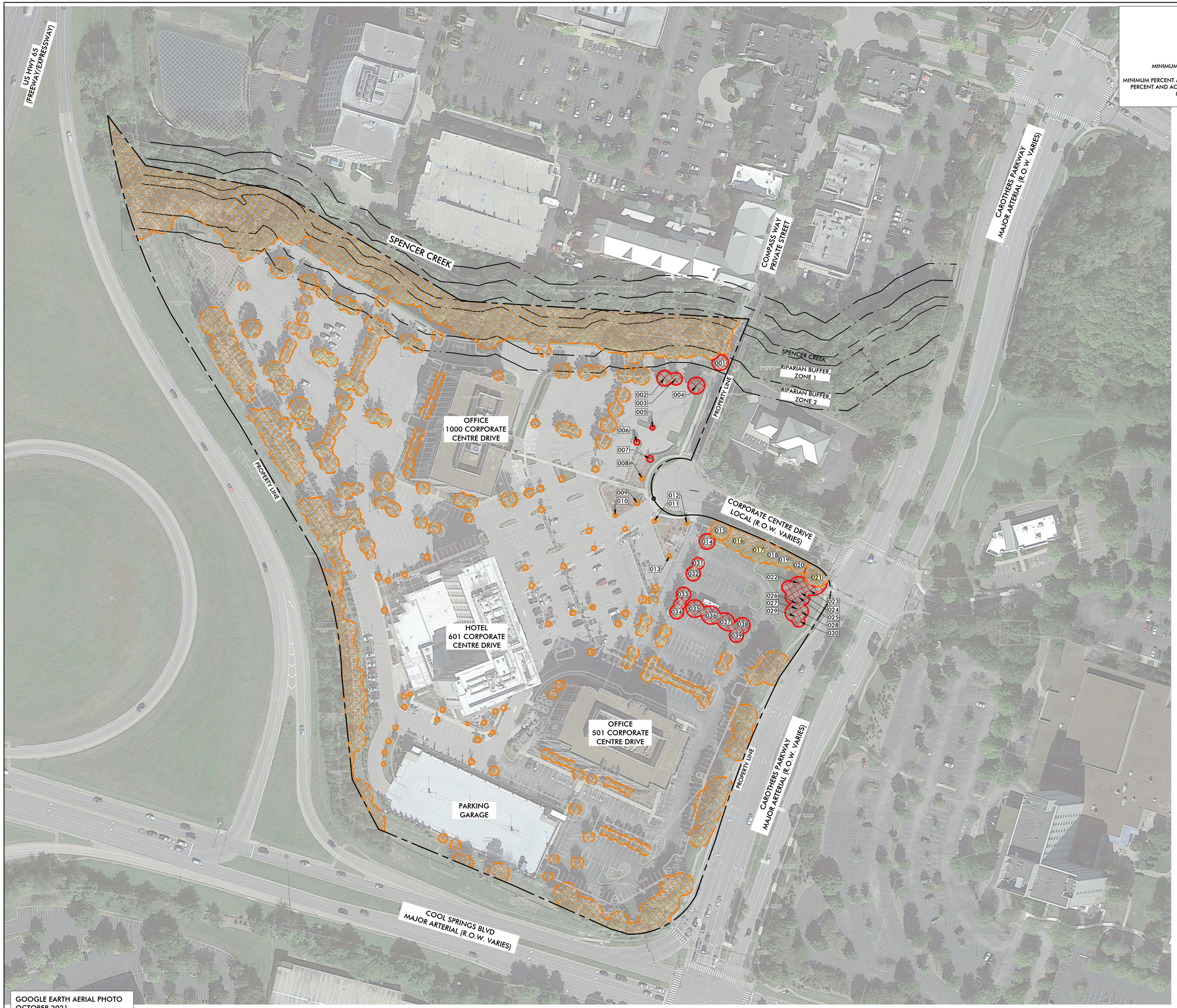
NO:	REVISIONS	DATE	BY

DESIGNED BY:	SC
DRAWN BY:	SC
CHECKED BY:	RLM
DATE:	02/01/2024

KVD PROJECT NO.
23069

DRAWING TITLE:
ENLARGED UTILITY PLAN

SHEET NUMBER
C5.1



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.)
- 0XX EXISTING TREE
- 0XX EXISTING SPECIMEN TREE

NORTH

0 80 160 240 feet

SCALE: 1"=80'

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KATIE MARIE RUDOWSKY
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 345
03.07.24

DEVELOPMENT PLAN
MERIDIAN SOUTH
501, 601 & 1000 CORPORATE CENTRE DR
COF PROJECT # 8378
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:
TREE PRESERVATION PLAN

SHEET NUMBER
L1.0

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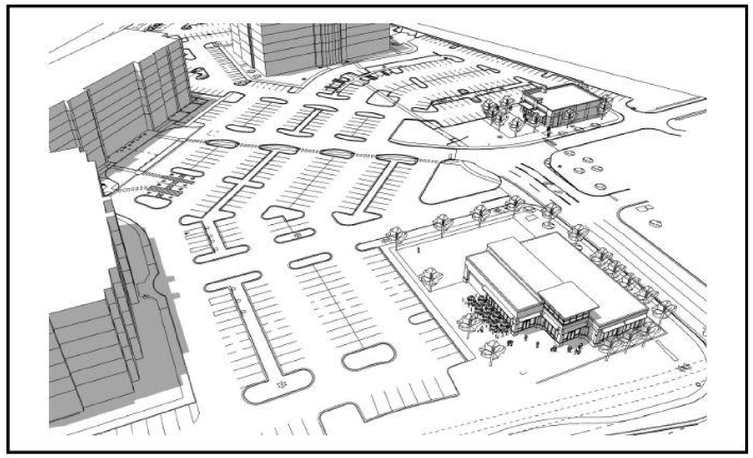
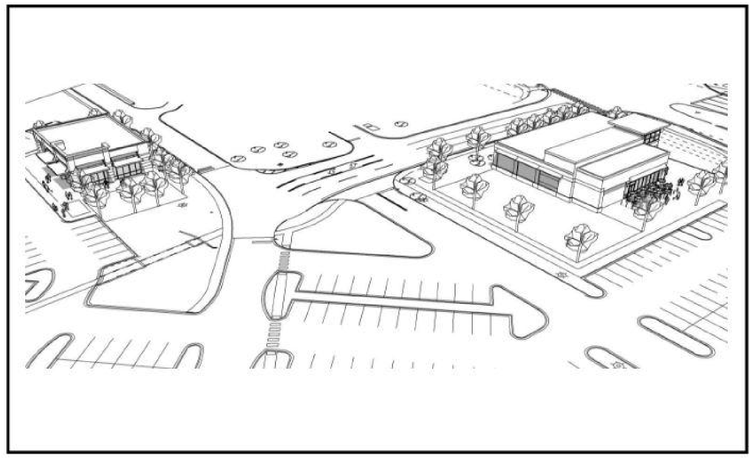
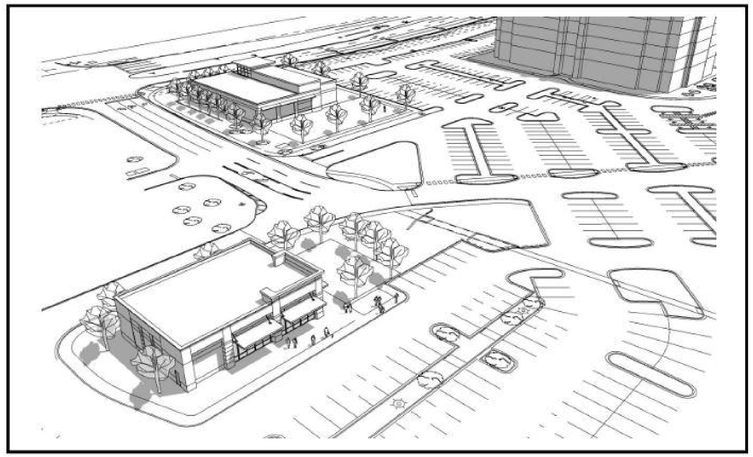


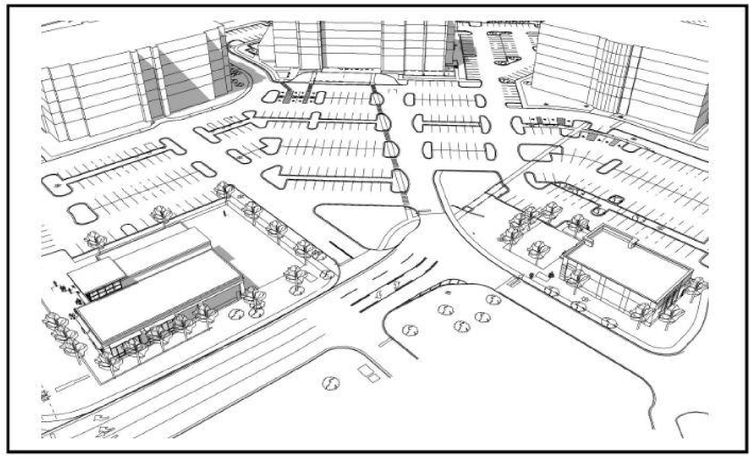
01 - 3D VIEW



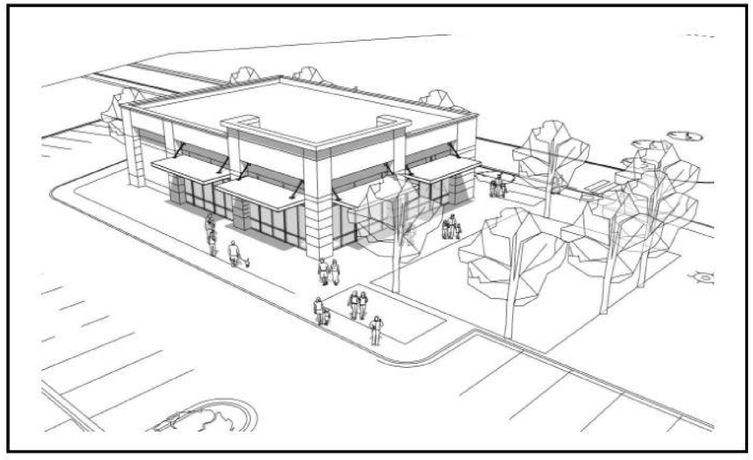
04 - 3D VIEW



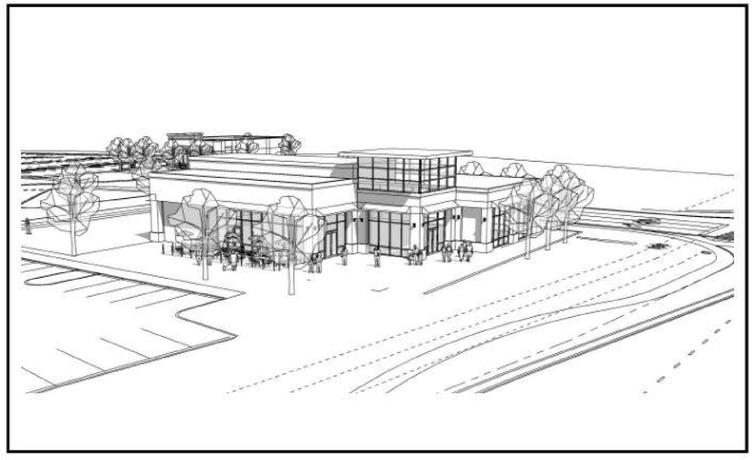
02 - 3D VIEW



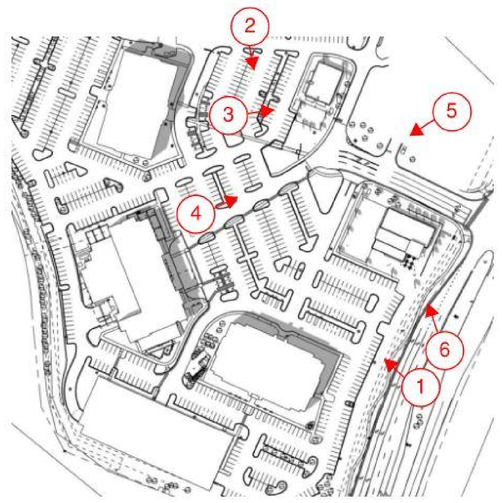
05 - 3D VIEW



03 - 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.

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COOPER CARRY

ANGELO CARUSO
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 101143
1/8/2024

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

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

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File #: 21-06332

DATE: March 20, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

*Consideration Of Ordinance 2024-10, 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). Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-10 by a vote of 6-0.
Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-10.

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)

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:

By: _____
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

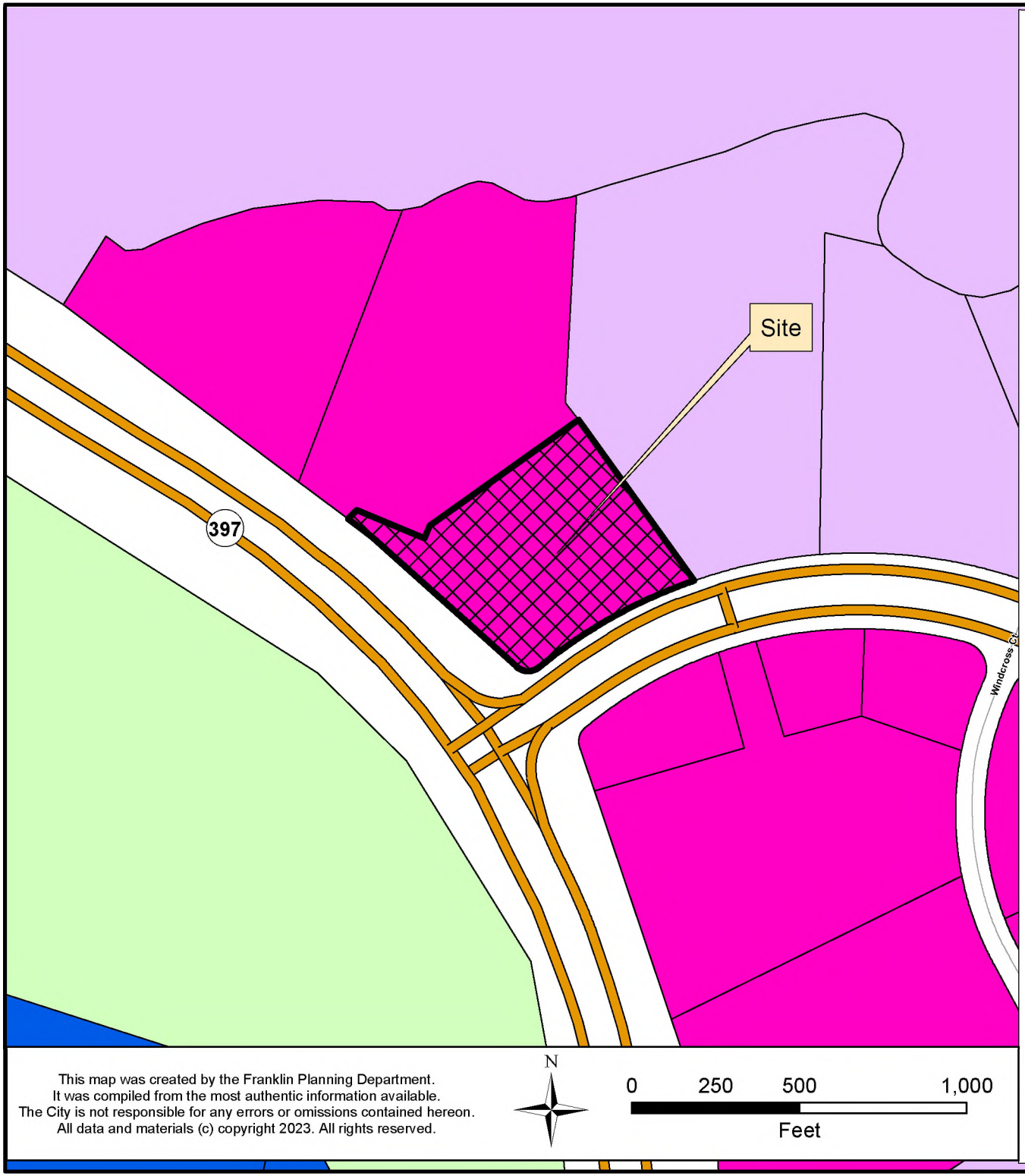
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

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

VICINITY MAP
N.T.S.

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
COF 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%; 6,329 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)
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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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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

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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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER 102682 STATE OF TENNESSEE REGISTERED LANDSCAPE ARCHITECT
2024-03-07

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

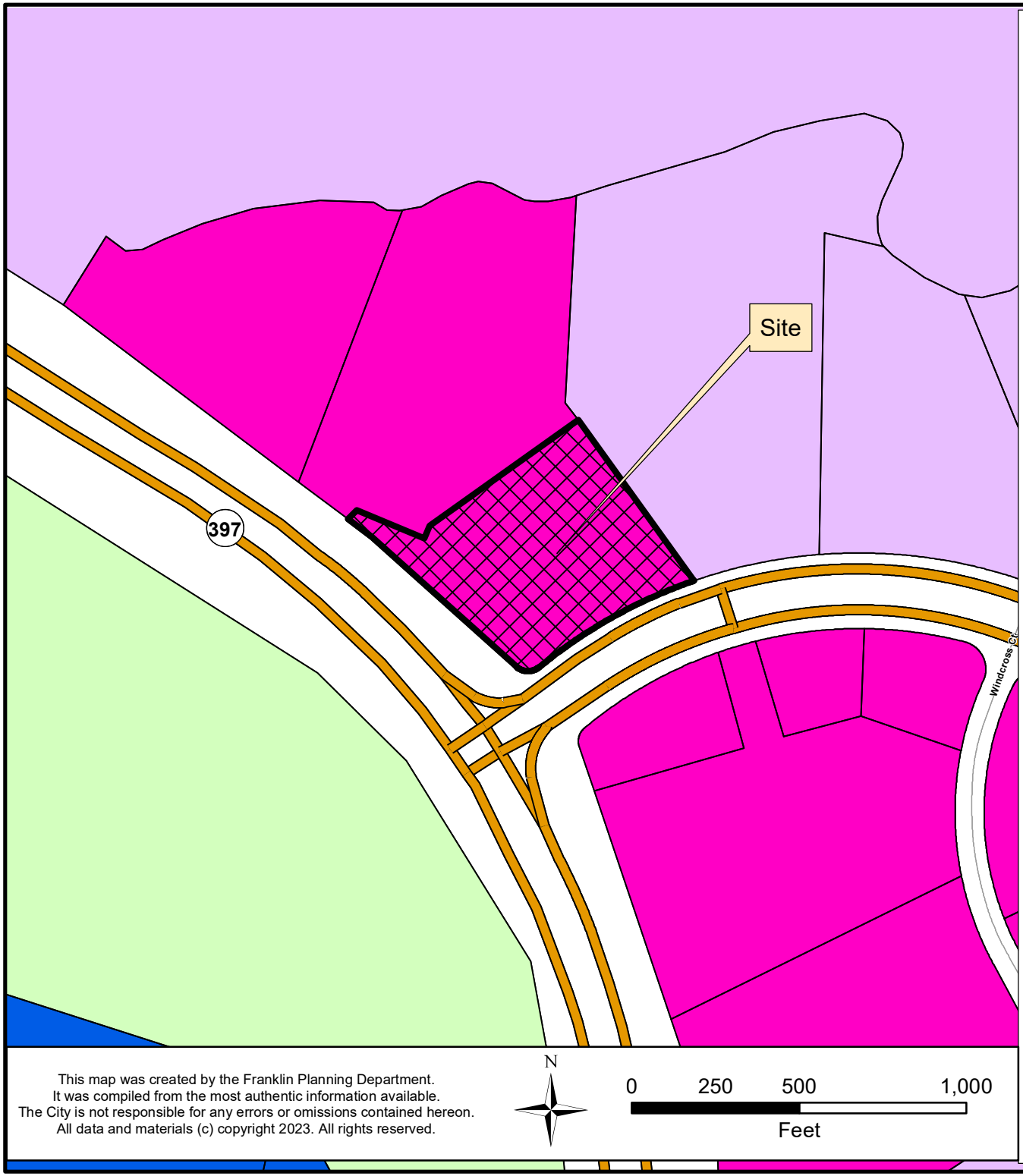
DESIGNED BY:	LJA
DRAWN BY:	SAS
CHECKED BY:	RLM
DATE:	3-7-2024
KIMLEY-HORN PROJECT NO.	118479000

OVERALL EXISTING CONDITIONS

SHEET NUMBER
C1.0

COF #8402

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



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

0 250 500 1,000
Feet

HISTORIC FRANKLIN, TENNESSEE

THE CAROLINE
REZONING REQUEST
PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE

VICINITY MAP
N.T.S.

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.

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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	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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER 103882 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE
2024-03-07

No.	REVISIONS	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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City of Franklin

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

File #: 21-06333

DATE: March 20, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2024-13, 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. Establishing A Public Hearing On May 14, 2024
FMPC 3/28/24, 6-0

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:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-13 with conditions by a vote of 6-0.
Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-13 with conditions.

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:

By: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

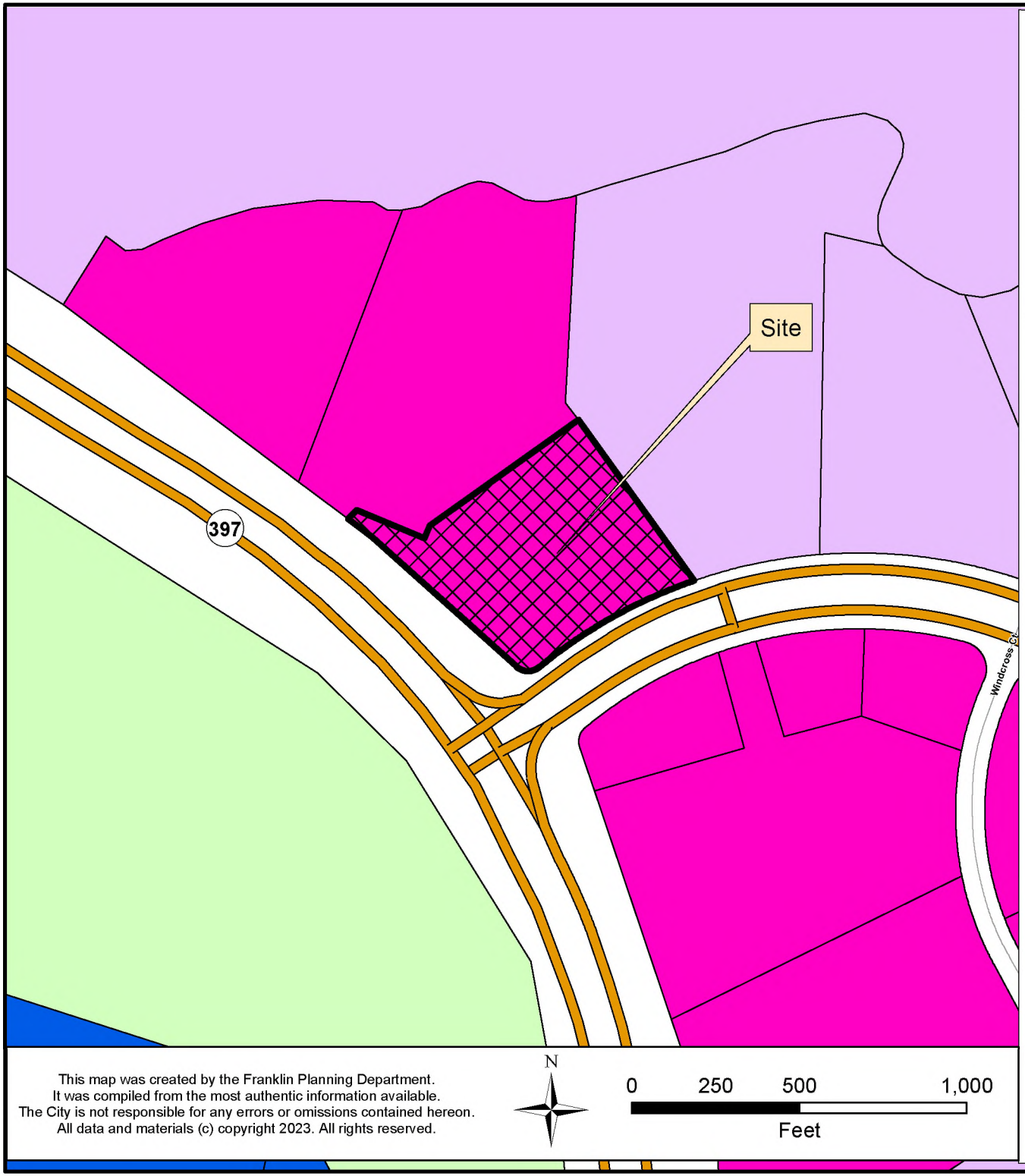
PREAPPLICATION CONFERENCE: _____2/6/24_____

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

THE CAROLINE
DEVELOPMENT PLAN
PLANNED DISTRICT
FRANKLIN, WILLIAMSON, TENNESSEE

VICINITY MAP
N.T.S.

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

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

GREGORY C. GAMBLE
LICENSED
LANDSCAPE ARCHITECT
7726

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
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PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
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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

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER 103682 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 2024-03-07

No	DATE	REVISIONS	BY
1			
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DESIGNED BY:	LJA
DRAWN BY:	SAS
CHECKED BY:	RLM
DATE:	3-7-2024
KIMLEY-HORN PROJECT NO.	118479000

OVERALL EXISTING CONDITIONS

SHEET NUMBER
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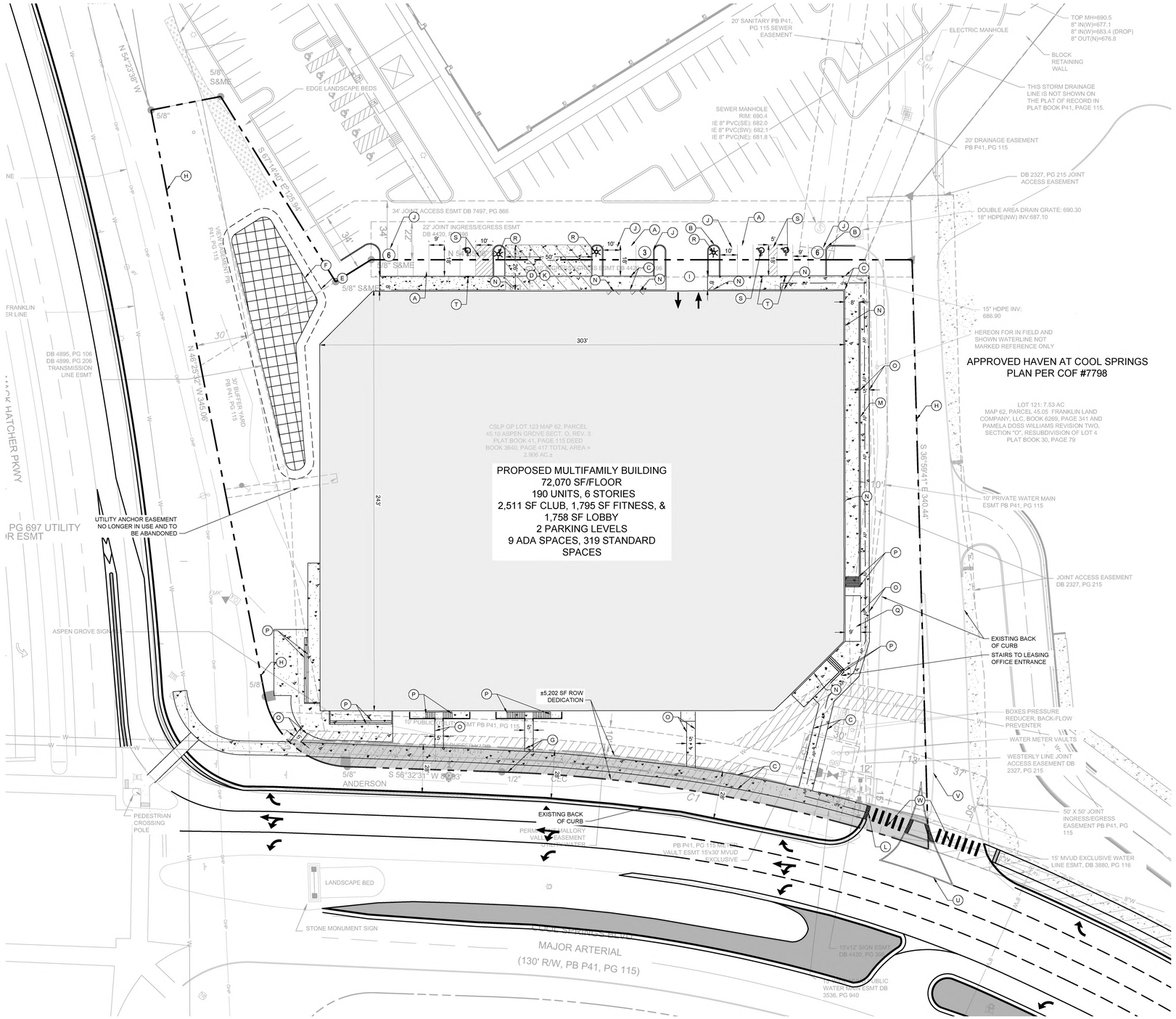

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CONTACT NAME:	GREG GAMBLE, RLA
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EXISTING PARKING:	0 SPACES
TOTAL PARKING PROVIDED:	328 TOTAL SPACES (313 IN GARAGE; 15 EXTERIOR)
HISTORIC RESOURCE TREATMENT:	NO
PARKLAND DEDICATION:	190 UNITS = $817,760; FEES TO BE PAID WITH FINAL PLAT; QUAD 1

NOTES:
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

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.

OFFSITE IMPROVEMENTS NOTE

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

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.

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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

RYAN McMASTER REGISTERED ENGINEER AGENT COMMERCE 101082 STATE OF TENNESSEE
2024-03-07

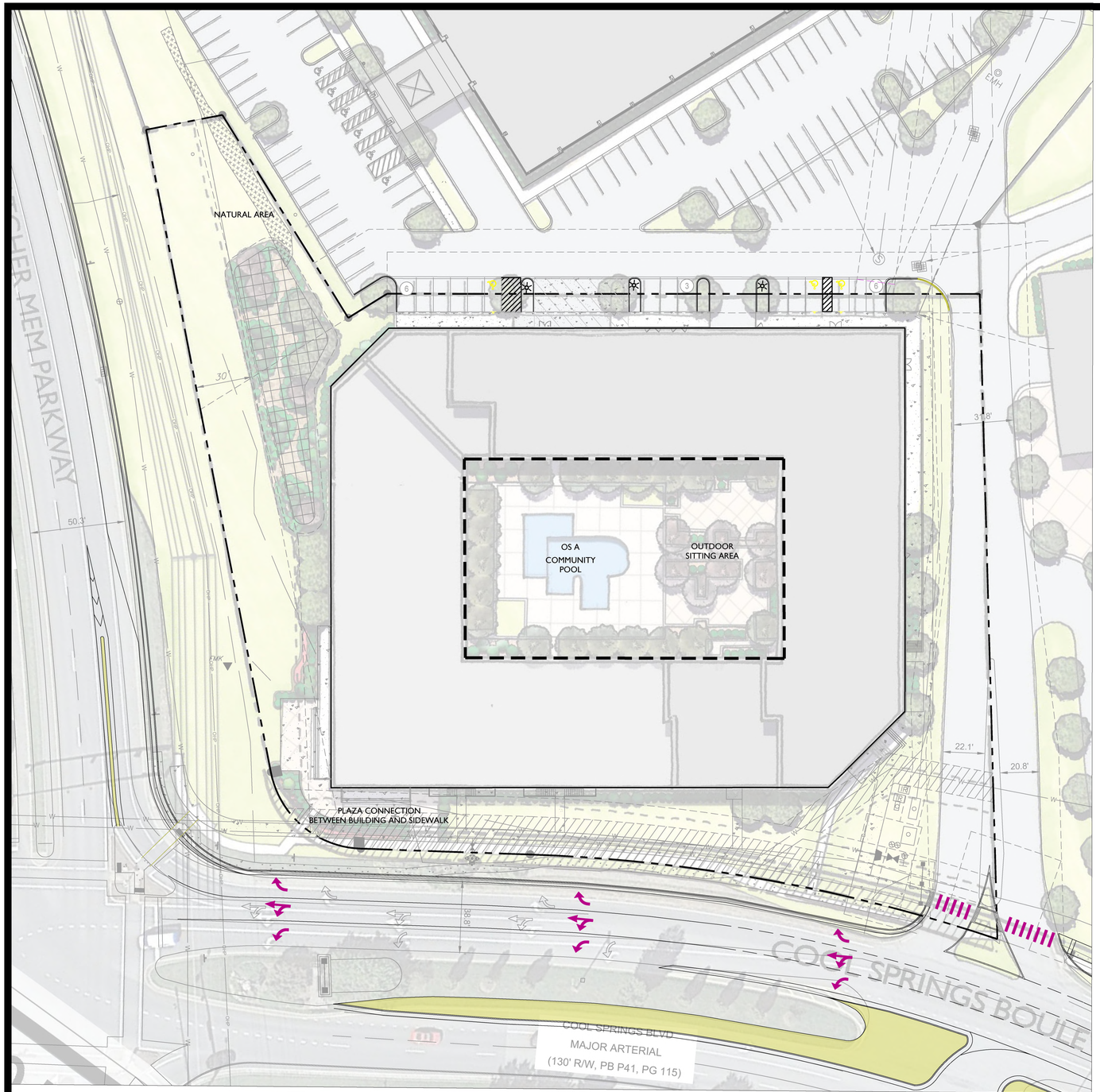
No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

OVERALL 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

0 30 60 90

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
3724

DATE: FEBRUARY 12, 2024

Revision Date
⚠ MARCH 7, 2024
△
△
△

DEVELOPMENT PLAN
SHEET
C2.1
COF #8402

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

VIEW ALONG 101 COOL SPRINGS BLVD.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE CAROLINE DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 28961
STATE OF TENNESSEE

Revision Date
- △
- △
- △
- △

RENDERINGS

SHEET
A2.0
COF
#1233542

SE PERSPECTIVE

EAST ELEVATION

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
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615.988.9065
906studio.com

THE CAROLINE DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
ARCHITECTURE
No. 26951
STATE OF TENNESSEE
3.7.24

Revision Date
△
△
△
△

RENDERINGS

SHEET
A3.0
COF
#1233542

NE PERSPECTIVE

NORTH ELEVATION

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

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Suite 200
Franklin, TN 37064
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906studio.com

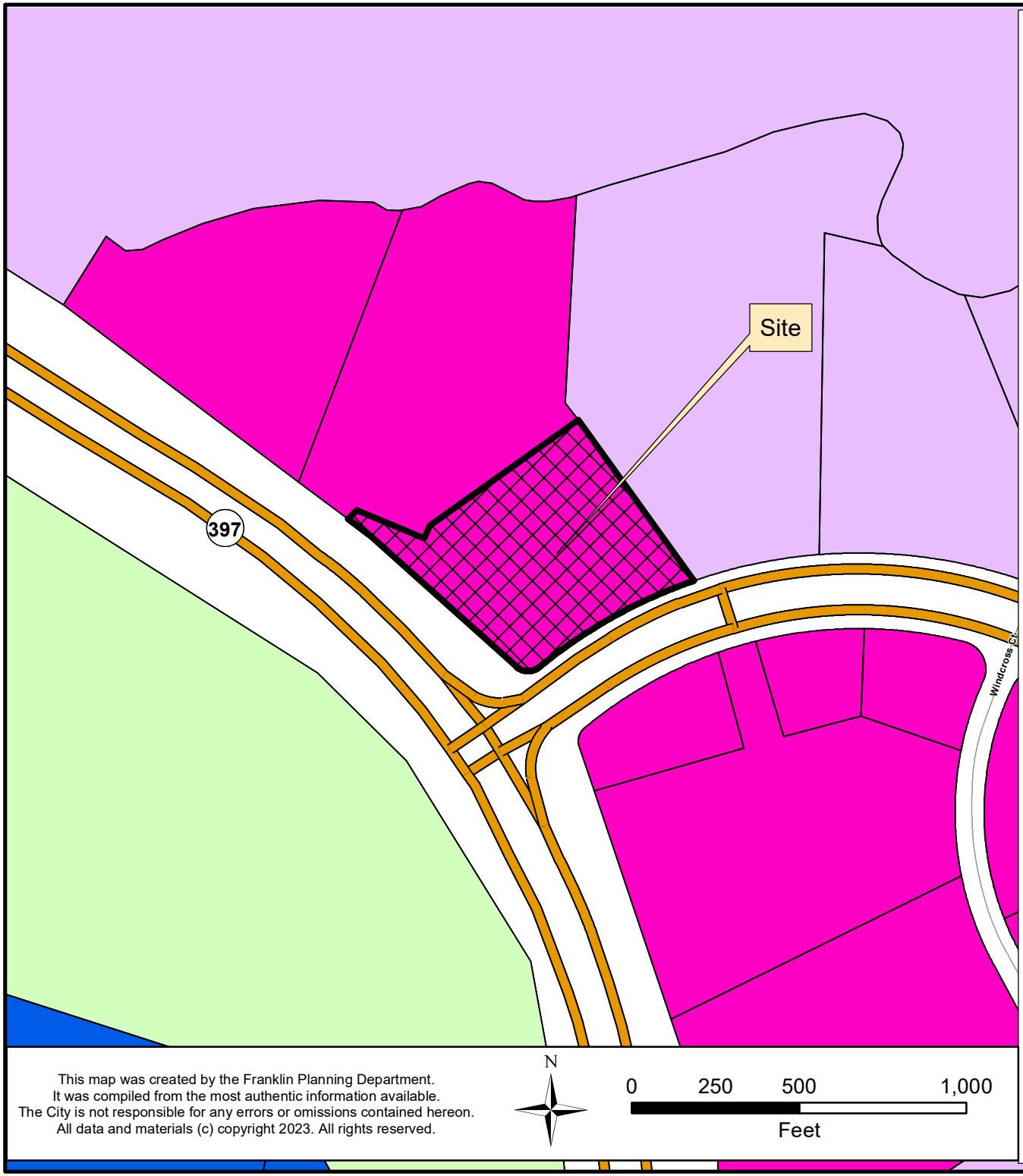
THE CAROLINE DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 28651
STATE OF TENNESSEE

Revision Date

RENDERINGS

SHEET
A4.0
COF
#1233542



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

0 250 500 1,000
Feet

HISTORIC FRANKLIN, TENNESSEE

COF no: 8402

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

13. Cross Access

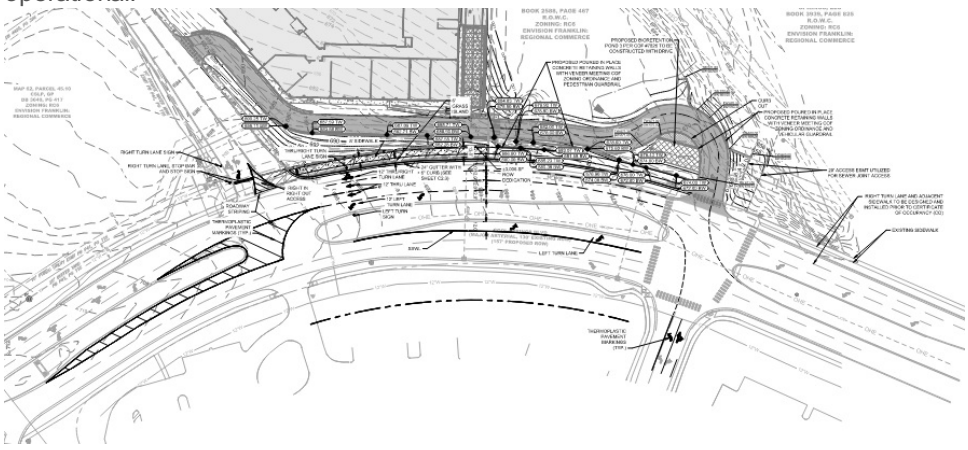
joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

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@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Planning

General Issues

21. Project number

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

26. Project name

joseph.bryan@franklintn.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

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
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

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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

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

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

GREGORY C. GAMBLE
TENNESSEE
3734
LANDSCAPE ARCHITECT

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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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
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BUILDING STORIES:	6
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DENSITY:	190 UNITS: 65.4 DUA
BUILDING CONSTRUCTION TYPE:	TYPE VA OVER PODIUM TYPE 1A
MAXIMUM BUILDING HEIGHT:	70' - 0" PER 2018 IBC
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MINIMUM LANDSCAPE SURFACE RATIO:	20%
PROVIDED LANDSCAPE SURFACE RATIO:	25%; 31,094 SF
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SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM 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.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER — 103882 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE
2024-03-07

No.	REVISIONS	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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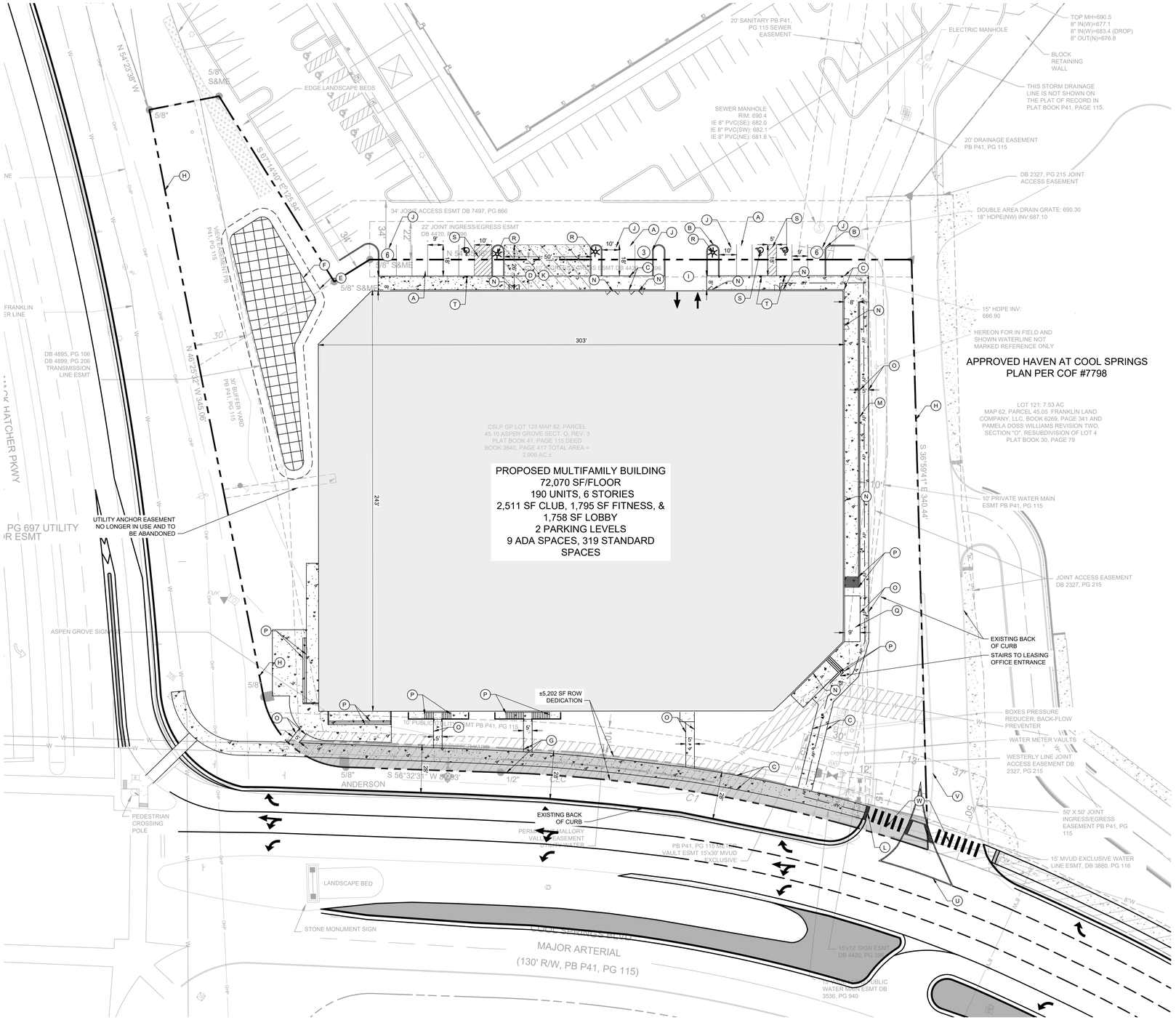

SITE DATA TABLE

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:	126,583 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.
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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

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.

OFFSITE IMPROVEMENTS NOTE

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

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.

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

RYAN McMASTER REGISTERED ENGINEER 101182 STATE OF TENNESSEE
2024-03-07

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

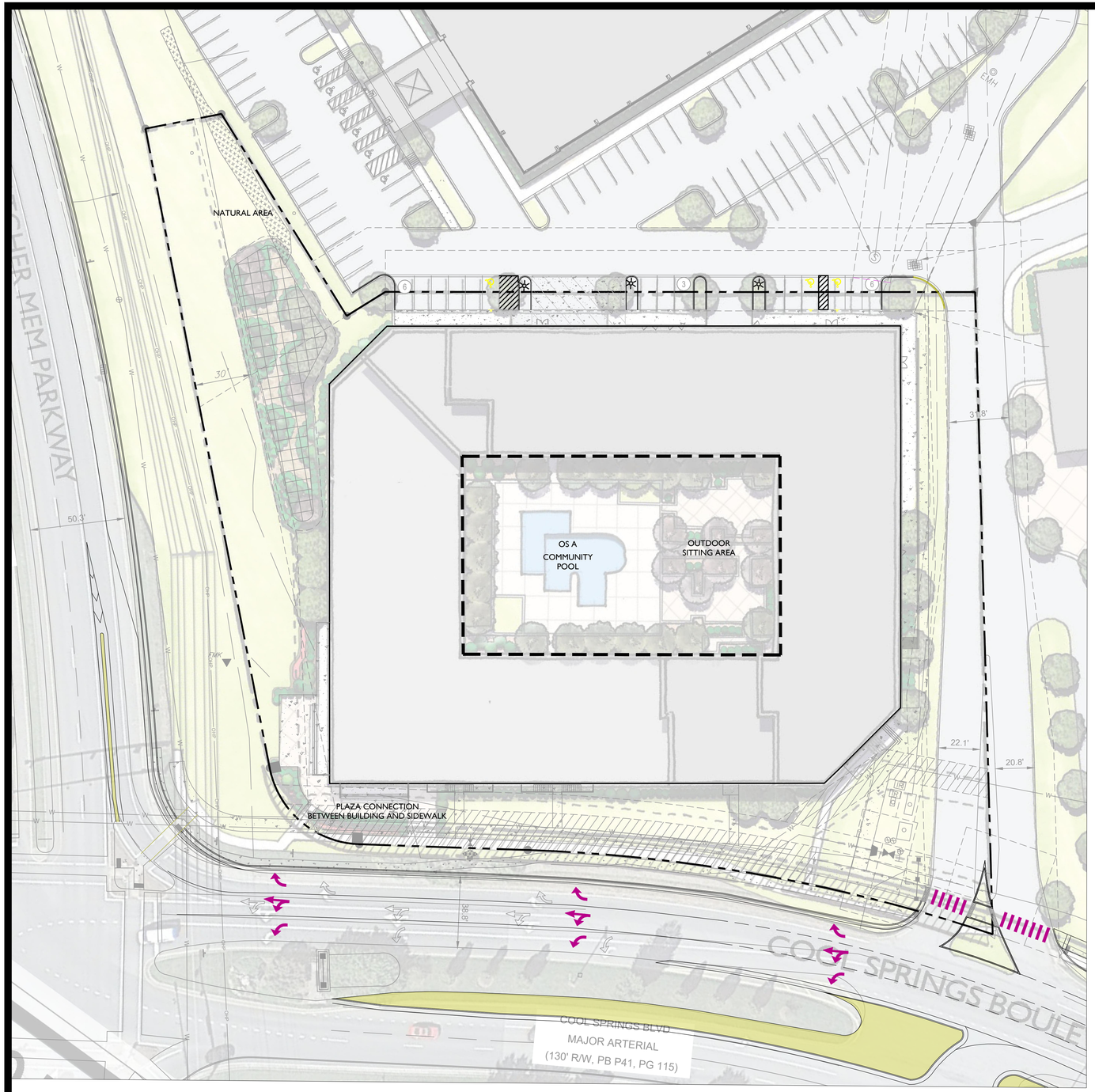
DESIGNED BY:	LJA
DRAWN BY:	SAS
CHECKED BY:	RLM
DATE:	3-7-2024

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

0 30 60 90

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

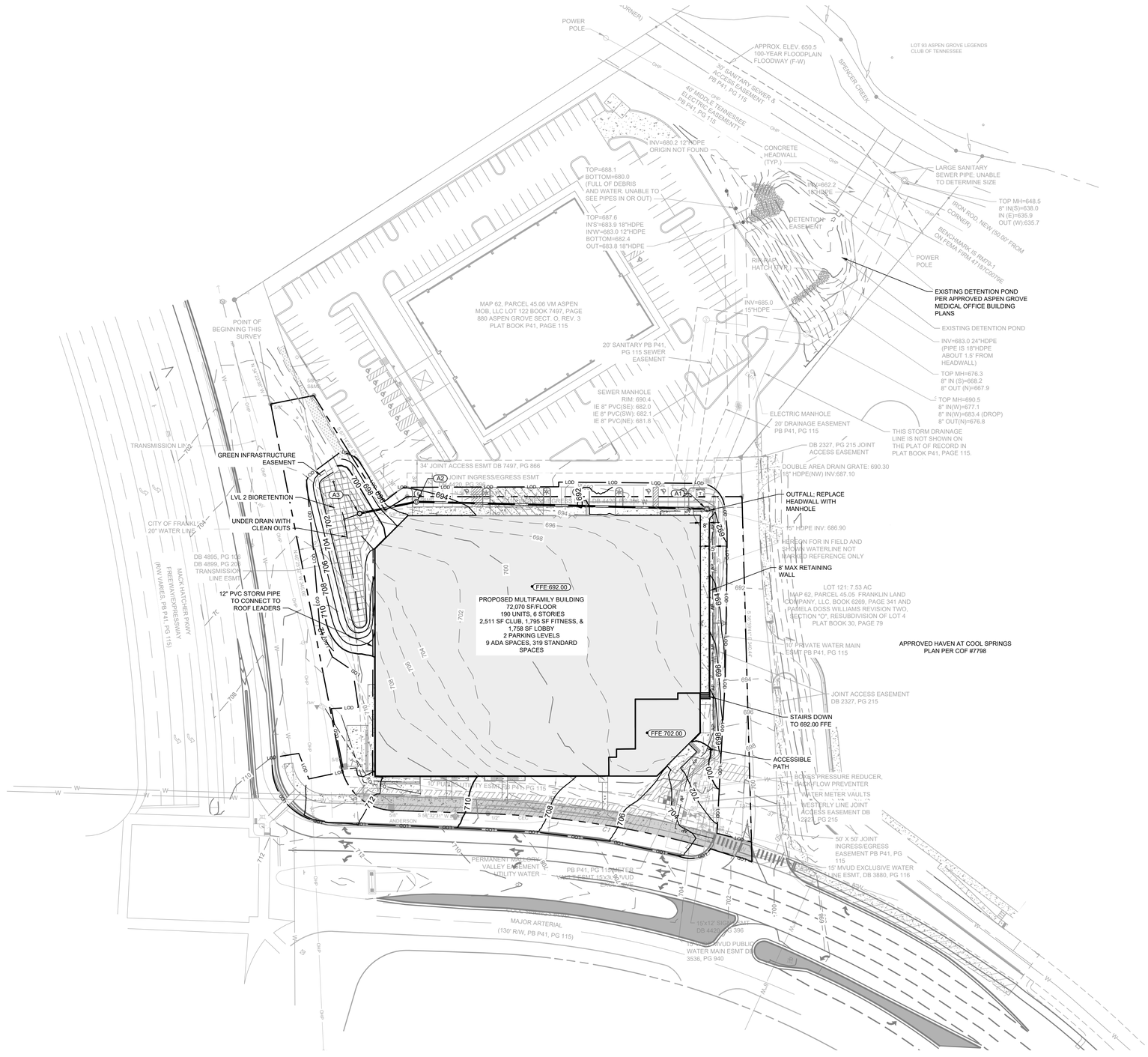
THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

DATE: FEBRUARY 12, 2024

Revision Date
MARCH 7, 2024

DEVELOPMENT PLAN
SHEET
C2.1
COF #8402



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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COF GRADING & DRAINAGE GENERAL NOTES

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

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
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

RYAN McMASTER REGISTERED ENGINEER STATE OF TENNESSEE 109922 2024-03-07

No.	REVISIONS	DATE	BY
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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

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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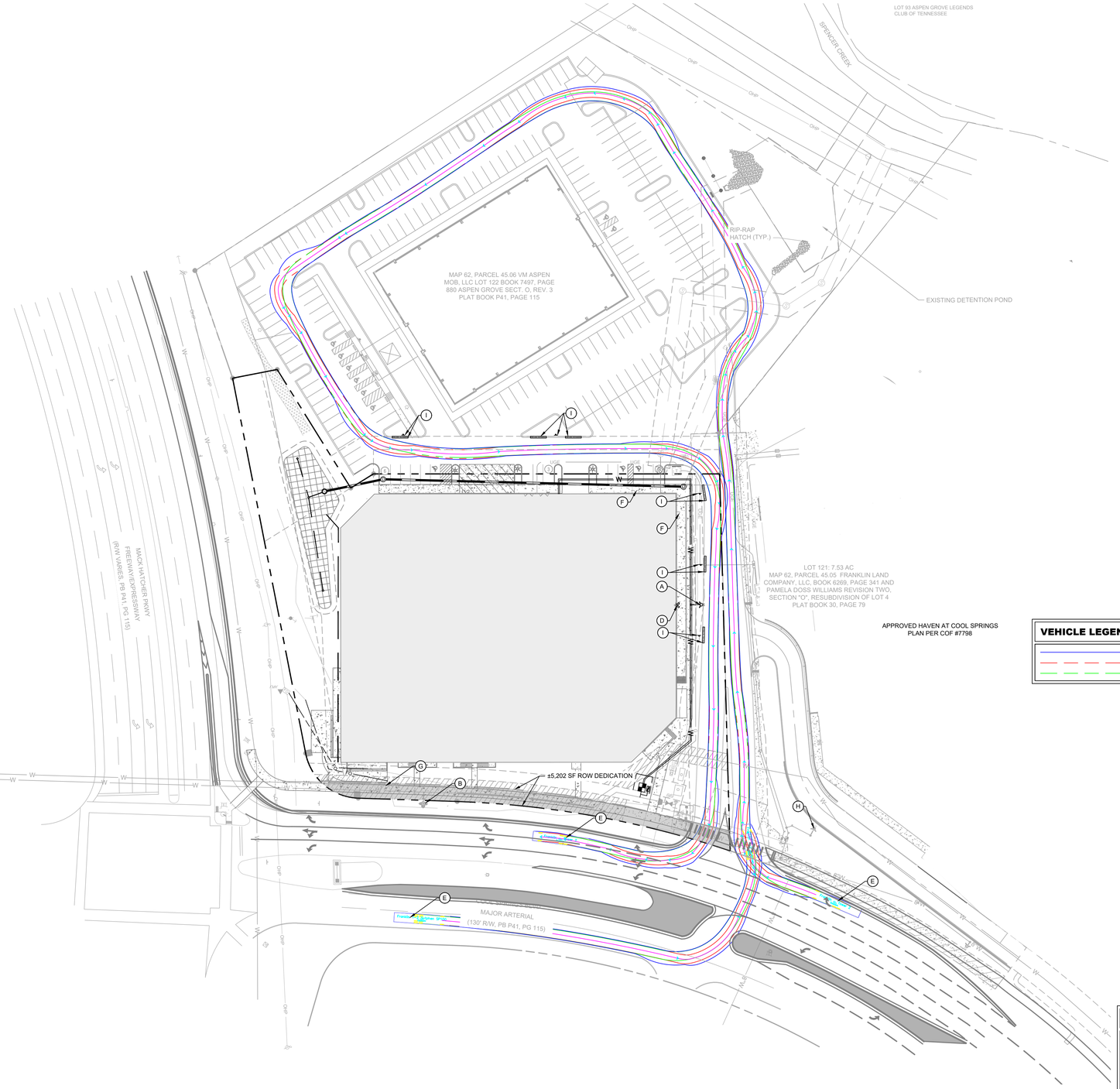
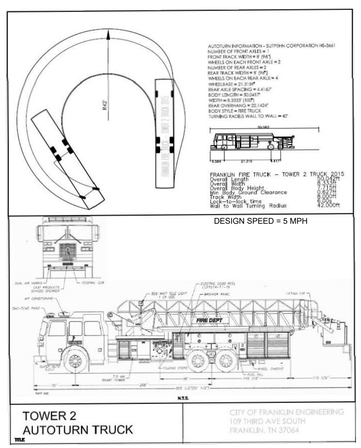
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.





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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0204F, DATED SEPTEMBER 29, 2006

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

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

SITE LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- ST — EXISTING STORM PIPE
- LOD — LIMITS OF DISTURBANCE
- FH — FIRE HYDRANT
- FDC — STANDPIPE/WALL HYDRANT

FIRE LANE STRIPPING

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-FEET 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 (MVUD).

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER — REGISTERED ENGINEER — 109922 — STATE OF TENNESSEE
2024-03-07

No.	REVISIONS	DATE	BY
1			
2			
3			
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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

COF #8402

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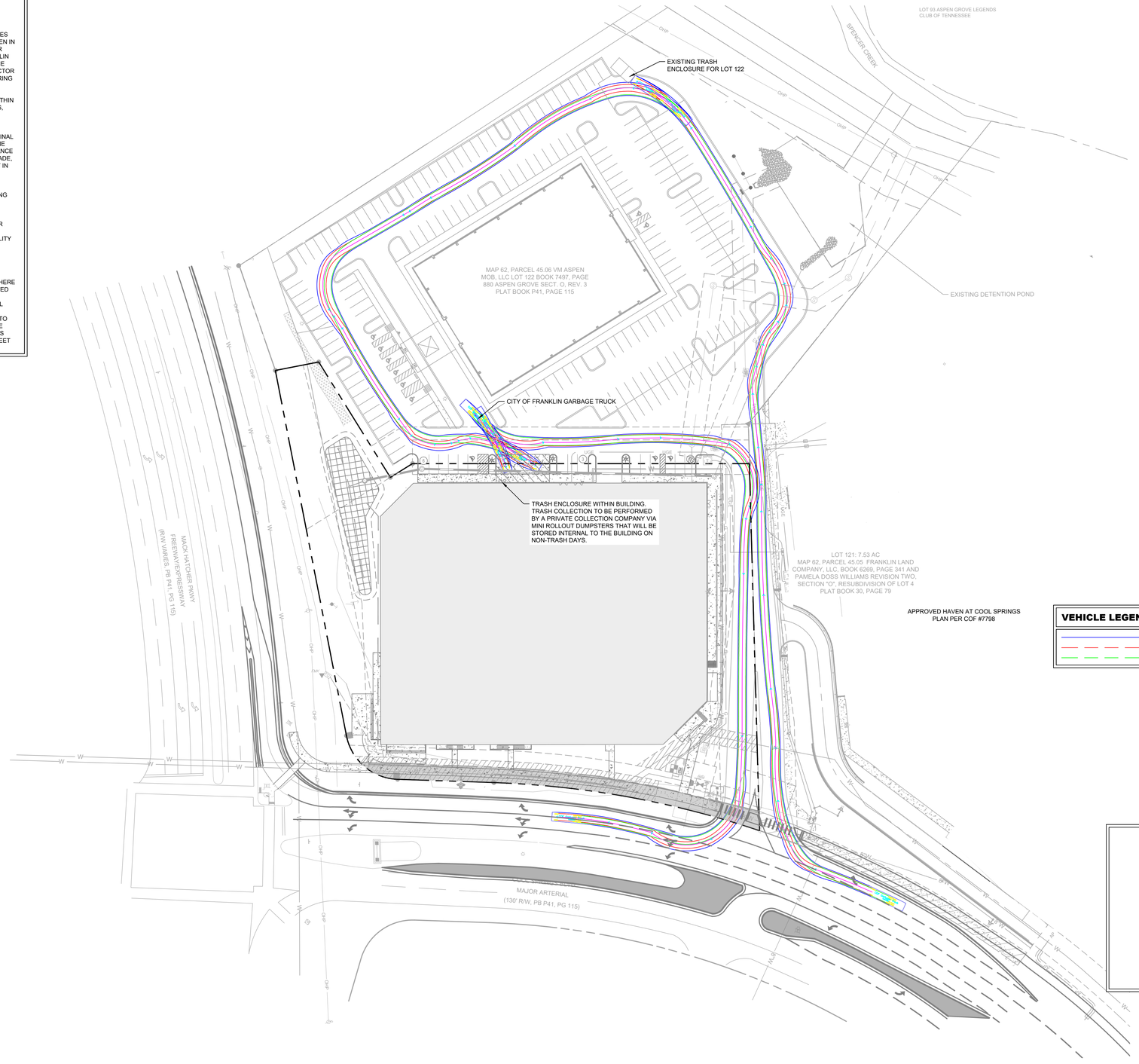
Drawing name: K:\FRA_LDEV\118479000 - Cool Springs Boulevard\4-CADD\PlanSheets\Development Plan\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.1 ROW AND ACCESS- FIRE Mar 04, 2024 8:09am by: Noah.Seethaler

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.



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:	126,583 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

VEHICLE LEGEND

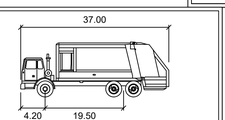
- VEHICLE FENDER PATH
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH

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.

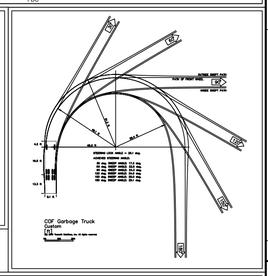
SITE LEGEND

- SS — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER MAIN
- PROPOSED STORM PIPE
- SS — EXISTING SANITARY SEWER PIPE
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- ST — EXISTING STORM PIPE
- LOD — LIMITS OF DISTURBANCE
- FH — FIRE HYDRANT
- FDC — STANDPIPE/WALL HYDRANT



COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1



TRASH COLLECTION NOTE

TRASH COLLECTION TO BE PERFORMED BY A PRIVATE COLLECTION COMPANY VIA MINI ROLLOUT DUMPSTERS THAT WILL BE STORED INTERNAL TO THE BUILDING ON NON-TRASH DAYS.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

RYAN McMASTER REGISTERED ENGINEER AGREE TO OMBERG NO. 109928 STATE OF TENNESSEE
2024-03-07

No.	REVISIONS	DATE	BY
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DESIGNED BY:	LJA
DRAWN BY:	SAS
CHECKED BY:	RLM
DATE:	3-7-2024

KIMLEY-HORN PROJECT NO. 118479000

ROW AND ACCESS- SOLID WASTE

SHEET NUMBER
C4.2

COF #8402

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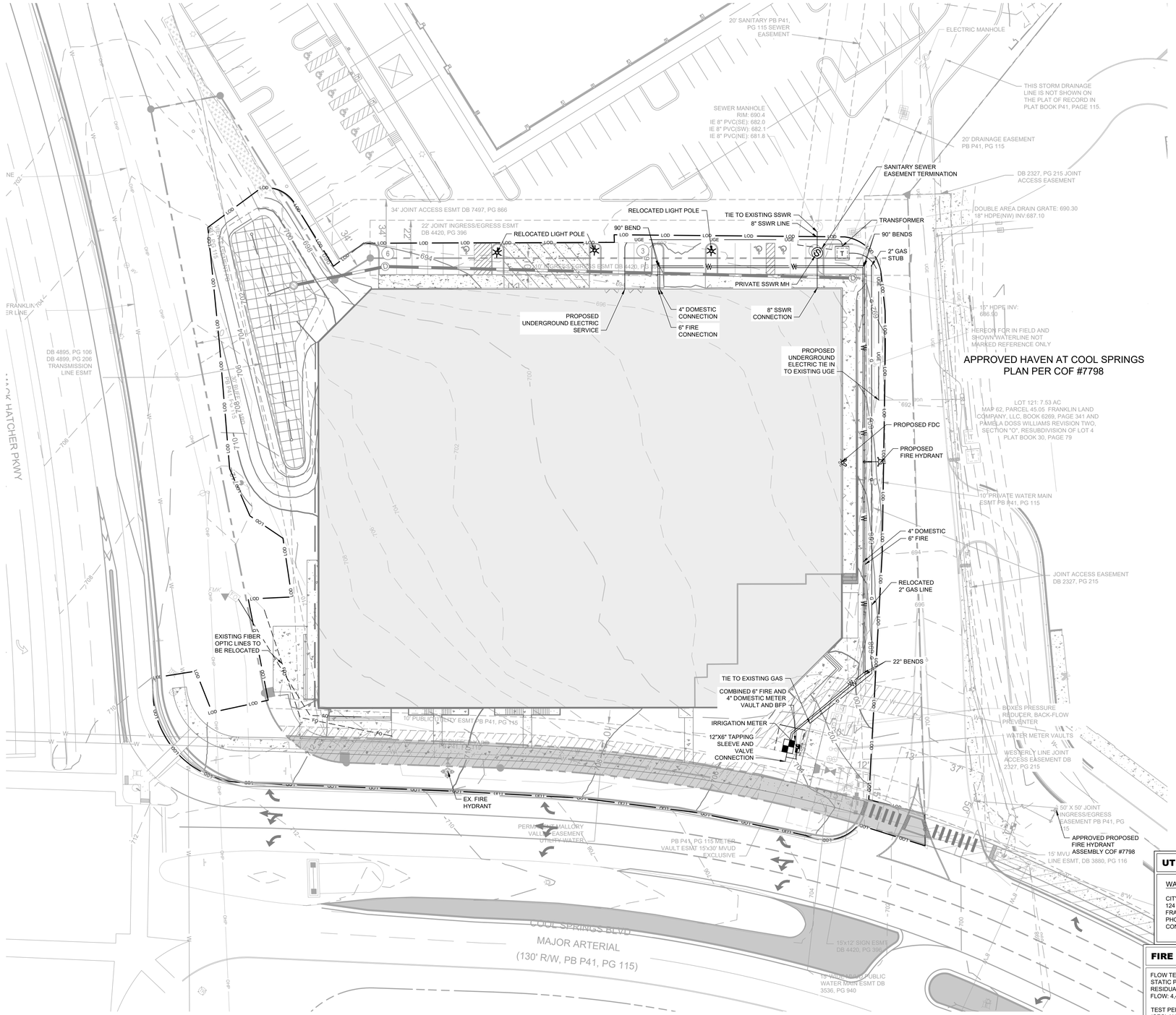

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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
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EXISTING ZONING:	RC-6 REGIONAL COMMERCE 6
PROPOSED ZONING:	PD-PLANNED DISTRICT (65.4 DUA/3,607 SF COMMERCIAL)
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DESIGN CONCEPT:	REGIONAL COMMERCE
ACREAGE OF LOT 123:	2.906 ACRES
ACREAGE OF ACCESS ESMT:	0.77 ACRES
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TOTAL SQUARE FOOTAGE OF SITE:	126,583 SF
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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
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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.
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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.
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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

UTILITY NOTES

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

UTILITY CONTACTS

WATER

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
0 15 30 60

NORTH

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

RYAN McMASTER REGISTERED ENGINEER 109922 STATE OF TENNESSEE
2024-03-07

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

OVERALL UTILITY PLAN

SHEET NUMBER
C5.0

COF #8402

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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.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT
237

DATE: FEBRUARY 12, 2024

Revision Date
⚠ MARCH 7, 2024
△
△
△

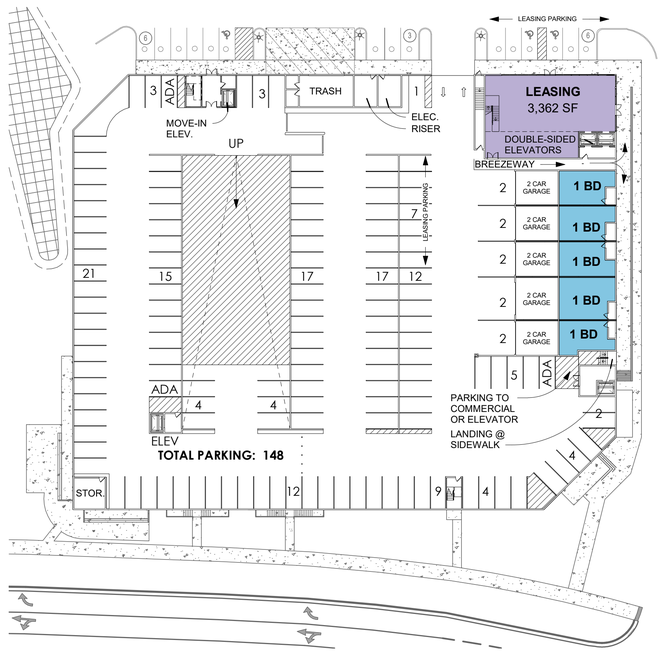
N

0 30 60 90

TREE PRESERVATION PLAN

SHEET
LI.0

COF #8402



GARAGE LEVEL 1 (692'-0") 240206

1" = 40'-0"

PARKING SUMMARY

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**

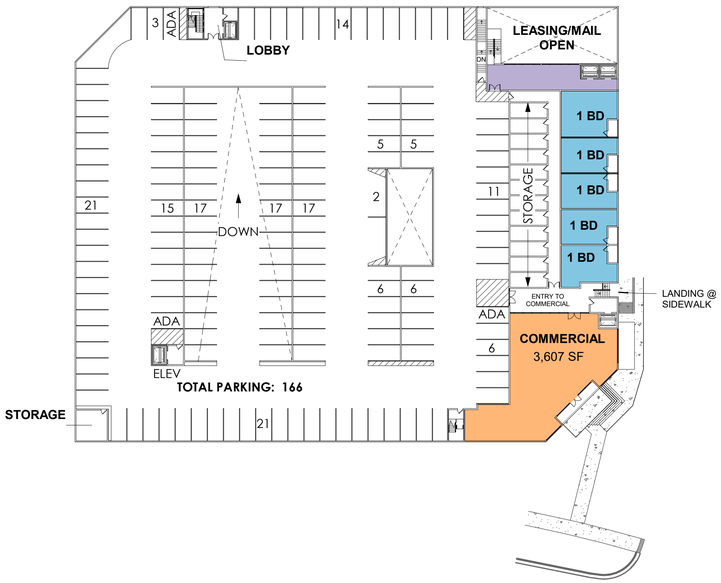
PARKING PROVIDED:
GARAGE LEVEL 1: 148
GARAGE LEVEL 2: 166
TOTAL GARAGE: 314
EXTERIOR/REAR: 18
TOTAL PROVIDED: 332

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"

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE CAROLINE DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
AGRICULTURE
No. 26961
STATE OF TENNESSEE

Revision Date

DEVELOPMENT PLAN SHEET

A1.0

COF #1233542

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

VIEW ALONG 101 COOL SPRINGS BLVD.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
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Franklin, TN 37064
615.988.9065
906studio.com

THE CAROLINE DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 26951
STATE OF TENNESSEE

Revision Date
△
△
△
△

RENDERINGS

SHEET
A2.0
COF
#1233542

SE PERSPECTIVE

EAST ELEVATION

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO

ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE CAROLINE DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 26691
STATE OF TENNESSEE

Revision Date

- △ _____
- △ _____
- △ _____
- △ _____

RENDERINGS

SHEET
A3.0
COF
#1233542

NE PERSPECTIVE

NORTH ELEVATION

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

906 STUDIO
ARCHITECTS + INTERIORS

249 Fourth Avenue North
Suite 200
Franklin, TN 37064
615.988.9065
906studio.com

THE CAROLINE
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
ARCHITECTURE
No. 26961
STATE OF TENNESSEE

Revision Date
△ _____
△ _____
△ _____
△ _____

RENDERINGS

SHEET
A4.0
COF
#1233542

City of Franklin

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

File #: 21-06353

DATE: March 13, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

*Consideration Of COF Contract No. 2024-0060, With Bridges Domestic Violence Shelter Of Williamson County, In An Amount Up To $175,000 For The Purchase Of A Home That Will Offer Transitional Housing To A Family Moving Back Into Mainstream Living Funded Through the Community Development Block Grant (CDBG) Program

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Contract No 2024-0060 with Bridges Domestic Violence Shelter for utilization of Community Development Block Grant funds.

BACKGROUND/STAFF COMMENTS:

The Board of Mayor and Aldermen have identified affordable housing developments as an important issue within our community. Per contract 2024-0060, the Bridges Domestic Violence Shelter of Williamson County will be eligible to be reimbursed up to $175,000 to purchase a duplex home that will provide transitional housing for a family coming out of the shelter back into mainstream living. The dwelling shall be available to families who meet income requirements per the most current survey of incomes for the Metropolitan Statistical Area as defined by the Department of Housing & Urban Development. The home shall remain affordable and be deed restricted for up to fifty (50) years.

FINANCIAL IMPACT:

The funds to support this purchase will come from the City's Community Development Block Grant.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Contract No. 2024-0060.

CONTRACT FOR PUBLIC FACILITIES AND PUBLIC IMPROVEMENT PROJECTS COF CONTRACT NO. 2024-0060

This Contract made and entered into this day _____ of _____, 2024 by and between the City of Franklin, (hereinafter "The City") and Bridges Domestic Shelter (hereinafter "THE ORGANIZATION").

WITNESSETH:

WHEREAS, THE CITY has identified housing developments as an important issue in the community, and to achieve the goal of creating affordable housing within the City of Franklin will make available a portion of the Community Development Block Grant funds toward this objective; and

WHEREAS, THE ORGANIZATION is meeting the need for affordable housing for our low to moderate income citizens;

NOW, THEREFORE, in consideration of the mutual promises as contained herein, the parties hereto have agreed and hereby enter into this Contract according to the provisions as set forth herein.

SECTION 1 - SCOPE OF SERVICES

THE ORGANIZATION will be required to successfully meet the following deadlines:

A. THE ORGANIZATION will purchase a home that will provide transitional housing to a family moving back into mainstream living. This purchase is contingent upon the Board of Mayor and Aldermen approving reimbursement to the Agency in the amount of up to One Hundred Seventy Five Thousand and no/100 Dollars ($175,000.00).
B. The home will be deed restricted for a period of Fifty-Years and will be available to families whose household income does not exceed eighty (80) percent of the median household income in the most current Greater-Nashville-Davidson-Murfreesboro-Franklin Metropolitan Statistical Area.
C. Expend all CDBG funds and complete the transaction project(s), By December 31, 2025.

Law Dept approved 03.20.24

SECTION 2 - RESPONSIBILITIES OF PARTIES

A. Perform the duties described herein and in Exhibit A and will submit regular reports (not less often than quarterly) as directed by THE CITY detailing the progress of their project.

B. At the request of THE CITY, THE ORGANIZATION will periodically send a representative to neighborhood or other public meetings to discuss and promote their project.

C. THE CITY will provide funding for the program from the Community Development Block Grant program as set forth in Section 3 of this contract.

SECTION 3 - COMPENSATION

THE ORGANIZATION will receive a total of **up to One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00)** for the services outlined above and contained in Exhibit A from the Community Development Block Grant program for eligible expenses.

SECTION 4 - TIME OF PERFORMANCE

A. Services shall begin upon receipt of the fully executed contract and shall be completed by December 31, 2025.

B. This Contract may be terminated upon thirty (30) days written notice by either party.

SECTION 5-PAYMENT TERMS AND CONDITIONS

A. THE CITY shall reimburse THE ORGANIZATION for services rendered based on submittal of valid invoices for project costs with a description and documentation of work performed. The CITY has the option of inspecting the completed work prior to making any payments.

B. Invoices may be submitted monthly.

Final payment will be subject to receipt of a final report that is satisfactory in the sole discretion of THE CITY.

SECTIONS 6 - NOTICES

All notices under this Contract shall be in writing and sent by certified mail to the address listed below for each party.

Law Dept approved 03.20.24

Kathleen L Sauseda
City of Franklin
109 3rd Avenue
Franklin, TN 37064

SECTION 7 - STANDARD TERMS AND CONDITIONS

A. COMPLIANCE WITH FEDERAL LAWS/REGULATIONS

THE ORGANIZATION shall comply with all applicable Federal and State laws and regulations in the performance of this Contract.

B. ANTIDISCRIMINATION/AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY

No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law-shall be excluded from participation in, or be denied benefits or, or be otherwise subjected to discrimination in the performance of this Contract.

C. AUDIT REQUIREMENTS

i. This Contract, as well as any sub-agreement made with other participating agencies, is subject to all the administrative requirements in 0MB Circulars A-110 and A-122.

ii. THE CITY hereby notifies THE ORGANIZATION that a single audit is required for non-profit agencies receiving $300,000 or more in federal funds in any single fiscal year. This requirement is in accordance with 0MB Circulars A-110 and A-133. If required, a copy of the single audit report will be kept on file and made available to THE CITY staff during sub-recipient monitoring visits and appropriate officials as requested.

D. CONFLICT OF INTEREST

THE ORGANIZATION agrees to abide by the following requirements with respect to conflicts of interest, and covenants that it presently has no interest, direct or indirect, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Contract. THE ORGANIZATION further covenants that in the performance of this Contract no person having such an interest, direct or indirect, shall be employed or retained by THE ORGANIZATION hereunder. These conflict-of-interest provisions apply to any person who is an employee, agent,

Law Dept approved 03.20.24

consultant, officer, or elected official or appointed official of THE ORGANIZATION or of any designated public agencies or sub-recipients that are receiving funds under this program.

E. **PROCUREMENT STANDARDS AND METHODS**

THE ORGANIZATION shall comply with THE CITY's current policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds herein.

THE ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of Attachment O of 0MB Circular A-110, Procurement Standards.

F. **VENUE**

In the event of a dispute or litigation arising out of said Contract, it is understood and agreed and that this Contract was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

G. **ASSIGNMENT**

Neither THE CITY nor THE ORGANIZATION may assign its rights or delegate its responsibilities under this contract.

H. **ENTIRE CONTRACT AND MODIFICATION**

The Contract between the parties and supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Contract. The terms and conditions of this Contract may not be changed except by an amendment expressly referencing this Contract by section number and signed by an authorized representative of each party.

If seeking any addition or modification to the Contract, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Contract, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order,

acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

I. **SEVERABILITY**

If any provision of this Contract is held invalid, the remainder of the Contract shall not be affected thereby, and all other parts of this Contract shall nevertheless be in full force and effect.

J. **TIME OF THE ESSENCE**

The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Contract.

K. **NO TAXES, NO INTEREST PAYMENTS**

As a tax-exempt entity, THE CITY shall not be responsible for sales or use taxes incurred for products or services. THE CITY shall supply THE ORGANIZATION with its Sales and Use Tax Exemption Certificate upon THE ORGANIZATION's request. THE ORGANIZATION shall bear the burden of providing its suppliers with a copy of THE CITY's tax exemption certificate and shall assume all liability for such taxes, if any, that should be removed. THE CITY does not agree to pay any interest for late payments, having agreed to pay in a timely manner.

L. **WAIVER**

Neither party's failure or delay to exercise any of its rights or powers under the Contract will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right of power shall not be construed as either (s) a future or continuing waiver of that same right of power, or (b) the waiver of any other right of power.

M. **BREACH**

Upon deliberate breach of the Contract by either patty, the non-breaching party shall be entitled to terminate the Contract without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

Witness our hands, this _____ day of _____, 2024.

City of Franklin, Tennessee

_____

Dr. Ken Moore, Mayor

ATTEST:

_____

Eric S. Stuckey, City Administrator

Approved as to form:

_____

J. Blake Harper, Staff Attorney

ORGANIZATION

By: Bridges of Williamson County
dba Bridges Domestic Violence Center
Linda Crockett 3/20/24

Title: Exec Dir.

Law Dept approved 03.20.24

EXHIBIT A

The proposed Scope of Services and Costs are enclosed on the following pages and are incorporated by reference into the Contract.

BRIDGES
domestic violence center
rebuilding lives

www.bridgesdvc.org | post office box 1592 | franklin tennessee 37065 | 615.599.5777 | fax 615.599.1964

February 23, 2024

This letter is in support of Contract Number 2024-0060 to provide funding to purchase a duplex in the City of Franklin, TN. The property will become transitional housing to give families a fresh start from living in Bridges Domestic Violence Shelter. During the transitional time period (one year to eighteen months) the family will receive supportive services to ensure they can launch into independent living at the end of the term

Due to confidentiality and safety concerns, we are unable to provide the address of the duplex.

Linda Crockett

Linda Crockett
Exec. Dir.
lindaj@bridgesdvc.org
615-591-7752

City of Franklin

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

File #: 21-06135

DATE: February 26, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Tom Marsh, Building and Neighborhood Services Director
Kathleen Sauseda, Housing Development Coordinator

SUBJECT:

*Consideration Of COF Contract No. 2024-0062, With Franklin Housing Authority In An Amount Up To $250,000 For Reimbursement Of Expenses Associated With Public Facilities Construction For The Cherokee Development Funded Through the Community Development Block Grant (CDBG) Program

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning consideration of COF Contract No. 2024-0062, with the Franklin Housing Authority for reimbursement of expenses associated with infrastructure construction for the Cherokee Development.

BACKGROUND/STAFF COMMENTS:

The Board of Mayor and Aldermen have identified affordable housing development as an important issue within our community. Franklin Housing Authority (FHA) is constructing 76 dwelling units within the Cherokee neighborhood. Per this contract, the City will utilize the public facilities category of Community Development Block Grant (CDBG) funds to reimburse FHA for up to $250,000 of expenses associated with infrastructure construction.

FINANCIAL IMPACT:

The funding for this reimbursement comes from the City's Community Development Block Grant allocation.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0062.

CONTRACT FOR PUBLIC FACILITIES AND PUBLIC IMPROVEMENT PROJECTS COF CONTRACT NO. 2024-0062

This Contract made and entered into this day _____ of _____, 2024 by and between the City of Franklin, (hereinafter "The City") and Franklin Housing Authority (hereinafter "THE ORGANIZATION").

WITNESSETH:

WHEREAS, THE CITY has identified housing developments as an important issue in the community, and to achieve the goal of creating affordable housing within the City of Franklin will make available a portion of the Community Development Block Grant funds toward this objective; and

WHEREAS, THE ORGANIZATION is meeting the need for affordable housing for our low to moderate income citizens;

NOW, THEREFORE, in consideration of the mutual promises as contained herein, the parties hereto have agreed and hereby enter into this Contract according to the provisions as set forth herein.

SECTION 1 - SCOPE OF SERVICES

THE ORGANIZATION will be required to successfully meet the following deadlines:

A. THE ORGANIZATION will completely and successfully obtain all required permits and begin development as provided in the Scope of Services (attached as Exhibit A and incorporated as if stated fully herein) immediately after receipt of the signed agreement.
B. The Franklin Housing Authority (FHA) is underway with construction on the Cherokee Planned Unit Development (PUD) that consists of 76 single dwelling units.
C. Expend all CDBG funds and complete the construction project(s), By December 31, 2025.

SECTION 2 - RESPONSIBILITIES OF PARTIES

A. Perform the duties described herein and in Exhibit A and will submit regular reports (not less often than quarterly) as

Law Dept approved 03.20.24

directed by THE CITY detailing the progress of their project.

B. At the request of THE CITY, THE ORGANIZATION will periodically send a representative to neighborhood or other public meetings to discuss and promote their project.

C. THE CITY will provide funding for the program from the Community Development Block Grant program as set forth in Section 3 of this contract.

SECTION 3 - COMPENSATION

A. THE ORGANIZATION will receive a total of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** for the services outlined above and contained in Exhibit A from the Community Development Block Grant program for eligible expenses.

SECTION 4 - TIME OF PERFORMANCE

A. Services shall begin upon receipt of the fully executed contract and shall be completed by December 31, 2025.

B. This Contract may be terminated upon thirty (30) days written notice by either party.

SECTION 5-PAYMENT TERMS AND CONDITIONS

A. THE CITY shall reimburse THE ORGANIZATION for services rendered based on submittal of valid invoices for project costs with a description and documentation of work performed. The CITY has the option of inspecting the completed work prior to making any payments.

B. Invoices may be submitted monthly.

C. Final payment will be subject to receipt of a final report that is satisfactory in the sole discretion of THE CITY.

SECTIONS 6 - NOTICES

All notices under this Contract shall be in writing and sent by certified mail to the address listed below for each party.

Kathleen L Sauseda
City of Franklin
109 3rd Avenue
Franklin, TN 37064

Law Dept approved 03.20.24

SECTION 7 - STANDARD TERMS AND CONDITIONS

A. COMPLIANCE WITH FEDERAL LAWS/REGULATIONS

THE ORGANIZATION shall comply with all applicable Federal and State laws and regulations in the performance of this Contract.

B. ANTIDISCRIMINATION/AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY

No person on the grounds of handicap, age, race, color, religion, sex, national origin, disability, or marital/familial status or any other classification protected by Federal and/or State of Tennessee constitutional and/or statutory law-shall be excluded from participation in, or be denied benefits or, or be otherwise subjected to discrimination in the performance of this Contract.

C. AUDIT REQUIREMENTS

i. This Contract, as well as any sub-agreement made with other participating agencies, is subject to all the administrative requirements in 0MB Circulars A-110 and A-122.

ii. THE CITY hereby notifies THE ORGANIZATION that a single audit is required for non-profit agencies receiving $300,000 or more in federal funds in any single fiscal year. This requirement is in accordance with 0MB Circulars A-110 and A-133. If required, a copy of the single audit report will be kept on file and made available to THE CITY staff during sub-recipient monitoring visits and appropriate officials as requested.

D. CONFLICT OF INTEREST

THE ORGANIZATION agrees to abide by the following requirements with respect to conflicts of interest, and covenants that it presently has no interest, direct or indirect, and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Contract. THE ORGANIZATION further covenants that in the performance of this Contract no person having such an interest, direct or indirect, shall be employed or retained by THE ORGANIZATION hereunder. These conflict-of-interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of THE ORGANIZATION or of any designated public agencies or sub-recipients that are receiving funds under this program.

Law Dept approved 03.20.24

E. **PROCUREMENT STANDARDS AND METHODS**

THE ORGANIZATION shall comply with THE CITY's current policy concerning the purchase of equipment and shall maintain inventory records of all non-expendable personal property as defined by such policy as may be procured with funds herein.

THE ORGANIZATION shall procure all materials, property, or services in accordance with the requirements of Attachment O of 0MB Circular A-110, Procurement Standards.

F. **VENUE**

In the event of a dispute or litigation arising out of said Contract, it is understood and agreed and that this Contract was executed and performed in Williamson County, Tennessee, and as such, it is agreed by both parties that venue of said litigation, including an action for Declaratory Judgment, will be in Williamson County, Tennessee.

G. **ASSIGNMENT**

Neither THE CITY nor THE ORGANIZATION may assign its rights or delegate its responsibilities under this contract.

H. **ENTIRE CONTRACT AND MODIFICATION**

The Contract between the parties and supersedes any prior or contemporaneous communications, representations or agreements between the parties, whether oral or written, regarding the subject matter of the entire Contract. The terms and conditions of this Contract may not be changed except by an amendment expressly referencing this Contract by section number and signed by an authorized representative of each party.

If seeking any addition or modification to the Contract, the parties agree to reference the specific paragraph number sought to be changed on any future document or purchase order issued in furtherance of the Contract, however, an omission of the reference to same shall not affect its applicability. In no event shall either party be bound by any terms contained in any purchase order, acknowledgement, or other writings unless: (a) such purchase order, acknowledgement, or other writings specifically refer to the Contract or to the specific clause they are intended to modify; (b) clearly indicate the intention of both parties to override and modify the Contract; and (c) such purchase order, acknowledgement, or other writings are signed, with specific material clauses separately initialed, by authorized representatives of both parties.

I. **SEVERABILITY**

If any provision of this Contract is held invalid, the remainder of the Contract shall not be affected thereby, and all other parts of this Contract shall nevertheless be in full force and effect.

J. TIME OF THE ESSENCE

The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Contract.

K. NO TAXES, NO INTEREST PAYMENTS

As a tax-exempt entity, THE CITY shall not be responsible for sales or use taxes incurred for products or services. THE CITY shall supply THE ORGANIZATION with its Sales and Use Tax Exemption Certificate upon THE ORGANIZATION's request. THE ORGANIZATION shall bear the burden of providing its suppliers with a copy of THE CITY's tax exemption certificate and shall assume all liability for such taxes, if any, that should be removed. THE CITY does not agree to pay any interest for late payments, having agreed to pay in a timely manner.

L. WAIVER

Neither party's failure or delay to exercise any of its rights or powers under the Contract will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right of power shall not be construed as either (s) a future or continuing waiver of that same right of power, or (b) the waiver of any other right of power.

M. BREACH

Upon deliberate breach of the Contract by either patty, the non-breaching party shall be entitled to terminate the Contract without notice, with all of the remedies it would have in the event of termination and may also have such other remedies as it may be entitled to in law or in equity.

Law Dept approved 03.20.24

Witness our hands, this _____ day of _____, 2024.

City of Franklin, Tennessee

_____

Dr. Ken Moore, Mayor

ATTEST:

_____

Eric S. Stuckey, City Administrator

Approved as to form:

_____

J. Blake Harper, Staff Attorney

ORGANIZATION

By: _____

Title: Franklin Housing Authority President/CEO

Law Dept approved 03.20.24

COF CONTRACT NO. 2024-0062
EXHIBIT A

INVOICE

FRANKLIN HOUSING

Lighting Your Path to Affordable Housing

200 SPRING STREET
FRANKLIN, TN 37064

DERWIN JACKSON - PRESIDENT/CEO

PHONE: 615-794-1247
FAX: 615-794-1244

Bill To:
City of Franklin
Attn: Kathleen Sauseda
109 3rd Ave
Franklin, TN 37064
Kathleens@franklintn.gov

DATE: February 26, 2024
INVOICE # CDBG
FOR: Cherokee

DESCRIPTION	AMOUNT
Cherokee Infrastructure Expenses: Site Utilities, Sewer and Waterline Changes (lowering)	$ 250,000.00
TOTAL	**$ 250,000.00**

Make all checks payable to **Franklin Housing Authority**

THANK YOU FOR YOUR BUSINESS!

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21
APPLICATION DATE: 12/31/23
PERIOD TO: 12/31/23
PROJECT NO.: COF 7492

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
001	Phase I								
002	Div 1 Administrative/Overhead	183,808.00	183,808.00	-	-	183,808.00	100.00%	-	9,190.40
003	Div 31 Earthwork	538,040.00	538,040.00	-	-	538,040.00	100.00%	-	26,902.00
004	Div 33 Site Utilities	273,152.00	273,152.00	-	-	273,152.00	100.00%	-	13,657.60
005	Phase II								
006	Div 1 Administrative/Overhead	666,631.00	563,430.00	25,000.00	-	588,430.00	88.27%	78,201.00	29,421.50
007	Div 2 Existing Cond/Testing/Demo	102,000.00	81,600.00	5,100.00	-	86,700.00	85.00%	15,300.00	4,335.00
008	Div 3 Concrete	817,791.33	740,394.36	28,329.00	-	768,723.36	94.00%	49,067.97	38,436.17
009	Div 4 Masonry	663,500.00	594,999.00	56,890.00	-	651,889.00	98.25%	11,611.00	32,594.45
010	Div 5 Metals	308,000.00	301,840.00	-	-	301,840.00	98.00%	6,160.00	15,092.00
011	Div 6 Wood, Plastics, & Composites	2,874,816.41	2,802,945.52	13,121.00	-	2,816,066.52	97.96%	58,749.89	140,803.33
012	Div 7 Thermal & Moisture Protection	949,500.00	761,044.91	23,538.00	-	784,582.91	82.63%	164,917.09	39,229.15
013	Div 8 Openings	775,207.94	677,449.00	27,000.00	-	704,449.00	90.87%	70,758.94	35,222.45
014	Div 9 Finishes	1,297,782.00	976,463.00	66,119.00	-	1,042,582.00	80.34%	255,200.00	52,129.10
015	Div 10 Specialties	140,501.26	99,680.00	-	-	99,680.00	70.95%	40,821.26	4,984.00
016	Div 11 Equipment	241,462.00	2,723.00	47,984.00	-	50,707.00	21.00%	190,755.00	2,535.35
017	Div 12 Furnishings	623,002.00	294,426.00	84,180.00	-	378,606.00	60.77%	244,396.00	18,930.30
018	Div 21 Fire Suppression	290,475.00	185,253.00	-	-	185,253.00	63.78%	105,222.00	9,262.65
019	Div 22 Plumbing, Equipment, & Fixtures	1,713,424.10	1,374,509.00	4,455.00	-	1,378,964.00	80.48%	334,460.10	68,948.20
020	Div 23 HVAC	1,106,455.00	1,029,003.00	-	-	1,029,003.00	93.00%	77,452.00	51,450.15
021	Div 26 Electrical	1,993,765.00	1,527,108.39	-	-	1,527,108.39	76.59%	466,656.61	76,355.42
022	Div 27 Communications	390,000.00	298,701.00	-	-	298,701.00	76.59%	91,299.00	14,935.05
023	Div 31 Earthwork	441,960.00	375,665.89	-	-	375,665.89	85.00%	66,294.11	18,783.29
024	Div 32 Exterior Improvements	731,849.96	122,680.00	19,156.00	-	141,836.00	19.38%	590,013.96	7,091.80
025	Div 32 Building Sign Allowance	30,000.00	-	-	-	-	0.00%	30,000.00	-
026	Div 32 Monument Sign Allowance	30,000.00	-	-	-	-	0.00%	30,000.00	-
027	Div 33 Site Utilities	1,784,408.00	1,427,526.39	89,220.00	-	1,516,746.39	85.00%	267,661.61	75,837.32
	Original Contract	**18,967,531.00**	**15,232,441.46**	**490,092.00**	**-**	**15,722,533.46**	**82.89%**	**3,244,997.54**	**786,126.68**
028	CO #1-Sewer Changes	35,320.83	35,320.83	-	-	35,320.83	100.00%	-	1,766.04
029	CO #2-Bioretention Pond Changes	14,596.72	14,596.72	-	-	14,596.72	100.00%	-	729.84
030	CO #3-Primary & Secondary Electric	456,358.05	456,358.05	-	-	456,358.05	100.00%	-	22,817.90
031	CO #4-Foundation Insulation Board	4,584.49	4,584.49	-	-	4,584.49	100.00%	-	229.22
032	CO #5-960LF Ductile Iron CL-350 to CL-52	8,470.94	8,470.94	-	-	8,470.94	100.00%	-	423.55
033	CO #6-Pan Drains & PVC Lines	20,246.25	20,246.25	-	-	20,246.25	100.00%	-	1,012.31
034	CO #7-Bldg Z & U Undercut	72,404.95	72,404.95	-	-	72,404.95	100.00%	-	3,620.25
035	CO #8-Lateral Sleeves	8,870.59	8,870.59	-	-	8,870.59	100.00%	-	443.53
036	CO #12-Bldg R Undercut	44,340.91	44,340.91	-	-	44,340.91	100.00%	-	2,217.05

COF CONTRACT NO. 2024-0062
EXHIBIT A

APPLICATION AND CERTIFICATE FOR PAYMENT,
containing Contractor's signed certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21
APPLICATION DATE: 12/31/23
PERIOD TO: 12/31/23
PROJECT NO.: COF 7492

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
037	CO #13 - Pop Up Recepticles	30,706.84	16,056.42	-	-	16,056.42	52.29%	14,650.42	802.82
038	CO #9 - Dumpster Enclosures	80,496.56	34,211.00	40,900.00	-	75,111.00	93.31%	5,385.56	3,755.55
039	CO #14 - Mailbox Kiosk	38,311.17	6,040.00	-	-	6,040.00	15.77%	32,271.17	302.00
040	CCD #4 - Lower Sewer	475,751.50	460,751.50	-	-	460,751.50	96.85%	15,000.00	23,037.58
041	CCD #4 - Lower Sewer (Days)	75,508.20	-	-	-	-	0.00%	75,508.20	-
042	CCD #5 - Lower Waterline (JTD Oct 2023)	71,549.84	71,549.84	-	-	71,549.84	100.00%	-	3,577.49
043	CO #17-Block Vents	75,315.72	34,420.31	-	-	34,420.31	45.70%	40,895.41	1,721.02
044	CO #20-Angel Locks	16,832.78	-	-	-	-	0.00%	16,832.78	-
045	CO #21- Replace 7 Doors (ADA)	13,528.19	-	-	-	-	0.00%	13,528.19	-
046	CO #24-Undercut Z & U Parking	140,785.47	-	140,785.47	-	140,785.47	100.00%	-	7,039.27
047	CO #19-Cabinet, Countertop Redesign	27,481.69	-	27,481.69	-	27,481.69	100.00%	-	1,374.08
048	CO #23-Electric Panel Service Change	12,111.69	-	-	-	-	0.00%	12,111.69	-
049	CO #26-Modify MH-M	834.65	-	834.65	-	834.65	100.00%	-	41.73
050	CO #28-Lower Structures 38 & 39	4,995.62	-	4,995.62	-	4,995.62	100.00%	-	249.78
Total Change Orders		**1,729,403.65**	**1,288,222.80**	**214,997.43**	**-**	**1,503,220.23**	**86.92%**	**226,183.42**	**75,161.01**
Contract Sum To Date		**20,696,934.65**	**16,520,664.26**	**705,089.43**	**-**	**17,225,753.69**	**83.23%**	**3,471,180.96**	**861,287.69**

COF CONTRACT NO. 2024-0062
EXHIBIT A

City of Franklin

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

File #: 21-06400

DATE: March 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

*Consideration Of COF Contract No. 2024-0103, With C&T Engineering For Construction Inspection During The 36" HOBAS Emergency Pipe Repair

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract with C&T Engineering for an emergency pipe repair.

BACKGROUND/STAFF COMMENTS:

On March 23, 2024, a resident provided notification that a sinkhole had formed on his property in the open field on Lewisburg Pike. After further inspection, it was determined that the sinkhole had formed inline with the 36" sanitary sewer transmission line (a reinforced fiberglass pipe manufactured by Hobas). Initial camera inspection by City staff revealed that the top of the pipe may have collapsed, creating the sinkhole.

On March 26th, the City met with Garney Construction and C&T Engineering to discuss preliminary findings and develop a preliminary path toward an emergency repair of the sewer line. This contract with C&T Engineering, who provided inspection services during the 2017 Hobas pipe repair, will provide experienced inspection services with documentation, photographs and videos of the excavation of the existing pipe and installation of the new pipe.

FINANCIAL IMPACT:

This contract is for fifty-seven thousand and sixty dollars ($57,060.00).

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0103 with C&T Engineering for the 36" emergency Hobas repair.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2024-0103

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **C&T ENGINEERING** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

LEWISBURG PIKE EMERGENCY FRP PIPE REPAIR

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services and /or construction engineering and inspection services, and/or survey services/ and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount of **Fifty Seven Thousand Sixty and 00/100 Dollars ($57,060.00).**

The Board of Mayor and Aldermen Approved this Agreement on the _____ Day of _____ 202__.

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.
Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract

or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

C&T ENGINEERING

BY: Thomas E. Lamb
Consultant's Signature
TITLE: Vice-President
Date: 4/1/2024

CITY OF FRANKLIN, TENNESSEE

BY: _____
Dr. Ken Moore
Mayor
Date: _____

Approved as to Form:

_____
J. Blake Harper, Staff Attorney

C&T ENGINEERING

1113 Murfreesboro Rd. Ste. 106-102
Franklin, TN 37064

615.567.3306
ctengineering.net

3/28/2023

Ms. Michelle Hatcher, P.E.
City of Franklin
Water Management Director
124 Lumber Drive
Franklin, TN 37064
Delivered via electronic mail to michelle.hatcher@franklintn.gov

Re: **Lewisburg Pike Emergency FRP Pipe Failure Repairs**

Dear Michelle,

C&T Engineering is pleased to submit this proposal to the City of Franklin as discussed and requested by you via email on 3/24/2024. We have performed a field visit to the failure site. Our preparation of this proposal is based on our understanding of the professional services needed by the City of Franklin Water Management Department.

Please let me know if you have any questions regarding this proposal. We sincerely appreciate this opportunity to continue our work with the City of Franklin Water Management Department.

Very truly yours,

Tom Lamb

Tom Lamb
Principal
C&T Engineering and Inspection, LLC

Enclosure

Cc: Brian Goodwin, City of Franklin
Randel Wallace, C&T Engineering

C&T ENGINEERING

1113 Murfreesboro Rd. Ste. 106-102
Franklin, TN 37064

615.567.3306
ctengineering.net

ATTACHMENT A

City of Franklin, Tennessee
Lewisburg Pike Emergency FRP Pipe Repair

The purpose of this proposal is to provide a scope and fee for C&T Engineering to assist the Water Management Department with inspection services for the emergency repair of the failed FRP piping along Lewisburg Pike activities detailed below under scope of work.

The Scope of Work detailed herein and broken down into five tasks listed in Table 1.

Scope of Work
The Scope of Work will include the following milestones:

1) C&T will capture pre-construction photos of the entire project site. Digital photos will be captured between Sta. 29+00 – 39+00 DWG-7 (2005). Digital photos will be captured using digital cameras and drones uploaded to the SharePoint site for Water Management Staffs use.
2) C&T will provide the Water Management Director with daily progress updates through phone, email or in-person correspondence. RPRs Daily Work Reports and all project documentation and correspondence will be uploaded to a SharePoint site to be used by Water Management Staff.
3) C&T will inspect mobilization of contractor to project site and review proposed bypass pumping plan with Contractor and Water Management Staff. C&T will verify the bypass pumping system conforms to the approved plan and performs correctly. C&T will witness test the pressure testing of the bypass system and provide copies of the pressure test results.
4) C&T will provide an experienced Resident Project Representative who will be onsite during all times of work at the project site. Daily inspections will be performed including generating a Daily Work Report that will be provided to the Water Management Director and uploaded to the SharePoint site. The RPR will capture field measurements, digital photography and document what is witnessed during the discovery process. The RPR will witness the pressure testing of all new pipe and manholes and provide copies of those test reports to the Water Management Director. The RPR will assist with capturing coupons of the FRP pipe to be tested by a third party. The RPR will review all contractor payment applications and make recommendations.
5) C&T will provide project closeout and submission of all project deliverables through the SharePoint site as well as provide the deliverables on an SSD hard drive. C&T will meet with the Water Management Director for a final closeout meeting to the project.

Schedule
The emergency work assumes a 6-week start to finish repair and replace work schedule.

Task 1.0, Capture Pre-construction photos of the entire site. Create a SharePoint folder to store and share project files.
C&T Engineering will capture pre-construction photos of the entire site. Digital photos will be captured on the ground as well as by overhead drone. C&T Engineering is trained, licensed, and insured to

perform aerial drone mapping and photo documentation services. These will be uploaded to a secure SharePoint site to be shared with you and those you designate.

Task 2.0, Daily Progress Summary Updates and Weekly Progress Meetings Updates.
C&T Engineering will meet weekly with COF WMD staff to provide an update on the work that has been performed and the findings through the discovery process in the field.

Task 3.0, Initial bypass pumping setup inspection and testing including discharge line pressure testing.
C&T Engineering will review the contractor's proposed bypass pumping plan for conformance. C&T will inspect the setup of the bypass pumping system and confirm the system is performing correctly, including redundancy. C&T will be included in the wireless telemetry call system phone tree and will immediately react to all bypass pumping alarms. C&T will also witness test pressure testing of the bypass pumping system to ensure zero potential release of effluent.

Task 4.0, Daily Inspections by onsite Resident Project Representative (RPR).
C&T Engineering will provide an experienced Resident Project Representative (RPR) to perform daily inspections. These inspections will include:

- Daily inspections of the work being performed.
- Field measurements of existing pipe deficiencies and manhole deficiencies.
- Extensive photographic documentation.
- Extensive documentation recorded in a Daily Work Report.
- Witness pressure testing new DI pipe.
- Witness pressure testing new manholes.

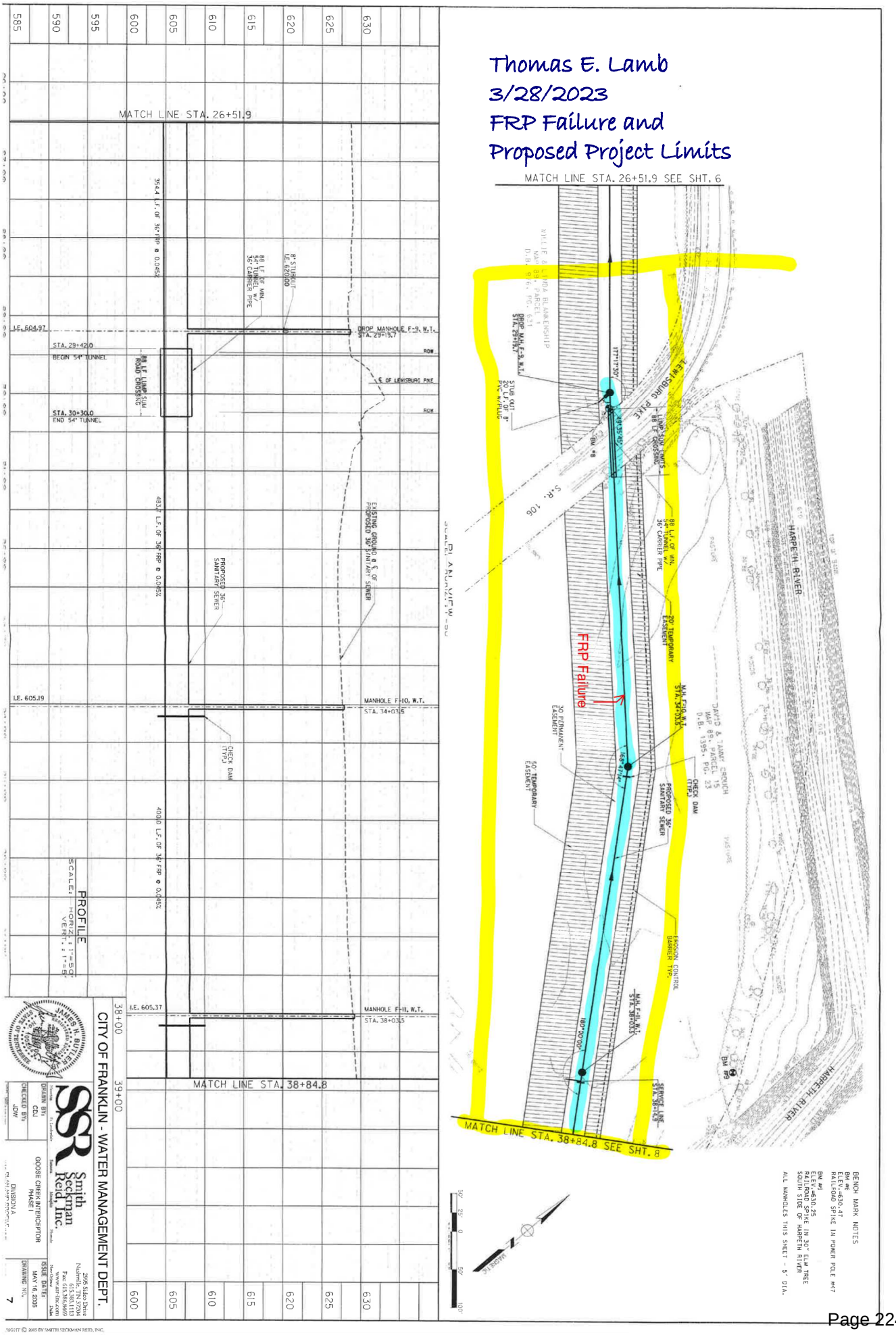
Task 5.0, Project Closeout and Submission of all Deliverables to Water Management Director.
C&T will provide project closeout and submission of all project deliverables through the project specific SharePoint site as well as provide final deliverables on an SSD hard drive. C&T will meet with the Water Management Director for a final closeout meeting to the project.

Budget
C&T Engineering proposes to perform the above work on a billing rate basis for a not to exceed price of $57,060.00. A breakdown of costs is provided on Table 1 herein.

Table-1
Summary of Budget by Task
Solids Process Optimization

	Task No.	1.0	2.0	3.0	4.0	5.0	
LABOR	Rate	Capture pre-construction photos of the entire site. Create SharePoint folder to store and share files.	Daily progress summary updates and weekly meeting updates.	Initial Bypass Pumping Setup Inspection and Testing. Includes Discharge Line Pressure Testing.	Perform Daily Inspections by Onsite Resident Project Representative (RPR).	Project Closeout and Submission of all Deliverables to Water Management Director.	Totals
Officer	$225						0
Project Manager	$190	2	2	2	2	2	10
Sr. Technical Advisor	$205						0
Resident Representative	$155	16	20	40	250	20	346
Engineer, Senior	$165						0
Designer/Drafter	$105						0
Administrative Staff	$85	4			8	6	18
TOTAL HOURS		22	22	42	260	28	374
TOTAL DOLLARS		$3,200	$3,480	$6,580	$39,810	$3,990	$57,060

Thomas E. Lamb
3/28/2023
FRP Failure and
Proposed Project Limits



CITY OF FRANKLIN - WATER MANAGEMENT DEPT.

GOOSE CREEK INTERCEPTOR PHASE I

DIVISION A

DRAWN BY: CDJ
CHECKED BY: JDW

Smith Seckman Reid, Inc.
2995 Sidco Drive
Nashville, TN 37204
(615) 385-5431
Fax: (615) 385-8469
www.ssr-tn.com

ISSUE DATE: MAY 16, 2005

DRAWING NO. 7

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City of Franklin

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

File #: 21-06400

DATE: March 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management

SUBJECT:

*Discussion Of COF Contract No. 2024-0102, With Garney Construction For Construction Of The 36" HOBAS Emergency Pipe Repair

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a contract with Garney Construction for an emergency pipe repair.

BACKGROUND/STAFF COMMENTS:

On March 23, 2024, a resident provided notification that a sinkhole had formed on his property in the open field on Lewisburg Pike. After further inspection, it was determined that the sinkhole had formed inline with the 36" sanitary sewer transmission line (a reinforced fiberglass pipe manufactured by Hobas). Initial camera inspection by City staff revealed that the top of the pipe may have collapsed, creating the sinkhole.

On March 26th, the City met with Garney Construction and C&T Engineering to discuss preliminary findings and develop a preliminary path toward an emergency repair of the sewer line. This contract with Garney Construction, who performed the construction services during the 2017 Hobas repair, will provide experienced construction services for removal of the existing pipe and installation of the ductile iron replacement pipe, including operation of bypass pumping during the construction.

City staff is working to reduce some of these costs through procurement of pipe and other items that can be performed by City staff and these items will be removed from the attached schedule of values and the contract amount reduced accordingly. There is some lead time with the purchase of the manhole bypass pumps and work is anticipated to begin later in April, depending on procurement of these items.

FINANCIAL IMPACT:

This contract is for one million four hundred forty-seven thousand, two hundred ninety-two dollars and 64 cents ($1,447,292.64).

RECOMMENDATION:

Under emergency authority, the City Administrator approved this construction contract. Staff recommends that the Board of Mayor and Aldermen approve this action taken on their behalf through COF Contract No. 2024-0102 with Garney Construction for the emergency repair of the 36" Hobas sewer main.

CITY OF FRANKLIN, TENNESSEE
PROFESSIONAL SERVICES AGREEMENT
COF Contract No. 2024-0102

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is by and between the City of Franklin, Tennessee, hereinafter referenced as City, and **GARNEY CONSTRUCTION** hereinafter referenced as Consultant, who mutually agree as follows:

DECLARATIONS. City desires to retain Consultant to provide engineering, related technical, and other services in connection with City's project hereinafter referenced as Project. The Project is described as follows:

Franklin FRP Pipe Failure Emergency Repair

1. SCOPE OF SERVICES. Consultant shall provide engineering related technical services and /or construction engineering and inspection services, and/or survey services/ and or appraisal services for the Project in accordance with the Scope of Services (Services) as found in Attachment A which shall be considered as an integral part hereof.

2. Consultant shall submit as a part of Attachment A an individual Fee Schedule and a Completion Schedule for the Project based on the detailed Scope of Services.

3. In event of a conflict between this Agreement and the attached document(s), this Agreement shall supersede conflicting terms and conditions.

4. Consultant shall be paid on a monthly basis for work performed based on the Fee Schedule as contained in Attachment A in the Amount of One Million Four Hundred Forty-Seven Thousand Two Hundred Ninety-Two and 64/100 Dollars ($1,447,292.64).

ESS

City Administrator ESS

The ~~Board of Mayor and Aldermen~~ Approved this Agreement on the as an emergency repair

2nd Day of April 2024.

Law Dept approved 04.01.24

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Designate, in writing, the sole Project representative to coordinate with City the Services to be provided, including all contact information.

1.5 Unless provided for in the Project Scope of Services (Attachment A), Consultant shall perform all Services with his own forces (employees). Should sub-consultants be proposed to be used in the Project, a listing of said sub-consultants with Services to be performed shall be provided. After approval of this Agreement, no substitute for sub-consultants shall be allowed unless approved by City.

1.6 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party.

3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this Article.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this services agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, Scope of Services ; (b) the failure of any contractor, subcontractor, Consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, Scope of Services.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes

effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and Contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.

(2) The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

(3) Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After Completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.

ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described in Attachment A, Scope of Services.

5.1 By mutual agreement, this Agreement and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY.
Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that time is of the essence with respect to the parties' performance of all provisions of the Agreement.

6.2 Before executing this Agreement, the Consultant shall have prepared and submitted for approval to the City a Completion Schedule for the Project with milestones for the various stages (tasks) of the Services as outlined in the Scope of Services. The Consultant shall submit and obtain the City's approval for any proposed changes to the logic, durations, sequences, or timing of tasks as approved in the Completion Schedule.

6.3 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may by written notice to the other terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.4 Should City request changes in the scope, extent, or character of the Project, the fee and the time of performance of Consultant's Services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS, DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service in respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS/DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 By execution of this Agreement, Consultant and his sub-consultant(s) grant the City a royalty-free, perpetual, irrevocable, and assignable license to use any and all intellectual property interest Consultant or his sub-consultant(s) possess to any drawings, details, specifications, documents, and other information created before each of their first involvement with the Project and subsequently incorporated into the Project's documents. City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, Scope of Services. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within sixty (60) days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of Documents for information and reference in connection with use on the Project by the City, or his authorized representative. Such Documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by Consultant, as appropriate for the specific purpose intended, will be at City's sole risk and without liability or legal exposure to the Consultant or to Consultant's sub-consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the Documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

c) Workers' Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer's Liability Insurance, with a limit of $500,000 for each occurrence.

d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days' written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties' responsibility for damages resulting from their activities in the execution of the Project. City agrees to include, or cause to be included, in the Project's construction contract, such requirements for insurance coverage and performance bonds by the Project's construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope of Services. Consultant's invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.

9.2 Consultant shall be paid in full for all services under this Agreement, including City authorized overruns of the Project budget or unforeseen need for Consultant's services exceeding the original Scope of Services.

9.3 TRAVEL; EXPENSES

City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope of Services, but only in accordance with the City's Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the "CONUS" website developed by the United States General Services Administration, located at www.gsa.gov [click on 'per diem rates' under the 'etools' category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project. City and Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. City and Consultant will take affirmative action to ensure that the contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer: recruitment or recruitment advertising: layoff or termination. rates of pay or other forms of compensation: and selection for training. including apprenticeship.

10.1.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI – CIVIL RIGHTS ACT OF 1964. City and Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d). 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to their successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than City and Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. City reserves all rights afforded to local governments under law for all general and implied warranties. City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Consultant to limit its liability shall be void and unenforceable.

10.5 IRAN DIVESTMENT ACT By 1) entering into this Agreement and/or by 2) submission of a bid or proposal to the City of Franklin, the Consultant and each person signing on behalf of any Consultant, certifies, and in the case of a joint bid or proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that neither they, nor any assignee of the resulting contract, is on the list created pursuant to T.C.A. § 12-12-106. The Consultant further certifies that it shall not utilize any

subcontractor/subconsultant identified on the list created pursuant to T.C.A. § 12-12-106.

10.6 NON-BOYCOTT OF ISRAEL Except for any contract with a total potential value of less than $250,000, each consultant, except those with fewer than ten employees, and each person signing on behalf of any such consultant, by entering into this agreement certifies, under penalty of perjury, that, to the best of its knowledge and belief, such consultant is not currently engaged in, and will not, for the duration of any such contract, engage in, a boycott of Israel, as that term is defined in Tenn. Code Ann. § 12-4-119.

ARTICLE 11. EXTENT OF AGREEMENT:

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice of forum and venue shall be exclusively in the courts of Williamson County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION, BREACH.

12.1 If a dispute should arise relating to the performance of or payment for the Services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to this Agreement. No arbitration or mediation shall be binding.

12.2 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL.

The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, contract

or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.

GARNEY CONSTRUCTION

BY: Jeffrey P. Seal
Consultant's Signature
TITLE: Vice President
Date: 04/01/2024

CITY OF FRANKLIN, TENNESSEE

BY:
Eric Stuckey
City Administrator
Date:
4-2-2024

Approved as to Form:

J. Blake Harper, Staff Attorney

Law Dept approved 04.01.24

March 29, 2024

Attention: Michelle Hatcher

Sent Via: michelle.hatcher@franklintn.gov

Reference: Franklin FRP Pipe Failure Emergency Repair

Subject: Costs Proposal

Garney Construction is pleased to submit our price for the emergency repair of the failed FRP piping. Pricing was based on our meeting on site March 27th, page 7 of original contract drawing and City of Franklin details and specifications.

Lump Sum $1,447,292.64

Scope of Work Includes:
See specific items noted on Schedule of Values attached.

Specific Project Exclusions / Clarifications:
See specific items noted on Schedule of Values attached.

General Exclusions:

1. Permits and Fee's.
2. Performance Bond.
3. Testing and inspection.
4. SWPPP Plans, QSP/QSD services, BMP installation/maintenance/removal, inspection, sampling, monitoring, reporting and post construction BMP's.
5. Insurance other than workers compensation, general commercial liability, and auto liability.
6. Proposal does not include cost to provide Builders Risk Insurance. If required, this will be furnished at additional cost.
7. Cathodic protection design and installation.
8. Relocation, protection and removal of existing utilities, sub-surface obstructions or debris. It is assumed that all proposed improvements are free of conflicts.

Clarifications:

1. Garney Construction is a non-union contractor.
2. Day time work (M-F 7 am to 5 pm), no night work included.
3. Proposal includes one (1 ea.) mobilization. Costs of additional move-ins may include additional equipment mobilizations and losses of production charges due to interruptions in operations.
4. Unobstructive access to all areas of work.
5. All soil or soil rock mixtures to be exported from the site shall be free of deleterious materials and are assumed to not contain detectable concentrations of organic chemical contaminants or concentrations of organic chemical contaminants in excess background levels typical for native

soil in the area. In addition, the soil material is assumed to be suitable for unrestrictive re-use on residential or commercial sites. Owner to provide all necessary sol sampling and analysis requested by soil re-use site.

6. Native excavated material is assumed to be acceptable, without treatment for trench zone backfill.

We look forward to the opportunity to work with your company on this project. Should you have questions or need further information, please contact me at (510) 376-6984.

Garney Construction

Aaron Heppner

Digitally signed by Aaron Heppner
DN: C=US, E=aaron.heppner@garney.com, O=Garney Construction, CN=Aaron Heppner
Date: 2024.04.01 15:54:31-05'00'

Aaron Heppner
Senior Estimator

cc: Jeff Seal

(See attachment)

GCI ITEM #	BID ITEM #	SIZE	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
10	1		Mobilization / Demobilization	1.0	LS	$ 71,067.74	$ 71,067.74
20	2		Bypassing Piping- Setup, Rental and Removal	1.0	LS	$ 359,221.09	$ 359,221.09
30	3		Install New Manhole- 72" Diameter	1.0	EA	$ 70,228.34	$ 70,228.34
40	4		Install New Sewer Pipe- 36" Ductile Iron (P-401)	360.0	LF	$ 2,085.47	$ 750,769.20
50	5		Expose Manhole & Tie-In	1.0	LS	$ 32,927.44	$ 32,927.44
60	6		Manhole and Pipe Testing	1.0	LS	$ 37,040.43	$ 37,040.43
70	7		Clean-up & Restore Site	1.0	LS	$ 26,370.87	$ 26,370.87
80	8		Open Cut Lewisburg Pike- Install Bypass Piping	30.0	LF	$ 2,597.47	$ 77,924.10
90	9		Pavement Repair- Trench Patch / Mill & Overlay	21.7	SY	$ 792.62	$ 17,173.43
100	10		Pavement Striping	1.0	LS	$ 4,570.00	$ 4,570.00
110							$ -
120			**Exclusions:**				$ -
130		1.	Check dam on upstream side of manhole- similar to existing				$ -
140		2.	Engineer stamp, due to depth of manhole ($5K +/-)				$ -
150		3.	24/7 manned pump watch (using wireless call system)				$ -
160		4.	Restrained piping				$ -
170							$ -
180							$ -
190			**Inclusions:**				$ -
200		1.	67 Stone Backfill in pipe zone				$ -
210		2.	Native backfill above pipe zone to surface elevation				$ -
220		3.	Romac TC400 coupling DIP x FRP and DIP x DIP- epoxy coated w/ SS1 bolts				$ -
230		4.	Paving trench patch is per TDOT, 11" depth				$ -
240		5.	Mill & overlay is 1.5", 25 LF in each direction from center of trench				$ -
250		6.	Bypas pumping consist of the following;				$ -
260			a. 8" pumps; 1- primary, 1- secondary and 1- standby				$ -
270			b. 18" discharge piping- HDPE				$ -
280			c. Wireless telemetry call system				$ -
290			d. Float level sensors				$ -
300		7.	Three (3) week lead time for manhole installation & delivery				$ -
310		8.	Ductile iron pipe ready available, as of March 20, 2024				$ -
320		9.	Air testing of pipe- low pressure				$ -
330							$ -
340							$ -
350			**Notes:**				$ -
360		1.	Cost saving option- if City of Franklin has a current paving contract, or has a yearly maintenance contract in place for paving, then the City might to exercise the right ot perform this work				$ -
370		2.	Pavement marking- see note 1 above, same option				$ -
380		3.	Possibly revisiting the use of existing pipe culvert under roadway, for costs saving option.				$ -
390			Possibly revisiting the use of existing pipe culvert under roadway, for costs saving option.				$ -
400							$ -
10000							$ -
						Total Cost	$ 1,447,292.64

904 Lewisburg Pike
Existing 60" Manhole, start of bypass. Currently exposed, with orange fencing.
Lewisburg Pipe (SR 106)
Existing 60" Manhole
Franklin Emergency Repair
36" Pipe Section Replacement
New Manhole
106
Pipe Failure location
Bypass Pump Line
Existing 60" Manhole, end of bypass.
Open Cut Roadway
Google Earth
Image Landsat / Copernicus
N
100 ft

PROFILE
CITY OF FRANKLIN - WATER MANAGEMENT DEPT.
Strand Associates, Inc.

Garney CONSTRUCTION

City of Franklin - Emergency Repair Work

ID	Task Mode	Task Name	Duration	Start	Finish
1		**City of Franklin - Emergency Repair Work**	**62 days**	**Thu 3/28/24**	**Fri 6/21/24**
2		Approval Period	7 days	Thu 3/28/24	Fri 4/5/24
3		Material Procurement	15 days	Mon 4/8/24	Fri 4/26/24
4		Mobilization	1 day	Mon 4/29/24	Mon 4/29/24
5		Setup Bypass/Road Crossing	7 days	Tue 4/30/24	Wed 5/8/24
6		Install New Manhole	2 days	Thu 5/9/24	Fri 5/10/24
7		Install 36" Sewer	20 days	Mon 5/13/24	Fri 6/7/24
8		Tie in to Existing Manhole	1 day	Mon 6/10/24	Mon 6/10/24
9		Tear Down/Remove Bypass/Repair Crossing	5 days	Tue 6/11/24	Mon 6/17/24
10		Asphalt Patch/Mill/Overlay	3 days	Tue 6/18/24	Thu 6/20/24
11		Final Cleanup & Restoration	2 days	Tue 6/18/24	Wed 6/19/24
12		Demobilization	2 days	Thu 6/20/24	Fri 6/21/24

City of Franklin

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

File #: 21-04778

DATE: March 27, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Paul Holzen, Director of Engineering

SUBJECT:

Consideration Of Ordinance 2023-41, An Ordinance To Amend Chapter 4 Of Title 16 Of The Franklin Municipal Code, Concerning Road Impact Fees
WS 1/23/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the 2023 Road Impact Fee Study and the recommendations for updates to the City's Road Impact Fees.

BACKGROUND/STAFF COMMENTS:

As is routine and customary, City staff periodically evaluate City policies with regard to road impact fees. As part of such evaluation, the City staff consult the services of outside expert(s) and other interested parties to determine fees that are reasonable and prudent. The primary goal of such an endeavor is to ensure the City's infrastructure adequately supports the growing needs of our community and to make recommendations that align with the best interests of our City and its residents. City staff has now presented the proposed road impact fees at three BOMA work sessions and held meetings with the Design Professionals Group, NAIOP, the Development Services Advisory Commission and the Housing Commission.

The proposed ordinance would implement the updated road impact fee structure in two phases with 50% implemented on January 1, 2025 and 50% implemented on January 1, 2026. Beginning in January 2027, an annual inflationary adjustment would also be implemented.

FINANCIAL IMPACT:

The 2023 Study indicates that the current fee structure falls short of the required funds to keep pace with pressing infrastructure needs. An update of the Road Impact Fees is crucial to bridge this funding gap and to assist in maintaining a funding source for essential road projects. The proposed increase in Road Impact Fees is needed to ensure the burden of infrastructure costs is proportionally distributed among developers and their projects.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2023-41.

ORDINANCE 2023-41

AN ORDINANCE TO AMEND CHAPTER 4 OF TITLE 16 OF THE FRANKLIN MUNICIPAL CODE, CONCERNING ROAD IMPACT FEES.

WHEREAS, the Board of Mayor and Aldermen desires to set road impact fees to assure the provision of adequate arterial road improvements to serve such new development, by requiring the developer to pay the pro rata share of the cost of new road improvements or expansions reasonably attributable to such new development, based upon recent growth in residential and nonresidential developments; arterial road improvements actually constructed; changing levels of service and transportation needs; inflation; revised cost estimates for arterial road improvements; and changes in the availability of other funding sources for arterial road improvements; and

WHEREAS, the Board of Mayor and Aldermen commissioned and received a Road Impact Fee Update study conducted by Alfred Benesch & Co. dated January 5, 2024, that indicates a need to increase the Road Impact Fees in order to recover funds for the City's roadway infrastructure improvements more efficiently; and

WHEREAS, the Board of Mayor and Aldermen commissioned Duncan Associates to validate the methodology and data studied by Alfred Benesch & Co.; and

WHEREAS, the Board of Mayor and Aldermen believe it to be in the best interest of the residents of Franklin to implement changes to Road Impact Fee calculations in two phases, one being effective at a rate of 50% beginning January 1, 2025, and a second being effective at a rate of 100% beginning January 1, 2026; and

WHEREAS, the City of Franklin Municipal Charter, art. H, § 1 (38), as amended by Priv. Acts 1987, Ch. 54 and by Priv. Acts 1987, Ch. 117 (HB 1311) confers such power to increase Road Impact Fees.

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

SECTION I: That Appendix A, Title 16, of the City of Franklin Municipal Code is hereby amended to delete the "Road Impact Fees" and "Implementation of Fee Schedule" tables, and by replacing them with the tables included as Exhibit A.

SECTION II: Beginning January 1, 2027, the City Engineer, in consultation with the City Administrator and such other City staff as the City Administrator may designate, shall adjust the road impact fee annually. The adjustment shall be based on the percent change published by the National Highway Construction Cost Index (NHCCI) as published by the U.S. Department of Transportation Federal Highway Administration. The NHCCI was 2.860 for the first quarter of 2023.

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 with the first phase being effective at a rate of 50% beginning January 1, 2025, and the second phase being effective at a rate of 100% beginning January 1, 2026, after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it. Exhibit A, attached hereto, incorporates and includes the 50% and 100% limitations on implementation of fee increases.

ATTEST:

BY:_____
ERIC S. STUCKEY
City Administrator

CITY OF FRANKLIN, TENNESSEE

BY:_____
DR. KEN MOORE
Mayor

Approved as to Form

By: _____
William E. Squires
Assistant City Attorney

PASSED FIRST READING _____

PUBLIC HEARING _____

PASSED SECOND READING _____

PASSED THIRD READING _____

Ordinance 2023-0041
Exhibit A

Implementation of Road Impact Fees

Land Use Type	Unit	Current Fees			Fee Effective January 1, 2025			Fee Effective January 1, 2026		
		Arterial	Collector	Total	Arterial	Collector	Total	Arterial	Collector	Total
Single-Family Detached	Dwelling	$ 4,911	$ 3,340	$ 8,251	N/A	N/A	N/A	N/A	N/A	N/A
Single-Family Det <1,500 sf	Dwelling	N/A	N/A	N/A	$ 9,665	$ 2,084	$ 11,749	$ 12,543	$ 2,704	$ 15,247
Single-Family Det 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 10,581	$ 2,281	$ 12,862	$ 14,374	$ 3,098	$ 17,472
Single-Family Det 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 11,421	$ 2,461	$ 13,883	$ 16,054	$ 3,460	$ 19,514
Single-Family Att <1,500 sf	Dwelling	N/A	N/A	N/A	$ 8,525	$ 1,838	$ 10,363	$ 10,263	$ 2,212	$ 12,475
Single-Family Att 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 9,276	$ 1,999	$ 11,275	$ 11,763	$ 2,535	$ 14,298
Single-Family Att 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 9,950	$ 2,145	$ 12,096	$ 13,113	$ 2,827	$ 15,940
Multi-Family	Dwelling	$ 3,112	$ 2,121	$ 5,233	$ 7,208	$ 1,555	$ 8,763	$ 10,111	$ 2,181	$ 12,292
Mobil Home Park	Site	$ 2,338	$ 1,592	$ 3,930	$ 6,958	$ 1,499	$ 8,457	$ 10,683	$ 2,301	$ 12,984
Congregate Care Facility	Dwelling	$ 1,093	$ 743	$ 1,836	$ 2,550	$ 551	$ 3,101	$ 3,590	$ 776	$ 4,366
Hotel/Motel	Room	$ 2,567	$ 1,750	$ 4,317	$ 5,049	$ 1,090	$ 6,139	$ 6,547	$ 1,414	$ 7,961
Retail/Commercial										
Shopping Center/Gen. Retail	1,000 ft^2	$ 6,484	$ 4,394	$ 10,878	$ 14,133	$ 3,061	$ 17,195	$ 19,325	$ 4,186	$ 23,511
Restaurant, Quality	1,000 ft^2	$ 12,069	$ 8,186	$ 20,255	$ 33,060	$ 7,169	$ 40,229	$ 49,474	$ 10,728	$ 60,202
Restaurant, Fast Food	1,000 ft^2	$ 17,442	$ 11,862	$ 29,304	$ 40,426	$ 8,765	$ 49,191	$ 56,769	$ 12,308	$ 69,077
Office/Institutional										
Office, General	1,000 ft^2	$ 4,632	$ 3,170	$ 7,802	$ 9,769	$ 2,124	$ 11,894	$ 13,130	$ 2,855	$ 15,985
Hospital	1,000 ft^2	$ 5,359	$ 3,653	$ 9,012	$ 10,295	$ 2,217	$ 12,512	$ 13,174	$ 2,837	$ 16,011
Nursing Home	1,000 ft^2	$ 3,082	$ 2,099	$ 5,181	$ 6,259	$ 1,345	$ 7,605	$ 8,254	$ 1,774	$ 10,028
Church	1,000 ft^2	$ 3,258	$ 2,218	$ 5,476	$ 5,378	$ 1,154	$ 6,532	$ 6,248	$ 1,340	$ 7,588
Elementary/Sec. School	1,000 ft^2	$ 1,606	$ 1,091	$ 2,697	$ 3,723	$ 803	$ 4,526	$ 5,227	$ 1,127	$ 6,354
Industrial										
Manufacturing	1,000 ft^2	$ 2,030	$ 1,389	$ 3,419	$ 5,039	$ 1,095	$ 6,134	$ 7,269	$ 1,580	$ 8,849
Industrial Park	1,000 ft^2	$ 3,636	$ 2,484	$ 6,120	$ 5,093	$ 1,104	$ 6,198	$ 5,157	$ 1,118	$ 6,275
Business Park	1,000 ft^2	$ 6,613	$ 4,519	$ 11,132	$ 14,116	$ 3,068	$ 17,184	$ 19,087	$ 4,149	$ 23,236
Warehouse	1,000 ft^2	$ 1,893	$ 1,294	$ 3,187	$ 2,605	$ 564	$ 3,169	$ 2,605	$ 564	$ 3,169
Mini-Warehouse	1,000 ft^2	$ 885	$ 602	$ 1,487	$ 1,715	$ 373	$ 2,088	$ 2,209	$ 480	$ 2,689

Starting January 1, 2027, the City Engineer, in consultation with the City Administrator and such other City staff as the City Administrator may designate, shall adjust the road impact fee annually. The adjustment shall be based on the percent change published by the National Highway Construction Cost Index (NHCCI) as published by the U.S. Department of Transportation Federal Highway Administration. The NHCCI was 2.860 for the first quarter of 2023.

Law Dept approved (2) 03.15.24

City of Franklin
Road Impact Fee Study Update

Technical Memorandum
January 5, 2024

Prepared for:

City of Franklin
109 3rd Avenue South
Franklin, Tennessee 37064
ph (615) 791-3218

Prepared by:

Benesch
1000 N. Ashley Dr., #400
Tampa, Florida 33602
ph (813) 224-8862
E-mail: nkamp@benesch.com

City of Franklin
Road Impact Fee Study Update

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Appendix A: Single Family Tiering Analysis

Road Impact Fee Study Update

Introduction

To address transportation infrastructure costs associated with new growth, the City of Franklin implemented a roadway impact fee and is currently in the process of updating the impact fee technical study. The draft technical report summarizing results of this study was published by Duncan Associates in June 2023[1]. As part of the update study, the City of Franklin retained Benesch to review the Duncan study approach and key impact fee variables. The review concluded that the overall approach of the study complied with impact fee legal requirements and included certain adjustments to the demand, cost, and credit data. This technical memorandum presents the results of this review and resulting road impact fee rates.

Demand Component

As part of this update and based on the request from the City, the Single Family Detached land use was tiered by square footage and a Single Family Attached land use (also tiered) was added to the road impact fee study. Additional details for the tiering analysis are included in Appendix A. The remaining elements of the demand component are from the Duncan study and were not reviewed in detail. Table 1 presents the demand variables used for each land use included in the City's impact fee schedule.

[1] *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

Table 1: Travel Demand by Land Use

ITE Code	Land Use Type	Unit	Daily Trips/ Unit[(1)]	% Primary Trips	Arterials		Collectors	
					Trip Length	Daily VMT	Trip Length	Daily VMT
210	Single Family Det <1,500 sf	du	4.18	100%	3.41	14.25	0.70	2.93
210	Single Family Det 1,500-2,999 sf	du	4.79	100%	3.41	16.33	0.70	3.35
210	Single Family Det 3,000 sf or more	du	5.35	100%	3.41	18.24	0.70	3.75
215	Single Family Att <1,500 sf	du	3.42	100%	3.41	11.66	0.70	2.39
215	Single Family Att 1,500-2,999 sf	du	3.92	100%	3.41	13.37	0.70	2.74
215	Single Family Att 3,000 sf or more	du	4.37	100%	3.41	14.90	0.70	3.06
220	Multi-Family	du	3.37	100%	3.41	11.49	0.70	2.36
240	Mobile Home Park	site	3.56	100%	3.41	12.14	0.70	2.49
253	Congregate Care Facility	du	1.10	100%	3.71	4.08	0.76	0.84
310/320	Hotel/Motel	room	2.83	100%	2.63	7.44	0.54	1.53
Retail/Commercial								
820	Shopping Center/Gen. Retail	1,000 sf	18.50	43%	2.76	21.96	0.57	4.53
930	Restaurant, Sit-Down	1,000 sf	53.60	38%	2.76	56.22	0.57	11.61
934	Restaurant, Fast Food	1,000 sf	233.74	30%	0.92	64.51	0.19	13.32
Office/Institutional								
710	Office, General	1,000 sf	5.42	75%	3.67	14.92	0.76	3.09
610	Hospital	1,000 sf	5.38	75%	3.71	14.97	0.76	3.07
620	Nursing Home	1,000 sf	3.37	75%	3.71	9.38	0.76	1.92
560	Church	1,000 sf	3.80	75%	2.49	7.10	0.51	1.45
520/522/525	Elem/Sec. School	1,000 sf	9.94	24%	2.49	5.94	0.51	1.22
Industrial								
140	Manufacturing	1,000 sf	2.37	95%	3.67	8.26	0.76	1.71
130	Industrial Park	1,000 sf	1.68	95%	3.67	5.86	0.76	1.21
770	Business Park	1,000 sf	6.22	95%	3.67	21.69	0.76	4.49
150	Warehouse	1,000 sf	0.85	95%	3.67	2.96	0.76	0.61
151	Mini-Warehouse	1,000 sf	0.72	95%	3.67	2.51	0.76	0.52

Source: *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

1) Source: Appendix A, Table A-5 for Single Family Detached and Table A-10 for Single Family Attached

Cost Component

The cost component measures the cost of providing transportation infrastructure in the City of Franklin. Local governments provide additional roadway capacity through a combination of improvements, such as new roads, lane additions, intersection improvements, etc. Impact fees should reflect this cost as accurately as possible. As shown in Table 2, historical and future improvements in the City of Franklin have, or will include, a combination of new roads, lane additions and intersection improvements and costs vary by type of improvement.

Benesch reviewed cost per capacity figures by type of projects, timing of projects (historical vs. future estimates) and used a weighted average of these projects to estimate the cost of providing additional transportation capacity.

To supplement this analysis, Benesch conducted a review of cost estimates provided by the City. Benesch estimates for these projects were in line with the City's estimates.

Finally, the City staff confirmed that this combination of projects represent "typical" projects that the City builds. In other words, the sample projects do not include outlier projects that are unlikely to occur frequently and have higher costs due to conditions specific to the improvement or the location of the improvement.

Table 2: Cost per Vehicle-Mile of Capacity

Project Name	Miles	Project/Rd Class	Capacity		New	Total Eligible	Cost/VMC
			Exist	Imprvd	VMC	Cost	
Carothers Parkway (S. Carothers Rd - Long Ln.)	2.73	Arterial / New 2 Ln Roadway	0	16,800	45,864	$17,627,425	$384
Hillsboro Rd. (Independence Square - Hillsboro Rd.)	0.83	Arterial / Widen From 2 Ln. to 3 Ln.	16,800	21,000	3,486	$12,624,371	$3,621
Mack Hatcher Pkwy (NW)	2.63	Expressway / New 2 Lane Roadway	0	24,100	63,383	$61,068,723	$963
Franklin Rd. (Harpeth River - Industrial Court)	0.61	Arterial / Widen From 2 Ln. to 3 Ln.	16,800	21,000	2,562	$11,806,135	$4,608
Jordan Road (Aspen Grove Dr. - Mallory Ln.)	0.26	Collector / From 2 to 3 Lanes	7,300	9,100	468	$4,469,402	$9,550
Columbia Ave (Mack Hatcher - Downs Blvd.)	1.22	Arterial / Widen From 3 to 5 Lanes	21,000	47,400	32,208	$26,177,688	$813
Long Ln. and Old Peytonsville Rd. Connector	1.33	Collector / New 2 Lane Collector	0	7,300	9,709	$33,300,237	$3,430
Mallory and Liberty Pike Intersection Project	0.65	Arterial / Widen from 4/3 Lns to 4 Lns	28,128	37,900	6,352	$15,917,660	$2,506
McEwen Drive Phase IV	1.36	Arterial / Widen From 2 Ln. to 4 Ln.	16,800	37,900	28,696	$33,068,461	$1,152
McEwen Drive Phase V (Wilson Pike to COF Limits)	1.01	Arterial / New 2 Ln Roadway	0	16,800	16,968	$18,935,930	$1,116
Carlisle Ln (SR96W-Mack Hatcher Pkwy)	0.82	Collector / Widen From 2 Ln. to 3 Ln.	7,300	9,100	1,476	$12,504,000	$8,472
Peytonsville Rd & Pratt Ln Int Improvements	0.40	Collector / Widen From 2 Ln. to 3 Ln.	7,300	9,100	720	$10,972,866	$15,240
Church St (Columbia to 1st Ave S)	0.42	Collector / Widen From 2 Ln. to 2 Ln.	7,300	9,100	756	$8,476,400	$11,212
Goose Creek Bypass Extension (Peytonsville Rd. to Long Ln.)	1.15	Arterial / New 4 Ln.	0	37,900	43,585	$23,570,000	$541
Carothers Parkway Ext. (Long Ln. to Future Goose Creek Bypass)	0.33	Arterial / New 4 Ln.	0	37,900	12,507	$8,311,000	$665
Aspen Grove Dr & Seaboard Ln Intersection Improvements	0.12	Collector / New 2 Ln. Collector	0	7,300	876	$3,274,000	$3,737
Carothers Pkwy (Falcon Creek Sub-SR96)	1.04	Arterial / Widen from 2 ln. to 4 Ln.	16,800	37,900	21,944	$24,209,164	$1,103
Lewisburg Pike (Mack Hatcher Pkwy - Donaldson Creek)	0.79	Arterial / Widen from 2 ln. to 4 Ln.	16,800	37,900	16,669	$17,147,000	$1,029
N Royal Oaks Blvd (Alexander Plz-Liberty)	0.61	Arterial / Widen from 3 ln. to 4 Ln.	21,000	37,900	10,309	$12,726,000	$1,234
Carothers Pkwy (Long Ln - Falcon Creek Subd)	2.74	Arterial / Widen from 2 ln. to 4 Ln.	16,800	37,900	57,814	$15,250,000	$264
Boyd Mill Ave (Downs Blvd - SR96W)	0.84	Collector / Widen From 2 Ln. to 3 Ln.	7,300	9,100	1,512	$10,119,000	$6,692
Clovercroft Rd (SR96 - Oxford Glen Dr)	1.40	Collector / Widen From 2 Ln. to 5 Ln.	7,300	18,100	15,120	$20,790,000	$1,375
West Main St (Natchez St to Downs Blvd)	0.71	Arterial / Widen from 2 ln. to 3 Ln.	16,800	21,000	2,982	$15,251,000	$5,114
Columbia Ave (Downs Blvd to Fowlkes St)	0.72	Arterial / Widen from 2 ln. to 3 Ln.	16,800	21,000	3,024	$15,015,260	$4,965
Mack Hatcher SE Widening	3.14	Arterial / Widen from 2 ln. to 4 Ln.	16,800	37,900	66,254	$51,040,000	$770
Total	**28.35**				**465,244**	**$483,651,722**	**$1,040**

Source: City of Franklin and the *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

Credit Component

In addition to the State and Federal revenue credits included in the Duncan study, a credit for outstanding road debt service payments was also included in this update. As shown in Table 3, only the non-impact fee portion of the debt service is eligible for the road impact fee credit calculation, which was calculated at approximately $1.70 million per year.

Table 4 summarizes the State and Federal funding and debt service credit for the City of Franklin road impact fee calculations.

Table 3: Outstanding Road Debt Issues

Purpose	Principal	Interest	Total	Impact Fee Portion	Gen. Fund Portion	Years Remaining	Annual Non-IF
Bonds 2012 - $22.5 million (various - Refunding)	$4,335,000	$280,810	$4,615,810	$4,615,810	$0	4	-
Bonds 2017	$10,539,175	$4,189,635	$14,728,810	$0	$14,728,810	14	$1,052,058
Bonds 2019A - Refunding	$7,299,040	$3,100,955	$10,399,995	$0	$10,399,995	16	$650,000
Bonds 2019B - Refunding	$5,880,270	$1,232,020	$7,112,290	$7,112,290	$0	6	-
Bonds 2019C - Refunding	$12,104,400	$3,507,315	$15,611,715	$15,611,715	$0	9	-
Bonds 2019D - Taxable Refunding Bonds	$834,200	$51,907	$886,107	$886,107	$0	4	-
Total	**$40,992,085**	$12,362,642	**$53,354,727**				**$1,702,058**

Source: City of Franklin

Table 4: State/Federal/Debt Funding Credit

Item	Arterials	Collectors	All Major Roads
Total State/Federal Capacity Funding, 2016-2028	$125,801,585	$0	$125,801,585
÷ Years	13	13	13
Annual State/Federal Capacity Funding	$9,677,045	$0	$9,677,045
Total Annual Debt Service	$1,702,058	$1,702,058	$1,702,058
Total Annual State/Federal/Debt Funding	$11,379,103	$1,702,058	$11,379,103
÷ Daily Vehicle-Miles of Travel (VMT)	1,029,084	212,310	1,241,394
Average Annual Funding per VMT	$11.06	$8.02	$9.17
× Net Present Value Factor (20 Years)	14.47	14.47	14.47
State/Federal/Debt Funding Credit per VMT	**$160**	**$116**	**$133**

Source: Table 3 for Total Annual Debt Service. All other variables are from the *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

Road Impact Fee Calculation

Table 5 summarizes the updated cost and credit variables previously presented and the resulting net cost per daily VMT for each road classification.

Table 5: Net Cost per Vehicle-Mile of Travel

Item	Arterials	Collectors	All Major Roads
Average Cost per VMT	$1,040	$1,040	$1,040
- State/Federal Funding Credit per VMT	-$160	-$116	-$133
Net Cost per Daily VMT	**$880**	**$924**	**$907**

Source: Table 2 and Table 4

Table 6 calculates road impact fee rates for the City of Franklin using the demand, cost, and credit data presented in this technical memorandum.

Table 6: Updated Net Cost Schedule

Land Use Type	Dev't Unit	VMT/Unit		Net Cost/VMT		Net Cost/Unit		
		Arterial	Collect.	Arterial	Collect.	Arterial	Collect.	Total
Single Family Det <1,500 sf	Dwelling	14.25	2.93	$880	$924	$12,543	$2,704	**$15,247**
Single Family Det 1,500-2,999 sf	Dwelling	16.33	3.35	$880	$924	$14,374	$3,098	**$17,472**
Single Family Det 3,000 sf or more	Dwelling	18.24	3.75	$880	$924	$16,054	$3,460	**$19,514**
Single Family Att <1,500 sf	Dwelling	11.66	2.39	$880	$924	$10,263	$2,212	**$12,475**
Single Family Att 1,500-2,999 sf	Dwelling	13.37	2.74	$880	$924	$11,763	$2,535	**$14,298**
Single Family Att 3,000 sf or more	Dwelling	14.90	3.06	$880	$924	$13,113	$2,827	**$15,940**
Multi-Family	Dwelling	11.49	2.36	$880	$924	$10,111	$2,181	**$12,292**
Mobile Home Park	Site	12.14	2.49	$880	$924	$10,683	$2,301	**$12,984**
Congregate Care Facility	Dwelling	4.08	0.84	$880	$924	$3,590	$776	**$4,366**
Hotel/Motel	Room	7.44	1.53	$880	$924	$6,547	$1,414	**$7,961**
Retail/Commercial								
Shopping Ctr/Gen. Retail	1,000 sq ft	21.96	4.53	$880	$924	$19,325	$4,186	**$23,511**
Restaurant, Quality	1,000 sq ft	56.22	11.61	$880	$924	$49,474	$10,728	**$60,202**
Restaurant, Fast Food	1,000 sq ft	64.51	13.32	$880	$924	$56,769	$12,308	**$69,077**
Office/Institutional								
Office/General	1,000 sq ft	14.92	3.09	$880	$924	$13,130	$2,855	**$15,985**
Hospital	1,000 sq ft	14.97	3.07	$880	$924	$13,174	$2,837	**$16,011**
Nursing Home	1,000 sq ft	9.38	1.92	$880	$924	$8,254	$1,774	**$10,028**
Church	1,000 sq ft	7.10	1.45	$880	$924	$6,248	$1,340	**$7,588**
Elementary/Sec. School	1,000 sq ft	5.94	1.22	$880	$924	$5,227	$1,127	**$6,354**
Industrial								
Manufacturing	1,000 sq ft	8.26	1.71	$880	$924	$7,269	$1,580	**$8,849**
Industrial Park	1,000 sq ft	5.86	1.21	$880	$924	$5,157	$1,118	**$6,275**
Business Park	1,000 sq ft	21.69	4.49	$880	$924	$19,087	$4,149	**$23,236**
Warehouse	1,000 sq ft	2.96	0.61	$880	$924	$2,605	$564	**$3,169**
Mini-Warehouse	1,000 sq ft	2.51	0.52	$880	$924	$2,209	$480	**$2,689**

Source: Table 1 for VMT/Unit and Table 5 for Net Cost per VMT

Appendix A
Single Family Tiering Analysis

Single Family Residential Trip Generation Rate Tiering

As part of this study, the single family residential land use was separated in "single family detached" and "single family attached" land use and trip generation rate tiering was included to ensure equity by the size of a home. To facilitate this, an analysis was completed on the comparative relationship between housing size and household travel behavior. This analysis utilized data from the 2017 National Household Travel Survey (NHTS) and the 2021 American Housing Survey (AHS) to examine overall trip-making characteristics of households in the United States.

Single Family Detached

Table A-1 presents travel variables being utilized in the calculated road impact fee schedule for the single family (detached) land use. The 2017 NHTS database was used to assess average annual household vehicle miles of travel (VMT) for various annual household income levels. In addition, the 2021 AHS database was used to compare median annual family/household incomes with housing unit size. It is important to recognize that the use of the income variable in each of these databases is simply to provide a convenient linking mechanism between household VMT from the NHTS and housing unit size from the AHS.

Table A-1

Calculated Single Family Detached Trip Characteristics

Calculated Values Excluding Tiering	Trip Rate	Assessable Trip Length	Daily VMT
Single Family (Detached)	9.42	3.41	32.12

Source: *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

The results of the NHTS and AHS analyses are included in Tables A-2 and A-3. First, the data shown in Table A-2 indicates that the average income in the U.S. for families/households living in housing units smaller than 1,500 square feet in size ($51,697) is lower than the overall average income for the U.S. ($66,289). In Table A-3, annual average household VMT was calculated from the NHTS database for several different income levels and ranges related to the resulting AHS income data in Table A-2.

Table A-2

Annual Income by Housing Size

2021 AHS Average Income Data by Housing Size	Annual Income[(1)]
Less than 1,500 sf	$51,697
1,500 to 2,499 sf	$74,416
1,500 to 2,999 sf	$76,628
3,000 sf or more	$93,260
Average of All Houses	$66,289

Source: American Housing Survey for the United States in 2021

1) Weighted average of annual income for each tier

Table A-3

NHTS VMT Annual VMT by Income Category

2017 NHTS Travel Data by Annual HH Income	Annual VMT/HH	Days	Daily VMT	Ratio to Mean	Normalized to 1.054
Total (All Homes)	19,167	365	52.51	1.000	-
Average of $51,697	17,934	365	49.13	0.936	0.888
Average of $74,416	20,191	365	55.32	1.054	1.000
Average of $76,628	20,546	365	56.29	1.072	1.017
Average of $93,260	22,926	365	62.81	1.196	1.135

Source: 2017 National Household Travel Survey Database, Federal Highway Administration

To calculate a corresponding trip rate for the new tiers it was necessary to rely on comparative ratios. As an example, consider the $51,697 annual income category. First, it was determined that the average annual household VMT for this income level is 17,934 miles. This figure was then compared to the overall average annual VMT per household in the U.S. and normalized to the average of the $74,416 (20,191 miles) category to derive a ratio of 0.888. It should be noted that the $74,416 (1,500 square feet to 2,499 square feet) category is not an impact fee tier, but rather the estimated average homes size that corresponds with the trip rate data shown in Table A-1.

Next, the normalized ratio was applied to the daily VMT for the average single family detached housing unit size (less than 1,500 square feet) to generate a daily VMT of 28.52 for the tier, as shown in Table A-4. This daily VMT figure was then divided by the proposed assessable trip length of 3.41 miles to obtain a trip generation rate of 8.36 trips per day.

Table A-4

Trip Generation Rate by Single Family Detached Land Use Tier

Estimation of Trip Rate by Tier	Trip Rate[1]	Assessable Trip Length[2]	Daily VMT[3]	Ratio to Mean[4]
Single Family (Detached)				
Less than 1,500 sf	**8.36**	3.41	28.52	0.888
1,500 to 2,499 sf	**9.42**	3.41	32.12	1.000
1,500 to 2,999 sf	**9.58**	3.41	32.67	1.017
3,000 sf or more	**10.69**	3.41	36.46	1.135

1) Daily VMT (Item 3) divided by assessable trip length (Item 2) for each tier
2) Source: Table A-1
3) Ratio to the mean (Item 4) multiplied by the total daily VMT for the 1,500 to 2,499 sq tier
4) Source: Table A-3

Table A-5 illustrates the impact that the trip generation rate tiers have on the City's calculated roadway impact fee rates for the single family (detached) land use.

Table A-5

Net Impact Fee by Single Family Detached Land Use Tier

Impact of Tiering on Fee Schedule	Trip Rate[1]	Trip Rate Adjusted[2]	Assessable Trip Length[3]	Daily VMT[4]	Net Fee[5]
Single Family (Detached)					
Less than 1,500 sf	8.36	**4.18**	3.41	14.25	**$15,247**
1,500 to 2,999 sf	9.58	**4.79**	3.41	16.33	**$17,472**
3,000 sf or more	10.69	**5.35**	3.41	18.24	**$19,514**

1) Source: Table A-4tem 1)
2) Trip rate (Item 1) divided by two to reflect that every trip has an origin and destination
3) Source: Table A-1
4) Trip rate adjusted (Item 2) multiplied by the assessable trip length (Item 3)
5) Source: Table 6

Single Family Attached

Tables A-6 through A-10 present a similar tiering analysis for the single family attached land use.

Table A-6

Calculated Single Family Attached Trip Characteristics

Calculated Values Excluding Tiering	Trip Rate	Assessable Trip Length	Daily VMT
Single Family (Attached)	7.20	3.41	24.55

Source: Institute of Transportation Engineers (ITE) 11th Edition Handbook and the *City of Franklin Road Impact Fee Study, June 2023*, Duncan Associates

Table A-7

Annual Income by Housing Size

2021 AHS Average Income Data by Housing Size	Annual Income[(1)]
Less than 1,500 sf	$51,697
1,000 to 1,999 sf	$63,985
1,500 to 2,999 sf	$76,628
3,000 sf or more	$93,260
Average of All Houses	$66,289

Source: American Housing Survey for the United States in 2021

1) Weighted average of annual income for each tier

Table A-8

NHTS VMT Annual VMT by Income Category

2017 NHTS Travel Data by Annual HH Income	Annual VMT/HH	Days	Daily VMT	Ratio to Mean	Normalized to 0.985
Total (All Homes)	19,167	365	52.51	1.000	-
Average of $51,697	17,934	365	49.13	0.936	0.950
Average of $63,985	18,877	365	51.72	0.985	1.000
Average of $76,628	20,546	365	56.29	1.072	1.088
Average of $93,260	22,926	365	62.81	1.196	1.214

Source: 2017 National Household Travel Survey Database, Federal Highway Administration

Table A-9

Trip Generation Rate by Single Family Attached Land Use Tier

Estimation of Trip Rate by Tier	Trip Rate[(1)]	Assessable Trip Length[(2)]	Daily VMT[(3)]	Ratio to Mean[(4)]
Single Family (Attached)				
Less than 1,500 sf	**6.84**	3.41	23.32	0.950
1,000 to 1,999 sf	**7.20**	3.41	24.55	1.000
1,500 to 2,999 sf	**7.83**	3.41	26.71	1.088
3,000 sf or more	**8.74**	3.41	29.80	1.214

1) Daily VMT (Item 3) divided by assessable trip length (Item 2) for each tier
2) Source: Table A-6
3) Ratio to the mean (Item 4) multiplied by the total daily VMT for the 1,000 to 1,999 sq tier
4) Source: Table A-8

Table A-10

Net Impact Fee by Single Family Attached Land Use Tier

Impact of Tiering on Fee Schedule	Trip Rate[(1)]	Trip Rate Adjusted[(2)]	Assessable Trip Length[(3)]	Daily VMT[(4)]	Net Fee[(5)]
Single Family (Attached)					
Less than 1,500 sf	6.84	**3.42**	3.41	11.66	**$12,475**
1,500 to 2,999 sf	7.83	**3.92**	3.41	13.37	**$14,298**
3,000 sf or more	8.74	**4.37**	3.41	14.90	**$15,940**

1) Source: Table A-9, Item 1
2) Trip rate (Item 1) divided by two to reflect that every trip has an origin and destination
3) Source: Table A-6
4) Trip rate adjusted (Item 2) multiplied by the assessable trip length (Item 3)
5) Source: Table 6

Road Impact Fee Discussion
Board of Mayor & Aldermen Work Session
April 9, 2024

Public Engagement

Public Engagement

- 07/11/2023 – BOMA Work Session Presentation
- 08/02/2023 – Design Professionals Group
- 08/23/2023 – Commercial Real Estate Development Association (NAIOP)
- 09/13/2023 – Development Services Advisory Commission
- 09/14/2023 – Housing Commission Meeting
- 11/28/2023 – BOMA Work Session Presentation
- 01/23/2024 – BOMA Work Session Presentation

Proposed Changes

Proposed Changes

- Adjust impact fee annually based on the U.S. Department of Transportation Federal Highway Administration National Highway Construction Cost Index (NHCCI).

- Incorporate different size single family detached and attached land use types.

Next Steps

Proposed Implementation For Discussion

January 1, 2025

- 1st Increase of Road Impact Fees.

January 1, 2026

- Implementation of 100% of the 2023 Impact Fee.

January 1, 2027

- Adjust fee based on the National Highway Construction Cost Index.

Implementation of RIF

Implementation of Road Impact Fees

Land Use Type	Unit	Current Fees Arterial	Current Fees Collector	Current Fees Total	Fee Effective January 1, 2025 Arterial	Fee Effective January 1, 2025 Collector	Fee Effective January 1, 2025 Total	Fee Effective January 1, 2026 Arterial	Fee Effective January 1, 2026 Collector	Fee Effective January 1, 2026 Total
Single-Family Detached	Dwelling	$ 4,911	$ 3,340	$ 8,251	N/A	N/A	N/A	N/A	N/A	N/A
Single-Family Det <1,500 sf	Dwelling	N/A	N/A	N/A	$ 9,665	$ 2,084	$ 11,749	$ 12,543	$ 2,704	$ 15,247
Single-Family Det 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 10,581	$ 2,281	$ 12,862	$ 14,374	$ 3,098	$ 17,472
Single-Family Det 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 11,421	$ 2,461	$ 13,883	$ 16,054	$ 3,460	$ 19,514
Single-Family Att <1,500 sf	Dwelling	N/A	N/A	N/A	$ 8,525	$ 1,838	$ 10,363	$ 10,263	$ 2,212	$ 12,475
Single-Family Att 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 9,276	$ 1,999	$ 11,275	$ 11,763	$ 2,535	$ 14,298
Single-Family Att 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 9,950	$ 2,145	$ 12,096	$ 13,113	$ 2,827	$ 15,940
Multi-Family	Dwelling	$ 3,112	$ 2,121	$ 5,233	$ 7,208	$ 1,555	$ 8,763	$ 10,111	$ 2,181	$ 12,292
Mobil Home Park	Site	$ 2,338	$ 1,592	$ 3,930	$ 6,958	$ 1,499	$ 8,457	$ 10,683	$ 2,301	$ 12,984
Congregate Care Facility	Dwelling	$ 1,093	$ 743	$ 1,836	$ 2,550	$ 551	$ 3,101	$ 3,590	$ 776	$ 4,366
Hotel/Motel	Room	$ 2,567	$ 1,750	$ 4,317	$ 5,049	$ 1,090	$ 6,139	$ 6,547	$ 1,414	$ 7,961
Retail/Commercial										
Shopping Center/Gen. Retail	1,000 ft²	$ 6,484	$ 4,394	$ 10,878	$ 14,133	$ 3,061	$ 17,195	$ 19,325	$ 4,186	$ 23,511
Restaurant, Quality	1,000 ft²	$ 12,069	$ 8,186	$ 20,255	$ 33,060	$ 7,169	$ 40,229	$ 49,474	$ 10,728	$ 60,202
Restaurant, Fast Food	1,000 ft²	$ 17,442	$ 11,862	$ 29,304	$ 40,426	$ 8,765	$ 49,191	$ 56,769	$ 12,308	$ 69,077
Office/Institutional										
Office, General	1,000 ft²	$ 4,632	$ 3,170	$ 7,802	$ 9,769	$ 2,124	$ 11,894	$ 13,130	$ 2,855	$ 15,985
Hospital	1,000 ft²	$ 5,359	$ 3,653	$ 9,012	$ 10,295	$ 2,217	$ 12,512	$ 13,174	$ 2,837	$ 16,011
Nursing Home	1,000 ft²	$ 3,082	$ 2,099	$ 5,181	$ 6,259	$ 1,345	$ 7,605	$ 8,254	$ 1,774	$ 10,028
Church	1,000 ft²	$ 3,258	$ 2,218	$ 5,476	$ 5,378	$ 1,154	$ 6,532	$ 6,248	$ 1,340	$ 7,588
Elementary/Sec. School	1,000 ft²	$ 1,606	$ 1,091	$ 2,697	$ 3,723	$ 803	$ 4,526	$ 5,227	$ 1,127	$ 6,354
Industrial										
Manufacturing	1,000 ft²	$ 2,030	$ 1,389	$ 3,419	$ 5,039	$ 1,095	$ 6,134	$ 7,269	$ 1,580	$ 8,849
Industrial Park	1,000 ft²	$ 3,636	$ 2,484	$ 6,120	$ 5,093	$ 1,104	$ 6,198	$ 5,157	$ 1,118	$ 6,275
Business Park	1,000 ft²	$ 6,613	$ 4,519	$ 11,132	$ 14,116	$ 3,068	$ 17,184	$ 19,087	$ 4,149	$ 23,236
Warehouse	1,000 ft²	$ 1,893	$ 1,294	$ 3,187	$ 2,605	$ 564	$ 3,169	$ 2,605	$ 564	$ 3,169
Mini-Warehouse	1,000 ft²	$ 885	$ 602	$ 1,487	$ 1,715	$ 373	$ 2,088	$ 2,209	$ 480	$ 2,689

Starting January 1, 2027, the City Engineer, in consultation with the City Administrator and such other City staff as the City Administrator may designate, shall adjust the road impact fee annually. The adjustment shall be based on the percent change published by the National Highway Construction Cost Index (NHCCI) as published by the U.S. Department of Transportation Federal Highway Administration. The NHCCI was 2.860 for the first quarter of 2023.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06368

DATE: March 21, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Kevin Townsel, Director of Human Resources
Sara Sylvis, Benefits Manager

SUBJECT:

Consideration Of Procurement Award To Willis Towers Watson Southeast, Inc., D/B/A WTW, Of Nashville, Tennessee In The Estimated Annual Amount Of $75,000 For Group Employee Insurance Benefits Consulting Services For The Human Resources Department (Purchasing Office Procurement Solicitation No. 2024-010; COF Contract No. 2024-0101)

PURPOSE:

The purpose of this procurement is to purchase group employee insurance benefits consulting services for the Human Resources Department for a term of award of three (3) years, tentatively effective May 15, 2024, with two (2) options to extend, each time for up to one (1) additional year. These consulting services would support the City's self-funded medical, vision and dental plans, and would include expert advice on a continuing basis in areas such as, but not limited to, cost containment strategies, wellness programs, compliance with state and federal regulations including the Patient Protection and Affordable Care Act, procurement of group insurance benefits (both City-provided and voluntary products), and benefits communications.

BACKGROUND/STAFF COMMENTS:

The City published on February 15, 2024 a Notice to Proposers in the *Williamson Herald* for group employee insurance benefits consulting services. In addition, solicitation documents were sent on or about the same date directly to eighteen (18) potential proposers known or thought to be interested in this solicitation. Proposals from five (5) service providers were publicly opened at the submittal opening held on March 19, 2024. A tabulation of the proposals received for this solicitation is attached.

Using evaluation criteria included in the request for proposals, the proposal evaluation team, consisting of Human Resources Department staff, recommends the City select the firm of Willis Towers Watson Southeast, Inc., d/b/a WTW, of Nashville, Tennessee. WTW is the incumbent service provider to the City for these services. The interview panel scored this firm's proposal top or tied for first for 75% of the eligible points for the evaluation criteria included in the request for proposals. The evaluation criteria included in the request for proposals consisted of (a) competency, experience and qualifications (40%), (b) capabilities; unique strengths of the proposer/proposal (15%), (c)

thoroughness and quality of proposal (10%), (d) methodology and approach; pricing and payment clarity (10%), and (e) fee for proposed products and services (25%).

FINANCIAL IMPACT:

The proposal ranked highest by the proposal evaluation team, from WTW, is in the estimated annual amount of $75,000 for group employee insurance benefits consulting services for the term of award. The Human Resource Department budget for fiscal year 2024 allocates $60,000 out of the General Fund for the purchase of these services. Funding for fiscal year 2025 has not yet been budgeted.

RECOMMENDATION:

Staff recommends that the City accept, contingent upon Law Department and City Administrator approval of City Contract No. 2024-0101, the proposal ranked highest by the proposal evaluation team, from WTW, in the estimated annual amount of $75,000 for the required services for the term of award, and award this procurement to this proposer. The City's Purchasing Manager believes the prepared solicitation documents as distributed allowed for competition among multiple suppliers / service providers / contactors, and that the staff recommendation appears to be made in a fair and impartial manner based upon the proposals received. Pursuant to authority previously granted by the Board of Mayor and Aldermen, Contract No. 2024-0101 has been prepared for execution by the City Administrator pending approval by the Board of Mayor and Aldermen of the staff recommendation to accept the proposal from and award the procurement to WTW.

City of Franklin, Tennessee

Tabulation of Submittals*

Purchasing Office Solicitation No.:	**2024-010 (group employee insurance benefits consulting services)**
Notice to proposers published in the *Williamson Herald* on:	**2/15/24**
Number of potential proposers that were notified of / that submitted a proposal in response to this request for proposals:	**68 / 5**
Date and time proposal due and publicly opened:	**3/19/24 2:00 PM**
Present at opening of proposals:	**Todd Harrison of Willis Towers Watson; Tracy Harness, Sara Sylvis, and Leah Kelley of the City of Franklin HR Department; and Tabitha Amstutz, Suzanne Ward and Brian Wilcox of the City of Franklin Purchasing Office**
Target meeting of BOMA at which recommendation is scheduled to be considered:	**5/14/24**

Proposals received from:	**Is the proposal complete?**	**Does the proposal take any exceptions to the City's procurement solicitation? / If so, how many?**	**Average points allocated by proposal evaluation team (out of a possible 100, utilizing evaluation criteria as listed in RFP):**	**Total estimated fee for three-year term of award:**	**Payment terms:**	**Proposal is offered through:**
Gallagher Benefits Services, Inc. 8 Cadillac Drive Suite 200 Brentwood TN 37027 Wesley Dozier, Area Vice President 615-838-9228 wes_dozier@ajg.com	Yes	Yes / numerous (pertaining to contractual terms)	80.80	$375,000.00	net 30 days	7/31/2024
Mark III Brokerage, Inc. 300 W. Watauga Ave, Johnson City, TN 37604 Mark E. Browder, VP Consulting Services 800-532-1044 mark@markiiieb.com	Yes	No	as a brokerage, this firm does not qualify to serve as a consultant	n/a	net 30 days	12/31/2024
McGriff Insurance 999 S Shady Grove Ste 200 Memphis, TN 38120 Jimmy Madeksho Assistant Vice President 901-684-3208 jimmy.madesksho@mcgriff.com	Yes	No	69.95	$570,000.00	net 30 days	6/30/2024
Sherrill Morgan 525 W. 5th Street, Suite 310 Covington, KY 41011 Mark Morgan, President 859-291-6600 mark@sherrillmorgan.com	Yes	No	84.50	$147,000.00	net 30 days	7/31/2024
Willis Towers Watson d/b/a WTW 26 Century Blvd, Suite101 WTW-SDT - Depot Nashville, TN 37214 Todd Harrison Director, Health & Benefits 615-872-6062 todd.harrison@wtwco.com	Yes	No	89.33	$225,000.00	net 30 days	7/1/2024

*Shaded submittal is the submittal scored highest by the evaluation team

City of Franklin

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

File #: 21-06414

DATE: March 28, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #8859, (Steven Ray Hostetter, Leslie Evans Cherry, And Breanna Ross, Managing Agent) 1403 Lewisburg Pike, Franklin, TN 37064

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #8859, located at 1403 Lewisburg Pike in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 1403 Lewisburg Pike, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.

In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. All applicants have successfully met the requirements for this certificate to be issued.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 1403 Lewisburg Pike in Franklin.

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #8859, 1403 Lewisburg Pike, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Breanna Ross, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 1403 Lewisburg Pike, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 23rd day of April 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06415

DATE: March 28, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of New Wine In Grocery Store License For Tristar Energy, LLC, DBA Twice Daily #6181, (Steven Ray Hostetter, Leslie Evans Cherry, And Rebecca Milien, Managing Agent) 5060 Carothers East Parkway, Franklin, TN 37067

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a request for a new Wine in Grocery Store License for Twice Daily #6181, located at 5060 Carothers East Parkway in Franklin, TN.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 5060 Carothers East Parkway, Twice Daily. A City of Franklin Wine in Grocery Certificate is required for the owners to obtain a new Tennessee ABC (Alcoholic Beverage Commission) license.
In accordance with policy, a background record check has been performed by the Franklin Police Department. The Building and Neighborhood Services department has performed a zoning check for the location. All applicants have successfully met the requirements for this certificate to be issued.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the wine in grocery store certificate of compliance for Twice Daily at 5060 Carothers East Parkway in Franklin.

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Twice Daily #6181, 5060 Carothers East Parkway, Franklin, TN, 37067

The City of Franklin hereby certifies the following facts concerning application in the name of Rebecca Milien, managing agent and Executive Officers Steven Ray Hostetter [CEO], Leslie Evans Cherry [Secretary] with Tristar Energy LLC at 1740 Ed Temple Blvd, Nashville, TN 37208 who has made application for a Certificate of Compliance to sell retail food store wine at 5060 Carothers East Parkway, Franklin, TN which is within the corporate limits of the City of Franklin, Williamson, County, Tennessee:

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

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

This the 23rd day of April 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Eric Stuckey, City Administrator