City of Franklin

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

Meeting Agenda

Work Session

Tuesday, September 10, 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. *Consideration Of Executive Order 2024-01, An Executive Order Regarding The Declaration By The Mayor Of The City Of Franklin For An Emergency Water Shortage Status 1

   Sponsors: Michelle Hatcher

2. Development Activity Report

   Sponsors: Michael Walters Young, Katherine Harelson

3. *Consideration Of COF Contract No. 2024-0199, The Interlocal Agreement Between Williamson County, Tennessee And The City Of Franklin, Tennessee To Establish The Terms, Responsibilities, And Obligations Of The City Providing Funds Received From The National Opioid Settlements To The County To Be Allocated For Opioid Abatement And Remediation Projects That Impact The City

   Sponsors: Eric Stuckey, Shauna Billingsley

4. *Consideration Of New Wine In Grocery Store License For Mapco Express Inc, D/B/A Mapco #3326, (Marvin Hewatt, Scott Moon, And Bruce Thatcher, Managing Agent) 240 Franklin Road, Franklin, TN 37064

   Sponsors: Angie Skarp

5. Consideration To Deny Sewer Availability For Skylight Ranch, 2051 Wilson Pike (Map 080, Parcel 05403)

   Sponsors: Michelle Hatcher, Scott Andrews

6. Presentation And Discussion Of Sanitation And Environmental Services (SES) Operations Alternatives

   Sponsors: Mark Hilty, Jack Tucker

7. Presentation And Discussion Of Vested Rights And Vesting Extension Requests

   Sponsors: Emily Wright, Amy Diaz-Barriga, Andrew Orr

8. *Consideration Of Ordinance 2023-41, An Ordinance To Amend Chapter 4 Of Title 16 Of The Franklin Municipal Code, Concerning Road Impact Fees
   WS 4/23/24; 8/27/24
   BOMA 5/14/24, 7-0; 5/28/24 postpone to 9/10/24, 7-0
   Sponsors: Vernon Gerth, Paul Holzen

9. Discussion Of South Clean Water Plant Size And Phasing

   Sponsors: Michelle Hatcher, Brian Goodwin

10. Consideration Of Ordinance 2024-20, An Ordinance To Rezone 192.688 Acres From Agricultural (AG) District To Planned (PD 4.34/103,750/75) District For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. (Armistead PUD Subdivision). Establishing A Public Hearing On October 22, 2024
    FMPC 8/22/24, 5-2
    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

11. Consideration Of Resolution 2024–43, A Resolution Approving A Development Plan For Armistead PUD Subdivision With 9 Modifications Of Development Standards (Scenic Corridor Overlay Landscape, Building Types, Pedestrian Circulation, Minimum Parking, Open Space, And Signage), For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. Establishing A Public Hearing On October 22, 2024
    FMPC 8/22/24, 5-2 (MOS 1: 7-0; MOS 2: 7-0; MOS 3: 7-0; MOS 4: 7-0; MOS 5 with Staff Conditions: 7-0; MOS 6 with Staff Conditions: 7-0; MOS 7: 7-0; MOS 8 with Staff Conditions: 7-0; MOS 9 with Additional FMPC Condition: 7-0)
    Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

12. Consideration Of Resolution 2024-66, A Resolution Amending Gateway Village PUD Subdivision, Revision 7 To Extend The Vested Rights For The Property Located West Of Franklin Road And South Of Lynnwood Way, Located At 120 Davenport Boulevard. Establishing A Public Hearing On October 8, 2024
    FMPC 8/22/24, 7-0
    Sponsors: Emily Wright, Amy Diaz-Barriga, Joseph Bryan

13. Discussion Of Possible City Naming Policy

    Sponsors: Lisa Clayton, Blake Harper

14. Discussion Of Board Of Mayor And Aldermen Pay
    WS 2/13/24
    Sponsors: Alderman Beverly Burger

15. Discussion Of City Hall Commercial Space Options

    Sponsors: Alderman Patrick Baggett

OTHER BUSINESS

ADJOURN

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

City of Franklin

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

File #: 21-0734

DATE: September 4, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management

SUBJECT:

*Consideration Of Executive Order 2024-01, An Executive Order Regarding The Declaration By The Mayor Of The City Of Franklin For An Emergency Water Shortage Status 1

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the declaration by the Mayor for Emergency Status 1 water conditions.

BACKGROUND/STAFF COMMENTS:

The City of Franklin and the entire middle Tennessee region has not experienced significant rainfall since early July, when the City's Water Reclamation Facility (WRF) recorded 1.59 inches on July 4, 2024. Since then, only a few minor rainfall amounts were observed for the remainder of July and August, with some rainfall over this past weekend.

Voluntary conservation measures were enacted on Friday, July 12, 2024. The volume of water in the reservoir had dropped to below a 40-day supply (at typical design capacity). These restrictions were posted to the City's social media accounts and on the City's webpage.

In the most recent approved version of the Drought Management Plan (March 2021), drought conditions are alerted when the Harpeth River withdrawals are limited by the ARAPs (Aquatic Resource Alteration Permits) permitted rates and the reservoir cannot be maintained at 60% capacity. The Water Treatment Plant (WTP) stopped pumping water from the Harpeth River on August 9, 2024. As per the Drought Management Plan, the Water Management Department (WMD) alerted Harpeth Valley Utility District (HVUD) about the increased reliance on purchased water, in addition to letting the Tennessee Department of Environment and Conservation (TDEC) know of the situation.

On September 4, 2024, Mayor Moore signed Executive Order 2024-01, enacting Emergency Water Shortage Status 1 conditions, per the City's Drought Management Plan. The City also distributed notification of the Emergency Water Shortage Status 1 through a media release, postings on all social media platforms, and posting on the City's webpage. HVUD has been notified of our continued reliance on purchased water.

In an Emergency Status 1 condition, all non-essential Category 1 water use is prohibited, unless reclaimed water is used. This includes the following:

- Washing sidewalks, driveways, and other exterior paved areas using potable water except by the City in the interest of public safety.
- Filling or refilling of swimming pools.
- Noncommercial washing of vehicles and boats.
- Any use from a fire hydrant other than to fight fires and ensure adequate water quality in the distribution system.
- Watering landscaped or grass areas, with the exception of non-grassed gardens, trees, or shrubs, between 8:00pm and 6:00am using handheld devices.
- Watering golf courses.
- Dust control or compaction during construction.

The City's Water Management team continues to monitor this situation closely.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen allow for Executive Order 2024-04 regarding Emergency Water Shortage Status 1 to remain in effect.

AN EXECUTIVE ORDER DECLARING
A WATER SHORTAGE EMERGENCY STATUS 1
DATED September 4, 2024
Executive Order 2024-01

WHEREAS, the Director of Water Management, the Assistant City Administrator of Public Works, and the City Administrator of the City of Franklin, Tennessee, finds that water shortage conditions exist; and

WHEREAS, pursuant to Franklin Municipal Code Section 18-130 (1)(d) the mayor is authorized to declare a water shortage emergency to exist, and in doing so shall declare either a Status 1 or Status 2 emergency; and

WHEREAS, after consulting with staff, the mayor has determined that a Status 1 emergency exists, specifically, the total volume of water in the city raw water reservoir drops to less than that required to supply the water treatment plant for 30 days with the plant operating at its design capacity of 2.0 MGD (million gallons per day), or the water level in two or more of the distribution system reservoirs cannot be brought above the two-thirds full mark in a 48-hour period; and

WHEREAS, when the water supply reaches Water Shortage Emergency Status 1, the mayor, upon the recommendation of the appropriate committee of the City of Franklin, may declare any or all the uses of water identified as nonessential use Category 1 provided for in this order as being prohibited and said prohibition shall remain in full and effect until the next meeting of the Franklin Board of Mayor and Aldermen. The list of nonessential uses may be increased or decreased pending the next meeting of the Franklin Board of Mayor and Aldermen; and

WHEREAS, after consulting with staff, the mayor declares uses of water identified as nonessential in Category 1 of the Franklin Municipal Code Section 18-130(4)(2) are prohibited until such time as this executive order is lifted; and

WHEREAS, the Franklin Municipal Code Section 18-130(2) provides that under such water shortage conditions certain non-essential uses of water may be prohibited.

NOW THEREFORE, I, DR. KEN MOORE, MAYOR OF THE CITY OF FRANKLIN, TENNESSEE, pursuant to authority in Franklin Municipal Code Section 18-130(3), declare that a Water Shortage Emergency Status 1 exists and find that Status 1 emergency exists, specifically, the total volume of water in the city raw water reservoir drops to less than that required to supply the water treatment plant for 30 days with the plant operating at its design capacity of 2.0 MGD (million gallons per day), or the water level in two or more of the distribution system reservoirs cannot be brought above the two-thirds full mark in a 48-hour period; and

FURTHER that during this water shortage emergency, the following uses are hereby declared to be nonessential uses as defined in Franklin Municipal Code Section 18-130(4)(a) and prohibited unless reclaimed water is used:

(i) Washing sidewalks, driveways, parking areas, tennis courts, patios, or other exterior paved areas, except by the City of Franklin for the public safety.
(ii) Filling or refilling swimming pool.
(iii) Non-commercial washing of privately owned motor vehicles trailers and boats.
(iv) Any use of water from a fire hydrant except for fighting fires or use by the City of Franklin.
(v) Watering of lawns, landscaped areas, or ball fields, except that gardens, trees, shrubs or other plants may be watered to sustain the life of the plant material from 8:00 P.M. to 6:00 A.M., using only handheld mechanisms, buckets, or other similar devices.

(vi) Water any portion of a golf course.
(vii) Use of water for dust control or compaction during construction.

This prohibition shall remain in full force and effect until the next meeting of the City of Franklin Board of Mayor and Aldermen on September 10, 2024. If the Board does not take action to terminate the shortage emergency, the same shall continue in full force and effect.

IT IS SO RECOMMENDED on this the 4th day of September, 2024.

By: _____
Eric Stuckey
City Administrator

By: _____
Mark Hilty
Assistant City Administrator of Public Works

IT IS SO DECLARED on this the 4th day of September, 2024.

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE

By: _____
Dr. Ken Moore
Mayor

Approved as to form:

By: _____
Shauna R. Billingsley
City Attorney

City of Franklin

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

File #: 21-0654

DATE: August 16, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Katherine Harelson, Development Services Analyst

SUBJECT:

Development Activity Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the development activity for the first half of the calendar year and the entirety of Fiscal Year 2024.

BACKGROUND/STAFF COMMENTS:

Over the last six months, the City has seen a rebound in permitting activity after the decrease seen in 2023. This has brought the development activity to a level that is consistent with the last decade. Other notable highlights in this report are the increase in the construction value of permits and the increase in impact fee collections. This is due to larger projects being permitted, such as multifamily and retail developments, as well as the overall increase in water and sewer impact fees. There are more details in the attached presentation. As always, staff will continue to monitor development activity throughout the year and will update the Board of Mayor and Aldermen of any significant changes.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge this presentation.

DEVELOPMENT ACTIVITY REPORT

BOMA Work Session – September 10th, 2024

CY24 Mid-Year Update

FY24 Review

OVERVIEW

CY24 MID-YEAR UPDATE

PERMITTING

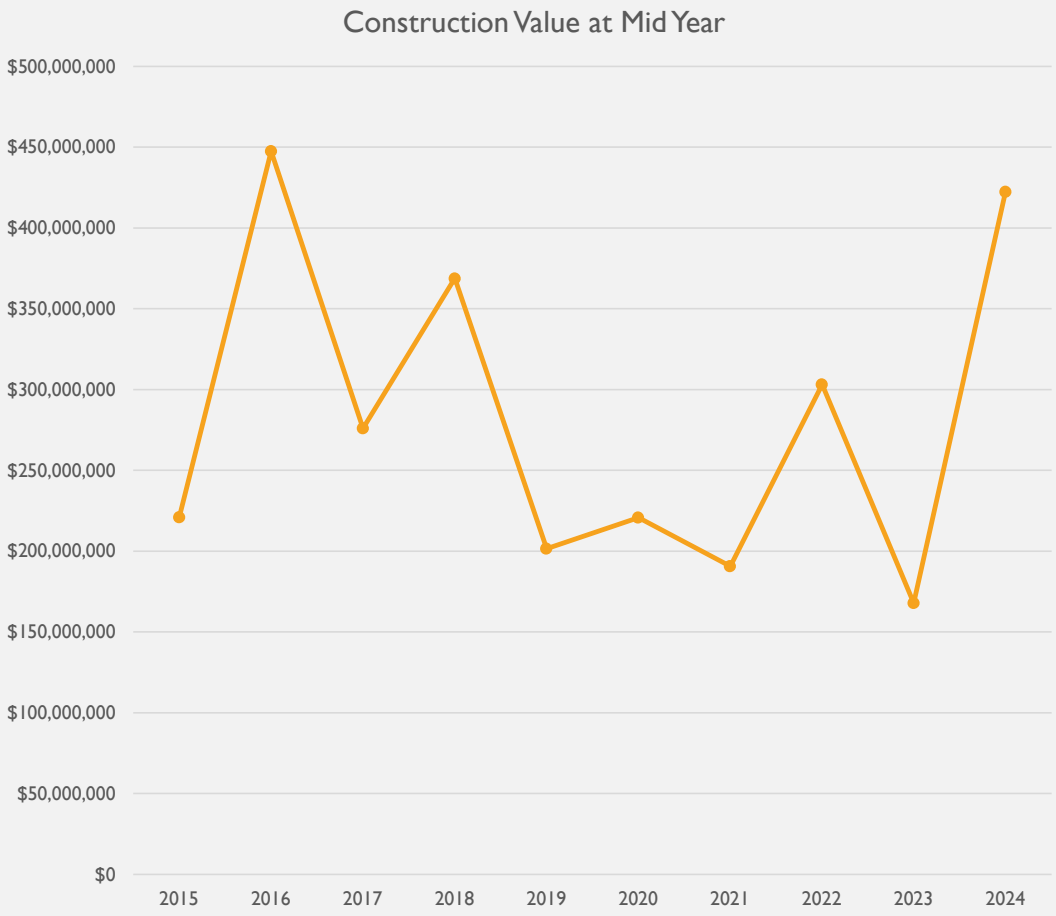
	Building Permits	Trade Permits	Other Permits	Total # of Permits
2020	541	2,131	51	2,723
2021	610	2,369	78	3,057
2022	564	2,343	53	2,960
2023	488	2,032	75	2,595
2024	580	2,576	80	3,236

PERMIT AND IMPACT FEES

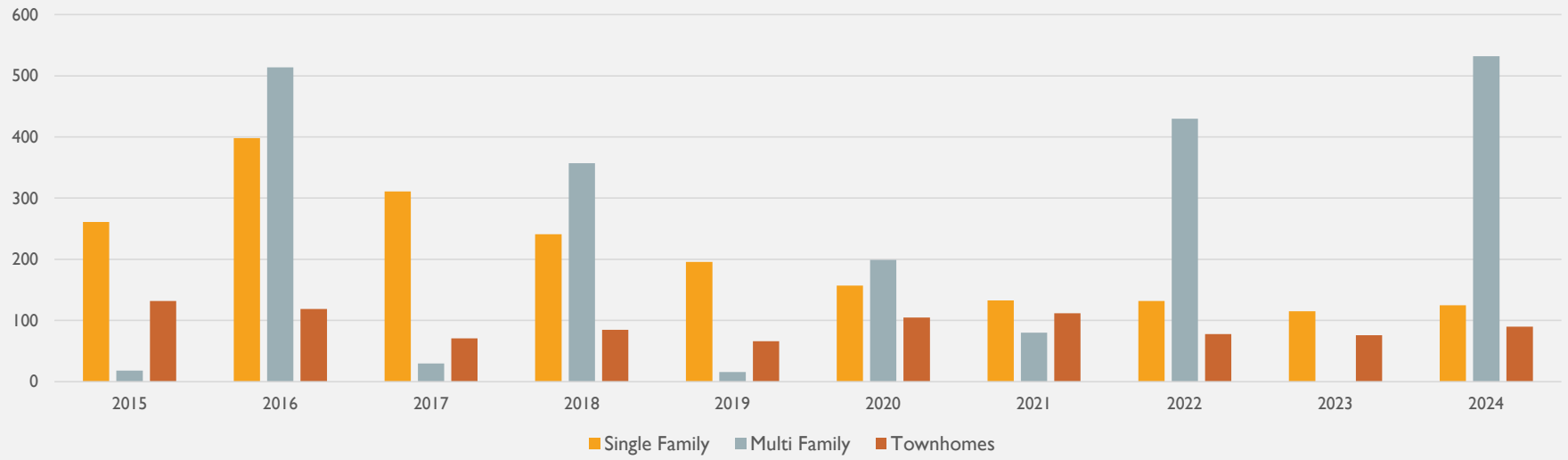
	Permit Fees	Water & Sewer Impact Fees	Road Impact Fees	City Facilities Tax
2020	$1,022,345	$2,420,040	$2,767,276	$1,261,747
2021	$1,047,518	$1,897,969	$1,604,883	$1,052,081
2022	$1,119,544	$1,378,195	$1,689,938	$930,178
2023	$856,335	$791,407	$1,409,222	$574,241
2024	$1,258,787	$4,743,728	$5,483,826	$1,199,499

CONSTRUCTION VALUATION

- Construction value of permits from January – June 2024 is $422 million.
- 152% decrease from June 2023.



NEW DWELLING UNITS



FY24 REVIEW

FY24 PERMITS

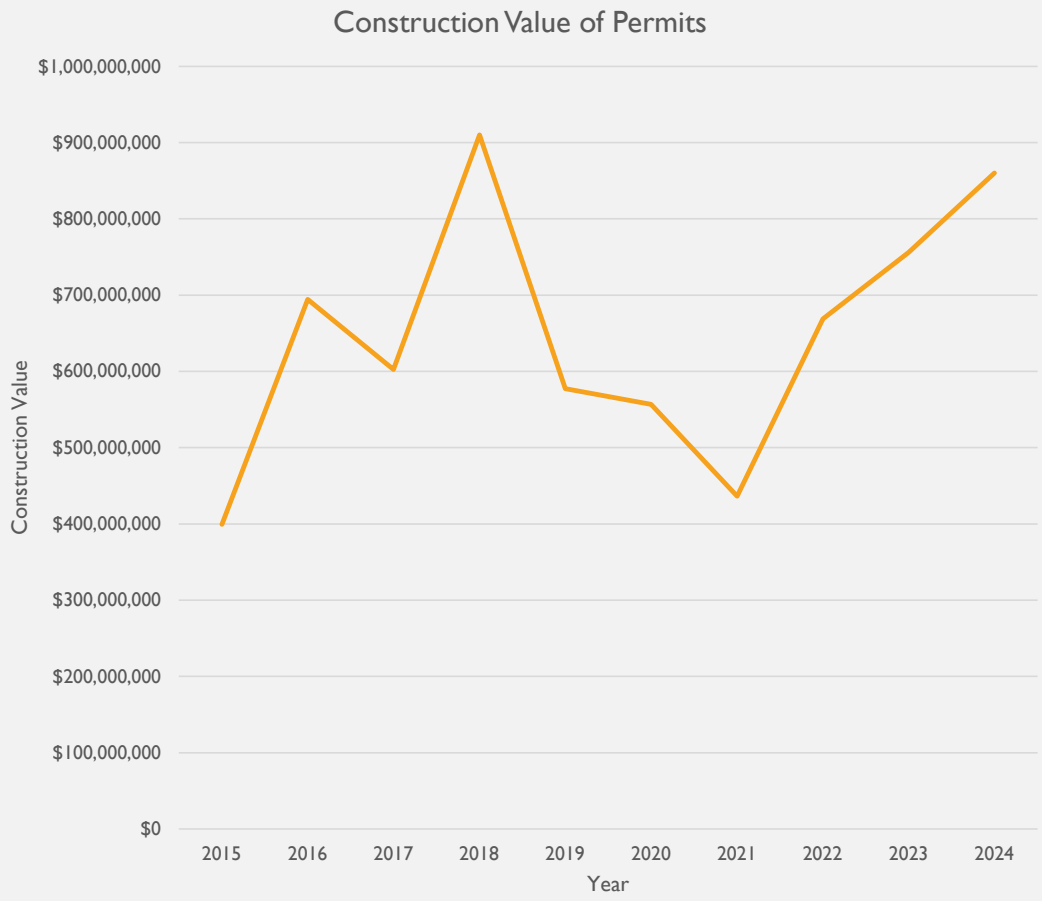
	Building Permits	Trade Permits	Other Permits	Total # of Permits
2020	1,251	4,870	127	6,248
2021	1,338	4,779	69	6,186
2022	1,087	4,450	133	5,670
2023	1,023	4,201	140	5,364
2024	1,095	5,059	149	6,303

PERMIT AND IMPACT FEES

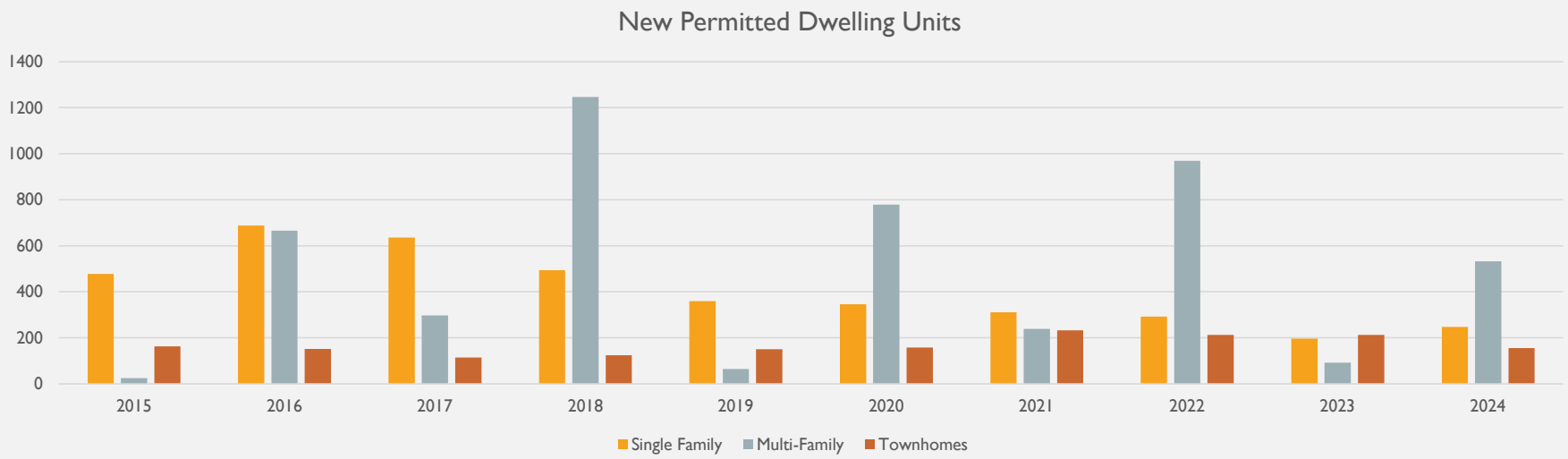
	Permit Fees	Water & Sewer	Roads	Facilities
2020	$2,230,498	$4,463,453	$7,487,741	$3,130,487
2021	$2,305,406	$4,020,533	$3,959,717	$2,628,088
2022	$2,191,873	$4,181,413	$6,369,786	$2,669,852
2023	$2,164,167	$1,951,271	$4,744,452	$1,294,168
2024	$2,519,505	$6,614,569	$10,143,321	$2,323,312

CONSTRUCTION VALUATION

- The construction value of issued permits in FY24 rose to $860 million.
- 13% increase compared to FY23



NEW DWELLING UNITS



FINAL THOUGHTS

- After facing a slight decrease in development activity in 2023, the first half of 2024 has shown a rebound of activity that's been consistent with what the City has seen over the last decade.
- That rebound of activity is also shown in the FY24 data following the decrease in FY23.
- This reflects the strong plan review activity that was occurring last year. Those projects that were approved and entitled in 2023 started construction in 2024.

City of Franklin

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

File #: 21-0453

DATE: August 28, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Shauna Billingsley, City Attorney

SUBJECT:

*Consideration Of COF Contract No. 2024-0199, The Interlocal Agreement Between Williamson County, Tennessee And The City Of Franklin, Tennessee To Establish The Terms, Responsibilities, And Obligations Of The City Providing Funds Received From The National Opioid Settlements To The County To Be Allocated For Opioid Abatement And Remediation Projects That Impact The City

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an interlocal agreement between the City of Franklin and Williamson County for providing funds received from the National Opioid Settlements to the County to be allocated for opioid abatement and remediation projects that impact the City.

BACKGROUND/STAFF COMMENTS:

Tennessee joined a broad coalition of states and local political subdivisions to settle opioid related lawsuits with Kroger, Allergan, Teva, CVS, Walgreens, Walmart, and Janssen/J&J. The Board voted to enter into settlement agreements along with the State. Through the settlement agreement, the City has received a portion of the TN allocation totaling almost $50,000. The settlements are to be paid out up to 30 years but annually the amounts are not large and settlement agreement dictates what the funds can be used for and what it cannot. The City must spend the funds as dictated by the settlement terms. The City has used some funds for training and may need to use some funds in the future for training and possibly purchasing narcan. As of now, the narcan is provided to the City free of charge. The City can set up a grant program to award the money to groups who work in the opioid field or with people who are impacted by opioids. However, setting up a program and running the program is time-consuming and could cost the City money in the long term. Williamson County has created such a program and the City of Franklin and Williamson County believe that entering into an interlocal agreement for the City to provide funds received from the National Opioid Settlements to the County to be allocated for opioid abatement and remediation projects that impact the City to be in the best interest of the City. The City will provide $40,000 to the County as an initial contribution to the County to be allocated for opioid abatement and remediation projects that impact the City. The City will contribute 90% of its annual funds received through the National Opioid Settlements until such time the City deems retainage of the funds in its best interest.

FINANCIAL IMPACT:

The City has received funds through the National Opioid Settlements and will combine its funds with the County's to fund the opioid abatement and remediation projects through the Task Force's application process. The City will provide $40,000 to the County as an initial contribution to the County to be allocated for opioid abatement and remediation projects that impact the City. The City will contribute 90% of its annual funds received through the National Opioid Settlements until such time the City deems retainage of the funds in its best interest.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the interlocal contract between the City of Franklin and Williamson County for funds received from the National Opioid Settlements.

INTERLOCAL AGREEMENT BETWEEN WILLIAMSON COUNTY, TENNESSEE AND THE CITY OF FRANKLIN, TENNESSEE
COF Contract No. 2024-0199

THIS INTERLOCAL AGREEMENT ("Agreement"), is made and entered into pursuant to Tennessee Code Annotated, Section 12-9-101, et seq., by and between **WILLIAMSON COUNTY, TENNESSEE,** (hereinafter "County"), and **THE CITY OF FRANKLIN, TENNESSEE** (hereinafter "City"), to establish the terms, responsibilities, and obligations of the City providing funds received from the National Opioid Settlements to the County to be allocated for opioid abatement and remediation projects that impact the City ("Activity").

RECITALS

WHEREAS, Williamson County, Tennessee and the City of Franklin, Tennessee have the authority pursuant to Tenn. Code Ann. § 12-9-104, to enter into interlocal agreements to provide services to their citizens; and

WHEREAS, the County currently funds the implementation of opioid abatement and remediation strategies throughout the County with distributions received via the National Opioid Settlements ("County Opioid Abatement Funds"); and

WHEREAS, the County's Opioid Task Force ("Task Force") was established to accept and review applications from individuals and entities that desire to receive funding from the County Opioid Abatement Funds; and

WHEREAS, the City also received funds through the National Opioid Settlements; and

WHEREAS, the City finds it would be duplicative to have its own application process for these funds and finds it in its best interest to combine its funds with the County's to fund opioid abatement and remediation projects through the Task Force's application process; and

WHEREAS, the City will provide FORTY-THOUSAND and 00/100 Dollars ($40,000.00) ("City Allocation") as an initial contribution to the County to be allocated for opioid abatement and remediation projects that impact the City; and

WHEREAS, the City will contribute 90% of its annual funds received through the National Opioid Settlements until such time the City deems retainage of the funds in its best interest; and

WHEREAS, the County and the City have determined it to be in the best interest of the County and the City to enter into this Interlocal Agreement for the provision of the Activity.

NOW THEREFORE, in consideration of the mutual promises contained herein, the sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Purpose of Agreement. The City provides funds received through the National Opioid Settlements to the County to be allocated by the County for opioid abatement and remediation projects that impact the City. The City Allocation will be appropriated through the same process that the County's Opioid Abatement Funds are appropriated, including by way of application to the Task Force.

II. Authority. This Agreement is made and entered into pursuant to the authority granted to the parties under the *Interlocal Cooperation Act, Tennessee Code Annotated,* Section 12-9-101, et seq., and the parties agree that all approvals and filings required by the terms of said Act shall be achieved as soon as possible prior to the execution of this Agreement.

III. Activity. The City Allocation will be awarded to opioid abatement and remediation projects through the same process that the County's Opioid Abatement Funds are awarded. Individuals and entities may apply to the Task Force for funding for their project. The Task Force will provide an application process through which projects may apply for funding. The Task Force will make a recommendation to the Williamson County Board of Commissioners ("Board") as to which projects to fund, based on careful review and according to the guidelines in the National Settlement Agreement and set forth by the State of Tennessee. The County will notify the City of the projects being recommended to the

Board. The Task Force has the ultimate authority to recommend projects to be funded. The Board has the ultimate authority to approve the allocation.

IV. Reporting. The City will be responsible for its own reporting to the applicable authorities regarding the use of the City Allocation. Likewise, the County will be responsible for its own reporting to the applicable authorities regarding the use of the County Opioid Abatement Funds.

V. City Allocation. The City shall pay the County FORTY-THOUSAND and 00/100 Dollars ($40,000.00) of their funds received from the National Opioid Settlements as an initial contribution to be allocated by the County to opioid abatement and remediation projects. The City will contribute 90% of its annual funds received through the National Opioid Settlements until such time the City deems retainage of the funds in its best interest

VI. Term. The initial term of this Agreement shall be for a period of three (3) years, beginning on the date of execution. The parties may extend this Agreement for additional one (1) year terms through written amendment to this Agreement. Alternatively, the parties may enter into a new agreement at any time to supersede this Agreement.

VII. Amendment. Any and all amendments to this Agreement must be written amendments, signed by all parties, and approved by all applicable County officials.

VIII. Termination—Breach. Should any party fail to fulfill in a timely and proper manner a material obligation under this Agreement, the non-breaching party shall provide the breaching party with notice of the breach. The breaching party will then have fourteen (14) calendar days from the receipt of the notice to cure the breach. Should the breaching party fail to cure the breach, the non-breaching party may terminate this Agreement. Such termination shall not relieve the breaching party of any damages sustained by the non-breaching party. Termination of this Agreement by the non-breaching party for any breach by the breaching party shall be in addition to any other remedies available for such breach. Nothing herein shall be construed as prohibiting the non-breaching party from pursuing any other available remedy, including without limitation, injunctive relief and/or money charges.

IX. Notices. All notices under this Agreement shall be given in writing, addressed to the following persons:

To: Williamson County
Attn: Williamson County Mayor
1320 West Main Street, Suite 125
Franklin, TN 37064

To: City of Franklin
Attn: City Administrator
109 3rd Avenue South
Franklin, TN 37064

With a copy to:

City Attorney
109 3rd Avenue South
Franklin, TN 37064

Written notices shall be deemed received three (3) days after the same are deposited in the United States Mail, postage prepaid, addressed as provided above.

X. Miscellaneous.

a. Relationship. In consideration of the mutual covenants provided herein, the parties agree that nothing contained herein is intended to be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting an agency relationship in any manner whatsoever. The individual parties are and shall remain independent entities with respect to this Agreement.

b. Binding. This Agreement shall be binding upon the parties and shall take effect from and after its ratification and signing by all parties after obtaining appropriate approval pursuant to the requirements of applicable law.

c. Severability. The parties agree that if any part, term, or provision of this Agreement is determined to be illegal or in conflict with any law of the State of Tennessee by any court with jurisdiction, the validity of the remaining portions or provisions shall not be affected. The rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

d. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. No person or entity other than a party to this Agreement shall have any rights hereunder or any authority to enforce its provisions, and any such rights or enforcement must be consistent with and subject to the terms of this Agreement.

e. Assignment. The rights and obligations of this Agreement are not assignable.

f. Cooperation. The parties agree to cooperate fully in order to successfully execute the terms and conditions of this Agreement, including obtaining all regulatory and governmental approvals required to carry out the terms of this Agreement, recognizing that the intent of each party to the other is to serve the individual interests of each party while respecting the conditions and obligations of this Agreement.

g. Law/Venue. This Agreement shall be exclusively governed by the laws of the State of Tennessee. In the event that any section and/or term of this Agreement, or any exhibits hereto, become subject to litigation, the venue for such action will be exclusively maintained in a court of competent jurisdiction sitting in Williamson County, Tennessee.

h. Entire Agreement. This Agreement represents the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral, with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates recorded below.

WILLIAMSON COUNTY, TENNESSEE:

Rogers Anderson, Williamson County Mayor

Date

APPROVED AS TO FORM AND LEGALITY:

Sarah A Bullock

Wiliamson County Attorney

CITY OF FRANKLIN, TENNESSEE:

Signature

Name/Title

Date

APPROVED AS TO FORM AND LEGALITY:

Shauna R. Billingsley
City Attorney

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06148

DATE: August 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 Mapco Express Inc, D/B/A Mapco #3326, (Marvin Hewatt, Scott Moon, And Bruce Thatcher, Managing Agent) 240 Franklin Road, 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 Mapco #3326.

BACKGROUND/STAFF COMMENTS:

A wine in grocery store license certificate of compliance request has been received for the location at 240 Franklin Road, Franklin, TN 37064. 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 Mapco #3326.

CERTIFICATE OF COMPLIANCE
RETAIL FOOD STORE WINE

Mapco #3326, 240 Franklin Road, Franklin, TN, 37064

The City of Franklin hereby certifies the following facts concerning application in the name of Bruce Thatcher, Managing Agent and Executive Officers Marvin Hewatt [President & CFO], Scott Moon [Vice-President & Secretary] with Mapco Express, Inc at 801 Crescent Centre Drive Suite 300 Franklin, TN 37067 who has made application for a Certificate of Compliance to sell retail food store wine at 240 Franklin Road, 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 27th day of August 2024

_____
Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Angie Skarp, City Recorder

City of Franklin

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

File #: 21-0595

DATE: August 27, 2024

TO: Capital Investment Committee

FROM: Michelle Hatcher, Director of Water Management
Scott Andrews, Utilities Engineer II

SUBJECT:

Consideration To Deny Sewer Availability For Skylight Ranch, 2051 Wilson Pike (Map 080, Parcel 05403)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a recommendation for denial of a request for sewer availability for the above referenced property.

BACKGROUND/STAFF COMMENTS:

Date of Request: 10/21/2022.
SFUE's Requested: 1.
Domestic Water Meter Size(s): 2".
This property is located outside of the City limits in the Mayes Creek basin, bordered by Wilson Pike on the north and North Chapel Road on the west. No existing City of Franklin sanitary sewer infrastructure is available to the property and this property sits near the top of the basin. As such, the property would drain to nearly seven miles of proposed future interceptors that would lead back to a potential future plant to be served with City sanitary sewer. The applicant is looking to construct a 23-home subdivision with a barn and a pool. The applicant has requested denial.

This availability request was previously initially discussed at a Work Session meeting on June 27, 2023. It was decided it should be discussed further at a later Work Session meeting, which occurred on September 12, 2023. As a result of this meeting, the Water Management Department was tasked with having the Mayes Creek basin updated. A presentation discussing this study update was conducted at the August 13, 2024 Work Session and is attached to this item for reference.

FINANCIAL IMPACT:

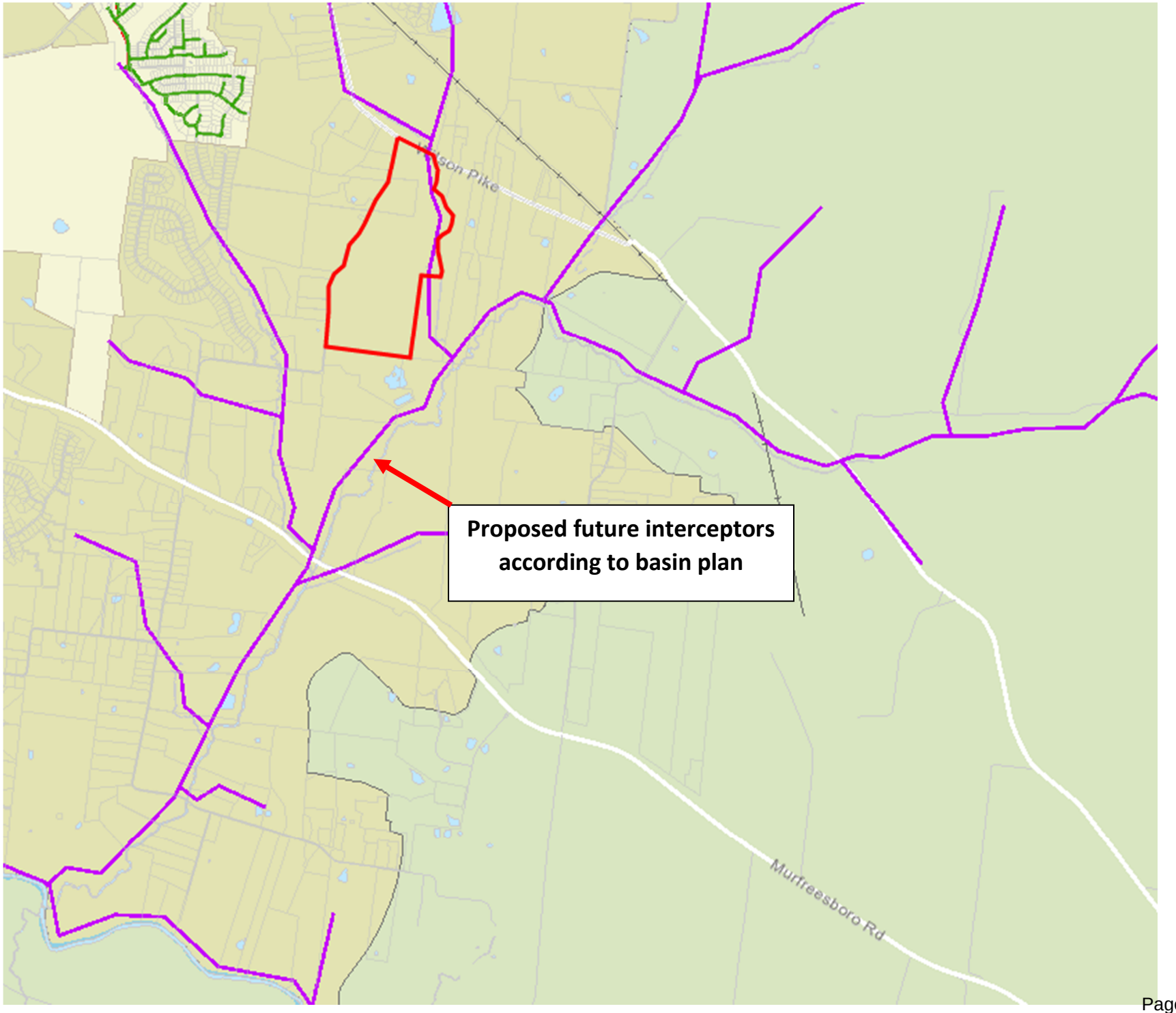
N/A

RECOMMENDATION:

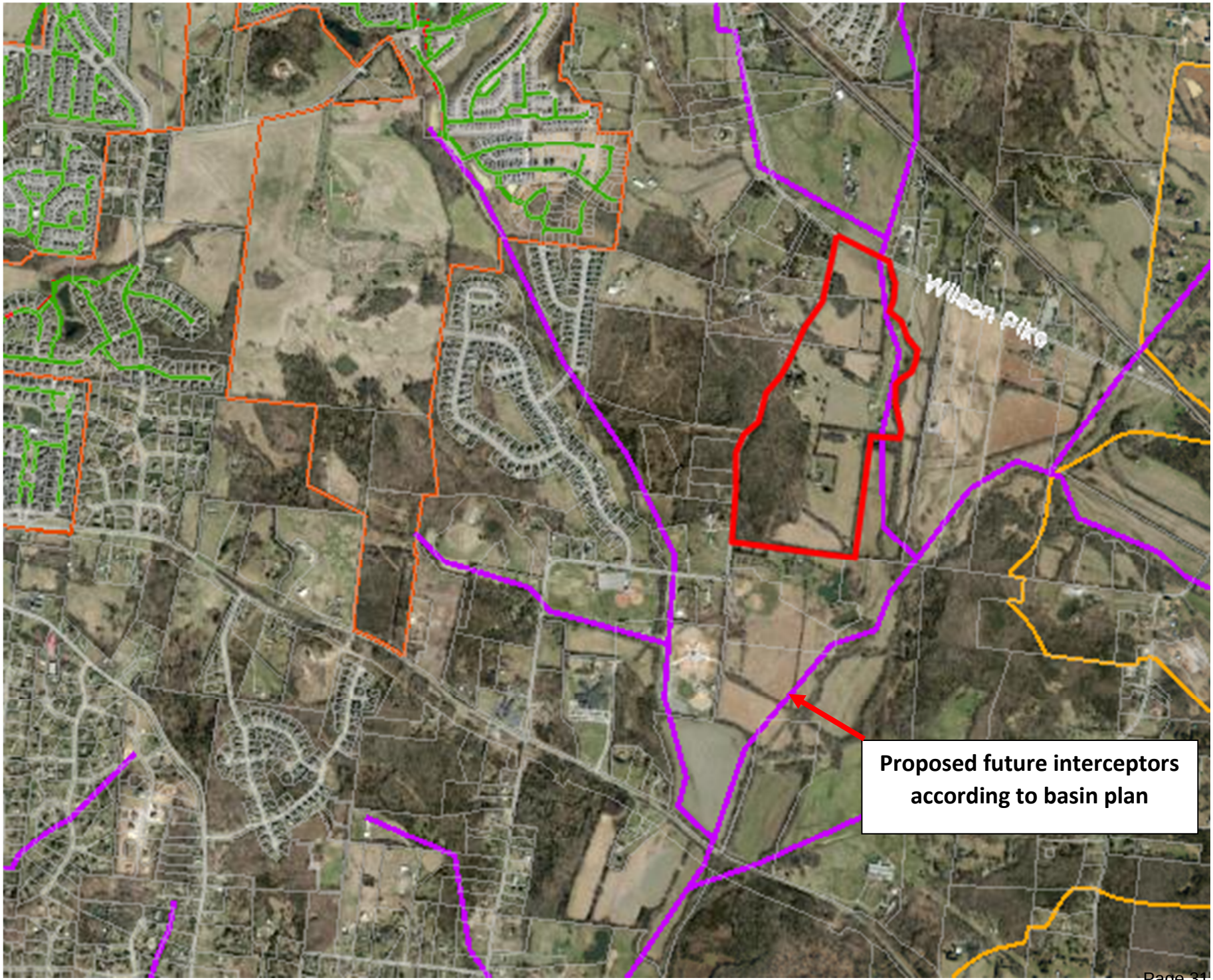
Staff recommends that the denial request for 2051 Wilson Pike not be granted due to its impact on the rest of the Mayes Creek basin within the Urban Growth Boundary. Staff recommends the applicant be required to extend the infrastructure required to serve the property with City sewer. Should the applicant's denial request be granted, allowing the applicant to develop without installing the sanitary sewer infrastructure necessary, the Water Management Department requests:

- the granting of easements for the future interceptors required to serve the basin with sanitary sewer service
- the ability to review and approve plats, grading plans, and site plans for the project to ensure the City's easements are not encumbered by anything to be installed in the easement, hindering the ability for sanitary sewer infrastructure to be installed and/or maintained in the easements
- an agreement to be recorded with all lots created as part of the project, related to the participation in a special assessment district should the development in the future connect to the City's sanitary sewer infrastructure
- owners of all properties created as a result of this project be required to pay all appropriate and associated fees at the time of connection to City sewer
- The City of Franklin will have no oversight or maintenance responsibility for any decentralized system created to serve this property; all oversight and maintenance will fully be the responsibility of a third party

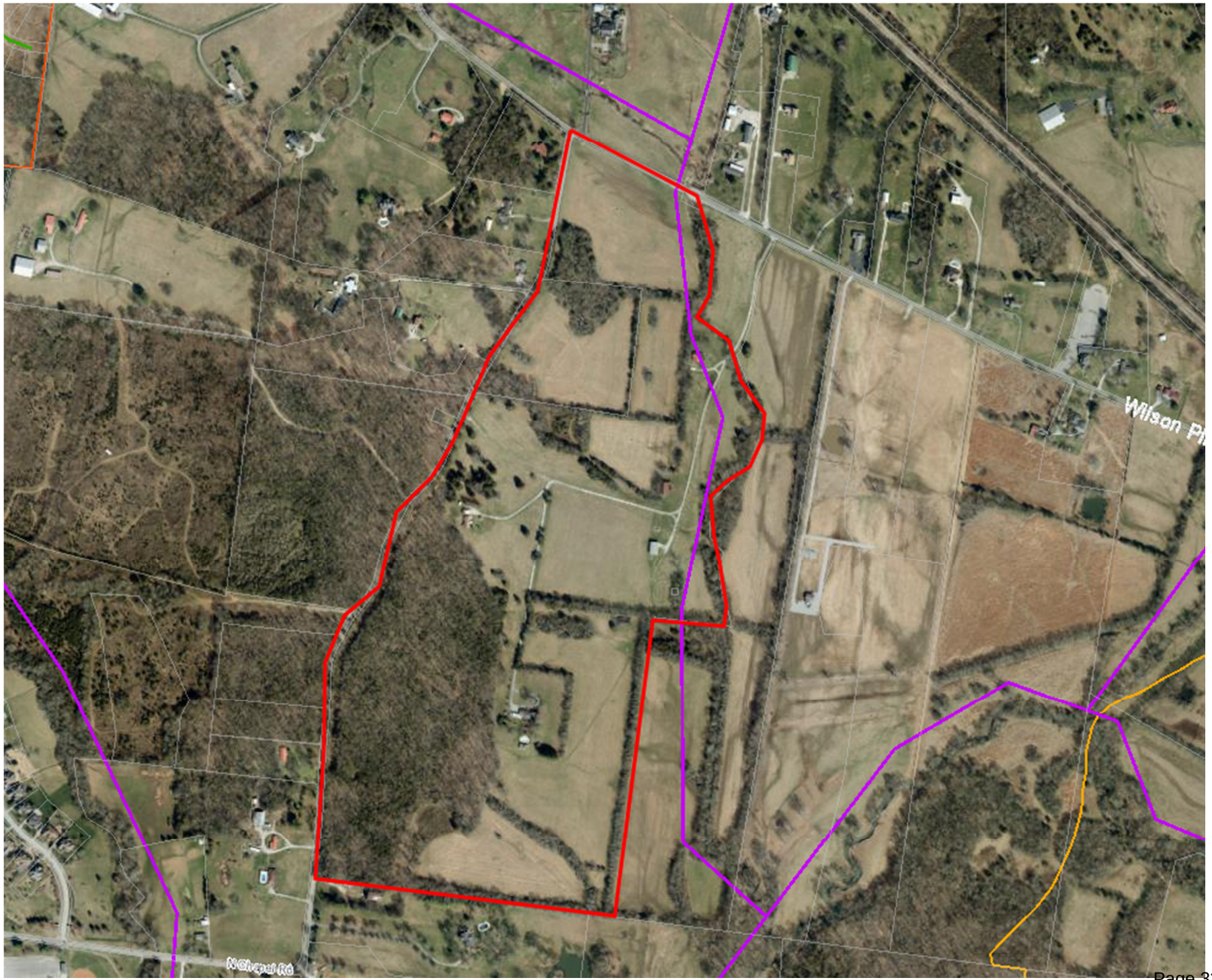
LOCATOR MAP


Proposed future interceptors according to basin plan
Murfreesboro Rd

LOCATOR MAP (Aerial view)



Neighborhood View



HISTORIC FRANKLIN TENNESSEE

Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:	**CHECK ALL THAT APPLY:** ☒ Water ☐ Sewer
Project Name & Subdivision, Section, Lot #	SKYLIGHT RANCH
Map & Parcel(s) #	MAP: 080 PARCEL: 05403
Property Address:	2051 WILSON PIKE
City Project # (If Applicable)	
# of Dwelling Units (If Residential)	23
Applicant's Name & Company	CURTIS STEWART T-SQUARE ENG.
Applicant's Address	1329 WEST MAIN STREET FRANKLIN, TN 37064
Applicant's Email & Phone #	CURTIS.STEWART@T2-ENG.COM 615-678-8212
Anticipated Water Meter Size(s) (see chart on pg. 3).	2"
Water District:	MILCROFTON

Sewage Flow Calculations: *Use the City of Franklin projected flow examples sheet –pg.4*

SF (23) x 350 GPD = 8,050

BARN (10) x 25 = 250

GUESTS (20) x 100 = 2,000

POOL (20) x 10 = 200

10,500 GPD

use additional sheets as necessary

Anticipated sewage flows: *Information Required for Sewer Service*	N/A
If County is requiring this request please indicate if you are requesting an approval or denial:	☒ DENY my Request ☐ APPROVE my request **approval or denial is approved by BOMA, indication here is not a guarantee for approval or denial**

MUST SUBMIT A LOCATION MAP (FOR EX: GOOGLE MAP)

Email Application to: availability@franklintn.gov

For additional information or questions please call: 615-794-4554 **Date Submitted:** 10/21/2022

2024 MAYES CREEK BASIN UPDATE

SANITARY SEWER

BRIAN GOODWIN, PE
ASSISTANT DIRECTOR

SCOTT ANDREWS, PE
UTILITIES ENGINEER

BEN MCNEIL,
DEVELOPMENT AND
INFRASTRUCTURE
MANAGER

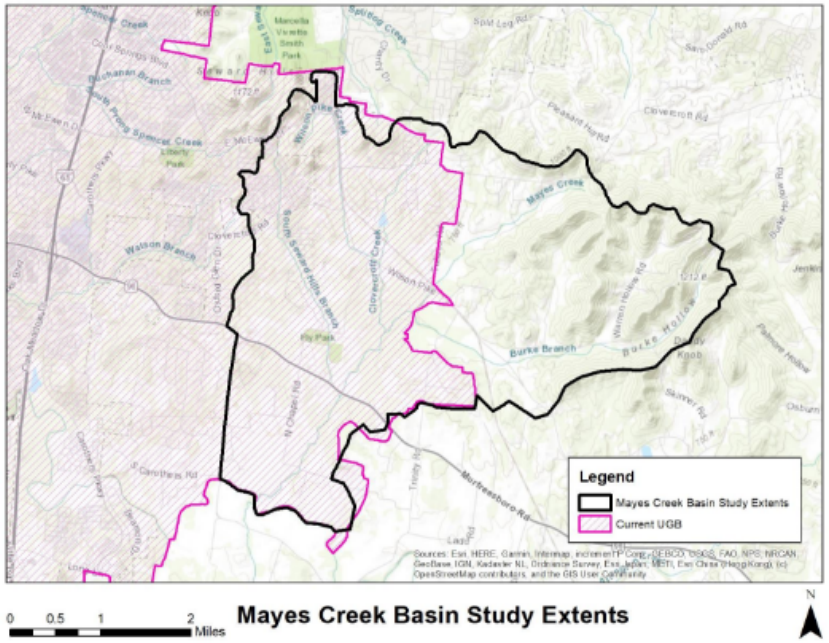
WATER MANAGEMENT
DEPARTMENT

AGENDA

- Background
- Overview
- CDM update
- Decentralized vs centralized sewer systems
- Conclusion

BACKGROUND OF OVERALL BASIN PLAN – MAYES CREEK BASIN

- Overall Mayes Creek Basin Plan
  - Dates back at least to 2001
  - June 2006 study indicates a total of 3.5 MGD average daily flow.
  - The basin plan was updated in 2013 to include a proposed interceptor layout and updated densities. Expected average daily flows 4.4 MGD.
    - The flow estimations appear to be the entire basin (combined IN/Out UGB)
  - In August of 2016 a consultant was commissioned to update the study from 2013.The consultant was to evaluate options and provide recommendations to staff for growth projections over the next 10 years. (Smith Property)
    - The need for an additional Clean Water Facility south and east of I-65 was identified.
    - An alternative regional pump station option to spur development growth within the area was provided, similar to the Westhaven model.
    - Also mentioned was the idea of decentralized sewer systems to be constructed temporarily while the city secured funding for the construction of the Clean Water Facility south and east of I-65. An additional population and density study was suggested to reevaluate the sewer utility.
  - 2016 the consultant's study estimated a total buildout of 5.2 MGD inside current UGB. This study was conducted in relation to the development of the Smith Property. To date, the Smith property has not moved forward.

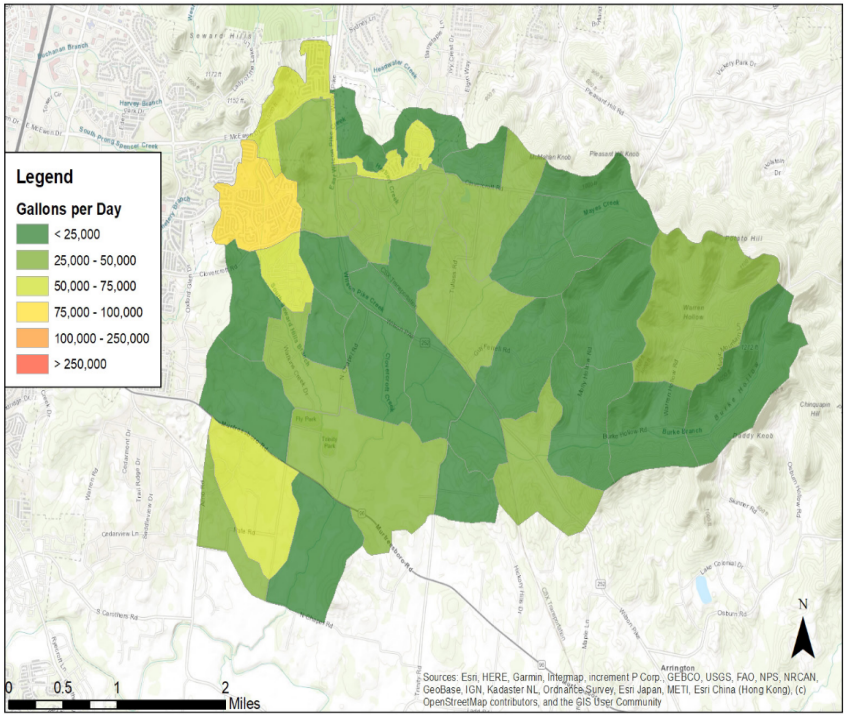


Existing UGB 2016 with overall Mayes Creek basin

CDM UPDATE 2023-2024 – MAYES CREEK BASIN

- In September of 2023, CDM was selected to update the Mayes Creek basin in accordance with the latest growth projections provided by City of Franklin Planning. Signs of growth have been more frequent, and requests have been made for serving the Mayes Creek Basin with sewer utility.
  - 2051 Wilson Pike is an example of recent request to staff.
- CDM's task
  - Updating flow projections
  - Evaluate interceptor sizing
  - Provide likely profile depths of future interceptors.
  - Review of the interim solution discussed within the 2016 basin update and provide a potential solution.

Potential Flows: Nearest term forecast

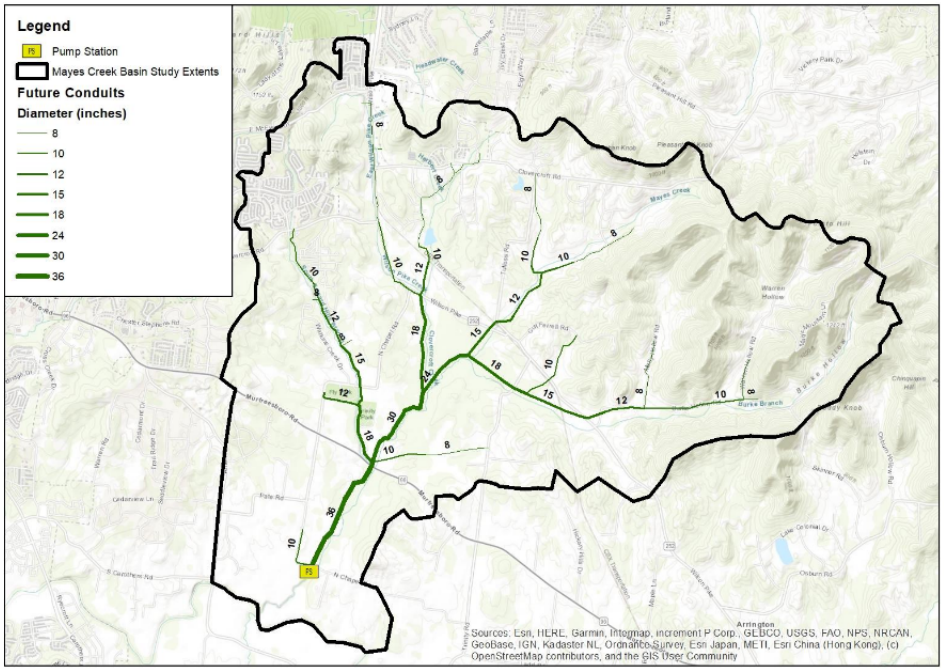


CDM UPDATE 2023-2024 – MAYES CREEK BASIN

- 60% of Mayes Creek basin is currently undeveloped; what has been developed was developed through Williamson County and is currently utilizing on site disposal. (STEP systems)
- Mayes Creek basin breakdown (Flow estimates provided are average daily flow)
  - Nearest term growth: 0.8 MGD
    - Nearest term defined as current estimates of sanitary sewer flow based on known flows and low growth factors
  - Moderate Growth: 2.7 MGD
    - Defined as an approximate halfway point 20-30 years based on growth patterns
  - Full buildout (Inside current UGB and rest of basin also considers current STEP systems connecting in the future): 7.6 MGD
    - All available land is developed to its maximum density based on Envision Franklin.
    - This takes into account minimal to no development of slopes of 14% and greater.
- These flow projections are based on the 2023 Envision Franklin Planning document.
- Actual planning and permitting of development will drive timelines for flows additional construction required to see flow in area.

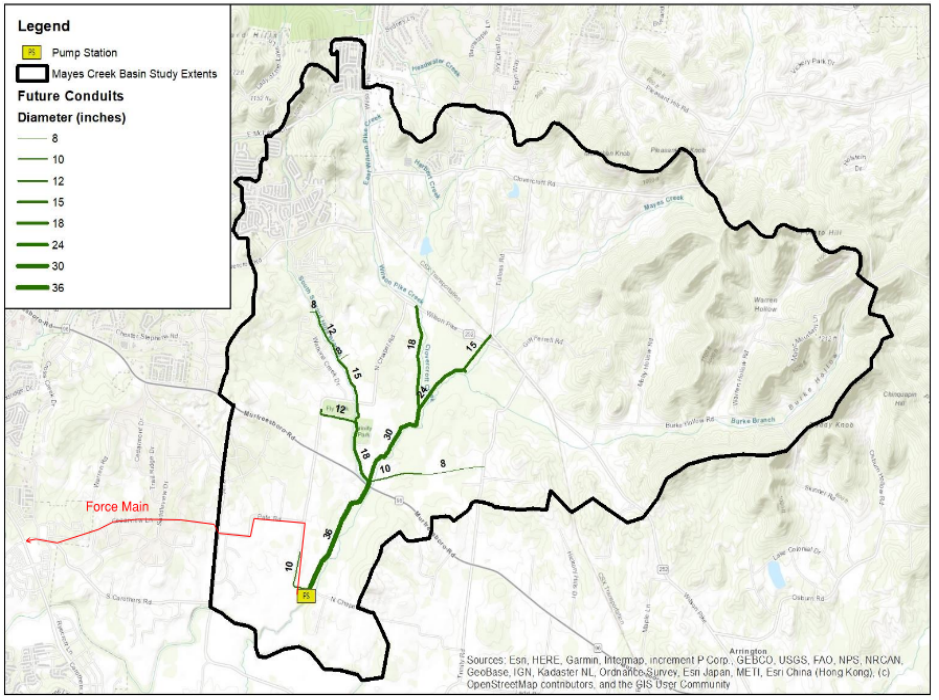
CDM UPDATE 2023-2024 – MAYES CREEK BASIN

- Mayes Creek Interceptor layout
  - For this exercise, 2018 LiDAR was utilized to determine Interceptor placement.
  - 25 stream channel crossings noted, but minimizing impacts to existing wetlands and 60' buffers were considered.
  - Sloped areas of 14% and greater were also protected.
- Pipe sizing
  - Pipe velocities, TDEC pipe sloping requirements, manhole spacing, minimum manhole depth of 7' were all considered.
  - Updated flow information indicates a maximum interceptor size of 36" with submains in accordance with the density allotted within the sub basins.
- Sewer profiles have been completed with a maximum projected depth of 11'. This allows staff the understanding of potential easement requirements and Interceptor routings.



CDM UPDATE 2023-2024 – MAYES CREEK BASIN

- Interim Solution-Regional lift station
  - The 2016 and 2023 Mayes Creek basin study both reviewed a sanitary alternative that allows for the development and sanitary sewer utility servicing the central and north Mayes Creek Basin.
  - Using the "Westhaven model", a regional lift station may be constructed south of Murfreesboro Rd to pump sanitary flow to the future Water Reclamation Facility site.
    - Design, planning, easement acquisition and construction may take 8 to 10 years
    - Water Reclamation Facility is not yet constructed, all flow from this area would in the interim be treated at the current Water Reclamation Facility on Claude Yates.
  - Based on current flow estimations of 3.3 MGD, Phase 1 of this alternative requires a 3.7 mile 16" force main installation. As flows within the area increase, additional pump station and force main capacity may be required.
- In 2016 the proposed gravity interceptor and lift station was estimated to cost 23 million dollars. (S30.1M in today's dollars). The costs has increased substantially over time, exacerbating the financial impacts of developing the basin.



BACKGROUND AND RECOMMENDATIONS 2016 – MAYES CREEK BASIN

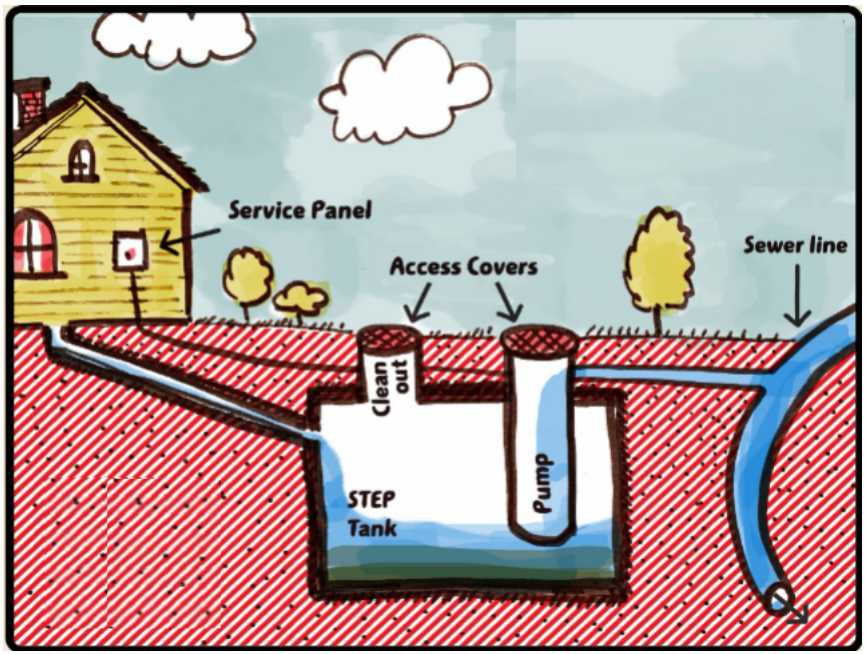
- In 2016 a consultant provided information related to decentralized sewer systems. The consultant evaluated the option and found that the addition of decentralized sewer systems would likely require 30-60 decentralized wastewater systems to be added within the Mayes Creek Basin.
  - Information was provided noting the City would be required to provide additional employees and equipment for daily maintenance and operations of the potential decentralized systems.
  - Each new decentralized system was estimated in 2016 at a cost $800,000 to $1.5 million for construction. An additional $500,000 per year per decentralized system for operations and maintenance was estimated.
    - 30 decentralized systems: $24M (**$31.4M** in today's dollars) to $45M (**$58.9M** in today's dollars) to construct, $15M (**$19.6M** in today's dollars) annually to maintain
    - 60 decentralized systems: $48M (**$62.8M** in today's dollars) to $90M (**$117.8M** in today's dollars) to construct, $30M (**$39.2M** in today's dollars) annually to maintain
  - Reserve land is required for drip irrigation of effluent water, limiting the amount of land to be utilized for any other purpose
- In 2016 Staff recommended against decentralized systems due to the overall cost of these systems with a limited life expectancy of 30 to 50 years. Additional staffing and equipment needs exceed staffing and budgetary constraints.
- Centralized sewer was established as the most efficient option with a new south water reclamation facility.

Table 1: 2016 Summary of Capital Costs

Option	City Borne Cost	Developer Borne Cost
Decentralized Treatment	N/A	$800,000 to $1,500,000/ EA Plus Access Fees
Decentralized Pump Stations/ Force Mains	N/A Review Needed System Upgrades	$625,000/ EA Plus Access Fees
Regional Pump Stations/ Force Mains	$20,000,000 Review Needed System Upgrades	Cost of Conveyance to Pump Stations Plus Access Fees
Centralized Collection	$36,000,000 Review Needed System Upgrades	Access Fees

FUTURE DECENTRALIZED SEWER CONNECTIONS – MAYES CREEK BASIN

- Future connections to centralized sewer (City sewer) from decentralized sewers (septic tank effluent pump systems, or STEP Systems) must be considered
  - STEP systems are designed with a solids tank on the property being served and an effluent pump that discharges into a common effluent force main in the street. All solids are restricted to the waste tank on site.
  - The effluent force main then discharges the effluent wastewater to a decentralized filtration station where it is treated and then applied to land set aside for drip irrigation.
  - STEP systems are not designed as centralized pressure or gravity sewer systems. To connect STEP systems to centralized sewer systems each system would require an evaluation and a new design to ensure proper service connection.
  - STEP systems are designed with specific permitting requirements that may not align with Franklin permit requirements and may negatively impact Franklin's permitted treatment capacity.
  - Additional cost may be required to construct a gravity sanitary sewer system in a built environment.
  - Connecting decentralized sewer systems to centralized presents additional challenges that must be realized before allowing connections.



CDM UPDATE 2023-2024 – MAYES CREEK BASIN

- The City of Franklin, through City staff and administrators, are exploring the development infrastructure alignment for the projected growth, timing, and scale of the south water reclamation facility
- A presentation to BOMA was made in June of 2024 to demonstrate the need for the south plant and the timing of the exhaustion of current capacity at the Claude Yates Water Reclamation Facility
- Currently, the only flows considered in the Mayes Creek basin in substantiating the need for the south water reclamation facility are those developments currently vested
- Mayes Creek basin projected flows as noted in this presentation have significant impact on the scale of the future south water reclamation facility and the timing of its proposed phasing

CONCLUSION

- Centralized collection systems are vital to public health and clean water in accordance with the Clean Water Act of 1972. 92-500
- Mayes Creek basin should be served by centralized sanitary sewer in accordance with the current and past City of Franklin basin studies establishing clean water and environmentally friendly option.
- Serving the area with centralized sanitary sewer is beneficial to both the environment and future Franklin residents within the basin.

City of Franklin

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

File #: 21-0530

DATE: August 28, 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

SUBJECT:

Presentation And Discussion Of Sanitation And Environmental Services (SES) Operations Alternatives

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning SES operations and potential alternatives to explore to help reduce costs.

BACKGROUND/STAFF COMMENTS:

In the preceding months, staff presented a cost of service (COS) analysis and a five-year rate plan to the BOMA for consideration. During the discussions, it was clear that there is concern related to the cost of performing the services SES currently offers. The attached presentation provides some background with respect to the SES Department and identifies potential alternatives that the BOMA may want staff to explore. Some broad categories of alternatives include:

- "Pay as you throw" or volume-based programs,
- Frequency of services offered,
- Potential for opting out of services,
- Glass and other materials diversion, and
- Policies for consideration

Staff will use this presentation as a means to receive feedback from the Board of Mayor and Aldermen to focus efforts on exploring various options that may help to reduce current and future costs of SES operations.

FINANCIAL IMPACT:

At this time, there is no financial impact.

RECOMMENDATION:

Staff requests that the Board of Mayor and Aldermen provide feedback to staff with respect to potential alternatives.

Sanitation and Environmental Services (SES)

Service Delivery Options Discussion

Current Services Offered

- Residential Curbside Services Provided
  - MSW collection and disposal
    - Weekly
  - Recycling collection and disposal
    - Weekly
  - Backdoor service is available to customers with medical condition
  - Bulky item and white goods collection and disposal
  - Brown bag collection
  - Brush collection and disposal
    - Weekly

SES Efficiencies Implemented

- July 2008 - Enforcement of small yard waste in brown bags, used as feed stock for the city compost operations.
- July 2009 -Buck-a-bag service started first Pay-As-You Throw option with excess household waste.
- November 2009 - BOPAE drop-off site established.
- July 2010 - Blue Bag Recycling - first curbside recycling service in the City of Franklin.
- November 2012 - Added cooking oil collection to BOPAE.
- July 2012 - Began partnership with Bi-County hauling and landfilling.
- July 2013 - Started opening BOPAE drop-off services the first Saturday of the month.
- August 2013 - Added compact fluorescent bulbs (CFL) recycling to BOPAE.
- April 2014 - Began accepting sharps (needles) from residents at our main office.
- FY 2014 - Routing software purchased.
- FY 2015 – Implemented four-day work week for collections division.
- FY 2016 - Crane Pedestals installed.
- July 2019 - Eliminated commercial dumpster service.
- January 2020 - Moved residential recycling from blue bags to blue bins.
- March 2020 - Enforcement of ground trash ordinance.
- August 2020 - Implemented call-in services for bulky items & White Goods.
- September 2020 - First burn of Air Curtain Burner.
- February 2024 - Installed waste compactor at the transfer station.

Staffing Levels and Key Milestones

- FY 2011 Fleet staff formed new division under Streets Department
- FY 2013 contracted out hauling services
- FY 2015 4-day work week in collections division

SES Department Personnel				
Fiscal Year	Estimated COF Population	Full-Time	Part-Time	Temp Staff Expenses
FY2007		53	2	
FY2008	56,219	53	2	
FY2009	60,908	59	0	
FY2010	62,487	59	0	
FY2011	63,771	51	5	
FY2012	66,172	52	1	
FY2013	66,370	48	5	
FY2014	70,737	48	5	
FY2015	72,272	48	5	$ 74,129
FY2016	74,440	49	2	$ 124,879
FY2017	71,374	45	0	$ 151,110
FY2018	79,608	45	0	$ 201,484
FY2019	82,029	45	0	$ 243,905
FY2020	83,545	45	0	$ 165,344
FY2021	86,628	44	0	$ 5,628
FY2022	89,065	46	0	$ -
FY2023	90,092	48	0	$ -
FY2024		48	0	$ 8,024

SES Diversion Strategies

- Diversion
  - Leaf collection by Streets department
  - BOPAE
  - Air curtain destructor
  - Blue Bag program
  - Blue Bag to Blue Bin
  - Collection of white goods for recycling

SES Diversion Stats

Wood Waste Processed by City (Burned in air curtain burner)			
Fiscal Year	2023	2024	Total
Tons	604.08	178.58	782.66
Cost to dispose elsewhere per ton	$40.00	$40.00	
Savings each year	$24,163.20	$7,143.20	$31,306.40

BOPAE 5 Year Totals						
Fiscal Year	2019	2020	2021	2022	2023	5 Yr. Total
Batteries (lbs)	10,680	9,180	19,240	17,095	25,981	**82,176**
Oil (gallons)	1,143	1,250	2,395	1,230	2906	**8,924**
Paint (lbs)	163,490	289,769	23,917	23,532	29,919	**530,627**
Anti-Freeze (gallons)	689	774	709	789	799	**3,760**
Electronics (lbs)	54,320	52,650	61,160	51,360	80,440	**299,930**

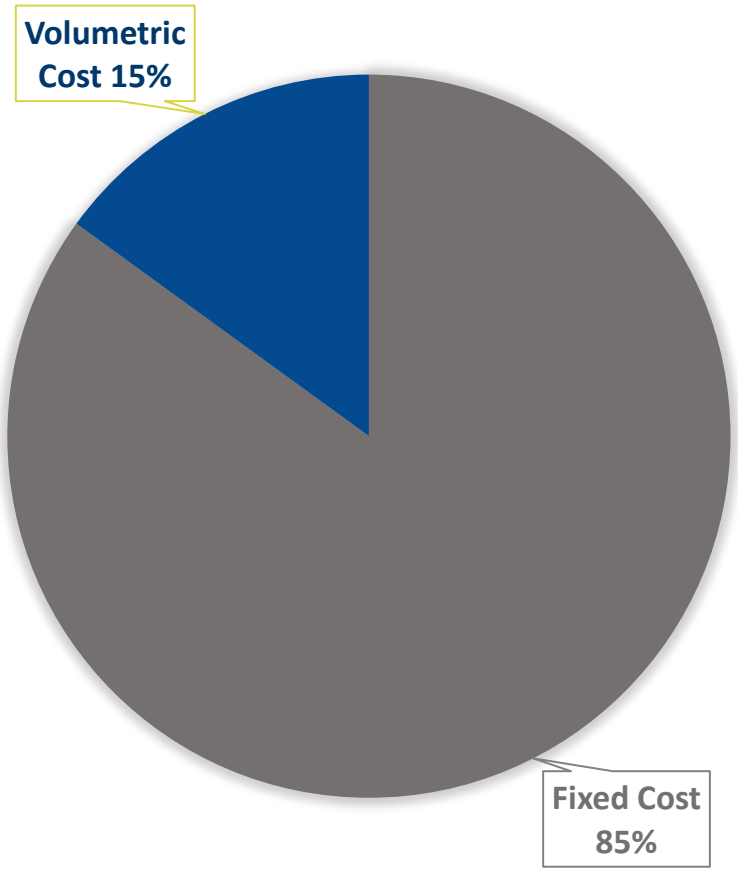
Citizen Survey Results

2016 Citizen Survey	Percentage of Respondents Rating the Service Excellent or Good
Garbage Collection	91%
Recycling	76%
Yard Waste pick-up	86%
2019 Citizen Survey	
Garbage Collection	90%
Recycling	82%
Yard Waste pick-up	87%
2022 Citizen Survey	
Garbage Collection	88%
Recycling	60%
Yard Waste pick-up	80%

Residential Service Breakdown
Fixed Costs vs Volumetric Costs

FY 25 Volumetric Costs

Operations - $1,321,261



FY 25 Fixed Costs

Personnel - $4,861,807

Operations - $1,883,124

Capital - $1,332,337

SES Hauling and Disposal Costs

COF Contract Pricing for Hauling and Disposal					
Calendar Year (contract swaps to fiscal year in 27)	MSW Cost Per Ton (Disposal)	MSW COST Per Ton Compaction	Calendar Year	MSW COST Per Ton Hauling	MSW Total Cost Per Ton Hauling and Disposal
CY 23	$ 18.25		CY 23	$ 25.85	$ 44.10
CY 24	$ 19.16	$ 1.00	CY 24	$ 27.14	$ 47.31
CY 25	$ 20.12	$ 1.00	CY 25	$ 28.50	$ 49.62
CY 26	$ 21.13	$ 1.00	CY 26	$ 29.92	$ 52.05
FY 27	$ 28.50	$ 1.00	CY 27	$ 31.42	$ 60.92
FY 28	$ 29.93	$ 1.00	CY 28	$ 32.99	$ 63.92
FY 29	$ 31.42	$ 1.00	CY 29	$ 34.64	$ 67.06
FY 30	$ 32.99	$ 1.00	CY 30	$ 36.37	$ 70.37
FY 31	$ 34.64	$ 1.00	CY 31	$ 38.19	$ 73.83
FY 32	$ 36.37	$ 1.00	CY 32	$ 40.10	$ 77.48

The Bi-County Disposal contract estimates a CPI increase of 5% each calendar year from 23 to July 1, 2026. On July 1, 2026, the second term of the contract swaps to fiscal years and the new rate is $28.50 per ton or the current gate rate, whichever is lesser. A 5% CPI increase is estimated for each fiscal year from 2027 until 2032. For the MBI hauling contract, an estimated 5% CPI increase is estimated each calendar year from 2023 until 2032.

Service Options to Consider

Pay as you throw pricing

- Container size – 96-Gal, 64-Gal, 32-Gal
- By weight – Weigh each Bin each week and assign to customer based on RFID chip on Bin
- Special bags – Eliminate Rates, sell special COF bags at a fixed cost at local retailers, must be used in bin
- Charging for bulky/white goods pickup
- Yard waste debris
  - Including post storm recovery
- At home composting for diversion of food waste

Schedules

- Recycling- Weekly, Bi- Weekly
- Yard waste – Weekly, Bi – Weekly, Monthly, As Requested
- MSW – Weekly, Bi- Weekly

Service Options to Consider

- Opt-out of services/a la carte menu of services
  - Break down Cost of MSW, Recycling, Yard Waste and allow customers to select the services they want at that cost
  - Services can only be subscribed to or canceled at the beginning of the year or upon a new resident at address
- Glass diversion
- Waste Stream Audit
- Policy discussions (i.e. charges for lower income residents, elderly, veterans, recycling mandatory)

Discussion

- Guidance on next steps

City of Franklin

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

File #: 21-0715

DATE: August 28, 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
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

Presentation And Discussion Of Vested Rights And Vesting Extension Requests

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Vested Rights and Vesting Extension Requests.

BACKGROUND/STAFF COMMENTS:

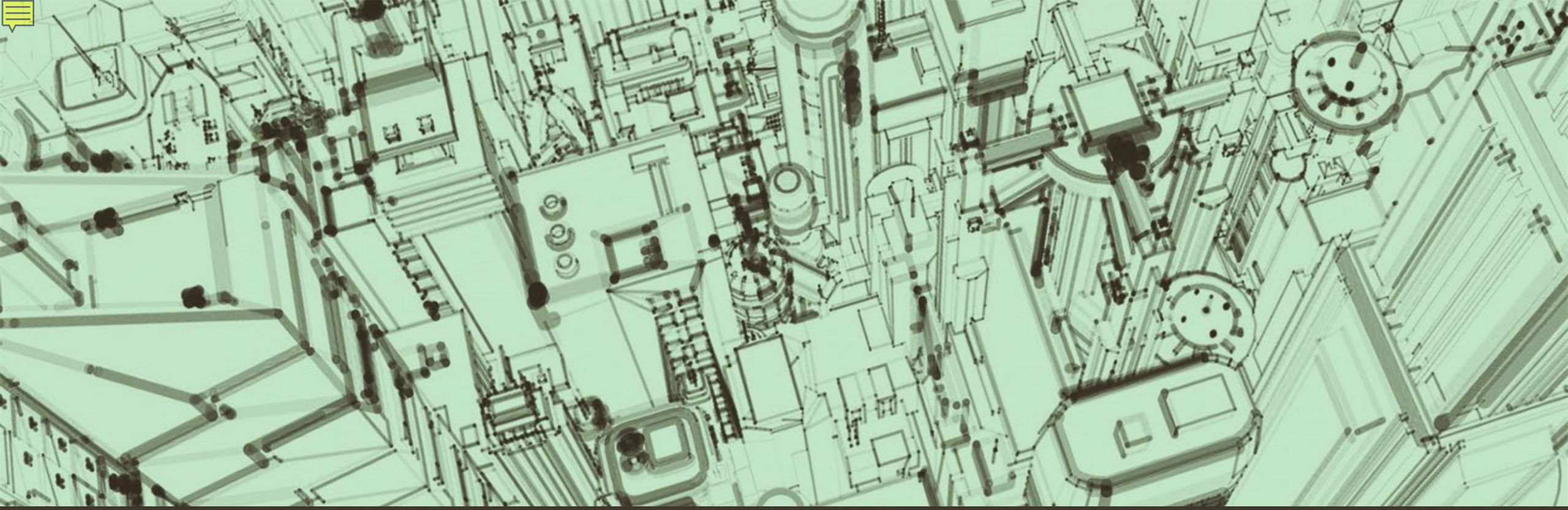
The attached presentation provides information on state law regarding Vested Rights, how staff tracks Vesting milestones, and how the Vesting extension process works. Also attached are a list of vested residential and mixed use projects with Vesting milestones noted, Project Buildout information for the City's residential and mixed use projects, and document templates used for notices of pending Vested Rights expirations.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the discussion on Vested Rights and Vesting Extension Requests.



Vested Rights and Extensions

City of Franklin, TN

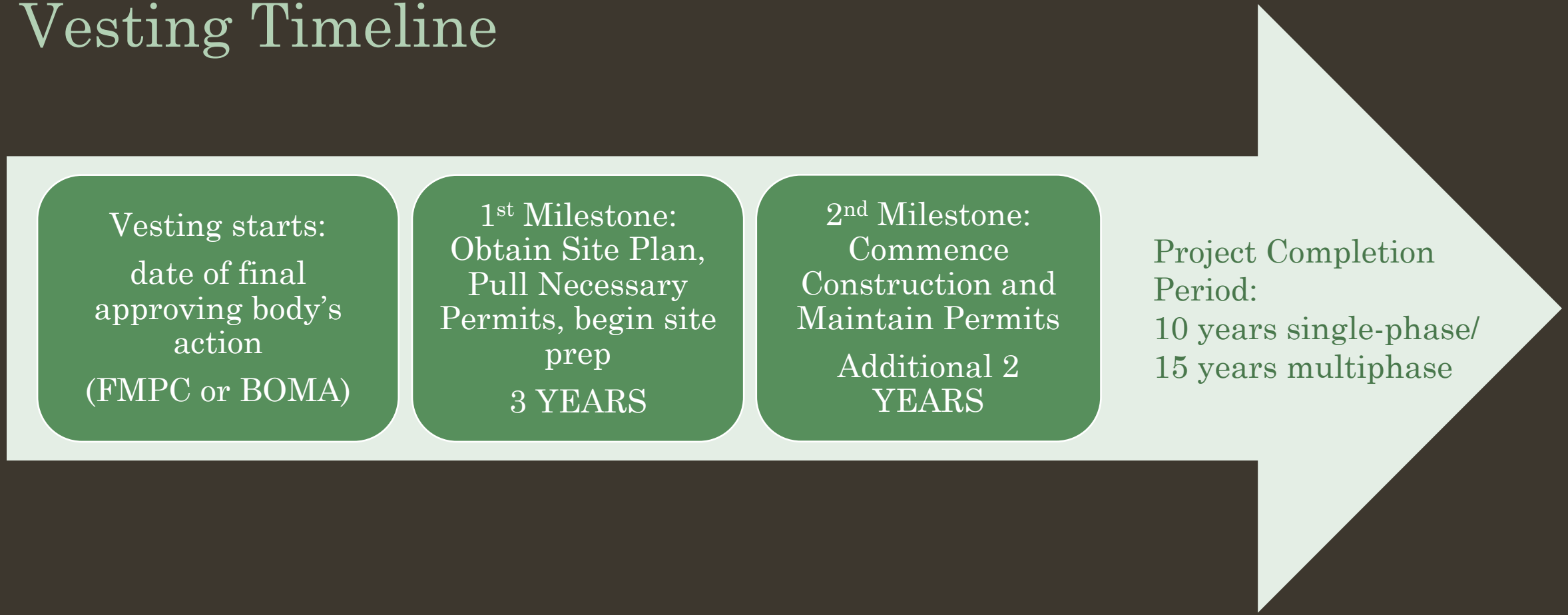


Overview of Vested Rights

- Tenn. Code Ann. § 13-4-310
- Took affect January 1, 2015
- "the locally adopted development standards which are in effect on the date of approval of a preliminary development plan…shall remain the development standards applicable to that property or building during the vesting period".

- § 13-4-310 defines:
  - Start date of vesting
  - Milestones that must be met to maintain vesting
  - What violations terminate vesting
  - When an approving body can reconsider vesting
  - When an approving body can extend vesting

Vesting Timeline



Approval of Development Plan
January 9, 2024

3 Years from Approval Date
January 9, 2027

Additional 2 years from 1st Milestone deadline
January 9, 2029

Total Vesting
January 9, 2034 (10)
January 9, 2039 (15)

Vesting Extensions

- Not much guidance provided in TCA
- Permits the local government to grant them
- Granted by Ordinance or Resolution
- Basis for granting extensions is whether "the local government determines, in writing, that it is in the best interest of the community to allow development to proceed"

Current Procedure: Tracking (Monthly)

- updates that milestones have been met
  - Check for Stormwater inspections that verify the 1st milestone is met (begin site prep)
  - Check for Foundation inspections that verify the 2nd milestone is met (commence construction)
  - Verify that sureties have been released and the final CO/COC issued ("total vesting period" met)
  - Spot check based on general knowledge of construction happening throughout City
- reviews for upcoming expirations (6-7 months out)
  - Staff notifies the Property Owner, Developer, and Applicant listed on the vested plan of impending expiration if action is not taken to extend the Vested Rights (template letter attached in Civic Clerk)
  - Staff provides a "drop dead date" reminder email if a request for extension has not yet been initiated within 60 days of vesting expiration

For project-specific information, see lists of Vesting Status and Project Buildout Status of residential and mixed-use projects (attached separately in Civic Clerk)

Current Procedure: Logistics

- Development must gain extension prior to the vesting expiration date
- Staff requires a request letter from property owner
  - includes reason for delay
  - requested extension date
- Resolution for Vesting Extension follows same approval path as original entitlement document
  - Development Plan Extensions go to FMPC for Recommendation, then BOMA
  - Preliminary Plats/Site Plans go to FMPC only

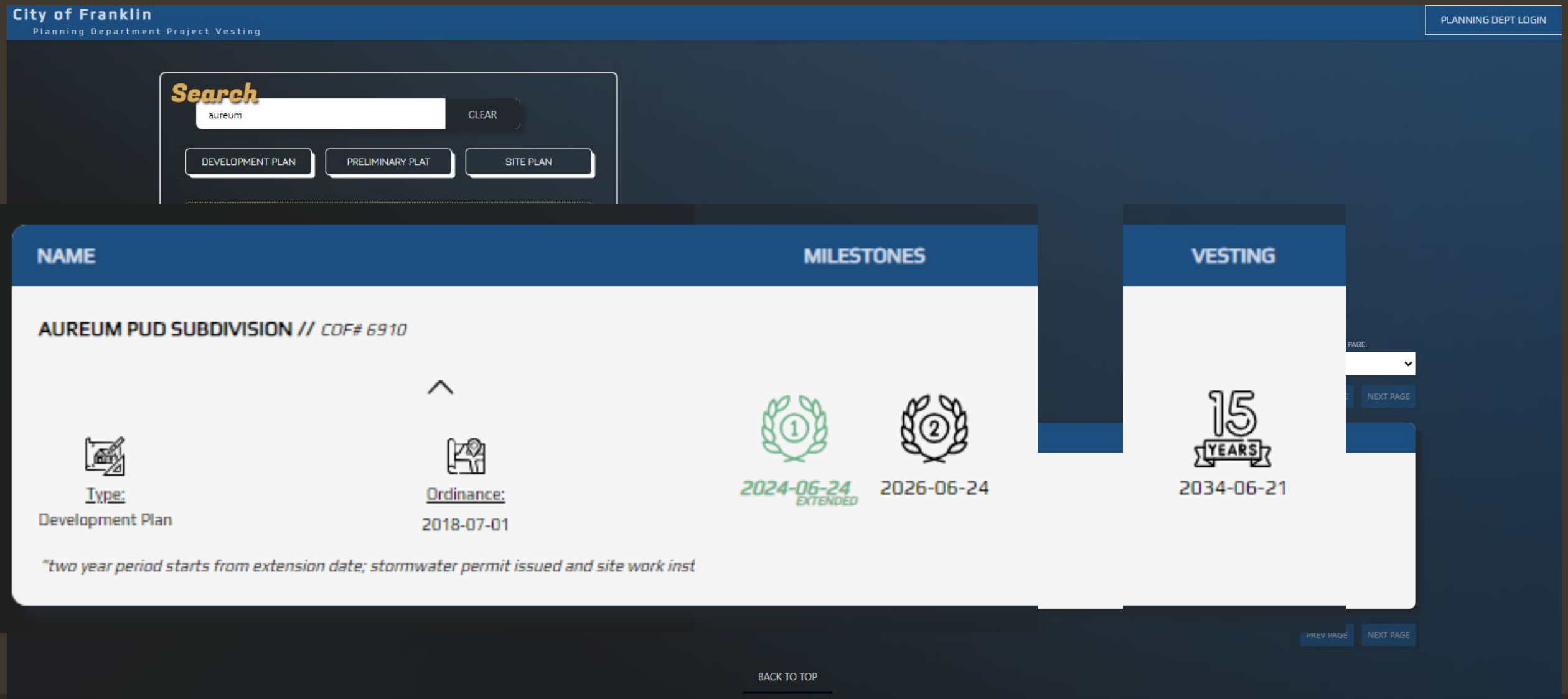
Current Procedure: Staff Review

- Reports on status of project
  - Has a site plan been approved? Have site permits been issued? Has site prep begun? Has vertical construction started?
- Analyzes the plan against current local development standards and any changes made since the time of vesting
- Reports on whether the plan would change substantially if resubmitted under current regulations.
  - *"Would we essentially get the same plan if vesting was lost and the developer had to start from scratch?"*
- Staff does <u>not</u> provide a recommendation on whether it is in the "best interest of the community" to extend the vested rights
  - Public Hearing/Public Comment
  - Discussion by Approving Body

Vested Development Standards

- Zoning Ordinance
- Subdivision Regulations
- Transportation and Street Technical Standards
- Stormwater BMP Manual
- Municipal Code
- Historic District Guidelines
- Envision Franklin

Vesting Dashboard: Internal Testing now



Discussion

- What additional information can staff provide to help BOMA better determine whether extending a vested right is in the best interest of the community?
  - Is the project consistent with BOMA's vision?
  - Are there new considerations that need to be made with respect to utilities or traffic?
  - What role does the development have in extending infrastructure and does it impact any other development projects?

As of July 2024

Table 1

Residential Projects & Vesting Expiration Dates						
Project Name	**Year Approved**	**Residential Units**	**Non-Res SF**	**Vesting Milestone Expiration Date**	**Status**	**Total Vesting Period**
Berry Farms Reams-Fleming	2006	400	1,100,000	N/A	None	
Ovation	2014	950	480,000	N/A	None	
BOMA Approval						
West Franklin Park PUD	2021	555	320,116	Sep-24	Need to begin site prep	Sept 2036
Gateway Village PUD	2021	60		Oct-24	Need to begin site prep	Oct 2036
Haven at Cool Springs PUD	2021	297	8,595	Dec-24	Need to begin site prep	Dec 2031
Hillhaven PUD	2022	43	0	Jan-25	Need to begin site prep	Jan 2032
Shawnee PUD	2022	26	0	Feb-25	Need to begin site prep	Feb 2032
Legends View PUD	2022	18	3,903	Mar-25	Need to begin site prep	Mar 2032
Avalon Square PUD	2019	614	450,000	Mar-25	Need to begin site prep	March 2034
East Works PUD	2020	1624	995,084	Jul-25	Need to begin site prep	July 2035
555 Franklin Rd PUD	2023	201	110,273	Oct-25	Need to begin site prep	Oct 2032
Novara PUD	2023	77	0	Feb-26	Need to begin site prep	Feb 2038
Madison PUD	2020	72	0	Mar-26	Need to begin site prep	March 2030
Aureum PUD	2019	480	850,000	Jun-26	Need to begin vertical construction	June 2034
Southvale PUD	2021	512	0	Jun-26	Need to begin vertical construction	June 2036
Middle Eight PUD	2023	275	3,000	Aug-26	Need to begin site prep	Aug 2033
Hamilton PUD	2021	58	0	Oct-26	Need to begin vertical construction	Oct 2031
Poplar Farms PUD	2021	546	0	Nov-26	Need to begin vertical construction	Nov 2036
Carothers Glen PUD	2020	45	0	Dec-26	Need to begin vertical construction	Dec 2029
Colletta Park PUD	2017	199	0	Dec-26	Need to begin vertical construction	Dec 2032
Historic Magnolia Hall PUD	2021	10	0	Dec-26	Need to begin vertical construction	Dec 2031
Hard Bargain II PUD	2023	2	0	Dec-26	Need to begin site prep	Dec 2033
Tuckaway PUD	2021	0	120,000	Mar-27	Need to begin site prep	March 2031
Cottages at 509 Hill Drive PUD	2022	4	0	Aug-27	Need to begin vertical construction	Aug 2032
Wood Duck Ct PUD	2019	237	0	Sep-27	Need to begin vertical construction	Sept 2029
Optima Franklin PUD	2023	348	203,968	Jan-28	Need to begin vertical construction	Jan 2038
611 Mt Hope St PUD	*2023*	*2*	*0*		*Began vertical construction*	*Sep 2033*
Fields at Reese Farm PUD	*2019*	*132*	*0*		*Began vertical construction*	*Feb 2034*
Huffines Ridge	*2019*		*693,297*		*Began vertical construction*	*April 2034*
McEwen Place Town Center PUD	*2020*		*338,000*		*Began vertical construction*	*Aug 2035*
Vintage at Watson Glen PUD	*2020*		*17,320*		*Began vertical construction*	*Sept 2035*
FMPC Only Approval						
Woodwick Stone	2022	6	0	Mar-25	Need to begin site prep	March 2032
Eastview	2023	2	0	Apr-26	Need to begin site prep	Apr 2033
Tavistock / Laguna	2021	7	0	Aug-26	Need to begin vertical construction	Aug 2031
Silagi Subdivision	2023	32	0	Dec-26	Need to begin site prep	Dec 2033
Franklin Ridge	2024	34	0	Jun-27	Need to begin site prep	June 2034
Poteat Place	2023	7	0	Apr 2028 (North) & Aug 2026	Need to begin vertical construction	Apr & Aug 2033
TOTAL VESTED		**7,875**	**5,693,556**			

As of July 2024

Table 2

Residential Projects Under Construction						
Project Name	**Year Approved**	**Units Constructed**	**Units Approved**	**Units Remaining**	**Percent Complete**	**Vesting Deadline**
Waters Edge	2013	385	395	10	97%	N/A
Simmons Ridge Rev 4	2017	390	408	18	96%	2032
Avalon	2002	416	445	29	93%	N/A
Lockwood Glen Rev 5	2008	586	638	52	92%	2031
The Standard at Cool Springs	2016	328	359	31	91%	2026
Riverbluff Rev 3	2018	70	81	11	86%	2033
Preserve at Echo Estates	2013	37	43	6	86%	N/A
Stream Valley Rev 1	2017	696	824	128	84%	N/A
Fountains of Franklin (Silver Grace)	2009	87	123	36	71%	N/A
Westhaven Rev 5	2020	2,467	3,444	977	72%	2035
Bushnell Farms	2017	13	20	7	65%	2027
Berry Farms Town Center Rev 1	2021	671	1,052	381	64%	2036
McEwen Town Center Rev 3	2020	711	1,191	480	60%	2035
Meadows and Villages of Southbrooke	2020	94	205	111	46%	2035
Cherokee Place PUD	2021	3	100	97	3%	2030
TOTALS		**6,954**	**9,328**	**2,374**	**75%**	

All projects listed have at least one completed residential unit.

Notice of Vesting Expiration Email Templates

Haven't Reached the 2st Milestone:

Good morning/afternoon,

As Property Owner, Developer, or representatives listed on the [application name] applications filed with the City of Franklin, I am writing to inform you that the vesting of your [project type] is set to expire unless steps are taken.

In accordance with Tenn. Code Ann. § 13-4-310, a vested property right is established for development projects approved after January 1, 2015. This vested property right remains in effect during a vesting period, and the development project is required to satisfy development requirements to maintain and extend this vesting period.

Regarding the development project, [Project Name], it appears that **the vesting period of the approved plans will expire on [Vesting Expiration Date]. To keep these plans vested, the following requirements must be met prior to the expiration date:**

- **Obtaining and maintaining necessary permits.**
- **Commencement of construction. Construction, as defined by the Zoning Ordinance, means that any foundations for a building are installed and the building has begun to be erected vertically.**

If these requirements are met, the vesting period of the approved plans will be extended for an additional 5-year period from the expiration date of the current period. If these requirements are *not* met prior to the expiration date, all vested rights and entitlements will terminate at the end of the current vesting period. **At this point any work on the site will be issued stop work orders, and you will be required to resubmit any plans to the City for reapproval.**

If you have any questions or would like to discuss this further, please let me know.

Kind regards,

Haven't Reached the 1st Milestone:

Good morning/afternoon,

As Property Owner, Developer, or representatives listed on the [application name] applications filed with the City of Franklin, I am writing to inform you that the vesting of your [project type] is set to expire unless steps are taken.

In accordance with Tenn. Code Ann. § 13-4-310, a vested property right is established for development projects approved after January 1, 2015. This vested property right remains in effect during a vesting period, and the development project is required to satisfy development requirements to maintain and extend this vesting period.

Regarding the development project, [Project Name], it appears that **the vesting period of the approved plans will expire on [Vesting Expiration Date]. To keep these plans vested, the following requirements must be met prior to the expiration date:**

- **Secure the approval of a site plan.**
- **Secure any necessary permits.**
- **Commence site preparation, which includes: grading, excavating, and physical improvements such as water and sanitary lines, footings, or foundations installed.**

If these requirements are met, the vesting period of the approved plans will be extended for an additional two years from the expiration date to commence construction. Construction, as defined by the Zoning Ordinance, means that any foundations for a building are installed and the building has begun to be erected vertically. If these requirements are *not* met prior to the expiration date, all vested rights and entitlements will terminate at the end of the original vesting period. **At this point any work on the site will be issued stop work orders, and you will be required to resubmit any plans to the City for reapproval.**

If you have any questions or would like to discuss this further, please let me know.

Kind regards,

LAST CALL FOR EXTENSION EMAIL

Good morning/afternoon,

As Property Owner, developer, and/or representatives listed on the [PROJECT NAME] Subdivision applications filed with the City of Franklin, I am writing to inform you that the vesting of your Development Plan/Site Plan/Preliminary Plat is set to expire unless steps are taken. As previously conveyed to you on [date of first email correspondence], it appears that **the vesting period of the approved plans for the** [PROJECT NAME] **Subdivision will expire on [expiration date].**

(BOMA LEVEL APPROVAL NEEDED)
Steps may be taken through the site plan and site preparation process to extend vesting, or you may request a vesting extension. Any requests to extend vesting must be heard and approved by the Board of Mayor and Alderman (BOMA) prior to the expiration date; meaning that any extension request must be first heard by the Franklin Municipal Planning Commission (FMPC) no later than their **[date]** meeting. If you would like to request a vesting extension, I must receive a letter requesting vesting extension by **[date, correlate with initial submittal deadline]**.

----or-----

(FMPC LEVEL APPROVAL NEEDED)
Steps may be taken through the site plan and site preparation process to extend vesting, or you may request a vesting extension. Any requests to extend vesting must be heard and approved by the Franklin Municipal Planning Commission (FMPC) no later than their **[date]** meeting. If you would like to request a vesting extension, I must receive a letter requesting vesting extension by **[date, correlate with initial submittal deadline]**.

If you no longer wish to develop the site utilizing the approved development/site plan, you may simply allow your vesting to expire and/or submit a new plan for the site. Feel free to contact me with any questions,

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-06334

DATE: August 29, 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 4/23/24; 8/27/24
BOMA 5/14/24, 7-0; 5/28/24 postpone to 9/10/24, 7-0

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:
City staff periodically evaluates City policies with regard to road impact fees. As part of such evaluation, in 2023, City Staff secured the services of two outside expert(s) to update and determine road impact 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 presented the proposed road impact fees at three BOMA work sessions and held meetings with the Design Professionals/Developer Group, NAIOP, the Development Services Advisory Commission, and the Housing Commission.

Based on our two discussions with the Design Professionals/Developer Group on August 7th and August 21st, in addition to the two phased implementation options (2-years and 3-years) included in Ordinance 2023-41, this group proposed/discussed the following alternatives for implementing the updated road impact fees.

Staff is seeking guidance on whether Ordinance 2023-41 should be modified prior to final approval. The ideas shared during the two Design Professional/Developer Group meetings follow:

1. Assess Road Impact Fees at the time a pre-application meeting is held. (Not all projects require a pre-application meeting and there was no deadline proposed for the length of time the assessed fee would remain valid)

2. Assess Road Impact Fees at the time a project becomes vested. (Depending on the type of vested project, the assessed fee would remain valid for up to 5 years for a single building/single phase project and up to 15 years for a multi-building/multi-phased project)
3. Continue to assess Road Impact Fees at time Building Permits are issued with a city commitment to publish the Road Impact Fee Schedule a minimum of three years forward for predictability. Additionally, for larger multi-family and commercial projects, a portion of the Road Impact Fee would be due(collected) at the time the building permit is issued, and the balance would be due(collected) prior to requesting final inspection(s).

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 additional guidance from the Board of Mayor and Aldermen (BOMA) for any changes that are not included in Ordinance 2023-41.

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

September 5, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Katherine Harelson, Development Services Operations Analyst

RE: Review of Road Impact Fee Model Scenarios

Purpose

The purpose of this item is to review with the Board of Mayor and Aldermen staff's ongoing analysis of the possible financial impacts of revising the Road Impact Fees charged to projects wishing to build in the City of Franklin.

Background

City staff periodically evaluates City policies regarding all of its development related impact fees. As part of such evaluation, in 2023, staff secured the services of two outside expert(s) to update and determine road impact 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 that development contributes appropriately to the funding of infrastructure needs driven by growth.

Beginning in April 2024, staff presented to the Board of Mayor and Aldermen a revision of the existing Road Impact Fees authorized under Ordinance 1988-13. Over the ensuing five months, a series of discussions, meetings and questions have been had and raised between elected officials, professional staff, and partners in the development community. This memorandum attempts to summarize and quantify the proposals and modifications proposed to date.

Financial Impact

To evaluate the financial impacts of modifying the Road Impact Fees as proposed under Ordinance 2023-41, the Office of Budget & Performance first evaluated, permit by permit, project by project, the amount of money collected in Road Impact Fees over the last five audited fiscal years, FY 2019-2023.

Figure 1: Annual Road Impact Fees Collected - FY 2019-2023

Actual Revenue Collected*	2019	2020	2021	2022	2023	**Average**
	$7,659,855	$12,251,152	$6,975,153	$10,641,106	$4,235,737	**$ 8,352,601**

**Actual collections as provided from Annual Comprehensive Financial Reports, City of Franklin, FY 2019-2023*

After assessing what was collected, staff evaluated the amount of money that would have been collected had the full implementation of the proposed fees under Ordinance 2023-41 been implemented over the same timeframe. This is shown in Figure 2.

Figure 2: Road Impact Fees Collections with Full Implementation of fees proposed - FY 2019-2023						
Full RIF Implementation	2019	2020	2021	2022	2023	**Average**
	$24,499,167	$19,191,952	$26,628,181	$19,191,952	$16,764,329	$ 21,255,116

It is important to review what actually has been recorded to properly evaluate possibilities of what might occur. Because it is impossible to project development activity – when permits are actually pulled, whether or not a development comes to fruition, the variability of economic winds, changing market desires (e.g. office desirability pre-pandemic vs. post-pandemic) – staff can only base possible projections off of past experience.

To that end, once the dialogue of Ordinance 2023-41 began, both elected officials and partners in the development community asked to consider phasing the fees over a multi-year timeframe. Given the large increase in the fees year over year, staff has proposed either a two-year or a three-year phase-in of the fees to assist the development community in accommodating the difference. As part of conversations with the development community and the Board of Mayor and Alderman, we have provided multiple year phase-in projections below, including a two-year, a three-year, a four-year and a five-year phase in option. The projected unrealized revenue is shown at the far right.

Figure 3: Road Impact Fee Forecasted Collections w/ Phase-In Options							
	Year 1 *A*	**Year 2** *B*	**Year 3** *C*	**Year 4** *D*	**Year 5** *E*	**Total** *F (A+B+C+D+E)*	**Unrealized Revenue** *G (F - Phase-In Total)*
Full Implementation	**$24,499,167**	**$19,191,952**	**$26,628,181**	**$19,191,952**	**$16,764,329**	**$106,275,581**	
Phase-In Plan							
2-Year							
Amount of phase-in	50%	100%	100%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$6,451,258	$12,902,516	$12,902,516	$12,902,516	$12,902,516	$58,061,321	
2-Year Total	**$14,803,858**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$99,824,324**	**-$6,451,258**
3-Year							
Amount of phase-in	33%	66%	100%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$4,300,839	$8,601,677	$12,902,516	$12,902,516	$12,902,516	$51,610,063	
3-Year Total	**$12,653,439**	**$16,954,278**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$93,373,066**	**-$12,902,516**
4-Year							
Amount of phase-in	25%	50%	75%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$3,225,629	$6,451,258	$9,676,887	$12,902,516	$12,902,516	$45,158,805	
4-Year Total	**$11,578,230**	**$14,803,858**	**$18,029,487**	**$21,255,116**	**$21,255,116**	**$86,921,808**	**-$19,353,774**
5-Year							
Amount of phase-in	20%	40%	60%	80%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$2,580,503	$5,161,006	$7,741,509	$10,322,013	$12,902,516	$38,707,547	
5-Year Total	**$10,933,104**	**$13,513,607**	**$16,094,110**	**$18,674,613**	**$21,255,116**	**$80,470,550**	**-$25,805,031**

An alternative phasing proposal would spread the implementation over 3 years – 25% in year one, 25% in year two and 50% in year three. This is shown below.

Figure 4: Alternative Phase-in Option							
	Year 1 *A*	Year 2 *B*	Year 3 *C*	Year 4 *D*	Year 5 *E*	Total *F (A+B+C+D+E)*	Unrealized Revenue *G (F - Phase-In Total)*
Full Implementation	**$24,499,167**	**$19,191,952**	**$26,628,181**	**$19,191,952**	**$16,764,329**	**$106,275,581**	
Alternate 3-Year Plan							
Amount of phase-in	25%	50%	100%	100%	100%		
Existing Average	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 41,763,003	
Phase In	$ 3,225,629	$ 6,451,258	$12,902,516	$12,902,516	$12,902,516	$ 48,384,434	
Alternate 3-Year Plan	**$11,578,230**	**$14,803,858**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$ 90,147,437**	**$ (16,128,145)**

As shown above, phasing the Road Impact Fee over multiple years would result in unrealized revenue for the City (based upon actual activity FY 2019-2023) from a low of $6.4 million to a high of $25.8 million dollars over a five-year period.

Continued conversations between staff and development professionals have resulted in alternative suggestions for implementation, including variations of "grandfathering" existing entitled projects over a period of time. These continued conversations have yielded proposal from the development community that was shared at the August 27th Board work session:

- For all new development implement the full proposed fees, but for all entitled projects "on the books" single-phase developments have up to five years to complete their projects under existing fees (with a 5% escalator annually) and multi-phase developments have up to 15 years to complete their projects under existing fees (again with a 5% escalator annually).

An alternative version of the "grandfathering" approach has also emerged from discussion and would include a 10-year window with a 10% annual escalator for projects entitled before January 1, 2025:

- For all new development implement the full proposed fees, but for all projects "on the books" all developments (regardless of the type or phase of development) have up to ten years to complete their projects under existing fees (with a 10% escalator annually).

To evaluate these proposals, staff has assumed a completion scale for existing projects on both the 15-year and 10-year schedules. The projected results are shown below.

Figure 5: 5-year/15-year Implementation of New Fees vs. Full Implementation

		Single-Phase Projects & Multi Phase Projects				
		Year 1	Year 2	Year 3	Year 4	Year 5
A	Existing Average	$ 8,352,601	$ 8,770,231	$ 9,208,742	$ 9,669,179	$ 10,152,638
B	Add 5% escalator	$ 8,770,231	$ 9,208,742	$ 9,669,179	$ 10,152,638	$ 10,660,270
C	Completion Scale	100%	100%	90%	80%	70%
D	**Total Existing Projects**	**$ 8,770,231**	**$ 9,208,742**	**$ 8,702,261**	**$ 8,122,111**	**$ 7,462,189**
E	**Full Implementation**	**$ 21,255,116**	**$ 22,317,872**	**$ 23,433,766**	**$ 24,605,454**	**$ 25,835,727**
F	Completion Scale	0%	0%	10%	20%	30%
G	**Total New Projects**	**$ -**	**$ -**	**$ 2,343,377**	**$ 4,921,091**	**$ 7,750,718**
H (D+G)	**Total Existing + New**	**$ 8,770,231**	**$ 9,208,742**	**$ 11,045,638**	**$ 13,043,201**	**$ 15,212,907**
I (E-H)	**Difference - Full Implementation vs. Allowance for existing projects**	**$ (12,484,886)**	**$ (13,109,130)**	**$ (12,388,128)**	**$ (11,562,253)**	**$ (10,622,820)**
J	***Cumulative Difference***	***$ (12,484,886)***	***$ (25,594,016)***	***$ (37,982,143)***	***$ (49,544,396)***	***$ (60,167,215)***

		Multi-Phase Projects Only				
		Year 6	Year 7	Year 8	Year 9	Year 10
A	Existing Average	$ 10,660,270	$ 11,193,284	$ 11,752,948	$ 12,340,595	$ 12,957,625
B	Add 5% escalator	$ 11,193,284	$ 11,752,948	$ 12,340,595	$ 12,957,625	$ 13,605,506
C	Completion Scale	60%	50%	40%	30%	20%
D	**Total Existing Projects**	**$ 6,715,970**	**$ 5,876,474**	**$ 4,936,238**	**$ 3,887,287**	**$ 2,721,101**
E	**Full Implementation**	**$ 27,127,513**	**$ 28,483,889**	**$ 29,908,083**	**$ 31,403,487**	**$ 32,973,662**
F	Completion Scale	40%	50%	60%	70%	80%
G	**Total New Projects**	**$ 10,851,005**	**$ 14,241,944**	**$ 17,944,850**	**$ 21,982,441**	**$ 26,378,929**
H (D+G)	**Total Existing + New**	**$ 17,566,975**	**$ 20,118,418**	**$ 22,881,088**	**$ 25,869,729**	**$ 29,100,031**
I (E-H)	**Difference - Full Implementation vs. Allowance for existing projects**	**$ (9,560,538)**	**$ (8,365,470)**	**$ (7,026,995)**	**$ (5,533,759)**	**$ (3,873,631)**
J	***Cumulative Difference***	***$ (69,727,753)***	***$ (78,093,224)***	***$ (85,120,219)***	***$ (90,653,977)***	***$ (94,527,608)***

		Multi-Phase Projects Only				
		Year 11	Year 12	Year 13	Year 14	Year 15
A	Existing Average	$ 13,605,506	$ 14,285,782	$ 15,000,071	$ 15,750,074	$ 16,537,578
B	Add 5% escalator	$ 14,285,782	$ 15,000,071	$ 15,750,074	$ 16,537,578	$ 17,364,457
C	Completion Scale	15%	10%	5%	3%	0%
D	**Total Existing Projects**	**$ 2,142,867**	**$ 1,500,007**	**$ 787,504**	**$ 496,127**	**$ -**
E	**Full Implementation**	**$ 34,622,345**	**$ 36,353,462**	**$ 38,171,135**	**$ 40,079,692**	**$ 42,083,676**
F	Completion Scale	85%	90%	95%	97%	100%
G	**Total New Projects**	**$ 29,428,993**	**$ 32,718,116**	**$ 36,262,578**	**$ 38,877,301**	**$ 42,083,676**
H (D+G)	**Total Existing + New**	**$ 31,571,860**	**$ 34,218,123**	**$ 37,050,082**	**$ 39,373,428**	**$ 42,083,676**
I (E-H)	**Difference - Full Implementation vs. Allowance for existing projects**	**$ (3,050,484)**	**$ (2,135,339)**	**$ (1,121,053)**	**$ (706,263)**	**$ -**
J	***Cumulative Difference***	***$ (97,578,093)***	***$ (99,713,432)***	***$ (100,834,485)***	***$ (101,540,748)***	***$ (101,540,748)***

Figure 6: 10-year Implementation of New Fees vs. Full Implementation

		Single-Phase Projects & Multi Phase Projects				
		Year 1	Year 2	Year 3	Year 4	Year 5
A	Existing Average	$ 8,352,601	$ 8,770,231	$ 9,208,742	$ 9,669,179	$ 10,152,638
B	Add 5% escalator	$ 9,187,861	$ 9,647,254	$ 10,129,616	$ 10,636,097	$ 11,167,902
C	Completion Scale	100%	100%	85%	70%	55%
D	**Total Existing Projects**	**$ 9,187,861**	**$ 9,647,254**	**$ 8,610,174**	**$ 7,445,268**	**$ 6,142,346**
E	**Full Implementation**	**$ 21,255,116**	**$ 22,317,872**	**$ 23,433,766**	**$ 24,605,454**	**$ 25,835,727**
F	Completion Scale	0%	0%	15%	30%	45%
G	**Total New Projects**	**$ -**	**$ -**	**$ 3,515,065**	**$ 7,381,636**	**$ 11,626,077**
H (D+G)	**Total Existing + New**	**$ 9,187,861**	**$ 9,647,254**	**$ 12,125,239**	**$ 14,826,904**	**$ 17,768,423**
I (E-H)	**Difference - Full Implementation vs. Allowance for existing projects**	**$ (12,067,256)**	**$ (12,670,618)**	**$ (11,308,527)**	**$ (9,778,550)**	**$ (8,067,304)**
J	***Cumulative Difference***	***$ (12,067,256)***	***$ (24,737,874)***	***$ (36,046,401)***	***$ (45,824,951)***	***$ (53,892,254)***

		Single-Phase Projects & Multi Phase Projects				
		Year 6	Year 7	Year 8	Year 9	Year 10
A	Existing Average	$ 10,660,270	$ 11,193,284	$ 11,752,948	$ 12,340,595	$ 12,957,625
B	Add 5% escalator	$ 11,726,297	$ 12,312,612	$ 12,928,243	$ 13,574,655	$ 14,253,387
C	Completion Scale	40%	25%	10%	5%	0%
D	**Total Existing Projects**	**$ 4,690,519**	**$ 3,078,153**	**$ 1,292,824**	**$ 678,733**	**$ -**
E	**Full Implementation**	**$ 27,127,513**	**$ 28,483,889**	**$ 29,908,083**	**$ 31,403,487**	**$ 32,973,662**
F	Completion Scale	60%	75%	90%	95%	100%
G	**Total New Projects**	**$ 16,276,508**	**$ 21,362,916**	**$ 26,917,275**	**$ 29,833,313**	**$ 32,973,662**
H (D+G)	**Total Existing + New**	**$ 20,967,027**	**$ 24,441,069**	**$ 28,210,099**	**$ 30,512,046**	**$ 32,973,662**
I (E-H)	**Difference - Full Implementation vs. Allowance for existing projects**	**$ (6,160,486)**	**$ (4,042,819)**	**$ (1,697,984)**	**$ (891,442)**	**$ -**
J	***Cumulative Difference***	***$ (60,052,741)***	***$ (64,095,560)***	***$ (65,793,544)***	***$ (66,684,985)***	***$ (66,684,985)***

The findings of staff's initial costing of these proposals are that the extension of existing fees with an escalator in lieu of the full implementation of proposed Road Impact fees would result in unrealized revenue of between $53.8 million and $60.1 million over the same five-year period compared to the phase-in scenarios presented in Figures 3 and 4, and between $66.6 million over 10 years to $101 million over 15 years, respectively.

These models are an estimate, based on averages derived from actual activity from FY 2019-2023. They are a best attempt to evaluate what revenues would be unrealized from a delayed implementation of the revised fees.

Road Impact Fee Proposals Financial Review

Board of Mayor and Aldermen

September 10, 2024

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Outline

- Overview
- Full Implementation
- Phase-In Options
- Proposals for Exemptions for Existing Projects
- Summary

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Overview

- To evaluate the financial impacts of modifying the Road Impact Fees as proposed under Ordinance 2023-41, the Office of Budget & Performance first evaluated, permit by permit, project by project, the amount of money collected in Road Impact Fees over the last 5 audited fiscal years, FY 2019-2023.

Figure 1: Annual Road Impact Fees Collected - FY 2019-2023

Actual Revenue Collected*	2019	2020	2021	2022	2023	**Average**
	$7,659,855	$12,251,152	$6,975,153	$10,641,106	$4,235,737	**$ 8,352,601**

**Actual collections as provided from Annual Comprehensive Financial Reports, City of Franklin, FY 2019-2023*

The average amount collected per year over the last five (5) audited years was $8,352,601.

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Full Implementation

- After assessing what was collected, staff evaluated what the amount of money that would have been collected had the full implementation of the proposed fees under Ordinance 2023-41 been implemented over the same timeframe. This is shown in Figure 2.

Figure 2: Road Impact Fees Collections with Full Implementation of fees proposed - FY 2019-2023

	2019	2020	2021	2022	2023	Average
Full RIF Implementation	$24,499,167	$19,191,952	$26,628,181	$19,191,952	$16,764,329	$ 21,255,116

The average amount collected per year over the last five (5) audited years was $21,255,116.

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Full Implementation

- To forecast further, staff has assumed that the ***next five years of activity would be the same as to the previous five years of audited development activity***. Because it is impossible to project development activity – when permits are actually pulled, whether or not development comes to fruition, the variability of economic winds, changing market desires (e.g. office desirability pre-pandemic vs. post-pandemic) – staff can only base possible projections off of past experience.

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Phase-In Options

- Given the large increase in the fees year over year, staff has proposed a two-year or three-year phase-in of the fees to assist the development community in accommodating the difference. As part of conversations with the development community and the Board of Mayor and Alderman, we have provided multiple year phase-in projections below, including a ***two-year, a three-year, a four-year and a five-year*** phase in option.

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Phase-In Options

Figure 3: Road Impact Fee Forecasted Collections w/ Phase-In Options							
	Year 1 *A*	Year 2 *B*	Year 3 *C*	Year 4 *D*	Year 5 *E*	Total *F (A+B+C+D+E)*	Unrealized Revenue *G (F - Phase-In Total)*
Full Implementation	**$24,499,167**	**$19,191,952**	**$26,628,181**	**$19,191,952**	**$16,764,329**	**$106,275,581**	
Phase-In Plan							
2-Year							
Amount of phase-in	50%	100%	100%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$6,451,258	$12,902,516	$12,902,516	$12,902,516	$12,902,516	$58,061,321	
2-Year Total	**$14,803,858**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$99,824,324**	**-$6,451,258**
3-Year							
Amount of phase-in	33%	66%	100%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$4,300,839	$8,601,677	$12,902,516	$12,902,516	$12,902,516	$51,610,063	
3-Year Total	**$12,653,439**	**$16,954,278**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$93,373,066**	**-$12,902,516**
4-Year							
Amount of phase-in	25%	50%	75%	100%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$3,225,629	$6,451,258	$9,676,887	$12,902,516	$12,902,516	$45,158,805	
4-Year Total	**$11,578,230**	**$14,803,858**	**$18,029,487**	**$21,255,116**	**$21,255,116**	**$86,921,808**	**-$19,353,774**
5-Year							
Amount of phase-in	20%	40%	60%	80%	100%		
Existing Average	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$8,352,601	$41,763,003	
Phase In	$2,580,503	$5,161,006	$7,741,509	$10,322,013	$12,902,516	$38,707,547	
5-Year Total	**$10,933,104**	**$13,513,607**	**$16,094,110**	**$18,674,613**	**$21,255,116**	**$80,470,550**	**-$25,805,031**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Phase-In Options

- Phasing-in the Road Impact Fee over multiple years would result in unrealized revenue for the City (based upon actual activity FY 2019-2023) from a low of $6.4 million to a high of $25.8 million dollars over a five-year period.
- An alternative phase-in is also included: spread the implementation over 3 year – 25% in year one, 25% in year two and 50% in year three. This is shown below. This would result in unrealized revenue of over $16.1 million.

Figure 4: Alternative Phase-in Option

	Year 1 *A*	Year 2 *B*	Year 3 *C*	Year 4 *D*	Year 5 *E*	Total *F (A+B+C+D+E)*	Unrealized Revenue *G (F - Phase-In Total)*
Full Implementation	**$24,499,167**	**$19,191,952**	**$26,628,181**	**$19,191,952**	**$16,764,329**	**$106,275,581**	
Alternate 3-Year Plan							
Amount of phase-in	25%	50%	100%	100%	100%		
Existing Average	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 8,352,601	$ 41,763,003	
Phase In	$ 3,225,629	$ 6,451,258	$12,902,516	$12,902,516	$12,902,516	$ 48,384,434	
Alternate 3-Year Plan	**$11,578,230**	**$14,803,858**	**$21,255,116**	**$21,255,116**	**$21,255,116**	**$ 90,147,437**	**$ (16,128,145)**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Proposals for Exemptions for Existing Projects

- Continued conversations between staff and development professionals have resulted in alternative suggestions for implementation, including variations of "grandfathering" existing entitled projects over a period of time. These continued conversations have yielded proposal from the development community that was shared at the August 27th Board work session:

• For all new development implement the full proposed fees, but for all entitled projects "on the books" ***single-phase developments have up to five years to complete their projects under existing fees*** (with a 5% escalator annually) and ***multi-phase developments have up to 15 years to complete their projects under existing fees*** (again with a 5% escalator annually).

Proposals for Exemptions for Existing Projects

- An alternative version of the "grandfathering" approach has also emerged from discussion and would include at 10-year window for projects entitled before January 1, 2025:

• For all new development implement the full proposed fees, but for all projects "on the books" ***all developments (regardless of the type or phase of development) have up to ten years to complete their projects under existing fees*** (with a 10% annual escalator).

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Proposals for Exemptions for Existing Projects

- For both of these scenarios, staff maintained a comparison of the fees collected to full implementation of the fees as a baseline point of reference.
- In addition, both of these scenarios assume a ratio of existing projects to new projects for each year from 1-15 for the first scenario and 1-10 for the second scenario. (So the first two years of each scenario assume 100% of existing projects and 0% new, then 90/10, 80/20, etc…until the end of each scenario assumes 0% existing and 100% new projects.)

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Proposals for Exemptions for Existing Projects

- Scenario 1: Figure 5: 5-year (Single-Phase)/15-year (Multi-Phase) Implementation of Existing Fees vs. Full Implementation

Unrealized revenue over 15 years Full Implementation vs. Existing Fees (with 5% escalator): **$101.5 Million**

- Scenario 2: Figure 6: 10-year Implementation of New Fees vs. Full Implementation

Unrealized revenue over 10 years Full Implementation vs. Existing Fees (with 10% escalator): **$66.7 Million**

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Summary

- **Phasing in** the Full Implementation of fees over 2-5 years would result in unrealized revenue of between ***$6.4 million to a high of $25.8 million dollars over a five-year period***.
- **Exemptions for Existing Projects** would result in unrealized revenue of between ***$66.7 million (over 10 years)*** and ***$101.5 million (over 15 years)***.

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City of Franklin, Tennessee

Road Impact Fee Proposals – Financial Review

Questions

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 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. 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 herewith in Exhibit A – Option ____.

SECTION II. This Ordinance shall take effect after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

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 _____

THIRD READING _____

Ordinance 2023-0041
Exhibit A - Option 1

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 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	$ 2,612	$ 566	$ 3,178	$ 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 2.843 for the first quarter of 2023.

Ordinance 2023-0041
Exhibit A - Option 2

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	Fee Effective January 1, 2027 Arterial	Fee Effective January 1, 2027 Collector	Fee Effective January 1, 2027 Total
Single-Family Detached	Dwelling	$ 4,911	$ 3,340	$ 8,251	N/A	N/A	N/A	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	$ 8,706	$ 1,877	$ 10,583	$ 10,625	$ 2,290	$ 12,915	$ 12,543	$ 2,704	$ 15,247
Single-Family Det 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 9,317	$ 2,008	$ 11,325	$ 11,845	$ 2,553	$ 14,398	$ 14,374	$ 3,098	$ 17,472
Single-Family Det 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 9,877	$ 2,129	$ 12,005	$ 12,965	$ 2,794	$ 15,760	$ 16,054	$ 3,460	$ 19,514
Single-Family Att <1,500 sf	Dwelling	N/A	N/A	N/A	$ 7,946	$ 1,713	$ 9,659	$ 9,105	$ 1,962	$ 11,067	$ 10,263	$ 2,212	$ 12,475
Single-Family Att 1,500-2,999 sf	Dwelling	N/A	N/A	N/A	$ 8,446	$ 1,820	$ 10,267	$ 10,105	$ 2,178	$ 12,282	$ 11,763	$ 2,535	$ 14,298
Single-Family Att 3,000 sf or more	Dwelling	N/A	N/A	N/A	$ 8,896	$ 1,918	$ 10,814	$ 11,005	$ 2,372	$ 13,377	$ 13,113	$ 2,827	$ 15,940
Multi-Family	Dwelling	$ 3,112	$ 2,121	$ 5,233	$ 6,240	$ 1,346	$ 7,586	$ 8,175	$ 1,764	$ 9,939	$ 10,111	$ 2,181	$ 12,292
Mobil Home Park	Site	$ 2,338	$ 1,592	$ 3,930	$ 5,717	$ 1,231	$ 6,948	$ 8,200	$ 1,766	$ 9,966	$ 10,683	$ 2,301	$ 12,984
Congregate Care Facility	Dwelling	$ 1,093	$ 743	$ 1,836	$ 2,203	$ 476	$ 2,679	$ 2,897	$ 626	$ 3,523	$ 3,590	$ 776	$ 4,366
Hotel/Motel	Room	$ 2,567	$ 1,750	$ 4,317	$ 4,549	$ 983	$ 5,532	$ 5,548	$ 1,198	$ 6,746	$ 6,547	$ 1,414	$ 7,961
Retail/Commercial													
Shopping Center/Gen. Retail	1,000 ft^2	$ 6,484	$ 4,394	$ 10,878	$ 12,402	$ 2,687	$ 15,089	$ 15,864	$ 3,436	$ 19,300	$ 19,325	$ 4,186	$ 23,511
Restaurant, Quality	1,000 ft^2	$ 12,069	$ 8,186	$ 20,255	$ 27,588	$ 5,982	$ 33,571	$ 38,531	$ 8,355	$ 46,886	$ 49,474	$ 10,728	$ 60,202
Restaurant, Fast Food	1,000 ft^2	$ 17,442	$ 11,862	$ 29,304	$ 34,978	$ 7,584	$ 42,562	$ 45,874	$ 9,946	$ 55,819	$ 56,769	$ 12,308	$ 69,077
Office/Institutional													
Office, General	1,000 ft^2	$ 4,632	$ 3,170	$ 7,802	$ 8,649	$ 1,881	$ 10,530	$ 10,890	$ 2,368	$ 13,257	$ 13,130	$ 2,855	$ 15,985
Hospital	1,000 ft^2	$ 5,359	$ 3,653	$ 9,012	$ 9,335	$ 2,010	$ 11,345	$ 11,254	$ 2,424	$ 13,678	$ 13,174	$ 2,837	$ 16,011
Nursing Home	1,000 ft^2	$ 3,082	$ 2,099	$ 5,181	$ 5,594	$ 1,202	$ 6,797	$ 6,924	$ 1,488	$ 8,412	$ 8,254	$ 1,774	$ 10,028
Church	1,000 ft^2	$ 3,258	$ 2,218	$ 5,476	$ 5,089	$ 1,091	$ 6,180	$ 5,668	$ 1,216	$ 6,884	$ 6,248	$ 1,340	$ 7,588
Elementary/Sec. School	1,000 ft^2	$ 1,606	$ 1,091	$ 2,697	$ 3,221	$ 695	$ 3,916	$ 4,224	$ 911	$ 5,135	$ 5,227	$ 1,127	$ 6,354
Industrial													
Manufacturing	1,000 ft^2	$ 2,030	$ 1,389	$ 3,419	$ 4,295	$ 934	$ 5,229	$ 5,782	$ 1,257	$ 7,039	$ 7,269	$ 1,580	$ 8,849
Industrial Park	1,000 ft^2	$ 3,636	$ 2,484	$ 6,120	$ 5,072	$ 1,100	$ 6,172	$ 5,115	$ 1,109	$ 6,223	$ 5,157	$ 1,118	$ 6,275
Business Park	1,000 ft^2	$ 6,613	$ 4,519	$ 11,132	$ 12,459	$ 2,708	$ 15,167	$ 15,773	$ 3,429	$ 19,201	$ 19,087	$ 4,149	$ 23,236
Warehouse	1,000 ft^2	$ 1,893	$ 1,294	$ 3,187	$ 2,615	$ 566	$ 3,181	$ 2,610	$ 565	$ 3,175	$ 2,605	$ 564	$ 3,169
Mini-Warehouse	1,000 ft^2	$ 885	$ 602	$ 1,487	$ 1,551	$ 337	$ 1,888	$ 1,880	$ 408	$ 2,288	$ 2,209	$ 480	$ 2,689

Starting January 1, 2025, 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 impact fee published above shall be adjusted (increased or decreased) 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 2.843 for the first quarter of 2023.



City of Franklin
Road Impact Fee Study Update

Technical Memorandum
January 5, 2024

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City of Franklin
Road Impact Fee Study Update

Table of Contents

Introduction 1

Demand Component 1

Cost Component 4

Credit Component 6

Road Impact Fee Calculation 8

Appendices:

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
February 13, 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

January – February 2024

- Staff to present final Road Impact Fee Ordinance for BOMA review and approval.

<u>Proposed Implementation For Discussion</u>

July 1, 2024

- 1st Increase of Road Impact Fees.

July 1, 2025

- Implementation of 100% of the 2023 Impact Fee.

January 1, 2026

- 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 July 1, 2024 Arterial	Fee Effective July 1, 2024 Collector	Fee Effective July 1, 2024 Total	Fee Effective July 1, 2025 Arterial	Fee Effective July 1, 2025 Collector	Fee Effective July 1, 2025 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, 2026, the City Administrator, Assistant City Administrator and City Engineer 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 when this report was completed.

Road Impact Fee Answers to Questions & Spending Plans

August 21, 2024

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

Purpose

The Road Impact Fund is the special revenue fund created for the accounting of expenditures in accord with City Ordinance 88-13 on the proceeds of road impact fees from new development. After completing an update of the major thoroughfare plan, the City re-examined the structure of road impact fees which was approved in April 2011. These funds can be used to pay for new arterial roads, directly or through payment of debt service on bonds associated with the projects.

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

How much money has been raised?

Since its inception (Ord. 88-13), $115,361,786* has been raised from Road Impact Fees through June 30, 2024.

Includes unaudited FY 2024 collections

How much money has been spent?

Since its inception (Ord. 88-13), $91,185,749* has been raised from Road Impact Fees through June 30, 2024.

Includes unaudited FY 2024 expenditures

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

What are the major categories of expenditure?

Of the $91,185,749* spent through June 30, 2024, expenditures can be broken into three main categories:

1) Offset Agreement repayments**	**$ 8,284,653**
2) Project Funding – Direct Cash/Transfer to Capital Projects Fund	**$26,293,864**
3) Project Funding – Servicing of Debt	**$56,607,232**
	$91,185,749

Includes unaudited FY 2024 expenditures

****Accounted for separately starting FY 2016.***

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

What major projects have been funded through Road Impact Fees?

Since 2010, with the creation of the City's Debt Service Fund, an annual amount has been transferred to service debt issued prior to 2010 for various road projects. The major projects which were partially/majority funded by those bonds included (but are not necessarily limited to: Baker's Bridge, Carothers Parkway, Hillsboro Phase 1 (widening), Mack Hatcher Parkway (design), McEwen Phase(s) 2 & 3, Royal Oaks and South Carothers. As of June 30, 2024, $22,051,931 of debt service remains until FY 2033.

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

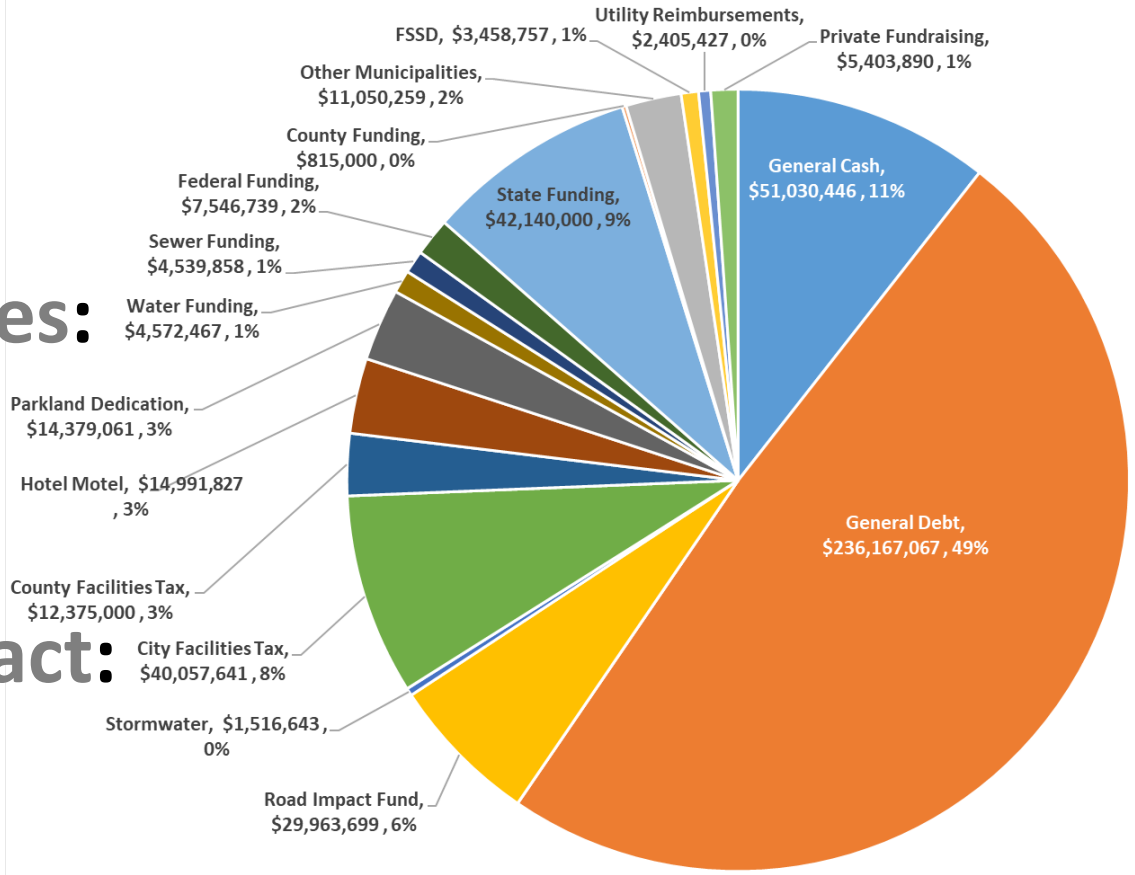
Road Impact Fee Answers to Questions & Spending Plans

How much of the CIP is funded through Road Impact Fees?

Total Expenses:
$482,413,781

Total Impact Fees:
(Road Impact, Parkland, City Facilities, County Facilities)
$96,775,401

Total Road Impact:
$26,963,699



HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

How much of the CIP is funded through all Impact Fees?

Total Expenses:

$482,413,781

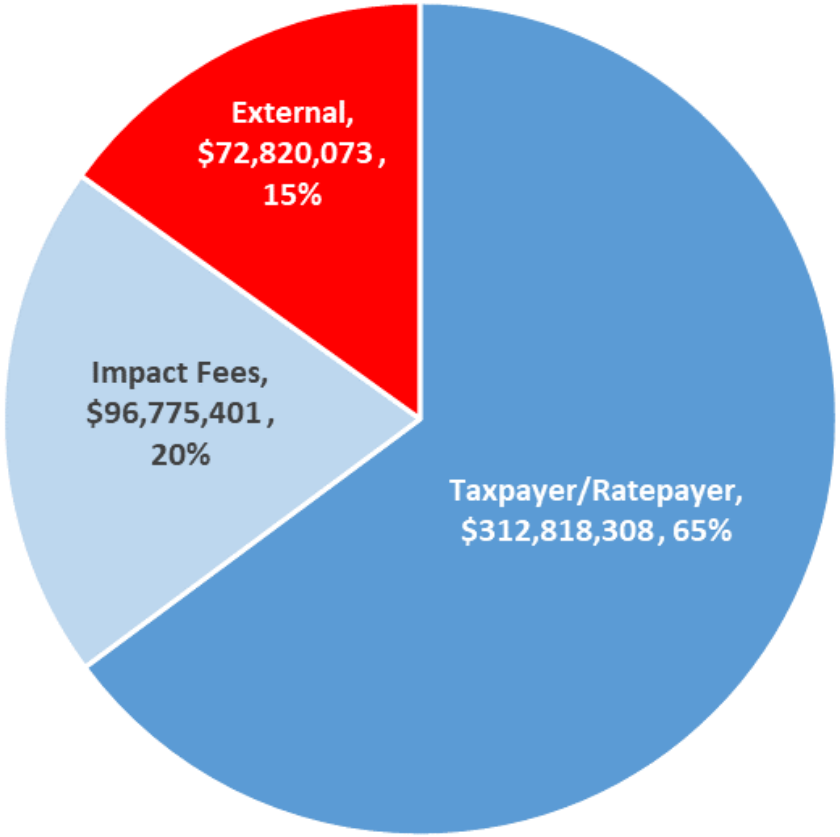
Total Impact Fees:

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Total Road Impact:

$26,963,699



HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

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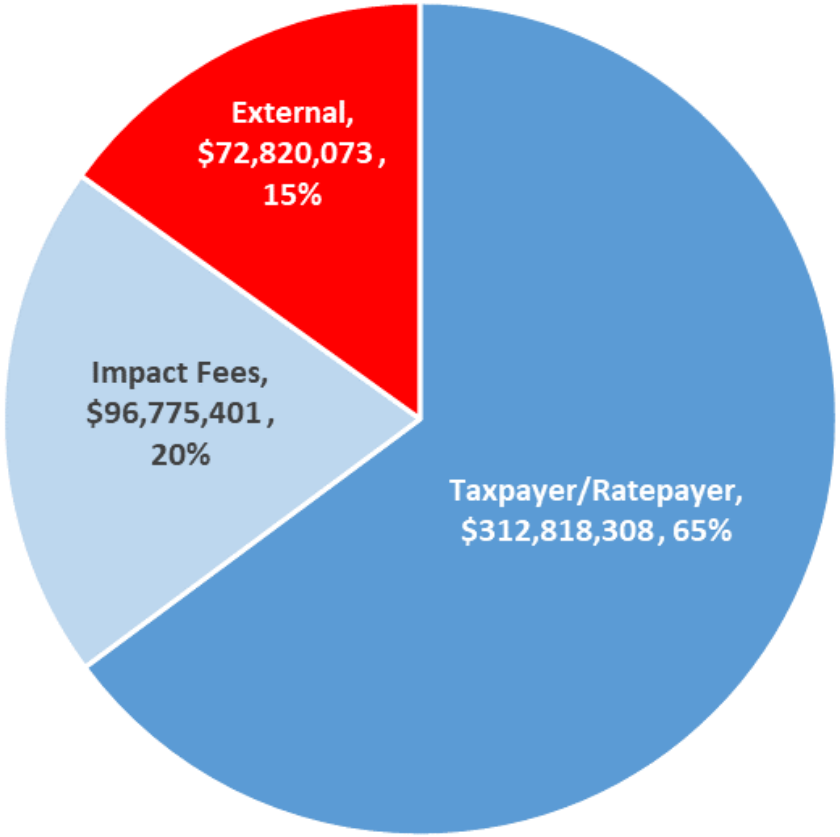
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(Road Impact, Parkland, City Facilities, County Facilities)

$96,775,401

Total Road Impact:

$26,963,699



HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

What projects are funded in the CIP?

Project	Status	Type	Total Budget	Pre-2024 Prior Funding	2024-2033 Planned Funding	Total Funding	% of total funded by Road Impact
McEwen Drive Interchange Modficiations	Completed	Arterial	$ 807,792	$ 1,000,000		$ 1,000,000	123.8%
East McEwen Drive - Phase 4	Under Construction	Arterial	$ 47,000,706		$ 483,807	$ 3,483,807	7.4%
Jordan Road (Aspen Grove Dr-Mallory Ln)	ROW/Bidding	Collector Area 2	$ 3,541,764		$ 1,241,764	$ 1,541,764	43.5%
Long Ln and Old Peytonsville Rd Connector	Design-Committed	Collector Area 2	$ 28,200,000	$ 3,755,213		$ 3,755,213	13.3%
E McEwen Dr. Ext. (Wilson Pike to City Limits)	Design-Committed	Arterial	$ 19,800,687		$ 3,500,000	$ 3,500,000	17.7%
Mallory/N Royal Oaks & Liberty Int. Imp.	Design - Uncommitted	Arterial	$ 21,723,895			$ 475,000	2.2%
*Church Street**	*Design - Uncommitted*	*Collector Areas 1 & 2*	*$ 16,532,450*		*$ 12,607,915*	*$ 12,607,915*	*76.3%*
Peytonsville Rd & Pratt Ln Int. Improvements	Design - Uncommitted	Arterial	$ 14,100,000		$ 3,600,000	$ 3,600,000	25.5%
Total Road Impact Fee Funding - 2024-2033 CIP			**$ 151,707,294**	**$ 4,755,213**	**$ 21,433,486**	**$ 29,963,699**	**19.8%**

**Use of Road Impact Financing under review*

HISTORIC FRANKLIN TENNESSEE

City of Franklin, Tennessee

Road Impact Fee Answers to Questions & Spending Plans

Questions

Proposal to City of Franklin & Board of Mayor and Alderman

08/19/2024

The Development Community of Franklin Tennessee appreciates your willingness to allow for more discussion and input regarding the proposed roadway impact fees. As you know, the proposed roadway impact fees pose a substantial financial consequence to the development community, and we respect the thoughtfulness and consideration that city staff has given to this subject.

While we understand that increases in impact fees are required to support the continued growth of Franklin, we would like to propose a fair and equitable structure to both the Development Community and the City of Franklin.

In fairness to all stakeholders (City of Franklin, landowners, and developers), we are proposing the terms below:

1. Grandfathering – We propose a “Grandfathering” of current impact fees for any project that has approved Development Plans AND has an approved site plan within that PUD. This would apply to both single-phase projects and multi-phase projects. For multi-phase projects, the “Grandfathering” would apply to the entire entitled project, and not just the portion or phase that may have started site work since the PUD Development Plan Approval would be vested. This format would follow all state vesting statutes. Additionally, modifications to approved development plans will not be treated as new projects unless the traffic study for the modified development plan indicates an increase in VMT over the traffic study for the initial development plan approval, and only the increase in VMT will be subject to the impact fees in place at the time of the modification.
2. New Projects – For all new projects that do not have approved Development Plans or have not begun construction, we propose that the four conditions outlined below shall apply:
    a. Timing of Fee Calculation and Assessment – Fees would be determined and distributed to the applicant at the time of staff responses to initial FMPC submittal. “Draft” fees would be determined at Pre-App, but “Final” fees would be tied to the FMPC cycle and initial staff response.
    b. Vesting – New projects would be vested per state law and the impact fee schedule would be listed on the cover page of the site plan and approved at FMPC and One Stop. The fee amount would be vested for the life of the project per the vesting legislation and tied to the site plan submittal. The fee at the time of site plan approval would not increase during the construction cycle of the project.
    c. Pricing Index – Road impact fees would increase annually based on a construction index similar to the published TDOT Bituminous Index.

d. Timing of Fee Payment – All impact fees (roadway, water/sewer, parkland, etc.) should be paid at the time of CO, when the impact actually hits the infrastructure system, or other time as identified below:

    i. Single Family Residential – Due at the issuance of Certificate of Occupancy.

    ii. Multifamily Residential – Due at the issuance of Certificate of Occupancy.

    iii. Commercial Office or Retail – Due at the issuance of Certificate of Occupancy for the “tenant”. Unless the office or retail building is a build to suit project, the developer will be pulling a permit for the shell, and the subsequent tenants (office or retail users) will then be pulling their individual build out permits for their space. The impact fees should be due at the time of CO for the individual user. This will in effect also spread out the payment of fees and more coincide with the lease up schedule of a project.

We look forward to working with staff on the details of this proposal.

Sincerely,

The Development Community of Franklin, Tennessee

NAIOP Nashville, The Commercial Real Estate Development Association

Home Builders Association of Middle Tennessee

Proposal to City of Franklin & Board of Mayor and Alderman

08/23/2024

The Development Community of Franklin Tennessee appreciates your willingness to allow for more discussion and input regarding the proposed roadway impact fees. As you know, the proposed roadway impact fees pose a substantial financial consequence to the development community, and we respect the thoughtfulness and consideration that city staff has given to this subject.

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2. New Projects – For all new projects that do not have approved Development Plans or have not begun construction, we propose that the four conditions outlined below shall apply as:
    a. Timing of Fee Calculation and Assessment – Fees would be determined and distributed to the applicant at the time of staff responses to initial FMPC submittal. "Draft" fees would be determined at Pre-App, but "Final" fees would be tied to the FMPC cycle and initial staff response.
    b. Development Milestones – New projects would be vested per state law and the impact fee schedule would be listed on the cover page of the site plan and approved at FMPC and One Stop. The fee amount would be assessed for the life of the project at the time of site plan approval and would remain at that amount unless site work does not begin within three years.

c. Pricing Index – Road impact fees would increase annually based on a construction index similar to the published TDOT Bituminous Index.

d. Timing of Fee Payment – All impact fees (roadway, water/sewer, parkland, etc.) should be paid at the time of CO, when the impact actually hits the infrastructure system, or other time as identified below:

    i. Single Family Residential – Due at Closing

    ii. Multifamily Residential – Due at the issuance of Certificate of Occupancy.

    iii. Commercial Office or Retail – Due at the issuance of Certificate of Occupancy for the “tenant”. Unless the office or retail building is a build to suit project, the developer will be pulling a permit for the shell, and the subsequent tenants (office or retail users) will then be pulling their individual build out permits for their space. The impact fees should be due at the time of CO for the individual user. This will in effect also spread out the payment of fees and more coincide with the lease up schedule of a project.

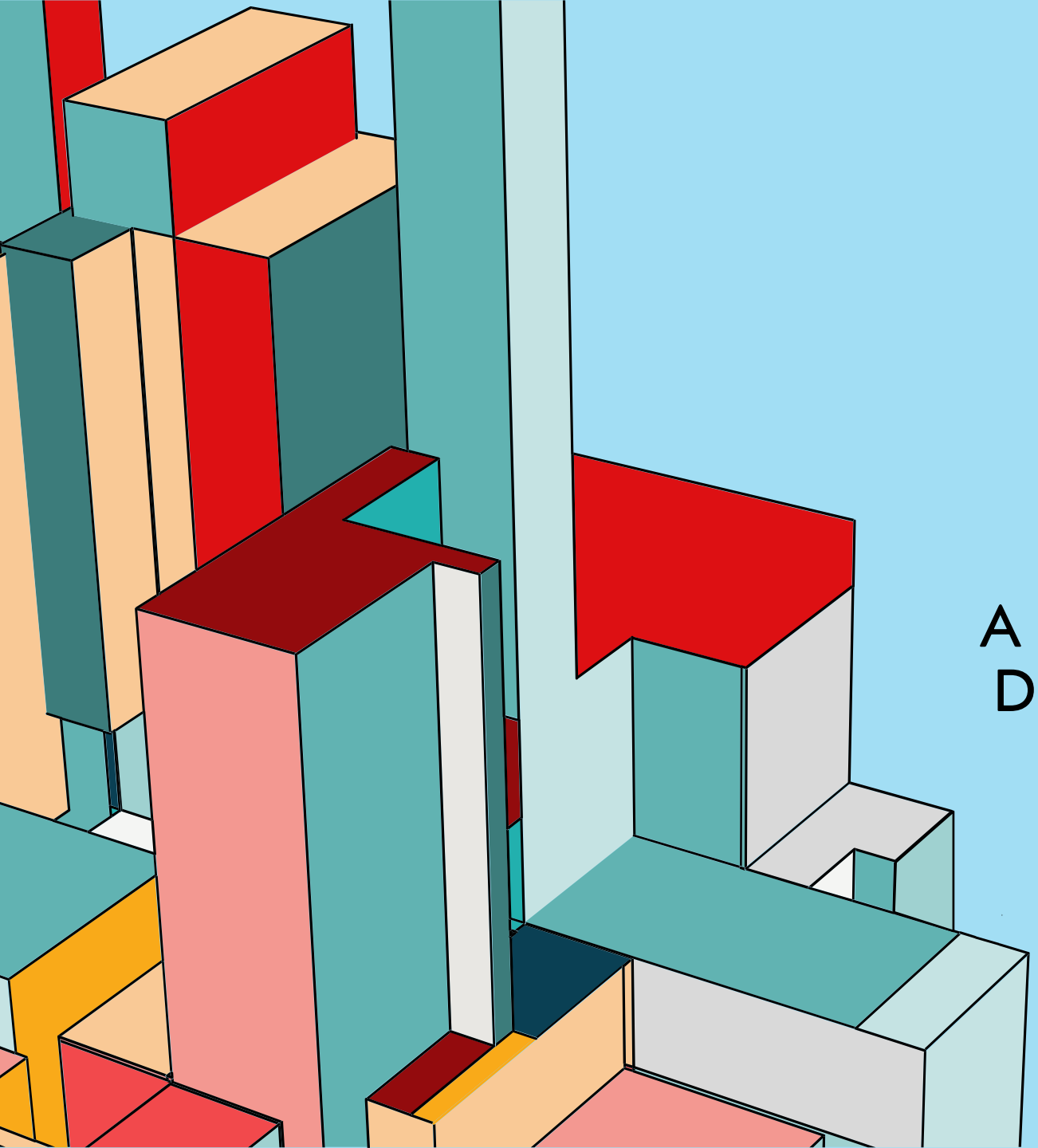
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Sincerely,

The Development Community of Franklin, Tennessee

NAIOP Nashville, The Commercial Real Estate Development Association

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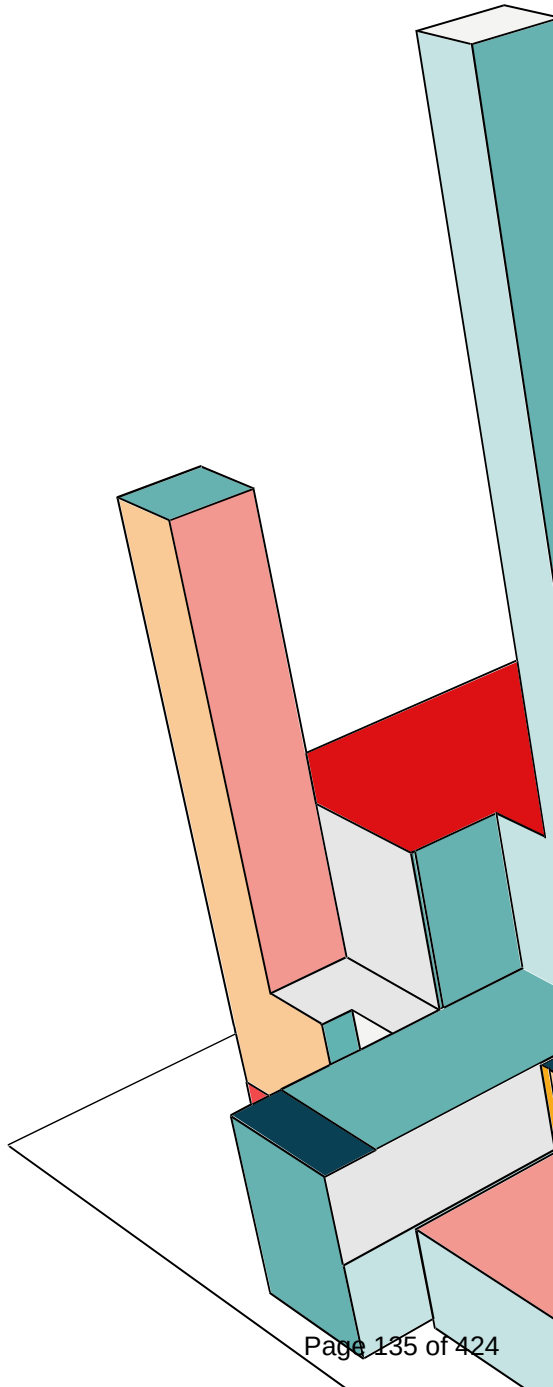
CITY OF FRANKLIN

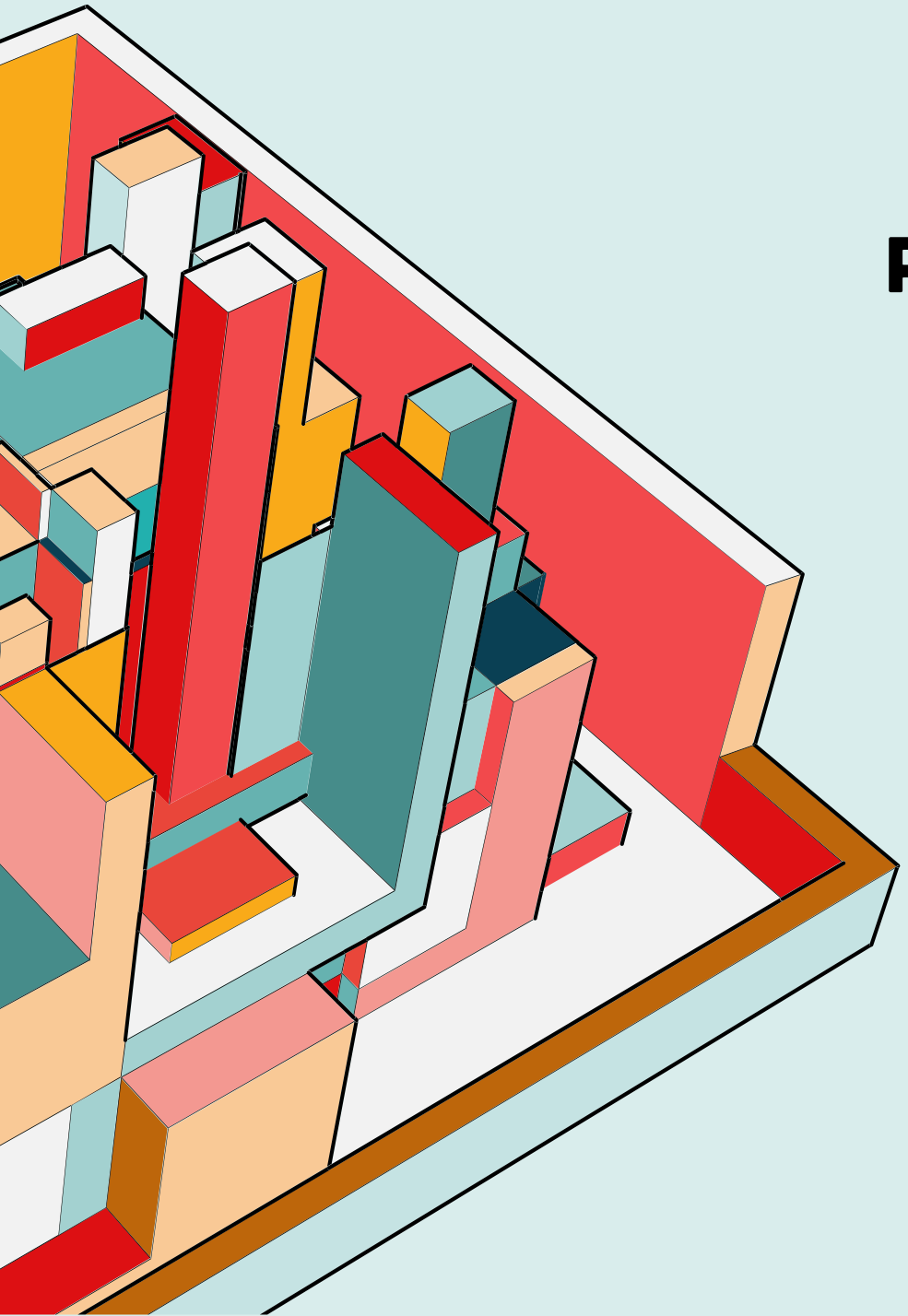
ROAD IMPACT FEES

A REVIEW OF DISCUSSIONS WITH DEVELOPMENT PROFESSIONALS

TOPICS OF DISCUSSION – THREE BUCKETS

- Projects Entitled *on or after* January 1, 2025
- Projects Entitled prior to January 1, 2025
- Timing of collecting Road Impact Fees, etc.
- Questions and Guidance





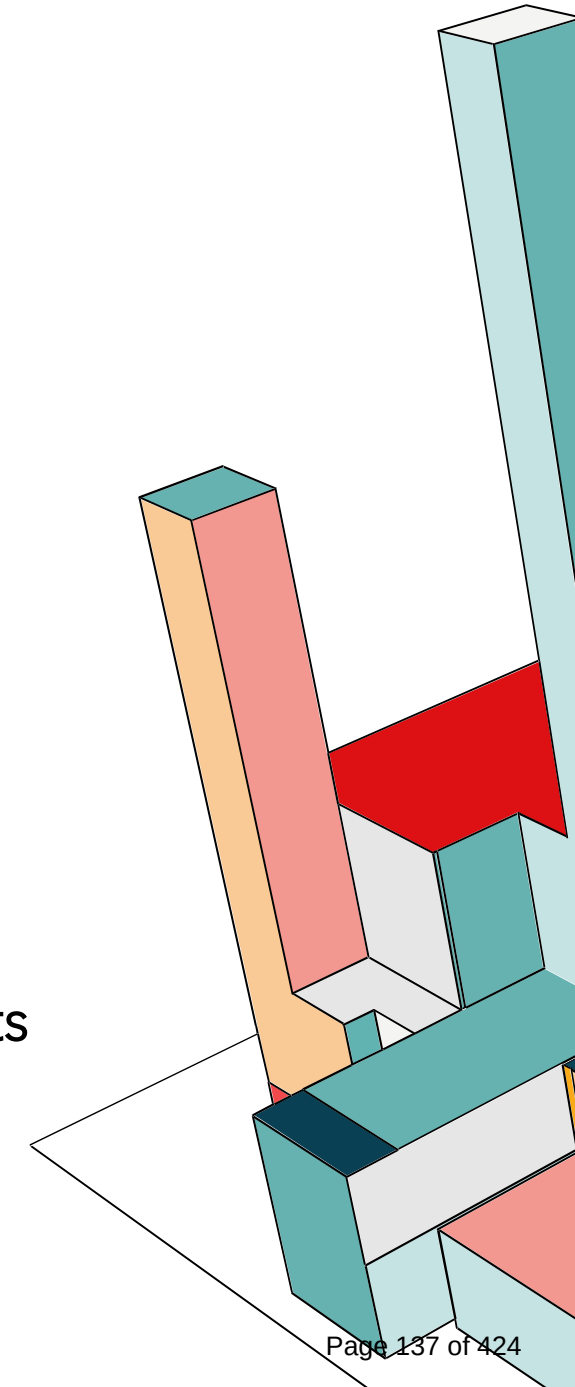
PROJECTS ENTITLED *ON OR AFTER* JANUARY 1, 2025

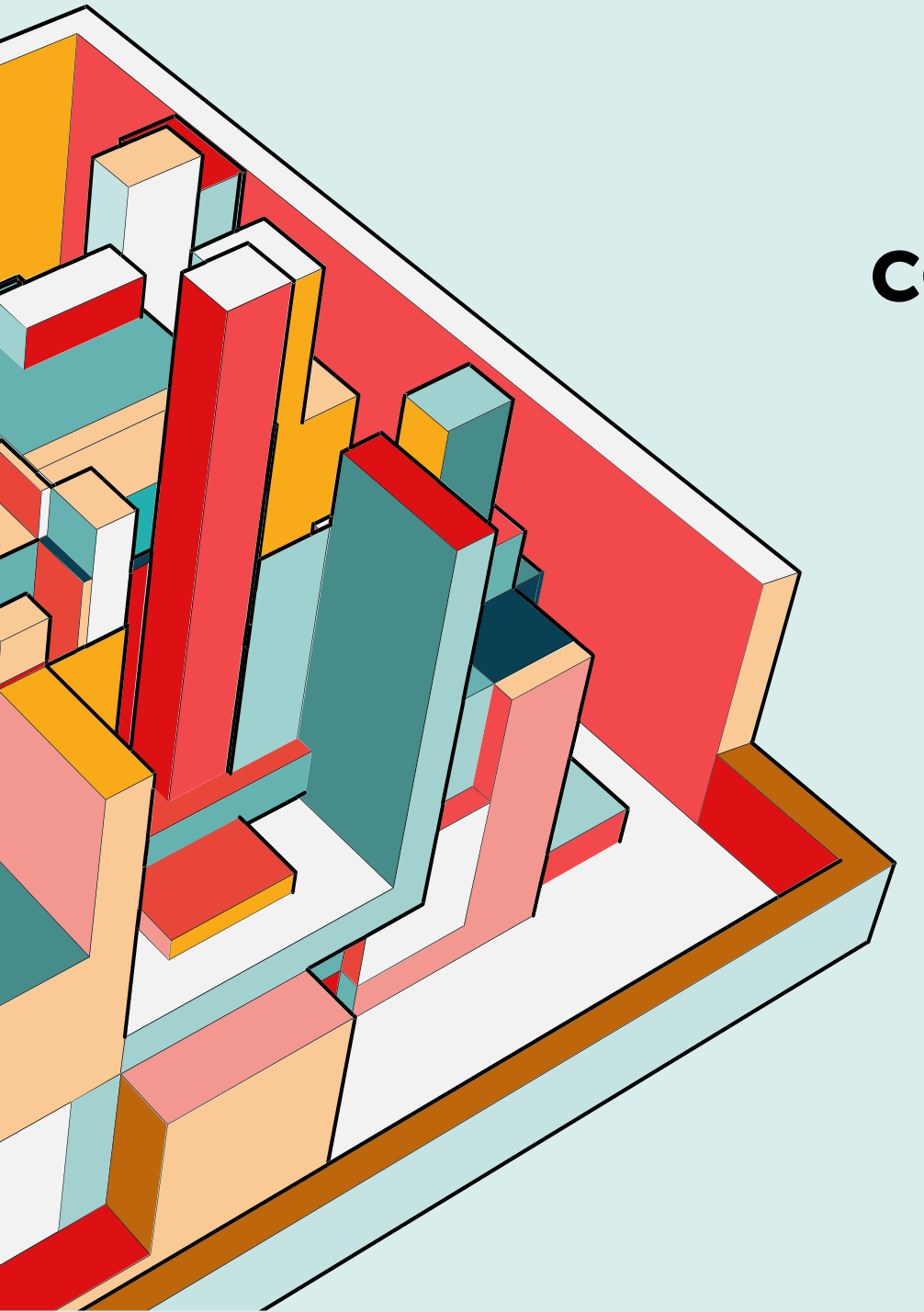
Ordinance 2023-41 - September 10, 2024, BOMA Meeting

- 2-year and 3-year options
- Predictability - Commit to publishing a 5-year Road Impact Fee Schedule and publishing it for subsequent years thereafter.
- Indexed annually based on the National Highway Construction Index (5% maximum in any one year).
- After 5 years the BOMA may re-adjust fees based upon a third-party analysis to keep fees current.

PROJECTS ENTITLED PRIOR TO JANUARY 1, 2025

- "Grandfathered" – Are projects entitled prior to January 1, 2025.
- Predictability - Commit to publishing a 15-year Road Impact Fee Schedule based on current fee schedule increased 5% annually.
- Beginning January 1, 2025, single-phased "Grandfathered" Projects have up to 5-years to obtain a building permit under this fee schedule.
- Beginning January 1, 2025, multi-phased "Grandfathered" Projects have up to 15-years to obtain a permit under this fee schedule.





TIMING OF ASSESSING AND COLLECTING ROAD IMPACT FEES, ETC.

- For larger multi-family and commercial projects Road Impact Fees will be assessed at the time a building permit is issued.

- 25% of the road impact fee will be collected when the building permit is issued. The remaining 75% will be collected prior to requests for final inspections.

Ongoing…

- The city will work to align all development impact fees similarly with this model and discussing related items requested in the NAIOP correspondence dated August 23, 2204.

QUESTIONS AND GUIDANCE





City of Franklin

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

File #: 21-0401

DATE: September 3, 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 South Clean Water Plant Size And Phasing

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a discussion about the southern clean water facility sizing for future capacity.

BACKGROUND/STAFF COMMENTS:

This presentation will review the estimated growth projections and flow projections based on historical trends, review where growth is seen to be projected the fastest, and provide a basis of costs and recommendation for the proposed new southeast facility. While the majority of growth centers around the southeast portion of the City, the growth of the entire City will be a part of this discussion as wastewater capacity is the limiting factor when discussing growth and future needs of the City.

FINANCIAL IMPACT:

There is no financial impact from this presentation. However, cost implications will be discussed at a later date.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the presentation and provide recommendations on the sizing of the facility to the Department for the next steps of presentations providing cost implications.

CLEAN WATER FACILITY SIZING DISCUSSION

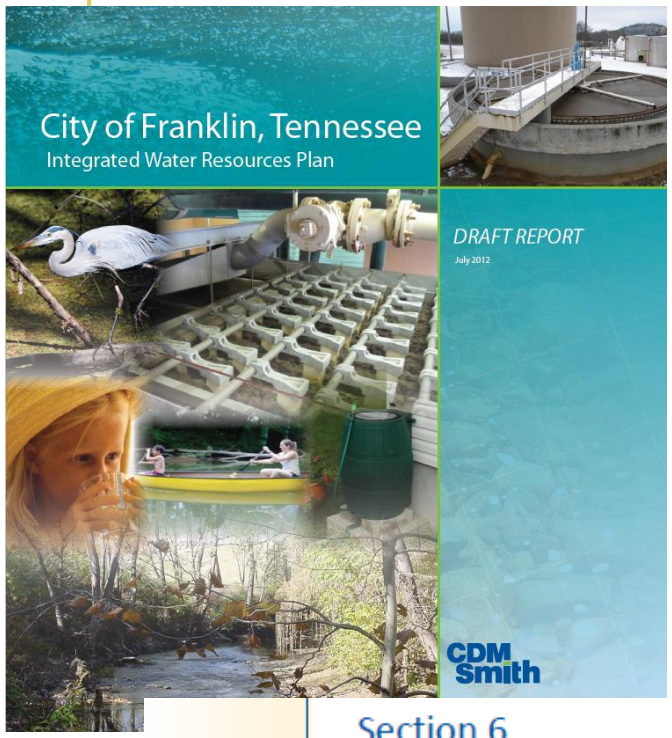
September 10, 2024

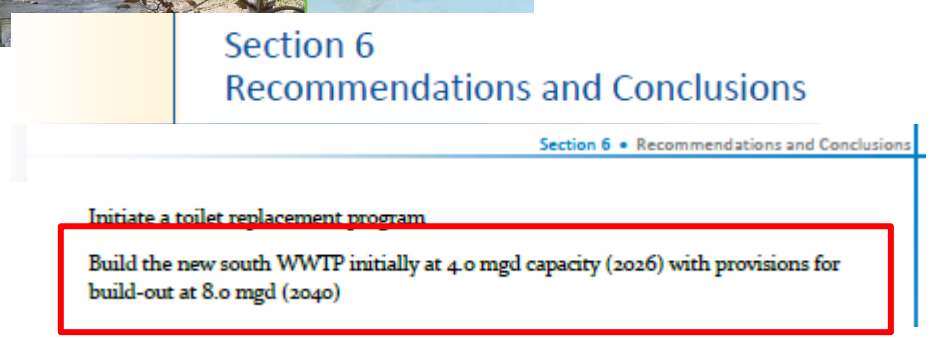
Michelle Hatcher, PE: Director of Water Management
Brian Goodwin, PE: Assistant Director Water Management

DISCUSSION TOPICS

- Integrated Water Resources Plan & southeast complex
- Historical growth trends & annexations
- Annexation capabilities & growth expectations
- Existing wastewater capacity inline with growth expectations
- Existing Claude Yates facility capacity and growth demand
- Demand projections
- Financial impacts
- Timeline
- Impacts to growth & development
- Discussion

INTEGRATED WATER RESOURCES PLAN




Section 6
Recommendations and Conclusions

Section 6 • Recommendations and Conclusions

Initiate a toilet replacement program

Build the new south WWTP initially at 4.0 mgd capacity (2026) with provisions for build-out at 8.0 mgd (2040)

Completed in 2011 – implementable and broadly supported plan to meet Franklin's water resources needs for the next 30 years.

Recommended improvements in each area that were feasibly implementable within the planning period of 30-years and is the framework used for planning and execution of strategic updates and projects.

Recommendations:

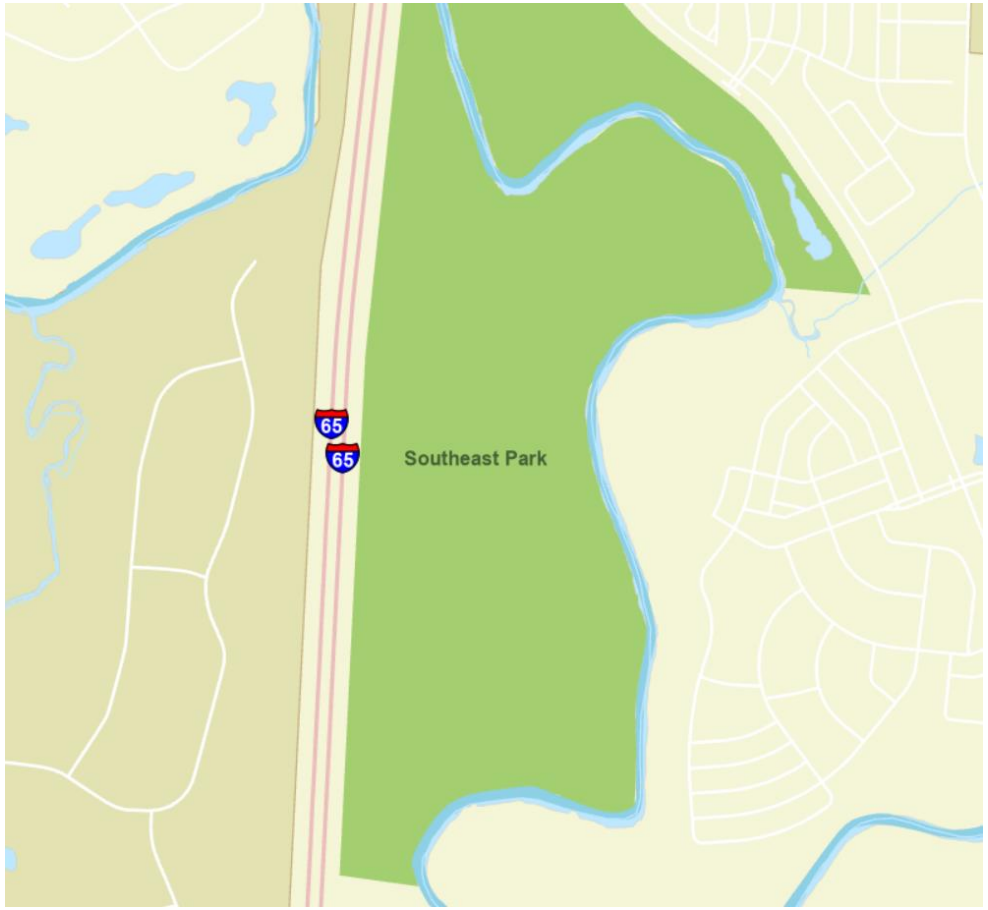
- Upgrade existing WRF to 16 MGD.
- Build a new south CWP initially at 4 MGD with provisions to a build-out of 8 MGD.

The plan projected growth and anticipated wastewater demand for the planning horizon of 2040.

SOUTHEAST SITE

The Southeast site was acquired prior to the completion of the IWRP, but the need for potential additional capacity was assessed and the SE parcel was identified.

Acquired for municipal purposes in May 2008.

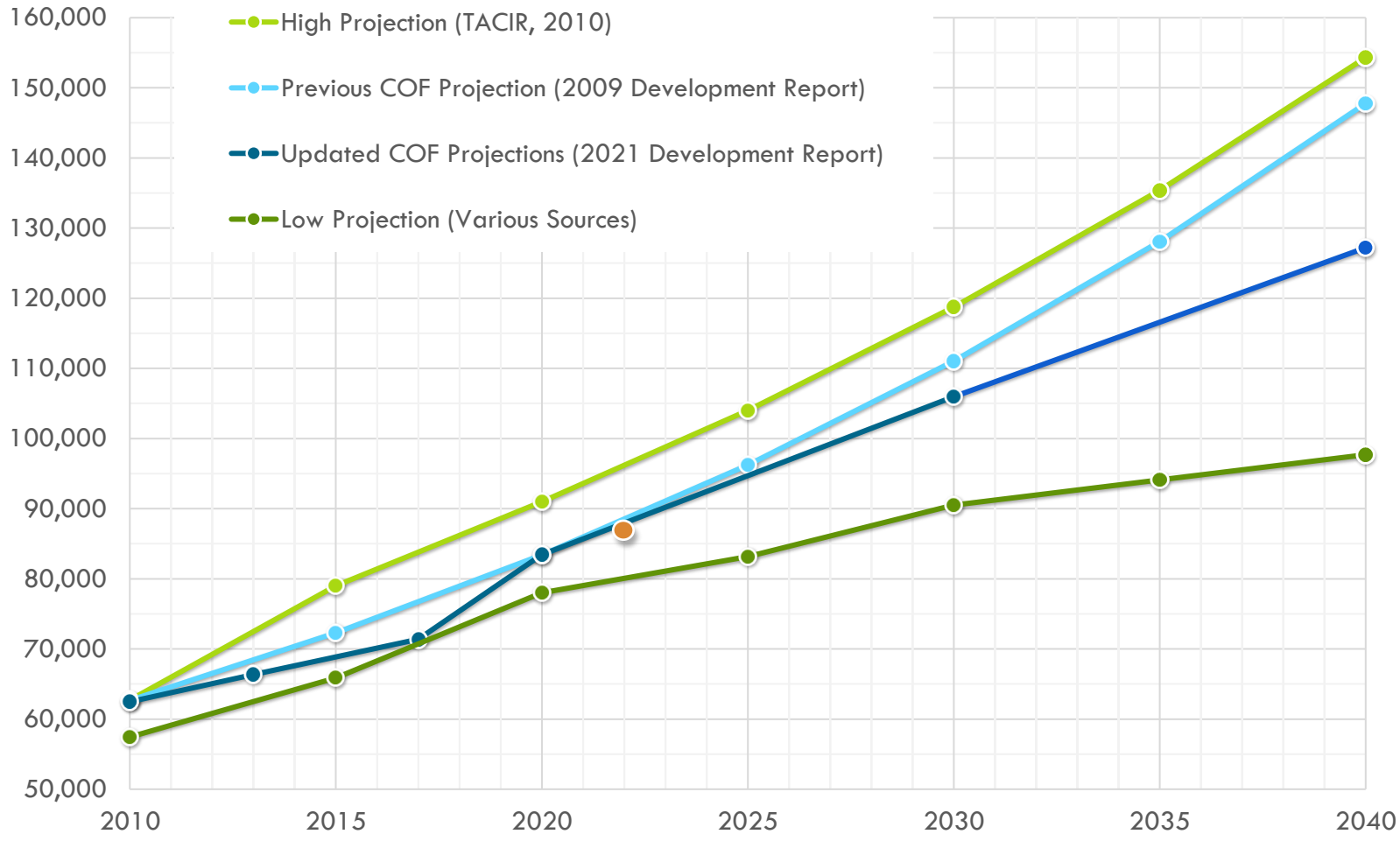


POPULATION PROJECTIONS

A portion of the IWRP was updated in February 2023 with population and demand projections.

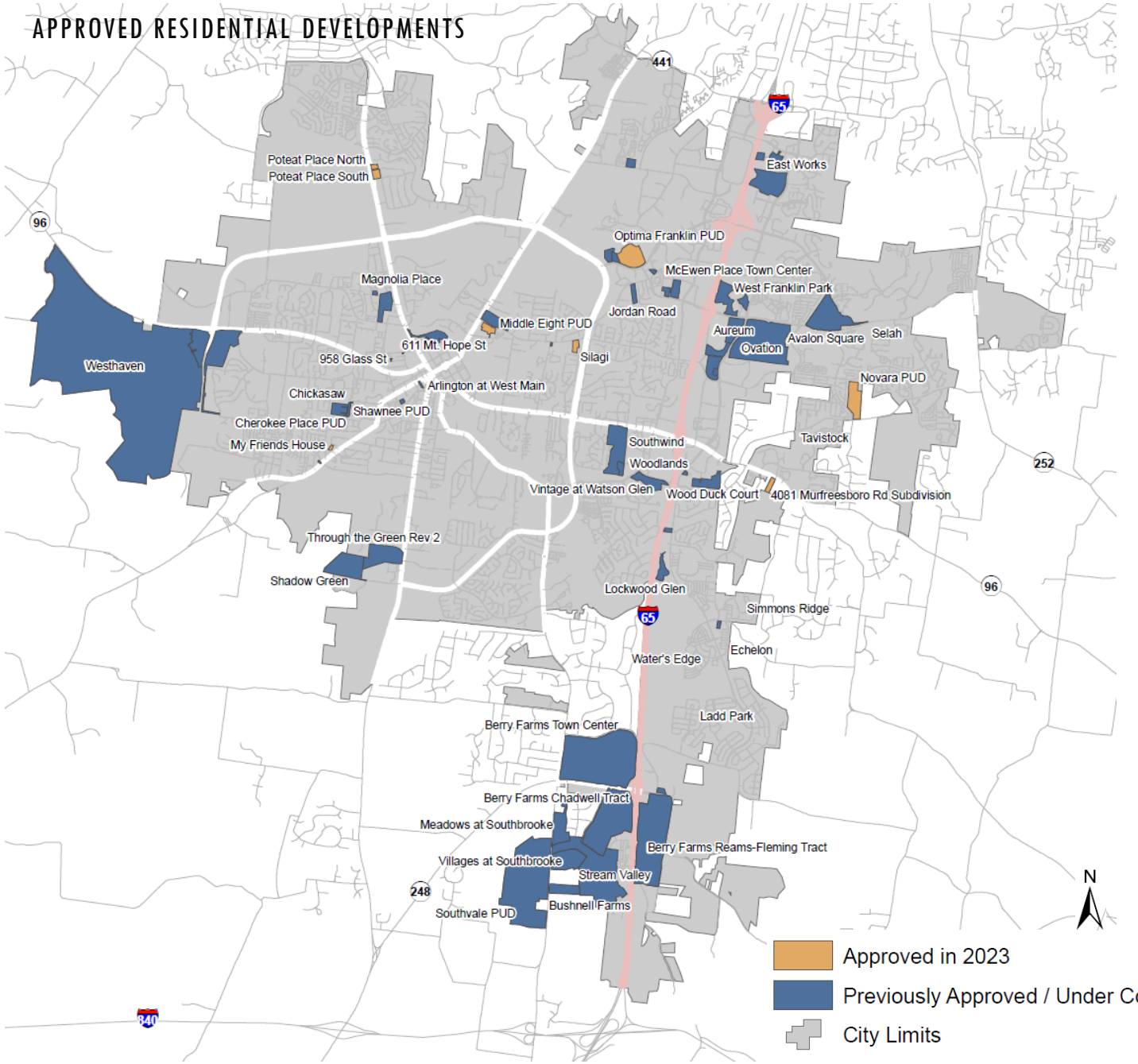
IWRP used 2.9% growth for 30-years

2021 Development Report used historic growth averages which is about 21,000/decade or 2,100 people/year.



Source: Integrated Water Resources Plan Update - Feb 2, 2023 (CDM Smith)

GROWTH EXPECTATIONS



Significant growth occurring in Berry Farms and along Lewisburg Pike; future growth anticipated east of I-65 along Peytonsville Road

A mix of land preservation and development anticipated in the West Basin.

Continued redevelopment anticipated in the Cool Springs area

DEVELOPMENT CAPACITY

Evaluated Monthly Operational Reports (MORs) from 2012 – 2023 to determine available capacity.

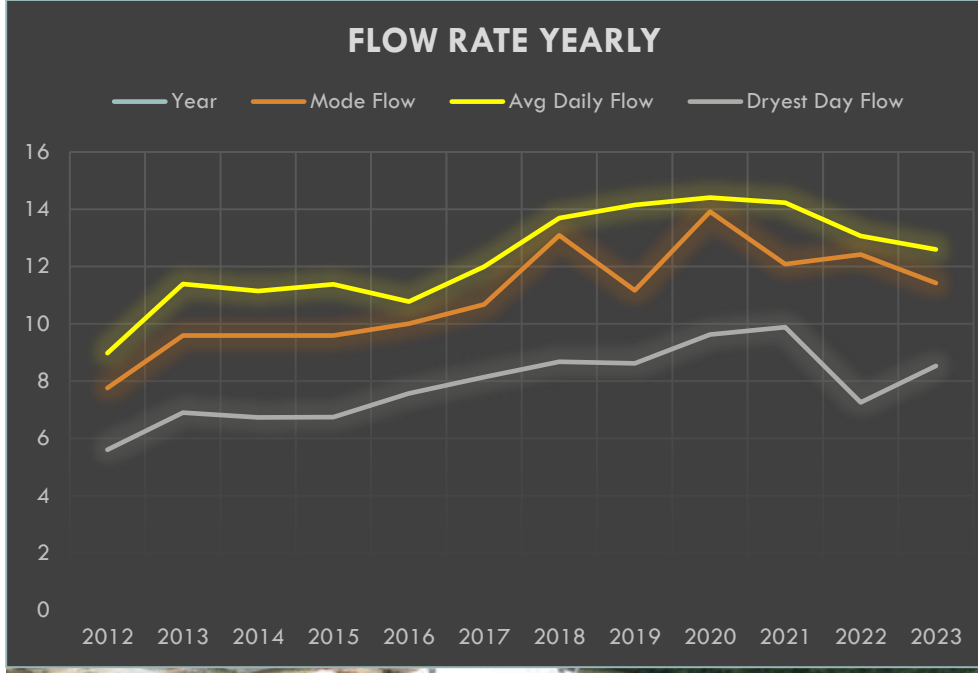
Evaluated built units from 2012 – 2023 to determine the change of units (residential & commercial) that can be used for trending.

Determined a demand per residential unit that includes non-residential demands based off of historical data.

Determined the remaining capacity at Claude Yates.

Determined available planning period based on remaining capacity.

4 MGD every 10 years at current growth rate



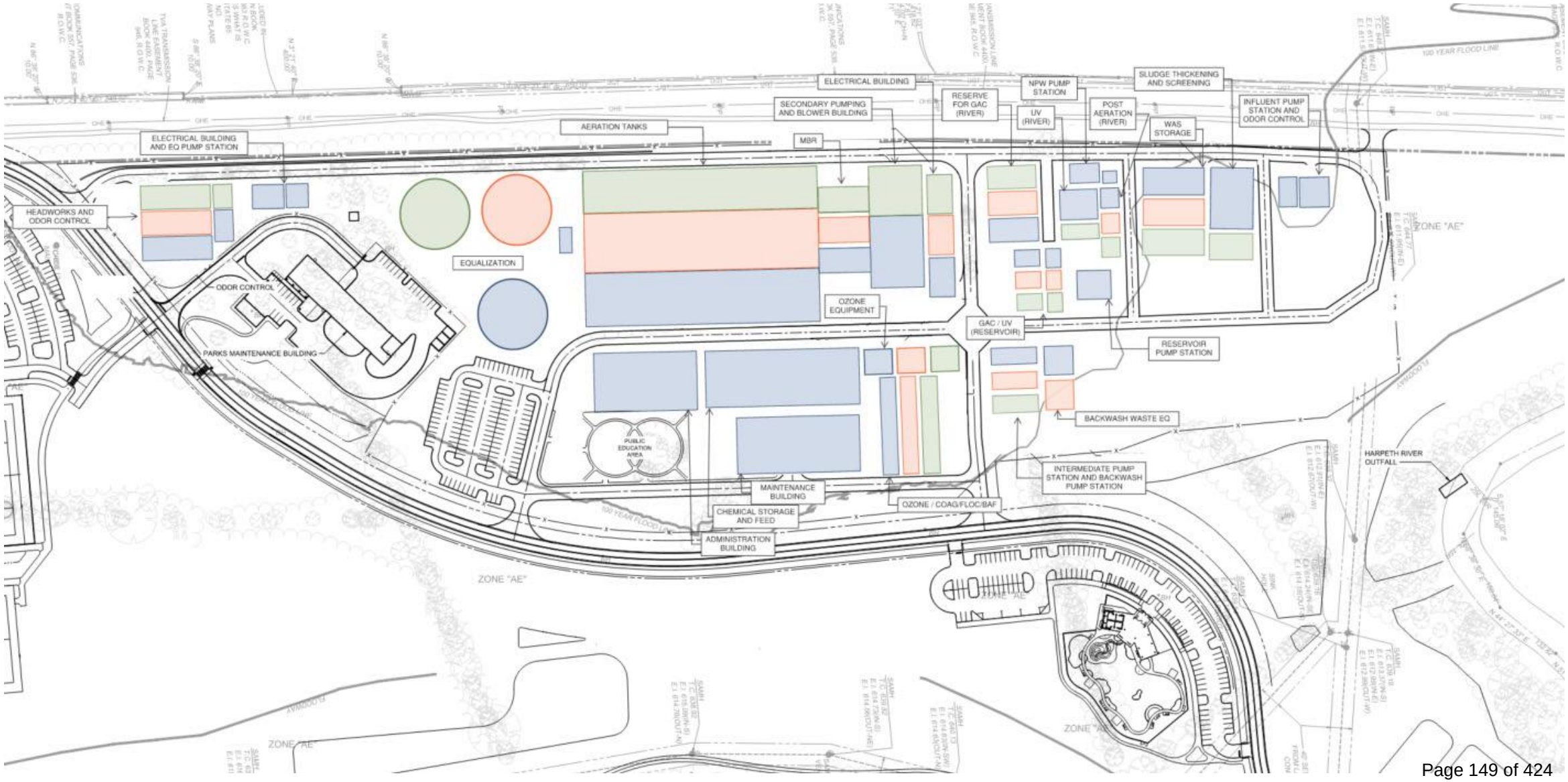


FINANCIAL IMPACTS

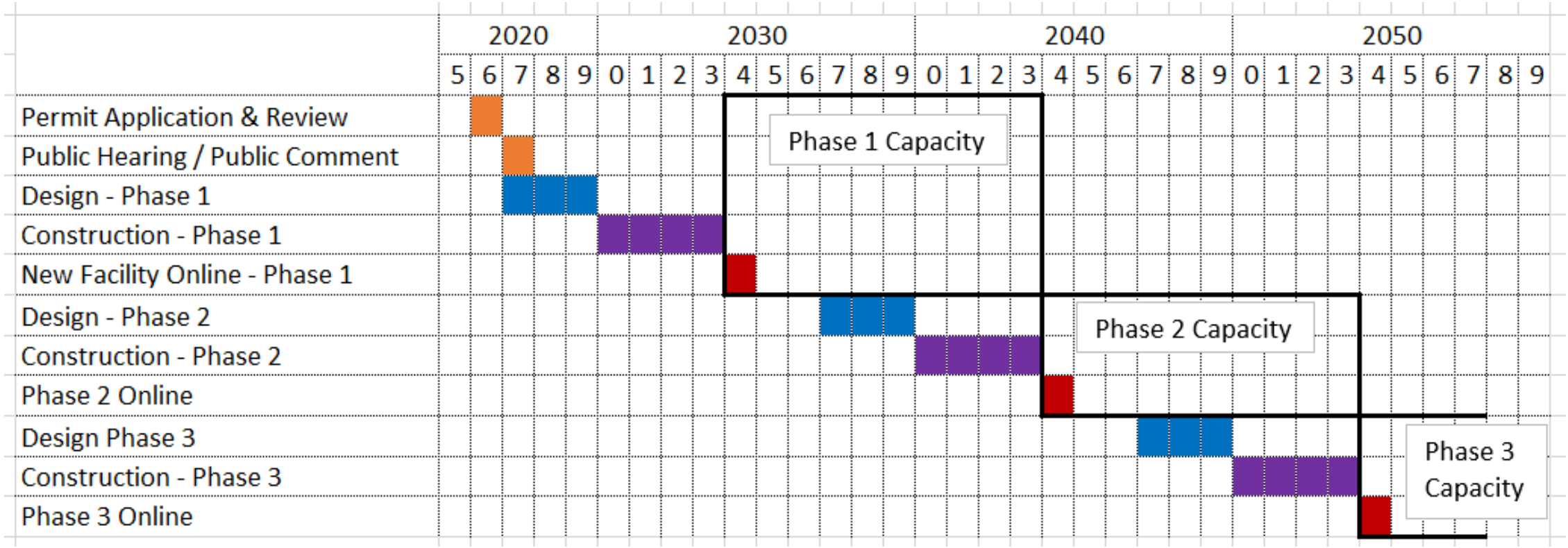
Alt.	Total Capacity	Reservoir Augmentation	Estimated Capital Cost ($Millions)	Capacity Until (at current development rates)*
	Flow (mgd)	Flow (mgd)		
A	8	Up to 2	$435	2049
B	6	Up to 2	$325	2044
C	4	Up to 2	$205	2039

*4 MGD every 10 years at current growth rate

PRELIMINARY SITE LAYOUT – 3 PHASE, 6 MGD/PHASE

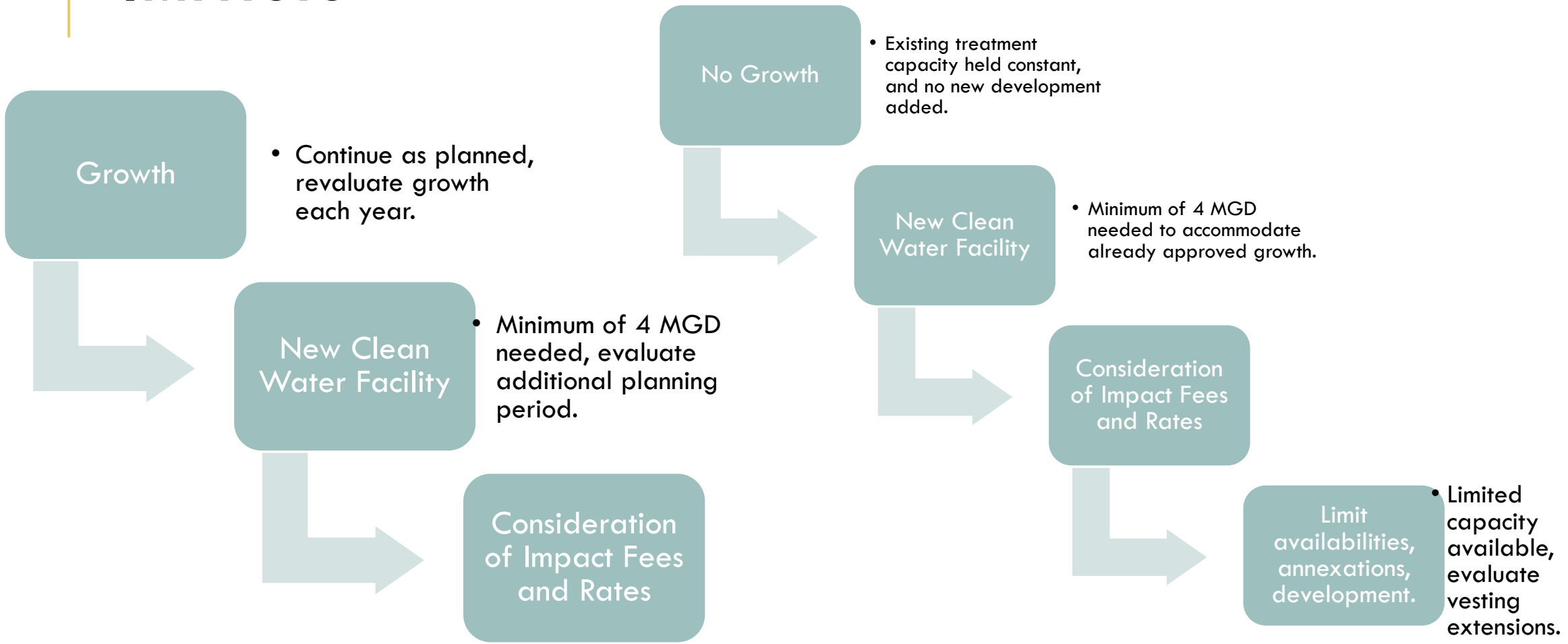


TIMELINE



*Assumes 4 MGD every 10 years at current growth rate

IMPACTS


Growth
• Continue as planned, revaluate growth each year.
New Clean Water Facility
• Minimum of 4 MGD needed, evaluate additional planning period.
Consideration of Impact Fees and Rates
No Growth
• Existing treatment capacity held constant, and no new development added.
New Clean Water Facility
• Minimum of 4 MGD needed to accommodate already approved growth.
Consideration of Impact Fees and Rates
Limit availabilities, annexations, development.
• Limited capacity available, evaluate vesting extensions.

RECOMMENDATION

Staff recommends a 6 MGD facility with up to 2 MGD (included) advanced treatment to reservoir - current needs require a 4 MGD facility to accommodate existing approvals and vested developments.

Growth (water and sewer) has proceeded thus far assuming additional treatment capacity will be available when growth needs.

Assumes new Clean Water Facility online by 2034.

Provides 10 years of planning capacity beyond facility start-up (minimum of 5 will be taken up by planning & design).

Future phasing beyond the initial 4 MGD advanced treatment require upgrade to WTP, which may affect future costs.

Current impact fee does not cover the cost of future capacity needs based on the current growth rate.

File #: 21-0227

DATE: August 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Ordinance 2024-20, An Ordinance To Rezone 192.688 Acres From Agricultural (AG) District To Planned (PD 4.34/103,750/75) District For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. (Armistead PUD Subdivision). Establishing A Public Hearing On October 22, 2024
FMPC 8/22/24, 5-2

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8493
Applicant: Brian Wright, TPUDC
Owner Mary Anne Warren, Short Properties GP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the 192.688 acres located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East. The applicant is requesting to rezone from Agricultural (AG) District to Planned (PD 4.34/103,750/75) District to accommodate the proposed Armistead PUD Subdivision. The development is proposed with 837 dwelling units consisting of single-family detached, townhouse, multiplex, multifamily farm compound, and courtyard residential units, 103,750 square feet of nonresidential space, and 75 hotel keys. This rezoning request was initially submitted and reviewed under a previously approved version of Envision Franklin, and that version of Envision Franklin places this property in two design concepts that include Conservation Subdivision and Neighborhood Mixed Use.

The Conservation Subdivision design concept, states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The primary use for Conservation Subdivision is single-family.

There is a special consideration within the Conservation Subdivision Design Concept for properties West of Mack Hatcher Parkway and North of Old Charlotte Pike. It supports complementary and ancillary nonresidential uses integrated into an "Agrihood" design. Specifically, it supports one farm

market cafe/restaurant located as a community amenity. It also supports 10-20 small-scale office, live/work units, and/or maker's spaces incorporated into townhome and big house areas of this portion of the plan.

The Neighborhood Mixed Use design concept, states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." The primary uses for Neighborhood Mixed Use include institutional, local commercial, multifamily residential, professional office, townhouses, and transitional office.

There is a special consideration within the Neighborhood Mixed Use Design Concept for properties West of Mack Hatcher Parkway and North of New Highway 96 West. This special consideration was specifically requested for what would be a proposed Agrihood and states, "Areas of Neighborhood Mixed-Use developed as an “Agrihood” are appropriate at the northwest quadrant of the intersection of Mack Hatcher Parkway and New Highway 96 West as a transition between the mixed-uses established at Westhaven Town Center and the agricultural uses found throughout the West Harpeth Basin. An Agrihood is defined as a farm-focused, mixed-use development that incorporates a working farm. At the “Historic” Farm (buildings near the intersection of New Highway 96 and Mack Hatcher Parkway), buildings should maintain their agricultural character, but may be repurposed for agriculture-related uses and enterprises. New buildings and additions may be appropriate to support the Agrihood that complement and do not overwhelm or detract from the historic structures. This area is intended to be accessed primarily by pedestrians and general vehicular traffic should be avoided, however, minimal farm or house-related vehicular traffic may access the area by gravel, dirt, or grass drive aisles as is consistent with existing agricultural character. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards. The Village Core of the Agrihood should establish a “Main Street” Commercial Area intended to be comprised of neighborhood scale commercial uses as well as niche uses like makers’ spaces, a farmers’ market, artist studios, and other similar uses that are complementary to local farming. This neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. However, standalone multifamily buildings are appropriate and should be limited to two to three stories in height with six to ten units per structure. Neighborhood Mixed-Use in this area may also include a Boutique Inn with up to 20 rooms and Farm-Stay cottages for rent. Both the Inn and Cottages should not exceed two stories in height, and the Inn should have unique architecture that fits contextually into the Agrihood. Cottages should be designed in character with single family residential and the agricultural character of the neighborhood and should serve as a secondary use. The Inn’s accessory uses may include a café, restaurant, or other food/beverage service. Other secondary uses could include an outdoor wedding and special events venue, as well as an indoor event venue, if associated impacts of these uses are deemed acceptable through a BOMA approval of a development plan and rezoning."

The proposed rezoning meets the guiding principles of both design concepts and the special considerations that apply within Envision Franklin.

In addition to reviewing for consistency with Envision Franklin, city staff also reviews proposed development projects' impacts on city infrastructure. Traffic continues to be the number one quality of life concern for Franklin residents. As presented to the Joint Conceptual Workshop on June 27th 2024, there are extreme delays in the study area that do not meet the City of Franklin's level of service requirements. Staff received feedback at the meeting that the Planning Commission and Board of Mayor and Alderman may support this development even with the delays identified in the study area. Separate from this informal feedback, staff's role is to report when projects are not fully

addressing our approved development standards. Therefore, staff must still recommend disapproval given the lack of level of service standards being met at the intersections of Hillsboro Road and Mack Hatcher and Franklin Road and Mack Hatcher.

PROCEDURAL REQUIREMENTS:

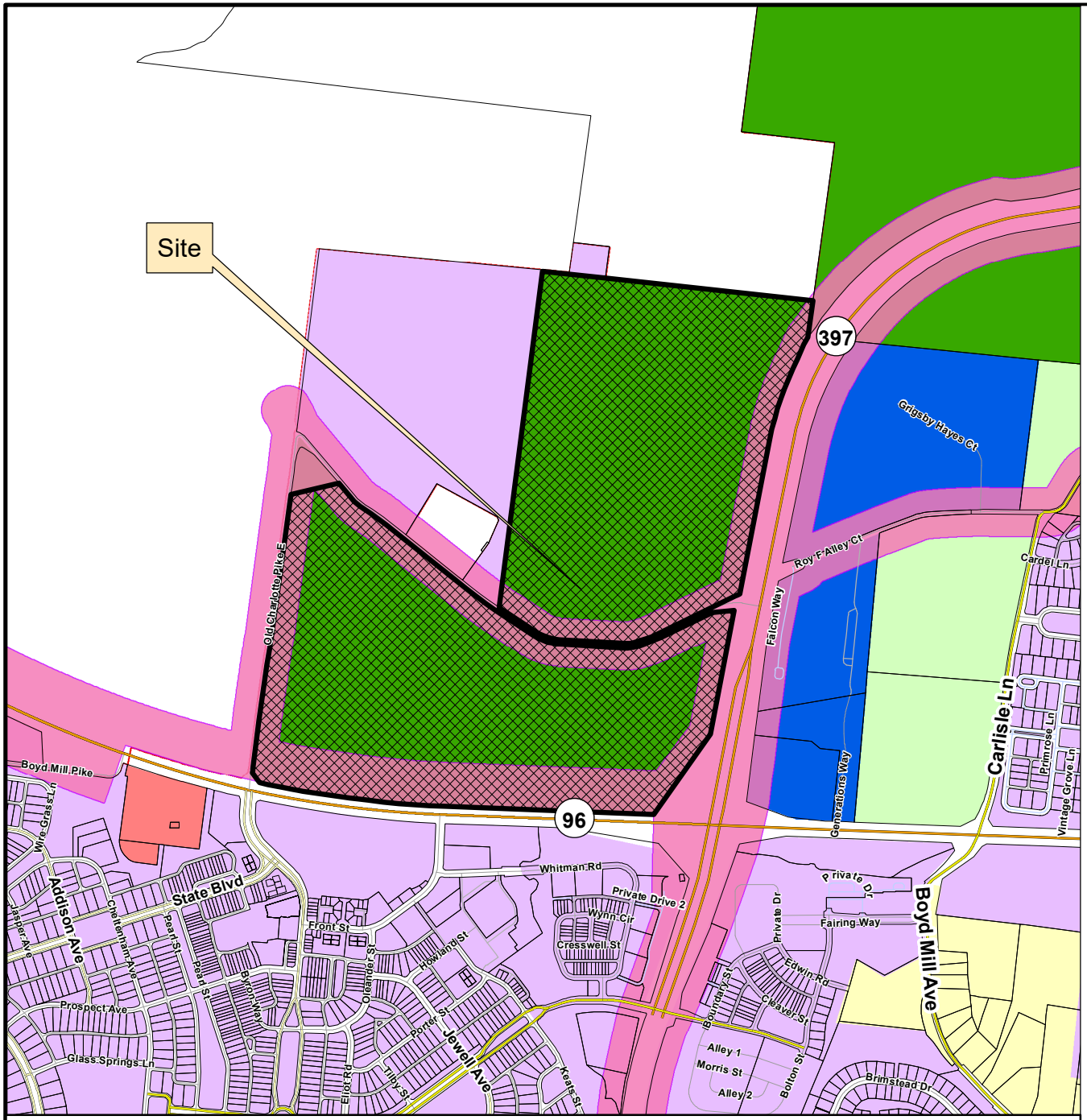
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-20 by a vote of 5-2.
Staff recommends that the Board of Mayor and Aldermen disapprove Ordinance 2024-20.



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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Feet

ARMISTEAD PUD SUBDIVISION
ORDINANCE 2024-20
RESOLUTION 2024-43

Project Information

Existing Zoning: Agriculture
Proposed Zoning: PD (4.34 Units Per Acre/
103,750 SF Non-Residential/75 Keys
Overlay Districts: SCO
Site Acreage: 192.69 acres
Proposed Number of Dwelling Units: 837
Proposed Nonresidential Sq. Footage: 103,750 SF
Hotel Keys: 75

Legend

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

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-20

AN ORDINANCE TO REZONE 192.688 ACRES FROM AGRICULTURAL (AG) DISTRICT TO PLANNED (PD 4.34/103,750/75) DISTRICT FOR THE PROPERTY LOCATED WEST OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF OLD CHARLOTTE PIKE EAST, LOCATED AT 1740 NEW HIGHWAY 96 WEST. (ARMISTEAD PUD SUBDIVISON).

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

WHEREAS, the Planned (PD) 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 2024-43, 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 Agricultural District to Planned (PD 4.34/103,750/75) District:

PREMISES CONSIDERED

Map-Parcel	Acres
064-02000-00005064	192.688
Total	192.688

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: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Law approved template Dec. 2023

ARMISTEAD

REZONING PLAN (ASSOCIATED WITH DEVELOPMENT PLAN)
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
Short Properties GP
1740 New Hwy 96 W
Franklin, Tennessee 37064
westbrookfarmtn@gmail.com

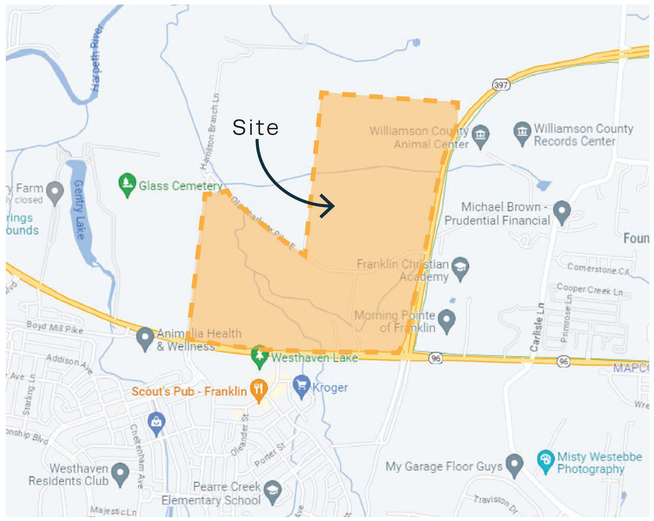
Development Partner:
Character Development
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com
Contact: Craige Hoover
(850) 240-7778
craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com

Engineer:
Civil Site Design Group
Sean Decoster, PE
2305 Kline Avenue
Suite 300
Nashville, Tennessee 37211
(615) 639-0222
seand@csdgtn.com

Sheet Index

C0.0	Cover Sheet
CIVIL PLANS	
C1.0	Overall Existing Conditions Plan
C1.1	Rezoning Plan



SITE INFORMATION

Total Acreage	192.688
Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER
TENNESSEE
08/01/2024
STATE OF TENNESSEE

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET
C0.0



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION,STORAGE,ORDISTURBACEOFVEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

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armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

DANIEL C. DEVANEY
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=3,941,023 SQUARE FEET
OR 90.473 ACRES ±
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=4,452,505 SQUARE FEET
OR 102.215 ACRES ±
PERMANENT SANITARY SEWER EASEMENT PER COF CONTRACT NO. 2021-0147 BK 8748, PG 347, R.O.W.C., TN
WET WEATHER CONVEYANCE
100' SCENIC CORRIDOR OVERLAY
ZONE "X" AREA
NON RIGHT-OF-WAY (25' FROM CENTERLINE) PER COF CONTRACT NO. 2022-0148 BK 9141, PG 785, R.O.W.C., TN
WETLAND
Tobacco Barn
Garden
Grape Arbors
Brick Walkway
Stone Walkway
Brick Patio
Stone Patio
Established 1807 Sign
Gazebo
Brick Walkway
Stone Walkway
Brick Patio
Stone Patio
Pool
Pool House
Pool Equipment
Pool Fence
Pool Gate
Pool Deck
Pool Deck
Pool Fence
Pool Gate
Pool Equipment
Pool House
Pool

ARMISTEAD

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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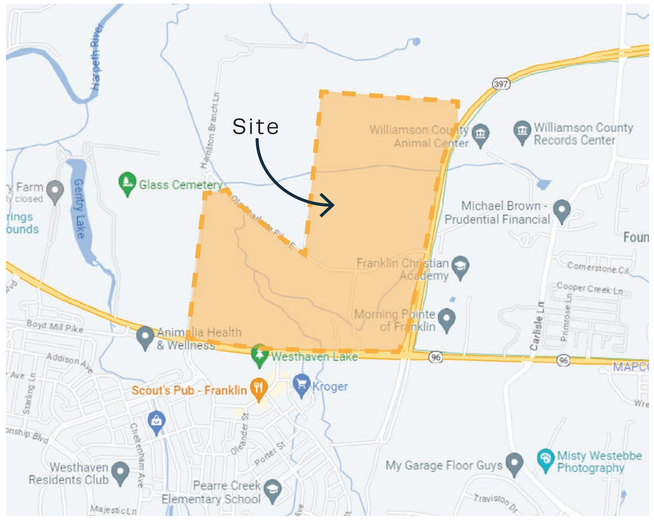
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armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean K. DeCoster 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET
C0.0



0 150 300
Scale : 1"=150'

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EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Total Acreage	192.688
Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
Date: 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=3,941,023 SQUARE FEET
OR 90.473 ACRES
PART OF PARCEL 20
TAX MAP 64
TRACT NO. 1A
AREA=4,452,505 SQUARE FEET
OR 102.215 ACRES
PERMANENT SANITARY SEWER EASEMENT PER COF CONTRACT NO. 2021-0147 BK 8748, PG 347, R.O.W.C., TN
WET WEATHER CONVEYANCE
150' SCENIC CORRIDOR OVERLAY
ZONE "X" AREA
WETLAND
THE GENTRY FAMILY LIMITED PARTNERSHIP TAX MAP 64, PARCEL 24.01 BK 7422, PG 359 (R.O.W.C., TN)
WEST HARPETH PARTNERS TAX MAP 51, PARCEL 13.00 BK 8799, PG 663 (R.O.W.C., TN)
ELLEN LIVINGFIELD MOSE TAX MAP 64, PARCEL 21.08 BK 8843, PG 175 (R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE TAX MAP 64, PARCEL 30.01 BK 5091, PG 623 (R.O.W.C., TN)
Planted Stone At Base Of Existing Fence Corner
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Concrete Highway Monument (Old)
Iron Rod (Found)
Iron Rod (Found)
Iron Rod (Found)
Iron Rod (Found)
Iron Rod (Found)
Telephone Junction Box (Telco)
Telephone Junction Box
Telephone Junction Box
Telephone Junction Box

City of Franklin

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

File #: 21-0226

DATE: August 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2024–43, A Resolution Approving A Development Plan For Armistead PUD Subdivision With 9 Modifications Of Development Standards (Scenic Corridor Overlay Landscape, Building Types, Pedestrian Circulation, Minimum Parking, Open Space, And Signage), For The Property Located West Of Mack Hatcher Memorial Parkway And East Of Old Charlotte Pike East, Located At 1740 New Highway 96 West. Establishing A Public Hearing On October 22, 2024 FMPC 8/22/24, 5-2 (MOS 1: 7-0; MOS 2: 7-0; MOS 3: 7-0; MOS 4: 7-0; MOS 5 with Staff Conditions: 7-0; MOS 6 with Staff Conditions: 7-0; MOS 7: 7-0; MOS 8 with Staff Conditions: 7-0; MOS 9 with Additional FMPC Condition: 7-0)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8492
Applicant: Brian Wright, TPUDC
Owner Mary Anne Warren, Short Properties GP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for Armistead District PUD Subdivision, a multiphase, mixed-use, agrihood development located at 1740 Highway 96 W, also known as the Short Farm. The applicant is proposing 837 dwelling units consisting of single-family detached, townhouse, multiplex, multifamily, farm compound, and courtyard residential units, 103,750 square feet of nonresidential space, and 75 hotel keys for a site that is composed of 192.688 acres. Armistead is a place-making opportunity that engages the history of the Short farm to create a unique development that is rural while also providing amenities that keep the agricultural spirit alive. The applicant has been dedicated to working with the City to apply the zoning ordinance appropriately and diligently.

This development plan was initially submitted and reviewed under a previously approved version of Envision Franklin, and that version of Envision Franklin places this property in two design concepts that include Conservation Subdivision and Neighborhood Mixed Use. The Conservation Subdivision design concept, states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that

maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The primary use for Conservation Subdivision is single-family, and the Special Consideration supports a small number of ancillary nonresidential and live-work uses. The proposed plan provides 51% open space, which equates to 98.06 acres, exceeding the 50% requirement within the Conservation Subdivision design concept, in addition to providing an abundance of single family residential throughout the site.

The Neighborhood Mixed Use design concept, states, "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support" along with the special consideration detailed within the rezoning staff report. The primary uses for Neighborhood Mixed Use include institutional, local commercial, multifamily residential, professional office, townhouses, and transitional office. The Neighborhood Mixed-Use design concept is designated to a very specific area of the plan which provides a walkable block layout and pedestrian-scale development patterns and is referred to as the village. The plan proposes a cohesive development of rural living with the convenience of retail and eatery options along with office space that could serve as potential work spaces for residents. In addition, Armistead will offer educational opportunities such as a museum, daycare, and institutional spaces for the community to utilize. The proposed development plan meets the guiding principles of Envision Franklin and is appropriate for the special consideration within the Neighborhood Mixed Use design concept.

A parking study has been submitted that analyzes the parking needs throughout the development in comparison to the requirements of the zoning ordinance. The applicant has incorporated shared parking that will be utilized specifically within the town center portion of the Armistead development. The applicant is only proposing shared parking within the town center in conjunction with a modification of standard request for a reduction in minimum parking requirements for multifamily, townhouse, and multiplex. The shared parking study meets the requirements of Chapter 10,1,10.A which outlines an alternative parking plan may be utilized with "shared parking by two or more uses with different operational characteristics and peak hours of demand."

On July 9th, staff led a discussion at BOMA worksession regarding the Modification to the City's Street Standards being proposed by the developer. Based on the feedback provided, staff has worked with the applicant and are now generally in agreement with all the requests. More detail will be needed at Site Plan prior to the final approval of the Modification of Engineering Standards and the corresponding construction documents.

Traffic, however, continues to be the number one quality of life concern for Franklin residents. As presented to the Joint Conceptual Workshop on June 27th 2024, there are extreme delays in the study area that do not meet the City of Franklin's level of service requirements. Staff received feedback at the meeting that the Planning Commission and Board of Mayor and Alderman may support this development even with the delays identified in the study area. Separate from this informal feedback, staff's role is to report when projects are not fully addressing our approved development standards. Therefore, staff must still recommend disapproval given the lack of level of service standards being met at the intersections of Hillsboro Road and Mack Hatcher and Franklin Road and Mack Hatcher.

MODIFICATION OF STANDARDS:

There are nine Modification of Standards requests for this plan.

MOS #1: Requesting a modification of standards to permit agricultural plantings, such as fields and orchards, instead of the required tree plantings, consistent with the existing rural character of Franklin.

Chapter 4.9.5 of the Zoning Ordinance states, "Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings: A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees; B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards." The existing rural character of the area supports agricultural plantings as an acceptable substitute for this plan.

Staff recommends approval of MOS #1.

MOS #2: Requesting a modification of standards to allow buildings within CD4V (the village center) to be at an angle from the frontage to create more interest along the streetscape and the ability to have more open space in front of a building.

Chapter 6.7 and 6.8 of the Zoning Ordinance states, "The front façade shall parallel the frontage" (6.7; and that "the building shall parallel the frontage" (6.8). The applicant is requesting to allow buildings within CD4V to be at an angle from the frontage to create more interest along the streetscape and the ability to have more open space in front of a building. The CD4V area is specifically identified as the focus of mixed-use activity as Armistead's village center and the area of the plan within the Neighborhood Mixed Use Design Concept. This request is consistent with other rural areas near the City of Franklin. In addition, it adds a rural character specific to the proposed project.

Staff recommends approval of MOS #2.

MOS #3: Requesting a modification of standards to create a Farm Compound Building Type to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin.

The applicant is requesting to create a Farm Compound Building Type to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type within Chapter 6 of the zoning ordinance that coincides with "Farmstead Compound" within Envision Franklin. The applicant hopes to utilize this aspect of Envision Franklin and is requesting to apply their created building type to accomplish this.

Staff recommends approval of MOS #3.

MOS #4: Requesting a modification of standards to allow sidewalks only on one side of public and private streets.

Chapter 9.6.1.A, states, "Sidewalks and curbs shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65. The applicant has identified the locations where they intend to provide only one side of sidewalk in order to preserve a more rural feel within the development. The proposed locations, specified on sheet C4.10, are only requested in areas where streets are adjacent to agricultural fields or natural areas. The applicant will still provide pedestrian circulation in the form of a rural path outside the ROW on the side of the street adjacent to these agricultural and natural areas.

Staff recommends approval of MOS #4.

MOS #5: Requesting a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.

Section 9.6.1.B.1 states," A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route." The applicant is requesting to allow a rural path as opposed to the required sidewalk for buildings in courtyards and SCO frontage. Staff had originally provided guidance to the applicant to use a PROWAG distinction to reference the type of material to be used on these paths. However, upon further consideration, staff is recommending new language, as PROWAG (Public Right-Of-Way Accessibility Guidelines) refers to standards within right-of-way, and these rural paths are intended to be outside the right-of-way. Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #5, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #6: Requesting a modification of standards to allow a PROWAG compliant rural path in place of a sidewalk for multifamily buildings along the SCO.

Section 9.6.1.B.2 states, "A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive." The applicant is requesting to allow a rural path as opposed to the required sidewalk for multifamily buildings along the SCO. Similar to MOS #5, Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #6, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #7: Request to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. The chart below shows the zoning ordinance requirements and what the applicant is proposing.

Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

Chapter 10.1.6 provides the minimum parking requirements for proposed uses within a development. The applicant is requesting a modification to allow a reduction in the minimum parking requirements specifically for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Staff can support the reduction of multifamily/townhouses/multiplex parking minimums based on the recent approval by BOMA for the same parking reduction request on another development (Middle Eight PUD Subdivision) and based on other local development examples that support the reduced parking rate being appropriate.

Staff recommends approval of MOS #7.

MOS #8: Request to allow a PROWAG compliant rural path in place of a sidewalk for buildings in courtyards.

Chapter 11.7 states, "The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street." The applicant is requesting to allow a rural path as opposed to the required sidewalk for buildings in courtyards. Similar to MOS #5 and 6, Staff can support the request for an aesthetic change so long as the safety of the user is considered.

Staff recommends approval of MOS #8, with the condition that the language "PROWAG" is removed and replaced with stable, firm and slip resistant, regardless of the sidewalk material.

MOS #9: Request to permit one irregularly shaped hanging sign per business if the shape is representative of the business that is represented.

Chapter 15.1.3 states, "Signs shall not be irregularly shaped." The applicant is requesting one irregularly shaped hanging sign per business if the shape is representative of the business that is represented. This request has become a common one for development plans and has been approved by BOMA each time it has been considered.

Staff recommends approval MOS #9, and the FMPC added the condition that all proposed irregularly shaped signs are internal to the development.

PROCEDURAL REQUIREMENTS:

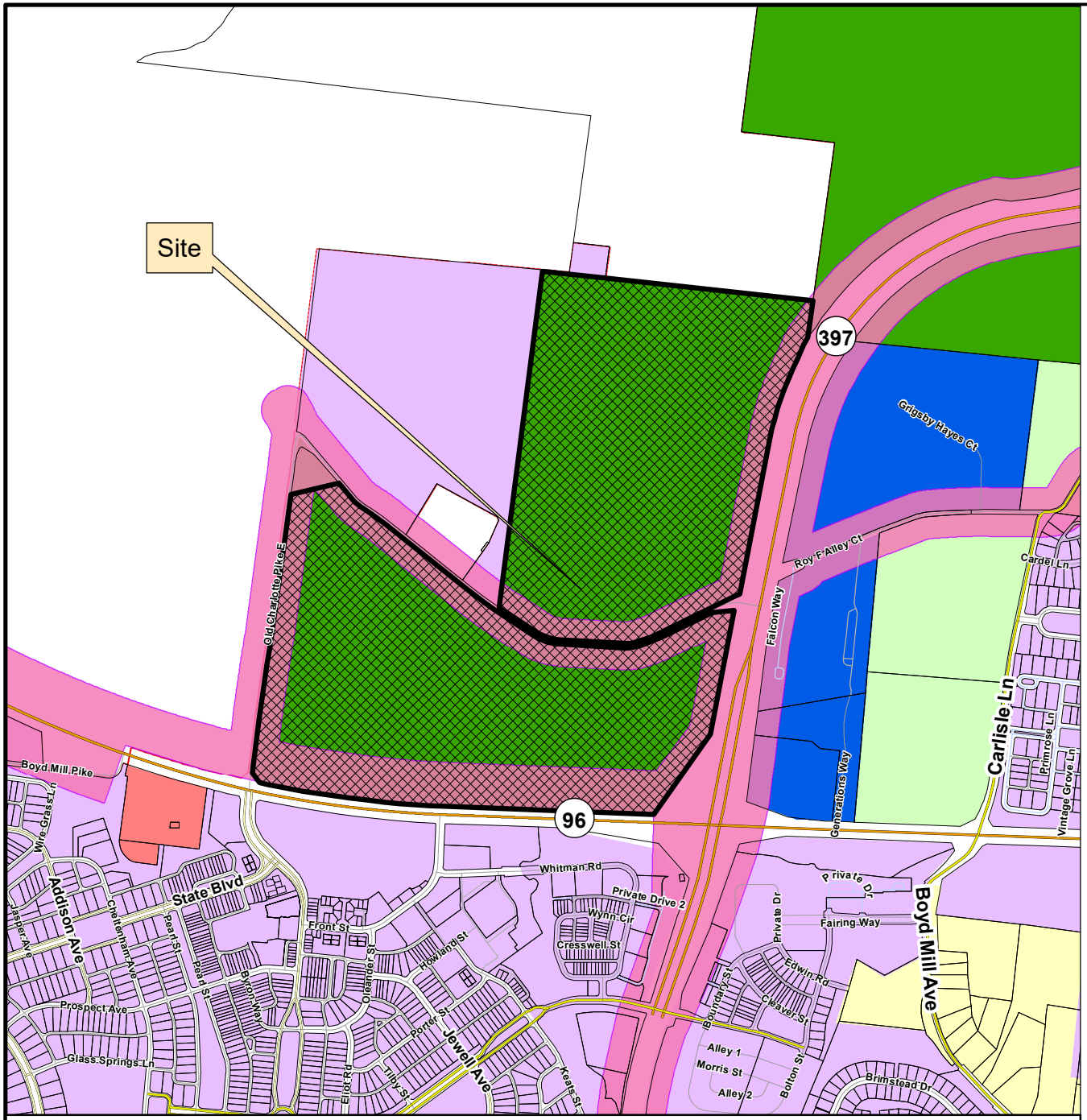
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full 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 2024-43 by a vote of 5-2.
Staff recommends that the Board of Mayor and Aldermen disapprove Resolution 2024-43.



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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Feet

ARMISTEAD PUD SUBDIVISION
ORDINANCE 2024-20
RESOLUTION 2024-43

Project Information

Existing Zoning: Agriculture
Proposed Zoning: PD (4.34 Units Per Acre/
103,750 SF Non-Residential/75 Keys
Overlay Districts: SCO
Site Acreage: 192.69 acres
Proposed Number of Dwelling Units: 837
Proposed Nonresidential Sq. Footage: 103,750 SF
Hotel Keys: 75

Legend

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

HISTORIC FRANKLIN TENNESSEE

COF no: 8492

CONDITIONS OF APPROVAL:

Open Issues: 54 These issues are currently being filtered

Engineering - Checklist

General Issues

100. Streets

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***
At the Site Plan stage, applicant shall design all intersections intended to function as a traffic circle or roundabout according to appropriate engineering standards, meeting all minimum safety and operational standards (TDOT, FHWA, AASHTO, etc.) appropriate for the intersection configuration, including vertical and horizontal geometry, pedestrian facilities, etc.
[Edited By Kevin Long]

135. Streets

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 off-site roadway improvements described in the finalized TIA and/or development plan shall be designed and constructed concurrently with the section of the Armistead development adjacent or nearest to the required improvements.

136. Streets

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 public streets and alleys shall meet AASHTO & City of Franklin standards for geometric design as required for the appropriate design vehicles meant to use said public streets & alleys, specifically City of Franklin Sanitation & Fire vehicles, verified by engineering turn templates (Autoturn, etc.) shown on the civil plan sheets.
[Edited By Kevin Long]

145. Streets

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

At the Site Plan stage, applicant shall design all parking spaces to meet the minimum 8' width according to City of Franklin Zoning and Engineering requirements.

169. Streets

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

343. Pervious Pavers In On Street Parking Areas

jimmy.wiseman@franklintn.gov	Pervious pavers are shown in on street parking spots adjacent to the right-of-way. The applicant shall provide a special maintenance agreement that will be approved by the City prior to going to BOMA. Additionally, the pavers shown in the on-street parking shall not count towards the overall water quality treatment.

348. Pavers In The Roadway

jimmy.wiseman@franklintn.gov The following conditions shall apply to the pavers shown in parallel parking along the roadways:

The HOA or Property Owners are responsible for maintaining various features of the properties located within the Armistead PUD Subdivision, including pervious pavers in on-street parking and other improvements situated outside of the public right-of-way.

1. Maintenance Responsibilities:
   - The HOA or Property Owners shall be solely responsible for the maintenance, repair, and upkeep of all features located outside the public right-of-way. This includes, but is not limited to, pervious pavers installed in on-street parking within the community.

2. Stormwater Ordinance Compliance:
   - The pervious pavers installed by the HOA or Property Owners in parking spots shall not be considered towards the calculation of water quality and quantity requirements as stipulated in the City's Stormwater Ordinance. The responsibility for ensuring compliance with stormwater regulations remains solely with the HOA or Property Owners.

3. City's Rights:
   - In the event that the HOA or Property Owners request the City to take over the maintenance of the features described herein, the City reserves the right to remove the pervious pavers and replace them with traditional asphalt paving. The City's decision to replace the pavers will be at the City's discretion and may be based on factors such as maintenance feasibility, regulatory compliance, and operational efficiency. All of the requirements with respect to pervious pavers shall be adhered to as spelled out in the City of Franklin Best Management Practices Manual.

4. Indemnification:
   - The HOA or Property Owners agree to indemnify and hold harmless the City, its employees, agents, and representatives from any claims, damages, or liabilities arising out of or related to the maintenance, repair, or performance of the features.

Engineering - Development Plan Checklist

General Issues

99. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov All of the required improvements from the TIA shall meet AASHTO standards at the site plan stage. This condition shall remain open.

107. Modification of Standards

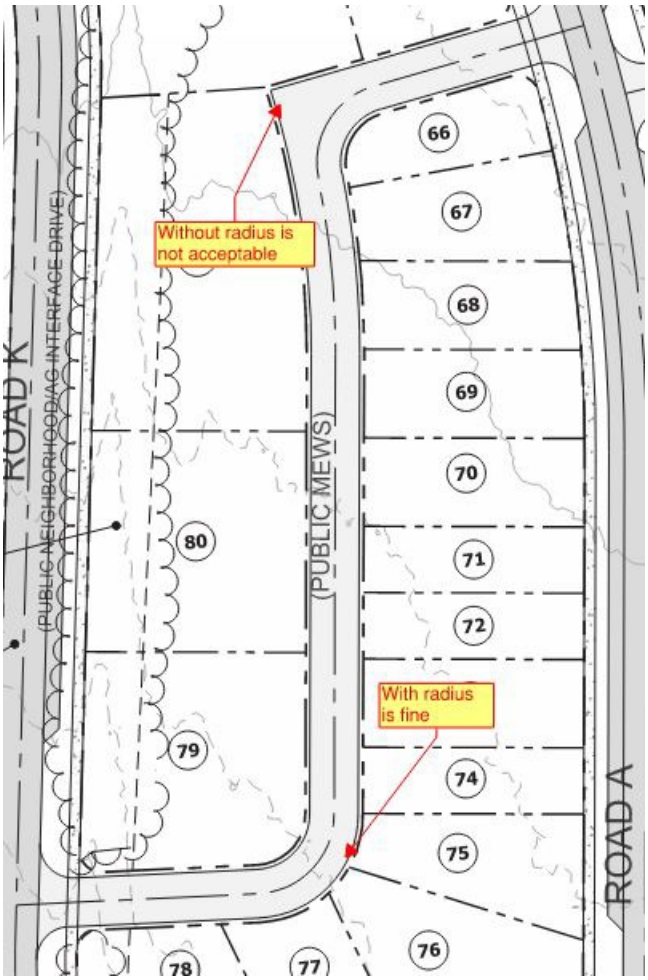
jimmy.wiseman@franklintn.gov	Staff generally in agreement with the Modification of Engineering Standards requests. The formal request still needs more edits. Once that is completed the document shall be saved in IDT for future reference. More detail will be needed at Site Plan prior to the final approval of the construction documents.

109. Raised Sidewalks

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed: The use of shared vehicular and pedestrian ways is not permitted as a matter of public safety. Where pedestrian traffic is expected, necessary or encouraged, this shall be accommodated with a pedestrian path separated from the vehicular travel way. Pedestrian paths may cross vehicular travel ways where appropriate precautions, including standard signage, pavement markings, and pedestrian and vehicular warnings per the MUTCD and ADA are provided.

122. Development Plan

lance.fittro@franklintn.gov	The previous comments have not been fully-addressed: • Label all streets and alleys with their proposed classification per the City of Franklin Street Standards. • All development dimensional standards verbally stated in the Regulating Plan and MOES request and illustrated in the street/thoroughfare typical sections shall be accurately depicted, to scale, on the development plan. The development plan layout continues to be drawn with dimensions and radii which are inconsistent with the street sections and MOES requests. Staff cannot evaluate or approve non-standard geometry for public streets which has not been depicted on the plans or properly evaluated (with autoturn analysis) for use by City service and emergency vehicles. • Alley intersections with another alley shall utilize the SD-6 T-Alley Intersection configuration. Skewed or wye-alley intersections are not permitted. • Mews alleys are not to be utilized as a means of providing additional pavement width for utilities or as a means to avoid meeting dimensional standards for standard alleys which would otherwise be applicable. The various alleys and mews shown on the plans having non-standard geometry and 90-degree bends without radius shall also be constructed with standard geometry and proper radii for the outside of the turn. One example of many to be corrected is shown below:



123. Connectivity

jimmy.wiseman@franklintn.gov The full connection and TIA required improvements on Old Charlotte Pike shall be completed and accepted by the City of Franklin prior to the first building permit in Phase 4.

124. Access on 96

jimmy.wiseman@franklintn.gov This comment shall remain open as a condition of approval. TDOT shall be the final say on connections to Highway 96.

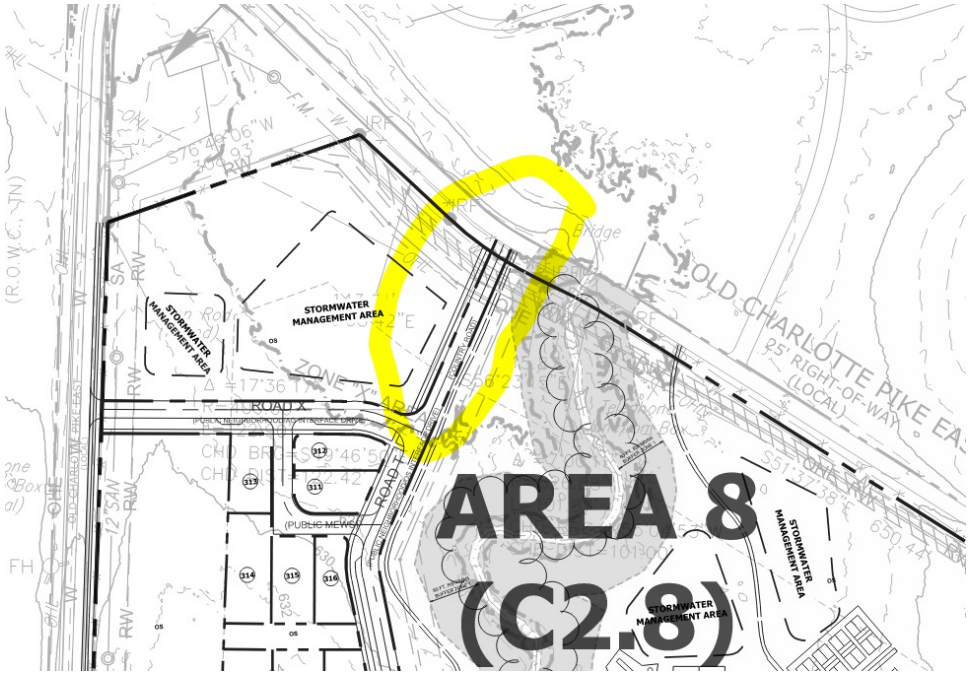
139. Offsite Improvements by Adjacent Site

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

Prior to the first issuance of a Certificate of Occupancy for the Armistead PUD Subdivision, the improvements to Old Charlotte Pike, Hamilton Drive, and associated appurtenances necessary to meet City Standards, as shown on the Site Plan for the Hamilton PUD Subdivision (COF 7763), shall be constructed by the developer(s) and accepted by the City of Franklin. It is the intent that the Hamilton PUD Subdivision developer will construct the improvements shown on their associated Site Plan (COF 7763), however should these improvements not be complete at the time a Certificate of Occupancy is requested for Armistead PUD Subdivision, the Armistead PUD Subdivision developer shall be responsible for constructing said improvements.

142. Old Charlotte Pike

jimmy.wiseman@franklintn.gov This connection shall be removed.



144. Modification of Standards Request

jimmy.wiseman@franklintn.gov This comment shall remain open as a reminder to staff. All paralell parking shall be 8' in width at all Site Plan submittals.

150. Sidewalk

joe.marlo@franklintn.gov *Comment not adequately addressed. The Hamilton PUD constructed curb and gutter, 6'-0" grass strip, and 5'-0" sidewalk on the N-S leg of Old Charlotte along the Pump Station property. The 4'-0" shoulder along the remainder is a temporary condition along the Short Property, and in this temporary condition, a ditch is used to transport storm runoff. The design submitted (4'-0" shoulder, 3' grass strip, 5' sidewalk) does not meet City Standards and does not adequately convey storm runoff.*

The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, Applicant shall provide a 5-foot sidewalk, 6-foot grass strip, and curb/gutter or ditch complying with the Street Technical Standards along frontage with Old Charlotte Pike (N-S leg). ROW on Old Charlotte Pike shall be dedicated such that it extends 2'-0" beyond sidewalk. *[COF Zoning Ordinance 9.6]*

If a curb and gutter section is used, Applicant shall provide stormwater infrastructure (inlets and pipe) to adequately convey runoff.

If a ditch section is used, Applicant shall provide a grass buffer between a 4'-0" roadside shoulder and 5'-0" sidewalk that meets COF standards, including using 4H:1V side slopes and having a width as needed to adequately convey runoff but no less than 12 feet. *[COF Street Technical Standards 2.3.14(4)(b) and 2.4.2(2)]*

165. Sidewalk Materials

lance.fittro@franklintn.gov	Sidewalks constructed along public streets shall be constructed of concrete, textured pavers, or a combination of these materials, and shall be raised above the adjacent street level. In special circumstances, brick sidewalks may be allowed by the City Engineer, provided that an agreement is executed requiring maintenance by others, not the City. In addition to Franklin Transportation & Street Technical Standards, all sidewalks and trails within public rights-of-way shall meet PROWAG design guidelines. While asphalt and gravel paths may be located outside the ROW within open spaces or private lots, these materials are not acceptable for sidewalks required along public streets.

168. Grading and Drainage

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. The grading shown on the plans does not match the typical section provided with respect to proposed ribbon curb, bioswale locations and sidewalk locations in many instances, and is non-functional for conveying stormwater runoff to the storm sewer network in others. With future Site Plan submittals, the Applicant shall provide refined grading and drainage plans as necessary to effectively convey and stormwater runoff to stormwater management features.

203. ADA On-Street Parking

joe.marlo@franklintn.gov

The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, where on-street parking is provided and parking is metered or is striped at the travel lane, the Applicant shall provide accessible on-street parking spaces that meet the following:

1. Quantity of accessible on-street parking spaces shall meet that required in Table R214 of the "*Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way*" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

209. Streets

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

At Site Plan, Applicant shall revise design and ROW extents for proposed alleys and mews that do not meet Street specifications and that have not been included in MOS / MOES requests. Alleys and Mews shall be designed with smooth, graduated geometry meeting street standards, and not shall result in dead-end elements or create corners.

See examples requiring revision at Site Plan below.



217. Typical Cross Sections

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

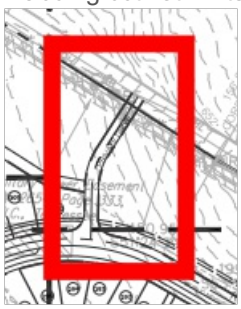
At Site Plan, unless otherwise approved by a Modification of Engineering Standards, Applicant shall revise design for proposed alleys and mews that do not meet Street specifications as follows:

1. Streets, alleys, and mews shall be revised such that the lane width dimension indicated on plans is exclusive of curb and/or gutter. (i.e. if a 11' lane width is dimensioned in cross sections, the element shall be revised such that 11' of pavement is provided and the curb and/or gutter does not begin until the edge of the 11' dimension.)
2. A 6" width of ribbon curb is not approved. Where ribbon curb is allowed, applicant shall provide a width of ribbon curb as approved by the COF Engineering Department at Site Plan. Where ROW and easements are located at the back of curb, ROW and easements shall be revised accordingly to account for the approved ribbon curb width.
3. Where gutter and raised curb are provided, gutter width shall not be less than 18 inches.

218. Access

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

At Site Plan, Applicant shall revise the connection to the E-W leg of Old Charlotte Pike indicated below to meet COF Street Technical Standards for a residential driveway, including but not limited to removing curb cuts and utilizing a driveway apron.



273. CLOMR/LOMR

lance.fittro@franklintn.gov There is currently unmapped 100-year floodplain on this property. An analysis shall be performed with the first site plan to determine the limits of the 100-year floodplain.

Any proposed modification to the 100-year floodplain, including any currently unmapped by FEMA by the required flood study, shall require a CLOMR to be approved prior to the issuance of a grading permit. No buildable lots shall be created which contain any portion of the 100-year floodplain or Floodway Fringe Overlay. Recapture of entitlements depicted on the Development Plan which cannot be removed from the floodplain, if possible, shall be subject to the vested development standards including Zoning Ordinance 20.8.16, Revisions to an Approved Development Plan.

302. Materials

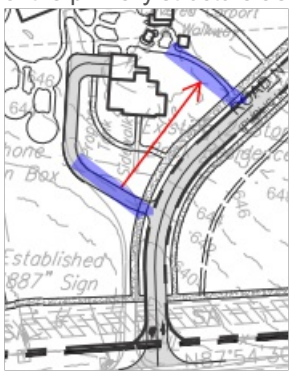
joe.marlo@franklintn.gov ***The following shall remain open as a Condition of Approval of the Development Plan.***

At Site Plan, where streets, mews, alleys, shared drives, or similar elements providing vehicular access are constructed over City utilities, materials for these travel ways shall be as approved by the City of Franklin Engineering and Water Management Department.

304. Driveway

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

At Site Plan, Applicant shall shift proposed driveway on Road N to the northeastern side of the primary structure as indicated below to provide additional spacing from SR96.



330. Autoturn

joe.marlo@franklintn.gov *The submittal did not adequately address the comment. Requested Autoturn exhibits were not provided within the Development Plan, while others were provided but show failures. The Applicant is cautioned that revisions to the layout of streets, alleys, and mews and similar elements providing vehicular access will likely be necessary to allow adequate turning movements.*

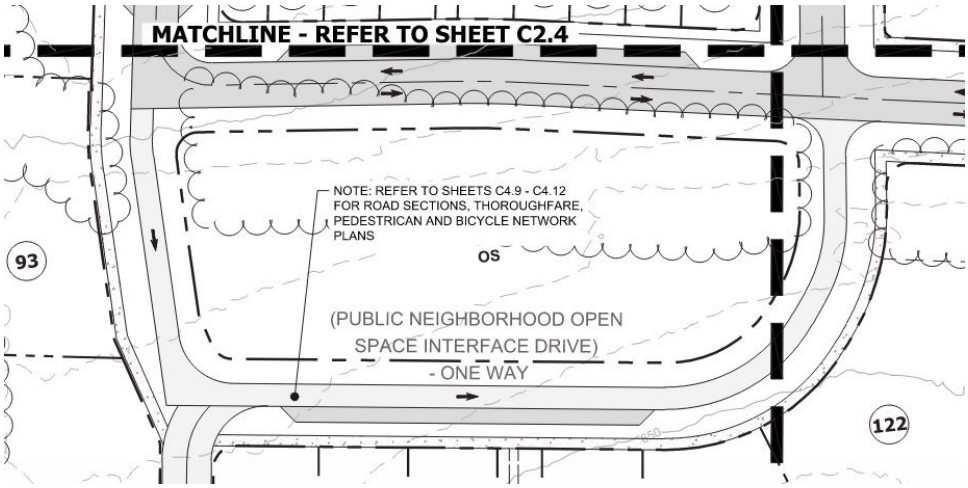
The following shall remain open as a Condition of Approval of the Development Plan.

At Site Plan, Applicant shall revise vehicular network as required such that unobstructed vehicular travel at a design speed of 5 mph is provided at all streets, alleys, and mews, and similar elements providing vehicular access. Applicant shall demonstrate unobstructed vehicular travel as follows:

1. Applicant shall provide autoturn exhibits for COF Solid Waste vehicles showing unobstructed travel around the development, including at public alleys and mews. Autoturn exhibits submitted with the development plan appear to show turning conflicts which shall be corrected at Site Plan. The body of the Autoturn vehicle shall not extend past edge of curb, due to trash container interference.
2. Applicant shall provide autoturn exhibits for COF Fire Apparatus vehicles showing unobstructed travel around the development, including all streets and public mews.
3. Applicant shall provide autoturn exhibits for single-unit trucks (SU-30) showing unobstructed travel around the development. No autoturn exhibits for this vehicle were provided with the development plan as requested by staff.
4. Applicant shall provide autoturn exhibits for the largest vehicle intended to use the spine road connecting Mack Hatcher to Old Charlotte Pike (Roads L/A/R and roundabout). Due to the direct connection to Mack Hatcher, this will likely be the preferred route for larger vehicles. The largest vehicle used in the Autoturn exhibits shall be approved by COF Engineering Staff. No autoturn exhibits for this vehicle were provided with the development plan as requested by staff.

333. No One-Way Streets

lance.fittro@franklintn.gov The previous comment has not been addressed. **The one-way street with on-street parking and 10' travel lanes proposed is not acceptable.** Applicant shall revise street layout to provide for 2-way traffic on all public streets, including that shown below, as well as provide the necessary fire lane for access to the adjacent residential structures.



Parks

General Issues

59. Parkland Impact Fee

kevinl@franklintn.gov	The Parkland Agreement for 837 units was sent to the applicant on 7-31-24 for signatures. Once received, it will be placed on the next BOMA Work Session agenda on 8-27-24 and voting on 9-10-24 if received by 8-12-24, otherwise the dates may very. [Edited By Kevin Lindsey]

Planning

General Issues

225. MOS 1 - Front Faade Location

chelsea.randolph@franklintn.gov	MOS 1 (Updated to MOS 2) - Front Façade Location Staff has received additional information on the front façade location and can support this request.

227. MOS 3 - SCO Planting Requirements

chelsea.randolph@franklintn.gov	MOS 3 (Updated to MOS 1) - SCO Planting Requirements Staff can support this MOS.

228. MOS 4 - Farmstead Compound Building Type

chelsea.randolph@franklintn.gov	MOS 4 (Updated to MOS 3) - Farmstead Compound Building Type Staff has received additional information on the farmstead compound building type and can support this request.

229. MOS 5 - Irregular Shape Signs

chelsea.randolph@franklintn.gov	MOS 5 (Updated to MOS 9) - Irregular Shape Signs Staff can support this MOS request.

230. MOS 6 - Pedestrian Circulation

chelsea.randolph@franklintn.gov	MOS 6 (Updated to MOS 4) - Pedestrian Circulation The request has been clarified and additional information provided as to the agrarian nature of the 1-sided sidewalks to allow for a rural path on the other side. Staff can support this MOS.

307. MOS 8 - Minimum Parking

chelsea.randolph@franklintn.gov	MOS 8 (Updated to MOS 7) - Minimum Parking A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Staff can support the reduction for multifamily/townhome/multiplex parking based on on recent precedent with other projects and local examples that support the reduced parking rate being appropriate.

345. MOS 5, 6, and 8

chelsea.randolph@franklintn.gov	MOS 5 - Pedestrian Circulation (Section 9.6.1.B.1) - Buildings in courtyards and SCO frontage. MOS 6 - Pedestrian Circulation (Section 9.6.1.B.2) - Multifamily Buildings along the SCO. MOS 8 - Open Space - Courtyard - Features (Section 11.7) Buildings in Courtyards. The above referenced modifications are requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards, SCO frontage, multifamily buildings along the SCO, and buildings in courtyards. Staff can support these MOS requests with the condition that the language "prowag" is removed and replaced with "stable, firm and slip resistant" regardless of the sidewalk material. Changes should be made to both the cover sheet, sheet C4.10, and all locations where the MOS request is listed. [Edited By Amy Diaz-Barriga]

346. Sheet 53 - Pedestrian Network

chelsea.randolph@franklintn.gov	Applicant shall correctly label the green "woonerf" as the discussed non-vehicular multi-use trail along Charlotte Pike.

347. Shared Parking Study

chelsea.randolph@franklintn.gov	Applicant shall correct the shared parking study to reflect the numbers shown on sheet C2.11 (Site Data Chart) for retail/personal service. The site data chart and the entitlements show 42,150 square feet while the shared parking study shows 41,150 square feet.

Sanitation and Environmental Services

General Issues

319. Solid Waste Service

nate.ridley@franklintn.gov	Good morning. This front loader truck can be run in residential areas as it is equipped with a box for residential use. We currently operate one in the Westhaven subdivision. The applicate shall use the recommended Front loader auto-turn in residential areas. SES will not approve this development until the necessary requirements have been satisfied. It is responsibility of the City of Franklin to make sure that service can be provided in a safe and efficiently manner. Thanks for your cooperation. Nate [Edited By Nate Ridley]

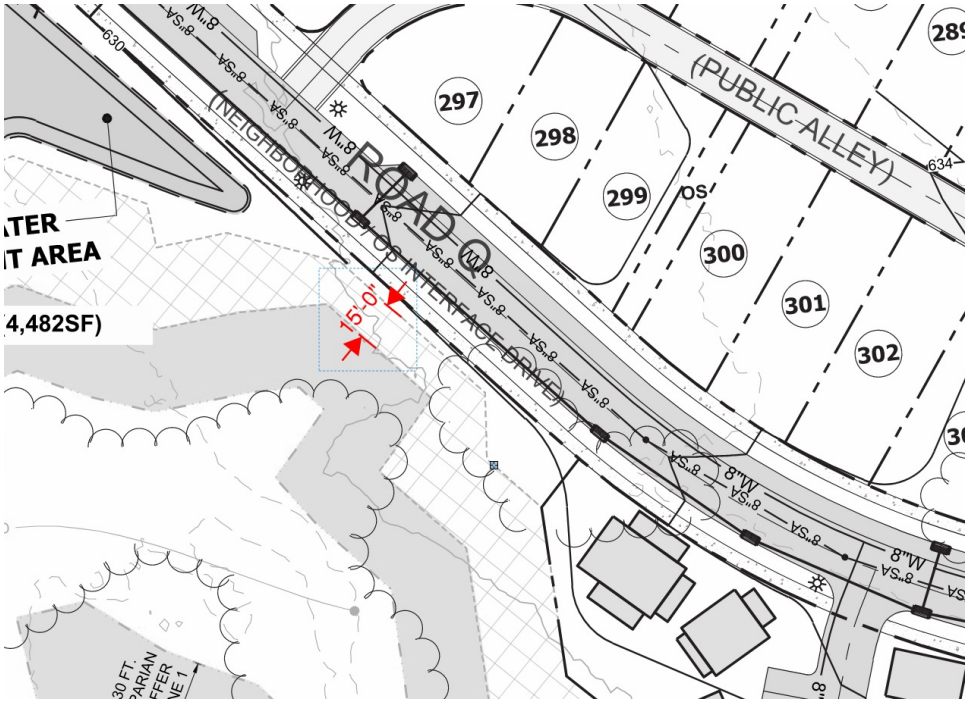
Stormwater

General Issues

128. Riparian Buffer

jeff.willoughby@franklintn.gov

1. Apply riparian buffers and mitigation areas to sheet L3.1. All proposed stormwater treatment features shall be located outside riparian buffers.
2. Roads shall be removed from the riparian buffers.



[Edited By Jeff Willoughby]

131. Riparian Buffer

jeff.willoughby@franklintn.gov All mitigation areas shall be reflected on all sheets as additional zone 2 riparian buffer.

222. Stormwater Management Plan

ellen.moore@franklintn.gov Alternative stormwater treatment practices presented throughout the development plan documents are conceptual in nature and are not being entitled with the development plan approval. Alternative stormwater treatment practices proposed may be considered with the future site plan submittals when full engineering design information is provided.

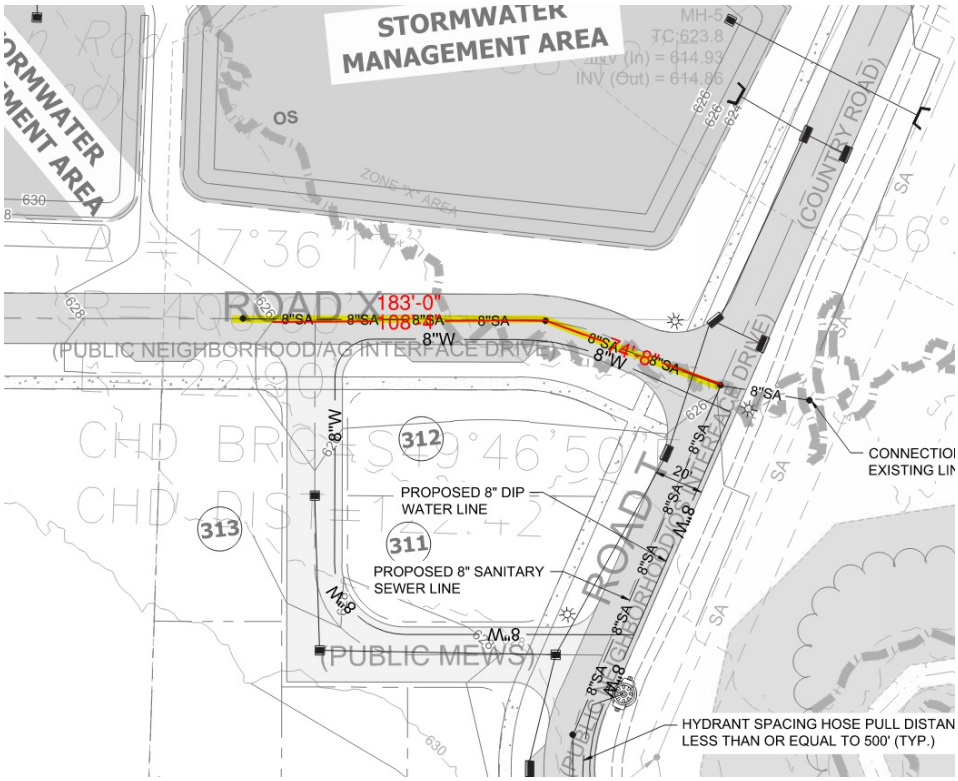
The conceptual stormwater layout provided is not being approved and additional features may be required for each section of the development.
[Edited By Ellen Moore]

Water/Sewer

General Issues

22. Sanitary sewer service

ben.mcneil@franklintn.gov The applicant has revised the lot number from 311 to 313 in addition, the applicant has extended an 8" sewer main 183' to serve a single lot, the main extension will not be permitted. The applicant shall revise the lot to utilize sewer serving more than a single family home or remove the lot from the development plan.



23. Reclaim Water

ben.mcneil@franklintn.gov The applicant has not addressed the issue of reclaim storage on site. In order for Franklin to consider reclaim water distribution to the proposed site, the applicant must provide area of development for on site storage. At site plan, a single reclaim water meter will serve Armistead development, the applicant will be required to store the requested amount on site and utilize the reclaim water from private storage.

Request for reclaim water service will be permitted only if applicant meets all reclaim water requirements associated with reclaim water request.

24. Alley sections

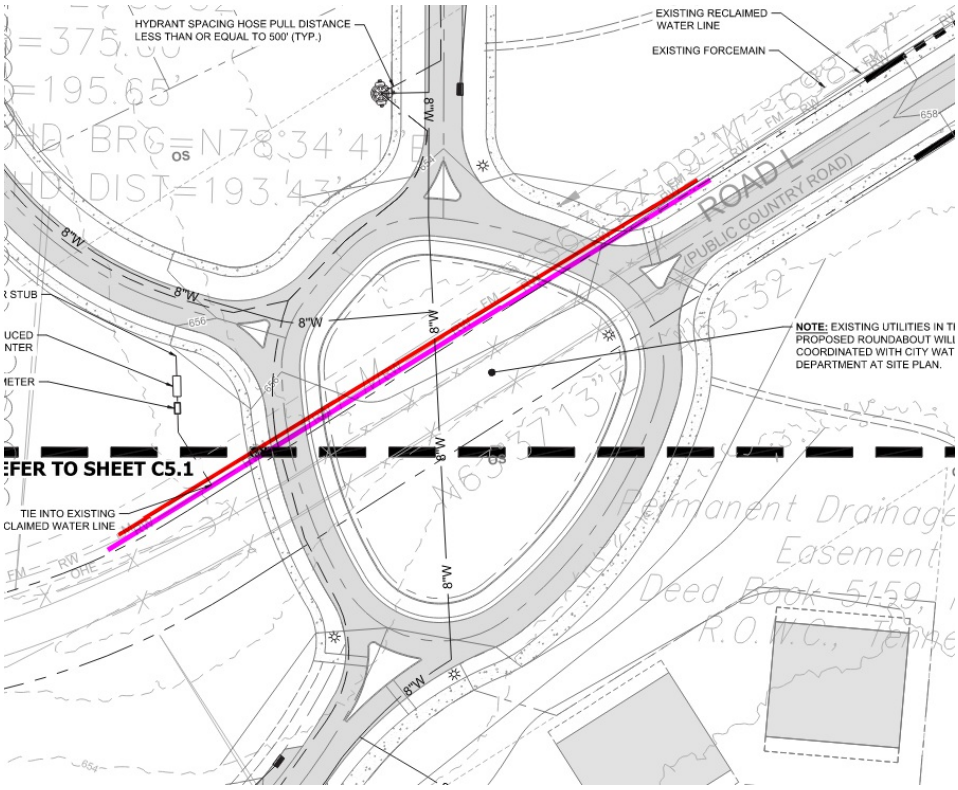
ben.mcneil@franklintn.gov The applicant did not correct the issue of Mews Alley sections and utility layouts. Due to the incomplete information provided at development plan stage to ensure utility placement within Mews alleys is acceptable, the proposed Mews alleys must be designed with proper placement of sanitary sewer. If the Mews alley sections do not meet the requirements at site plan, the design must be revised to serve the development with sanitary sewer.

Sanitary sewer main and easement will not be permitted out of street and easement must be open and clear for maintenance of sanitary sewer.

38. Existing force main and reclaim

ben.mcneil@franklintn.gov The applicant did not address the issue, Senior Water Management staff has reviewed the proposed roundabout over the existing reclaim water and force main lines. The proposed roundabout appears to impede the easements and negatively impact what has been negotiated at the time of original construction. The FM and Reclaim line is in danger during construction and must not be disturbed due to the inability to shut down for any extended peroid. The proposed layout diminishes the ability to maintain existing utility after the streets are completed. The roundabout must be reconsidered as the reconstruction of existing FM will result in loss of capacity. FM is critical to service existing sewer customers.

At site plan, the street layout must be approved by Franklin Water Management and all impacts to existing utilities must be minimized.

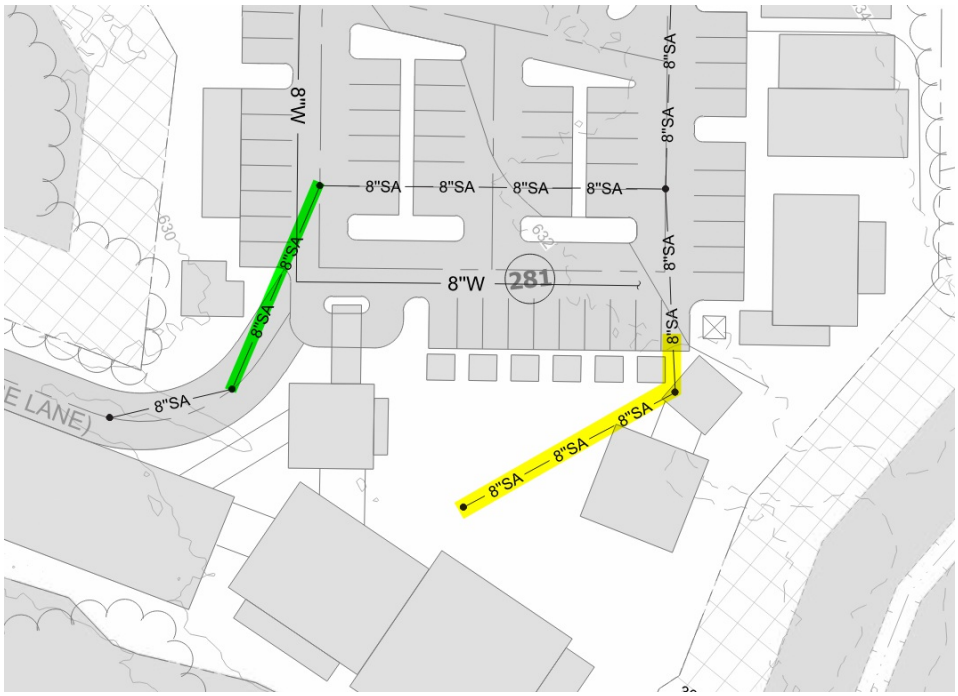


[Edited By Ben McNeil]

313. Sanitary sewer sheet C 5.6

ben.mcneil@franklintn.gov The applicant appears to have added the sewer for the portion of building at the end of the proposed fire lane. At this time, slopes are unknown, but this segment can be worked out at site plan. If the fire lane is not paved, but grass pavers, Franklin will not be responsible for pavers at this location.

The remaining issue is the proposed sewer shown through the building highlighted in yellow and the segment highlighted in green that would be crossing out of the street. The sewer and easement area must be shown clear of the building and the unknown square shown. The green shaded line must be revised at site plan to be in the street.



323. Proposed reclaim service locations

ben.mcneil@franklintn.gov The applicant is still proposing multiple reclaim meter locations on the plans, centralized reclaim water meter location must be identified and provide information for holding the requested amount on site. The final details of reclaim dispersal may be worked out with site plan, but reclaim meter and holding area must be identified and agreed upon for reclaim water service approval by Franklin Water Management.
[Edited By Ben McNeil]

324. Pervious parking

ben.mcneil@franklintn.gov The applicant has stated that the utilities have been removed from road O, but there appears to be several locations where proposed pervious parking is proposed where sewer services will be installed. This is not permitted over sanitary sewer utility. The applicant must note this on development plan and each site plan.

344. Sanitary sewer capacity

ben.mcneil@franklintn.gov	Condition of approval for sanitary sewer capacity. The applicant is aware of the requirement for a capacity study of the Westhaven pump station in relation to the existing wet well. Franklin staff and the development team have met with a third party consultant scoping the requirements for the analysis. At completion of the capacity study, all requirements identified by the third party consultant related to the development of Armistead and their requested capacity must be completed to ensure the existing lift station capacity is not diminished and there is no detrimental effect to the operating conditions of the lift station and the pumps contained therein. Armistead will be responsible for their proportionate share of any upgrades identified within the capacity study. Conveyance availability is required to be requested by development and issued by Franklin Water with each site plan submittal. Once available conveyance capacity has been exhausted, the applicant is responsible for their share of conveyance capacity outlined in capacity analysis. [Edited By Scott Andrews]

Zoning

General Issues

212. Use

shanna.mccoy@franklintn.gov	Staff is working to revise the determination letter at this time. The applicant shall update sheet L2.0 as needed at One-Stop based on the used outlined in the forthcoming determination letter. [Edited By Amy Diaz-Barriga]



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

Informational pages are provided as context and background only. These sheets do not entitle the project to any specific project component.

armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ILLUSTRATIVE MASTER PLAN

C0.13



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL DEVELOPMENT PLAN

C2.0

RESOLUTION 2024-43

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR ARMISTEAD PUD SUBDIVISION WITH 9 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING TYPE, LANDSCAPE REQUIREMENTS, SIGN, PEDESTRIAN CIRCULATION, OPEN SPACE, AND MINIMUM PARKING), FOR THE PROPERTY LOCATED WEST OF MACK HATCHER MEMORIAL PARKWAY AND EAST OF OLD CHARLOTTE PIKE EAST, LOCATED AT 1740 NEW HIGHWAY 96 WEST.

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 2024-20; 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
064-02000-00005064	192.688
Total	192.688

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 Armistead PUD Subdivision are as follows:

Entitlements	Armistead PUD
Base Zone District	PD (4.34/103,750 SF/75 keys)
Other Zoning Overlays	SCO
Number of Dwelling Units	837
Number of Nonresidential Square Footage	103, 750 SQ FT
Number of Hotel Rooms	75
Open Space Requirements	5% (9.63 acres)
Number of Phases in Development	6

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 agricultural plantings, such as fields and orchards instead of the required tree plantings** Approved: _____ Denied: _____	Chapter 4.9.5 Scenic Corridor Overlay District – Landscape Requirements Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings: A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees; B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.

	Staff recommended approval.
MOS 2: **Request to allow buildings within CD-4V to be at an angle from the frontage.** Approved: _____ Denied: _____	Chapter 6.7 Building Types - Multifamily The building shall parallel the frontage. *Staff recommended approval.*
MOS 3: **Request to create Farm Compound Building Type as shown to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin.** Approved: _____ Denied: _____	Chapter 6 Building Types There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin. *Staff recommended approval.*
MOS 4: **Request to allow sidewalks only on one side of public and private streets.** Approved: _____ Denied: _____	Chapter 9.6 – Pedestrian Circulation Sidewalks and curb shall be required on both sides of public and private streets and internal drives *Staff recommended approval.*
MOS 5: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.** Approved: _____ Denied: _____	Chapter 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connection A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route. *Staff recommended approval with conditions.*
MOS 6: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a**	Chapter 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connection

sidewalk for multifamily buildings along the SCO. Approved: _____ Denied: _____	A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive. *Staff recommended approval with conditions.*
MOS 7: **Request to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking** Approved: _____ Denied: _____	Chapter 10.1.6 Minimum Parking Standards *Staff recommended approval.*
MOS 8: **Request to allow a Public Right-of-Way Accessibility Guidelines (PROWAG) compliant rural path in place of a sidewalk for buildings in courtyards.** Approved: _____ Denied: _____	Chapter 11.7 – Open Space – Courtyards - Features The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street. *Staff recommended approval with conditions.*
MOS 9: **Request to allow one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.** Approved: _____ Denied: _____	Chapter 15.1.3 Signs – General Provisions – Proportion and Shape Signs shall not be irregularly shaped. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-20, 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: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	October 8, 2023 and April 2, 2024
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	May 23, 2024
NEIGHBORHOOD MEETING:	October 3, 2023
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

Law approved template Dec. 2023

ARMISTEAD

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



This Development Plan is being submitted as a unified plan. Accordingly, Density, Open Space, and Parking standards for the Project are provided on a Project-wide basis. Density, Open Space and Parking will be allocated by the Applicant among the various lots, building sites and open space sites as Applicant may determine at the time of each Site Plan submission pursuant to this Development Plan. Such allocations shall be tracked and submitted in writing to the City as part of each applicable Site Plan. Compliance with the City Zoning Ordinance (as modified pursuant to the MOS) and the Project Regulations shall be determined on a Project-wide basis.

This Development Plan Application is being submitted on behalf of the owner of the Property, Short Properties GP simultaneously with a separate Rezoning Application to rezone the Property as PD Planned District.

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.

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

Parkland Impact Fee:

Overall	837	$4,304.00	$3,602,448
Due at 1st Plat		25%	$900,612
Phase 1	306	75%	$987,768
Phase 2	100	75%	$322,800
Phase 3	65	75%	$209,820
Phase 4	103	75%	$332,484
Phase 5	112	75%	$361,536
Phase 6	151	75%	$487,428

Pre-App Submittal: 03/25/2024
Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
Short Properties GP
1740 New Hwy 96 W
Franklin, Tennessee 37064
westbrookfarmtn@gmail.com

Development Partner:
Character Development
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com
Contact: Craige Hoover
(850) 240-7778
craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
Contact: Brian Wright
1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com

Engineer:
Civil Site Design Group
Sean Decoster, PE
2305 Kline Avenue
Suite 300
Nashville, Tennessee 37211
(615) 639-0222
seand@csdgtn.com

Requests for Modification of Standards:

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements (see Sheet C0.2)**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building (see Sheet C0.2)**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building.
- **MOS 3: Chapter 6 – Building Types (see Sheet C0.2)**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.
- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW.
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.
- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for multifamily buildings along the SCO.
- **MOS 7: Section 10.1.6 Minimum Parking (see Sheet C0.2 and Shared Parking Study)**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand.
- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards.
- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape (see Sheet C0.2)**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.

Sheet Index

C0.0	**Cover Sheet**	
C0.1	General Notes	
C0.2	MOS	
C0.3	History & Statewide & Local Context	
C0.4	Existing Site Photos	
C0.5	Existing Site Photos	
C0.6	Project Description	
C0.7	Mission, Vision, & Core Values	
C0.8	Project Pillars	
C0.9	Project Pillars	
C0.10	Project Pillars	
C0.11	Design Process	
C0.12	Comparable Projects	
C0.13	Illustrative Master Plan	
CIVIL PLANS		
C1.0	**Overall Existing Conditions Plan**	
C1.1	**Rezoning Plan**	
C2.0	**Overall Development Plan**	
C2.1	Development Plan Area 1	
C2.2	Development Plan Area 2	
C2.3	Development Plan Area 3	
C2.4	Development Plan Area 4	
C2.5	Development Plan Area 5	
C2.6	Development Plan Area 6	
C2.7	Development Plan Area 7	
C2.8	Development Plan Area 8	
C2.9	Envision Franklin Design Concepts	
C2.10	Character District Plan[1]	
C2.11	Site Data Table	
C2.12	Lot Type Diagrams	
C2.13	Lot Type Diagrams (cont.)	
C2.14	Open Space Plan with types	
C2.15	Frontage Diagram	
C2.16	Block Perimeter Diagram	
C3.0	**Overall Grading & Drainage Plan**	
C3.1	Grading & Drainage Plan Area 1	
C3.2	Grading & Drainage Plan Area 2	
C3.3	Grading & Drainage Plan Area 3	
C3.4	Grading & Drainage Plan Area 4	
C3.5	Grading & Drainage Plan Area 5	
C3.6	Grading & Drainage Plan Area 6	
C3.7	Grading & Drainage Plan Area 7	
C3.8	Grading & Drainage Plan Area 8	
C4.0	**Overall ROW & Access Plan**	
C4.1	ROW & Access Plan Area 1	
C4.2	ROW & Access Plan Area 2	
C4.3	ROW & Access Plan Area 3	
C4.4	ROW & Access Plan Area 4	
C4.5	ROW & Access Plan Area 5	
C4.6	ROW & Access Plan Area 6	
C4.7	ROW & Access Plan Area 7	
C4.8	ROW & Access Plan Area 8	
C4.9	Thoroughfare Type Plan	
C4.10	Pedestrian Network	
C4.11	Typical Cross Sections	
C4.12	Typical Cross Sections (cont.)	
C4.13	Parking Diagram	
C5.0	**Overall Utility Plan**	
C5.1	Utility Plan Area 1	
C5.2	Utility Plan Area 2	
C5.3	Utility Plan Area 3	
C5.4	Utility Plan Area 4	
C5.5	Utility Plan Area 5	
C5.6	Utility Plan Area 6	
C5.7	Utility Plan Area 7	
C5.8	Utility Plan Area 8	
C6.0	**Phasing Plan**	
C6.1	Solid Waste Vehicle Plan	
C6.2	School Bus Vehicle Plan	
C7.0	**Offsite Road Improvements**	
C7.1	Offsite Road Improvements	
LANDSCAPE PLANS		
L1.0	**Tree Preservation Plan**	
L2.0	Historic Farm Park	
L3.0	Green Infrastructure	
L3.1	Green Infrastructure	
L3.2	Green Infrastructure	
L3.3	Green Infrastructure	
L3.4	Green Infrastructure	
L3.5	Green Infrastructure	
L3.6	Green Infrastructure	
L3.7	Green Infrastructure	
L4.0	Buffer Management Plan	
ARCHITECTURAL PLANS		
A1.0	**Conceptual Rendering**	
A1.1	Conceptual Rendering	
A1.2	Conceptual Rendering	
A1.3	Conceptual Rendering	
A1.4	Conceptual Rendering	
A2.0	**Typical Building Elevations**	
A2.1	Typical Building Elevations	
A2.2	Typical Building Elevations	
A3.0	**Architecture Statement of Intent**	
A3.1	Architectural Precedent Images	
A3.2	Architectural Precedent Images	
A3.3	Architectural Precedent Images	

[1]The Character District Plan is used as a key to the Site Data Chart.

armistead
FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024
LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

KYLE A. JACKSON — 08/01/2024
LICENSED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET

C0.0

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.

2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.

3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

CITY OF FRANKLIN EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

2. EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES).

4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.

5. VEGETATION, EPSC'S AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.

6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSC'S SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FRO SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

CITY OF FRANKLIN 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-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.

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.

armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

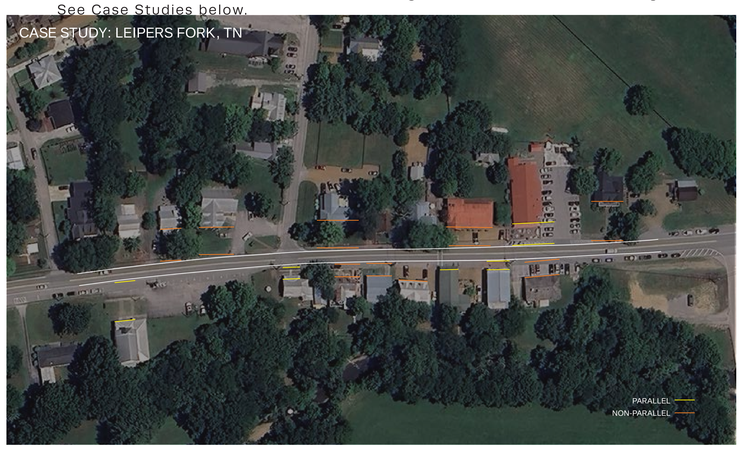
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Drawn:	LEB
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GENERAL NOTES

C0.1

Requests for Modification of Standards (additional information):

- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This is consistent with other rural towns in the region. See Case Studies below.









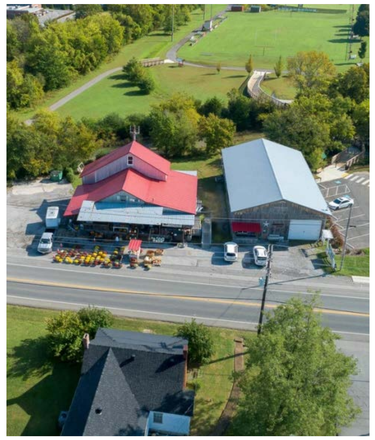














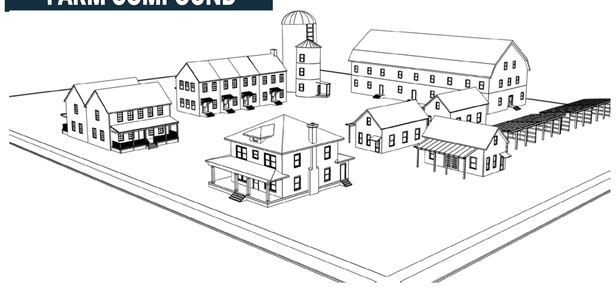




- **MOS 3: Chapter 6 – Building Types**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.

Building Types:

FARM COMPOUND



Conceptual illustration of Farm Compound Building Type.

General Description
A Building Type that refers collectively to a group of Agricultural Buildings on a single Lot, irrespective of the actual use of such group of Buildings, which may include without limitation, Agricultural or Residential. The Buildings is/are designed, or appear from the exterior as if it/they were designed, as a farm, such as a barn, shed, stable, grain bin, silo, House, or other Buildings and Structures typically associated with a farm, irrespective of the actual use of such Building, Buildings, or Structures.
Number of Dwelling Units
16 dwelling units per site
Frontage Type
Yard
Building Orientation and Entry
Entrances shall be on the front facade of a Building and visible from the street or internal open space
Buildings may be placed at an angle to the street and internal open spaces
Windows
Min 15% on facades facing streets
Architectural Style
Buildings shall be designed to appear as if they were farm buildings, such as a barn, shed, stable, grain bin, silo, farm house. Materials and colors shall be consistent with traditional farm style architecture.

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
  We propose that, at site plan, show integrated agricultural elements that are consistent with the agrihood's theme and function. We believe that substituting conventional landscape plantings with agricultural crops and elements will not only preserve but enhance the aesthetic and environmental quality of the scenic corridor, providing a unique and sustainable landscape that supports our community's agricultural focus.

- **MOS 7: Section 10.1.6 Minimum Parking**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of Short Family Farm development. According to ITE's Parking Generation Manual, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3- Bedroom units is 2.61. Additionally, per ULI's Shared Parking, a ratio of 0.15 spaces per unit was added to account for visitor parking. The table below shows the required and proposed parking rates for Multiplex/Townhouses/Multifamily. See the Shared Parking Study for more details.

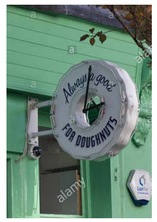
Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
  See examples images below.













armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
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084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

MOS

CO.2

Since 1887, Family farms were once common sights across the landscape of rural Tennessee and the purchase of land near Franklin by two Short brothers in 1887 marked the beginning of a farm they named Westbrook. When Jesse A. Short and Benjamin F. Short bought this land they could not have imagined that for well over the next 130 years the farm would continue to be overseen by men named Jesse Short. The farm handed down through generations grew and flourished and provided sustenance and livelihood for those who nurtured it. This land has fed, nurtured and sustained generations of their family as well as others in the community. Honoring this legacy will include the next evolution of a family farm in which agriculture is the heart of a sustainable, mixed-use development.

Armistead is a place where history, family, and community intertwine. You might wonder why we chose the name “Armistead” for this development, formerly known as Westbrook Farm. The answer takes us on a journey back to 1755 in Cumberland County, Virginia, where two boys, John Atkinson and Thaddeus Armistead, were born just months apart. They grew up as friends, and John eventually married Thaddeus’ sister, Mary Armistead, in 1777.

Fast forward to the early 19th century, the Atkinson and Armistead families, along with several others, moved to Williamson County, Tennessee. They settled on neighboring farms, and their descendants continued to intertwine through marriage and community involvement. Two of these descendants, Jesse Armistead Short and his brother B.F. Short, purchased what would become Westbrook Farm in 1887.

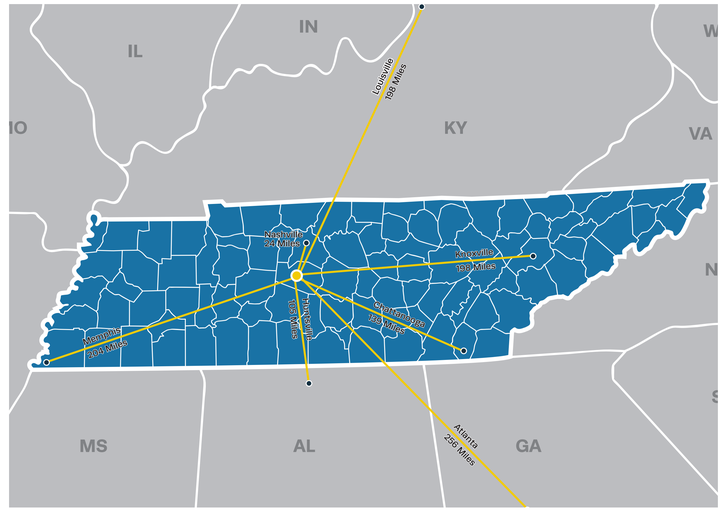
Jesse Armistead Short never married, but his brother B.F. did, and they had a son named Jesse Edelin Short. Jesse Edelin continued the family tradition of farming at Westbrook. Generations of Shorts lived and grew up on this farm, and it became a place where family and friends gathered for holidays and weekends.

In 1933, the circle of family connections came full circle when Alma Carter Bennett, a descendant of the Atkinson-Armistead line through the Carter family, married Jesse Edelin Short, Jr. Their union reconnected two sets of descendants from the original Atkinson and Armistead families after 156 years.

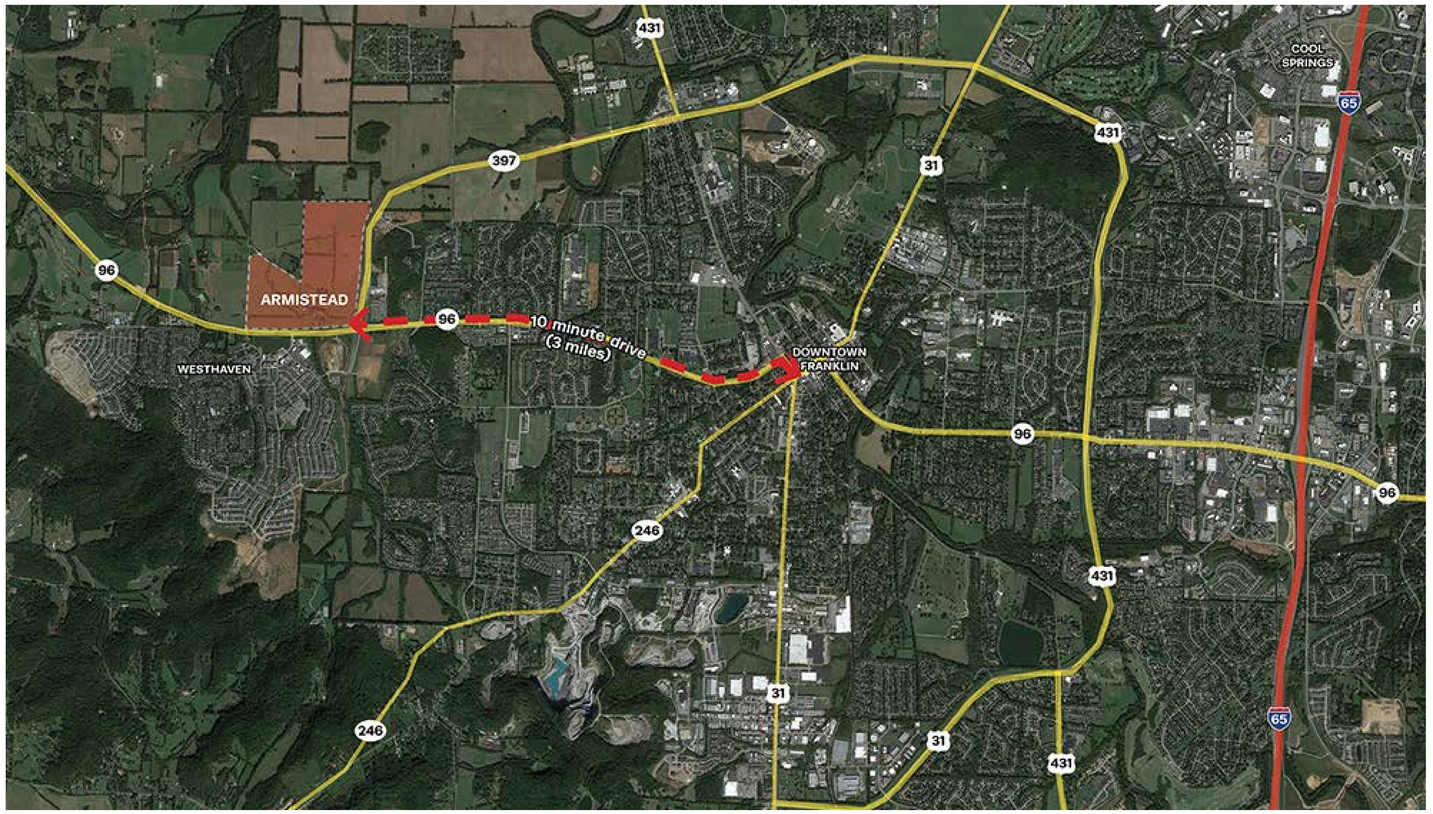
So, why Armistead? Because it’s a name that has connected our families for almost 250 years. It’s a name that embodies the spirit of community, the importance of family, and the deep roots we have in this land. Armistead is not just a development; it’s a tribute to the generations that came before us, a nod to the rich history that has shaped us, and a promise for a sustainable, community-focused future.







The Short Family Farm is comprised of 192 acres in Franklin, Tennessee, at the intersection of New Highway 96 West and Mack Hatcher Memorial Parkway. The site is 3 miles west of Historic Downtown Franklin and 20 miles south of Nashville. The property is adjacent to Gentry Farm, a historic family-owned working farm, and just north of Westhaven, a thriving 1,500-acre mixed-use community.





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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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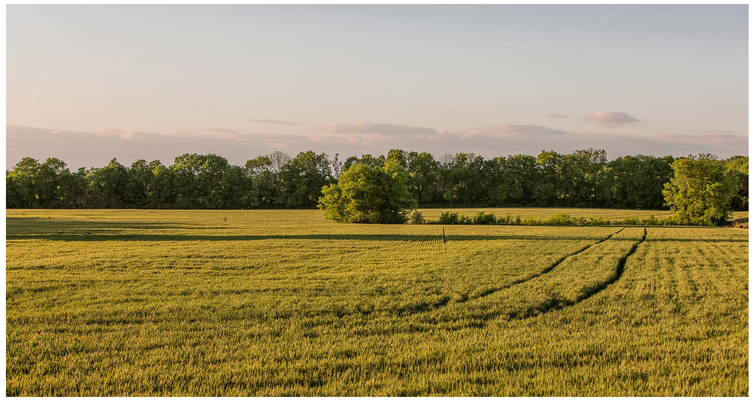
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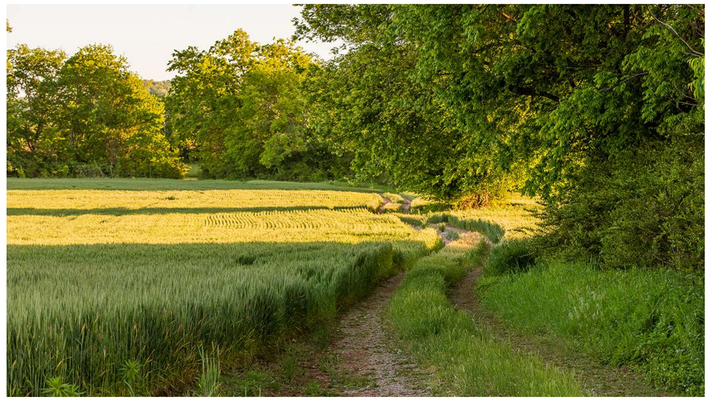
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Landscape Architecture

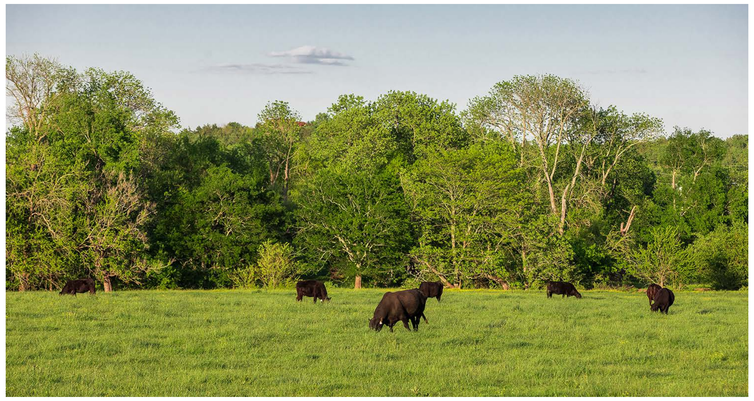
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Date of Submittal:	08/01/2024
Date of Revision(s):	

HISTORY STATEWIDE & LOCAL CONTEXT

C0.3



















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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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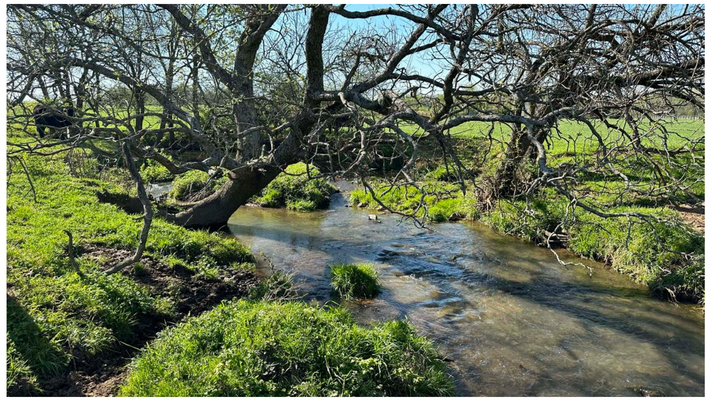
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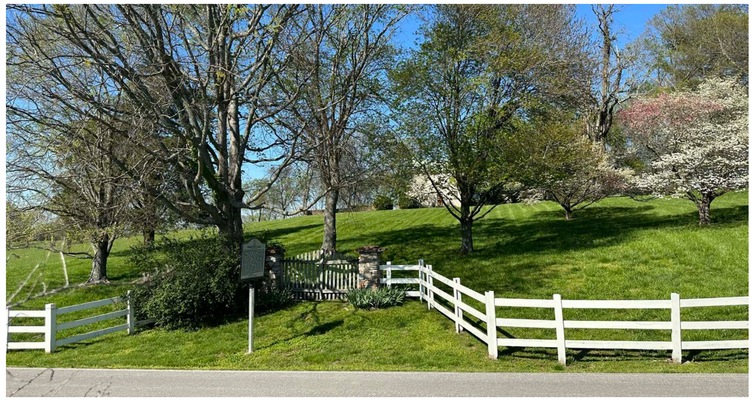
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Job No.:	
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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

EXISTING SITE PHOTOS

C0.4










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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

EXISTING SITE PHOTOS

C0.5

Situated on approximately 200 acres in Franklin, Tennessee — three miles west of America's Favorite Main Street — we are proposing a new type of rural village. Drawing from thousands of years of agrarian civilizations, Armistead is the next evolution of a family farm in continuous production since 1887. Working closely with generations of the Short Family, the development team aims to create a sustainable, mixed-use ecosystem for the next century. Our mission is to create a place that the family and our neighbors are proud of and becomes a model for future rural development across the country.

Our Team has explored and studied the Armistead Property, familiarizing ourselves with its unique characteristics. We are committed to preserving the natural elements that give the land its charm, but also finding creative ways to enhance them. Armistead will embody the ideal of an agrihood, where a diversity of people will live, work, learn and play amongst full-scale crop and livestock production. In fact, the community will center on food systems and what it takes to support them in an ethically, economically and ecologically sound manner.

With the majority of the farm left as open space, croplands, grazing pastures and orchards are interspersed among mature trees, the central creek branch and historic farm elements. In fact, the most fertile areas have been dedicated to the growing crops so the built environment becomes complementary. Hamlets incorporate retail markets and essential services, gathering spaces and amenities, as well as unique residential offerings to accommodate the range of people that will support a community such as Armistead. From a Creekside cottage as part of a pocket neighborhood, to a second story flat overlooking the village square, multifamily presented as an architecturally thoughtful "big house" multiplex or farmstead compound, or tiny houses and micro apartments, or housing for farm hands in a barn, there will be a place for everyone who wants to call Armistead home.

A boutique inn is envisioned to welcome visitors, whether on vacation or participating in agricultural and educational programs at Armistead. This will be a working farm, which requires robust labor and training as well as the customers that bring it full circle, and the development team is intentional about ensuring those systems can put down roots and thrive long-term.

It is our goal to transform the property into a walkable, active, harmonious piece of Franklin. To be successful, Armistead will demand hard work, shared responsibility, and commitment, and a reverence for the mission. We believe many will be drawn to our vision, and that a limitless opportunity exists to inhabit an agrihood for today and generations to come.











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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Job No.:	
Wk. Order:	
Designed:	
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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT DESCRIPTION

C0.6

Mission

To celebrate and sustain Armistead's 135-year agricultural legacy in the next chapter of this 200-acre family farm by creating an agricultural village where generations of people will live, work, learn and play amongst substantial crop and livestock production and a vibrant village life.

Vision

Armistead will be recognized as a quintessential agrihood, a mixed-use village with farm, food, and family interwoven throughout, Armistead residents will have their daily needs within a short walk, guests are inspired, enriched, and entertained, and everyone is treated like family.

Core Values

- ***Honoring:*** Articulating a well-earned reverence for the generations of family members who have cultivated and nurtured this land for 135 years, and now want to share it with the public.
- ***Protecting:*** Staying rooted in the history, shaping the evolution, and resolving to be true to the mission of the farm forever.
- ***Sustaining:*** Putting the land first, dedicating the best soil for growing and ensuring that the built environment and its uses are focused on continual improvement of the natural resources.
- ***Welcoming:*** Emphasizing the common ground of food and fellowship in a way that allows generations of people to live, work, learn and play in harmony with the farm and each other.
- ***Engaging:*** Recognizing the importance of education and exploration to people of all ages and interests and the future of our community.
- ***Inspiring:*** Remembering why we do what we do: stirring hearts, sparking passions, and restoring spirits.
- ***Ever-growing:*** Dedicating ourselves to the never-ending journey of exploration and discovery.









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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Job No.:	
Wk. Order:	
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Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

MISSION, VISION, & CORE VALUES

C0.7

Diversity of Housing Types

The key to any ecosystem is diversity. Communities are healthiest when they offer a range of housing types, including single family homes, cottages, town homes, multifamily apartments, and senior living. Diversity of housing types elicits diversity of residents.













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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.8

Preserve the Legacy of Farming

Armistead has been a farm for centuries, making an "agri-hood" the most appropriate way to allow for density to meet the 21st century context, and allowing a new generation of people to cultivate and enjoy the bounty of the land. The Farm at Armistead is envisioned to be more than just a supplier of fresh produce; it will be an integral component of the local food ecosystem of Armistead. Our comprehensive agricultural operations will be strategically aligned with the community's food outlets, ensuring that our produce, livestock, fruits, and additional agricultural products contribute directly to the local economy while promoting sustainability and transparency.

The Tennessee Right to Farm Act (Tennessee Code Annotated § 43-26-101 through 43-26-104) defines agricultural operations broadly to encompass a wide range of activities related to farming and agriculture, and Armistead intends to employ as many of those operations as possible. While the farming operations will grow and evolve over time, we envision the following components.

Vegetables and Fruits: A wide variety of seasonal vegetables, fruits, and berries, catering to the tastes and nutritional needs of our community.

Legumes and Mushrooms: Nutrient-rich legumes and a variety of mushrooms, cultivated for both their culinary and ecological benefits.

Grains: including wheat, corn, rye, and barley, meticulously cultivated to produce an array of products from nutritious flours to artisanal spirits.

Leafy Greens and Microgreens: A selection of lettuces and microgreens, grown for their intense flavors and nutritional value.

Cut Flowers: A vibrant assortment of seasonal cut flowers for bouquets, events, and decor, grown sustainably to beautify homes and community spaces.

Tree Nursery: A diverse selection of edible saplings and young trees for landscaping, and orchard planting, nurtured to promote local greening efforts.

Chickens: Both for egg production and meat (broilers), as well as soil enhancement and pest control.

Pigs and Sheep: Pigs for meat and sheep primarily for wool, contributing to our sustainable textile initiatives.

Bees: Essential for pollination, with honey produced as a valuable by-product.



Turkeys and Goats: Turkeys for seasonal meat production and goats for dairy products and land management.

Demonstration Garden: Serving as a living exhibit, this garden showcases a microcosm of our farm operations within a section of our historic farm area. It's an educational resource that illustrates sustainable farming practices, open for public tours and workshops.

Greenhouse: A vital part of our operations for propagation, growing microgreens, and hydroponic systems. The greenhouse allows for year-round production, crucial for educational programs and consistent supply to our markets.

Educational Programs: We will offer a range of classes and workshops focused on sustainable agriculture, environmental stewardship, and food preparation techniques.

Tours: Regularly scheduled farm tours provide visitors with insights into sustainable farming operations and the benefits of local food systems.





Farmers Market: Hosting a regular farmers market not only serves as a direct sales venue for our products but also as a community gathering place to support local artisans and producers.

Micro-Distilling: A Micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition

Composting Program: The Farm at Armistead will implement a comprehensive composting program to reduce waste and enrich soil health. Each homeowner and restaurant tenant will receive a compost bin, and the material will be processed at our on-site facility.

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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

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Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.9

Cradle to Grave Living

In order to accommodate and attract young families, working professionals, empty-nesters, as well as folks entering the twilight of their life, Armistead must offer amenities, activities, housing types, and multi-modal transportation that cater to them all.

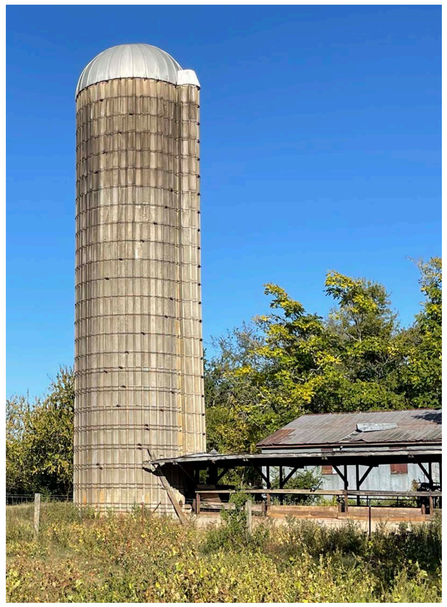







Historic Preservation

Preserving and up-cycling the existing structures on the property will preserve the family's history and maintain a modern day community that is rooted in the past as it advances to the future.





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armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.10









Public Outreach

From April 27 to May 2, 2023, Town Planning and Urban Design Collaborative (TPUDC) hosted the Short Family Farm Design Charrette--a multi-day public workshop and participatory process where all members of the community got to work directly with a multidisciplinary design team, including town planners, architects, illustrators, and engineers, to define a collective vision for the future and create a conservation strategy and neighborhood master plan for the Short Family Farm property. Presentations, topical meetings, hands-on work sessions, and a pop-up design studio were open to the public at all times. That input was integrated into the project pillars and the overall design of what would become Armistead, which was largely done in-person during the Charrette.

What we heard:

- Agriculture at all scales
- Family-oriented town center that meets daily needs and provides places to gather
- Focus on local, small businesses--not chains
- An affordable, diverse mix of housing types
- Focus on education
- Natural, productive landscaping--no lawns
- Rural/farm character
- Trails, meaningful open spaces, & recreation opportunities
- Integrate sustainability
- Preserve/reuse existing historic farm buildings

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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

DESIGN PROCESS

C0.11

















Research

The development team looked locally and nationally to source their inspiration for Armistead. The following list of projects served as inspiration for key elements of the projects design including sustainability, conservation, village charm and character, architecture, Community Supported Agriculture, destination retail and much more.

Comparable Projects

Serenbe – Chattahoochee Hills, GA

Agritopia – Gilbert, AZ

Prairie Crossing – Grayslake, IL

Southall – Franklin, TN

Habersham – Beaufort, SC

Old Town – Fernandina Beach, FL

Congaree and Penn Farm – Jacksonville, FL

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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COMPARABLE PROJECTS

C0.12



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

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PUD SUBDIVISION,
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CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
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Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ILLUSTRATIVE MASTER PLAN

C0.13



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

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Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0



SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean L. Decosimo
Registered Landscape Architect
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

REZONING PLAN

C1.1



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

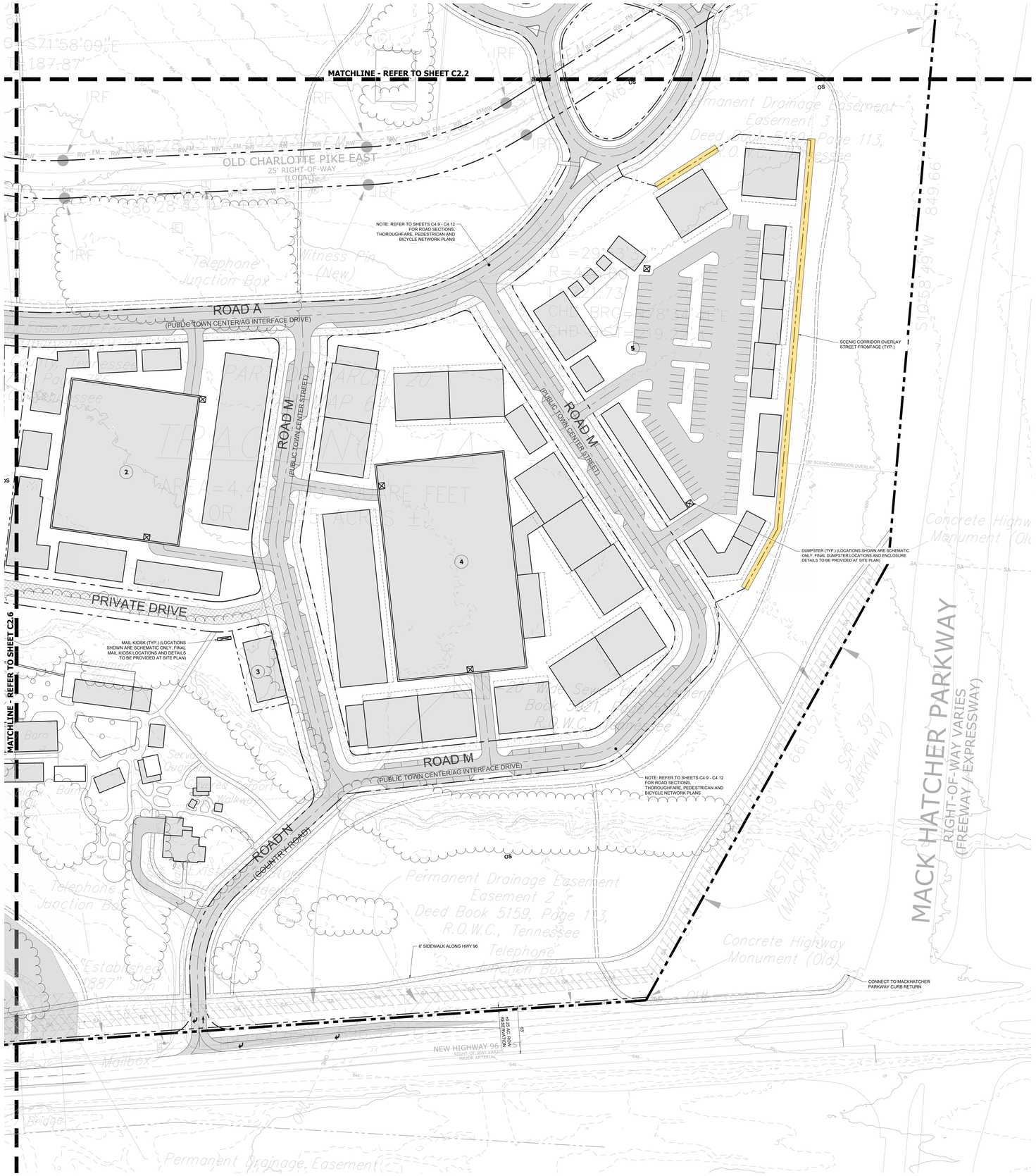
CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL DEVELOPMENT PLAN

C2.0



0 50 100
Scale: 1"=50'

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

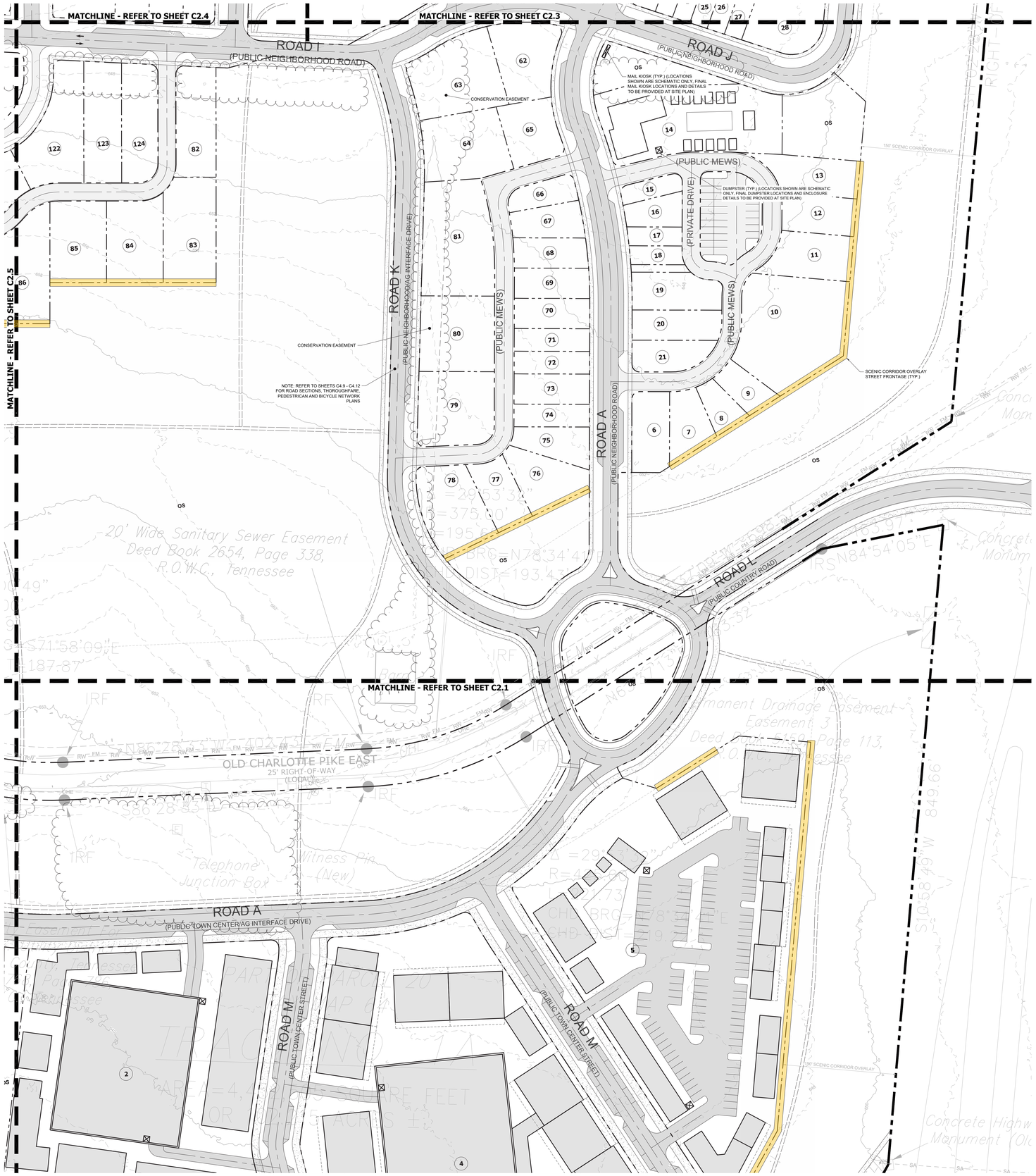
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 1

C2.1



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

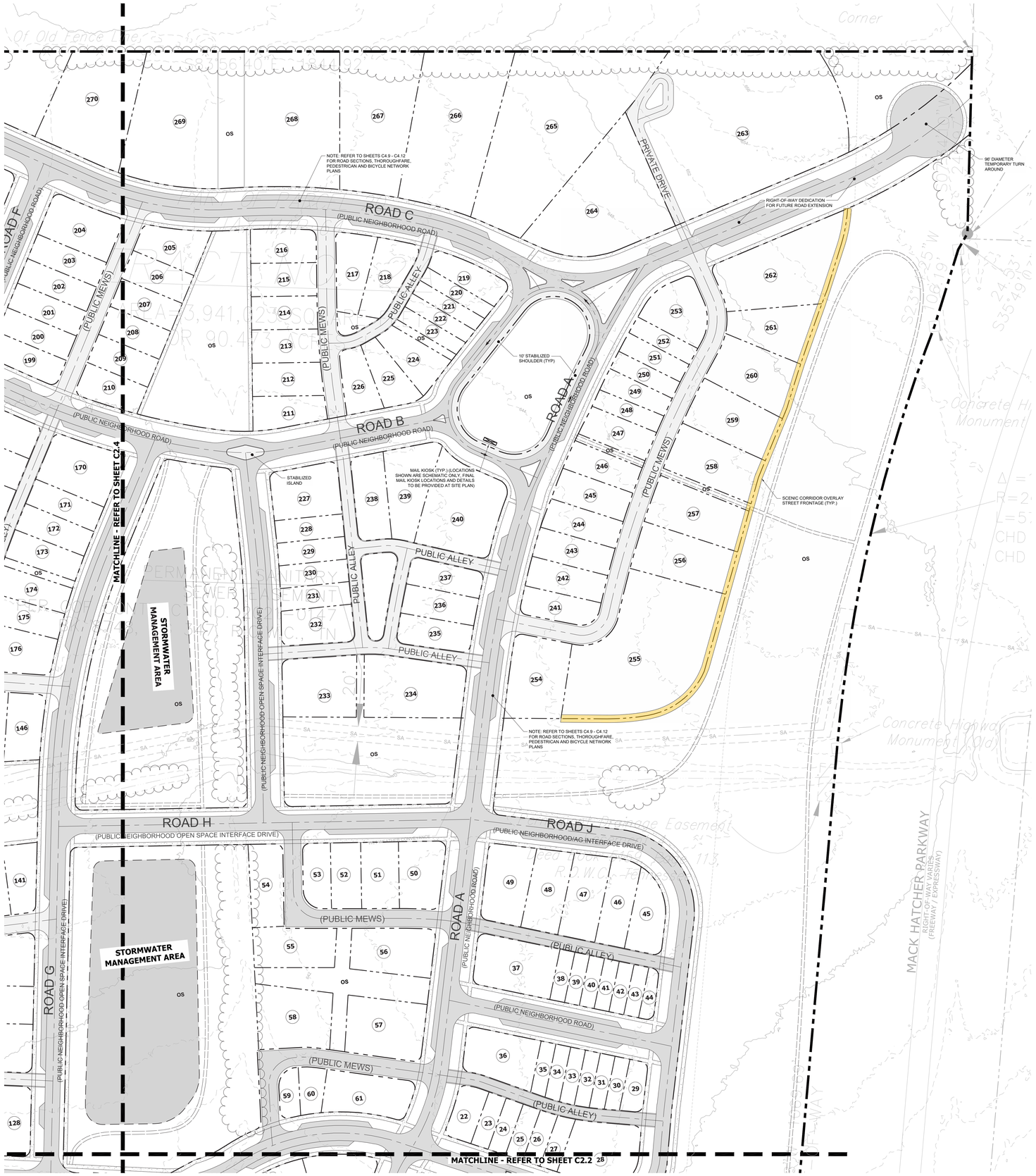
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DICKSON
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 2

C2.2



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

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084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

DEREK C. DECOSTE
NUMBER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 3

C2.3



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
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- FORCEMAIN — FM —
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- STORM SEWER — ST —
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CHARACTER DEVELOPMENT

T·P·U·D·C

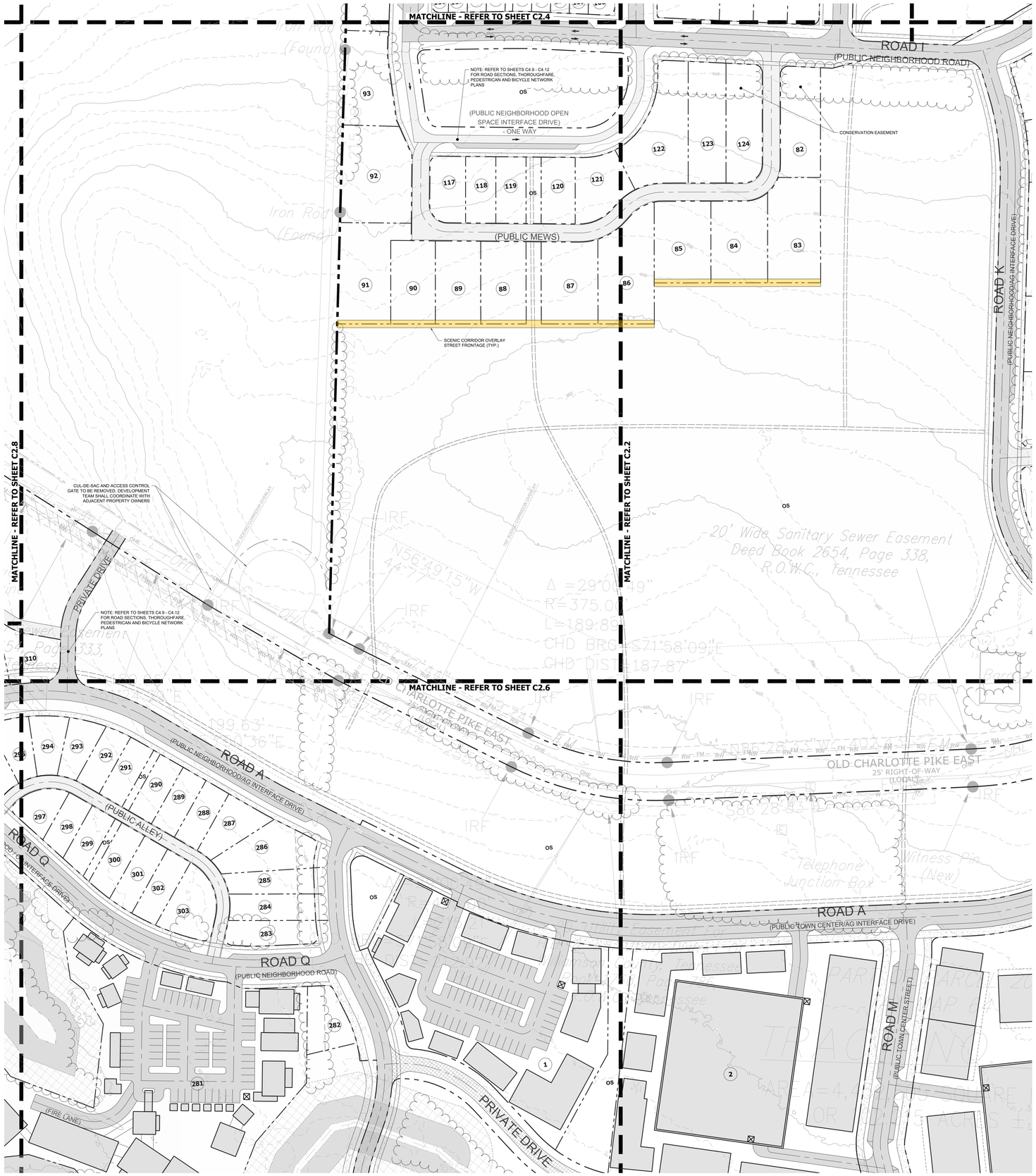
CSDG
Planning | Engineering
Landscape Architecture

LEAH K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 4

C2.4



0 50 100
Scale: 1"=50'

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
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GENERAL SYMBOLS

- CLEANOUT (TYP.)
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GENERAL LINETYPES

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- BOUNDARY
- LOT
- EASEMENT
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- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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armistead
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PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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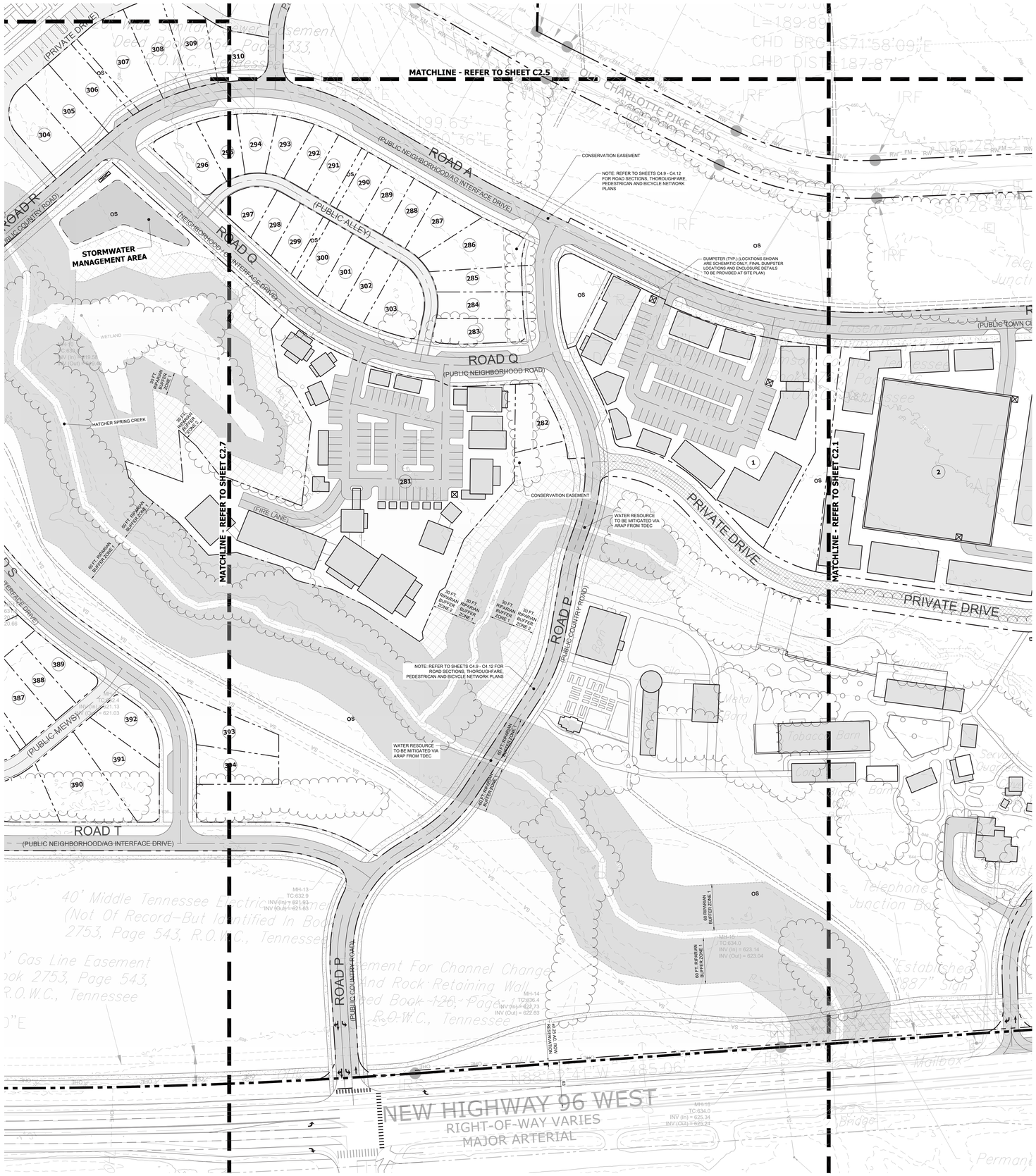
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DEAN K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
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Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 5

C2.5



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
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- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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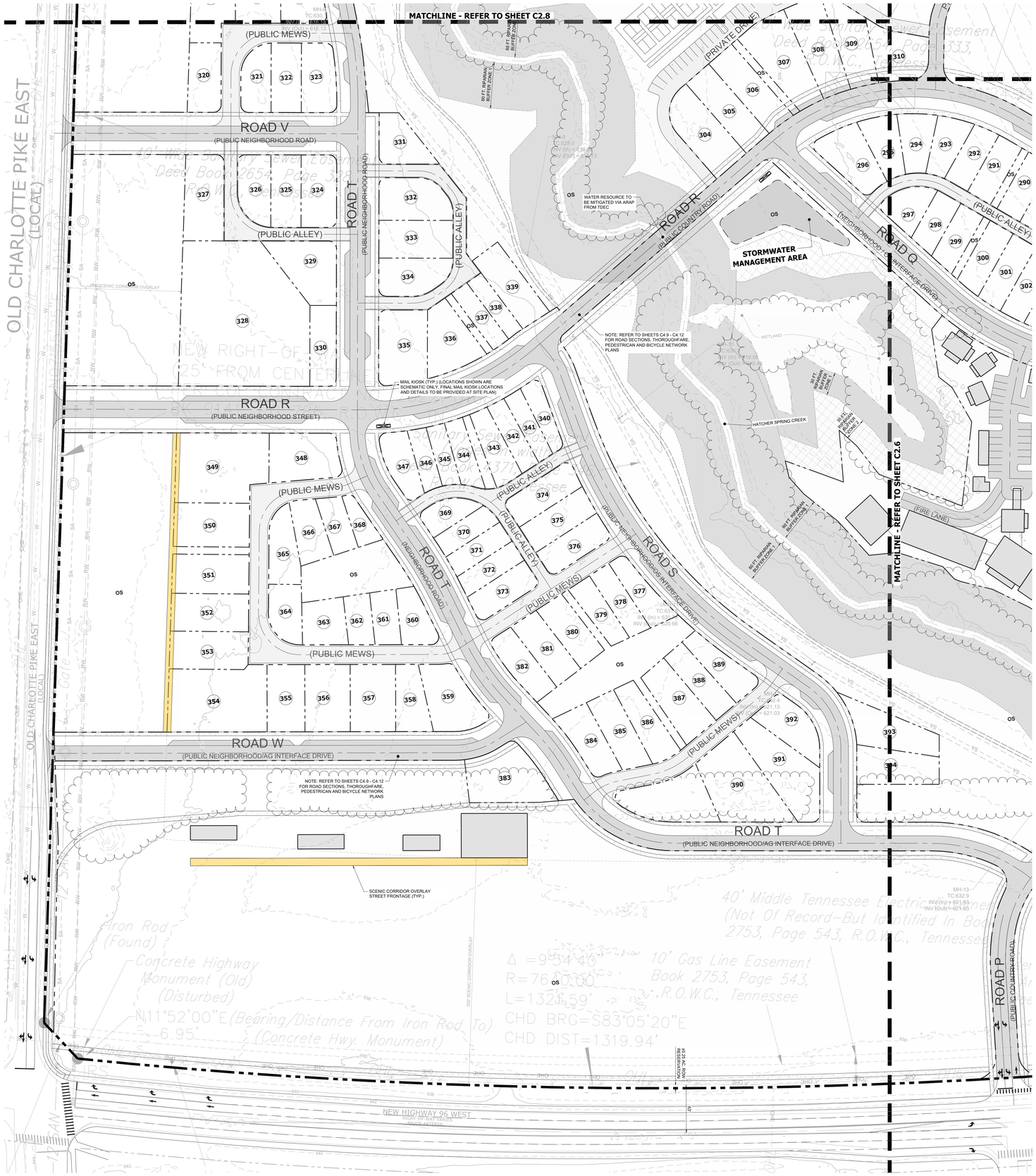
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Planning | Engineering
Landscape Architecture

LEON E. DECOSTER JR.
REGISTERED
LANDSCAPE
ARCHITECT
No. 1230
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 6

C2.6



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CHARACTER DEVELOPMENT

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Landscape Architecture

LEAN S. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
Lean S. DeCoste 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 7

C2.7



0 50 100
Scale: 1"=50'

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
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- SANITARY SEWER — SA —
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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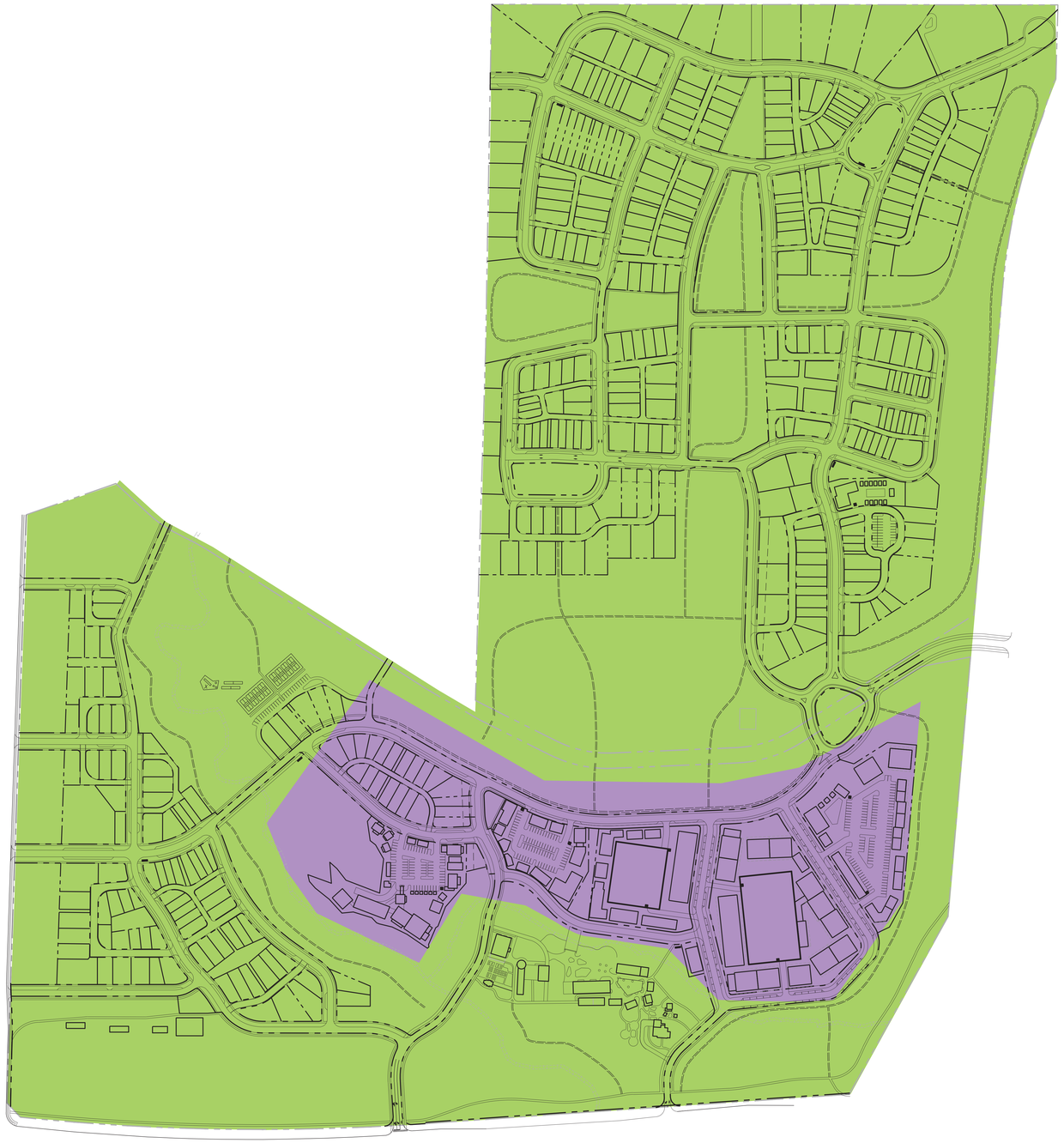
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
Kevin L. Decosimo
Registered
State of Tennessee
Date: 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
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DEVELOPMENT PLAN - AREA 8

C2.8



Legend

- Conservation Subdivision
- Neighborhood Mixed-Use

Compliance with Land Use Plan

Consistent with the Major Objectives of Envision Franklin, the Armistead Development will be an exceptional place where a diversity of people can live, work, learn and play. Neighborhood commercial and mixed-use areas are strategically located on the site to serve the surrounding residential areas, helping to reduce traffic and trip length. A main pillar of the Armistead Development is the reuse of the historic Legacy Farm buildings and the preservation of Franklin's natural beauty.

The location of Armistead along Mack Hatcher Parkway and New Highway 96 West is ideally suited for various levels of agriculture, single- and multi-family residential, a mix of shops and services, community amenities and open spaces.

Guiding Principles

Managed Growth

The Envision Franklin Land Use Plan notes that the City of Franklin seeks purposeful, mixed-use, vibrant, context-sensitive growth and development. The Armistead Development is strategically located just north of Westhaven and south of existing farmland, aiming to provide a seamless transition between these two differing development patterns, resulting in a mixed-use Agrihood. It will be an intentional development--preserving the history of the Short Family and its working farm. Additionally, the property is located within an area most suited to development according to the Envision Franklin Land Use Suitability Map.

Economic Vitality

A major focus of the Armistead Development is to promote small businesses, local farms, and incubator spaces. This is in keeping with Envision Franklin's Economic Vitality Guiding Principle, in which the City "aims to retain and support the growth of existing businesses, to attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment." Surrounding development will benefit from Armistead's non-residential offerings, such as restaurants, office spaces, and retail. Armistead will also provide a range of housing options at a variety of price points to support both employess and the local economy.

Vibrant Neighborhoods

Armistead will help accomplish the City's goal of creating vibrant, memorable neighborhoods through its variety of housing types, mix of uses, wide array of open space types, walkable character, and strong agricultural identity. These elements will lend to a traditional neighborhood that provides residents with countless opportunities for living, working, learning and playing.

Historic Preservation

To respect the farm's history, the Armistead Development proposed to rehab and reuse the existing farm buildings.The Short Family has played a vital role in the history of the City of Franklin, and this development intends to respect that through intentional, context-sensitive design and the continuation of agricultural production.

Natural Beauty

Another important aspect of having a Century Farm designation is conserving the property's historically natural beauty. As Envision Franklin states, "Franklin's natural features are irreplaceable assets of great value, and they will be protected with planning and conservation tools and celebrated through careful site design." Armistead aims to protect the site's scenic corridors and a large portion of its existing tree canopy. The site's existing creek will be restored as a riparian zone.

Exceptional Design

As a master-planned community, Armistead shares the same design goals as Envision Franklin, prioritizing context-sensitive landscaping, architecture and development patterns; street activation; design of the public realm; parking behind buildings; and various types of high-quality open spaces.

Connected Community

Armistead will provide a "well-designed, effective, convenient, and active transportation network," which includes a number of thoroughfare types to meet the needs of residents and visitors alike. Parking will be offered through on- and off-street options, and multimodal options will range from sidewalks to multi-use paths.

Context-Responsive Infill

The Armistead Development will be respectful of the existing site conditions and historic farm buildings, incorporating these into the new development.

Character Area

The subject property is located within the West Harpeth Character Area, established in Appendix B: Existing Conditions - Character Area Patterns Map of Envision Franklin. The West Harpeth area is characterized by both agricultural land/farmsteads and traditional neighborhood development (TND), and with the extension of City infrastructure, such as the completion of the Mack Hatcher Parkway corridor, it is an exceptional location for context-sensitive mixed-use development. As an Agrihood, Armistead provides the perfect transition between existing agricultural property and nearby developments like Westhaven.

Design Concepts

According to the Envision Franklin Design Concepts Map, a significant portion of the Armistead Development is designated as a "Conservation Subdivision." The proposed development is in keeping with the description of this area as "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." In the "Conservation Subdivision" Design Concept, at least 50% of the property should be preserved for open space. The Armistead Development has set aside 57% of the property within Conservation Subdivision for open space, dedicated to a variety of open space types, including agriculture, pastures, trails, and recreational opportunities. The Property is also included in a Special Consideration within the Conservation Subdivision Design Concept, in which the concept of an Agrihood is introduced with specific uses suggested. The development is aligned with this Special Consideration.

Approximately 29 acres of Armistead is designated as Neighborhood Mixed-Use, supporting a diverse range of high-activity uses that are interconnected, easily accessible by foot, and incorporate "high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to achieve the street and connect these gathering places to the residential neighborhoods they support." Namely, Armistead's village center follows the boundary of this Design Concept with several blocks of mixed-use and residential buildings. A woonerf (Dutch for "street for living") lines the northern portion of the existing farm buildings and intersects a plaza that runs through the village center. Within the Neighborhood Mixed-Use Design Concept is a Special Consideration for the Armistead Development, which proposes a Village Core commercial area, inn with farmstay cottages, and the retention of existing "historic" farm buildings.

Vision Statement

The Vision statement in Envision Franklin is that the City "will be a connected community of vibrant neighborhoods and anchored by its historic downtown. The City Seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality." Armistead will play a vital role in accomplishing this vision, as it prioritizes context-sensitive architecture, preserving the family's agricultural heritage, connectivity, sustainability, local food production, and overall health & wellness.

0 150 300
Scale : 1"=150'

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

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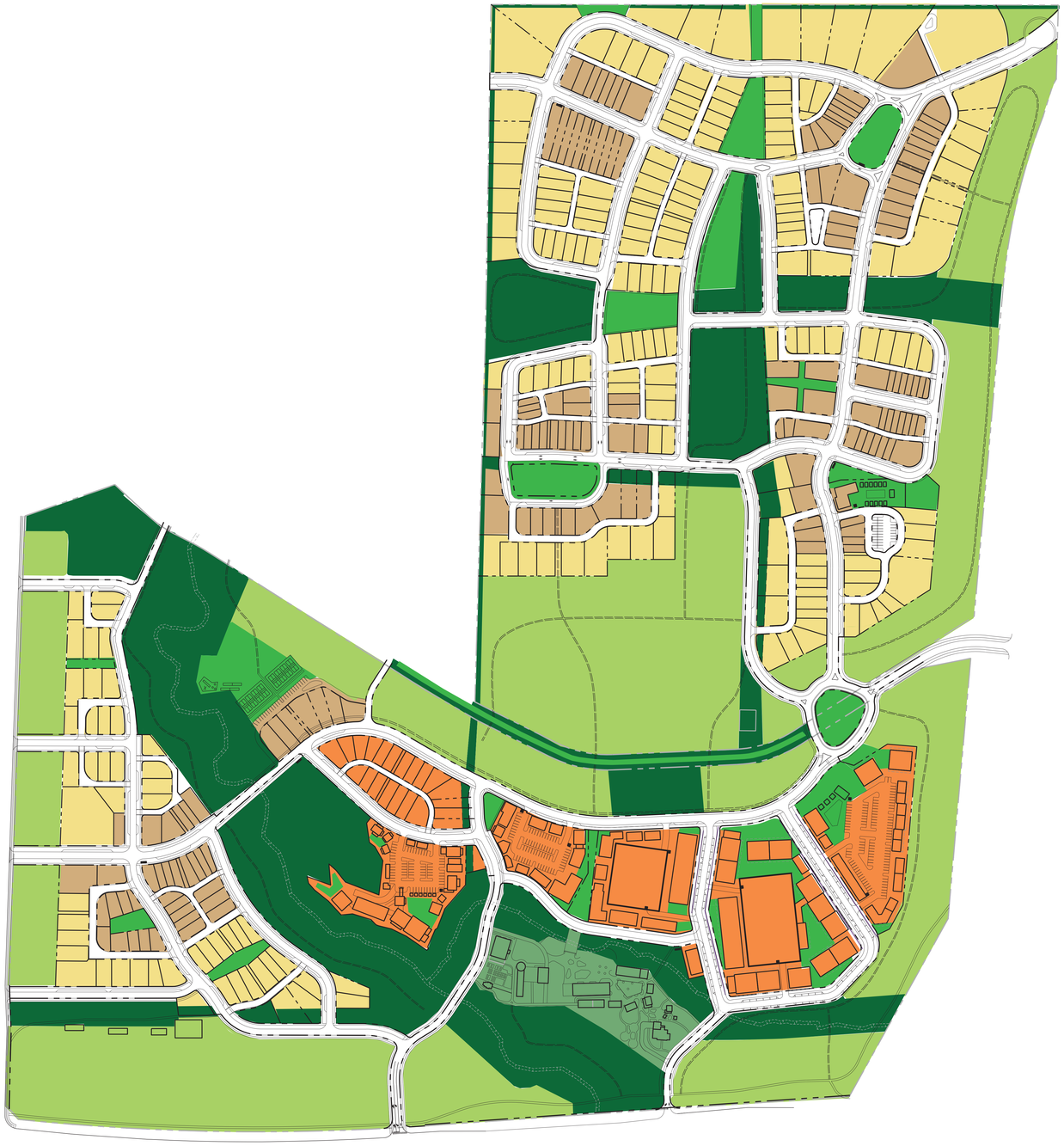
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CSDG
Planning | Engineerin
Landscape Architectur

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ENVISION FRANKLIN DESIGN CONCEPTS

C2.9



Legend

- Natural Area
- Formal Open Space
- CD-2 Agricultural (2.5 Stories Max)
- CD-3 Neighborhood (2.5 Stories Max)
- CD-4H Hamlet (2.5 Stories Max)
- CD-4V Village (3 Stories Max, except as otherwise noted)
- SD-LF Legacy Farm
- 4-story height allowance

Districts



CD-2 (Agricultural)
The CD-2 Agricultural Character District consists of Agricultural areas. Typical Buildings include farmhouses and Agricultural Buildings. Within the Conservation Subdivision Design Concept.



CD-3 (Neighborhood)
The CD-3 Neighborhood District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type, with Farm Compounds and Multiplex also permitted. Within the Conservation Subdivision Design Concept.



CD-4H (Hamlet)
The CD-4H Hamlet District consists of a mix of housing types including single-family detached, Townhouses and Multiplexes. The Club district also includes one farm market cafe/restaurant located as a community amenity and live/work units. Within the Conservation Subdivision Design Concept.



CD-4V (Village)
The CD-4V Village District is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. Within the Neighborhood Mixed Use Design Concept.



SD-LF (Legacy Farm)
The SD-LF Legacy Farm District consists of the existing farm buildings. These buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets, event spaces, and venues for educational programming. Gravel paths provide connections through the area in keeping with the historic character. Within the Conservation Subdivision Design Concept.

The Character District Plan is used as a key to the Site Data Chart.

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Scale : 1"=150'

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SEAN A. DECOSTE
REGISTERED
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Date of Submittal:	08/01/2024
Date of Revision(s):	

CHARACTER DISTRICT PLAN

C2.10

SITE DATA CHART

Site Information:	
Project Name	Armistead Development
Project Number	COF 8492
Address	1740 Hwy 96 W, Franklin, TN 37064
Parcel(s)	064 02000 00005064
Acreage/SF of site	192.688 AC/8,393,528 SF
Vesting (date development first became vested, if a revision)	NA
Existing Zoning	AG
Proposed Zoning	PD (4.34 units per acre/103,750 SF non residential/75 Keys)
Overlay Zoning	SCO
Dwelling Unit Count, by Type	
SF Detached Residential	321
Townhouse	48
Multiplex	48
Multifamily	356
Farm Compound	64
Courtyard Lots	42 (based on 10% standard)
Commercial SF, by Use	
Retail/Personal Service	42,150 SF
Office	21,350 SF
Restaurant	20,150 SF
Clinic	1,400 SF
Indoor Animal Services	1,200 SF
Institutional (Educational Facilities)	4,500 SF
Daycare	4,000 SF
Museum	1,600 SF
Event Space (existing Tobacco Barn)	7,400 SF (300 seats)
Hotel Keys, including Inn & Cottages	20 Keys in Inn, 55 in Cottages
Landscape/Open Space Standards (See Open Space and Landscape sheets for details)	
Minimum Landscape Surface Area per Lot	20%
Open Space SF Required	9.63 acres
Natural Area SF Required	NA
Tree Canopy Retention Acreage	80% of existing Tree Canopy Cover as % of total development site size

Parking Required CD-4V and SD-LF (see Shared Parking Study for details)		
Use	Parking Rate Per Zoning Ordinance/ (Proposed Rate)	Spaces Required based on Proposed Rate
Multifamily Studio	1.5 spaces per unit/(1.02 spaces per unit)	21
Multifamily 1-Bedroom	1.5 spaces per unit/ (1.02 spaces per unit)	160
Multifamily 2-Bedroom	2.5 spaces per unit/ (1.89 spaces per unit)	297
Multifamily 3-Bedroom	3 spaces per unit/ (2.76 spaces per unit)	58
Retail/Personal Service	3.33 spaces per 1000 SF	137
Office	4 spaces per 1000 SF	85
Restaurant	10 spaces per 1000 SF + 1 space per employee on largest shift	252
Clinic	4 spaces per 1000 SF	6
Indoor Animal Services	2 spaces per 1000 SF	2
Institutional (Educational Facilities)	Variable/ (4.5 spaces per 1000 SF)	20
Day Care Center	2 spaces per 1000 SF + 1 space per employee	14
Museum	Variale/ (4.5 spaces per 1000 SF + 0.5 spaces per 1000 SF)	8
Event Space (300 seat capacity in existing Tobacco Barn)	Variable/ (0.4 spaces per seat)	120
Hotel, including Inn & Cottages	1 space per room + 1 space per employee	87
Total Parking Required in CD-4V and SD-LF		1267
Total Parking Required in CD-4V and SD-LF with Shared Parking Adjustment (see Shared Parking Study)		847

Parking Provided	
CD-3	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4H	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4V	867 spaces (see Parking Diagram for location details)

Other	
Historic Resource Treatment (y/n)	Farm Field boundary along west property boundary north of Old Charlotte and Corridor Context across from Hamilton House. The depth of the open space is 150 feet.
Max Number of Lots less than 40 ft in width and 4000 SF in size based on Envision Franklin (15% of total residential units)	125 Lots

Regulations:

Districts (See Character District Diagram)	CD-2	CD-3	CD-4H	CD-4V	SD-LF
Building Types Applied (* new proposed Building Type)	Accessory to Agricultural Use	House, Multiplex, Farm Compound*	House, Multiplex, Townhouse, Commercial/Mixed-Use (Clubhouse)	House,Townhouse, Multiplex, Multifamily[1], Commercial/Mixed-Use, Civic	NA (Existing Buildings)
Frontage Types Applied	NA	Yard	Yard, (Landscape, Urban for Multiplex, Clubhouse)	Yard, Landscape, Urban	NR
Lot/Building Site Width (Residential)	NA	40' min (15% of total residential units may be less)	40' min (15% of total residential units may be less), Townhouse 24' min	40' min (15% of total residential units may be less), Townhouse 24' min	NA
Lot/Building Site Size Min (Residential)	NA	4000 sq ft min alley (15% of total residential units may be less)	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	NA
Setbacks:					
Front Yard	NR	10 ft min, 0 ft min for lots with conservation/tree preservation easements, SCO and courtyard facing units	0' min (measured from Lot Line or back of private open space or conservation easement)	0 ft min (Hotel measured from front Lot Line to closest portion of closest Principal Building)	NA
Side Yard	NR	5 ft min, unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	NA
Rear Yard	NR	10 ft min, unless lot is less than 100 ft deep then 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	NA
Building Height	2.5 Stories	2.5 Stories	2.5 Stories	3 stories (4 story special allowance for mixed-use buildings as noted on regulating plan)	NA
Uses (in compliance with any additional use regulations in the zoning)	Agricultural, Community Gardens	Single-Family Residential, Multiplexes, Multifamily Residential and Townhouses (in a Farm Compound),	Single-Family Residential, Multiplexes, Townhouses, Retail, Offices, Restaurants	Single-Family Residential, Multiplexes, Townhouses, Multifamily Residential, Personal Services, Retail, Offices, Restaurants, Hotels[2], Garden Centers, Essential Services, Clinic, Day Care Centers, Educational Facility (Culinary School), Entreprenuership/Innovation Center, Indoor Animal Services	Agricultural, Event Venue (Tobacco Barn), Museum, Office

[1]For Multifamily Building type, facades along the street shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units

[2]The Hotel is made up of the main building and outbuildings like cottages that have multiple keys per building and are contextually appropriate with the area.

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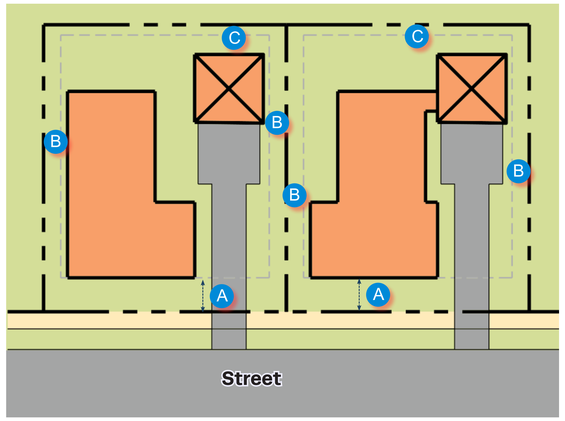
Dean K. Decosta
08/01/2024
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Job No.:	
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Scale:	
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SITE DATA TABLE

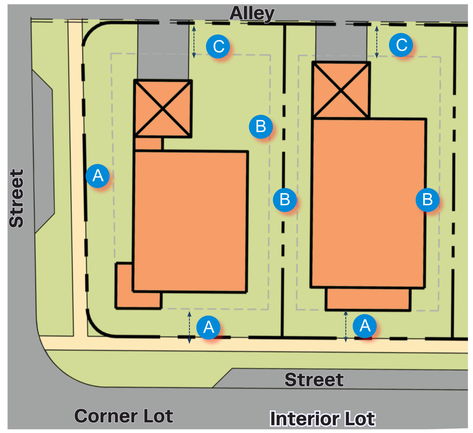
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CD-3 Neighborhood Single Family Interior and Corner Lots – Front Loaded



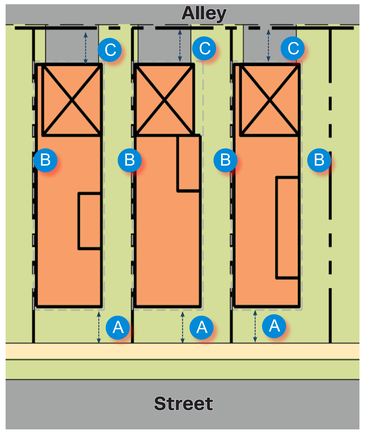
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min, unless lot is less than 100 ft deep then 3 ft min	C

CD-3 Neighborhood Single Family Interior and Corner Lots – Alley Loaded



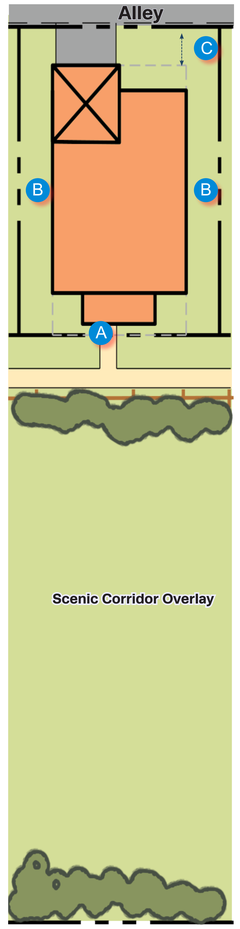
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-3 Single Family – 40 ft wide or less



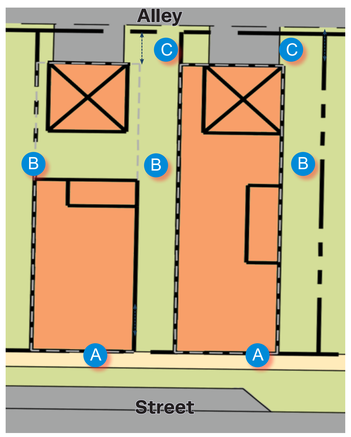
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min	C

Scenic Cooridor Overlay Lot



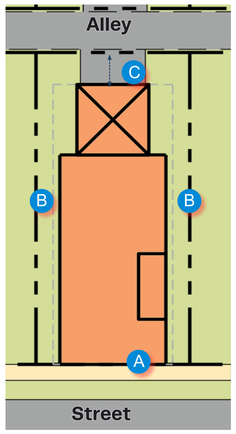
Setbacks		
Principal Building		
Front Setback	0 ft min from back of Scenic Corridor Overlay	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-4 Single Family – 40 ft wide or less



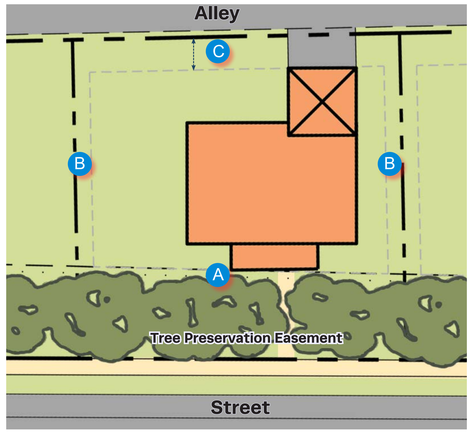
Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

CD-4 Neighborhood Single Family Lot – Alley Loaded



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

Single Family Lot with Tree Preservation Easement



Setbacks		
Principal Building		
Front Setback	0 ft min from back of easement	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Planning | Engineerin
Landscape Architectur

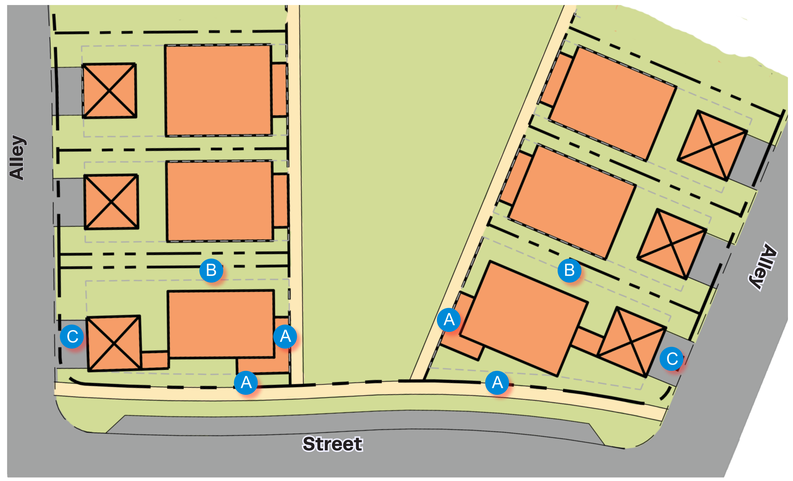
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/24
Date of Revision(s):	

LOT TYPE DIAGRAMS

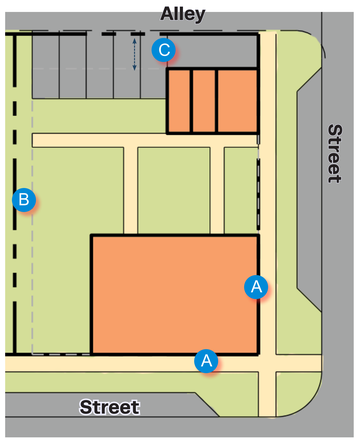
C2.12

Single Family Courtyard



Setbacks		
Principal Building		
Front Setback	0 ft min facing courtyard, 5 ft min facing street	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

Multiplex Lots



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

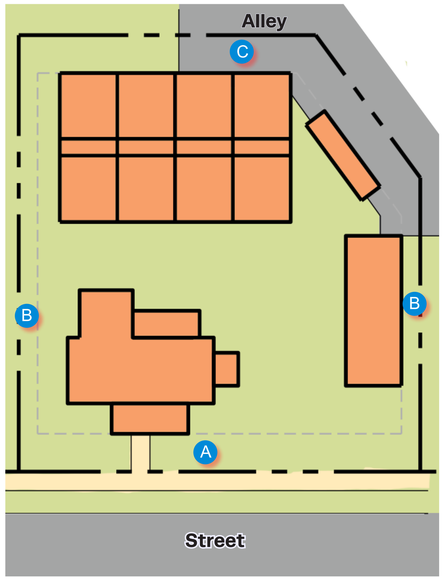
Townhouse with Private Open Space Easement (2400 sq ft min)



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min attached, otherwise 5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

Farm Compound (70% open space)



Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

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CHARACTER DEVELOPMENT

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Landscape Architecture

08/01/2024

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Drawn:	
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Date of Revision(s):	

LOT TYPE DIAGRAMS

C2.13



Development Approach & Open Space

The Armistead Property's site design utilizes the clustered development pattern. **This approach is known to preserve open space and rural character by densifying uplands leaving environmentally sensitive areas and natural systems intact.** In Envision Franklin, this approach is called Conservation Subdivision. The majority of the property is within Conservation Subdivision with approximately 29 acres in Neighborhood Mixed-Use. The plan directs the highest intensity of development within the Neighborhood Mixed Use. Within Conservation Subdivision 50% is required to be in open space, the plan provides 50% of the total site acreage, not just the Conservation Subdivision acreage, in open space.

Legend

- Natural Area
- Formal Open Space
- Agricultural
- Farm Park Natural Area

OPEN SPACE DATA CHART	
Site Acreage:	192.688 Acres
Minimum Open Space Acreage Required (except for Natural Area):	9.63 Acres

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Parkland Dedication	Total Minus Parkland Dedication
1	Greenway	3.99 acres		
2	Neighborhood Amenities	2.65 acres		
3	Pocket Park	.39 acres		
4	Courtyard	2.05 acres		
5	Square/Green	1.60 acres		
6	Plaza/Outdoor Dining	2.27 acres		
Total Formal Open Space		12.95 acres	.79 acres	12.16 acres
7	Natural Area	35.45 acres	.35 acres	35.10 acres
8	Agriculture	48.78 acres	.97 acres	47.81 acres
9	Farm Park Natural Area	3.46 acres	.47 acres	2.99 acres
Total Provided:		**100.64 acres**	**2.58 acres**	**98.06 acres**

Natural Area
35.10 acres — 18%

Agriculture
47.81 acres — 25%

Formal Open Space
12.16 acres — 6%

Farm Park Natural Area
2.99 acres — 2%

Total Open Space
98.06 acres — 51%

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CHARACTER DEVELOPMENT

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DEVON E. CLARK
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OPEN SPACE PLAN

C2.14



Legend

- Street Frontage
- Scenic Corridor Overlay Street Frontage

0 150 300

Scale : 1"=150'

armistead

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FRONTAGE DIAGRAM

C2.15



Legend

Block Perimeter

0 150 300

Scale : 1"=150'

ARMISTEAD PD DEVELOPMENT PLAN APPLICATION

armistead

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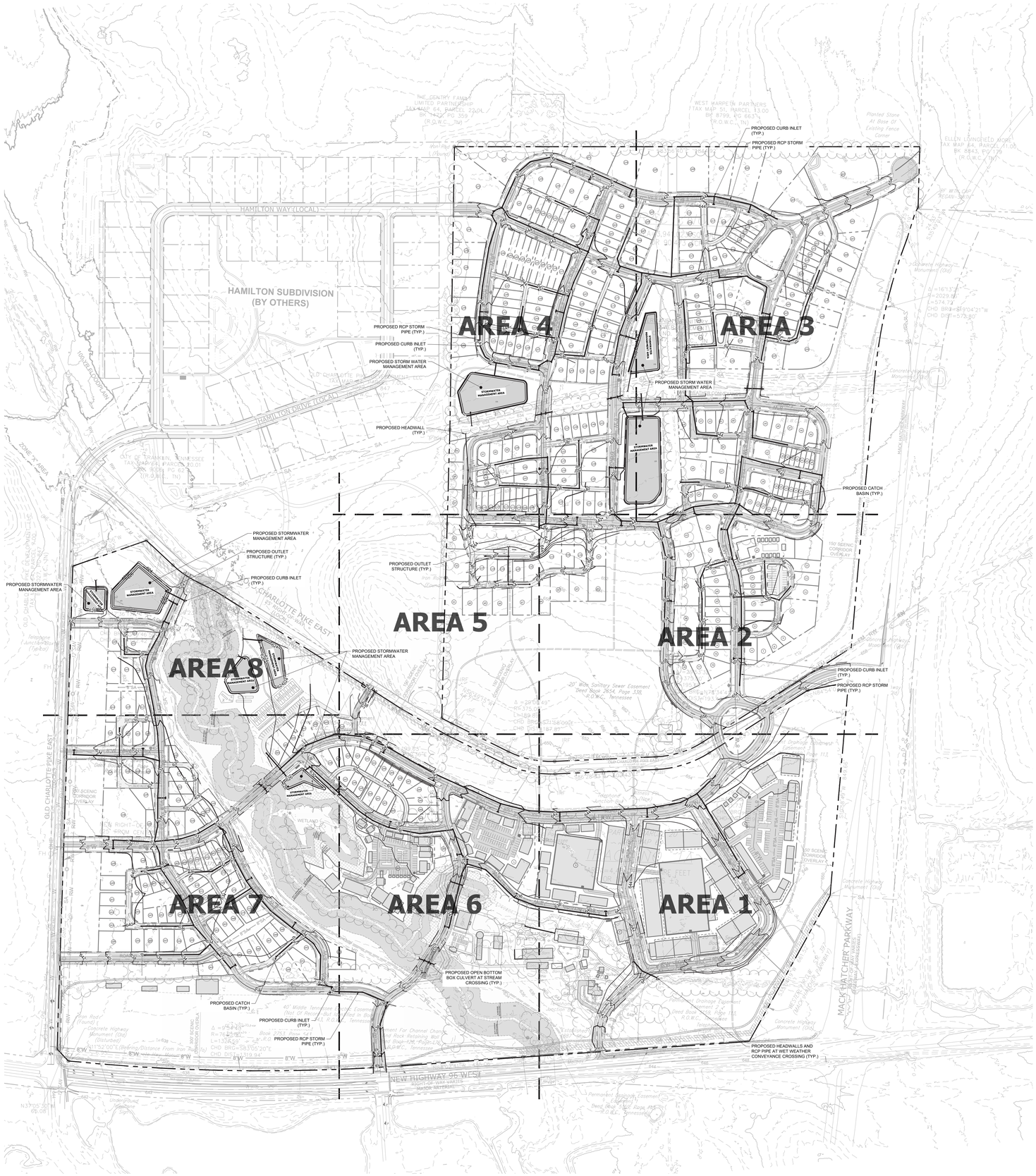
CSDG
Planning | Engineerin
Landscape Architectur

JOHN K. DECOSTE — 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
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BLOCK PERIMETER DIAGRAM

C2.16



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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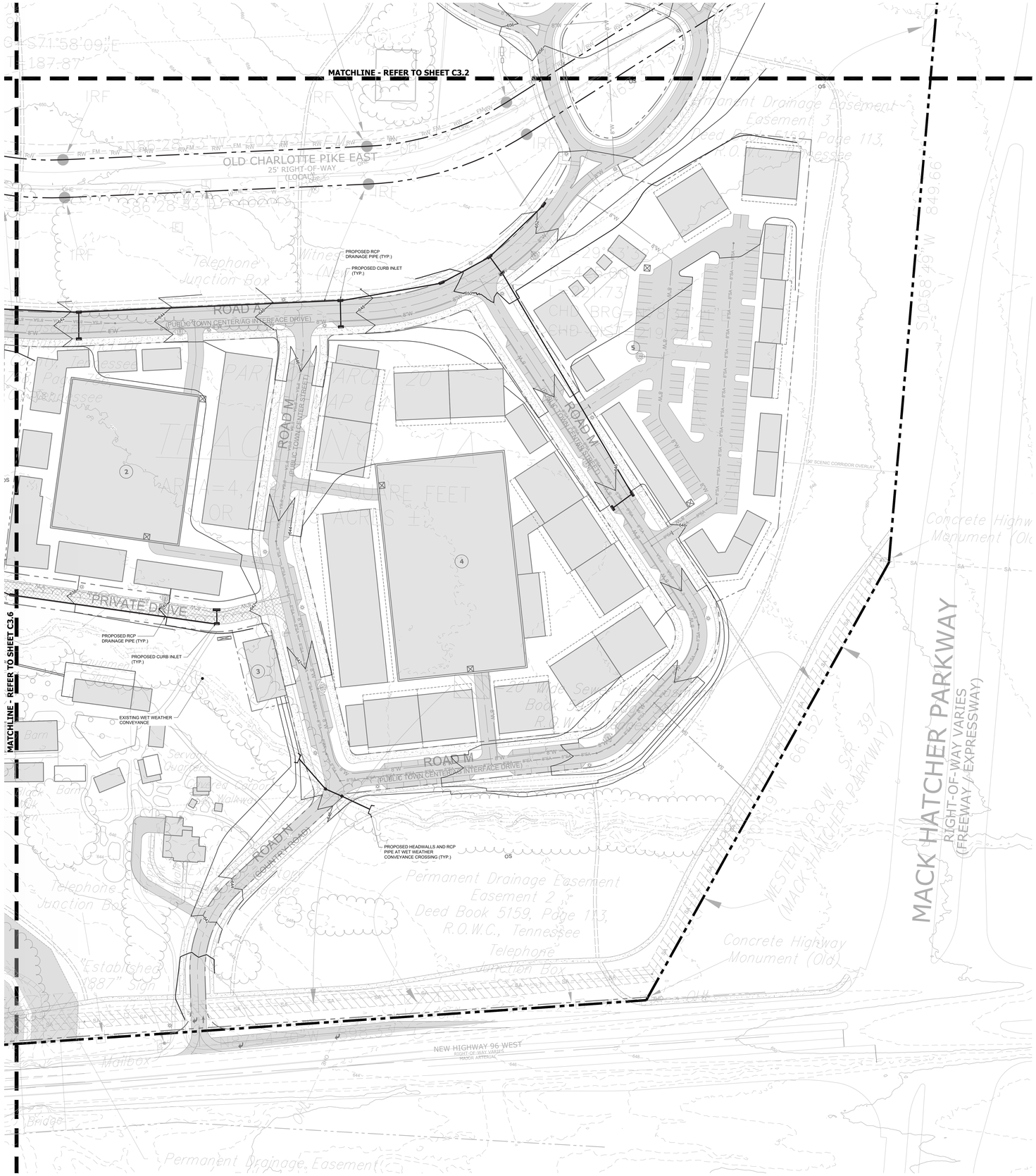
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL GRADING & DRAINAGE PLAN

C3.0



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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RIPARIAN NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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Parcel Number:	064 02000 00005064

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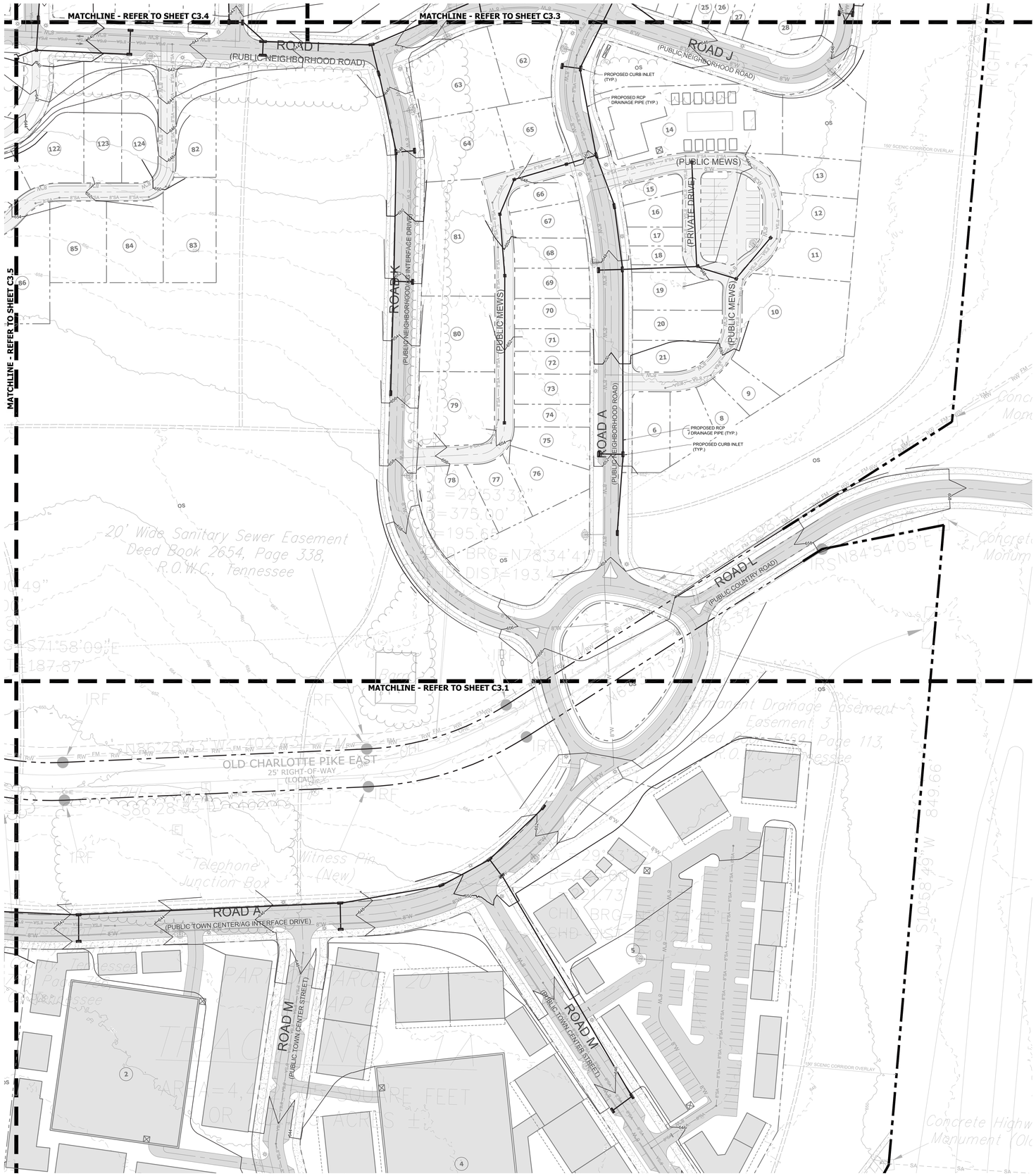
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LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 1

C3.1



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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RIPARIAN NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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Short Properties GP

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Planning | Engineering
Landscape Architecture

Dean E. Decosimo
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 2

C3.2



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 3

C3.3



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

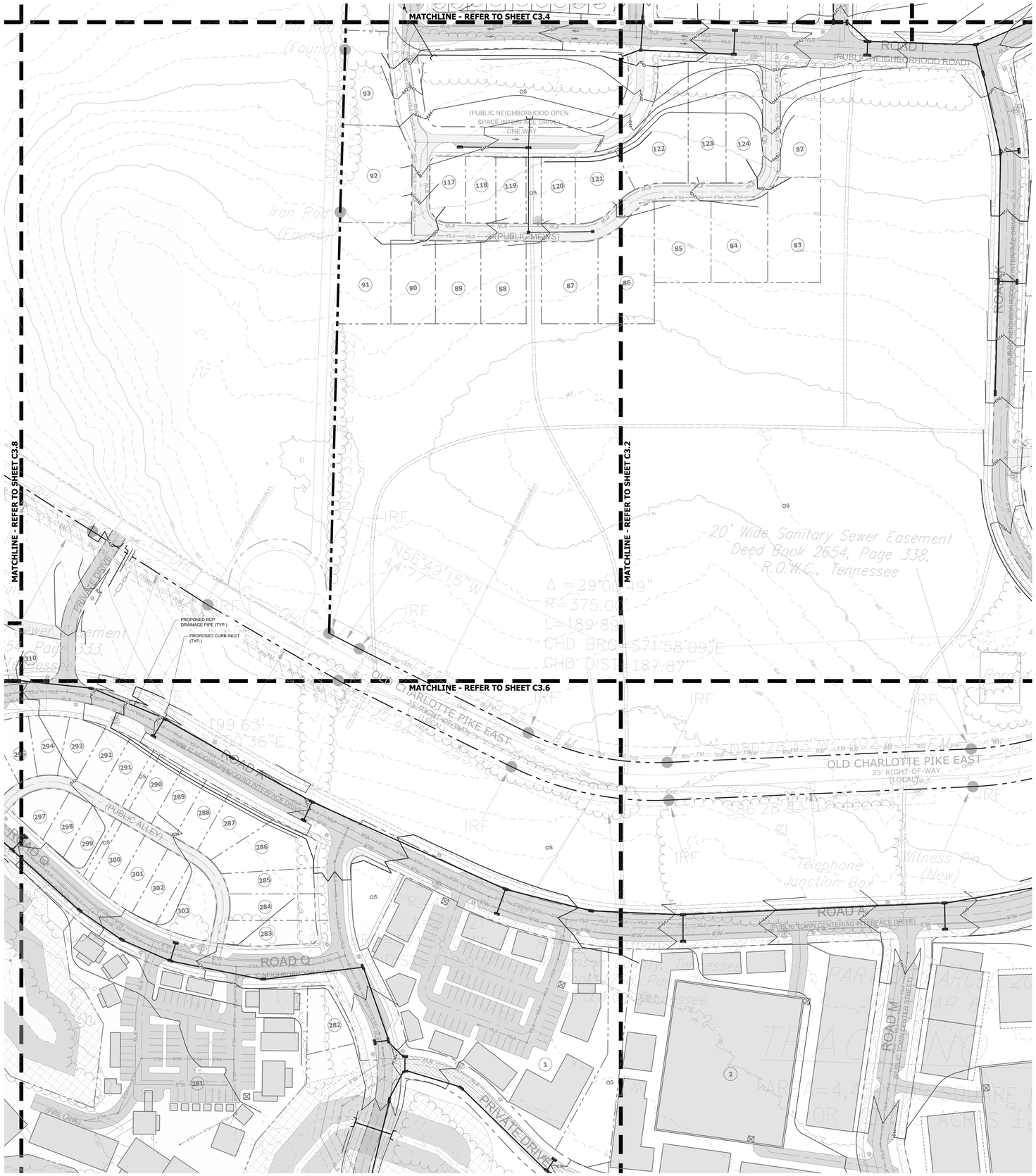
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 4

C3.4



CITY OF FRANKLIN 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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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION,STORAGE,ORDISTURBACEOFVEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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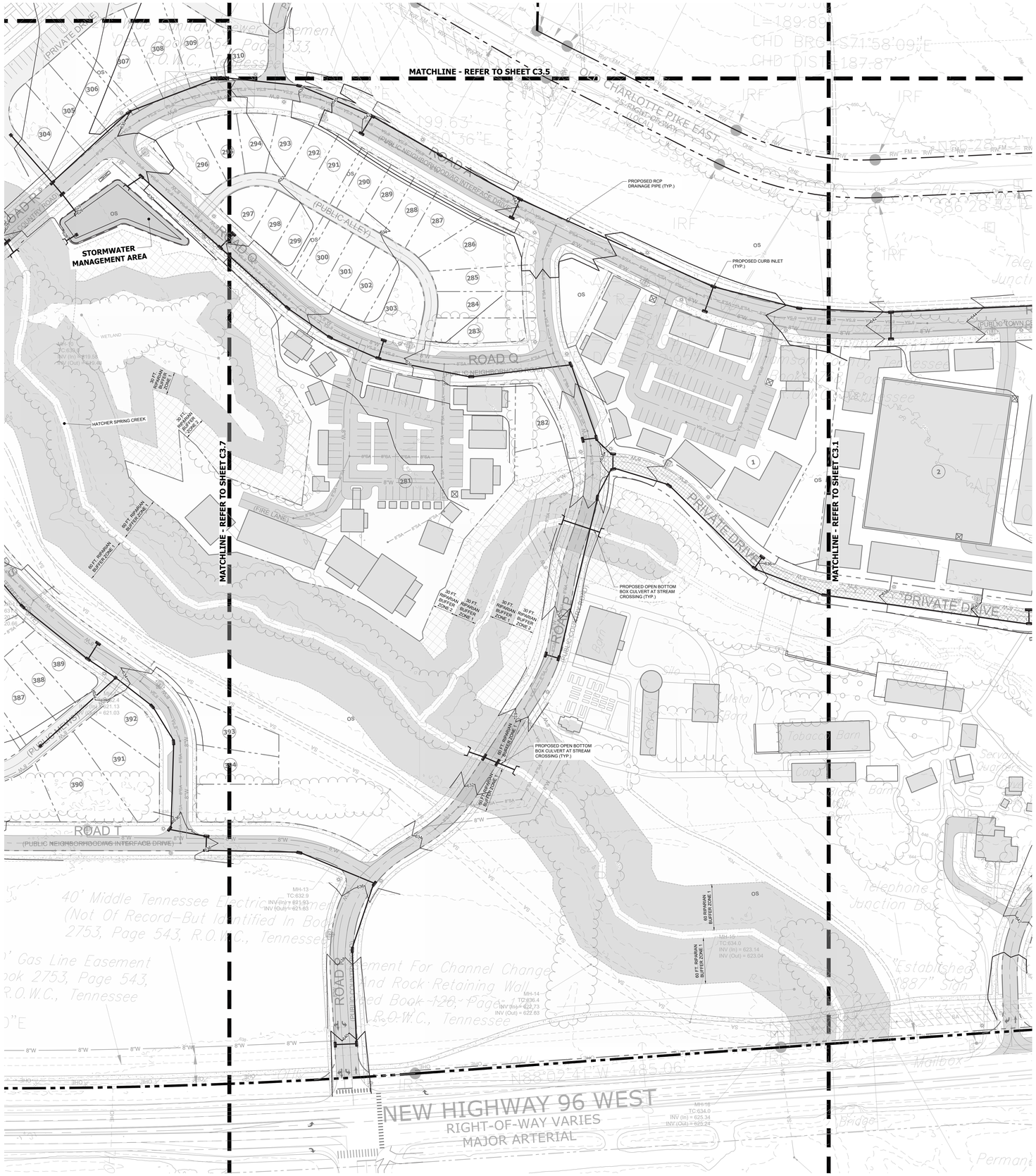
CSDG
Planning | Engineering
Landscape Architecture

JOHN L. DEGOUVE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 5

C3.5



CITY OF FRANKLIN 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.

STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEON E. DECOSTER JR. 09/01/2024 TENNESSEE STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 6

C3.6



CITY OF FRANKLIN 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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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

DEAN E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 7

C3.7



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

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RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

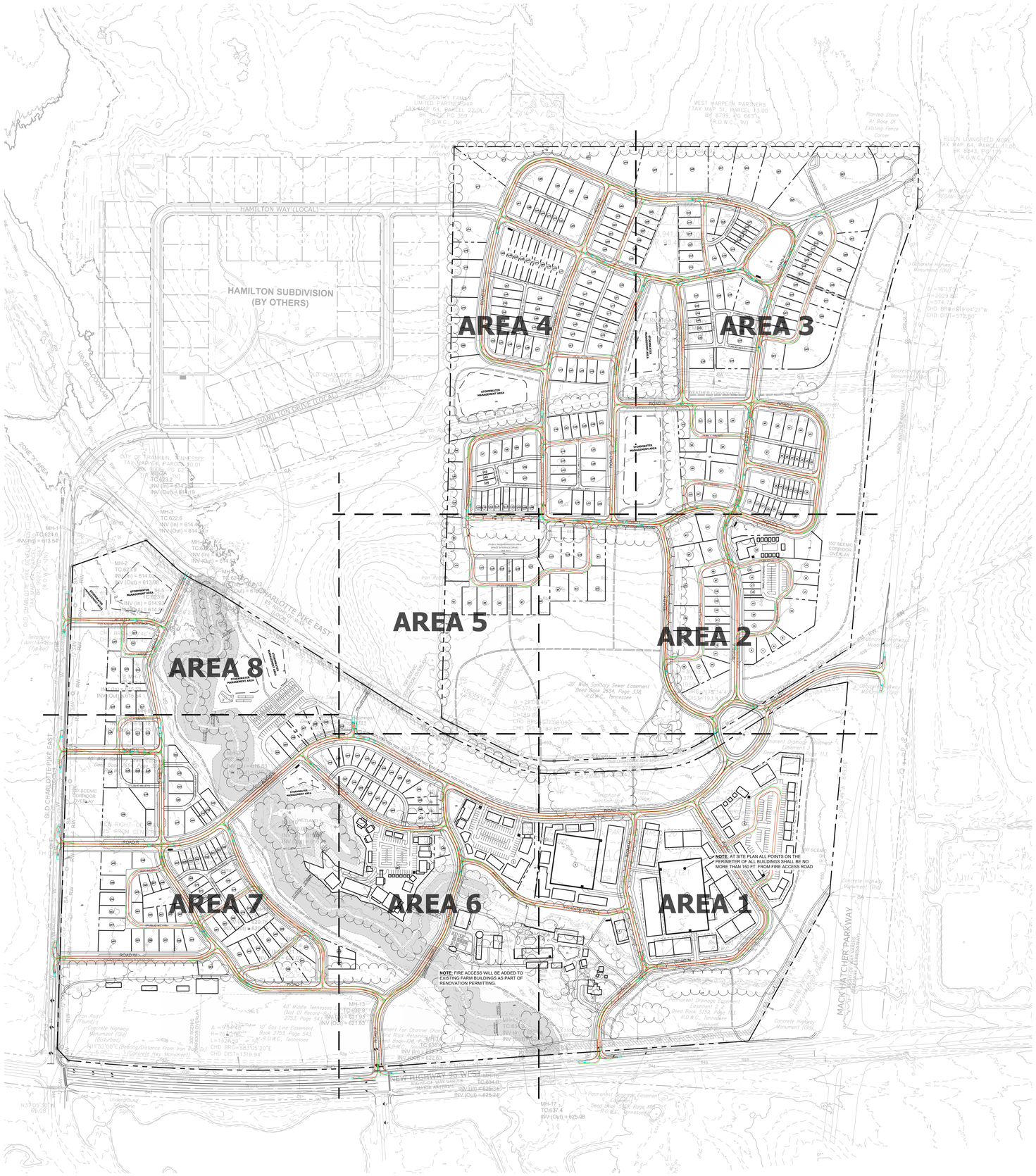
CSDG
Planning | Engineering
Landscape Architecture

JEAN E. DECOSTE
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
Jean E. DeCoste 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 8

C3.8



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

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FIRE TRUCK ACCESS NOTE:

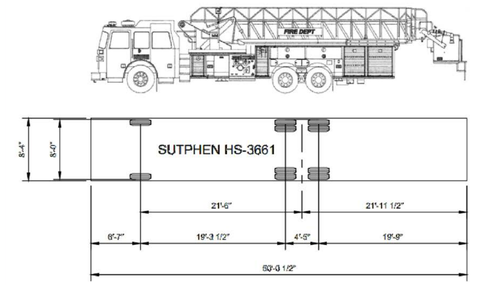
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FDC LOCATIONS NOTE:

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= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

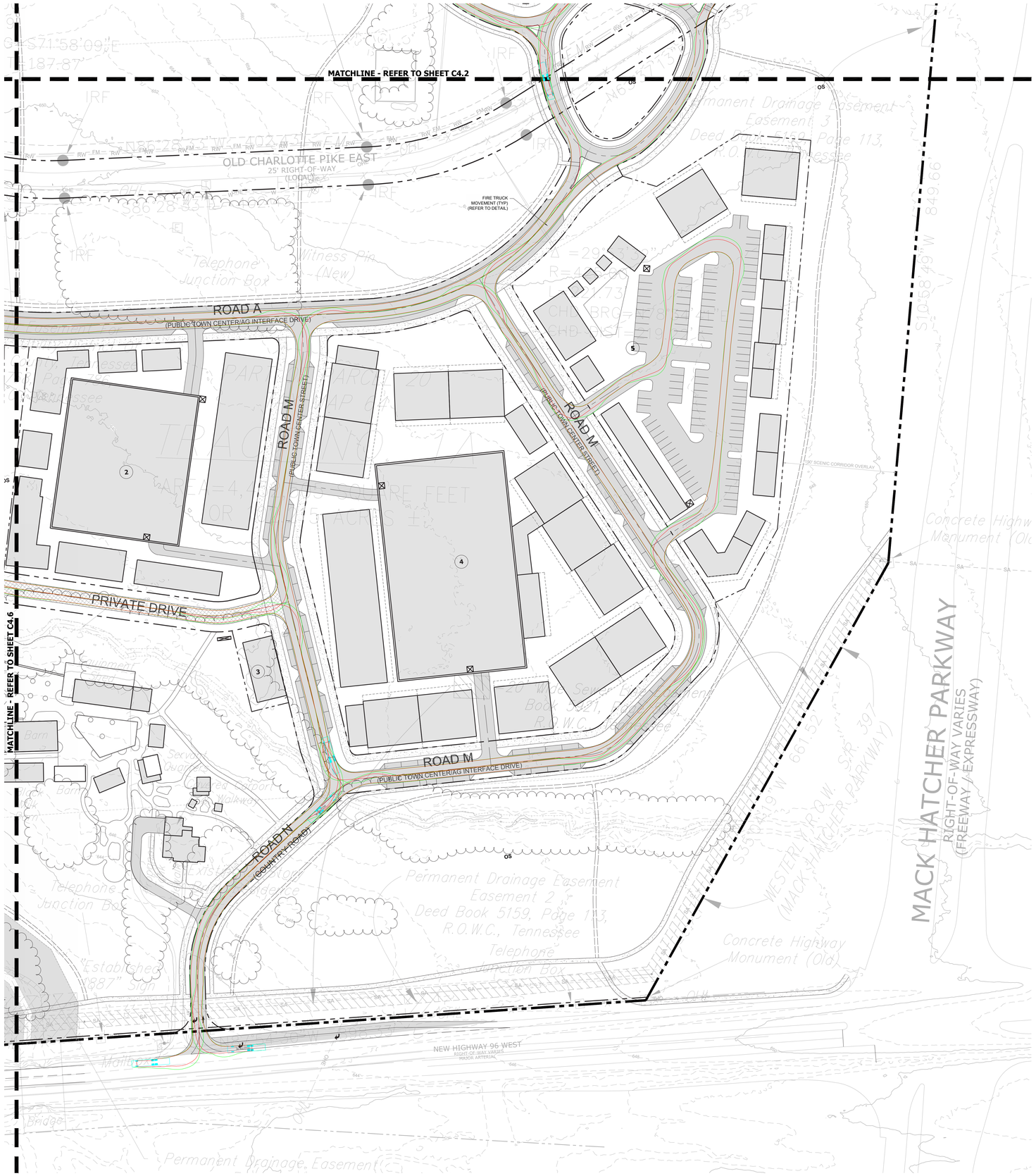
CSDG
Planning | Engineering
Landscape Architecture

SEAL R. DECOSTE 08/01/2024 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL ROW & ACCESS PLAN

C4.0



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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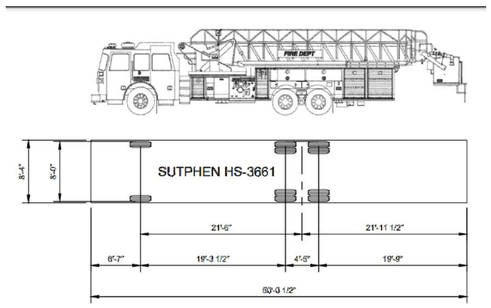
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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

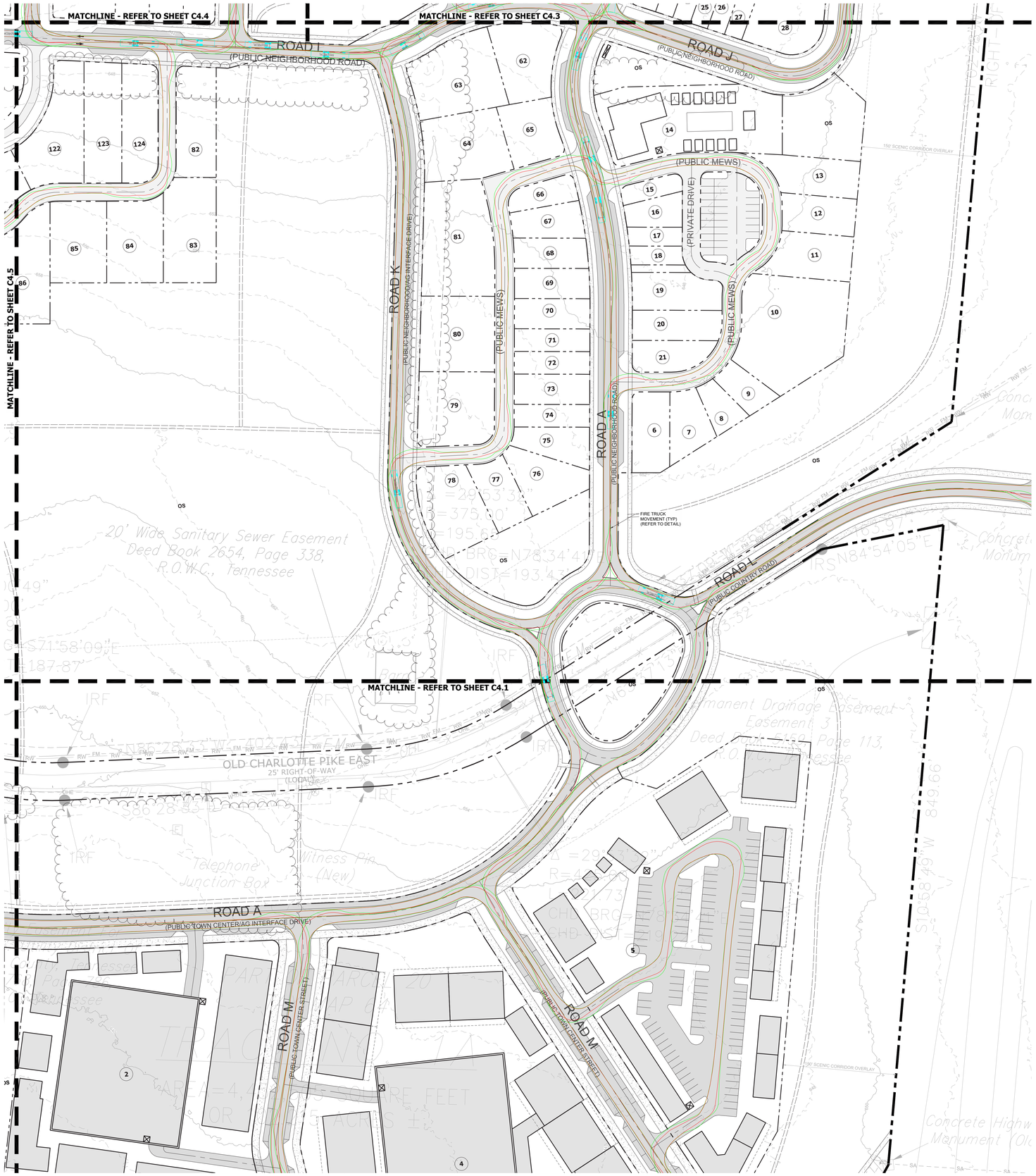
CSDG
Planning | Engineering
Landscape Architecture

DEAN R. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 1

C4.1



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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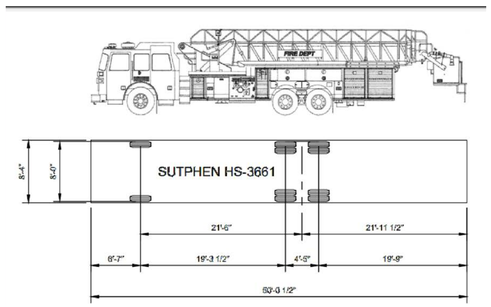
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BUFFER LEGEND

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SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

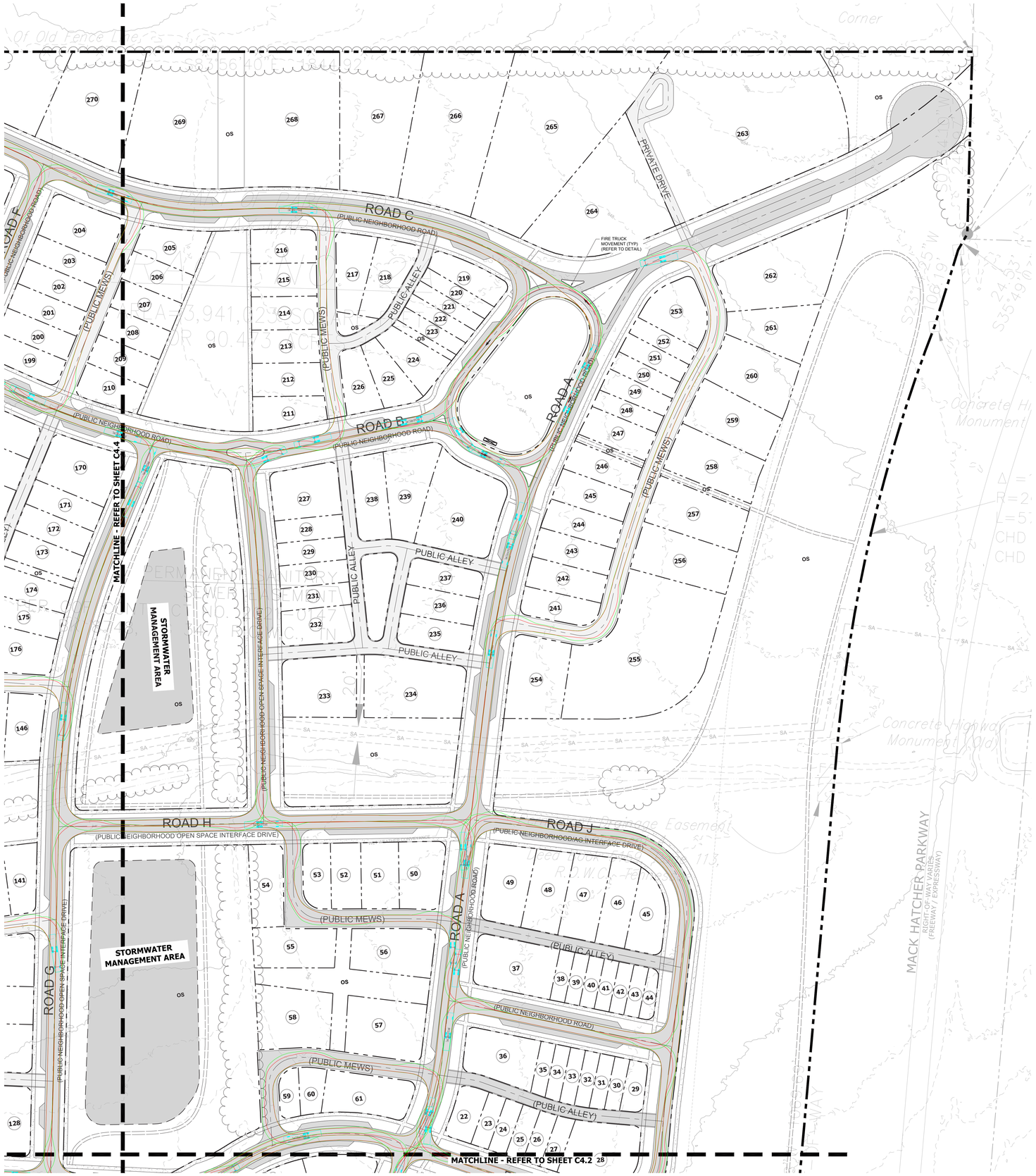
CSDG
Planning | Engineering
Landscape Architecture

Dean K. Decosimo
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 2

C4.2



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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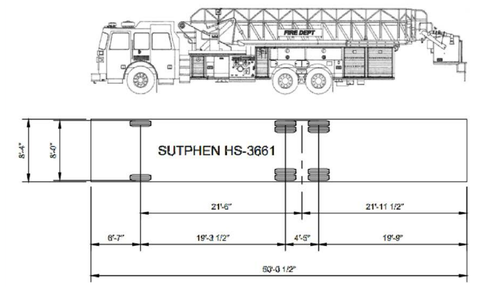
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

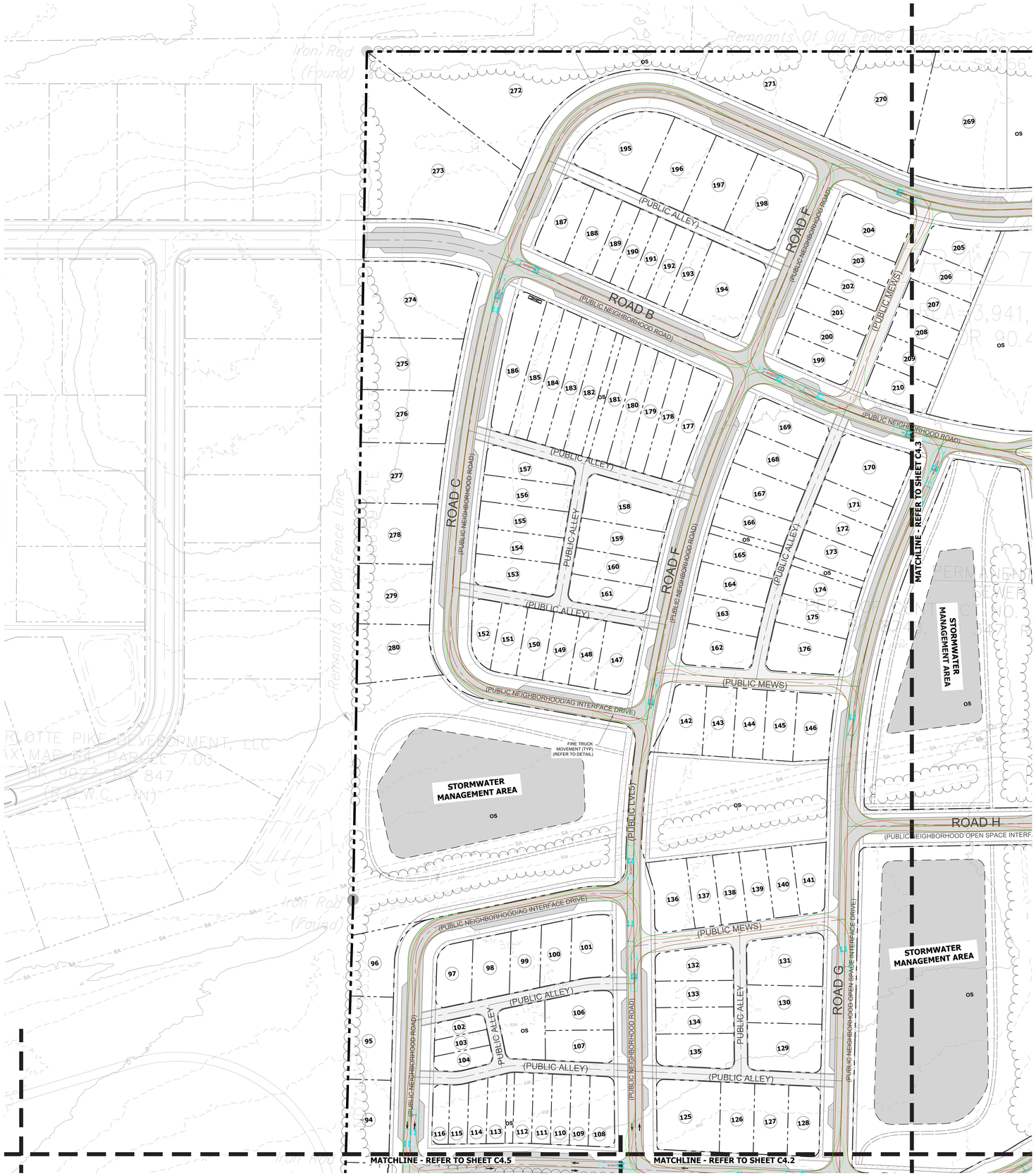
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 3

C4.3



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

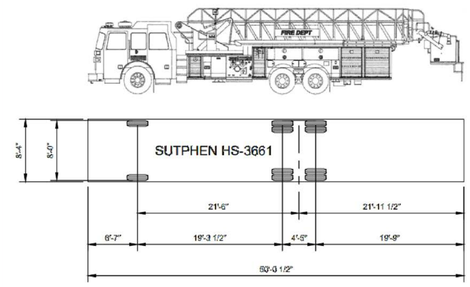
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BUFFER LEGEND

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30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

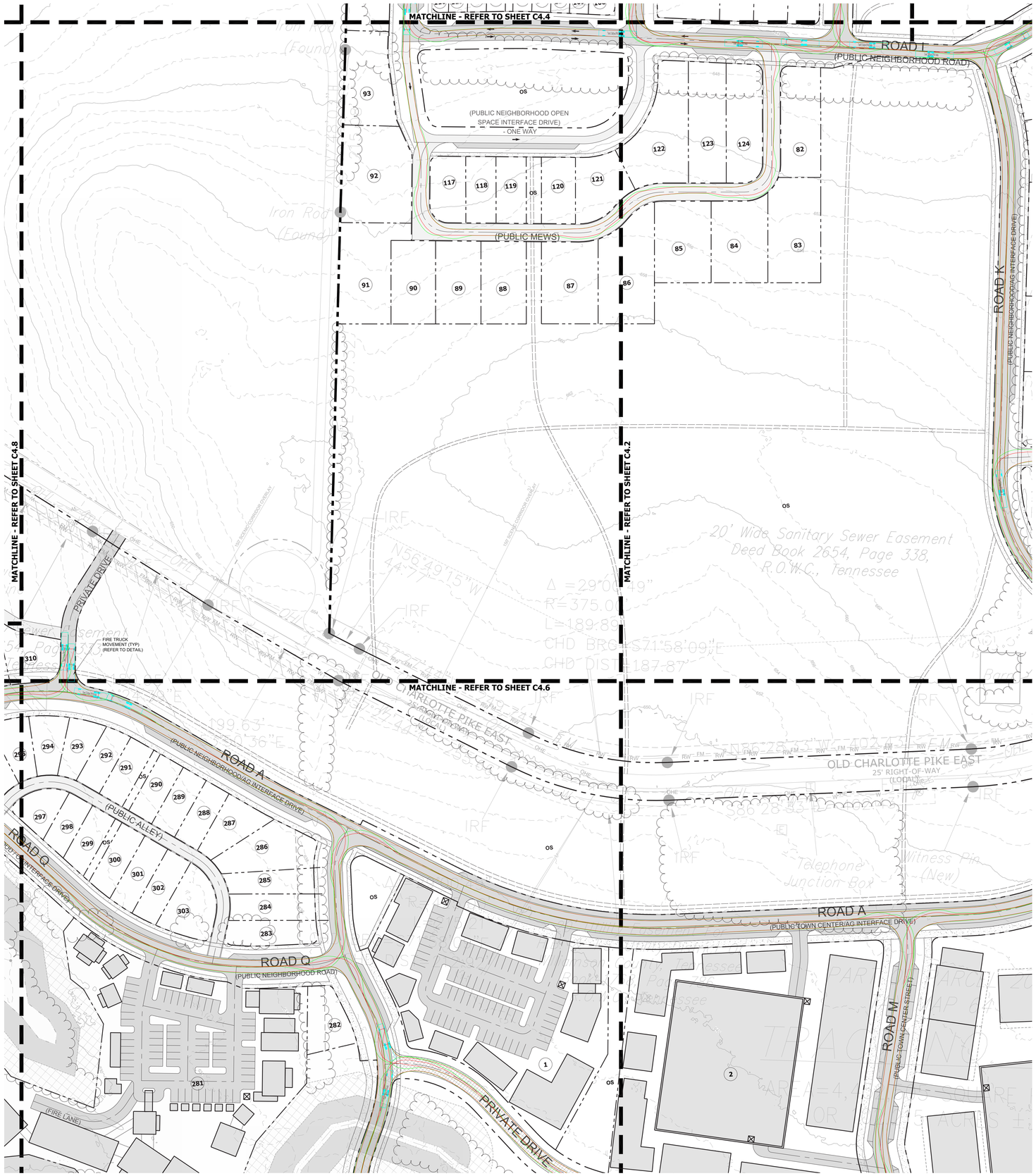
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
JOHN E. DECOSTE
No. 120,941
STATE OF TENNESSEE
Date: 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 4

C4.4



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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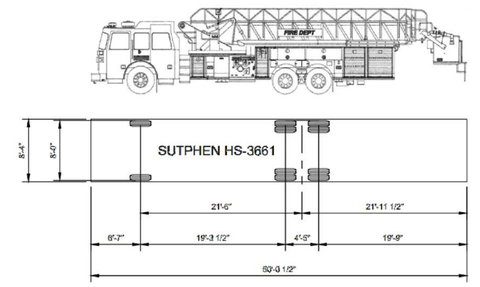
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BUFFER LEGEND

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

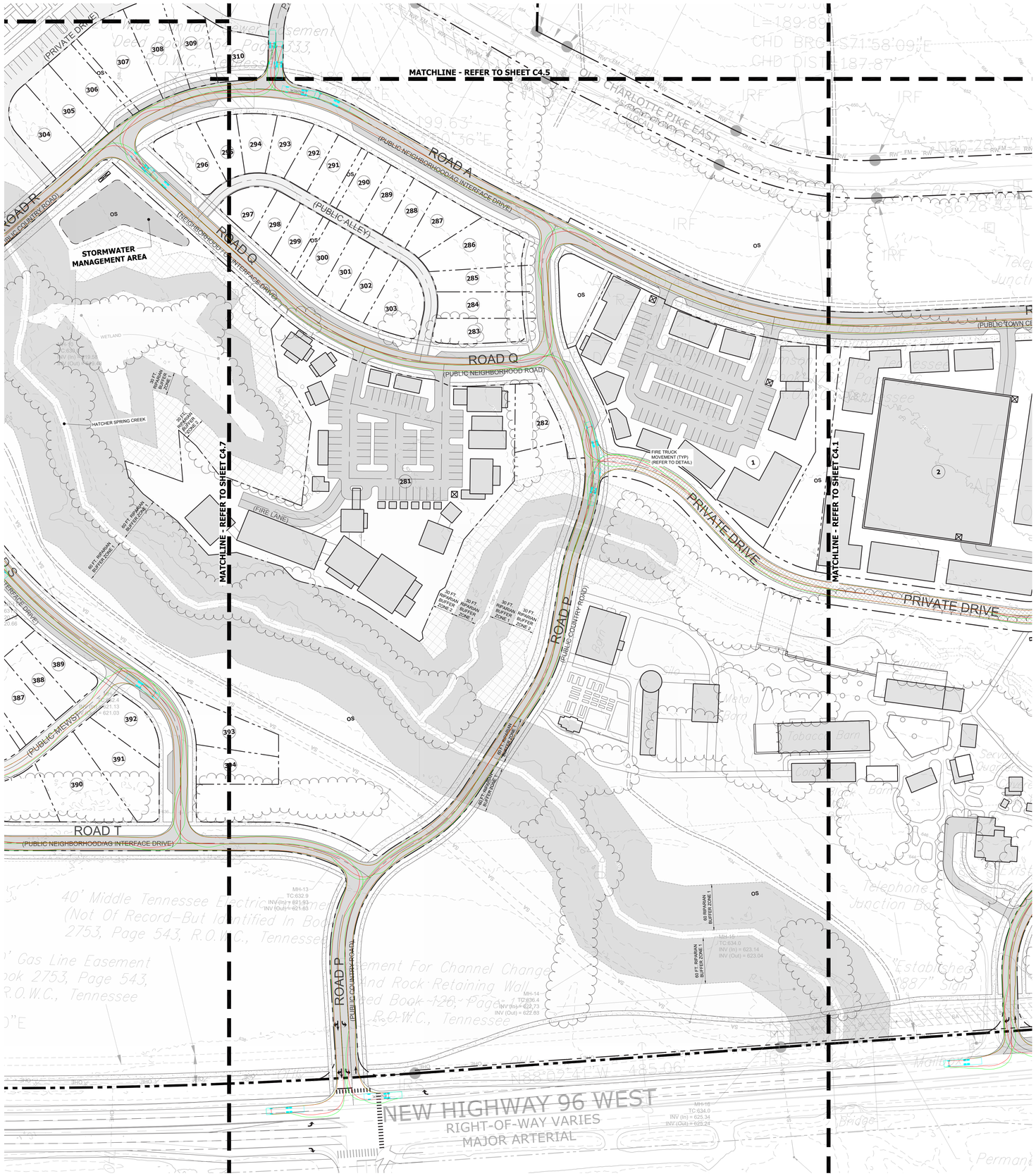
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 5

C4.5



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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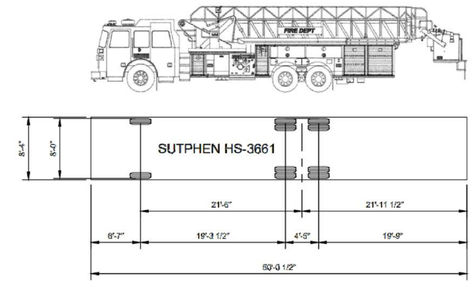
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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

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Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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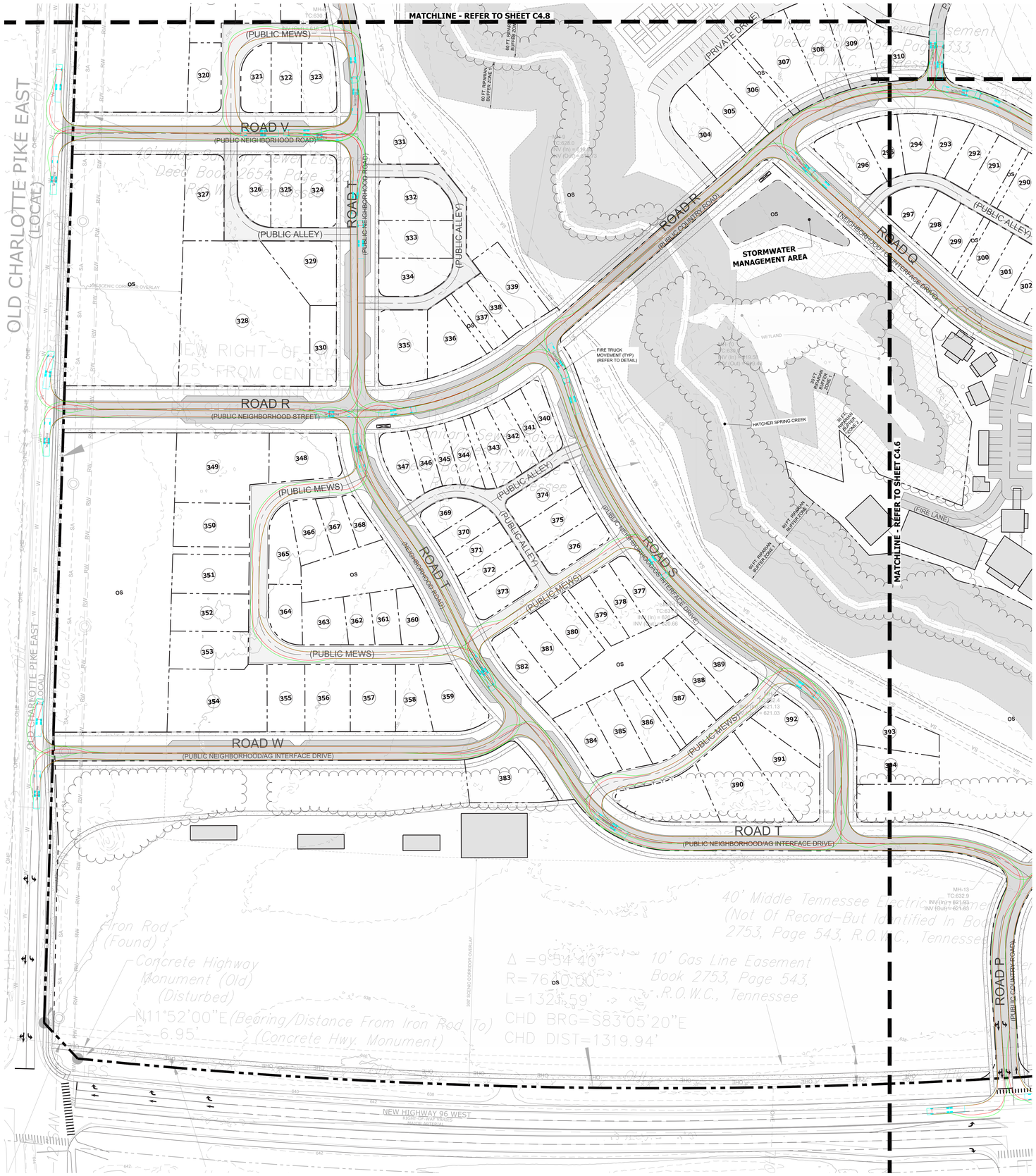
CSDG
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JOHN R. DECKER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 6

C4.6



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

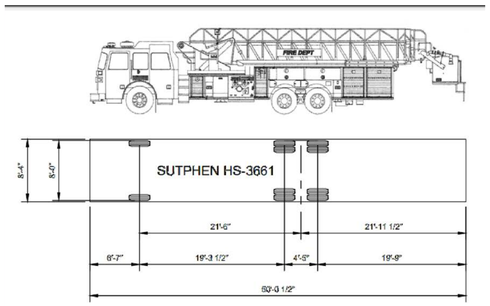
1. ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
2. A 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, THE APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

JOHN K. DECOSTER — LICENSED PROFESSIONAL ENGINEER — 120161 — STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 7

C4.7



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.
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FIRE TRUCK ACCESS NOTE:

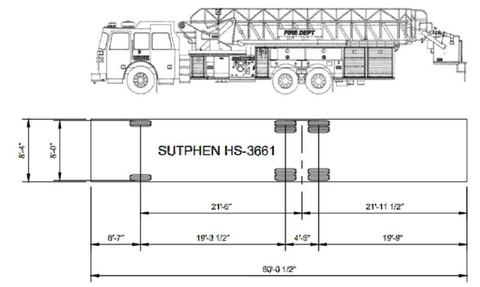
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FDC LOCATIONS NOTE:

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= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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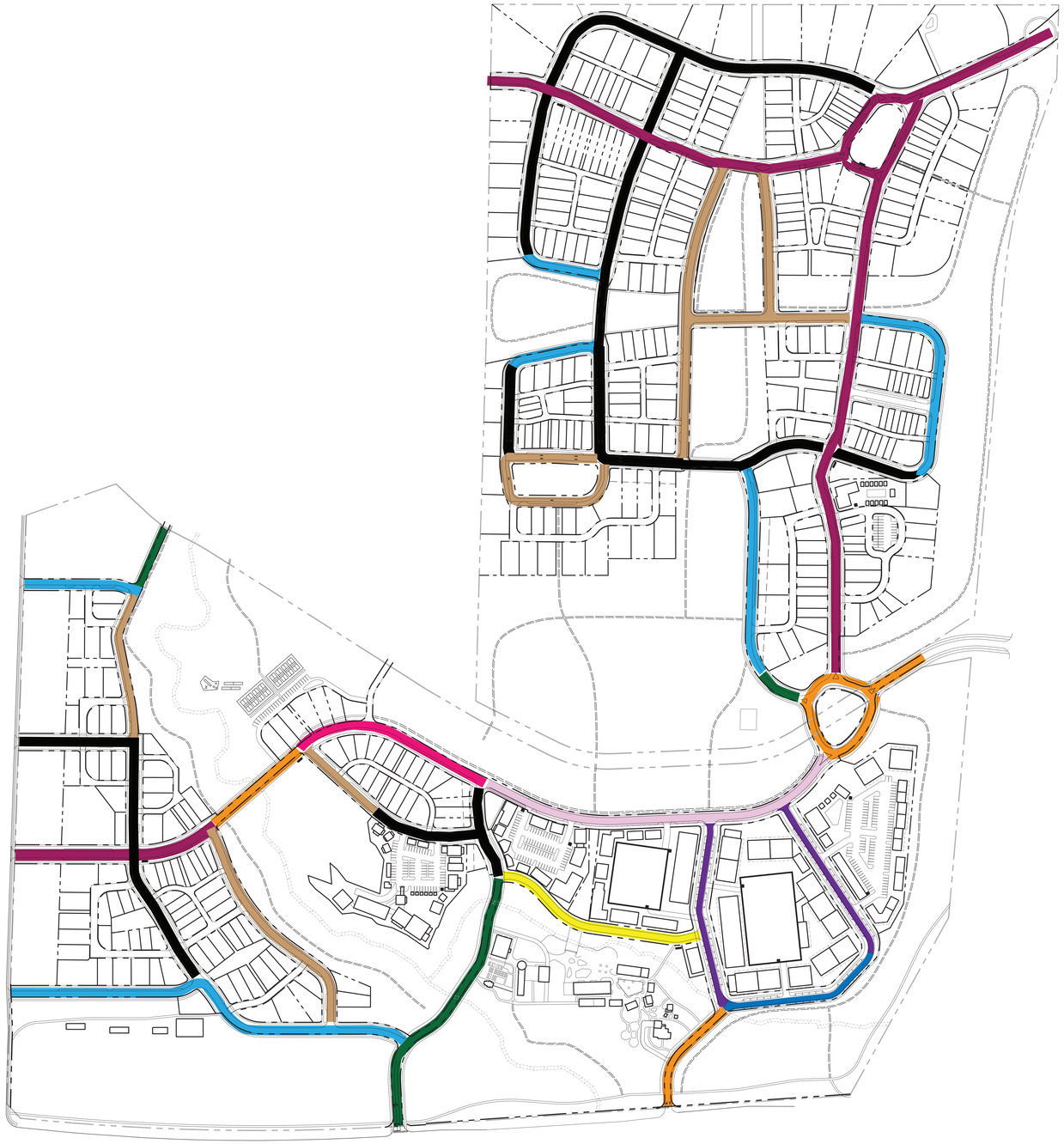
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 8

C4.8



Legend

- NEIGHBORHOOD STREET (11 FT LANES)
- COUNTRY ROAD (11 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD ROAD (10 FT LANES)
- NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE (10 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (10 FT LANES)
- TOWN CENTER STREET (10 FT LANES)
- COUNTRY ROAD (10 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (10 FT LANES)
- SHARED STREET
- MEWS (Note: Residential fire sprinklers will not be required if the mews is 22-feet wide)
- ALLEYS

0 150 300
Scale : 1"=150'

ARMISTEAD PD DEVELOPMENT PLAN APPLICATION

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

DATE: 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

THOROUGHFARE TYPE PLAN

C4.9



Legend

- Sidewalk 5'
- Rural Path
- Woonerf
- Woonerf



- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW on the otherside of the street. This is provided only on streets adjacent to agriculture or natural areas in keeping with the character of the project.



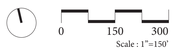
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage. This is in keeping with the character of the project.



- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for multifamily buildings along the SCO. This is in keeping with the character of the project and the intent of the SCO frontage.



- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards. This is in keeping with the character of the project. See renderings for an example of the character that is intended for the courtyards.



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Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineerin
Landscape Architectur

SEAN K. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

PEDESTRIAN NETWORK

C4.10

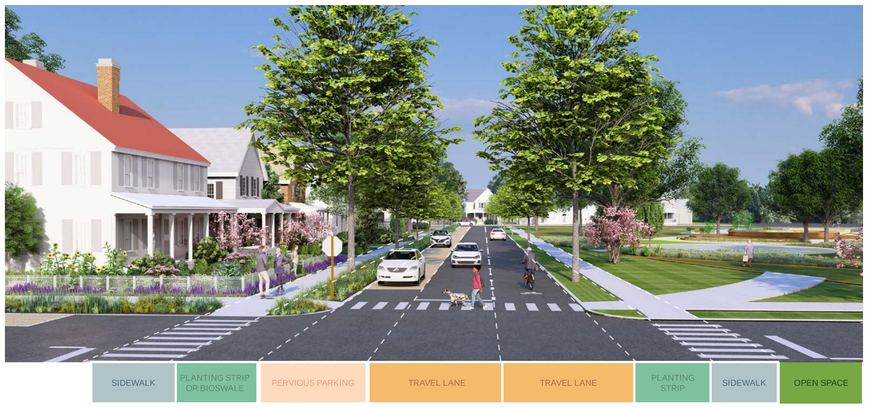
NEIGHBORHOOD STREET/NEIGHBORHOOD ROAD



TOWN CENTER/AG INTERFACE DRIVE



NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE



COUNTRY ROAD



NEIGHBORHOOD/AG INTERFACE DRIVE



TOWN CENTER STREET



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CHARACTER DEVELOPMENT

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Landscape Architecture

SEAN K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS

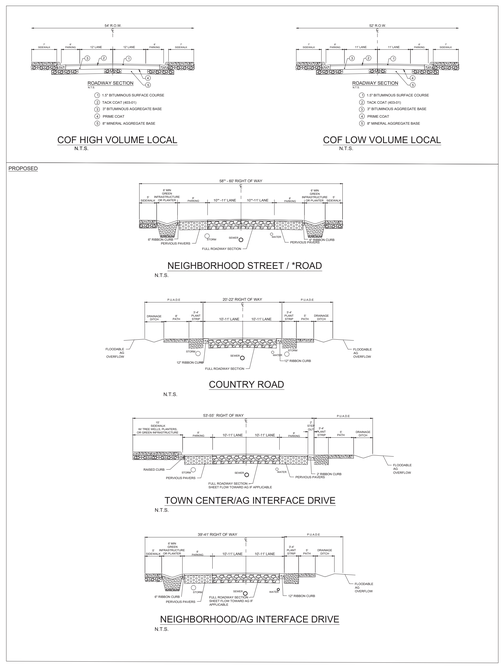
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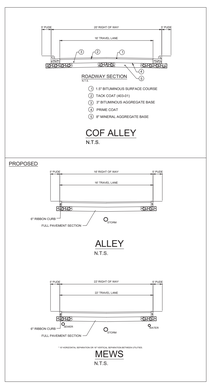
SHARED STREET

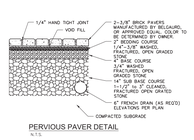


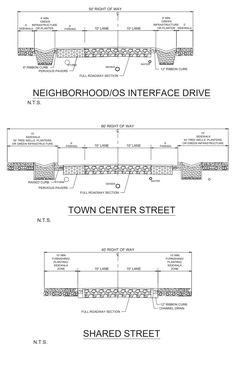
SIDEWALK | SEPARATION ZONE | TRAVEL LANE | TRAVEL LANE | SEPARATION ZONE | SIDEWALK

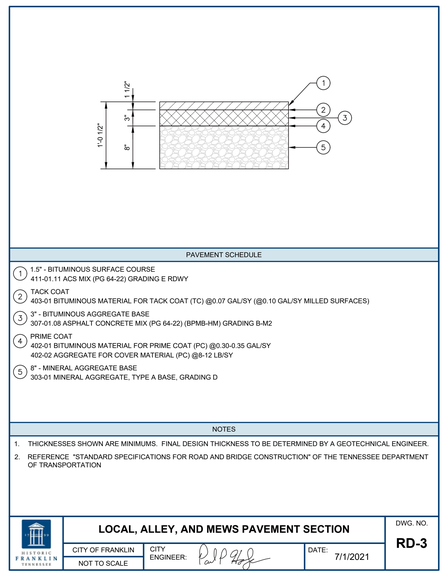
Engineered Versions

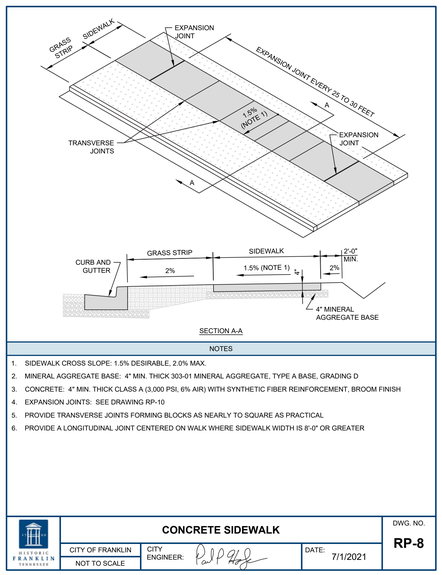












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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG Planning | Engineering | Landscape Architecture

JASON K. DECOSTER — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS (CONTINUED)

C4.12



Legend

- Parking Lot
- Parking Structure
- On-Street Parking

Parking Type	Number of Spaces
Parking Lot	197
Parking Structure	504
On-Street Parking	166
Total Spaces	**867**

0 150 300
Scale : 1"=150'

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FRANKLIN, TN

PUD SUBDIVISION,
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CITY OF FRANKLIN,
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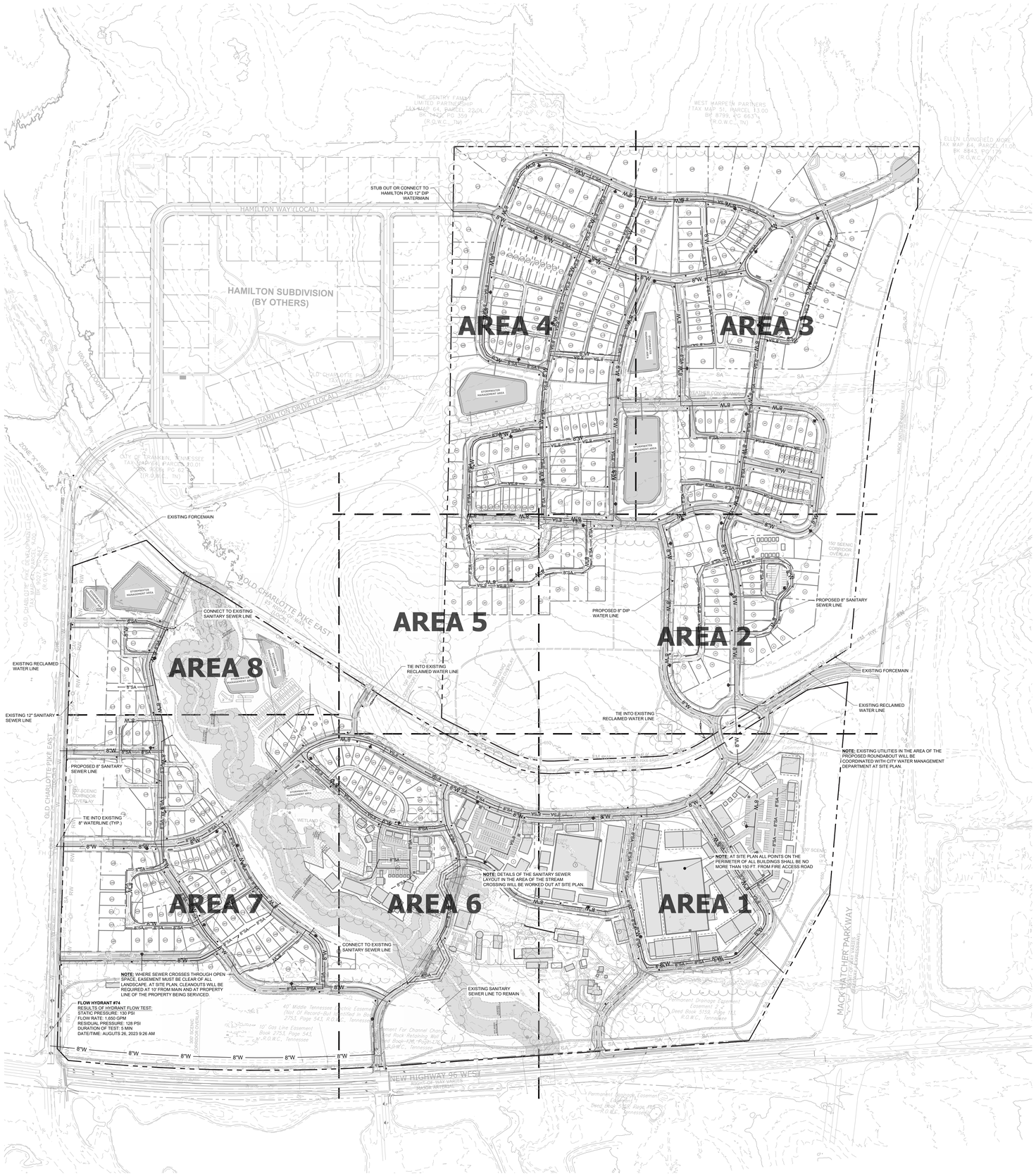
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JOHN R. DECOSTE
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LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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Scale:	1" = 150'
Date of Submittal:	08/01/2024
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CD-4V PARKING DIAGRAM

C4.13



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
  - NAME: BEN MCNEIL
  - PHONE: (615)-794-4554
- HB & TS UTILITY DISTRICT
  - NAME: CODY LOVETT
  - PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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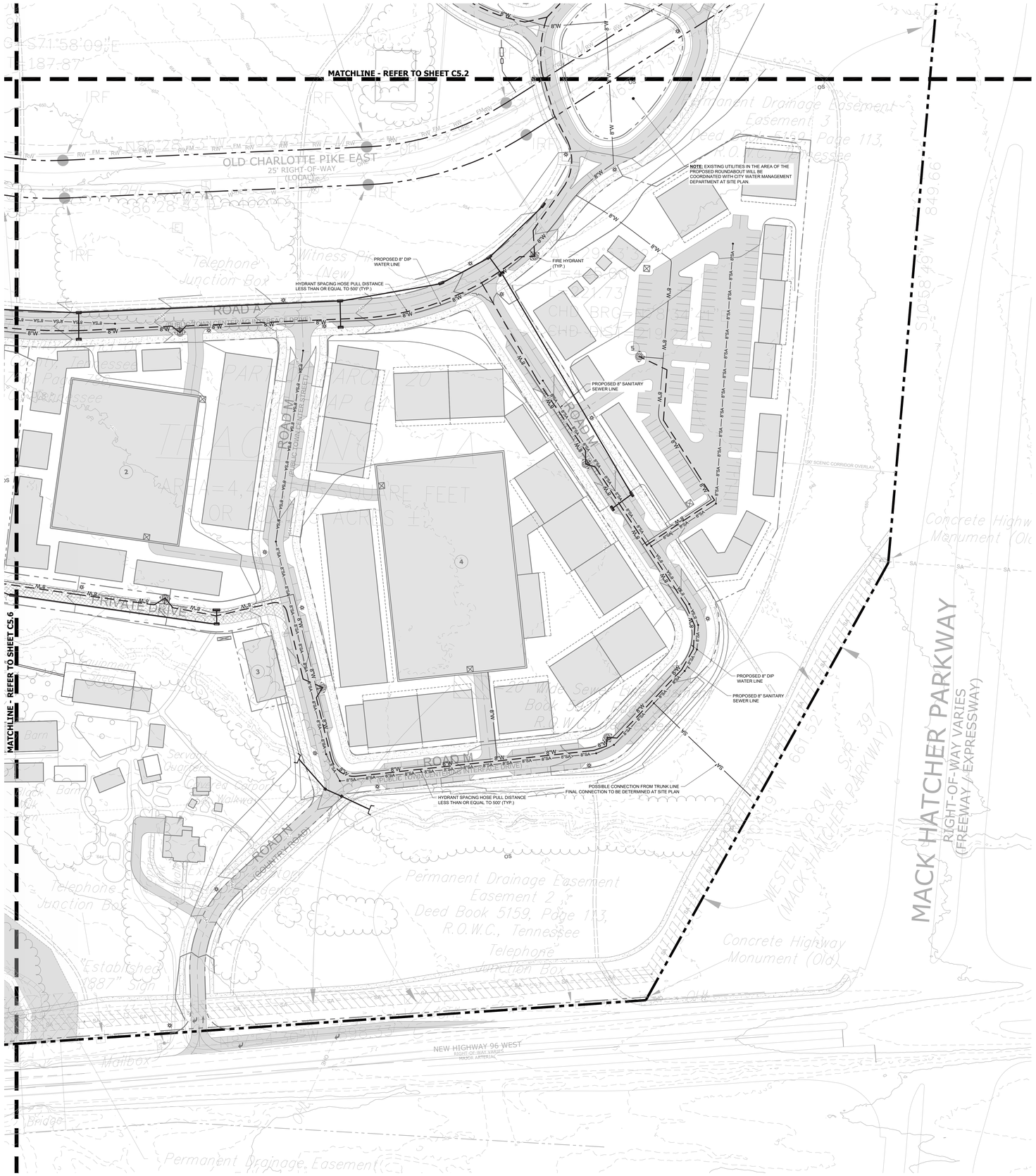
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Planning | Engineering
Landscape Architecture

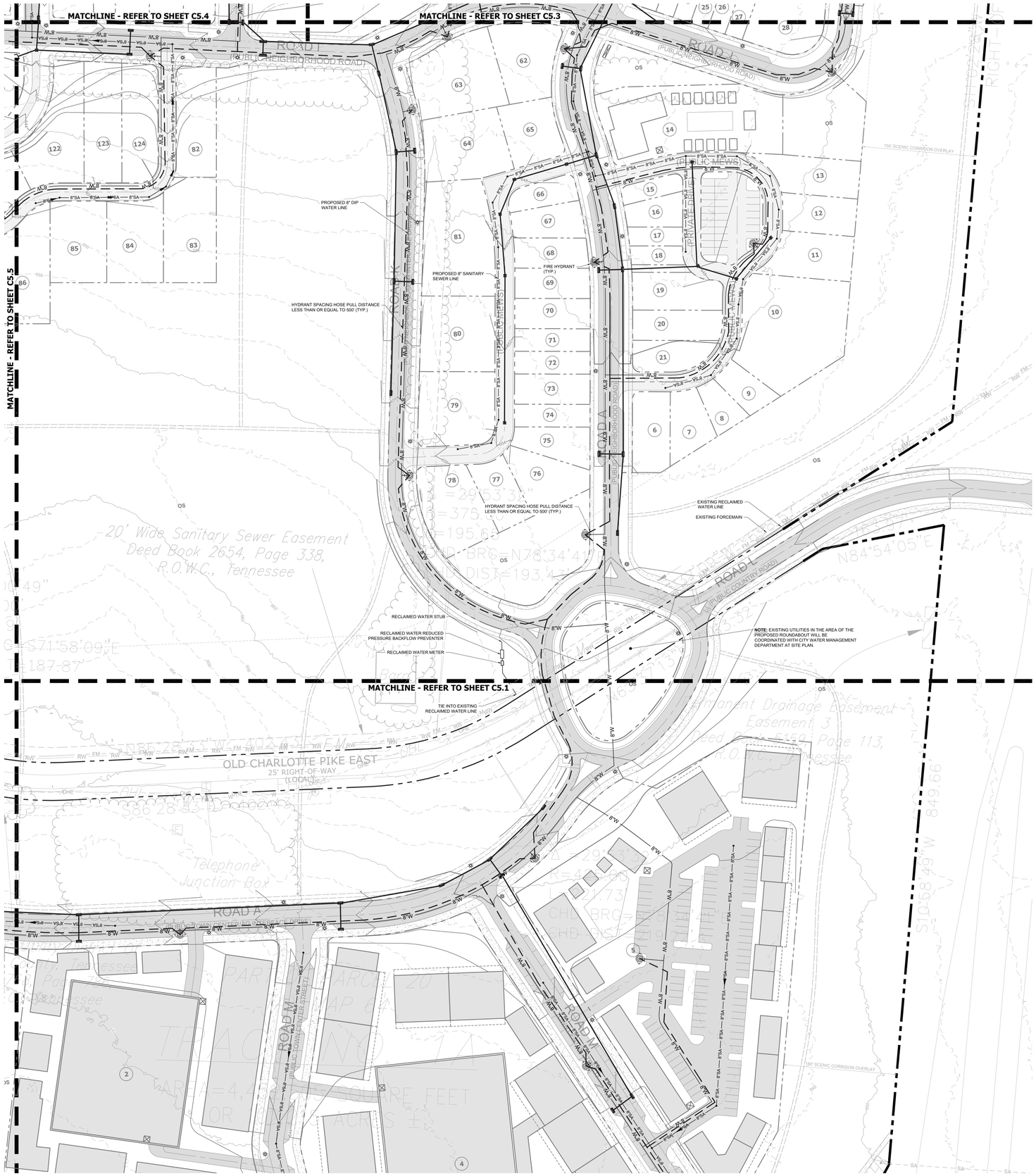
JOHN K. DECOSTER
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL UTILITY PLAN

C5.0


MATCHLINE - REFER TO SHEET C5.2
MATCHLINE - REFER TO SHEET C5.6
OLD CHARLOTTE PIKE EAST
25' RIGHT-OF-WAY
(LOCAL)
ROAD A
ROAD M
ROAD N
(SOUTH RTY ROAD)
PRIVATE DRIVE
NEW HIGHWAY 96 WEST
RIGHT-OF-WAY VARIES
MAJOR ARTERIAL
MACK HATCHER PARKWAY
RIGHT-OF-WAY VARIES
(FREEWAY / EXPRESSWAY)
WESTERN R.O.W.
(MACK HATCHER PARKWAY)
NOTE: EXISTING UTILITIES IN THE AREA OF THE PROPOSED ROUNDABOUT WILL BE COORDINATED WITH CITY WATER MANAGEMENT DEPARTMENT AT SITE PLAN.
PROPOSED 8" DIP WATER LINE
FIRE HYDRANT (TYP.)
HYDRANT SPACING HOSE PULL DISTANCE LESS THAN OR EQUAL TO 500' (TYP.)
PROPOSED 8" SANITARY SEWER LINE
PROPOSED 8" DIP WATER LINE
PROPOSED 8" SANITARY SEWER LINE
HYDRANT SPACING HOSE PULL DISTANCE LESS THAN OR EQUAL TO 500' (TYP.)
POSSIBLE CONNECTION FROM TRUNK LINE
FINAL CONNECTION TO BE DETERMINED AT SITE PLAN
Permanent Drainage Easement
Easement 3
Deed Book 5159, Page 113,
R.O.W.C., Tennessee
Permanent Drainage Easement
Easement 2
Deed Book 5159, Page 113,
R.O.W.C., Tennessee
Concrete Highway Monument (Old)
"Established 1887" Sign
Mailbox
Bridge
Barn
Telephone Junction Box
Witness Post
Utility Pole
Guy Wire
Sewer Manhole
Water Valve
Water Meter
Fire Hydrant
Gas Valve
Gas Meter
Light Pole
Sign
Fence
Tree Line
Edge of Pavement
Top of Bank
Bottom of Bank
Centerline
Property Line
Adjoining Property Line
Existing Right-of-Way
Proposed Right-of-Way
Existing Easement
Proposed Easement
Building Setback
Scenic Corridor Overlay
Buffer Zone 1
Buffer Zone 2
Parcel Number
Lot Number
Acreage
Square Feet
Existing Contour
Proposed Contour
Proposed Curb & Gutter
Proposed Sidewalk
Proposed Asphalt
Proposed Concrete
Proposed Striping
Proposed Crosswalk
Proposed Handicap Ramp
Proposed Signage
Proposed Curb Cut
Proposed Retaining Wall
Proposed Guardrail
Proposed Landscaping
Proposed Tree Line
Proposed Building
Proposed Dumpster
Proposed Mailbox
Proposed Light Pole
Proposed Flagpole
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Proposed Bench
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Proposed Detention Pond
Proposed Underground Detention
Proposed Water Quality Unit
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Proposed Underground Electric
Proposed Underground Telephone
Proposed Underground Cable
Proposed Overhead Utility
Proposed Transformer
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Proposed Telephone Box
Proposed Cable Box
Proposed Gas Valve
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Proposed Light Pole
Proposed Sign
Proposed Fence
Proposed Tree Line
Proposed Edge of Pavement
Proposed Top of Bank
Proposed Bottom of Bank
Proposed Centerline
Proposed Property Line
Proposed Adjoining Property Line
Proposed Existing Right-of-Way
Proposed Proposed Right-of-Way
Proposed Existing Easement
Proposed Proposed Easement
Proposed Building Setback
Proposed Scenic Corridor Overlay
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Proposed Buffer Zone 2
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Proposed Lot Number
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Proposed Square Feet
Proposed Existing Contour
Proposed Proposed Contour
Proposed Proposed Curb & Gutter
Proposed Proposed Sidewalk
Proposed Proposed Asphalt
Proposed Proposed Concrete
Proposed Proposed Striping
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Gas Line
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Underground Electric
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Underground Telephone
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Underground Cable
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Overhead Utility
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Transformer
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Telephone Box
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Gas Valve
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Fence
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Tree Line
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Edge of Pavement
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Top of Bank
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Centerline
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Building Setback
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Scenic Corridor Overlay
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Buffer Zone 1
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Buffer Zone 2
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Lot Number
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Sidewalk
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Concrete
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Handicap Ramp
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Signage
Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Curb Cut
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Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Proposed Guardrail
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Propos



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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.

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

DEREK E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 2

C5.2



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 3

C5.3



WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

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- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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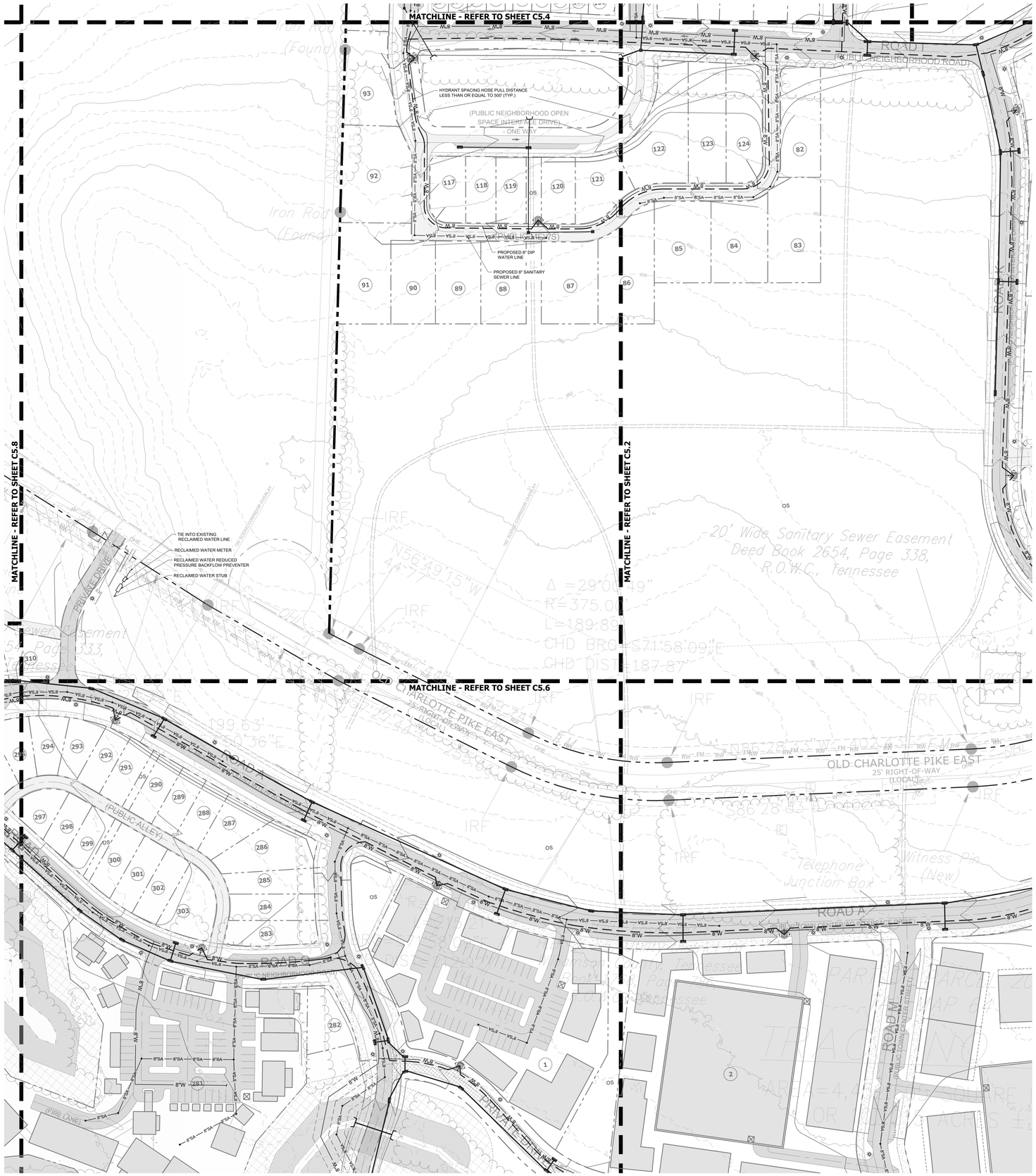
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Planning | Engineering
Landscape Architecture



Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 4

C5.4



0 50 100
Scale: 1"=50'

WATER SERVICE NOTE:

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UTILITY EASEMENT NOTE:

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  NAME: BEN MCNEIL

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- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

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30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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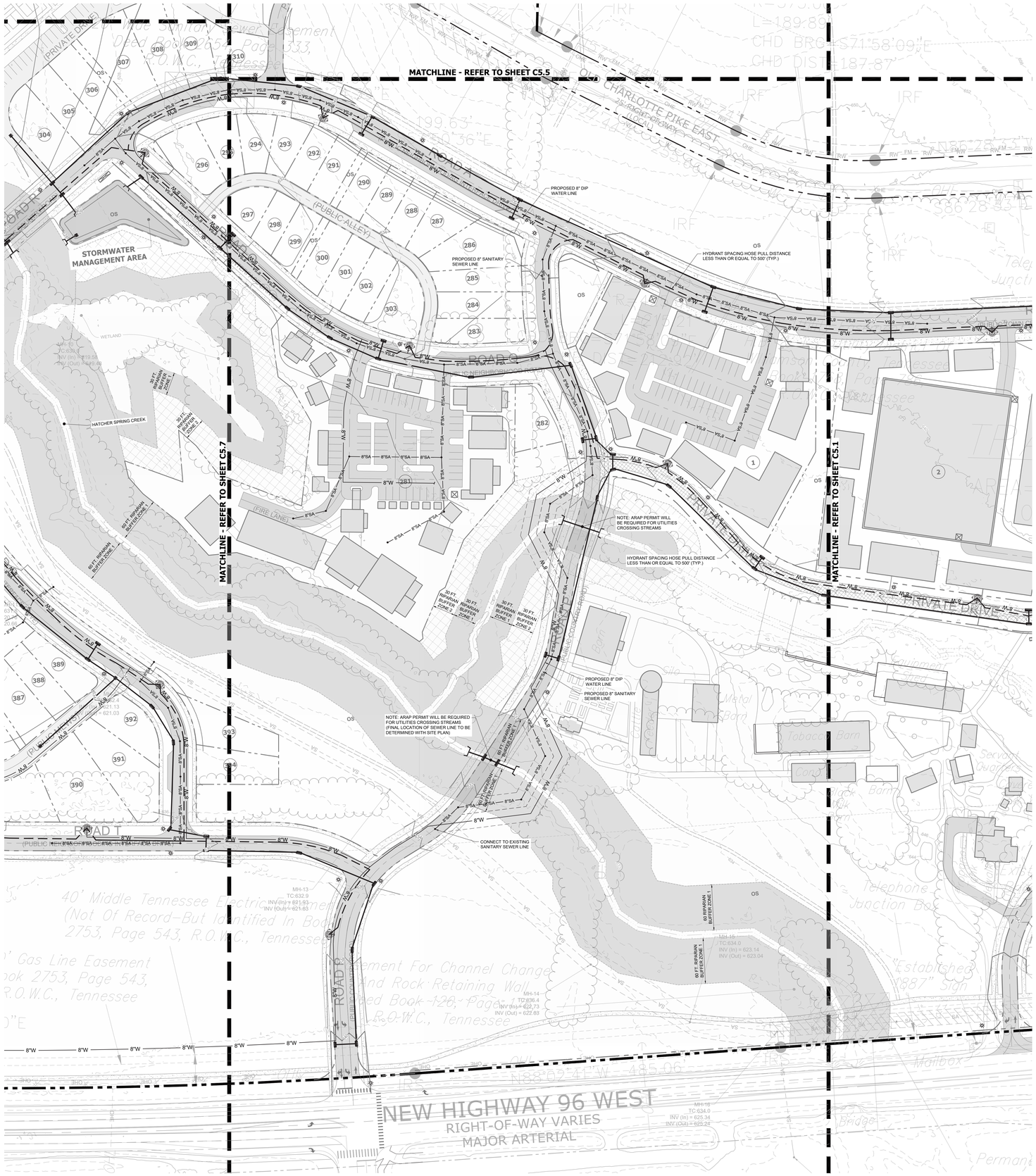
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 5

C5.5



WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

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30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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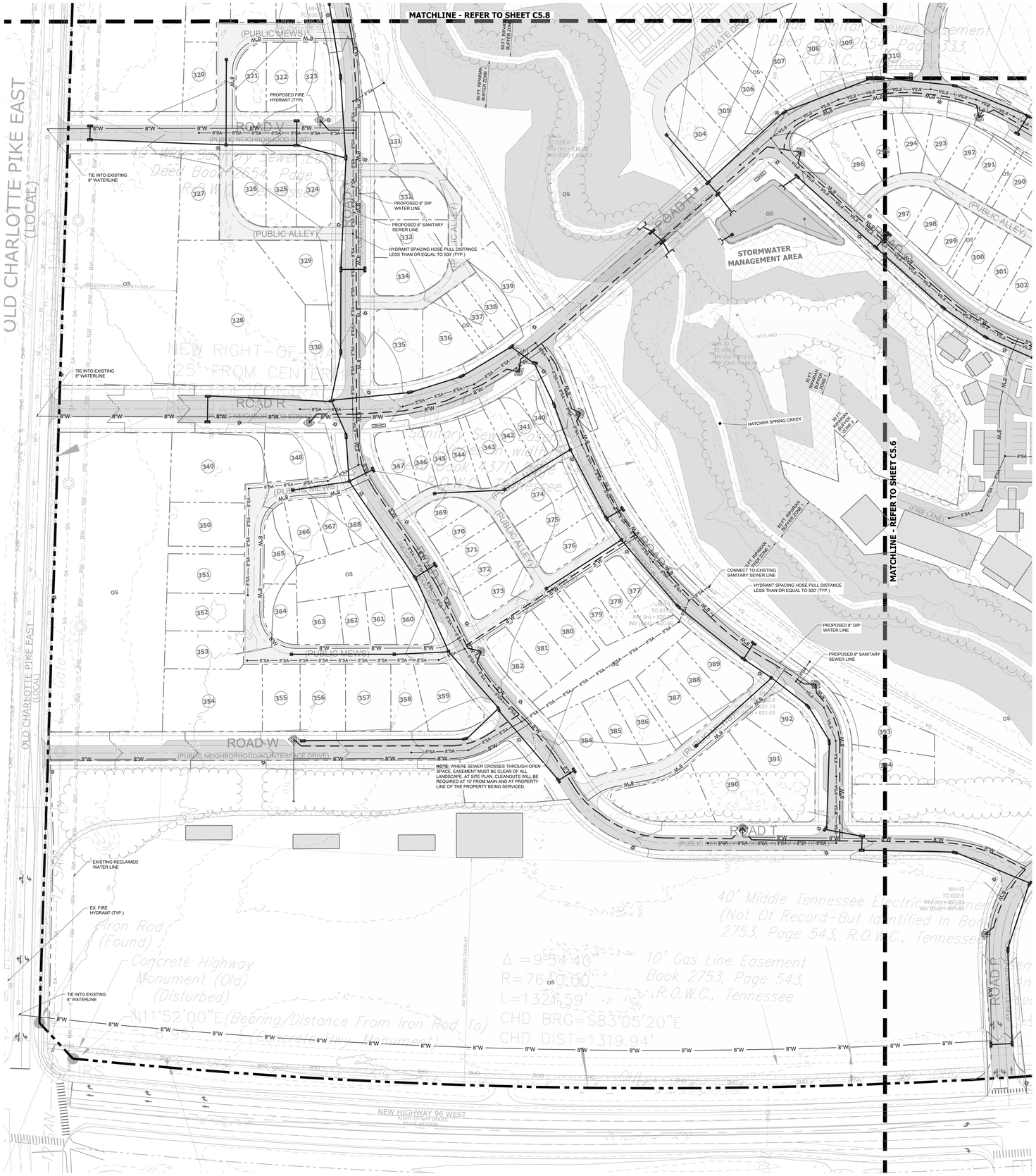
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
No. 001021
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 6

C5.6



WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

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SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
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CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 7

C5.7



WATER SERVICE NOTE:

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- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 8

C5.8


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
WETLAND
WET WEATHER CONVEYANCE
100 YR FLOODPLAIN
ZONE "X" AREA
150' SCENIC CORRIDOR OVERLAY
NEW RIGHT-OF-WAY 55' FROM CENTERLINE
THE GENTRY FAMILY LIMITED PARTNERSHIP TAX MAP 64, PARCEL 22.01 BK 1472, PG 359 (R.O.W.C., TN)
WEST HARPETH PARTNERS TAX MAP 51, PARCEL 13.00 BK 8799, PG 663 (R.O.W.C., TN)
ELLEN LIVINGFIELD MOORE TAX MAP 64, PARCEL 21.00 BK 8843, PG 175 (R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE TAX MAP 64, PARCEL 20.01 BK 8089, PG 65 (R.O.W.C., TN)
OLD CHARLOTTE PIKE DEVELOPMENT, LLC TAX MAP 64, PARCEL 7.00 BK 8089, PG 65 (R.O.W.C., TN)
20' Wide Sanitary Sewer Easement Deed Book 2654, Page 138 R.O.W.C., Tennessee
40' Middle Tennessee Electric Easement (Not Of Record-But Identified In Book 2753, Page 543, R.O.W.C., Tennessee
10' Gas Line Easement Book 2753, Page 543, R.O.W.C., Tennessee
Permanent Drainage Easement Easement 1 Deed Book 5159, Page 113, R.O.W.C., Tennessee
Permanent Drainage Easement Easement 2 Deed Book 5159, Page 151, R.O.W.C., Tennessee
Permanent Drainage Easement Deed Book 5159, Page 113, R.O.W.C., Tennessee
Telephone Junction Box
Underground Telephone Sign
Gas Valve
Storm Manhole
Sanitary Manhole
Water Valve
Fire Hydrant
Gas Meter
Light Pole
Sign
Curb Inlet
Area Inlet
Flume
Bollard
Mail Box
Bridge
Δ =161°33'27"
R=2029.90'
L=574.72'
CHD BRG=S19°04'21"W
CHD DIST=572.80'
Δ =29°05'49"
R=375.00'
L=189.80'
CHD BRG=S72°58'09"E
CHD DIST=187.87'
Δ =9°54'40"
R=760.00'
L=131.59'
CHD BRG=S83°05'20"E
CHD DIST=131.94'
N11°52'00"E (Bearing/Distance From Iron Rod Found) 6.95'
(Concrete Hwy. Monument)
N37°05'38"W 65.02'
S88°52'41"W 1319.94'
N78°34'48"E 193.84'
S84°59'15"W 456.36'
S89°43'53"W 399.43'
S84°59'15"W 456.36'
S84°59'15"W 456.36'
S84°59'15"W 456.36



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.

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FIRE TRUCK ACCESS NOTE:

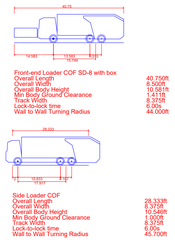
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3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

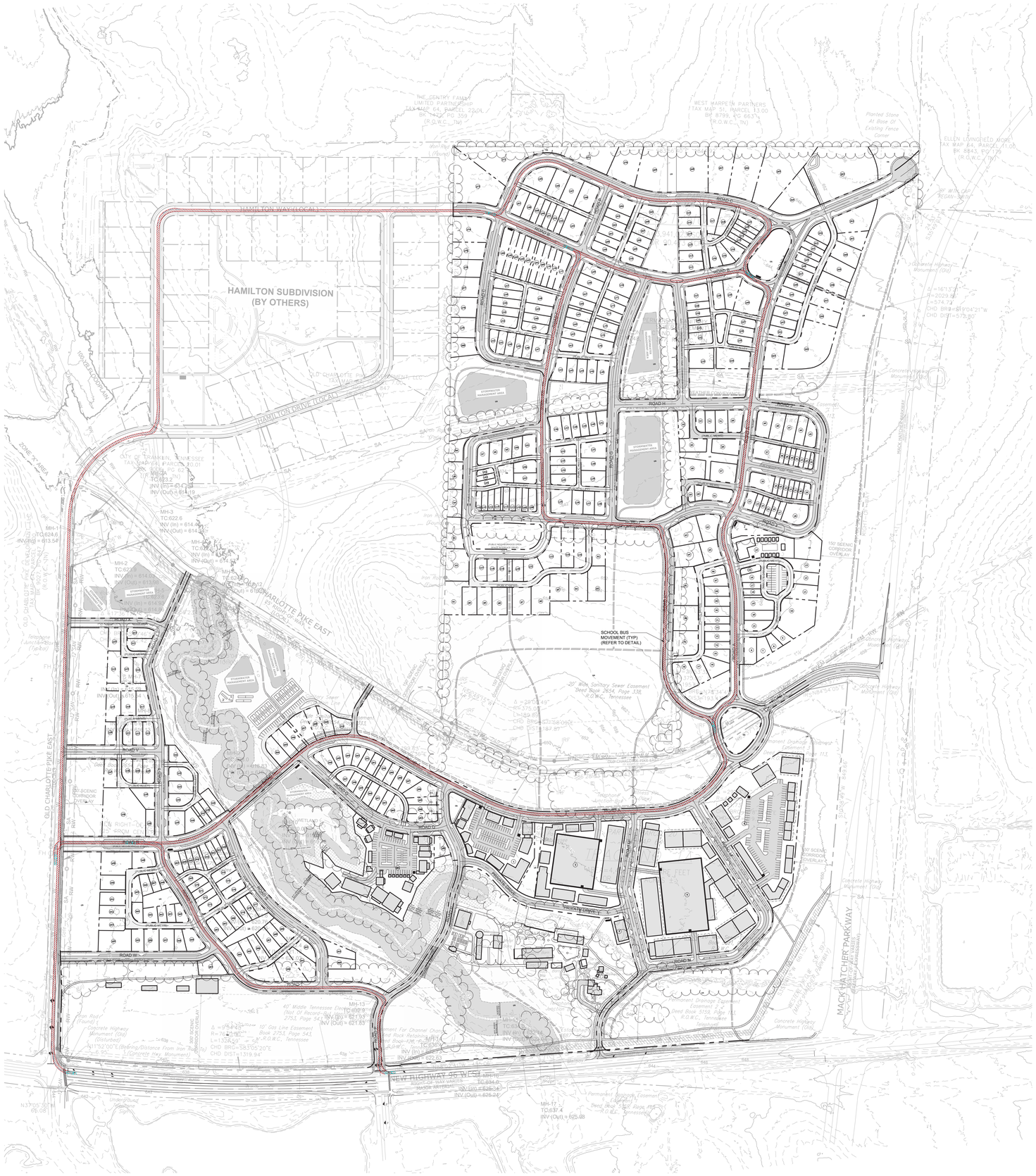
T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

SOLID WASTE VEHICLE PLAN

C6.1



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SITE DISTANCE NOTE:

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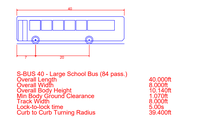
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FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture



Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
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SCHOOL BUS VEHICLE PLAN

C6.2



ALL DECELERATION AND TAPER DISTANCES SHALL BE DESIGNED TO THE CITY, TDOT, AND AASHTO STANDARDS.

ALL ROAD IMPROVEMENTS PER THE TRAFFIC IMPACT STUDY BY KCI TECHNOLOGIES. REFER TO REPORT FOR FINAL RECOMMENDATIONS.

0 150 300
Scale: 1"=150'

OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

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STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
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OFFSITE ROAD IMPROVEMENTS

C7.0



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, ORDISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAL DESIGN PROFESSIONAL 08/01/2024 STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.1



0 150 300
Scale : 1"=150'

TREE PROTECTION NOTES:

- THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR A DISTANCE TO THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE.
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA. ANSI A-300-95 STANDARD TO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM.
- THE STORAGE OF BUILDING MATERIALS OR STOCK PILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIER.
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E. THEY MUST BE WATERED SUFFICIENTLY). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

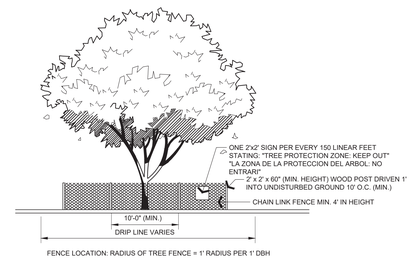
TREE CANOPY RETENTION:

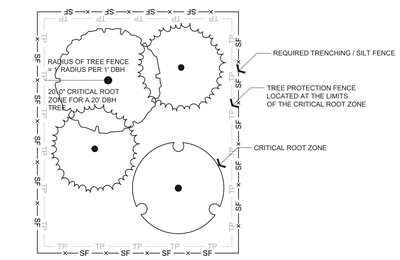
- OVERALL SITE AREA: 8,393,576 SF (+/- 192.69 AC)
- EXISTING ZONING: AG, AGRICULTURE
- EXISTING TREE CANOPY: 707, 961 SF (+/- 16.25 AC)

  7.5% OF TOTAL SITE AREA
- REQUIRED PERCENTAGE OF CANOPY PRESERVED:

  = 54% (382,298 SF / 8.77 AC)
- PROVIDED PERCENTAGE OF CANOPY PRESERVED:

  = 83% (504,222,310 SF / 11.57AC)





1 TREE PROTECTION FENCING
N.T.S. P-SH1-03

TREE PRESERVATION LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

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Short Properties GP

CHARACTER DEVELOPMENT

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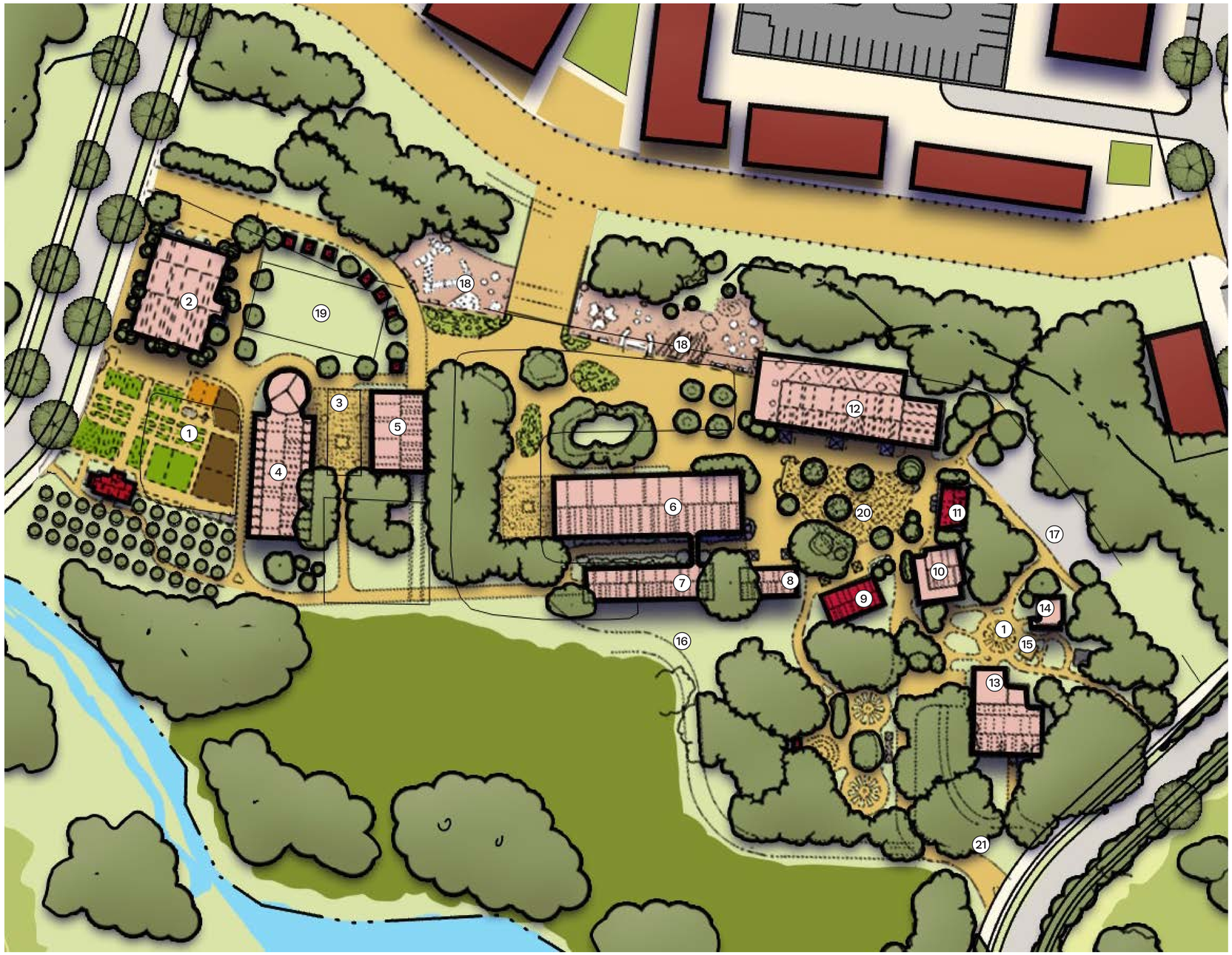
CSDG
Planning | Engineering
Landscape Architecture

JASON A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2307
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

TREE PRESERVATION PLAN

L1.0



Legend

1. Demonstration Gardens
2. Barn/Distillery
3. Silo
4. Greenhouse
5. Granary
6. Tobacco Barn Gathering Hall
7. Processing Kitchen
8. Storage
9. Market Shed
10. Family Farm Museum
11. Museum Expansion (future)
12. Covered Deck
13. Farm/Construction Office
14. Smokehouse
15. Root Cellar
16. Farm Drive
17. Back of House
18. Playground
19. Lawn
20. Market Square
21. Existing Driveway

	Element	Enclosed SF	Total SF	Proposed Use
1	DEMONSTRATION GARDEN	500	15,000	A miniature showcase of our farm's agricultural diversity, featuring an array of vegetables, orchards, an apiary, and a chicken coop among them. It serves as an educational tool, illustrating sustainable farming practices and the interconnectedness of various agricultural elements on our farm.
2	BARN/MICRODISTILLERY	3000	3000	This structure supports the demonstration garden and houses a micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition
3	SILO WITH OVERLOOK	500	500	Functioning as a traditional grain silo, this structure also features an observation deck, providing a panoramic view of the entire agrihood, illustrating the farm's layout and its integrated agricultural operations.
4	GREENHOUSE	2500	2500	This facility is dedicated to seed propagation, citrus cultivation, and season extension for various crops, enhancing our farm's productivity and biodiversity throughout the year.
5	GRANARY	1500	1500	Utilized for storing premium grains destined for milling and other processes, this granary ensures the quality preservation of our farm's harvested cereals, supporting both our agricultural and value-added activities.
6	TOBACCO BARN GATHERING HALL	4500	4500	While maintaining its original agricultural heritage, this barn is repurposed as a community hub, hosting artisanal and agricultural markets, community meetings, special events, and performances, fostering social engagement and cultural activities within the agrihood.
7	PROCESSING KITCHEN	1200	1500	This repurposed dairy building will transform into a USDA-certified kitchen for producing value-added farm products and catering services, complementing the adjacent gathering hall's activities and enhancing the farm's culinary scope.
8	STORAGE	800	800	This structure serves as a central storage facility for farm tools and equipment, essential for the upkeep and operational support of the historic farm, ensuring efficiency and organization in our agricultural and agritourism efforts.
9	MARKET SHED (FUTURE)	800	800	This unconditioned, covered space is designed for farmers market activities and periodic sales of agricultural products, acting as an extension of the Covered Deck (12), and supporting local agriculture by providing a venue for direct farm-to-consumer transactions.
10	FAMILY FARM MUSEUM	800	1000	This transformed farmhand house becomes a passive museum, offering insights into the Short family's history and their farming legacy, enriching visitors' understanding of the farm's heritage and its evolution over time.
11	MUSEUM EXPANSION (FUTURE)	800	800	Planned as an extension of the Family Farm Museum, this future structure will enhance the narrative of the farm's history, providing additional space for exhibits and educational materials that delve deeper into the agricultural legacy and community impact of the Short family.
12	COVERED DECK	750	5000	Repurposing a tractor shed, this covered deck will host "dirty classes" such as ceramics and gardening workshops, alongside outdoor farm dinners, offering a versatile space for hands-on educational experiences and informal communing in an agricultural setting. Public restrooms will be added to the enclosed storage area.
13	FARM/CONSTRUCTION OFFICE	2000	2750	The existing farmhouse will be repurposed into an office, serving as the operational heart for farm, construction, and community management.
14	SMOKEHOUSE	300	300	This facility is dedicated to the traditional smoking and preservation of meats, functioning solely for demonstration purposes to educate visitors on these time-honored techniques without any consumer sales.
15	ROOT CELLAR	n/a	250	This root cellar serves as a natural storage area, utilizing the earth's insulation to maintain a consistent, cool temperature for preserving fruits, vegetables, and other perishables, demonstrating sustainable food storage practices on the farm.
18	PLAYGROUND STRUCTURES	n/a	5000	Constructed from natural materials, this playground structure is designed to blend with the landscape, offering children a space to climb, slide, and play, creatively integrated with the existing terrain to foster outdoor activity and connection with nature.
19	LAWN	n/a	4000	This passive green space offers a modest yet serene setting for picnicking, sunbathing, and relaxation, with the versatility to host various activities, including singer-songwriter performances, providing a versatile area for community enjoyment and engagement.
20	MARKET SQUARE	n/a	6000	Designed with compacted stone fines, mulch, and wood chips, this semi-pervious area serves as a passive park, enhanced with benches and picnic tables for leisure and social interaction. It's periodically enlivened by farmers and artisanal markets, along with community events, fostering a dynamic communal space.

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Short Properties GP

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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

HISTORIC FARM PARK

L2.0

Low Impact Development

Armistead will maximize utilization of Low Impact Development (LID) techniques and stormwater management practices, consistent with the project's core sustainability and placemaking values and goals. Site planning techniques and LID practices, such as bio-retention systems, bioswales, and permeable pavement are designed to reduce the impacts of development on the environment and promote the natural flow of water.

Managing stormwater in an integrated and comprehensive manner requires application of a variety of techniques at different scales. At the watershed/neighborhood scale, sensitive natural systems including steep slopes, wetlands and their buffers, and natural drainage patterns are prioritized and protected when identifying development patterns and site access locations – i.e. "where to build". Compact development footprints in conjunction with natural resource preservation can minimize overall impervious area within the watershed while also providing placemaking benefits and infrastructure efficiency. At the scale of the block, street, and site, smaller-scale decentralized LID stormwater management practices naturally filter, absorb, slow, and store stormwater as close to where it falls as possible – i.e. "how to build". Stormwater management practices designed to be appropriate to the neighborhood context can also serve as a functional piece of civic art, providing long-term added neighborhood value while performing the stormwater management function they are designed to fulfill.

Goals

A comprehensive stormwater management plan should seek to accomplish multiple goals in addition to satisfying the requirements by regulating entities. These goals are as follows:

1. Promote compact development in conjunction with preservation of contiguous sensitive natural resources.
2. Utilize LID practices to naturally filter, absorb, slow, and store stormwater close to where it falls as an alternative to conventional "pipe and pond" techniques.
3. Select, locate, and design stormwater management practices to reinforce the proposed urban character and context.
4. Carefully consider long-term infrastructure operation and maintenance requirements as a critical part of the planning and design process.

Elements

A wide range of tools and techniques at the watershed/neighborhood, block, street, and site scales form a palette of options for specific design. The elements described herein make up the "bones" of a context-oriented master stormwater management plan. Each element functions independently from the others, but operates in series with the other elements, creating compounding benefits for the entire stormwater management network. The multiple elements identified here provide for "built-in" redundancy for the master system allowing for flexibility in repair, long-term maintenance, and other modifications.

Plan level options are focused on handling larger, less frequent rain events. These options need to be prepared for addressing higher volumes, faster velocities, and longer draw-down or recharge times. Facilities designed to function at the plan level are larger, yet they remain in context with their surroundings so that they do not detract from the community. Plan level options address runoff control demands at the neighborhood and block level.

Watershed/Neighborhood Level

Neighborhood-wide management options typically include shaping of neighborhood form to minimize development footprint, protect sensitive natural resources, and work with existing topography. LID practices at the block/street/site scale are typically designed to filter and infiltrate smaller storm events with overflows for larger storms to larger-scale flood control practices such as ponds or underground detention/retention systems in appropriate locations based on topography and the proposed neighborhood form.

Throughout the neighborhood, public spaces that are large enough can be designed as catchment areas and part of the stormwater infrastructure. Recessed greens, sunken fields, gardens, or allotment plots are available to capture stormwater for a period of time. Infiltration over a controlled period occurs with these facilities so that groundwater recharge can keep small streams flowing during dry periods. Recreational ponds and canals may also be designed to detain stormwater with adequate pretreatment for water quality.

Block, Street, and Site Scale

At the block level, management options include facilities that handle At the block, street, and site scale LID management practices including impervious area reduction, bio-retention, bioswales, tree planting, and permeable pavement will be thoughtfully woven into streets and sites to filter and infiltrate smaller storms with provision for overflow during larger storm events.

Along streets where topography permits, grassed, planted, or bio-engineered swales will help filter and slow stormwater runoff. These swales differ from a standard rural roadside ditch in that they are wider, shallower, and contain specific plant material to help slow runoff and aid in pollutant and nutrient removal. All streets will be designed to minimize extraneous pavement – less pavement means less runoff.

For very low-volume private streets, utilizing the street travel way itself for the storage and delay of stormwater generation provides an underutilized opportunity for most new projects. Some on-street parking configurations will be able to use amended soils with a pervious surface for stormwater storage. Combined with specific curb and gutter details that are designed to carry water efficiently, yet provide some velocity attenuation with the ability to infiltrate during small storm events, the approach to street level management options is robust.

Along streets that feature a more urban character, tree planters can become stormwater runoff receptacles. Shallow depressions lined with grasses, hedges, and other water-tolerant plants can become "pollution eaters," aiding in water quality improvement throughout the site.

For plaza areas and pedestrian streets, using low-profile "birco" or slot drains that are connected to a conveyance network, the integration of stormwater management and urbanism can become seamless.

Where blocks incorporate an attached green, public open space, or other environmentally important space, slight depressions can be designed to assist in the temporary storage of stormwater runoff. Soils will be amended to assist with infiltration. Smaller lots can minimize or eliminate runoff utilizing rain barrels, small-scale rain gardens, stormwater planters, roof downspout disconnection, impervious area reduction and permeable paving surfaces wherever feasible. In the village center areas, underground infiltration systems can be incorporated into the public open spaces or under parking areas to contain stormwater runoff with possible reuse for irrigation, cleaning, or other purposes as permitted. Agricultural areas will incorporate a range of agricultural-related best management practices designed to prevent erosion, control sediment distribution, and manage surface water elimination. Irrigation and long-term storage measures will be incorporated as well.

Parking Lots

For surface parking lots, a series of integrated management practices will be implemented, using bio-retention, infiltration, permeable pavement where appropriate, and shallow ponding. Where large parking areas are planned, recessed greens with suitable sediment forebays will be used to aid in the control of larger storm events. Depending on the neighborhood-scale stormwater approach, parking areas are often suitable locations for subgrade detention/retention flood control systems.





Images are conceptual representations ONLY, and are not for entitlement purposes. These images do not entitle the project to any specific project component.

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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GREEN INFRASTRUCTURE

L3.0

Initial Green Infrastructure Strategic Diagram



KEY

- Infiltration Trenches
- Gravel Paths
- Pervious Parking
- Floodable Fields
- Water Quality Swales
- Wetlands
- Rain Gardens
- Stormwater Flow
- Stormwater Basin
- Stormwater Trench
- Cisterns

NOTE:

- All streets are intended to have bioretention features as shown on the street sections.

- All on street parking is intended to be pervious pavers.

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GREEN INFRASTRUCTURE

L3.1

D. Primary Functions/Categories

Conveyance (C)

Filtration (F)

Storage (S)

E. Green Infrastructure Techniques

The following Green Infrastructure Techniques are organized according to their likely application and location with in Armistead. The organizational framework is broken into two categories: Civic Space & Ag Areas and Roadside & Streetscape.

CIVIC SPACE & AG AREA TECHNIQUES

Subsurface Stormwater Trench (S)

Subsurface trenches, also known as French drains or infiltration trenches, are underground drainage systems designed to collect and redirect water away from specific areas, such as building foundations, roadways, or agricultural fields. These trenches are typically filled with gravel or other permeable materials and may include a perforated pipe to enhance water collection and conveyance. As water enters the trench (usually through a green inlet or pervious pavement), it fills the voids within the system, seeps to the bottom of the trench and soaks into the soil beneath. Excess water that does not infiltrate into the soil is slowly released into the rest of the stormwater system at a controlled rate. Subsurface trenches can be located under sidewalks, plazas, parking lots, lawns, or other pervious and impervious recreational areas (basketball courts, athletic fields, etc.) They can be connected to other stormwater tools types, such as bump-outs, to receive stormwater overflow from these systems.

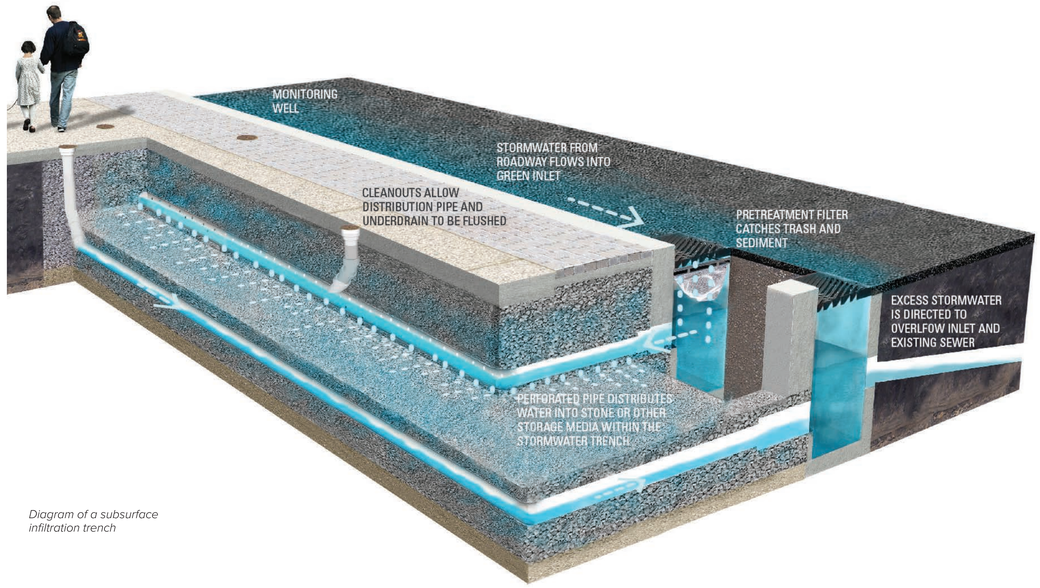


Diagram of a subsurface infiltration trench



A subsurface infiltration trench under construction at Stanley's True Value Hardware

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05/01/2024

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Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

GREEN INFRASTRUCTURE

L3.2

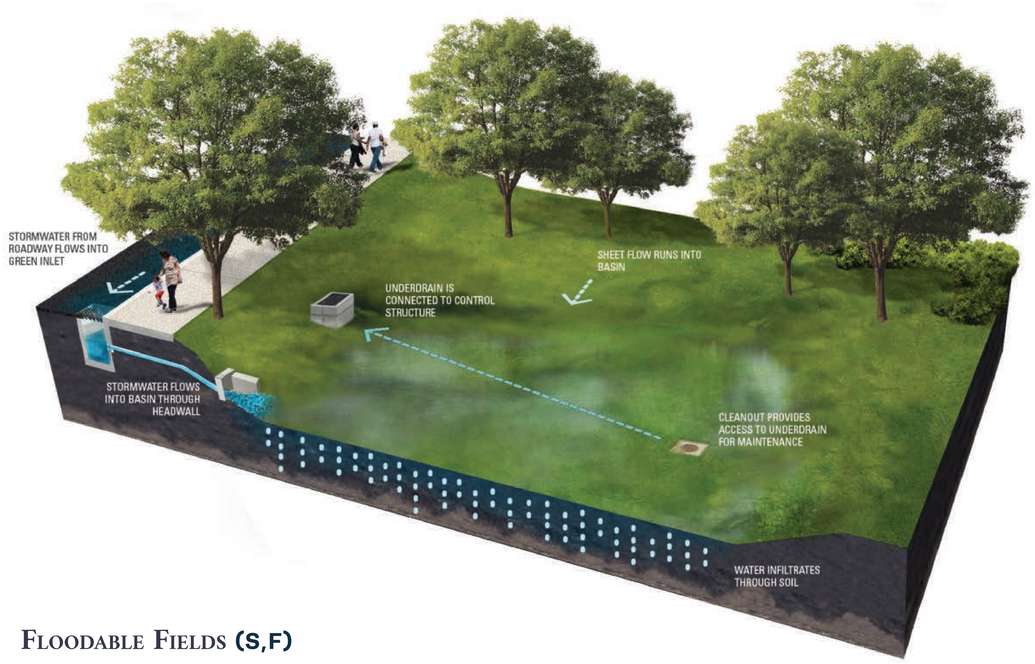
E. Stormwater Tools (Continued)

Stormwater Basin (Retention & Detention Ponds) (S,F)

A Stormwater Basin is a vegetated depression designed to collect and store runoff. There are two primary types of Stormwater Basins, retention ponds and detention ponds. Retention and detention ponds are engineered water management systems designed to control stormwater runoff, improve water quality, and mitigate flood risks in urban and suburban areas. While they serve similar purposes, they function differently based on their design and intended use:

Retention ponds, also known as wet ponds, are designed to permanently retain stormwater runoff on a temporary or long-term basis. They store water and allow it to gradually infiltrate into the ground or evaporate, reducing the volume and peak flow of runoff entering downstream water bodies.

Detention ponds, also known as dry ponds, are designed to temporarily store stormwater runoff for a short period, usually to control peak flow rates and reduce the risk of flooding downstream. Unlike retention ponds, they are typically dry between storm events. Detention areas are sometimes designed as parks.





Floodable Fields (S,F)

As part of our commitment to sustainable development and effective stormwater management, we have incorporated the concept of "floodable fields" into our external stormwater conveyance system. These floodable fields are strategically designed agricultural and grazing pastures that serve a dual purpose: productive land use and overflow management. In the event of excessive rainfall or stormwater volumes that exceed the capacity of the primary conveyance and infiltration system, the overflow is directed into designated floodable fields. These fields are intentionally lower in elevation and designed to temporarily hold and slowly release excess water. These floodable fields will be actively used for agriculture and grazing during normal weather conditions. Crops and pasture grasses are selected based on their resilience to temporary flooding and their ability to thrive in varying moisture conditions.





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Landscape Architecture

08/01/2024

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GREEN INFRASTRUCTURE

L3.3

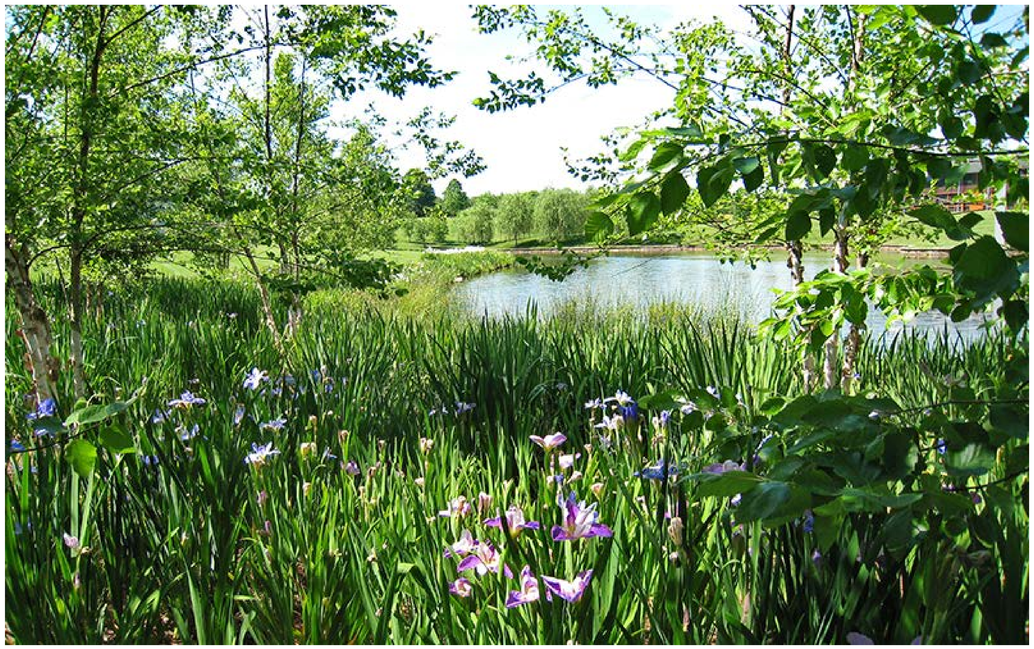
E. Stormwater Tools (Continued)

Constructed Stormwater Wetlands (S,F)

Constructed Stormwater Wetlands collect runoff and store it in a permanent, shallow pool. Marshland vegetation helps treat the water and allows pollutants to settle to the bottom. Because stormwater wetlands seek to imitate the functions of natural wetlands, these systems can become aesthetic assets to the community and provide habitat for local wildlife. Stormwater wetlands are often constructed in regions where native soil conditions do not allow for infiltration or where the ground-water table is exposed or close to the surface. Stormwater wetlands can also be created in low-lying areas through the use of impermeable liners to induce year-round inundated soil saturation. Wetland vegetation generally consists of open water, emergent plants, low/high marsh, and upland plants.



Diagram of a stormwater wetland



Stormwater wetland at Glenstone Potomac, MD

Permeable Paths & Trails (C,F)

Gravel paths and trails are highly permeable, allowing water to pass through and reduce surface runoff. This helps to prevent erosion, manage stormwater, and promote groundwater recharge, making them an environmentally friendly choice. Paths and trails may be made of a variety of materials such as gravel, mulch or other permeable materials.





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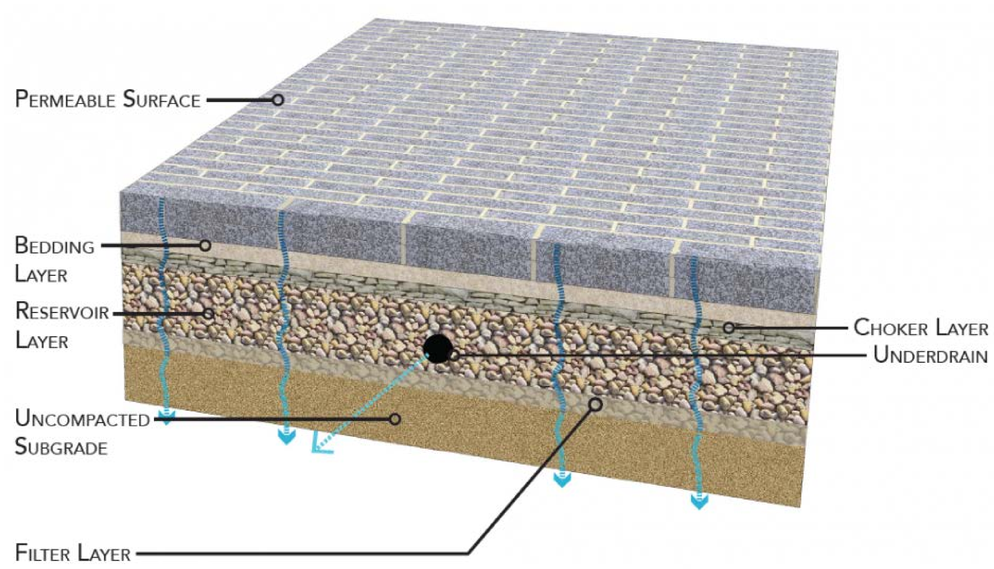
GREEN INFRASTRUCTURE

L3.4

ROADSIDE & STREETSCAPE TECHNIQUES

Permeable Pavers (F)

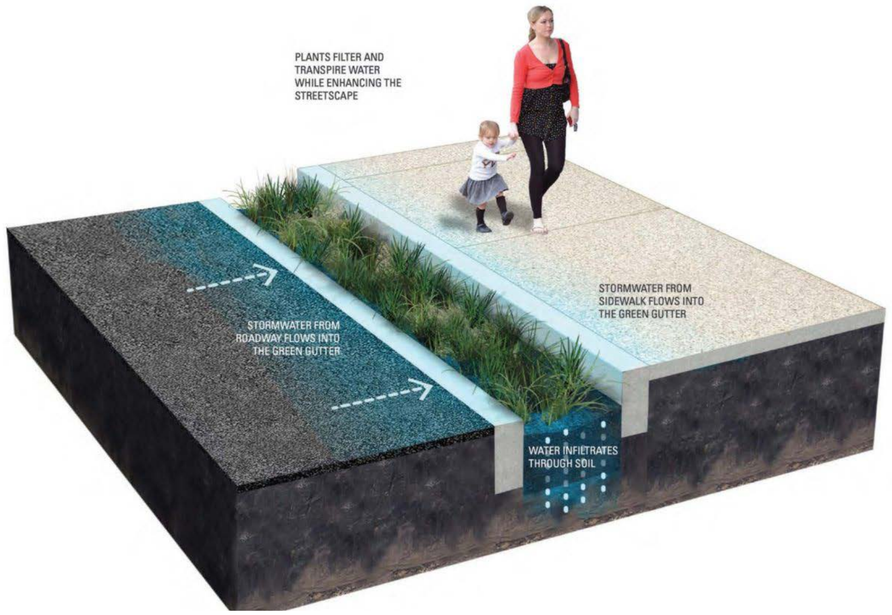
Permeable pavers are paving systems designed to allow water to pass through the surface and infiltrate the ground below. These pavers are part of sustainable urban drainage systems and are used to manage stormwater runoff, reduce flooding, and promote groundwater recharge. They can be made from various materials, including concrete, brick, or stone, and are designed to create a permeable surface when installed.





Green Gutter (C,F)

Green gutters are narrow and shallow landscaped strips along a street's curbline designed primarily to convey and slow runoff with some infiltration benefit. The top of the planting media in the green gutter is lower than the street's gutter elevation, allowing stormwater runoff from both the street and sidewalk to flow directly into the system. Green gutters may be lined with geotextile (permeable or impermeable) and are commonly planted with a variety of grasses and flowering perennials. Stormwater is infiltrated into the underlying soil and/or slowly released back to the existing sewer through a downstream curb cut. Green gutter vegetation helps reduce the volume of stormwater runoff through evapotranspiration.





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L3.5

E. Stormwater Tools (Continued)

Bioretention Swale (Planting Strips, Bumpouts, & Medians) (C,S)

Bioretention swales are landscape elements designed to manage stormwater runoff, reduce flooding, improve water quality, and enhance the aesthetic appeal of the area. They are typically shallow, vegetated, and linear channels that mimic natural drainage patterns. Bioretention swales slow, infiltrate, and filter runoff water through vegetation, soil, and sometimes engineered materials, enhancing the quality of water before it reaches larger water bodies.

A ribbon curb, inlet or curb-cut directs runoff into the bumpout structure where it can be stored, infiltrated, and absorbed by the plants. Excess runoff is permitted to leave the system through an underdrain or overflow and flow into the next step in the stormwater chain. The vegetation of the bioretention feature will water-tolerant plants and trees. There are three primary types or applications of bioretention swales: the planting strip, intersection bumpouts, and medians.

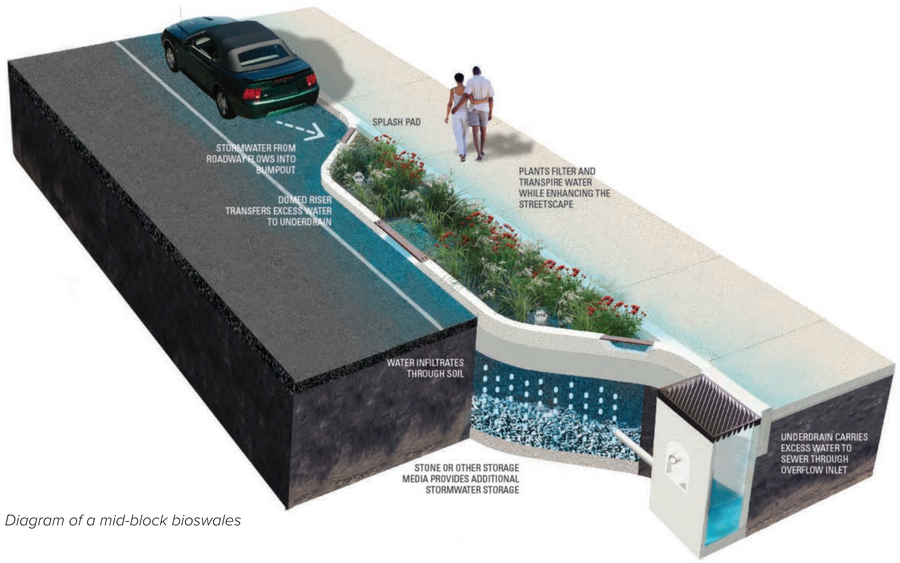


Diagram of a mid-block bioswales



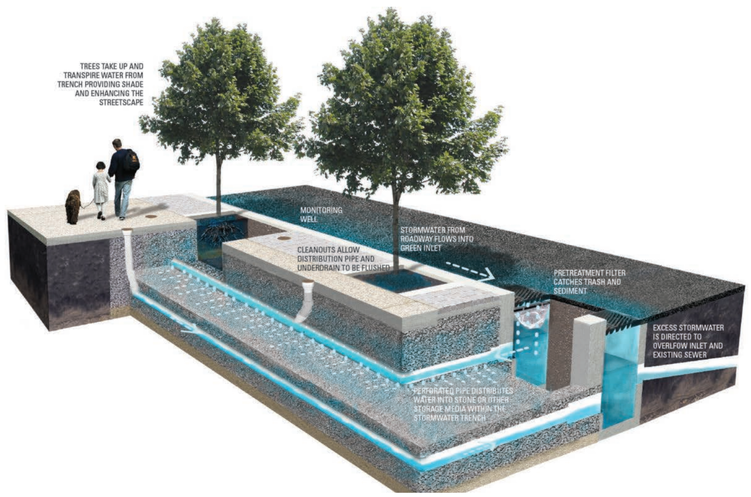


Stormwater Tree Wells & Trenches (S,F)

Stormwater tree wells and trenches are specialized excavated areas around the base of trees in urban environments, designed to provide space for tree roots, manage water infiltration, and protect the tree within paved or densely built areas. Typically, stormwater runoff is conveyed to the stormwater tree pits and wells through sheet flow or a grate that is placed along the curb and connected to the tree pit. Stormwater trees pits and wells have planting media lower than the surrounding elevation. Multiple stormwater tree wells can be designed in series to maximize the potential for stormwater capture, treatment, and infiltration.

A stormwater tree trench is a system of trees connected by a large underground infiltration structure. On the surface, a stormwater tree trench appears like a series of street tree pits. However, under the sidewalk, there is an engineered system to manage the incoming runoff. This system is typically composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet leading to the stormwater tree trench. The runoff is stored in the empty spaces between the stones, watering the trees and infiltrating through the bottom. If the capacity of this system is exceeded, stormwater runoff can bypass it entirely and flow into an existing street inlet.







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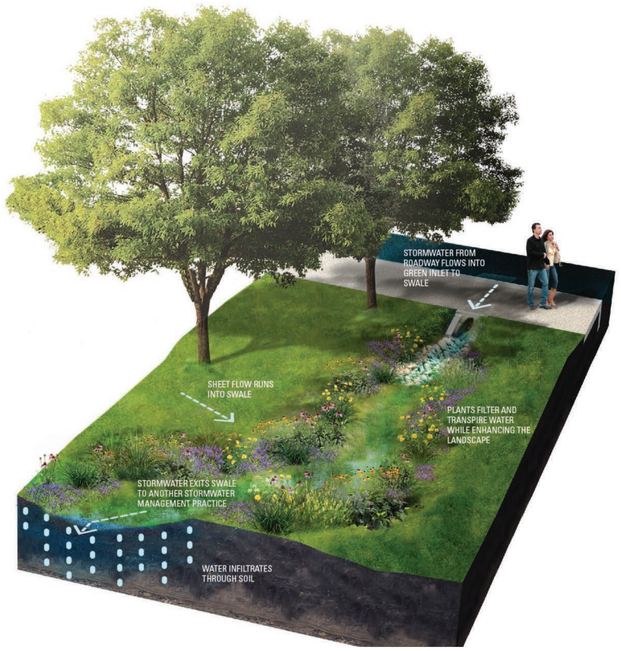
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L3.6

Water Quality Swale (C,S,F)

Water Quality Swales are vegetated channels with slope edges that transport stormwater runoff. Swales are typically designed to control stormwater runoff velocity and infiltrate it where feasible. The systems are often used as pretreatment for another downstream stormwater tool, such as a rain garden or storm-water basin. Stormwater swales are often located adjacent to roadways and parking lots, upstream of other stormwater tools, or in areas prone to overland flooding.





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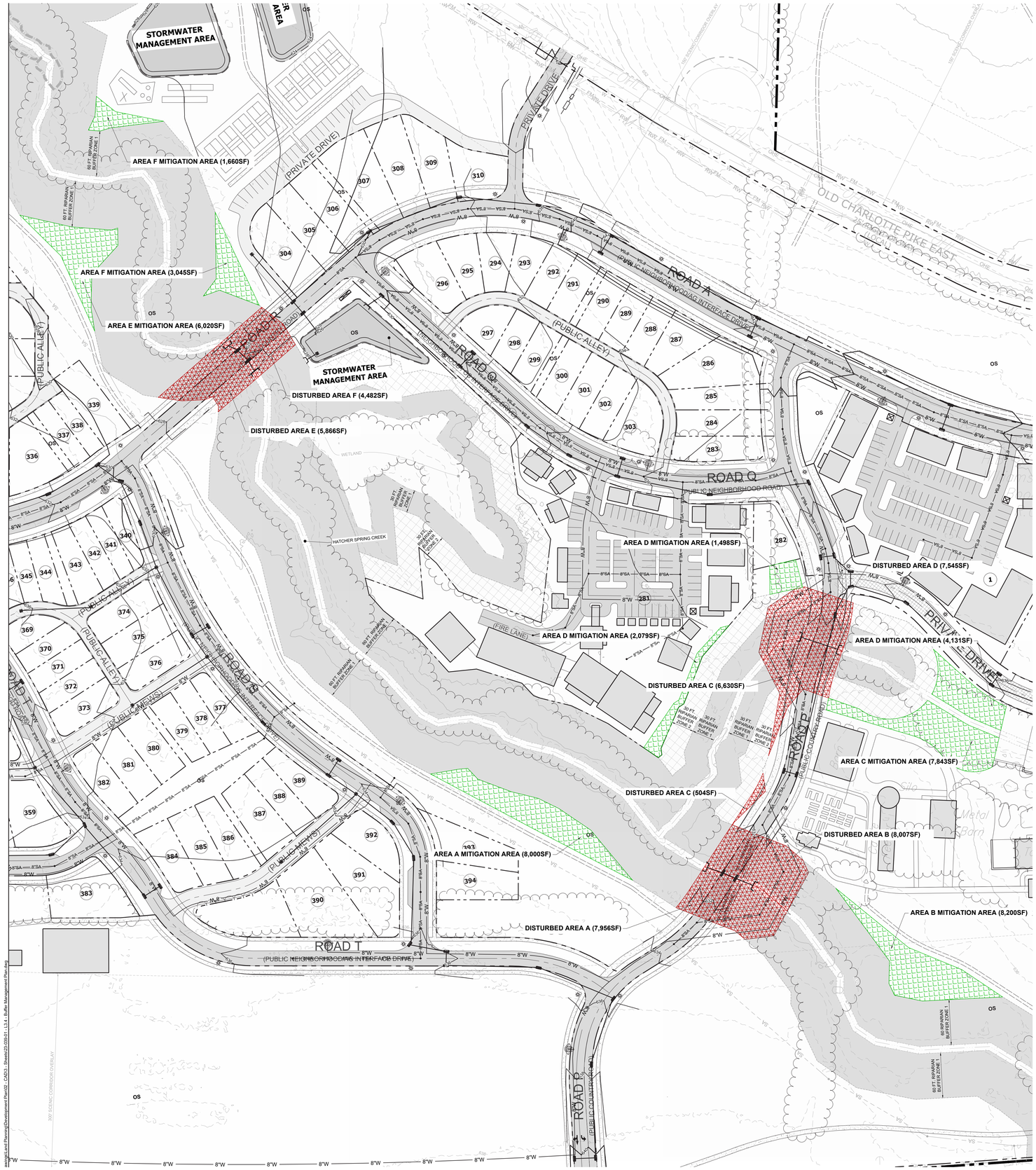
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GREEN INFRASTRUCTURE

L3.7



BUFFER MANAGEMENT PLAN NOTES:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR THEIR DESIGNEE.
- BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.
- LANDSCAPE CONTRACTOR SHALL COODINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFOR BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFER. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH THE FINAL STABILIZATION. FAILURE TO CONTACT THE CITY MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. RIPARIAN SEED MIX SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR LANDSCAPING BONDS SHALL BE WITHHELD. THE SITE LANDSCAPE ARCHITECT SHALL PROVIDE A CONFIRMATION REPORT STATING THIS.

RIPARIAN BUFFER INSTALLATION AND MAINTENANCE NOTES:

- WHEN PLANTING DURING DORMANT SEASON (NOV-FEB), SEEDING RATE SHOULD BE INCREASED BY APPROXIMATELY 25% TO ACCOMMODATE FOR SEED LOSS DUE TO ROT, PREDATION, EROSION, OR BEING BURIED TOO DEEP DUE TO FREEZING AND THAWING.
- REMOVE EXISTING VEGETATION PRIOR TO SEEDING, FOR ERODIBLE SITES, REMOVE VEGETATION JUST PRIOR TO SEEDING TO HOLD SOIL.
- TILL SOIL BY DISKING, DRAGGING, OR RAKING TO PREVENT SEED FROM BEING BURIED TOO DEEP. AFTER SMOOTHING, CONDITION BY USING A CULTIPACKER, ROLLER OR OTHER EQUIPMENT TO COMPACT THE SOIL PRIOR TO SEEDING. TILLAGE SHOULD BE AVOIDED IF POSSIBLE.
- NATIVE SEED SHOULD BE PLANED NO MORE THAN 1/3" DEEP, DEPENDING ON SOIL MOISTURE.
- CONVENTIONALLY TILLED AREA SHALL BE MECHANICALLY OR MANUALLY BROADCAST SEEDED. SOIL SHALL BE CULTIPACKED OR ROLLED AFTER SEEDING TO PRESS THE SEED INTO THE SOIL. FOR NON CONVENTIONALLY TILLED AREA, SPECIALTY WARM SEASON GRASS DRILLS ARE NEEDED TO SEED.
- WHEN BROADCAST SEEDING, BROADCAST AT HALF RATE AND SEED OF THE AREA TWICE WITH THE SECOND PASS PERPENDICULAR TO THE FIRST PASS FOR EQUAL COVERAGE.
- CONTACT ROUNDSTONE NATIVE SEED, LLC. FOR SEED MIX SPECIFICATIONS AND PLANTING GUIDELINES. WWW.ROUNDSTONESEED.COM.
- BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.

BUFFER MITIGATION NOTES:

- ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER MITIGATION AREAS SHALL BE REMOVED FROM THE STREAM BUFFER ZONES AND HAULED OFF SITE.
- TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS WITHIN THE STREAM BUFFER MITIGATION AREA IN TOP 12" OF TOPSOIL. DO NOT CUT TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW 2" ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
- INVASIVE SPECIES REMOVAL SHALL BE DONE BY HAND. THE INVASIVE SPECIES ROOT SYSTEM SHALL BE COMPLETELY REMOVED AND NOT CUT OFF AT GROUND LEVEL. NO HEAVY EQUIPMENT IS ALLOWED WITH THE STREAM BUFFER ZONES OR TREE PROTECTION ZONES.
- HERBICIDE TREATMENT MAY BE APPLIED TO THE INVASIVE PLANT MATERIAL ONLY BY A LICENSED SPRAYER IN LIEU OF HAND REMOVAL.
- ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A COMBINATION OF RIPARIAN SEED MIX 168 WITH SWAMP MILKWEED SEED BY ROUNDSTONE NATIVE SEED (OR APPROVED EQUAL). CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOK REQUIREMENTS.
- SEE URBAN RIPARIAN HANDBOOK FOR IRRIGATION AND PLANTING RECOMMENDATIONS FOR BARE ROOT PLANTS.
- CLEARLY MARK THE OUTLINE OF THE PROPOSED BUFFER AREA WITH WHITE FLAGS OR STAKES.
- A FULL PLANTING PLAN AND PLANT SCHEDULES FOR MITIGATION WILL BE PROVIDED AT SITE PLAN LEVEL.

MONITOR AND REPORT NOTES:

- THE OWNER SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLING/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURING OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NO SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE OWNER. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING SURVIVORSHIP OF PLANED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AND AFTER COMPLETION OF THE REFORESTATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF THREE YEARS.

MITIGATION LEGEND

MITIGATION AREA

DISTURBED AREA

MITIGATION TABLE

DEVELOPMENT	DISTURBED AREA (SF)	MITIGATION AREA (SF)
AREA A	7,956	8,000
AREA B	8,007	8,200
AREA C	7,134	7,843
AREA D	7,545	7,708
AREA E	5,866	6,020
AREA F	4,482	4,705

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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BUFFER MANAGEMENT PLAN

L4.0



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Courtyard Cottages

Homes face the meandering water through the courtyard, creating a picturesque setting where children can gather and immerse themselves in playful adventures. The cottages and the and the courtyard they enfront are just some of the many captivating spaces within our community that invites residents to explore and connect with nature.

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CONCEPTUAL RENDERING

A1.0



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Old Charlotte Pike

Old Charlotte Pike pays homage to the charming country roads of Franklin. A pedestrian realm has been crafted that celebrates the iconic hedge row while offering captivating views of the historic barn, grazing livestock, and the silo. Serving as a pivotal landmark within the property, walking paths gracefully meander through the picturesque pasture, guiding individuals towards both the Village Center and North Village. This carefully planned layout transforms Old Charlotte Pike into a versatile and multi-modal pathway, accommodating walkers, bikers, and vehicles alike, fostering a seamless and harmonious connection within our community.

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CONCEPTUAL RENDERING (CONT'D)

A1.1



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Village Center

The village center is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. An inspiring asymmetrical barn stands as a proud testament to the area's rich heritage. A sight for both residents and visitors, shepherds guide their sheep through the village center, embracing the sustainable principles of rotational grazing and adding a touch of rural charm.

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CONCEPTUAL RENDERING (CONT'D)

A1.2

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Historic Farm

The Village Center will serve as a gathering place for all to experience and participate in the iconic food hub we envision to create. Existing farm buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets and venues for educational programming. The Village Center will feature people-centric streets, designed to strengthen connectivity and active lifestyles. These streets will seamlessly link various open spaces, artfully carved out between locally owned boutiques and cafes, preserved historic structures, flourishing farms, and the serene fishing pond.

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CONCEPTUAL RENDERING (CONT'D)

A1.3



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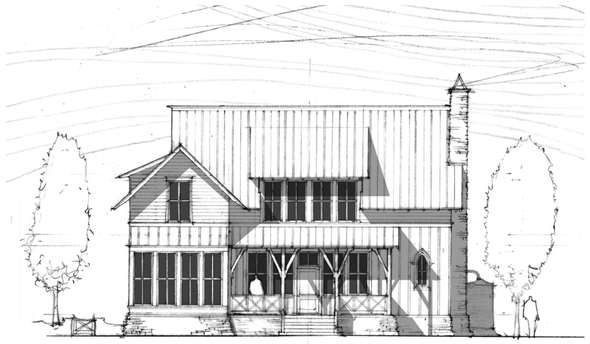
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CONCEPTUAL RENDERING (CONT'D)

A1.4



Large House



Medium Cottage



Medium Cottage

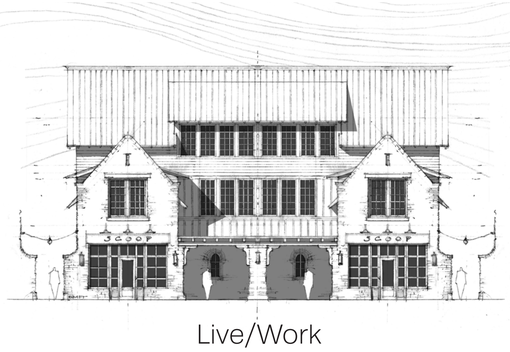


Multiplex

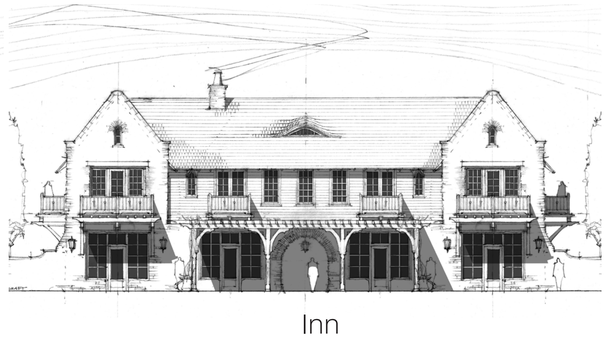


Townhouse

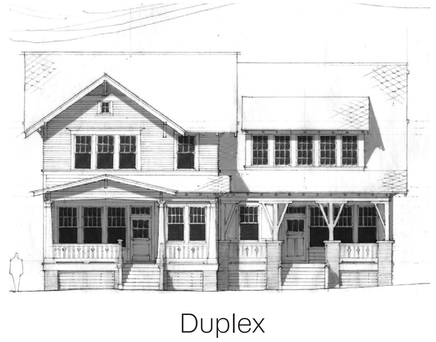
A townhouse building with up to 4 units may be designed as a single cohesive front façade when each individual dwelling unit façade complies with all zoning ordinance façade standards for each unit and the primary material is brick. A townhouse building with more than 4 units shall comply with the zoning ordinance standards for façade variety for townhouse dwelling units.



Live/Work



Inn



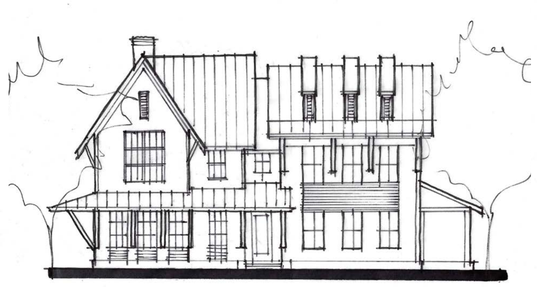
Duplex



Multiplex



Multiplex



Multiplex



Multiplex



Houses



Houses



Houses

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PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineerin
Landscape Architectur

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL BUILDING ELEVATIONS

A2.0



6-unit Multifamily



10-unit walk-up Mixed-Use



Mixed-Use

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TYPICAL BUILDING ELEVATIONS (CONT'D)

A2.1

The connection to the land is the hallmark of design and landscape architecture of Armistead. Our intention is to reflect the patterns and defining characteristics of rural Franklin in all respects. From artist cottages to farmhouse estates and everything in between, a range of housing types and styles will be showcased throughout the property, but all will seamlessly mesh into the fabric of the natural and agricultural surroundings. A mix of uses will be woven throughout the community as to not disrupt the idyllic farm/rural character. Inspired by the old-American countryside alongside modern features, homes and commercial spaces will bring the outside, indoors. An illusory boundary will be created between nature, the built environment, and sustainable technologies. The essence of earth, air, water, light, and greenery will be compounded into the design of everyday life.

Grand front porches, home gardens, and trees will line the pedestrian pathways to emphasize the traditional, walkable neighborhood concept. This plan will create a harmonious community between neighbors to create a place for life to slow down, memories to be made, and families to flourish – a place to feel welcomed, known, and valued – Home.

The following lists comprise the desired architectural styles and characteristics that were expressed by the public during the design charrette process.

Styles:

- Traditional farmhouse
- Craftsman
- Folk Victorian
- National Style
- Carpenter Gothic
- Subtle modern farm
- Railroad Depot Style

Characteristics:

- Materials: Brick in town center, stone, vertical board & batten, vertical & horizontal lap siding
- Steeper roof pitches
- Exposed rafter tails
- Deep overhangs
- Board & batten shutters
- Deep front & side porches
- Brackets













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ARCHITECTURE STATEMENT OF INTENT

A3.0

























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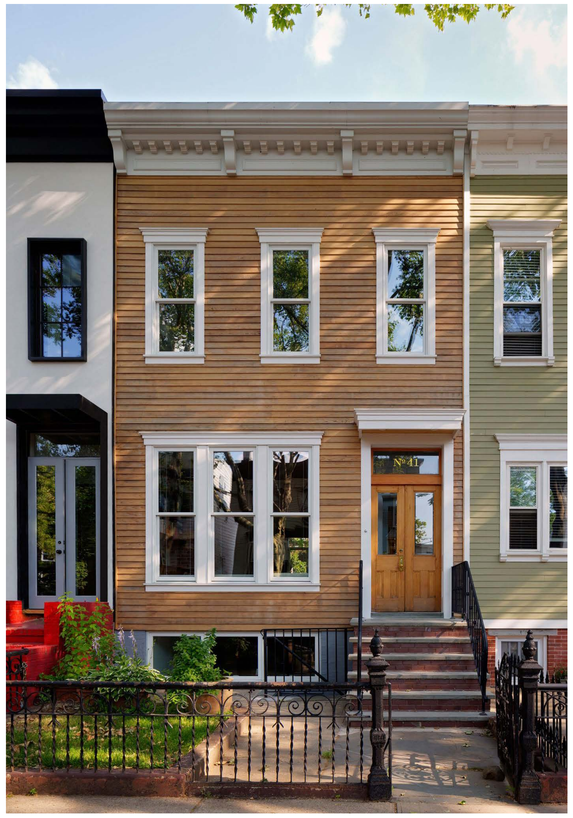
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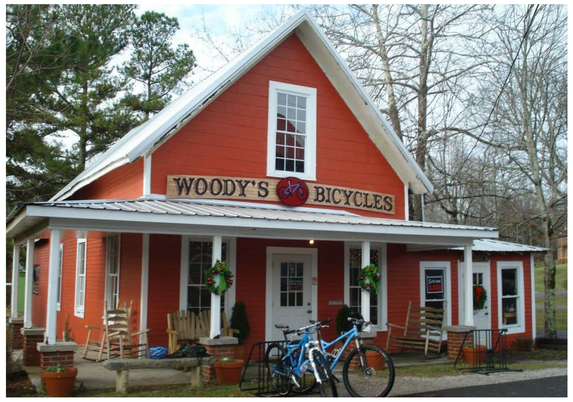
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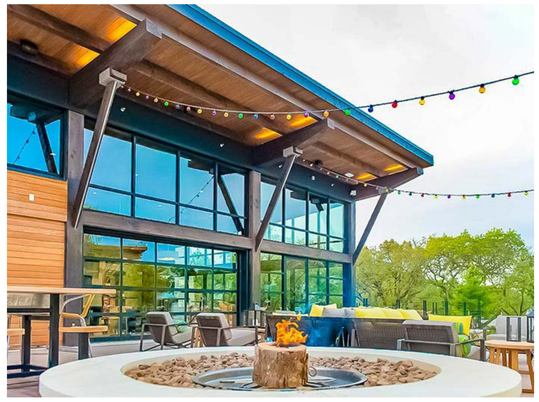
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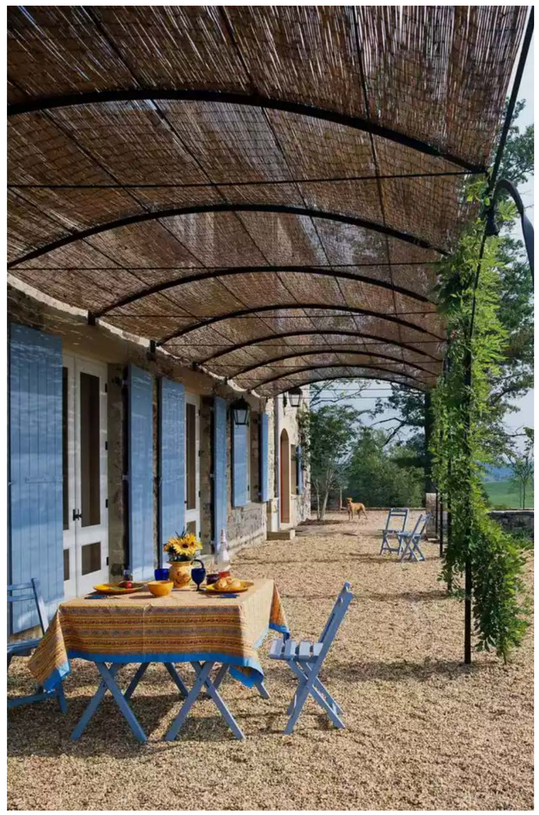




















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ARCHITECTURAL PRECEDENT IMAGES

A3.3

ARMISTEAD

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TAX PARCEL ID 064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492



This Development Plan is being submitted as a unified plan. Accordingly, Density, Open Space, and Parking standards for the Project are provided on a Project-wide basis. Density, Open Space and Parking will be allocated by the Applicant among the various lots, building sites and open space sites as Applicant may determine at the time of each Site Plan submission pursuant to this Development Plan. Such allocations shall be tracked and submitted in writing to the City as part of each applicable Site Plan. Compliance with the City Zoning Ordinance (as modified pursuant to the MOS) and the Project Regulations shall be determined on a Project-wide basis.

This Development Plan Application is being submitted on behalf of the owner of the Property, Short Properties GP simultaneously with a separate Rezoning Application to rezone the Property as PD Planned District.

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.

Vesting Development Standards:

Development Standard	Version/Date
Zoning Ordinance	7/1/2024
Subdivision Regulations	1/1/2022
Historic District Design Guidelines	5/30/2022
Transportation & Street Technical Standards	7/1/2023
Stormwater BMP Manual	7/1/2021
Technical Specifications for Utility Installation	10/30/2020
Municipal Code	3/14/2024

Parkland Impact Fee:

Overall	837	$4,304.00	$3,602,448
Due at 1st Plat		25%	$900,612
Phase 1	306	75%	$987,768
Phase 2	100	75%	$322,800
Phase 3	65	75%	$209,820
Phase 4	103	75%	$332,484
Phase 5	112	75%	$361,536
Phase 6	151	75%	$487,428

Pre-App Submittal: 03/25/2024
Initial Submittal: 05/13/2024
Resubmittal: 08/01/2024

Owner:
Short Properties GP
1740 New Hwy 96 W
Franklin, Tennessee 37064
westbrookfarmtn@gmail.com

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1027 Westhaven Blvd
Franklin, Tennessee 37064
(615) 948-8702
brian@tpudc.com
Contact: Craige Hoover
(850) 240-7778
craigehoover@gmail.com

Land Planning & Urban Design:
Town Planning & Urban Design Collaborative, LLC
Contact: Brian Wright
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brian@tpudc.com

Engineer:
Civil Site Design Group
Sean Decoster, PE
2305 Kline Avenue
Suite 300
Nashville, Tennessee 37211
(615) 639-0222
seand@csdgtn.com

Requests for Modification of Standards:

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements (see Sheet C0.2)**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building (see Sheet C0.2)**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building.
- **MOS 3: Chapter 6 – Building Types (see Sheet C0.2)**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.
- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW.
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage.
- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for multifamily buildings along the SCO.
- **MOS 7: Section 10.1.6 Minimum Parking (see Sheet C0.2 and Shared Parking Study)**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand.
- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow a prowag compliant rural path in place of a sidewalk for buildings in courtyards.
- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape (see Sheet C0.2)**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.

Sheet Index

C0.0	**Cover Sheet**	
C0.1	General Notes	
C0.2	MOS	
C0.3	History & Statewide & Local Context	
C0.4	Existing Site Photos	
C0.5	Existing Site Photos	
C0.6	Project Description	
C0.7	Mission, Vision, & Core Values	
C0.8	Project Pillars	
C0.9	Project Pillars	
C0.10	Project Pillars	
C0.11	Design Process	
C0.12	Comparable Projects	
C0.13	Illustrative Master Plan	
CIVIL PLANS		
C1.0	**Overall Existing Conditions Plan**	
C1.1	**Rezoning Plan**	
C2.0	**Overall Development Plan**	
C2.1	Development Plan Area 1	
C2.2	Development Plan Area 2	
C2.3	Development Plan Area 3	
C2.4	Development Plan Area 4	
C2.5	Development Plan Area 5	
C2.6	Development Plan Area 6	
C2.7	Development Plan Area 7	
C2.8	Development Plan Area 8	
C2.9	Envision Franklin Design Concepts	
C2.10	Character District Plan[1]	
C2.11	Site Data Table	
C2.12	Lot Type Diagrams	
C2.13	Lot Type Diagrams (cont.)	
C2.14	Open Space Plan with types	
C2.15	Frontage Diagram	
C2.16	Block Perimeter Diagram	
C3.0	**Overall Grading & Drainage Plan**	
C3.1	Grading & Drainage Plan Area 1	
C3.2	Grading & Drainage Plan Area 2	
C3.3	Grading & Drainage Plan Area 3	
C3.4	Grading & Drainage Plan Area 4	
C3.5	Grading & Drainage Plan Area 5	
C3.6	Grading & Drainage Plan Area 6	
C3.7	Grading & Drainage Plan Area 7	
C3.8	Grading & Drainage Plan Area 8	
C4.0	**Overall ROW & Access Plan**	
C4.1	ROW & Access Plan Area 1	
C4.2	ROW & Access Plan Area 2	
C4.3	ROW & Access Plan Area 3	
C4.4	ROW & Access Plan Area 4	
C4.5	ROW & Access Plan Area 5	
C4.6	ROW & Access Plan Area 6	
C4.7	ROW & Access Plan Area 7	
C4.8	ROW & Access Plan Area 8	
C4.9	Thoroughfare Type Plan	
C4.10	Pedestrian Network	
C4.11	Typical Cross Sections	
C4.12	Typical Cross Sections (cont.)	
C4.13	Parking Diagram	
C5.0	**Overall Utility Plan**	
C5.1	Utility Plan Area 1	
C5.2	Utility Plan Area 2	
C5.3	Utility Plan Area 3	
C5.4	Utility Plan Area 4	
C5.5	Utility Plan Area 5	
C5.6	Utility Plan Area 6	
C5.7	Utility Plan Area 7	
C5.8	Utility Plan Area 8	
C6.0	**Phasing Plan**	
C6.1	Solid Waste Vehicle Plan	
C6.2	School Bus Vehicle Plan	
C7.0	**Offsite Road Improvements**	
C7.1	Offsite Road Improvements	
LANDSCAPE PLANS		
L1.0	**Tree Preservation Plan**	
L2.0	Historic Farm Park	
L3.0	Green Infrastructure	
L3.1	Green Infrastructure	
L3.2	Green Infrastructure	
L3.3	Green Infrastructure	
L3.4	Green Infrastructure	
L3.5	Green Infrastructure	
L3.6	Green Infrastructure	
L3.7	Green Infrastructure	
L4.0	Buffer Management Plan	
ARCHITECTURAL PLANS		
A1.0	**Conceptual Rendering**	
A1.1	Conceptual Rendering	
A1.2	Conceptual Rendering	
A1.3	Conceptual Rendering	
A1.4	Conceptual Rendering	
A2.0	**Typical Building Elevations**	
A2.1	Typical Building Elevations	
A2.2	Typical Building Elevations	
A3.0	**Architecture Statement of Intent**	
A3.1	Architectural Precedent Images	
A3.2	Architectural Precedent Images	
A3.3	Architectural Precedent Images	

[1]The Character District Plan is used as a key to the Site Data Chart.

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FRANKLIN, TN
Short Properties GP

CHARACTER DEVELOPMENT

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Landscape Architecture

SEAN K. DECOSTER — 08/01/2024 — STATE OF TENNESSEE

KYLE A. JAMES — 08/01/2024 — LICENSED LANDSCAPE ARCHITECT

Job No.:	
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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COVER SHEET

C0.0

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.

2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.

3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.

4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS

5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

CITY OF FRANKLIN EPSC GENERAL NOTES:

1. SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN REACHES 1/3 THE HEIGHT OF THE FENCE; SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNEPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

2. EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH MOVING BEGINS.

3. AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 14 DAYS (7 DAYS FOR ≥35% SLOPES).

4. INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.

5. VEGETATION, EPSC'S AND OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.

6. CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.

7. EPSC'S SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.

8. TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM ≥10 ACRES; ≥5 ACRES FRO SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL TN WATERS.

9. GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.

CITY OF FRANKLIN 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-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.

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.

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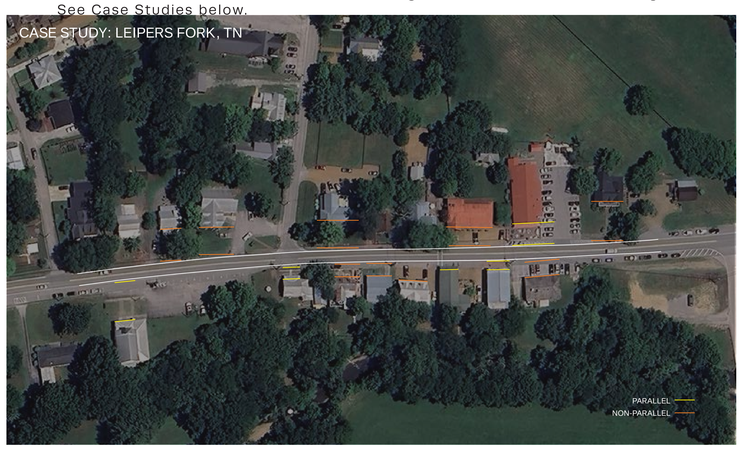
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Date of Submittal:	08/01/2024
Date of Revision(s):	

GENERAL NOTES

C0.1

Requests for Modification of Standards (additional information):

- **MOS 2: Section 6.7 – Building Types – Multifamily; Section 6.8 – Building Types – Commercial/Mixed-Use Building**
  Standard: The front façade shall parallel the frontage (6.7); The building shall parallel the frontage (6.8);
  Modification to the standard to allow buildings within CD-4V to be at an angle from the frontage to create more interest along the streetscape and abilities to have more open space in front of a building. This is consistent with other rural towns in the region. See Case Studies below.









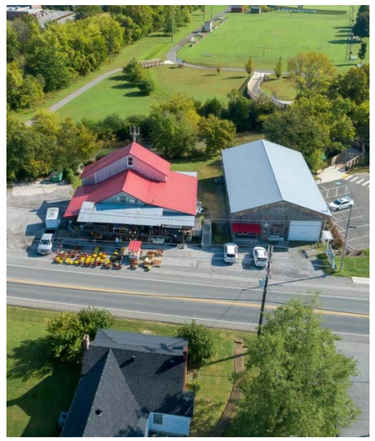














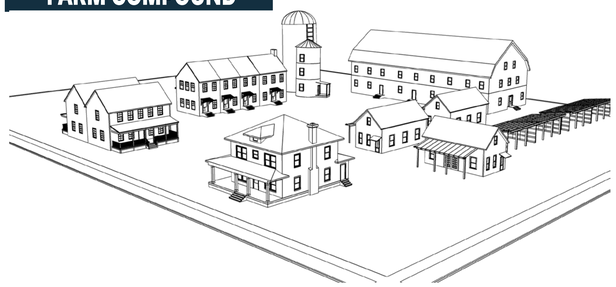




- **MOS 3: Chapter 6 – Building Types**
  Modification to create Farm Compound Building Type as shown on this sheet to be consistent with the Farmstead Compound within the Conservation Subdivision Design Concept in Envision Franklin. There is not currently a building type allowed within the zoning ordinance to implement this aspect of Envision Franklin.

Building Types:

FARM COMPOUND



Conceptual illustration of Farm Compound Building Type.

General Description

A Building Type that refers collectively to a group of Agricultural Buildings on a single Lot, irrespective of the actual use of such group of Buildings, which may include without limitation, Agricultural or Residential. The Buildings is/are designed, or appear from the exterior as if it/they were designed, as a farm, such as a barn, shed, stable, grain bin, silo, House, or other Buildings and Structures typically associated with a farm, irrespective of the actual use of such Building, Buildings, or Structures.

Number of Dwelling Units

16 dwelling units per site

Frontage Type

Yard

Building Orientation and Entry

Entrances shall be on the front facade of a Building and visible from the street or internal open space

Buildings may be placed at an angle to the street and internal open spaces

Windows

Min 15% on facades facing streets

Architectural Style

Buildings shall be designed to appear as if they were farm buildings, such as a barn, shed, stable, grain bin, silo, farm house. Materials and colors shall be consistent with traditional farm style architecture.

- **MOS 1: Section 4.9.5 – Scenic Corridor Overlay District – Landscape Requirements**
  Standard: Street trees are not required along the scenic corridor. Instead, there shall be a 20-foot landscape easement along the entire length of frontage along the scenic corridor with the following plantings:
  A. A minimum of three canopy trees and three understory trees for every 100 linear feet. In overhead utility easements, understory trees may be substituted for canopy trees;
  B. Trees placed informally or coordinated with fencing and planted pursuant to Section 12.9, Planting Standards.
  Modification to the standard to permit Agricultural plantings, such as fields and orchards instead of the required tree plantings, consistent with the existing rural character of Franklin.
  We propose that, at site plan, show integrated agricultural elements that are consistent with the agrihood's theme and function. We believe that substituting conventional landscape plantings with agricultural crops and elements will not only preserve but enhance the aesthetic and environmental quality of the scenic corridor, providing a unique and sustainable landscape that supports our community's agricultural focus.

- **MOS 7: Section 10.1.6 Minimum Parking**
  A Modification is requested to allow a reduction in the minimum parking requirements for Multiplex/Townhouses/Multifamily parking based on ITE's Parking Generation Manual parking demand. Parking Generation Manual, 5th Edition, was used to estimate the parking demand associated with the multi-family portion of Short Family Farm development. According to ITE's Parking Generation Manual, the 85th percentile parking demand for mid-rise, multi-family developments is approximately 0.87 parking spaces per bedroom. Therefore, the parking demand for studio and 1-Bedroom units are 0.87 spaces per unit, the parking demand for 2-Bedroom units is 1.74, and the parking demand for 3- Bedroom units is 2.61. Additionally, per ULI's Shared Parking, a ratio of 0.15 spaces per unit was added to account for visitor parking. The table below shows the required and proposed parking rates for Multiplex/Townhouses/Multifamily. See the Shared Parking Study for more details.

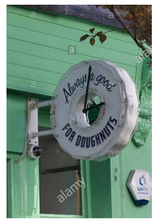
Use	Zoning Ordinance Required Parking Rates	Proposed Parking Rates
Studio	1.5 spaces per unit	1.02 spaces per unit
1-Bedroom	1.5 spaces per unit	1.02 spaces per unit
2-Bedroom	2.5 spaces per unit	1.89 spaces per unit
3-Bedroom	3 spaces per unit	2.76 spaces per unit

- **MOS 9: Section 15.1.3 – Signs – General Provisions – Proportion & Shape**
  Standard: Signs shall not be irregularly shaped.
  Modification to permit one irregularly shaped Hanging Sign per business if the shape is representative of the business that is represents.
  See examples images below.













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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

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Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

MOS

CO.2

Since 1887, Family farms were once common sights across the landscape of rural Tennessee and the purchase of land near Franklin by two Short brothers in 1887 marked the beginning of a farm they named Westbrook. When Jesse A. Short and Benjamin F. Short bought this land they could not have imagined that for well over the next 130 years the farm would continue to be overseen by men named Jesse Short. The farm handed down through generations grew and flourished and provided sustenance and livelihood for those who nurtured it. This land has fed, nurtured and sustained generations of their family as well as others in the community. Honoring this legacy will include the next evolution of a family farm in which agriculture is the heart of a sustainable, mixed-use development.

Armistead is a place where history, family, and community intertwine. You might wonder why we chose the name “Armistead” for this development, formerly known as Westbrook Farm. The answer takes us on a journey back to 1755 in Cumberland County, Virginia, where two boys, John Atkinson and Thaddeus Armistead, were born just months apart. They grew up as friends, and John eventually married Thaddeus’ sister, Mary Armistead, in 1777.

Fast forward to the early 19th century, the Atkinson and Armistead families, along with several others, moved to Williamson County, Tennessee. They settled on neighboring farms, and their descendants continued to intertwine through marriage and community involvement. Two of these descendants, Jesse Armistead Short and his brother B.F. Short, purchased what would become Westbrook Farm in 1887.

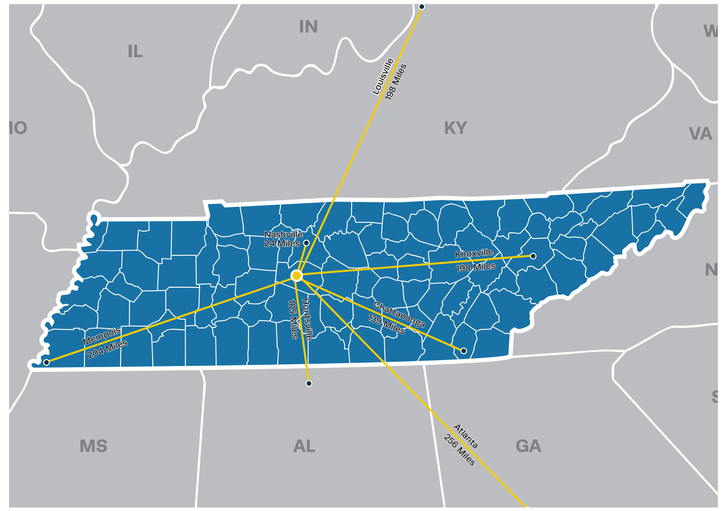
Jesse Armistead Short never married, but his brother B.F. did, and they had a son named Jesse Edelin Short. Jesse Edelin continued the family tradition of farming at Westbrook. Generations of Shorts lived and grew up on this farm, and it became a place where family and friends gathered for holidays and weekends.

In 1933, the circle of family connections came full circle when Alma Carter Bennett, a descendant of the Atkinson-Armistead line through the Carter family, married Jesse Edelin Short, Jr. Their union reconnected two sets of descendants from the original Atkinson and Armistead families after 156 years.

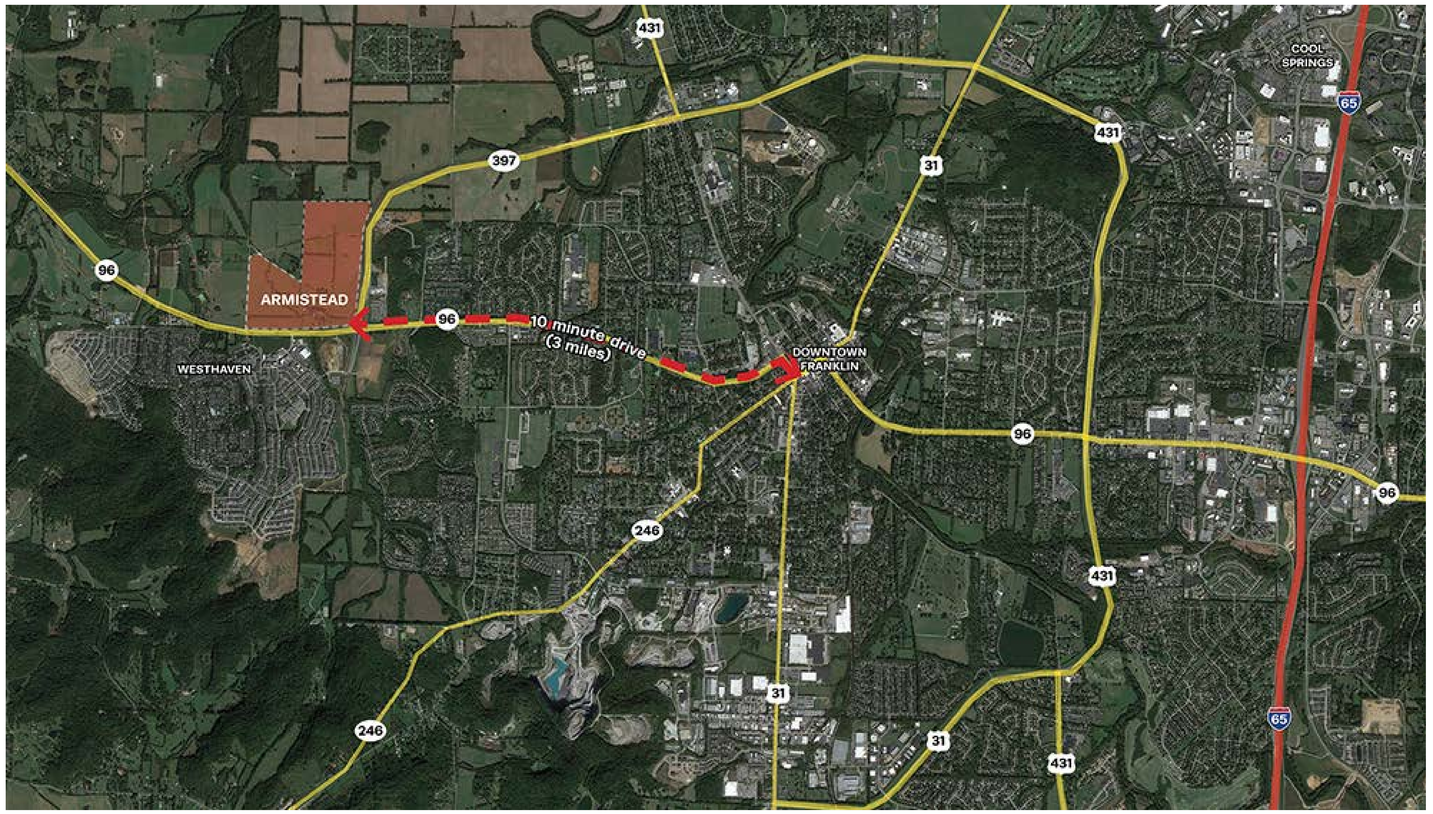
So, why Armistead? Because it’s a name that has connected our families for almost 250 years. It’s a name that embodies the spirit of community, the importance of family, and the deep roots we have in this land. Armistead is not just a development; it’s a tribute to the generations that came before us, a nod to the rich history that has shaped us, and a promise for a sustainable, community-focused future.







The Short Family Farm is comprised of 192 acres in Franklin, Tennessee, at the intersection of New Highway 96 West and Mack Hatcher Memorial Parkway. The site is 3 miles west of Historic Downtown Franklin and 20 miles south of Nashville. The property is adjacent to Gentry Farm, a historic family-owned working farm, and just north of Westhaven, a thriving 1,500-acre mixed-use community.





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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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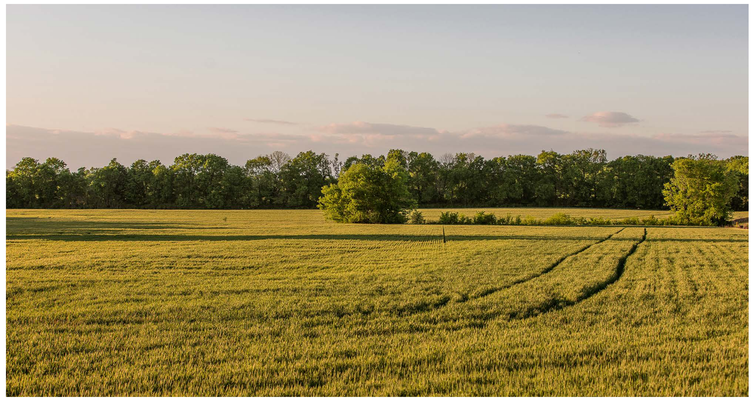
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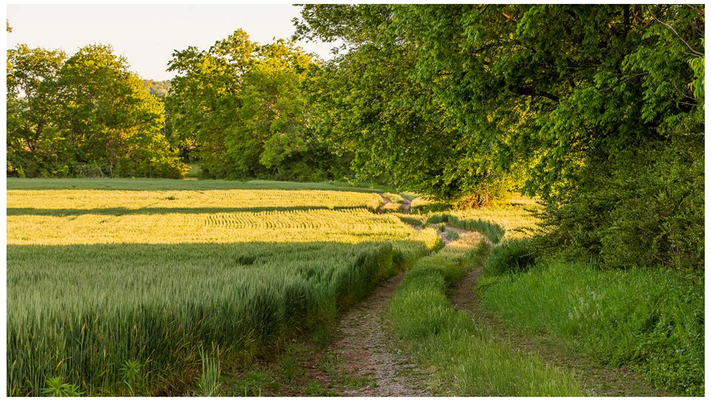
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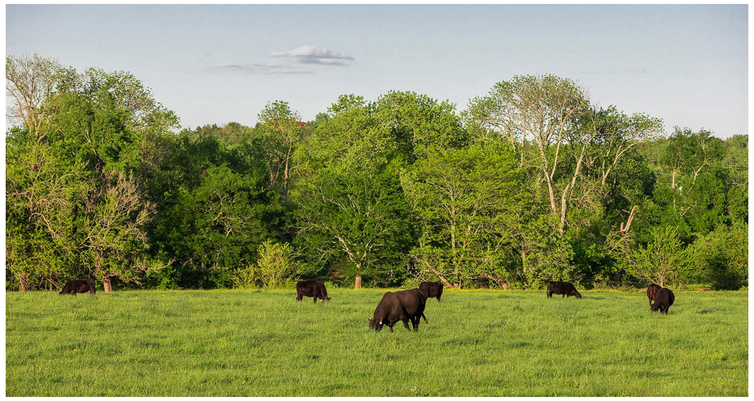
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Designed:	
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Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

HISTORY STATEWIDE & LOCAL CONTEXT

C0.3



















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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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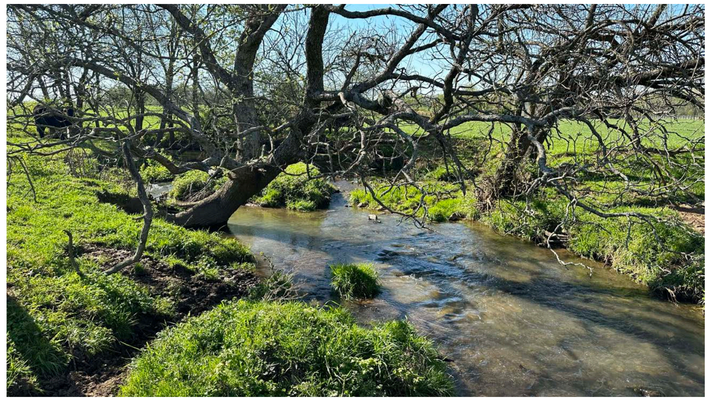
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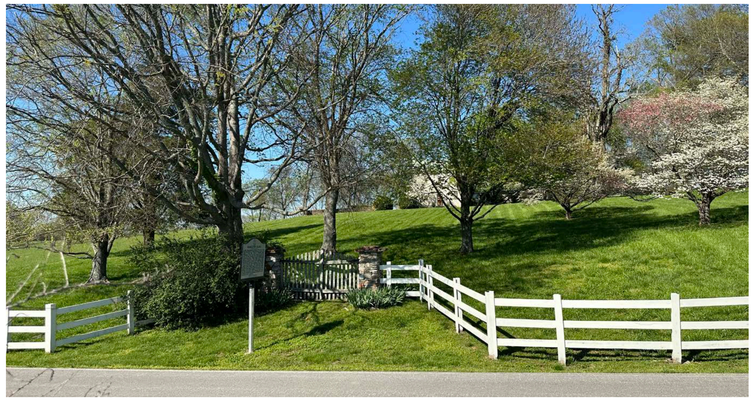
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Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

EXISTING SITE PHOTOS

C0.4










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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

EXISTING SITE PHOTOS

C0.5

Situated on approximately 200 acres in Franklin, Tennessee — three miles west of America's Favorite Main Street — we are proposing a new type of rural village. Drawing from thousands of years of agrarian civilizations, Armistead is the next evolution of a family farm in continuous production since 1887. Working closely with generations of the Short Family, the development team aims to create a sustainable, mixed-use ecosystem for the next century. Our mission is to create a place that the family and our neighbors are proud of and becomes a model for future rural development across the country.

Our Team has explored and studied the Armistead Property, familiarizing ourselves with its unique characteristics. We are committed to preserving the natural elements that give the land its charm, but also finding creative ways to enhance them. Armistead will embody the ideal of an agrihood, where a diversity of people will live, work, learn and play amongst full-scale crop and livestock production. In fact, the community will center on food systems and what it takes to support them in an ethically, economically and ecologically sound manner.

With the majority of the farm left as open space, croplands, grazing pastures and orchards are interspersed among mature trees, the central creek branch and historic farm elements. In fact, the most fertile areas have been dedicated to the growing crops so the built environment becomes complementary. Hamlets incorporate retail markets and essential services, gathering spaces and amenities, as well as unique residential offerings to accommodate the range of people that will support a community such as Armistead. From a Creekside cottage as part of a pocket neighborhood, to a second story flat overlooking the village square, multifamily presented as an architecturally thoughtful "big house" multiplex or farmstead compound, or tiny houses and micro apartments, or housing for farm hands in a barn, there will be a place for everyone who wants to call Armistead home.

A boutique inn is envisioned to welcome visitors, whether on vacation or participating in agricultural and educational programs at Armistead. This will be a working farm, which requires robust labor and training as well as the customers that bring it full circle, and the development team is intentional about ensuring those systems can put down roots and thrive long-term.

It is our goal to transform the property into a walkable, active, harmonious piece of Franklin. To be successful, Armistead will demand hard work, shared responsibility, and commitment, and a reverence for the mission. We believe many will be drawn to our vision, and that a limitless opportunity exists to inhabit an agrihood for today and generations to come.











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FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT DESCRIPTION

C0.6

Mission

To celebrate and sustain Armistead's 135-year agricultural legacy in the next chapter of this 200-acre family farm by creating an agricultural village where generations of people will live, work, learn and play amongst substantial crop and livestock production and a vibrant village life.

Vision

Armistead will be recognized as a quintessential agrihood, a mixed-use village with farm, food, and family interwoven throughout, Armistead residents will have their daily needs within a short walk, guests are inspired, enriched, and entertained, and everyone is treated like family.

Core Values

- ***Honoring:*** Articulating a well-earned reverence for the generations of family members who have cultivated and nurtured this land for 135 years, and now want to share it with the public.
- ***Protecting:*** Staying rooted in the history, shaping the evolution, and resolving to be true to the mission of the farm forever.
- ***Sustaining:*** Putting the land first, dedicating the best soil for growing and ensuring that the built environment and its uses are focused on continual improvement of the natural resources.
- ***Welcoming:*** Emphasizing the common ground of food and fellowship in a way that allows generations of people to live, work, learn and play in harmony with the farm and each other.
- ***Engaging:*** Recognizing the importance of education and exploration to people of all ages and interests and the future of our community.
- ***Inspiring:*** Remembering why we do what we do: stirring hearts, sparking passions, and restoring spirits.
- ***Ever-growing:*** Dedicating ourselves to the never-ending journey of exploration and discovery.









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armistead
FRANKLIN, TN

PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

MISSION, VISION, & CORE VALUES

C0.7

Diversity of Housing Types

The key to any ecosystem is diversity. Communities are healthiest when they offer a range of housing types, including single family homes, cottages, town homes, multifamily apartments, and senior living. Diversity of housing types elicits diversity of residents.













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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.8

Preserve the Legacy of Farming

Armistead has been a farm for centuries, making an "agri-hood" the most appropriate way to allow for density to meet the 21st century context, and allowing a new generation of people to cultivate and enjoy the bounty of the land. The Farm at Armistead is envisioned to be more than just a supplier of fresh produce; it will be an integral component of the local food ecosystem of Armistead. Our comprehensive agricultural operations will be strategically aligned with the community's food outlets, ensuring that our produce, livestock, fruits, and additional agricultural products contribute directly to the local economy while promoting sustainability and transparency.

The Tennessee Right to Farm Act (Tennessee Code Annotated § 43-26-101 through 43-26-104) defines agricultural operations broadly to encompass a wide range of activities related to farming and agriculture, and Armistead intends to employ as many of those operations as possible. While the farming operations will grow and evolve over time, we envision the following components.

Vegetables and Fruits: A wide variety of seasonal vegetables, fruits, and berries, catering to the tastes and nutritional needs of our community.

Legumes and Mushrooms: Nutrient-rich legumes and a variety of mushrooms, cultivated for both their culinary and ecological benefits.

Grains: including wheat, corn, rye, and barley, meticulously cultivated to produce an array of products from nutritious flours to artisanal spirits.

Leafy Greens and Microgreens: A selection of lettuces and microgreens, grown for their intense flavors and nutritional value.

Cut Flowers: A vibrant assortment of seasonal cut flowers for bouquets, events, and decor, grown sustainably to beautify homes and community spaces.

Tree Nursery: A diverse selection of edible saplings and young trees for landscaping, and orchard planting, nurtured to promote local greening efforts.

Chickens: Both for egg production and meat (broilers), as well as soil enhancement and pest control.

Pigs and Sheep: Pigs for meat and sheep primarily for wool, contributing to our sustainable textile initiatives.

Bees: Essential for pollination, with honey produced as a valuable by-product.



Turkeys and Goats: Turkeys for seasonal meat production and goats for dairy products and land management.

Demonstration Garden: Serving as a living exhibit, this garden showcases a microcosm of our farm operations within a section of our historic farm area. It's an educational resource that illustrates sustainable farming practices, open for public tours and workshops.

Greenhouse: A vital part of our operations for propagation, growing microgreens, and hydroponic systems. The greenhouse allows for year-round production, crucial for educational programs and consistent supply to our markets.

Educational Programs: We will offer a range of classes and workshops focused on sustainable agriculture, environmental stewardship, and food preparation techniques.

Tours: Regularly scheduled farm tours provide visitors with insights into sustainable farming operations and the benefits of local food systems.





Farmers Market: Hosting a regular farmers market not only serves as a direct sales venue for our products but also as a community gathering place to support local artisans and producers.

Micro-Distilling: A Micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition

Composting Program: The Farm at Armistead will implement a comprehensive composting program to reduce waste and enrich soil health. Each homeowner and restaurant tenant will receive a compost bin, and the material will be processed at our on-site facility.

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

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Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.9

Cradle to Grave Living

In order to accommodate and attract young families, working professionals, empty-nesters, as well as folks entering the twilight of their life, Armistead must offer amenities, activities, housing types, and multi-modal transportation that cater to them all.

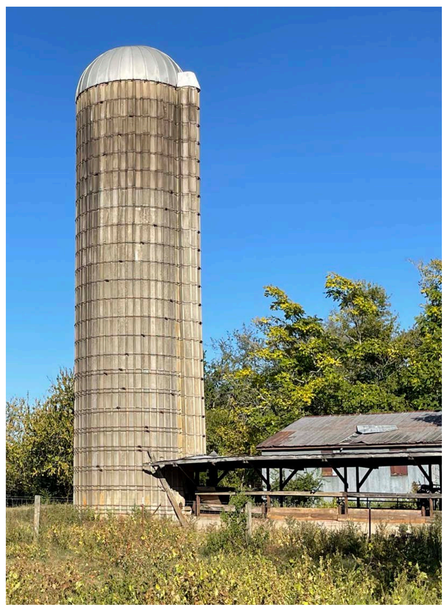







Historic Preservation

Preserving and up-cycling the existing structures on the property will preserve the family's history and maintain a modern day community that is rooted in the past as it advances to the future.





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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

PROJECT PILLARS

C0.10









Public Outreach

From April 27 to May 2, 2023, Town Planning and Urban Design Collaborative (TPUDC) hosted the Short Family Farm Design Charrette--a multi-day public workshop and participatory process where all members of the community got to work directly with a multidisciplinary design team, including town planners, architects, illustrators, and engineers, to define a collective vision for the future and create a conservation strategy and neighborhood master plan for the Short Family Farm property. Presentations, topical meetings, hands-on work sessions, and a pop-up design studio were open to the public at all times. That input was integrated into the project pillars and the overall design of what would become Armistead, which was largely done in-person during the Charrette.

What we heard:

- Agriculture at all scales
- Family-oriented town center that meets daily needs and provides places to gather
- Focus on local, small businesses--not chains
- An affordable, diverse mix of housing types
- Focus on education
- Natural, productive landscaping--no lawns
- Rural/farm character
- Trails, meaningful open spaces, & recreation opportunities
- Integrate sustainability
- Preserve/reuse existing historic farm buildings

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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

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1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

DESIGN PROCESS

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Research

The development team looked locally and nationally to source their inspiration for Armistead. The following list of projects served as inspiration for key elements of the projects design including sustainability, conservation, village charm and character, architecture, Community Supported Agriculture, destination retail and much more.

Comparable Projects

Serenbe – Chattahoochee Hills, GA

Agritopia – Gilbert, AZ

Prairie Crossing – Grayslake, IL

Southall – Franklin, TN

Habersham – Beaufort, SC

Old Town – Fernandina Beach, FL

Congaree and Penn Farm – Jacksonville, FL

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PUD SUBDIVISION,
DEVELOPMENT PLAN
CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

COMPARABLE PROJECTS

C0.12



Legend

- Hotel
- Mixed Use
- Multi-Family
- Townhouse
- Live/Work
- Multiplex (4 units)
- Farm Compound
- Existing Historic Farm Buildings
- Plaza
- Single Family Residential Lot
- Clubhouse/Agricultural
- Open Space
- Agriculture Green
- Parking Structure
- Roads / Parking Lots

NOTE: This page provides a conceptual illustrative plan that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations. This illustrative plan is not intended to be regulatory or binding.

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PUD SUBDIVISION,
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CITY OF FRANKLIN,
WILLIAMSON COUNTY,
TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

Job No.:	
Wk. Order:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

ILLUSTRATIVE MASTER PLAN

C0.13



SLOPE ANALYSIS NOTE:

- THE EXISITNG TOPOGRAPHIC INFORMATION WAS TAKEN FROM PUBLICLY AVAILABLE GIS INFORMATION. BASED ON THIS INFORMATION, THERE AREA NO KNOWN SLOPES ON THE EXISTING SITE THAT EXCEED 14% SLOPE. FIELD RUN TOPOGRAPHIC INFORMATION WILL BE PROVIDED AT THE SITE PLAN, AND THE SLOPE ANALYSIS WILL BE RE-EVALUATED AS NECESSARY.

EXISTING STORMWATER NARRATIVE:

- XXXXXX

EXISTING GRADING & DRAINAGE DATA CHART:

- XXXXXX

EXISTING CONDITIONS NOTE:

- BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

F.E.M.A NOTE:

- ACCORDING TO F.E.M.A F.I.R.M MAP NUMBER 47187C0195F & 47187C0183G, EFFECTIVE DATE SEPTEMBER 29, 2006, THIS SITE LIES WITHIN ZONE X.

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL EXISTING CONDITIONS PLAN

C1.0



0 150 300
Scale : 1"=150'

ARMISTEAD PD DEVELOPMENT PLAN APPLICATION

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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REZONING PLAN

C1.1



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SCENIC OVERLAY LEGEND

SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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armistead
FRANKLIN, TN

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

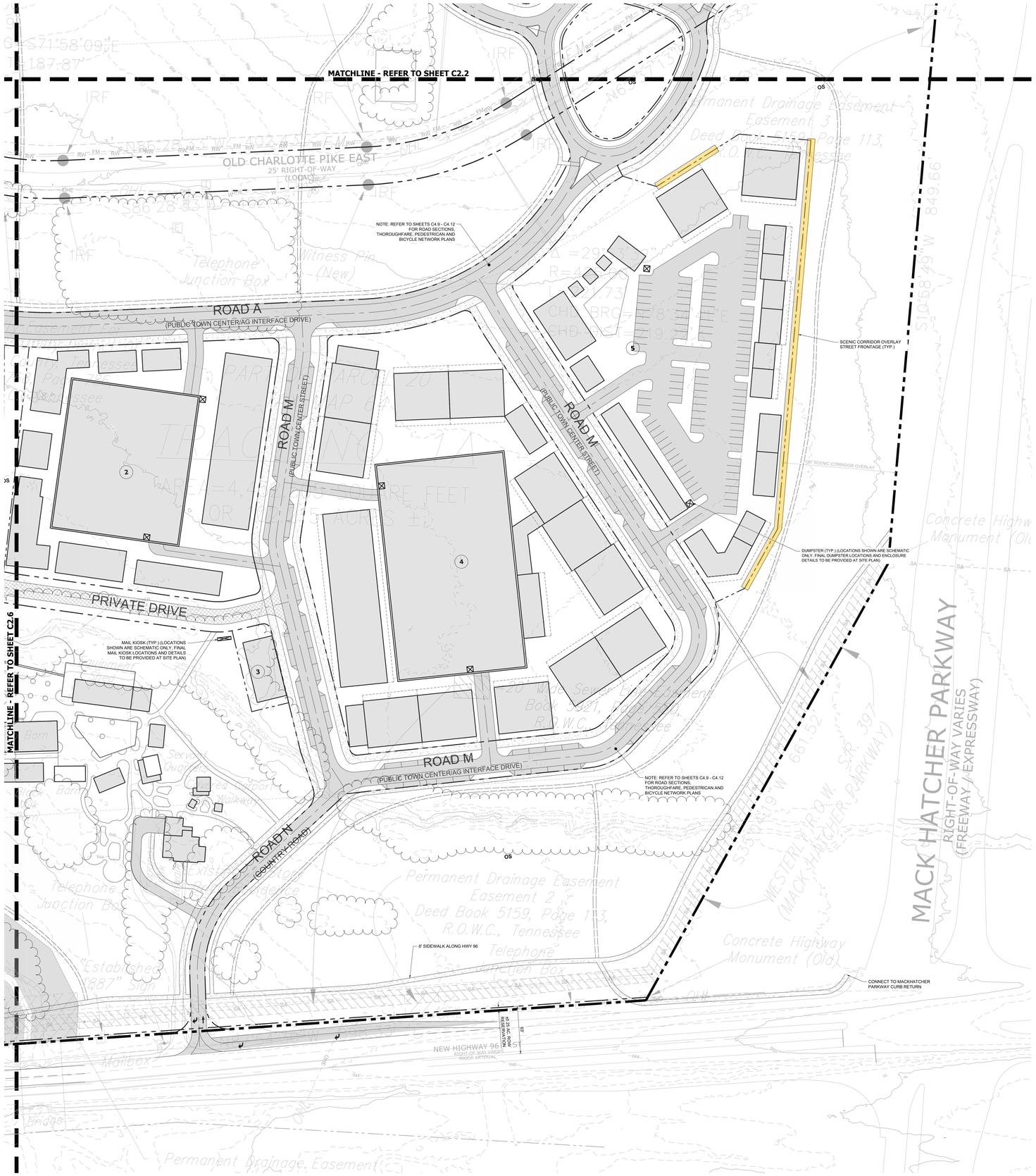
CSDG
Planning | Engineering
Landscape Architecture

SEAN K. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
Sean K. DeCoster 08/01/2024

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OVERALL DEVELOPMENT PLAN

C2.0



0 50 100
Scale: 1"=50'

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
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- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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NOTE:

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

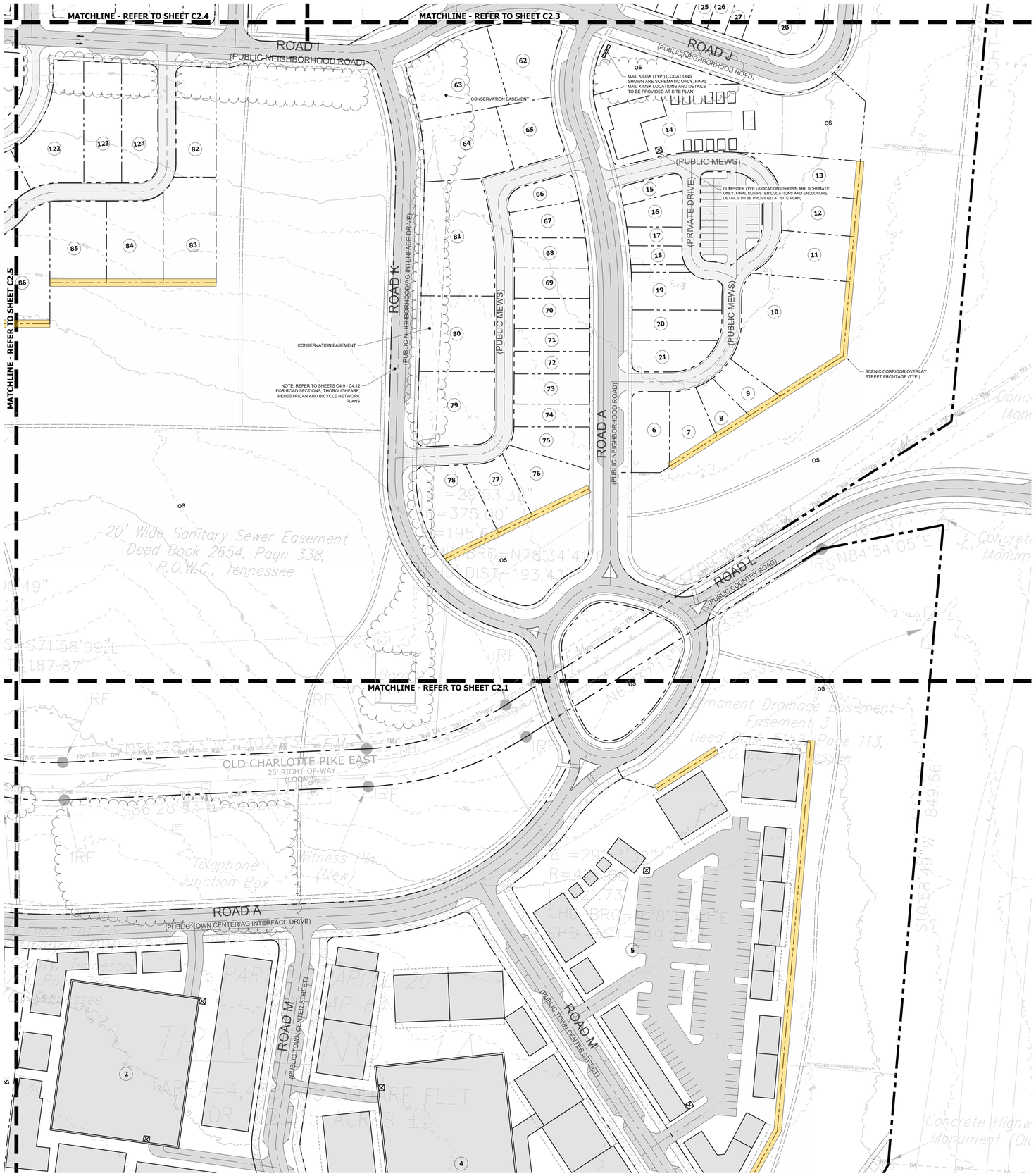
CSDG
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Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
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DEVELOPMENT PLAN - AREA 1

C2.1



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM —
- EX. GAS — G —
- EX. OVERHEAD ELECTRIC — OHE —
- EX. UNERGROUND ELECTRIC — UGE —
- EX. SANITARY SEWER — SA —
- EX. STORM SEWER — ST —
- EX. FIRE — F —
- EX. WATER — W —
- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
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- SANITARY SEWER — SA —
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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CHARACTER DEVELOPMENT

T·P·U·D·C

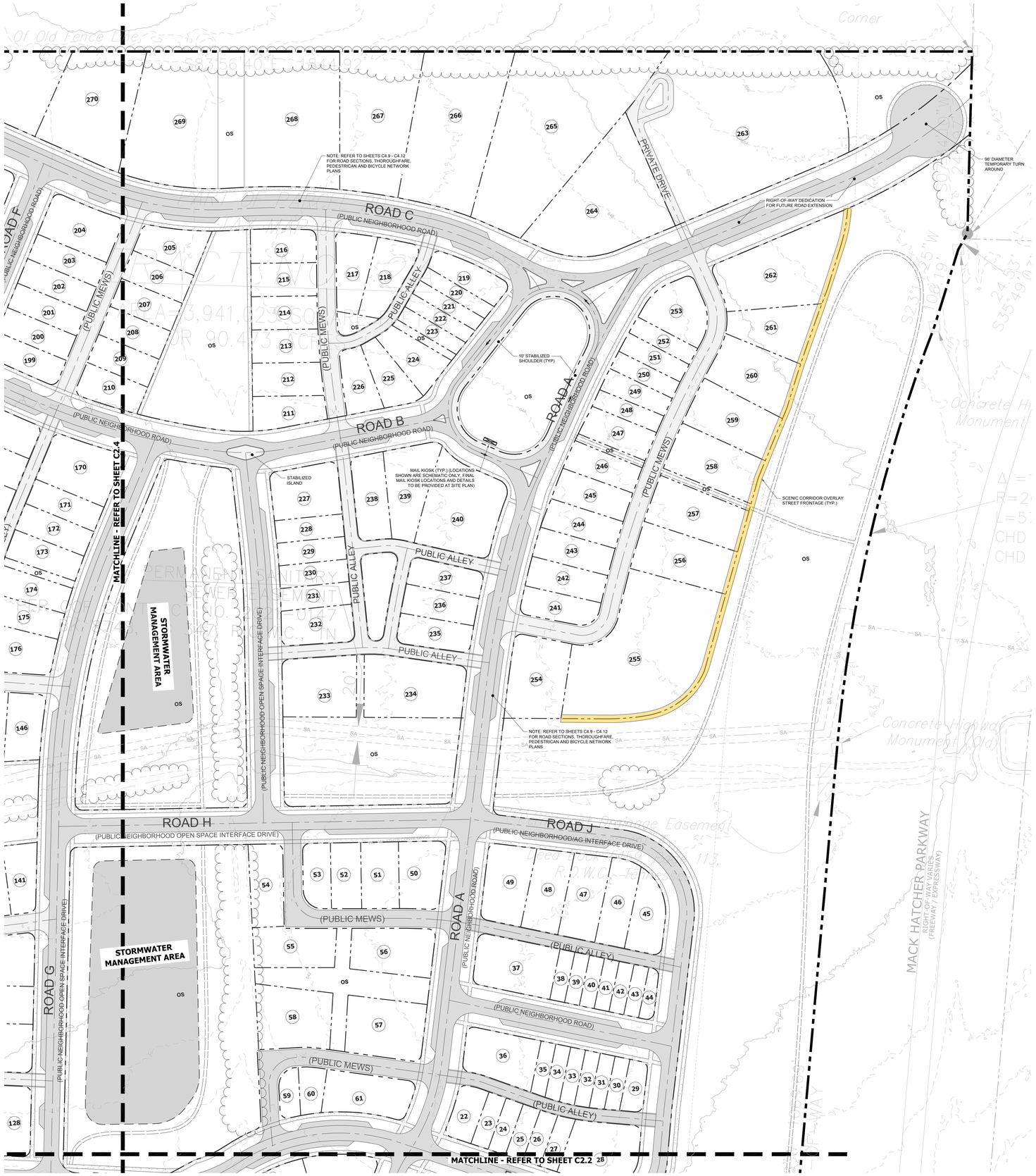
CSDG
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Landscape Architecture

JOHN E. DICKSON
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 2

C2.2



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
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- EX. FIRE — F —
- EX. WATER — W —

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X —
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
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- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

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LEAH E. DECOSTE
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DEVELOPMENT PLAN - AREA 3

C2.3



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
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- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
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- FIRE HYDRANT
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- LOT NUMBER
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- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM —
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

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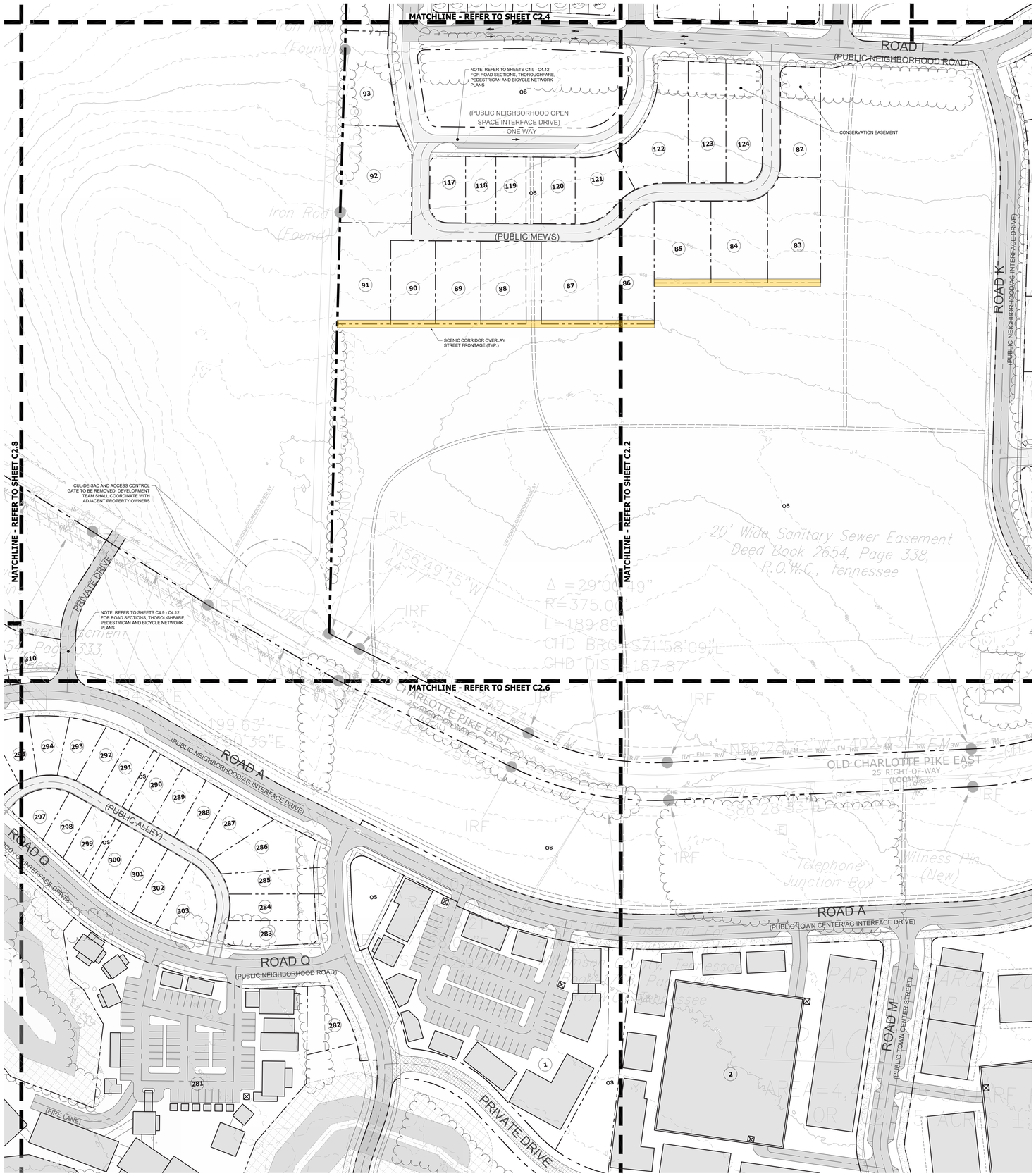
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
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Date of Revision(s):	

DEVELOPMENT PLAN - AREA 4

C2.4



0 50 100
Scale: 1"=50'

GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
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- WATER FEATURES
- FORCEMAIN — FM —
- GAS — G —
- OVERHEAD ELECTRIC — OHE —
- UNERGROUND ELECTRIC — UGE —
- SANITARY SEWER — SA —
- STORM SEWER — ST —
- FIRE LINE — F —
- WATER — W —

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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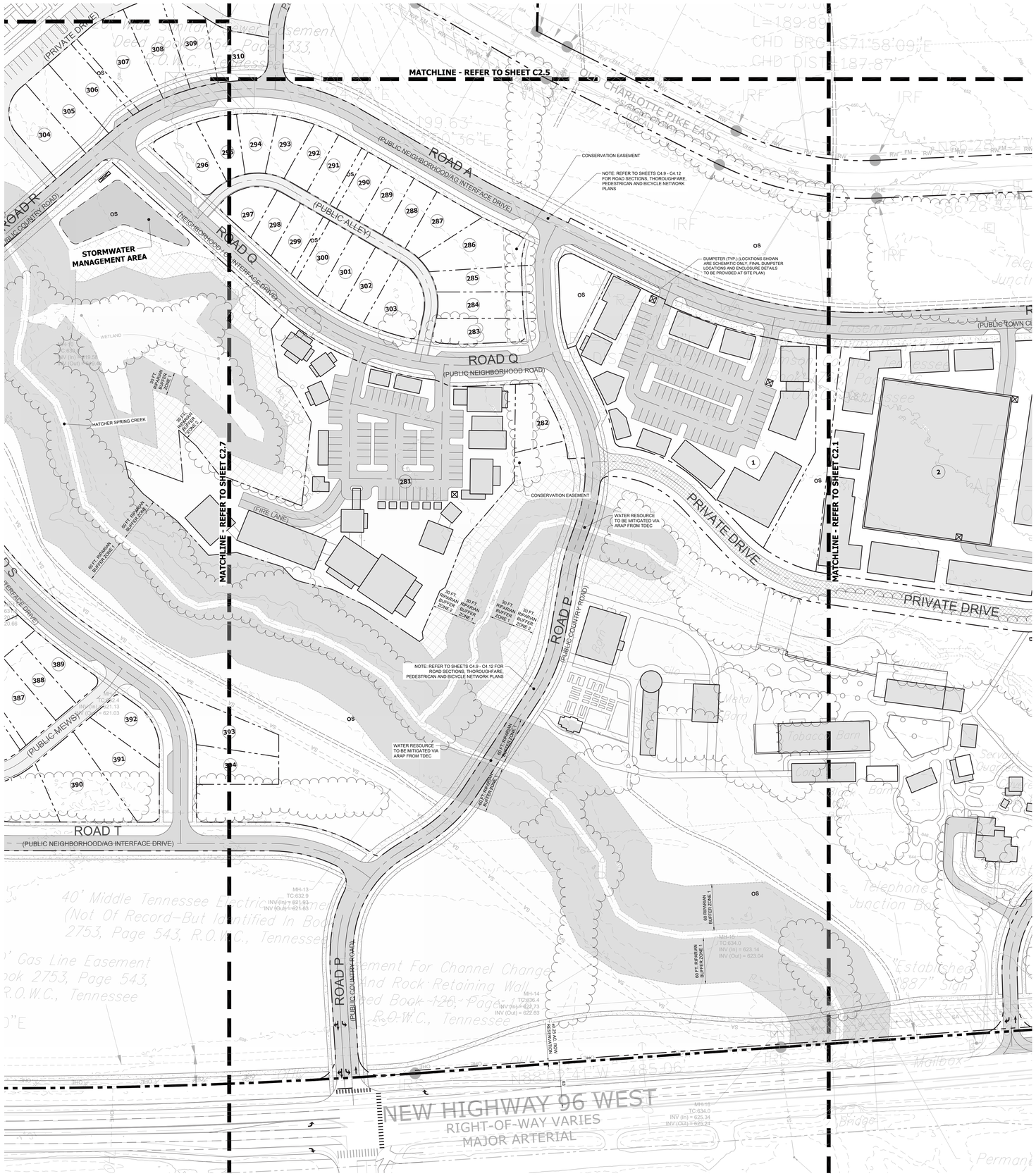
CSDG
Planning | Engineering
Landscape Architecture

LICENSED PROFESSIONAL ENGINEER
DEAN K. DECOSTE
REGISTERED
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 5

C2.5



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
- EX. GAS — G
- EX. OVERHEAD ELECTRIC — OHE
- EX. UNERGROUND ELECTRIC — UGE
- EX. SANITARY SEWER — SA
- EX. STORM SEWER — ST
- EX. FIRE — F
- EX. WATER — W

- BOUNDARY
- LOT
- EASEMENT
- DITCH
- FENCE — X — X
- ROAD CENTERLINE
- WATER FEATURES
- FORCEMAIN — FM
- GAS — G
- OVERHEAD ELECTRIC — OHE
- UNERGROUND ELECTRIC — UGE
- SANITARY SEWER — SA
- STORM SEWER — ST
- FIRE LINE — F
- WATER — W

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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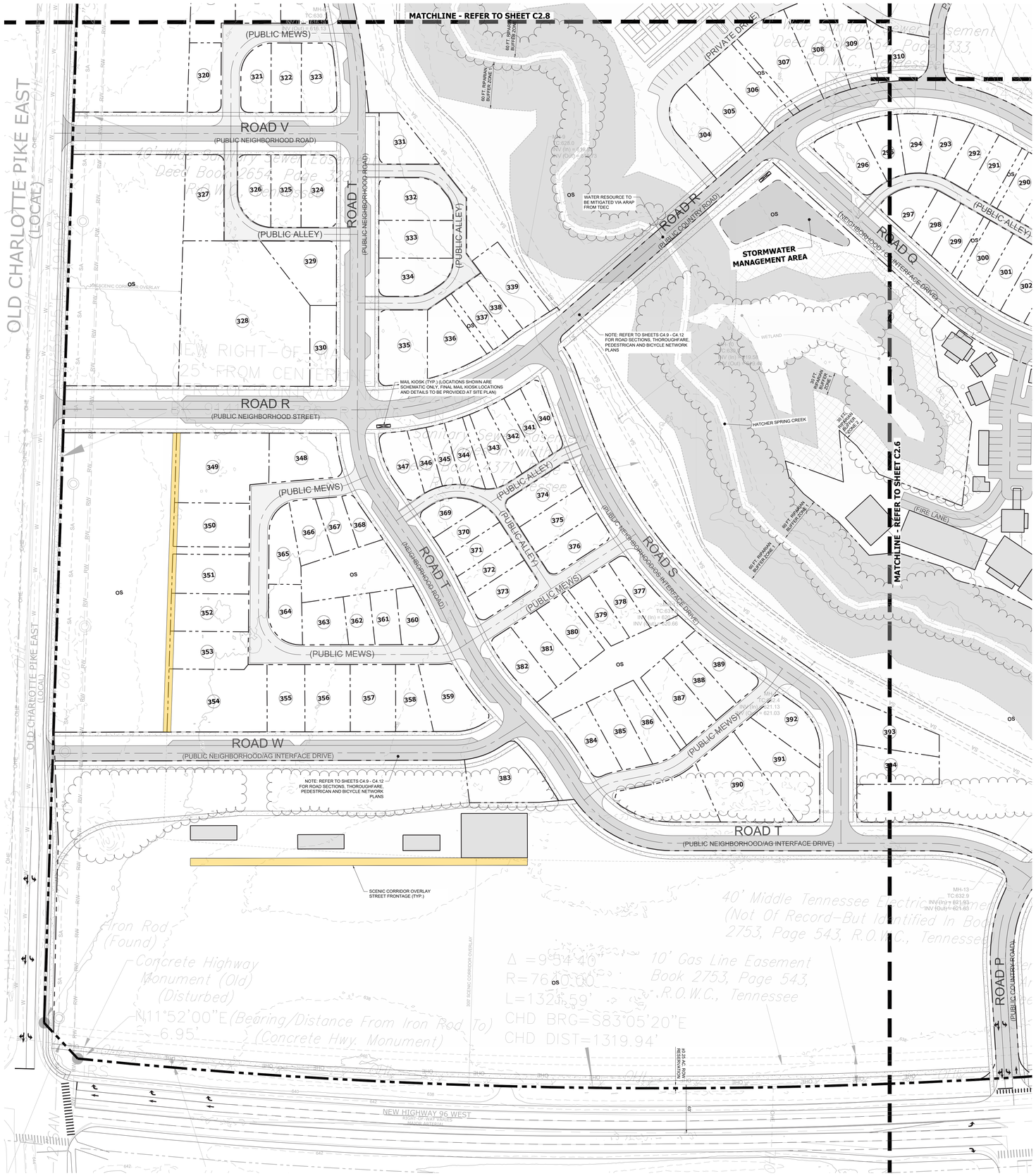
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Planning | Engineering
Landscape Architecture

LEON E. DECOSTER JR.
REGISTERED
LANDSCAPE
ARCHITECT
No. 1230
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 6

C2.6



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
- STORM AREA DRAIN
- STORM CURB INLET

GENERAL LINETYPES

[EX. = EXISTING]

- EX. FORCEMAIN — FM
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- EX. OVERHEAD ELECTRIC — OHE
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

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Landscape Architecture

LEAH K. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
Date: 08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

DEVELOPMENT PLAN - AREA 7

C2.7



GENERAL PATTERNS

- EXISTING BUILDING
- PROPOSED BUILDING
- HEAVY DUTY CONCRETE
- LIGHT DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- PERVIOUS PAVEMENT
- PAVEMENT MILL AND REPLACE
- LANDSCAPE AREA
- GRASS

GENERAL SYMBOLS

- CLEANOUT (TYP.)
- END OF SERVICE (TYP.)
- FIRE HYDRANT
- HANDICAP SPACE
- LOT NUMBER (00)
- POWER POLE
- RETAINING WALL
- SANITARY MANHOLE
- SIGN (TYP.)
- STORM MANHOLE
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GENERAL LINETYPES

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SCENIC OVERLAY LEGEND

- SCENIC CORRIDOR OVERLAY STREET FRONTAGE

SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

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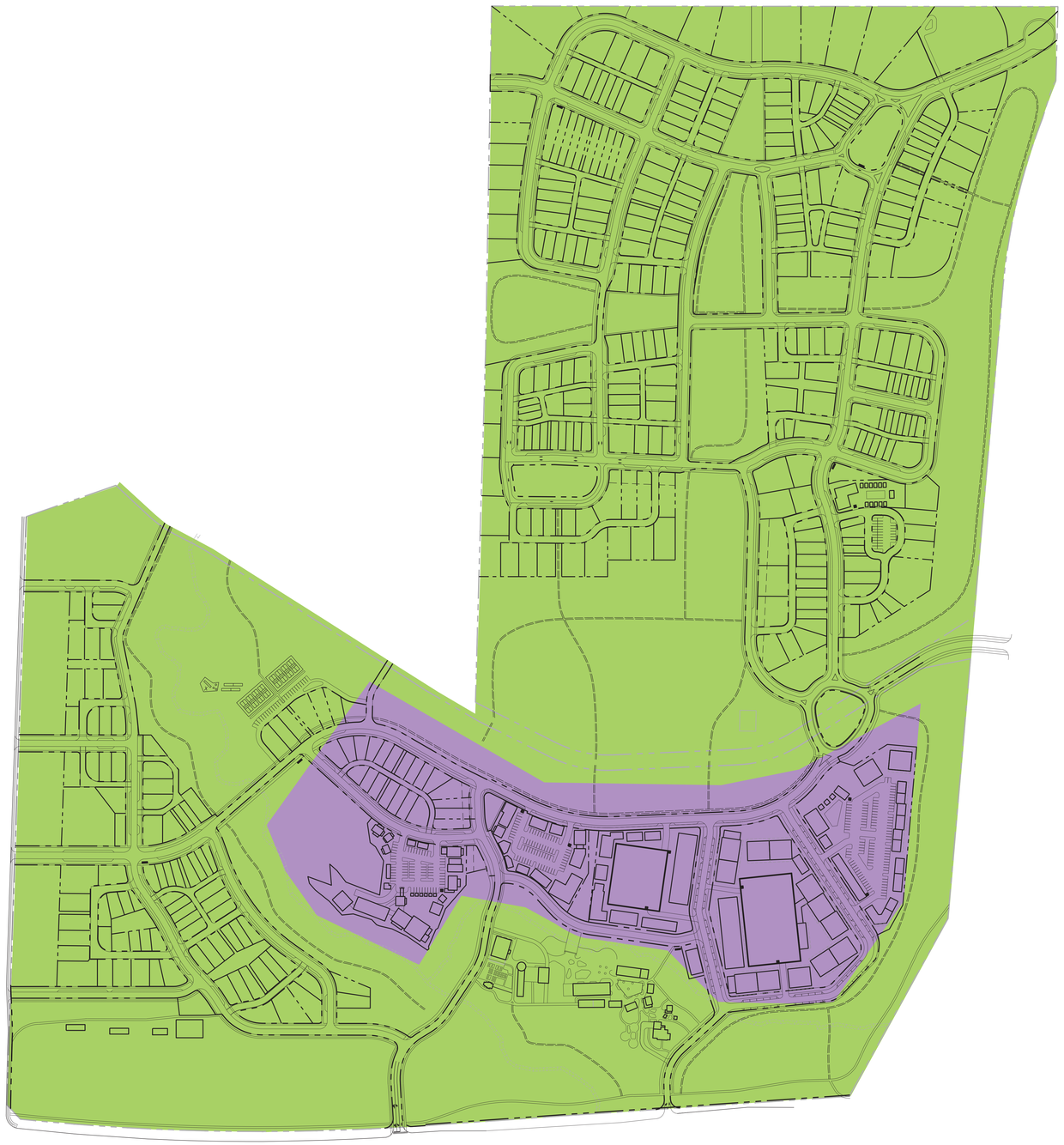
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Planning | Engineering
Landscape Architecture

Kevin L. Decosta
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
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Scale:	1" = 50'
Date of Submittal:	08/01/2024
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DEVELOPMENT PLAN - AREA 8

C2.8



Legend

- Conservation Subdivision
- Neighborhood Mixed-Use

Compliance with Land Use Plan

Consistent with the Major Objectives of Envision Franklin, the Armistead Development will be an exceptional place where a diversity of people can live, work, learn and play. Neighborhood commercial and mixed-use areas are strategically located on the site to serve the surrounding residential areas, helping to reduce traffic and trip length. A main pillar of the Armistead Development is the reuse of the historic Legacy Farm buildings and the preservation of Franklin's natural beauty.

The location of Armistead along Mack Hatcher Parkway and New Highway 96 West is ideally suited for various levels of agriculture, single- and multi-family residential, a mix of shops and services, community amenities and open spaces.

Guiding Principles

Managed Growth

The Envision Franklin Land Use Plan notes that the City of Franklin seeks purposeful, mixed-use, vibrant, context-sensitive growth and development. The Armistead Development is strategically located just north of Westhaven and south of existing farmland, aiming to provide a seamless transition between these two differing development patterns, resulting in a mixed-use Agrihood. It will be an intentional development--preserving the history of the Short Family and its working farm. Additionally, the property is located within an area most suited to development according to the Envision Franklin Land Use Suitability Map.

Economic Vitality

A major focus of the Armistead Development is to promote small businesses, local farms, and incubator spaces. This is in keeping with Envision Franklin's Economic Vitality Guiding Principle, in which the City "aims to retain and support the growth of existing businesses, to attract new businesses, and to stimulate a climate for entrepreneurial ventures and investment." Surrounding development will benefit from Armistead's non-residential offerings, such as restaurants, office spaces, and retail. Armistead will also provide a range of housing options at a variety of price points to support both employess and the local economy.

Vibrant Neighborhoods

Armistead will help accomplish the City's goal of creating vibrant, memorable neighborhoods through its variety of housing types, mix of uses, wide array of open space types, walkable character, and strong agricultural identity. These elements will lend to a traditional neighborhood that provides residents with countless opportunities for living, working, learning and playing.

Historic Preservation

To respect the farm's history, the Armistead Development proposed to rehab and reuse the existing farm buildings.The Short Family has played a vital role in the history of the City of Franklin, and this development intends to respect that through intentional, context-sensitive design and the continuation of agricultural production.

Natural Beauty

Another important aspect of having a Century Farm designation is conserving the property's historically natural beauty. As Envision Franklin states, "Franklin's natural features are irreplaceable assets of great value, and they will be protected with planning and conservation tools and celebrated through careful site design." Armistead aims to protect the site's scenic corridors and a large portion of its existing tree canopy. The site's existing creek will be restored as a riparian zone.

Exceptional Design

As a master-planned community, Armistead shares the same design goals as Envision Franklin, prioritizing context-sensitive landscaping, architecture and development patterns; street activation; design of the public realm; parking behind buildings; and various types of high-quality open spaces.

Connected Community

Armistead will provide a "well-designed, effective, convenient, and active transportation network," which includes a number of thoroughfare types to meet the needs of residents and visitors alike. Parking will be offered through on- and off-street options, and multimodal options will range from sidewalks to multi-use paths.

Context-Responsive Infill

The Armistead Development will be respectful of the existing site conditions and historic farm buildings, incorporating these into the new development.

Character Area

The subject property is located within the West Harpeth Character Area, established in Appendix B: Existing Conditions - Character Area Patterns Map of Envision Franklin. The West Harpeth area is characterized by both agricultural land/farmsteads and traditional neighborhood development (TND), and with the extension of City infrastructure, such as the completion of the Mack Hatcher Parkway corridor, it is an exceptional location for context-sensitive mixed-use development. As an Agrihood, Armistead provides the perfect transition between existing agricultural property and nearby developments like Westhaven.

Design Concepts

According to the Envision Franklin Design Concepts Map, a significant portion of the Armistead Development is designated as a "Conservation Subdivision." The proposed development is in keeping with the description of this area as "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." In the "Conservation Subdivision" Design Concept, at least 50% of the property should be preserved for open space. The Armistead Development has set aside 57% of the property within Conservation Subdivision for open space, dedicated to a variety of open space types, including agriculture, pastures, trails, and recreational opportunities. The Property is also included in a Special Consideration within the Conservation Subdivision Design Concept, in which the concept of an Agrihood is introduced with specific uses suggested. The development is aligned with this Special Consideration.

Approximately 29 acres of Armistead is designated as Neighborhood Mixed-Use, supporting a diverse range of high-activity uses that are interconnected, easily accessible by foot, and incorporate "high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to achieve the street and connect these gathering places to the residential neighborhoods they support." Namely, Armistead's village center follows the boundary of this Design Concept with several blocks of mixed-use and residential buildings. A woonerf (Dutch for "street for living") lines the northern portion of the existing farm buildings and intersects a plaza that runs through the village center. Within the Neighborhood Mixed-Use Design Concept is a Special Consideration for the Armistead Development, which proposes a Village Core commercial area, inn with farmstay cottages, and the retention of existing "historic" farm buildings.

Vision Statement

The Vision statement in Envision Franklin is that the City "will be a connected community of vibrant neighborhoods and anchored by its historic downtown. The City Seeks to strategically manage growth while preserving historic resources and natural beauty. Exceptionally designed places will enhance Franklin's distinctive character and foster continued economic vitality." Armistead will play a vital role in accomplishing this vision, as it prioritizes context-sensitive architecture, preserving the family's agricultural heritage, connectivity, sustainability, local food production, and overall health & wellness.

0 150 300
Scale : 1"=150'

armistead
FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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CITY OF FRANKLIN # 8492

Short Properties GP

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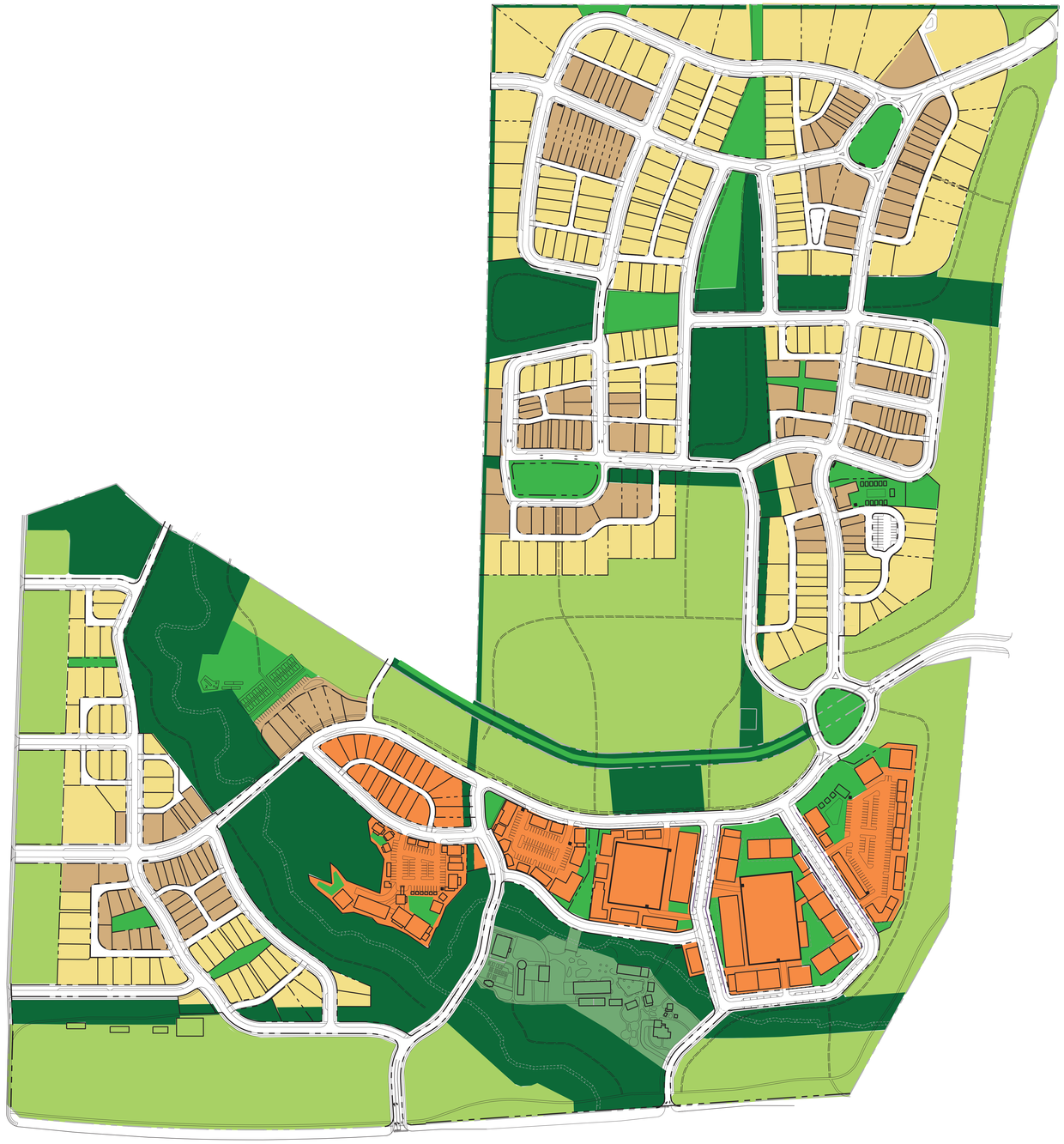
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CSDG
Planning | Engineerin
Landscape Architectur

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ENVISION FRANKLIN DESIGN CONCEPTS

C2.9



Legend

- Natural Area
- Formal Open Space
- CD-2 Agricultural (2.5 Stories Max)
- CD-3 Neighborhood (2.5 Stories Max)
- CD-4H Hamlet (2.5 Stories Max)
- CD-4V Village (3 Stories Max, except as otherwise noted)
- SD-LF Legacy Farm
- 4-story height allowance

Districts



CD-2 (Agricultural)
The CD-2 Agricultural Character District consists of Agricultural areas. Typical Buildings include farmhouses and Agricultural Buildings. Within the Conservation Subdivision Design Concept.



CD-3 (Neighborhood)
The CD-3 Neighborhood District consists of primarily a low-density, single-family detached Residential area in which Houses are the predominant Building Type, with Farm Compounds and Multiplex also permitted. Within the Conservation Subdivision Design Concept.



CD-4H (Hamlet)
The CD-4H Hamlet District consists of a mix of housing types including single-family detached, Townhouses and Multiplexes. The Club district also includes one farm market cafe/restaurant located as a community amenity and live/work units. Within the Conservation Subdivision Design Concept.



CD-4V (Village)
The CD-4V Village District is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. Within the Neighborhood Mixed Use Design Concept.



SD-LF (Legacy Farm)
The SD-LF Legacy Farm District consists of the existing farm buildings. These buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets, event spaces, and venues for educational programming. Gravel paths provide connections through the area in keeping with the historic character. Within the Conservation Subdivision Design Concept.

The Character District Plan is used as a key to the Site Data Chart.

0 150 300
Scale : 1"=150'

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SEAN A. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

CHARACTER DISTRICT PLAN

C2.10

SITE DATA CHART

Site Information:	
Project Name	Armistead Development
Project Number	COF 8492
Address	1740 Hwy 96 W, Franklin, TN 37064
Parcel(s)	064 02000 00005064
Acreage/SF of site	192.688 AC/8,393,528 SF
Vesting (date development first became vested, if a revision)	NA
Existing Zoning	AG
Proposed Zoning	PD (4.34 units per acre/103,750 SF non residential/75 Keys)
Overlay Zoning	SCO
Dwelling Unit Count, by Type	
SF Detached Residential	321
Townhouse	48
Multiplex	48
Multifamily	356
Farm Compound	64
Courtyard Lots	42 (based on 10% standard)
Commercial SF, by Use	
Retail/Personal Service	42,150 SF
Office	21,350 SF
Restaurant	20,150 SF
Clinic	1,400 SF
Indoor Animal Services	1,200 SF
Institutional (Educational Facilities)	4,500 SF
Daycare	4,000 SF
Museum	1,600 SF
Event Space (existing Tobacco Barn)	7,400 SF (300 seats)
Hotel Keys, including Inn & Cottages	20 Keys in Inn, 55 in Cottages
Landscape/Open Space Standards (See Open Space and Landscape sheets for details)	
Minimum Landscape Surface Area per Lot	20%
Open Space SF Required	9.63 acres
Natural Area SF Required	NA
Tree Canopy Retention Acreage	80% of existing Tree Canopy Cover as % of total development site size

Parking Required CD-4V and SD-LF (see Shared Parking Study for details)		
Use	Parking Rate Per Zoning Ordinance/ (Proposed Rate)	Spaces Required based on Proposed Rate
Multifamily Studio	1.5 spaces per unit/(1.02 spaces per unit)	21
Multifamily 1-Bedroom	1.5 spaces per unit/ (1.02 spaces per unit)	160
Multifamily 2-Bedroom	2.5 spaces per unit/ (1.89 spaces per unit)	297
Multifamily 3-Bedroom	3 spaces per unit/ (2.76 spaces per unit)	58
Retail/Personal Service	3.33 spaces per 1000 SF	137
Office	4 spaces per 1000 SF	85
Restaurant	10 spaces per 1000 SF + 1 space per employee on largest shift	252
Clinic	4 spaces per 1000 SF	6
Indoor Animal Services	2 spaces per 1000 SF	2
Institutional (Educational Facilities)	Variable/ (4.5 spaces per 1000 SF)	20
Day Care Center	2 spaces per 1000 SF + 1 space per employee	14
Museum	Variale/ (4.5 spaces per 1000 SF + 0.5 spaces per 1000 SF)	8
Event Space (300 seat capacity in existing Tobacco Barn)	Variable/ (0.4 spaces per seat)	120
Hotel, including Inn & Cottages	1 space per room + 1 space per employee	87
Total Parking Required in CD-4V and SD-LF		1267
Total Parking Required in CD-4V and SD-LF with Shared Parking Adjustment (see Shared Parking Study)		847

Parking Provided	
CD-3	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4H	As required per the zoning ordinance on the individual lots for single-family. For townhouse and multiplex use the proposed rate for multifamily as noted above.
CD-4V	867 spaces (see Parking Diagram for location details)

Other	
Historic Resource Treatment (y/n)	Farm Field boundary along west property boundary north of Old Charlotte and Corridor Context across from Hamilton House. The depth of the open space is 150 feet.
Max Number of Lots less than 40 ft in width and 4000 SF in size based on Envision Franklin (15% of total residential units)	125 Lots

Regulations:

Districts (See Character District Diagram)	CD-2	CD-3	CD-4H	CD-4V	SD-LF
Building Types Applied (* new proposed Building Type)	Accessory to Agricultural Use	House, Multiplex, Farm Compound*	House, Multiplex, Townhouse, Commercial/Mixed-Use (Clubhouse)	House,Townhouse, Multiplex, Multifamily[1], Commercial/Mixed-Use, Civic	NA (Existing Buildings)
Frontage Types Applied	NA	Yard	Yard, (Landscape, Urban for Multiplex, Clubhouse)	Yard, Landscape, Urban	NR
Lot/Building Site Width (Residential)	NA	40' min (15% of total residential units may be less)	40' min (15% of total residential units may be less), Townhouse 24' min	40' min (15% of total residential units may be less), Townhouse 24' min	NA
Lot/Building Site Size Min (Residential)	NA	4000 sq ft min alley (15% of total residential units may be less)	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	4000 sq ft min (15% of total residential units may be less), Townhouse 2400 sq ft min	NA
Setbacks:					
Front Yard	NR	10 ft min, 0 ft min for lots with conservation/tree preservation easements, SCO and courtyard facing units	0' min (measured from Lot Line or back of private open space or conservation easement)	0 ft min (Hotel measured from front Lot Line to closest portion of closest Principal Building)	NA
Side Yard	NR	5 ft min, unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	5 ft min (attached 0 ft min), unless house lot is 40 ft or less in width then shall be 0 ft on one side and 10 ft min on the other	NA
Rear Yard	NR	10 ft min, unless lot is less than 100 ft deep then 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	10 ft min on alley when PUDE easement is needed for utilities, otherwise 3 ft min	NA
Building Height	2.5 Stories	2.5 Stories	2.5 Stories	3 stories (4 story special allowance for mixed-use buildings as noted on regulating plan)	NA
Uses (in compliance with any additional use regulations in the zoning)	Agricultural, Community Gardens	Single-Family Residential, Multiplexes, Multifamily Residential and Townhouses (in a Farm Compound),	Single-Family Residential, Multiplexes, Townhouses, Retail, Offices, Restaurants	Single-Family Residential, Multiplexes, Townhouses, Multifamily Residential, Personal Services, Retail, Offices, Restaurants, Hotels[2], Garden Centers, Essential Services, Clinic, Day Care Centers, Educational Facility (Culinary School), Entreprenuership/Innovation Center, Indoor Animal Services	Agricultural, Event Venue (Tobacco Barn), Museum, Office

[1]For Multifamily Building type, facades along the street shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units

[2]The Hotel is made up of the main building and outbuildings like cottages that have multiple keys per building and are contextually appropriate with the area.

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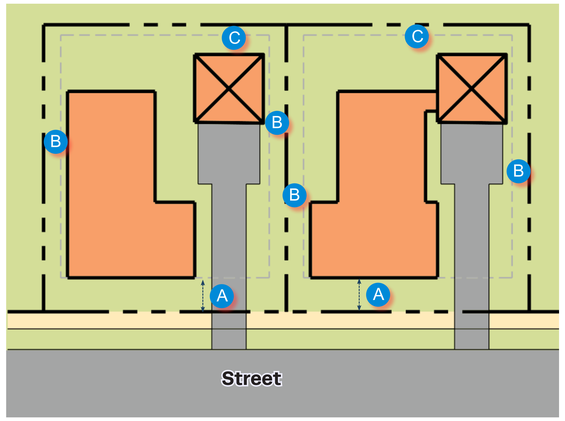
Dean K. Decosta
08/01/2024
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

Job No.:	
Designed:	
Drawn:	
Scale:	
Date of Submittal:	08/01/2024
Date of Revision(s):	

SITE DATA TABLE

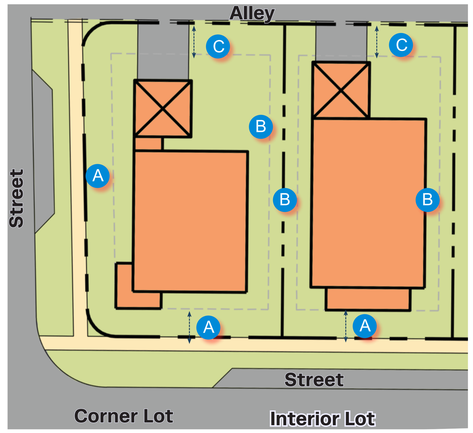
C2.11

CD-3 Neighborhood Single Family Interior and Corner Lots – Front Loaded



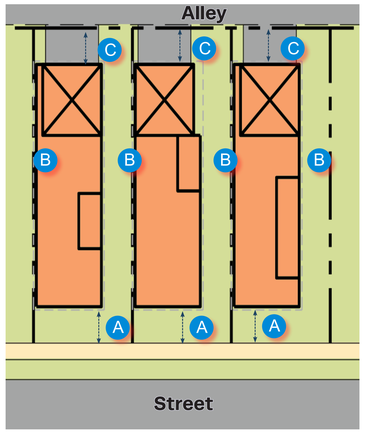
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min, unless lot is less than 100 ft deep then 3 ft min	C

CD-3 Neighborhood Single Family Interior and Corner Lots – Alley Loaded



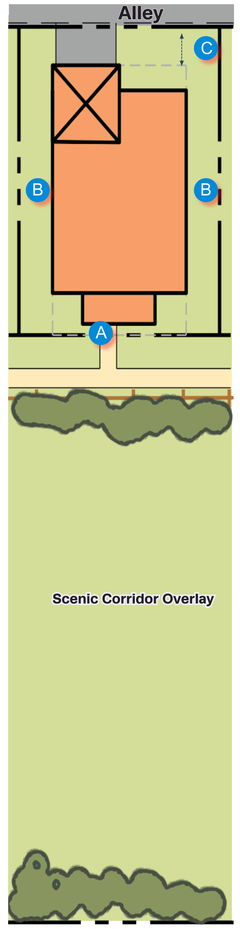
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-3 Single Family – 40 ft wide or less



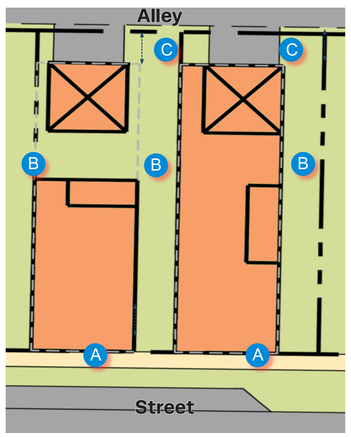
Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min	C

Scenic Cooridor Overlay Lot



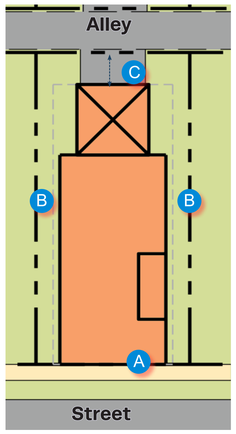
Setbacks		
Principal Building		
Front Setback	0 ft min from back of Scenic Corridor Overlay	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

CD-4 Single Family – 40 ft wide or less



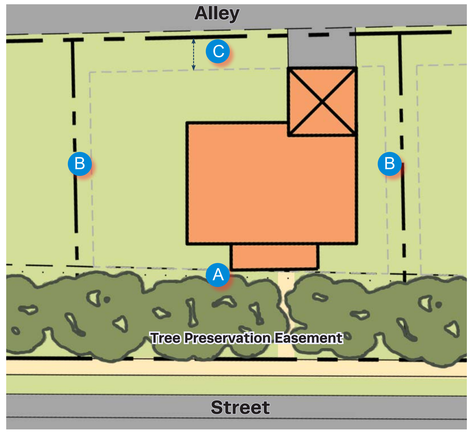
Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min on one side and 10 ft min on the other	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

CD-4 Neighborhood Single Family Lot – Alley Loaded



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

Single Family Lot with Tree Preservation Easement



Setbacks		
Principal Building		
Front Setback	0 ft min from back of easement	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Planning | Engineering
Landscape Architecture

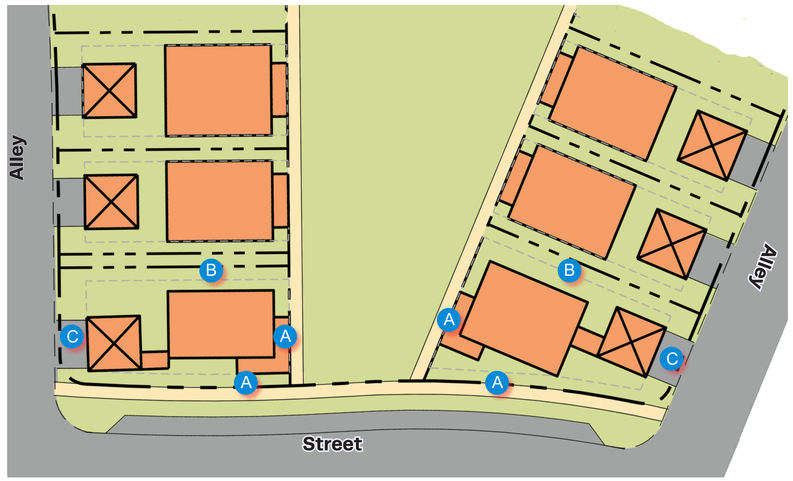
08/01/2024

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LOT TYPE DIAGRAMS

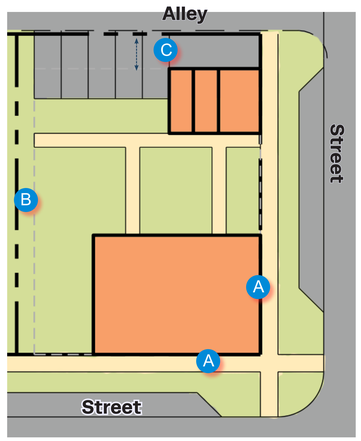
C2.12

Single Family Courtyard



Setbacks		
Principal Building		
Front Setback	0 ft min facing courtyard, 5 ft min facing street	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

Multiplex Lots



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

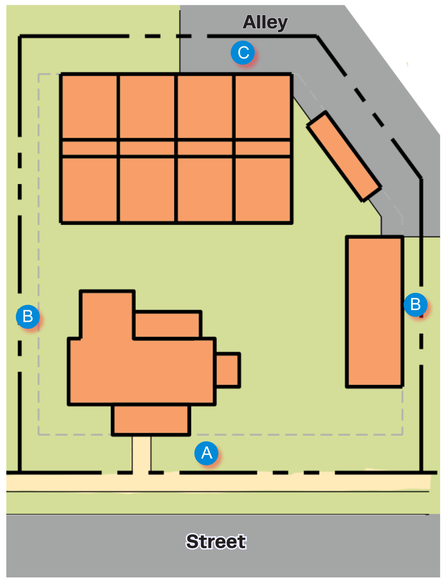
Townhouse with Private Open Space Easement (2400 sq ft min)



Setbacks		
Principal Building		
Front Setback	0 ft min	A
Side Setback, each side	0 ft min attached, otherwise 5 ft min	B
Rear Setback	10 ft min when PUDE easement is needed for utilities, otherwise 3 ft min	C

*these are the typical lot types, additional lot types may be provided at site plan

Farm Compound (70% open space)



Setbacks		
Principal Building		
Front Setback	10 ft min	A
Side Setback, each side	5 ft min	B
Rear Setback	10 ft min	C

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LOT TYPE DIAGRAMS

C2.13



Development Approach & Open Space

The Armistead Property's site design utilizes the clustered development pattern. **This approach is known to preserve open space and rural character by densifying uplands leaving environmentally sensitive areas and natural systems intact.** In Envision Franklin, this approach is called Conservation Subdivision. The majority of the property is within Conservation Subdivision with approximately 29 acres in Neighborhood Mixed-Use. The plan directs the highest intensity of development within the Neighborhood Mixed Use. Within Conservation Subdivision 50% is required to be in open space, the plan provides 50% of the total site acreage, not just the Conservation Subdivision acreage, in open space.

Legend

- Natural Area
- Formal Open Space
- Agricultural
- Farm Park Natural Area

OPEN SPACE DATA CHART

Site Acreage:	192.688 Acres
Minimum Open Space Acreage Required (except for Natural Area):	9.63 Acres

OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Parkland Dedication	Total Minus Parkland Dedication
1	Greenway	3.99 acres		
2	Neighborhood Amenities	2.65 acres		
3	Pocket Park	.39 acres		
4	Courtyard	2.05 acres		
5	Square/Green	1.60 acres		
6	Plaza/Outdoor Dining	2.27 acres		
Total Formal Open Space		12.95 acres	.79 acres	12.16 acres
7	Natural Area	35.45 acres	.35 acres	35.10 acres
8	Agriculture	48.78 acres	.97 acres	47.81 acres
9	Farm Park Natural Area	3.46 acres	.47 acres	2.99 acres
Total Provided:		**100.64 acres**	**2.58 acres**	**98.06 acres**

Natural Area
35.10 acres — **18%**

Agriculture
47.81 acres — **25%**

Formal Open Space
12.16 acres — **6%**

Farm Park Natural Area
2.99 acres — **2%**

Total Open Space
98.06 acres — **51%**

0 150 300
Scale : 1"=150'

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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STATE OF TENNESSEE — 08/01/2024

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OPEN SPACE PLAN

C2.14



Legend

- Street Frontage
- Scenic Corridor Overlay Street Frontage

0 150 300
Scale : 1"=150'

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Planning | Engineerin
Landscape Architectur

SEAN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
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Scale:	1" = 150'
Date of Submittal:	08/01/2024
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FRONTAGE DIAGRAM

C2.15



Legend

Block Perimeter

0 150 300

Scale : 1"=150'

ARMISTEAD PD DEVELOPMENT PLAN APPLICATION

armistead

FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

064 02000 00005064
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CITY OF FRANKLIN # 8492

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CHARACTER DEVELOPMENT

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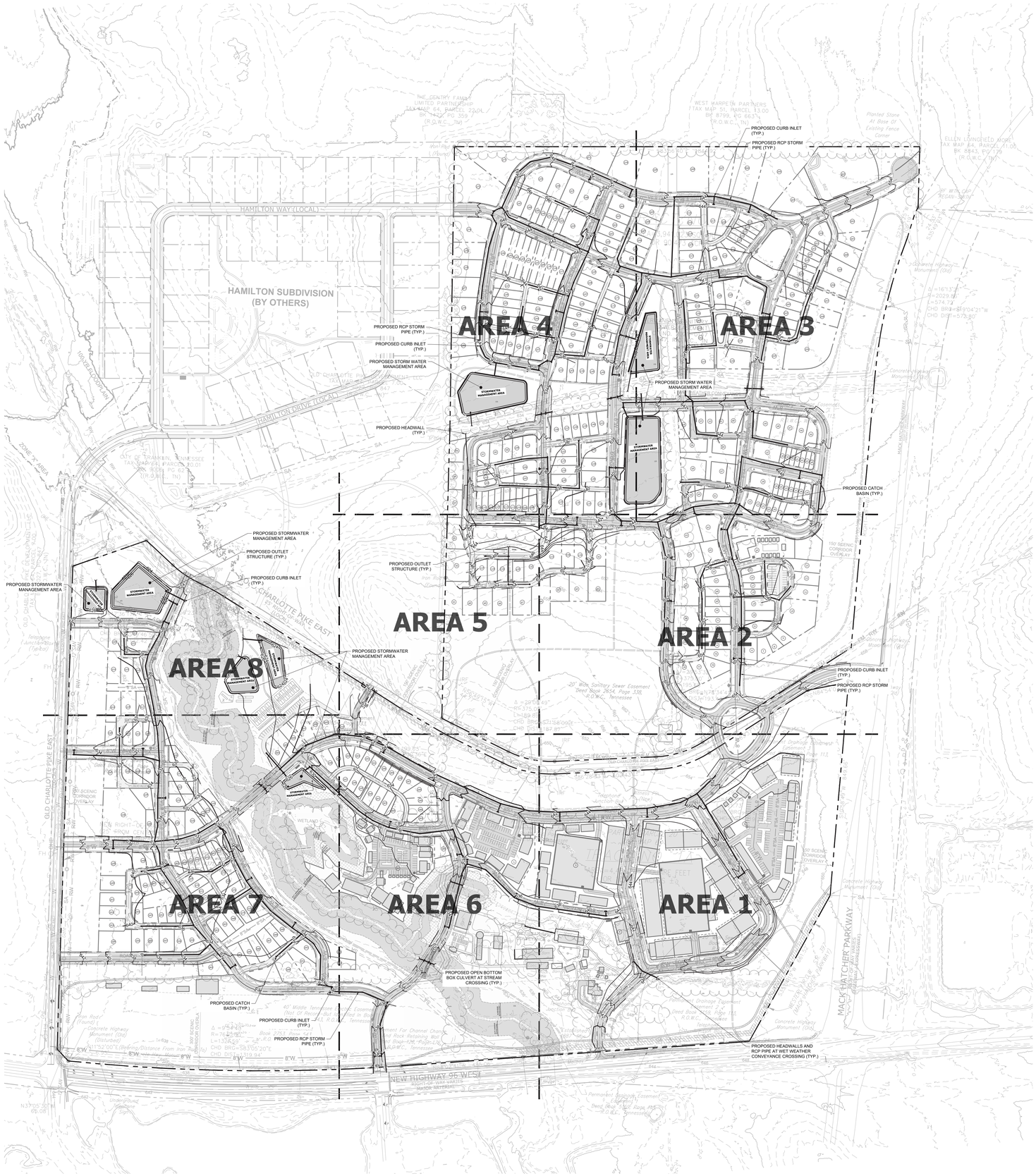
CSDG
Planning | Engineerin
Landscape Architectur

JOHN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
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BLOCK PERIMETER DIAGRAM

C2.16



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NOTE:

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RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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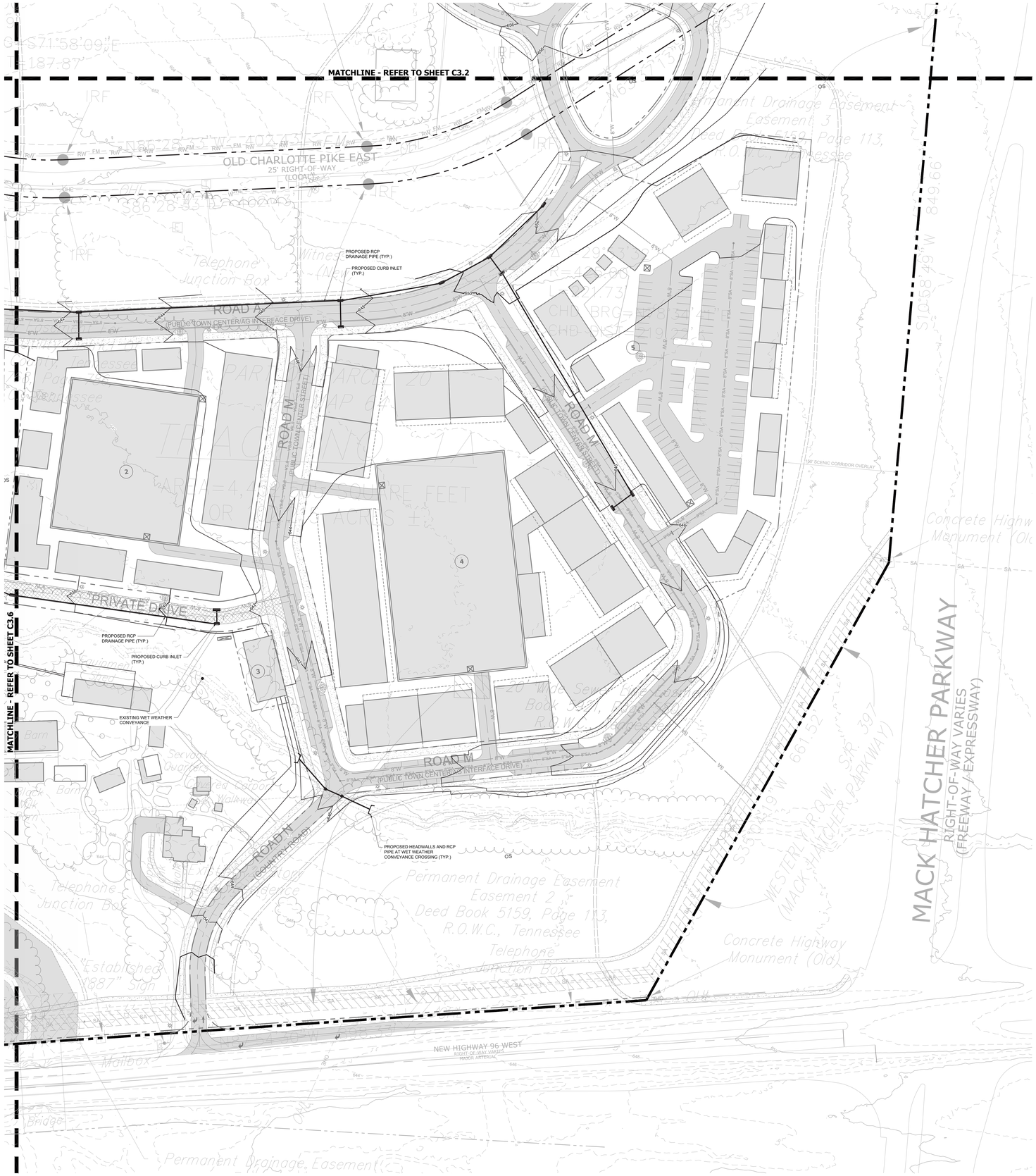
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL GRADING & DRAINAGE PLAN

C3.0



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

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CHARACTER DEVELOPMENT

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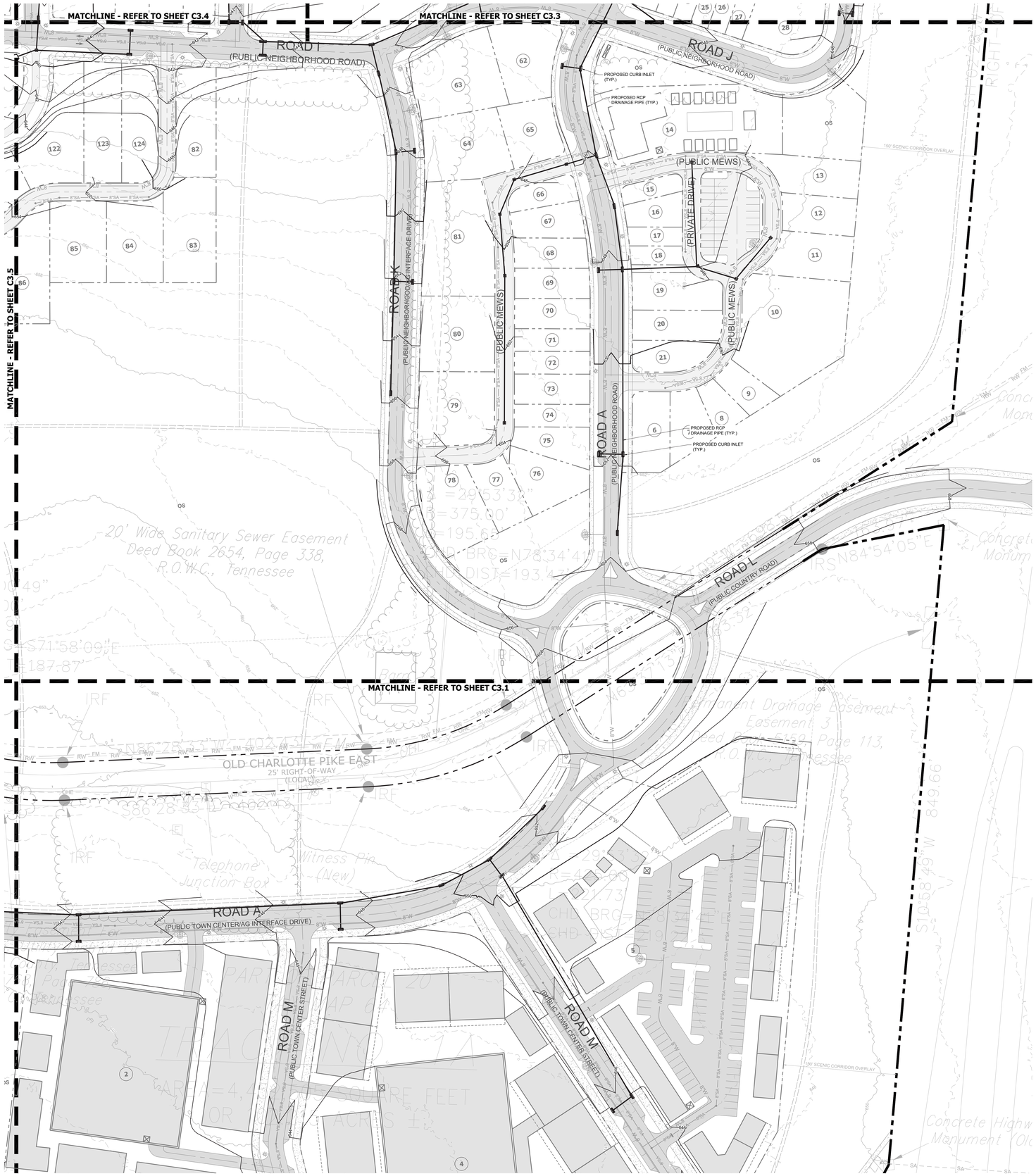
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Designed:	CAM
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GRADING & DRAINAGE PLAN - AREA 1

C3.1



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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Dean E. Decosimo
Licensed Professional Engineer
State of Tennessee
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 2

C3.2



0 50 100
Scale: 1"=50'

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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CHARACTER DEVELOPMENT

T·P·U·D·C

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Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 3

C3.3



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

- THERE SHOULD BE NO MOWING, CLEANING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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.

STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

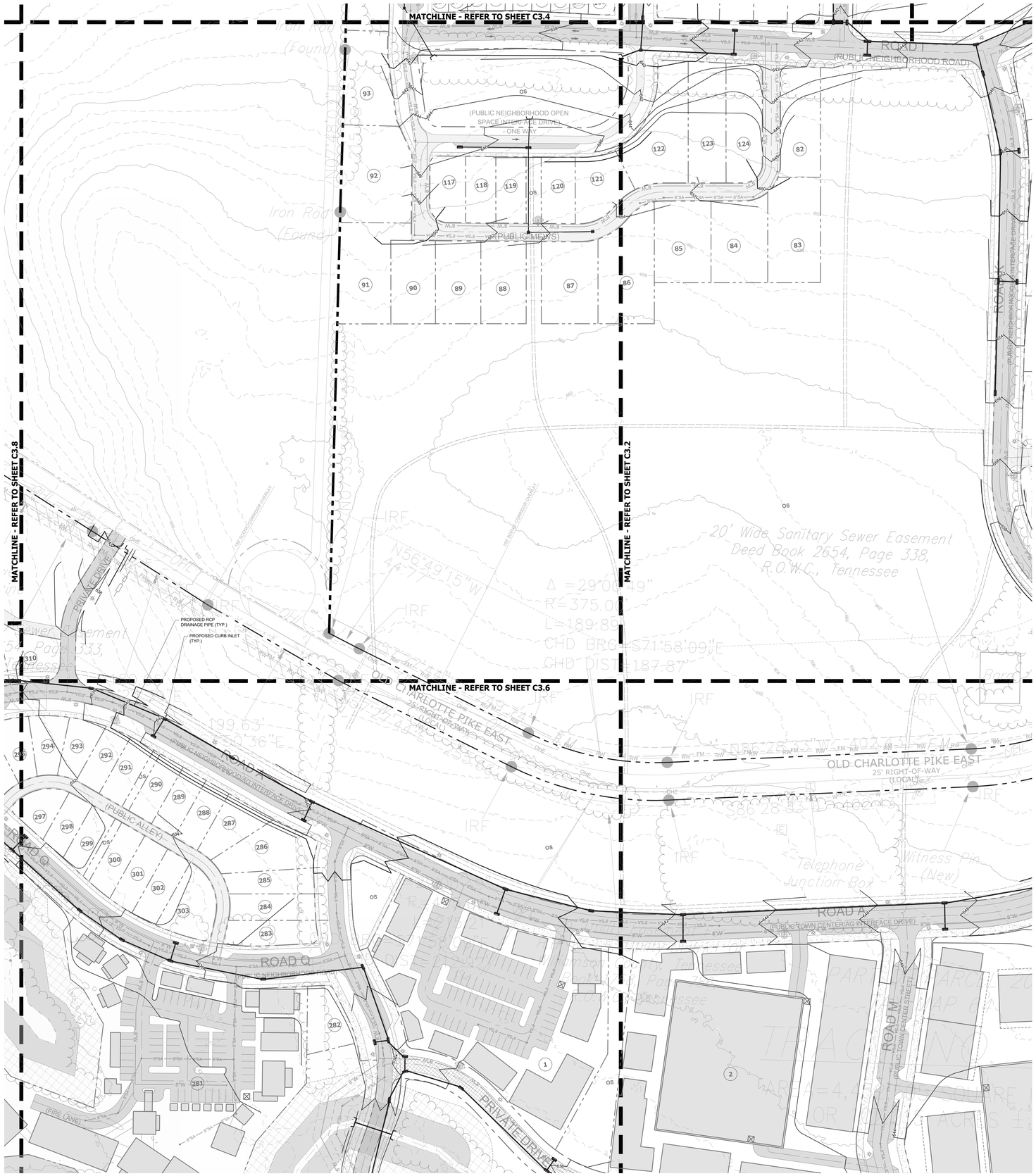
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 4

C3.4



CITY OF FRANKLIN 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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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION,STORAGE,ORDISTURBACEOFVEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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armistead
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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

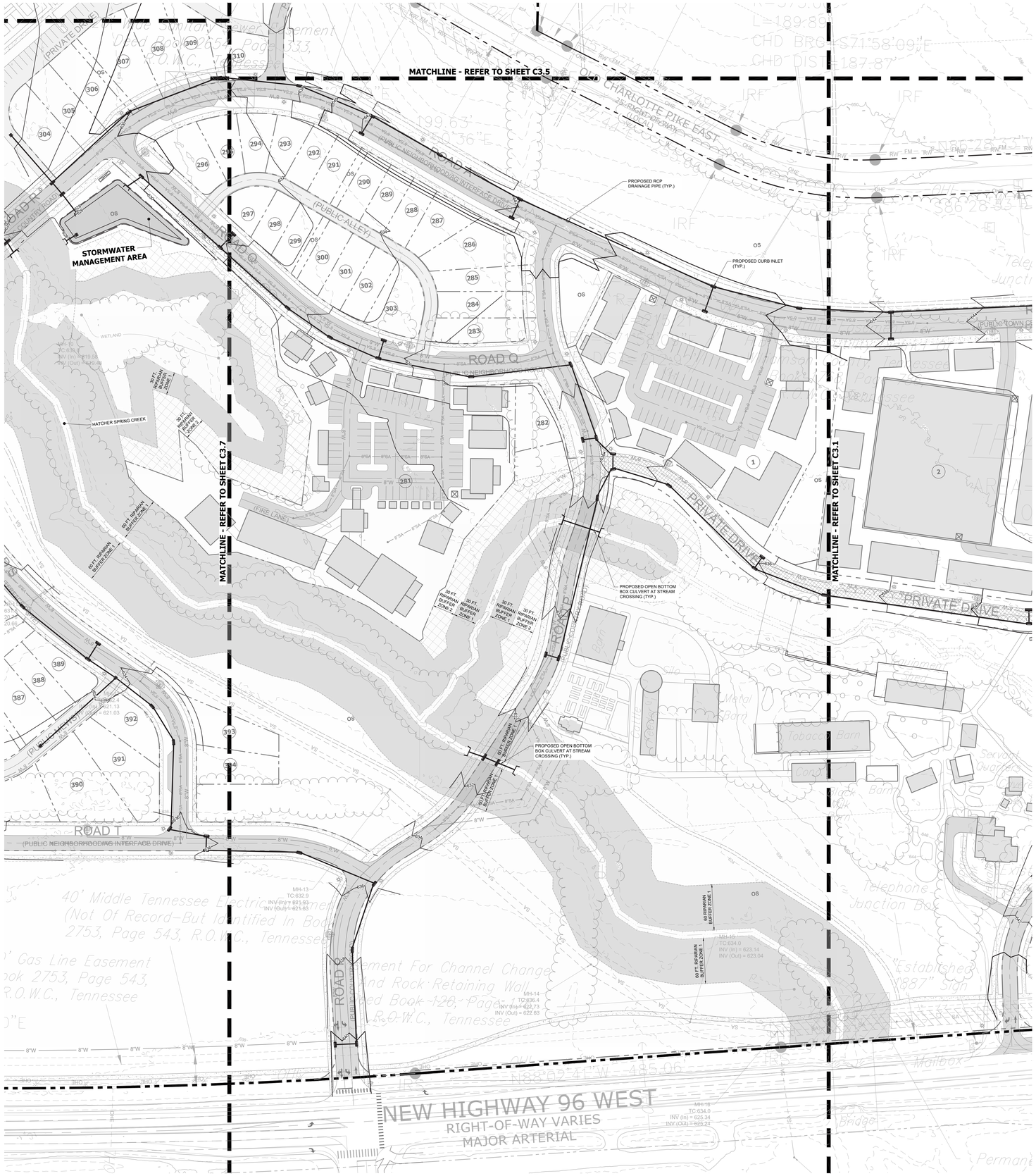
CSDG
Planning | Engineering
Landscape Architecture

JOHN E. DEGOUVE
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 5

C3.5



CITY OF FRANKLIN 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.
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STORMWATER NOTE:

- ALL SITE PLANS AS PART OF THIS DEVELOPMENT SHALL UTILIZE THE 2021 BMP STORMWATER MANUAL AND GUIDELINES.

RIPARIAN NOTE:

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TREE PROTECTION NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

GRADING & DRAINAGE PLAN - AREA 6

C3.6



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES:

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STORMWATER NOTE:

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STORMWATER NOTE:

- XXXXXXXXXXX

BUFFER LEGEND

	30' WIDE RIPARIAN BUFFER - ZONE 1
	30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

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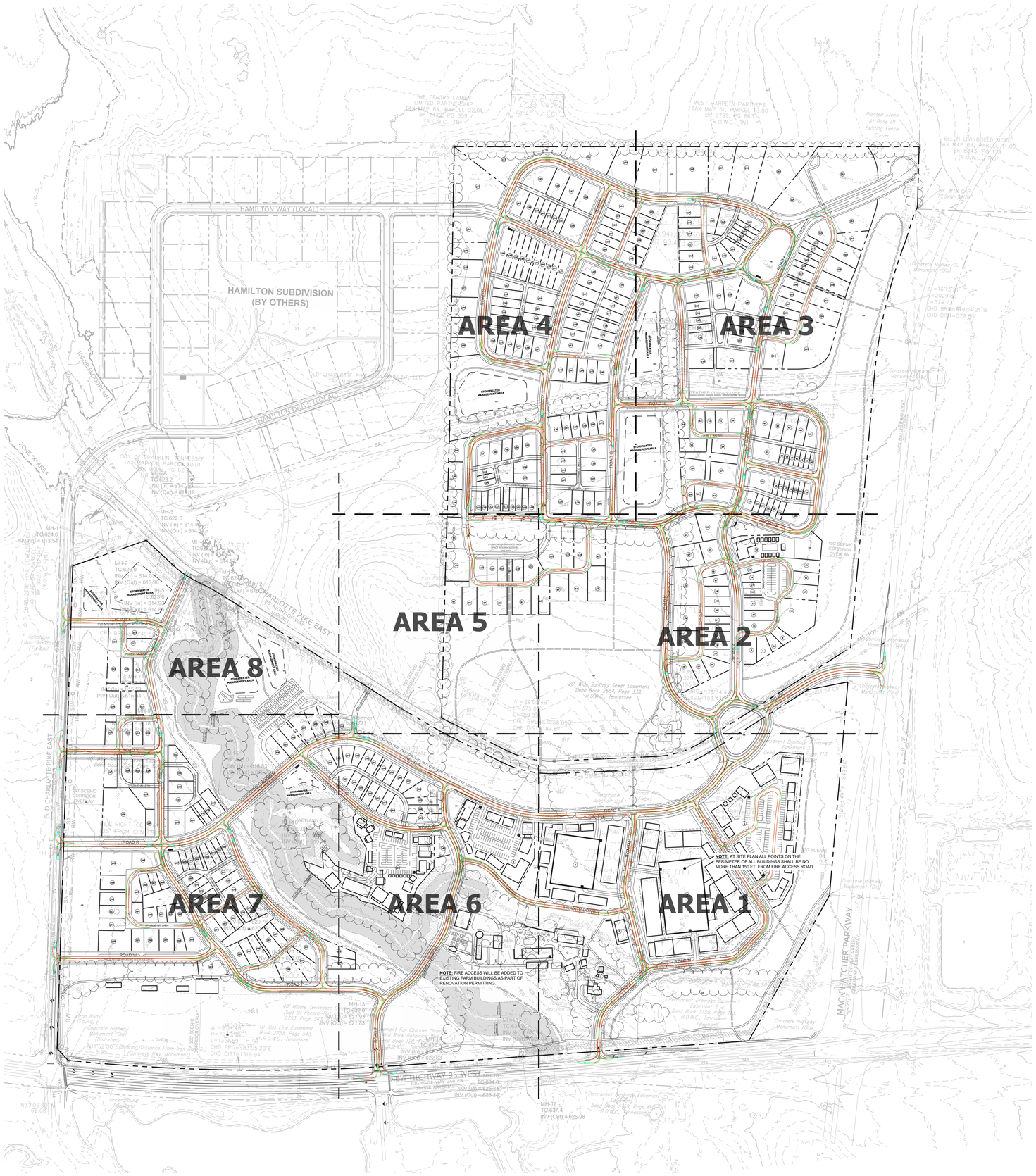
Dean E. DeGroote 08/01/2024

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GRADING & DRAINAGE PLAN - AREA 7

C3.7


OLD CHARLOTTE PIKE EAST
25' RIGHT-OF-WAY
(LOCAL)
MATCHLINE - REFER TO SHEET C3.5
MATCHLINE - REFER TO SHEET C3.7
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
STORMWATER MANAGEMENT AREA
PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED OUTLET STRUCTURE (TYP.)
PROPOSED HEADWALL STRUCTURE (TYP.)
PROPOSED CURB INLET (TYP.)
PROPOSED CATCH BASIN (TYP.)
60 FT. RIPARIAN BUFFER ZONE
ROAD X
(PUBLIC NEIGHBORHOOD/AG INTERFACE DRIVE)
ROAD Y
(PUBLIC NEIGHBORHOOD ROAD)
ROAD R
(PUBLIC NEIGHBORHOOD STREET)
(PUBLIC ALLEY)
(PUBLIC MEWS)
PRIVATE DRIVE
WETLAND
HATCHER SPRING CREEK
NEW RIGHT-OF-WAY
(25' FROM CENTER)
Deed Book 554 Page 933, R.O.W.C., TN
Deed Book 554 Page 933, R.O.W.C., TN
Deed Book 554 Page 933, R.O.W.C., TN



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
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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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ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

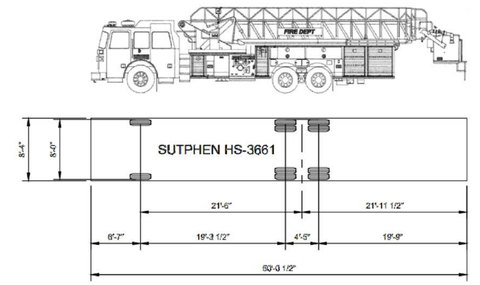
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	30' WIDE RIPARIAN BUFFER - ZONE 1
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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

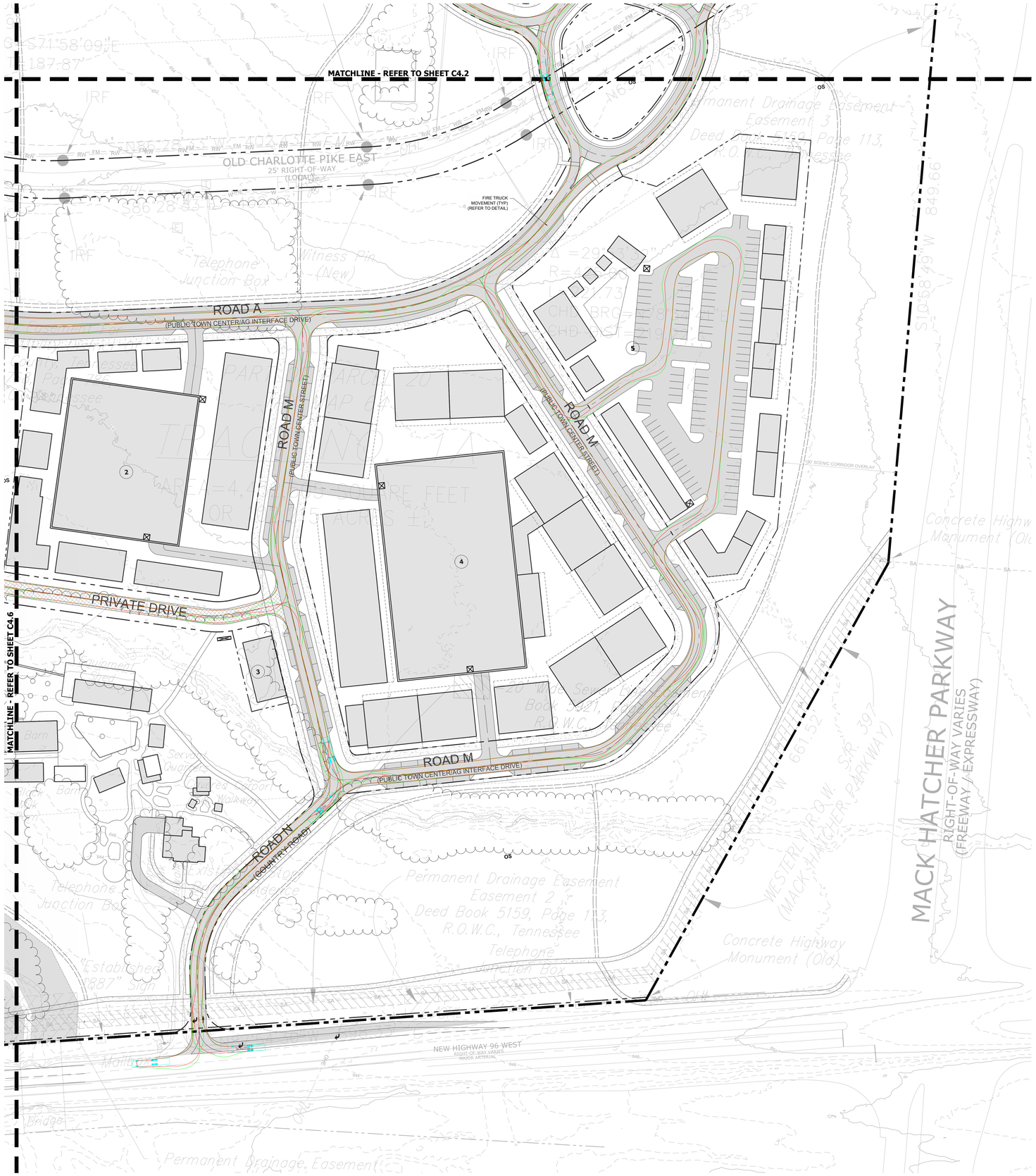
CSDG
Planning | Engineering
Landscape Architecture

SEAL R. DECOSTE 103754 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL ROW & ACCESS PLAN

C4.0



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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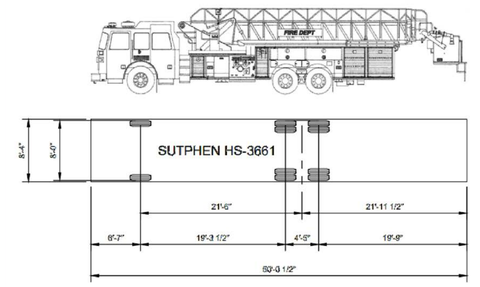
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Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

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CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

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T·P·U·D·C

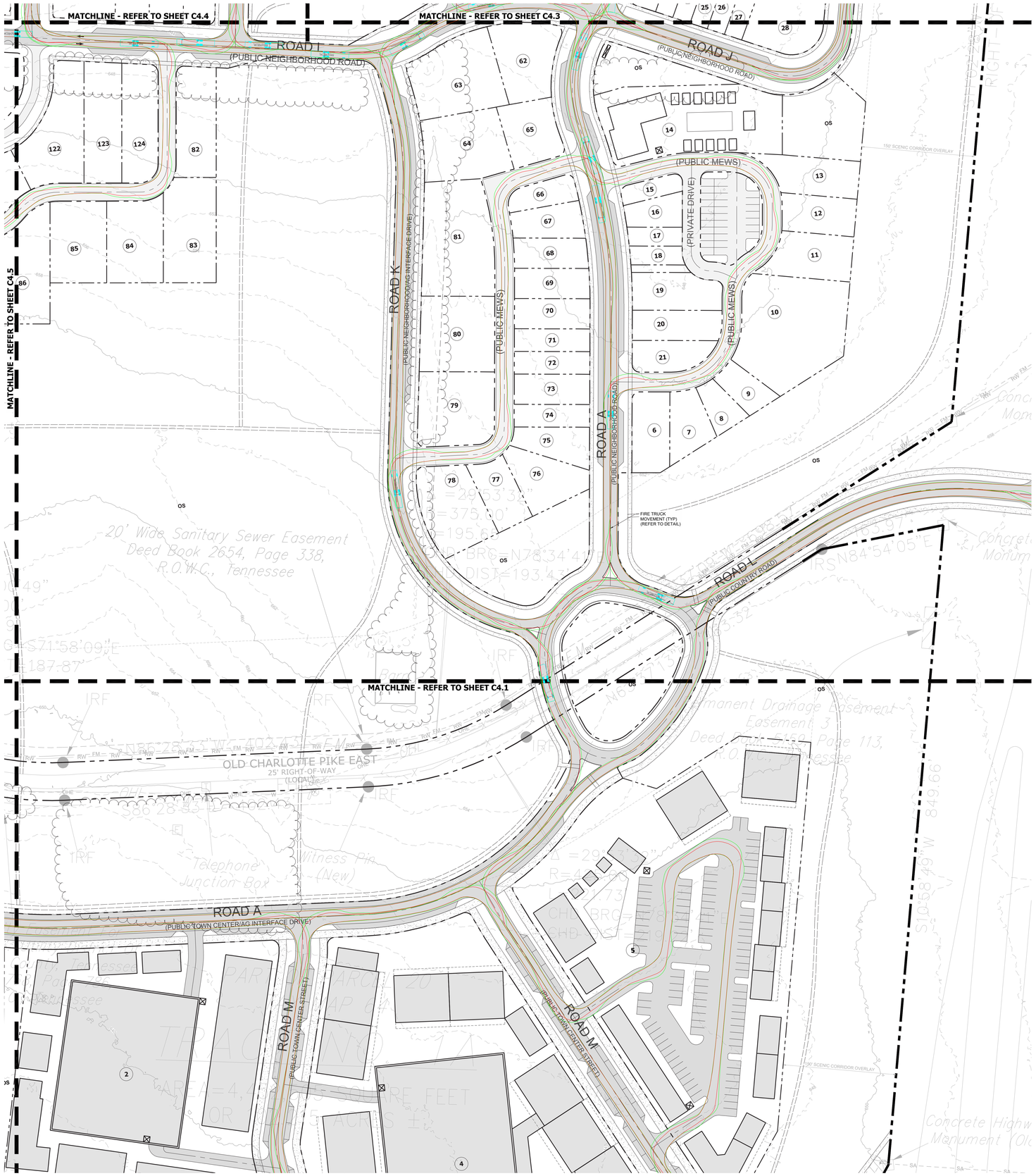
CSDG
Planning | Engineering
Landscape Architecture

LICENSED PROFESSIONAL ENGINEER
DEREK C. DECOSTER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 1

C4.1



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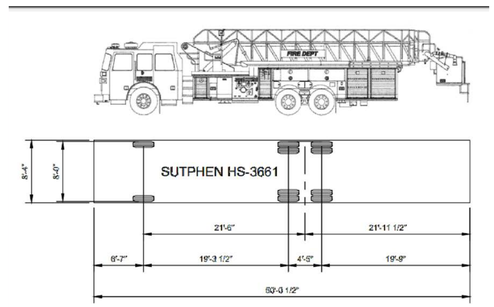
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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

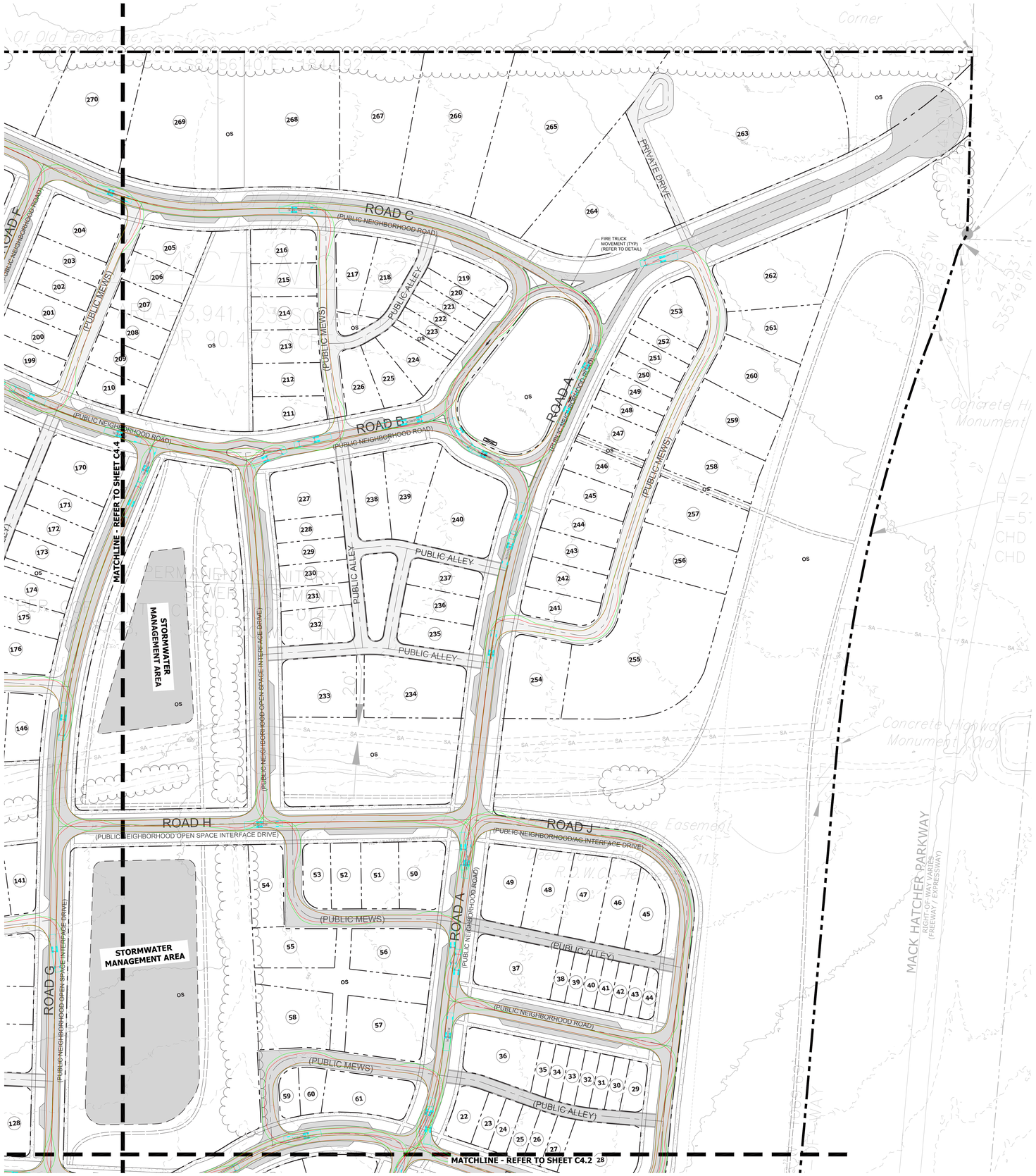
CSDG
Planning | Engineering
Landscape Architecture

Dean K. Decosimo
Tennessee License No. 110355
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 2

C4.2



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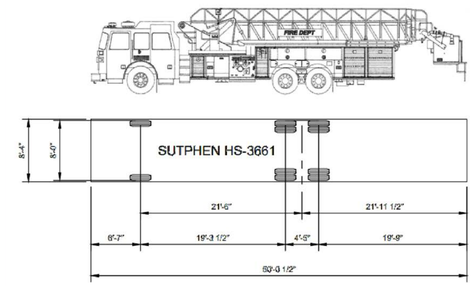
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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

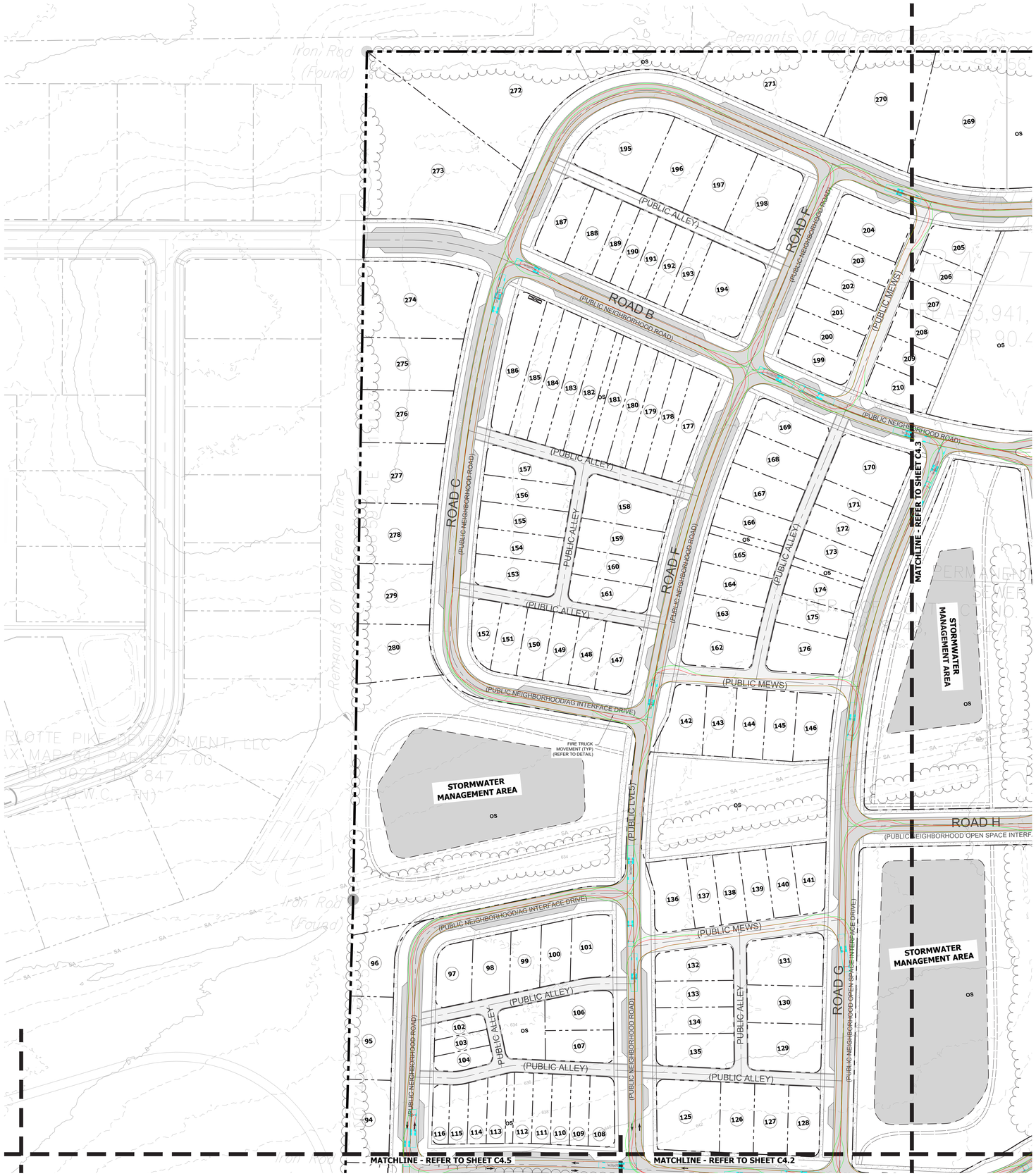
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 3

C4.3



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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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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ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

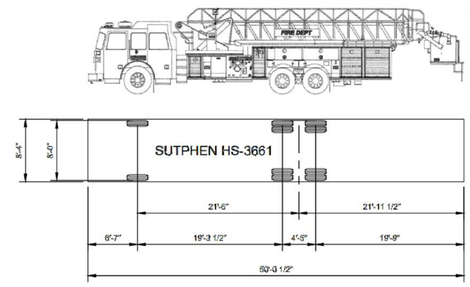
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FDC LOCATIONS NOTE:

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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

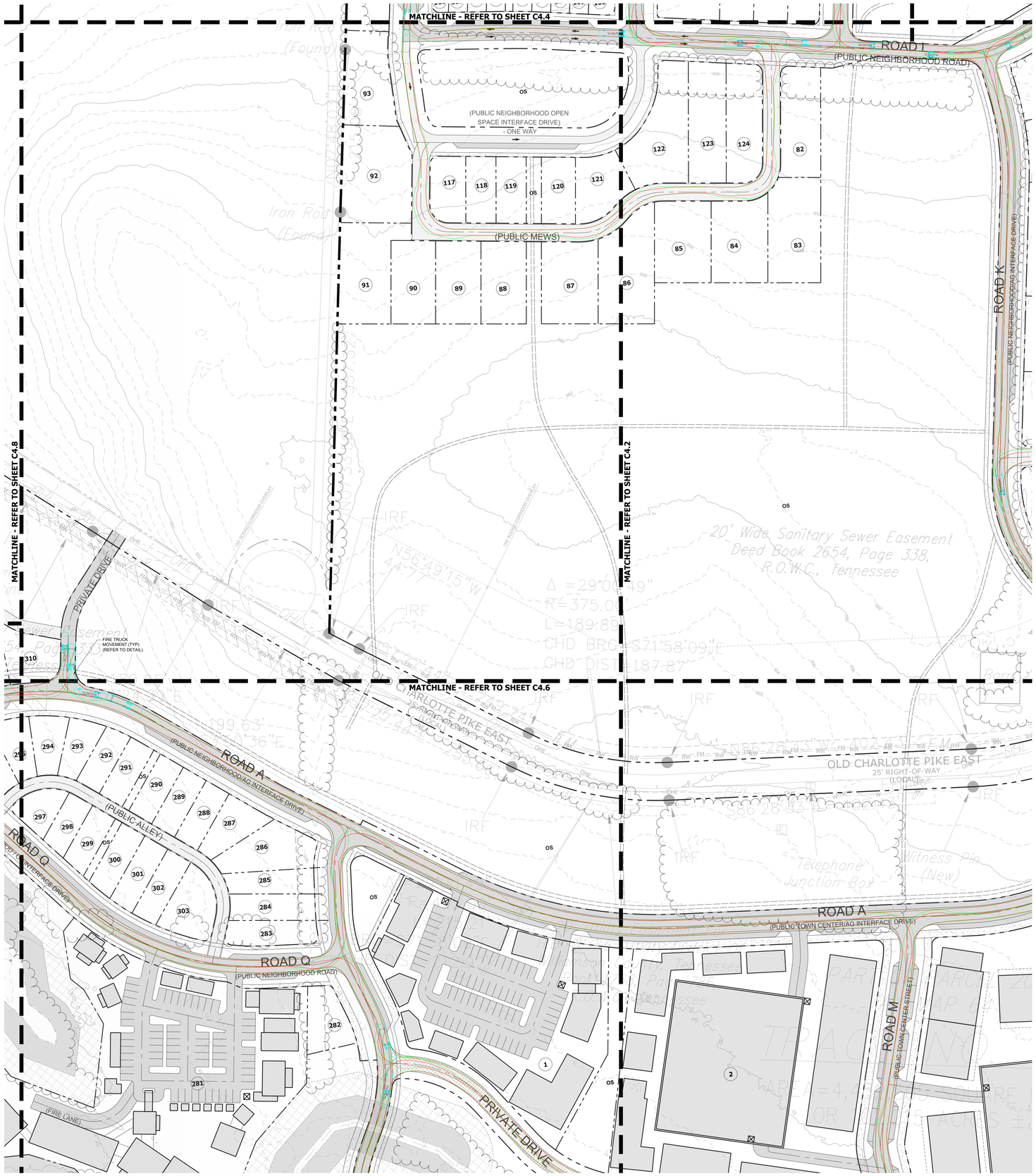
CSDG
Planning | Engineering
Landscape Architecture

Licensed Professional Engineer
Jason K. Dechant
Registered Landscape Architect
Kimberly A. Summers
State of Tennessee
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ROW & ACCESS PLAN - AREA 4

C4.4



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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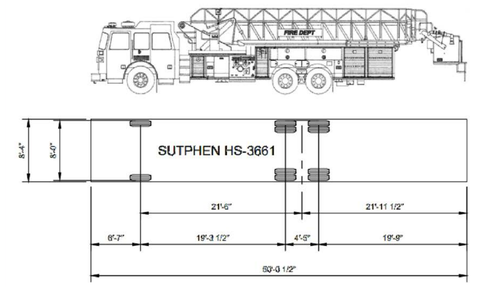
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SITE INFORMATION

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Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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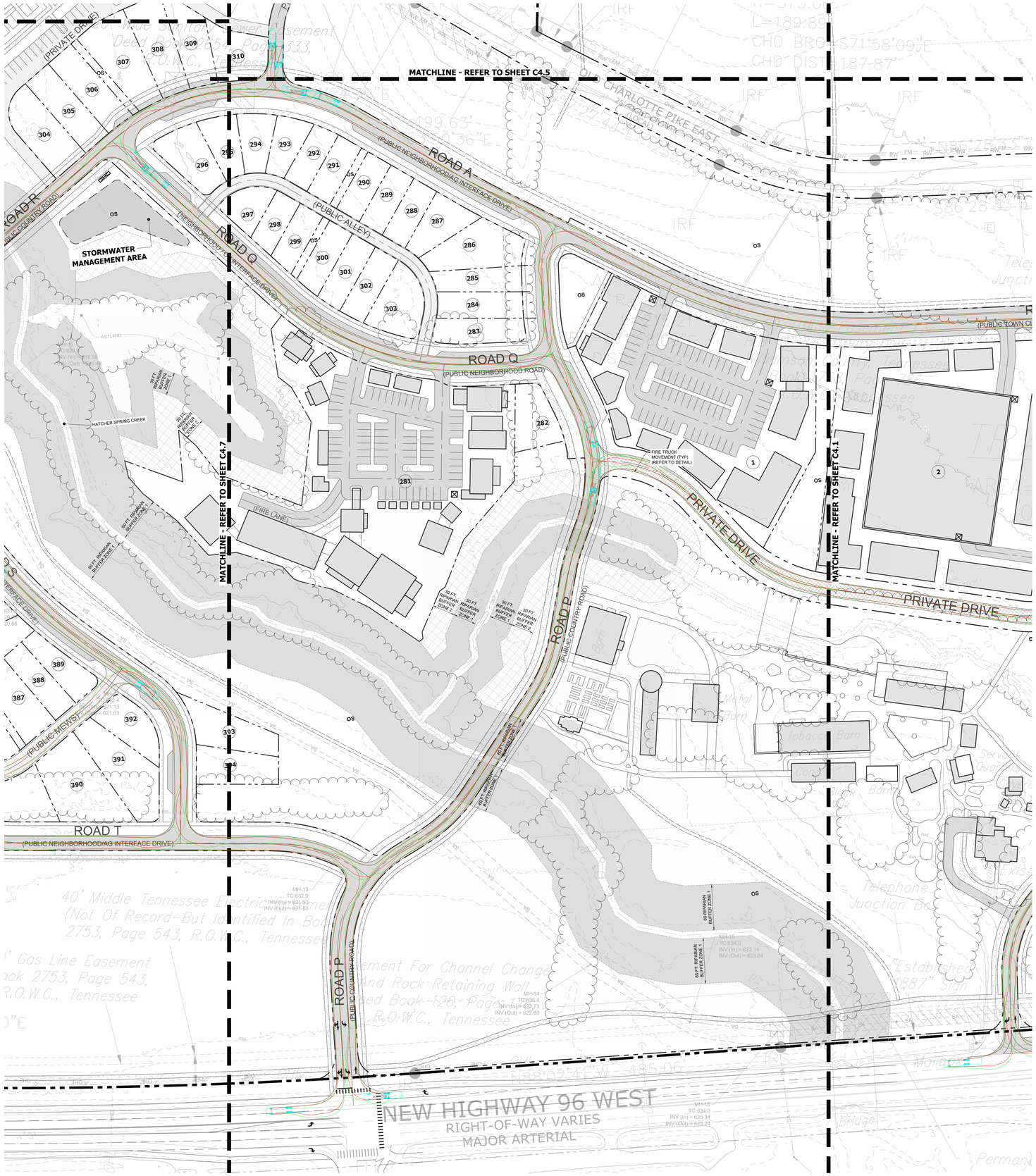
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ROW & ACCESS PLAN - AREA 5

C4.5



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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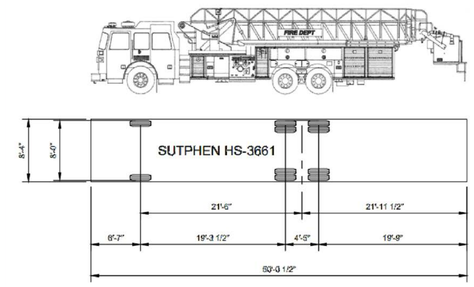
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SITE INFORMATION

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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Short Properties GP

CHARACTER DEVELOPMENT

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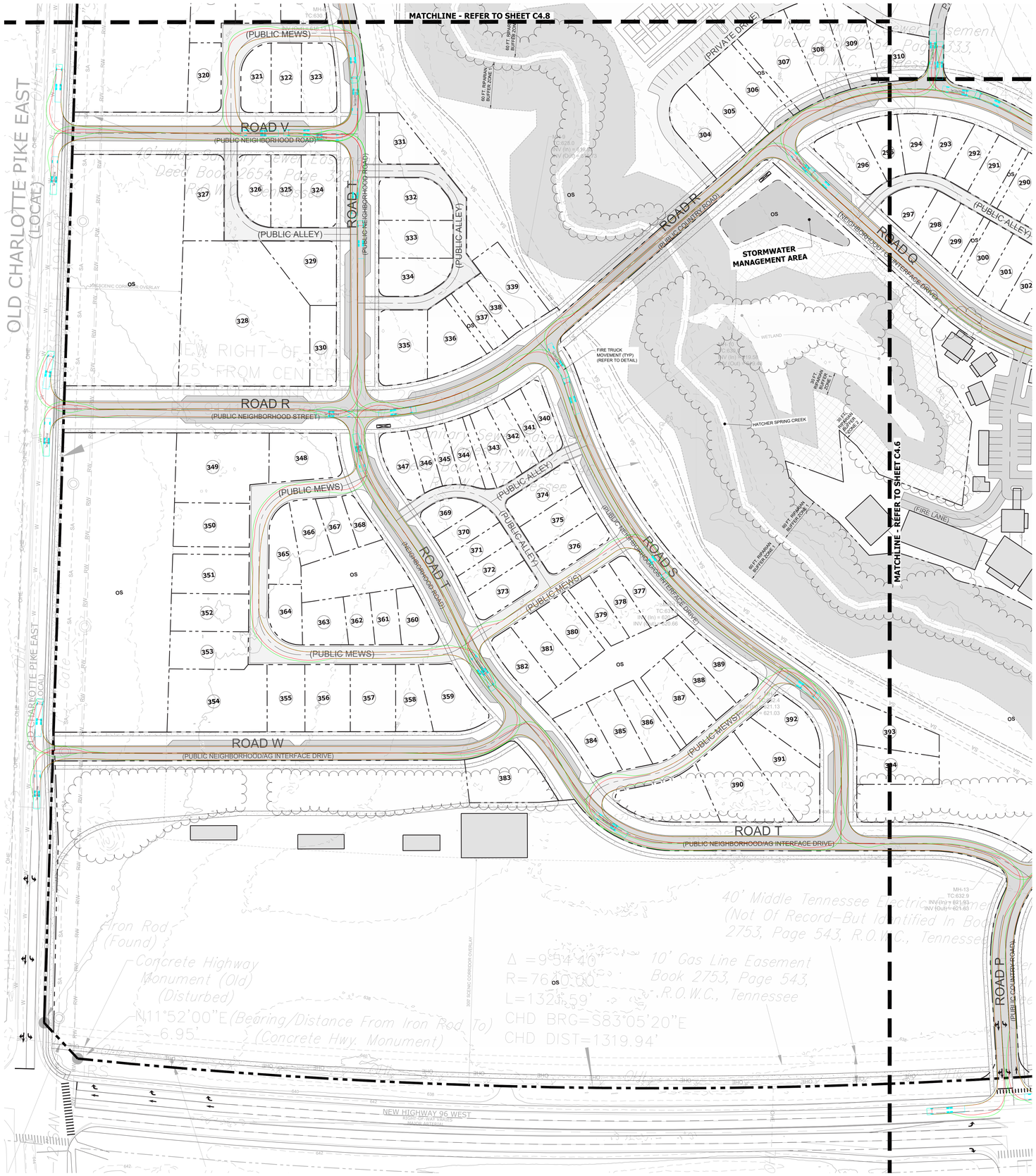
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JOHN R. DECKER
REGISTERED
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Drawn:	LEB
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Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 6

C4.6



CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES:

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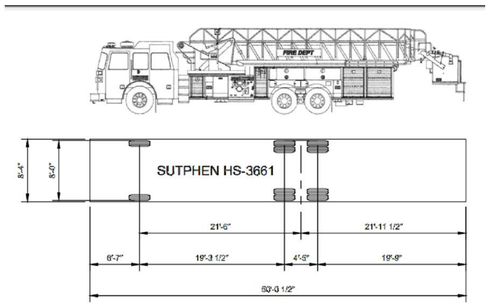
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FDC LOCATIONS NOTE:

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= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

JOHN K. DECOSTER
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

ROW & ACCESS PLAN - AREA 7

C4.7



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

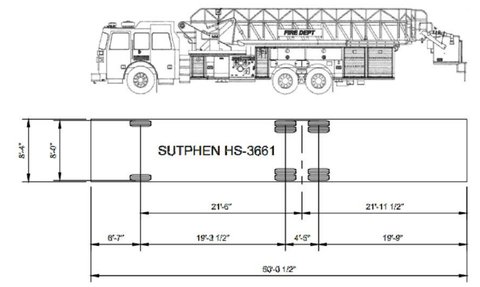
1. ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
2. A 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, THE APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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Short Properties GP

CHARACTER DEVELOPMENT

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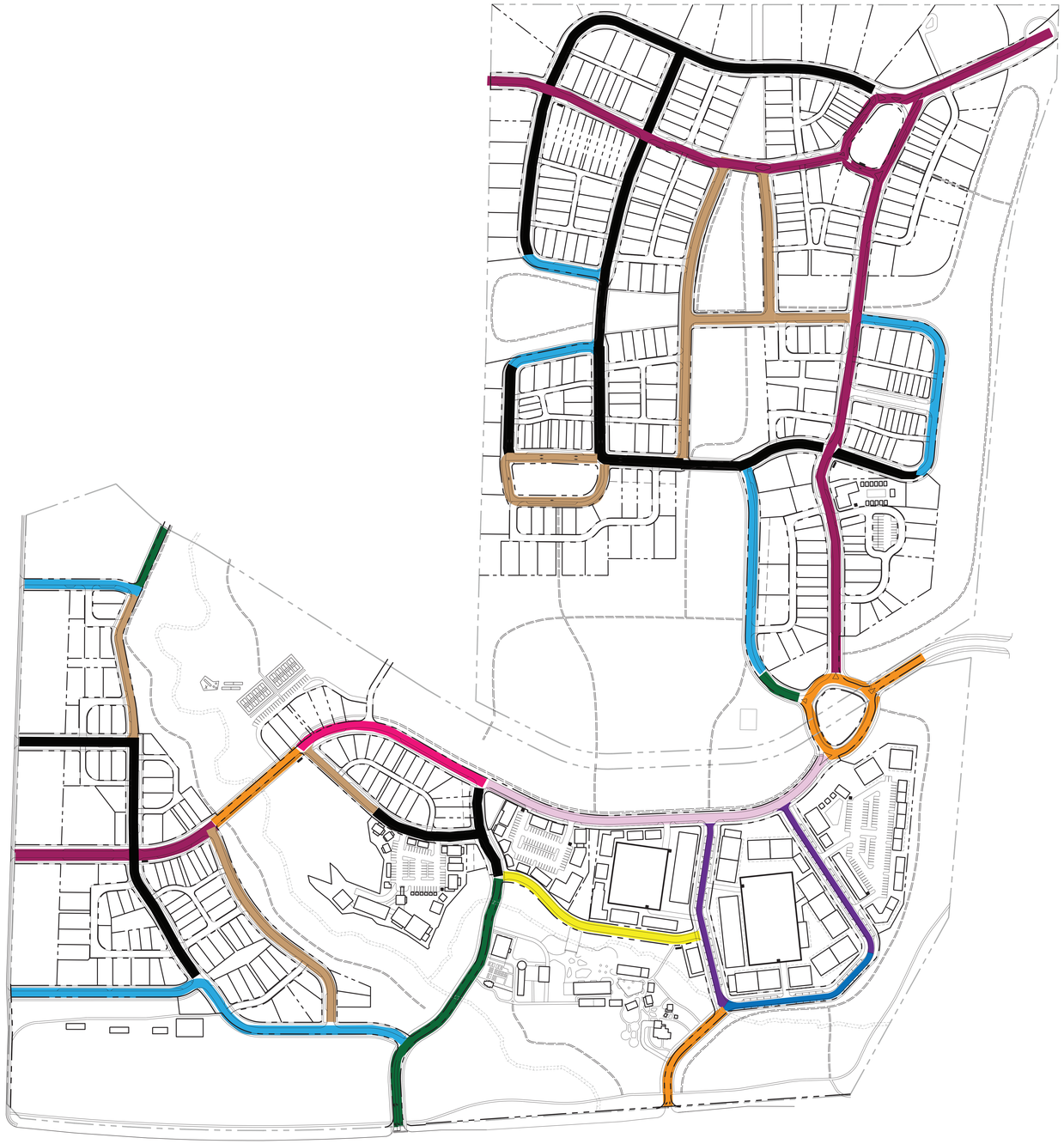
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
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ROW & ACCESS PLAN - AREA 8

C4.8



Legend

- NEIGHBORHOOD STREET (11 FT LANES)
- COUNTRY ROAD (11 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (11 FT LANES)
- NEIGHBORHOOD ROAD (10 FT LANES)
- NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE (10 FT LANES)
- NEIGHBORHOOD/AG INTERFACE DRIVE (10 FT LANES)
- TOWN CENTER STREET (10 FT LANES)
- COUNTRY ROAD (10 FT LANES)
- TOWN CENTER/AG INTERFACE DRIVE (10 FT LANES)
- SHARED STREET
- MEWS (Note: Residential fire sprinklers will not be required if the mews is 22-feet wide)
- ALLEYS

0 150 300
Scale : 1"=150'

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Planning | Engineerin
Landscape Architectur

JOHN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

THOROUGHFARE TYPE PLAN

C4.9



Legend

- Sidewalk 5'
- Rural Path
- Woonerf
- Woonerf



- **MOS 4: Section 9.6.1.A Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
  A Modification is requested to allow sidewalks only on 1 side of public and private streets. However, we will still provide pedestrain circulation in the form of a rural path outside of the ROW on the otherside of the street. This is provided only on streets adjacent to agriculture or natural areas in keeping with the character of the project.



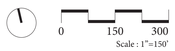
- **MOS 5: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards and SCO frontage. This is in keeping with the character of the project.



- **MOS 6: Section 9.6.1.B.1 Streets and Circulation – Pedestrian Circulation – Placement and Connections (see Sheet C4.10 Pedestrian Network)**
  Standard: A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided: 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for multifamily buildings along the SCO. This is in keeping with the character of the project and the intent of the SCO frontage.



- **MOS 8: Section 11.7 – Open Space – Courtyard – Features (see Sheet C4.10 Pedestrian Network)**
  Standard: The following features are required: A. Internal sidewalks that connect all main entrances to any adjacent street.
  A Modification is requested to allow an ADA compliant rural path in place of a sidewalk for buildings in courtyards. This is in keeping with the character of the project. See renderings for an example of the character that is intended for the courtyards.



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CHARACTER DEVELOPMENT

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CSDG
Planning | Engineerin
Landscape Architectur

JOHN K. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
Date: 08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

PEDESTRIAN NETWORK

C4.10

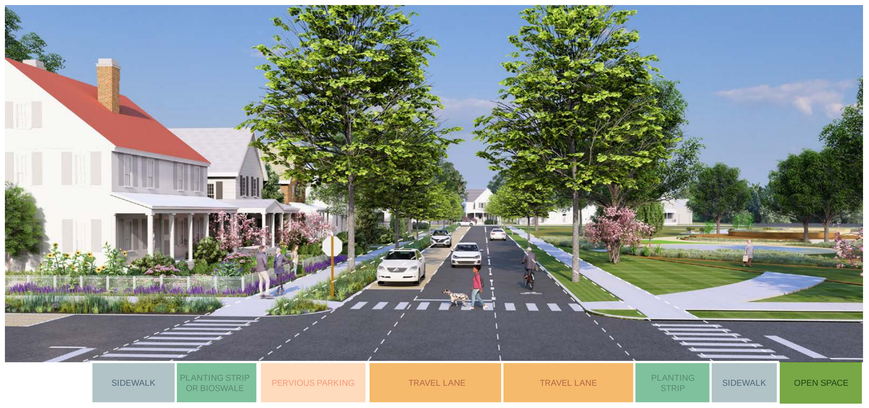
NEIGHBORHOOD STREET/NEIGHBORHOOD ROAD



TOWN CENTER/AG INTERFACE DRIVE



NEIGHBORHOOD/OPEN SPACE INTERFACE DRIVE



COUNTRY ROAD



NEIGHBORHOOD/AG INTERFACE DRIVE



TOWN CENTER STREET



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Landscape Architecture

SEAN K. DECOSTER
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	
Designed:	
Drawn:	
Scale:	NTS
Date of Submittal:	08/01/2024
Date of Revision(s):	

TYPICAL CROSS-SECTIONS

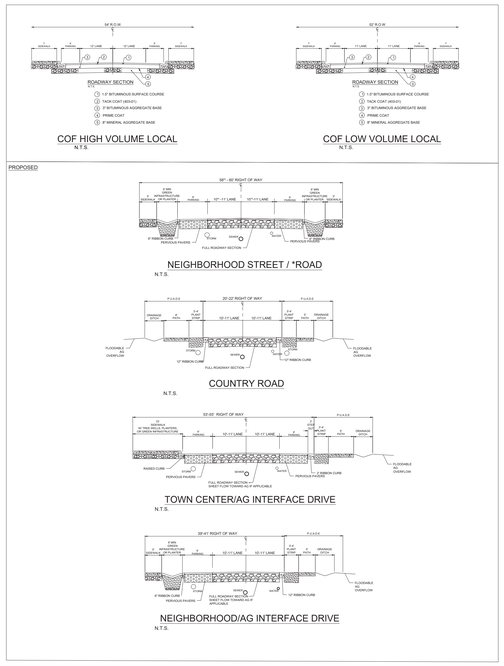
C4.11

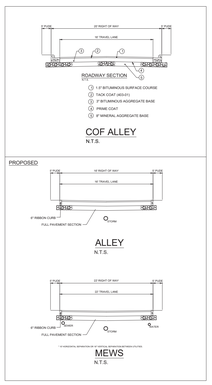
SHARED STREET

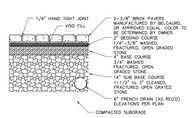


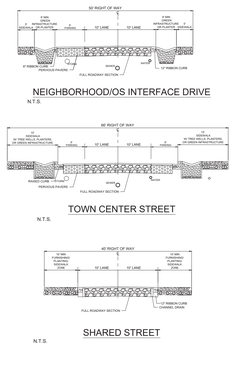
SIDEWALK | SEPARATION ZONE | TRAVEL LANE | TRAVEL LANE | SEPARATION ZONE | SIDEWALK

Engineered Versions





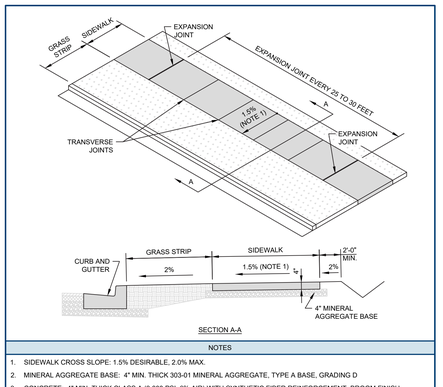




PAVEMENT SCHEDULE
(1) 1.5" - BITUMINOUS SURFACE COURSE 411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
(2) TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
(3) 3" - BITUMINOUS AGGREGATE BASE 307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
(4) PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
(5) 8" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES
1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	LOCAL, ALLEY, AND MEWS PAVEMENT SECTION		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RD-3
	NOT TO SCALE			



NOTES
1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK		DWG. NO.
	CITY OF FRANKLIN	CITY ENGINEER:	DATE: 7/1/2021	RP-8
	NOT TO SCALE			

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Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

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Landscape Architecture

JASON K. DECOSTER
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
08/01/2024

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TYPICAL CROSS-SECTIONS (CONTINUED)

C4.12



Legend

- Parking Lot
- Parking Structure
- On-Street Parking

Parking Type	Number of Spaces
Parking Lot	197
Parking Structure	504
On-Street Parking	166
Total Spaces	**867**

0 150 300
Scale : 1"=150'

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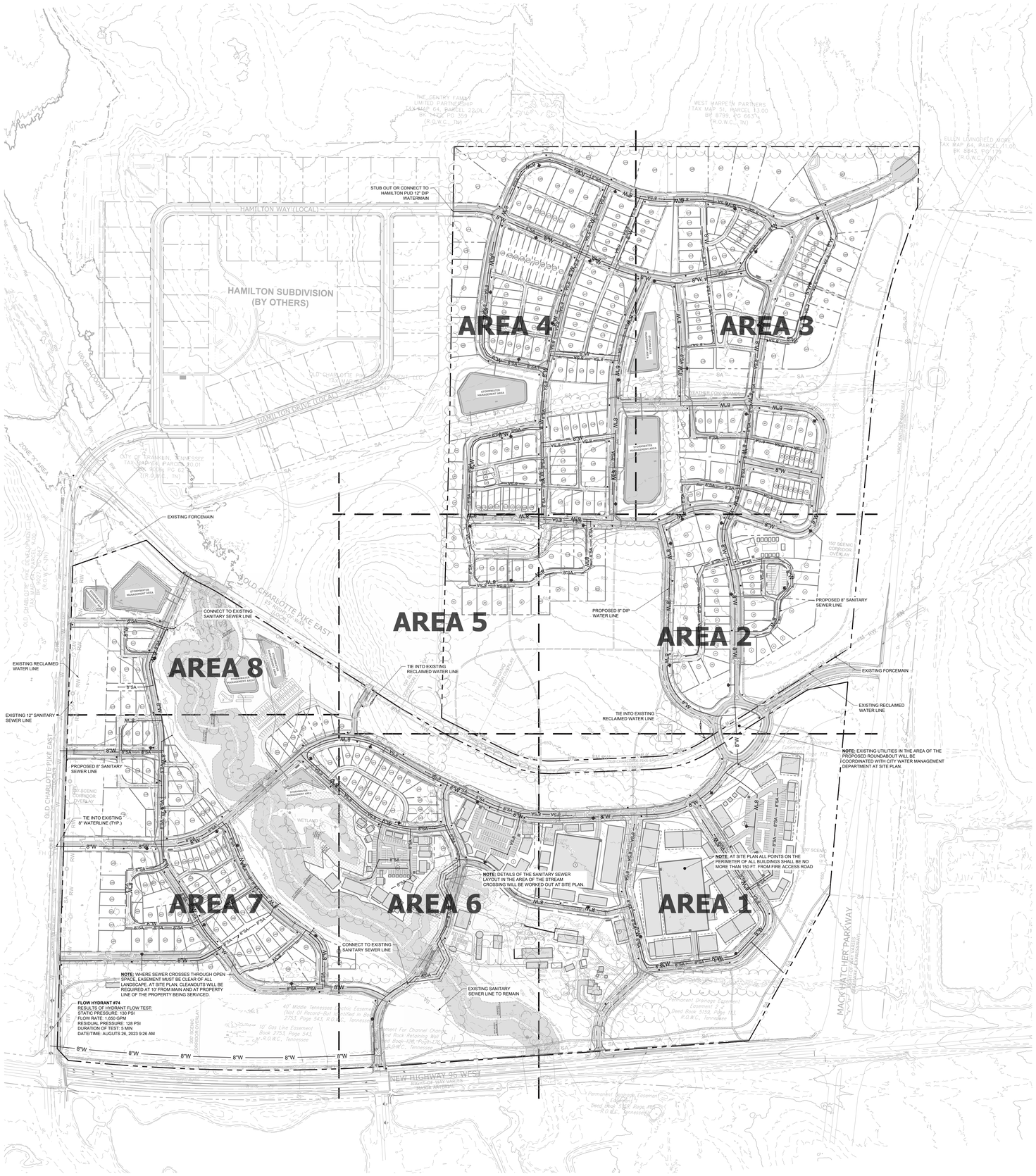
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JOHN R. DECOSTE
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LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

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CD-4V PARKING DIAGRAM

C4.13



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
  - NAME: BEN MCNEIL
  - PHONE: (615)-794-4554
- HB & TS UTILITY DISTRICT
  - NAME: CODY LOVETT
  - PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
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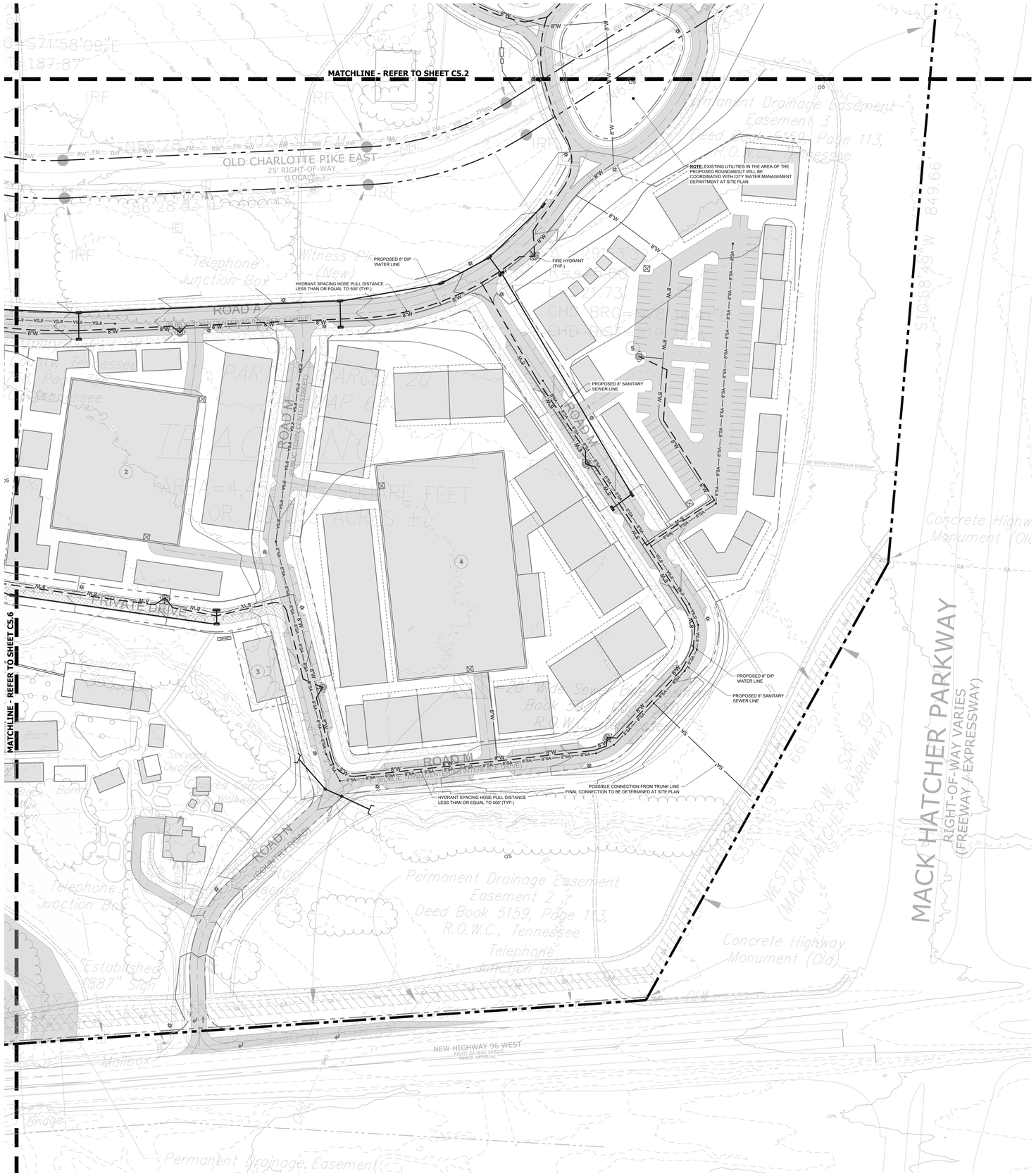
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OVERALL UTILITY PLAN

C5.0



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UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

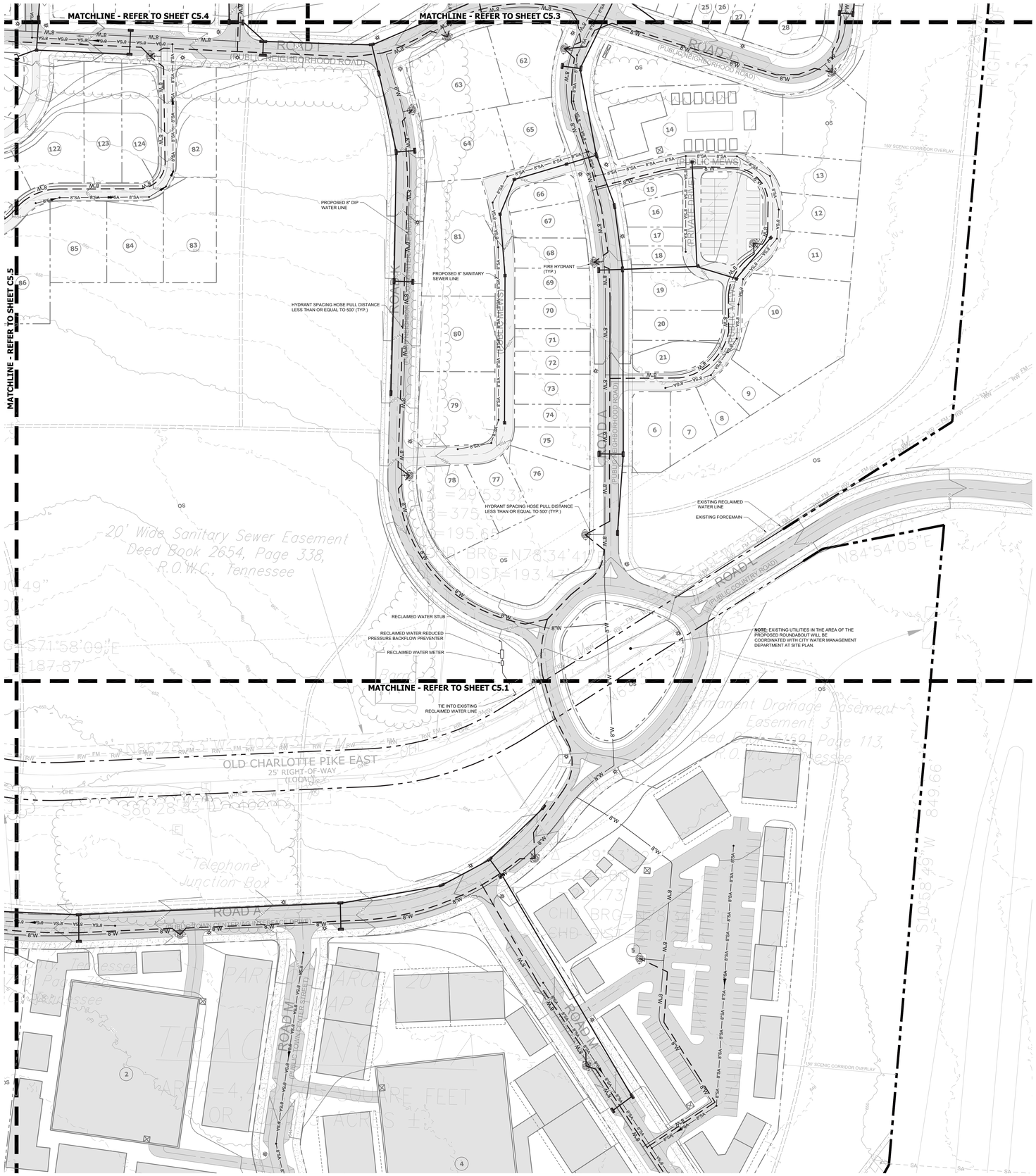
CSDG
Planning | Engineering
Landscape Architecture

JOHN K. DECOSTER
REGISTERED
LANDSCAPE ARCHITECT
No. 000000
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 1

C5.1



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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.

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

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- HB & TS UTILITY DISTRICT

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- STATIC PRESSURE: 130 PSI
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 2

C5.2



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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FIRE WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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PUD SUBDIVISION, DEVELOPMENT PLAN
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 3

C5.3



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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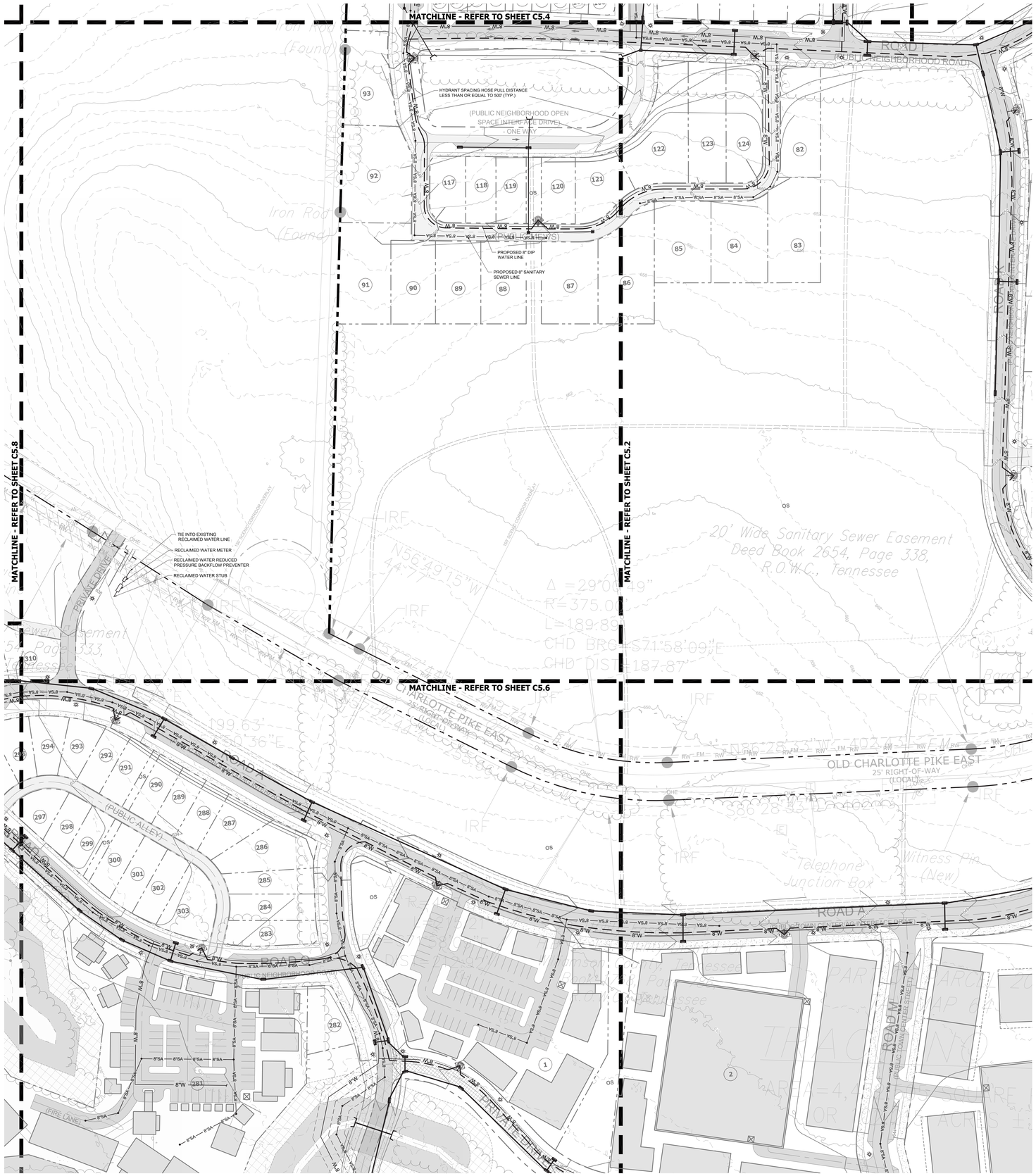
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 4

C5.4



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

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FIRE WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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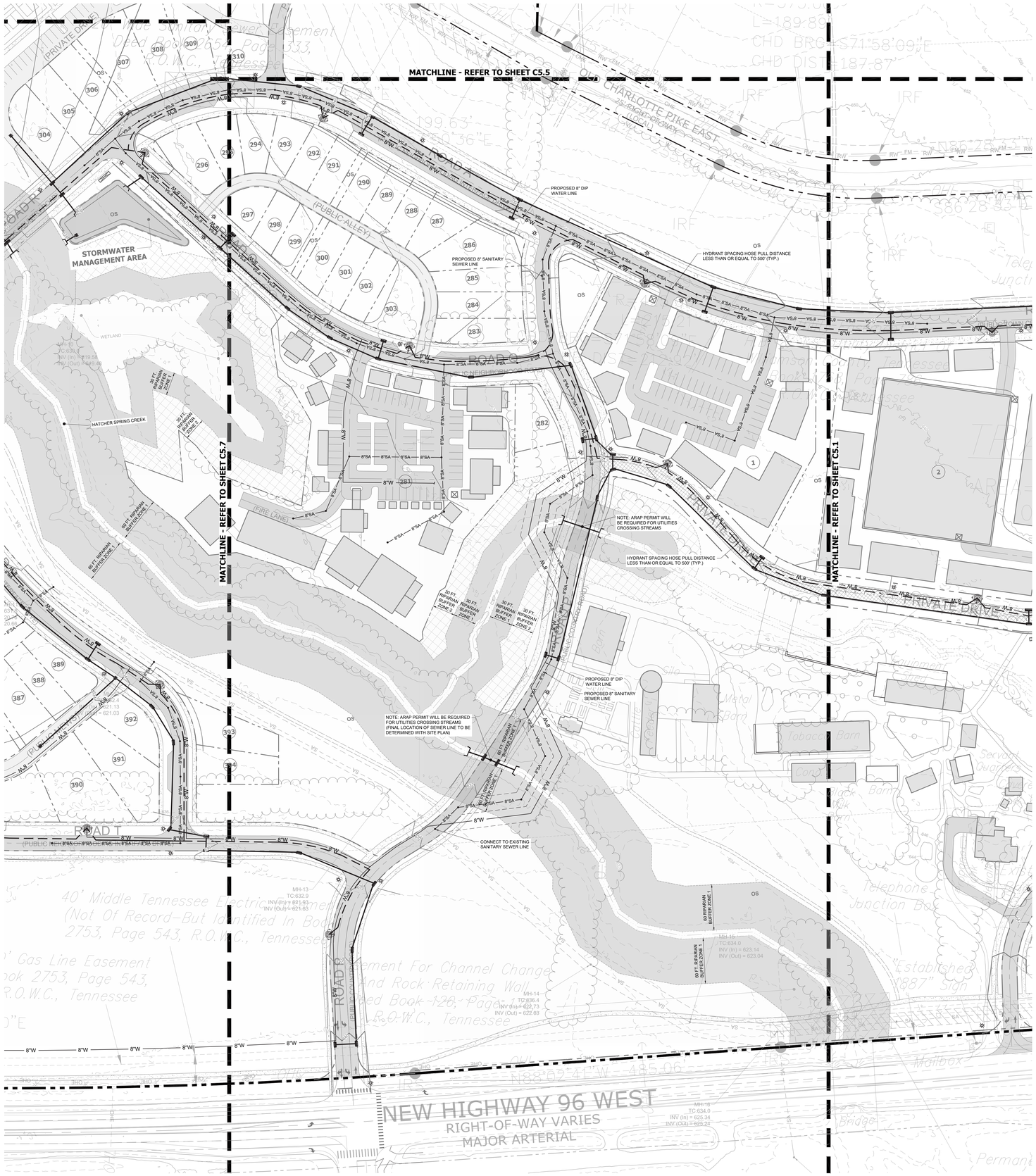
CSDG
Planning | Engineering
Landscape Architecture

LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 5

C5.5



WATER SERVICE NOTE:

- WATER SERVICE TO THIS DEVELOPMENT IS PROVIDED BY THE HB & TS UTILITY DISTRICT. RECLAIMED WATER SERVICE IS PROVIDED BY THE CITY OF FRANKLIN. DETAILS FOR THE RECLAIMED WATER SERVICE SHALL BE PROVIDED AT THE SITE PLAN.

UTILITY EASEMENT NOTE:

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PROPOSED UTILITY PLAN:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
  - NAME: BEN MCNEIL
  - PHONE: (615)-794-4554
- HB & TS UTILITY DISTRICT
  - NAME: CODY LOVETT
  - PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
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BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
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NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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Short Properties GP

CHARACTER DEVELOPMENT

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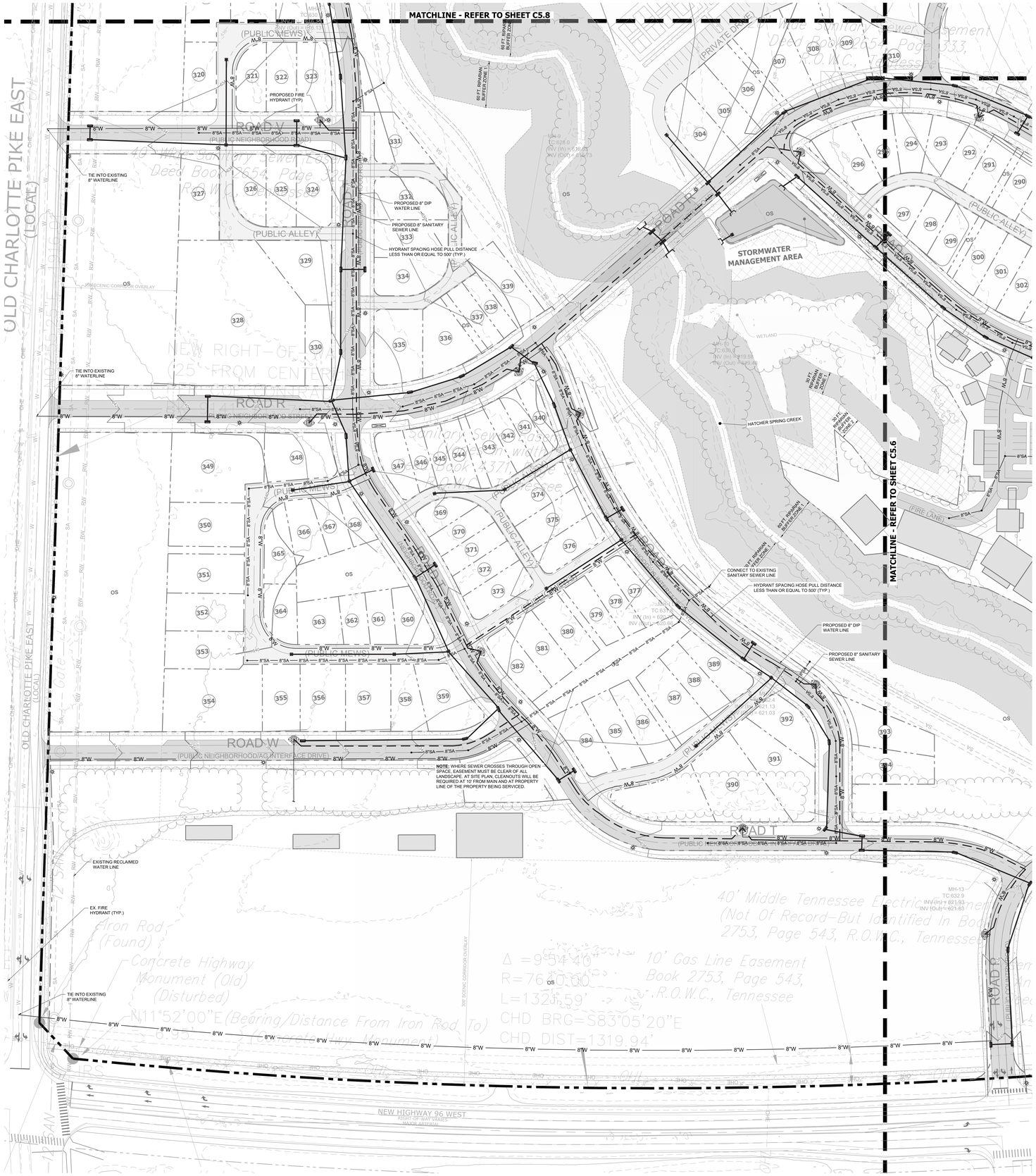
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Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 6

C5.6



WATER SERVICE NOTE:

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UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

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BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
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Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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SEAN K. DECOSTER
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STATE OF TENNESSEE
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Job No.:	23-039-01
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Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
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Date of Revision(s):	

UTILITY PLAN - AREA 7

C5.7



WATER SERVICE NOTE:

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- A 20' EASEMENT SHALL BE ADDED TO ANY PUBLIC UTILITIES WITHIN A PRIVATE LOT.

PROPOSED UTILITY PLAN:

- THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, AND DUE TO THE LACK OF INFORMATION PROVIDED REGARDING BUILDING USES AND OCCUPANCY LOADS, THE FINAL UTILITY ALIGNMENTS FOR WATER, SANITARY SEWER AND RECLAIM WATER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET THE 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 WATER SERVICE NOTE:

- FIRE SERVICES TO COMMERCIAL BUILDINGS WILL BE SHOWN AT SITE PLAN, AS REQUIRED. FIRE SERVICE LINES SHALL BE PVC C900 OR CLASS 52 DUCTILE IRON PIPE, SHALL MEET LOCAL AND FEDERAL CODES AND EACH WILL BE REQUIRED TO HAVE A DOUBLE DETECTOR CHECK VALVE ASSEMBLY. A FIRE HYDRANT WILL BE REQUIRED WITHIN 150' OF ANY REQUIRED FIRE DEPARTMENT CONNECTION, THESE SHALL BE SHOWN AT THE SITE PLAN. SINGLE FAMILY LOTS ARE NOT ANTICIPATED TO BE SERVED WITH FIRE SPRINKLER SYSTEMS.

UTILITY / CONTACTS:

- CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT

  NAME: BEN MCNEIL

  PHONE: (615)-794-4554

- HB & TS UTILITY DISTRICT

  NAME: CODY LOVETT

  PHONE: (615)-794-7796

FIRE HYDRANT FLOW TEST:

FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W

- TEST DATE: AUGUST 29, 2023
- STATIC PRESSURE: 130 PSI
- RESIDUAL PRESSURE: 128 PSI
- FLOW: 1650 GPM

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 50'
Date of Submittal:	08/01/2024
Date of Revision(s):	

UTILITY PLAN - AREA 8

C5.8



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   - STATIC PRESSURE: 130 PSI
   - RESIDUAL PRESSURE: 128 PSI
   - FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

BUFFER LEGEND

- 30' WIDE RIPARIAN BUFFER - ZONE 1
- 30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

0 150 300
Scale : 1"=150'

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

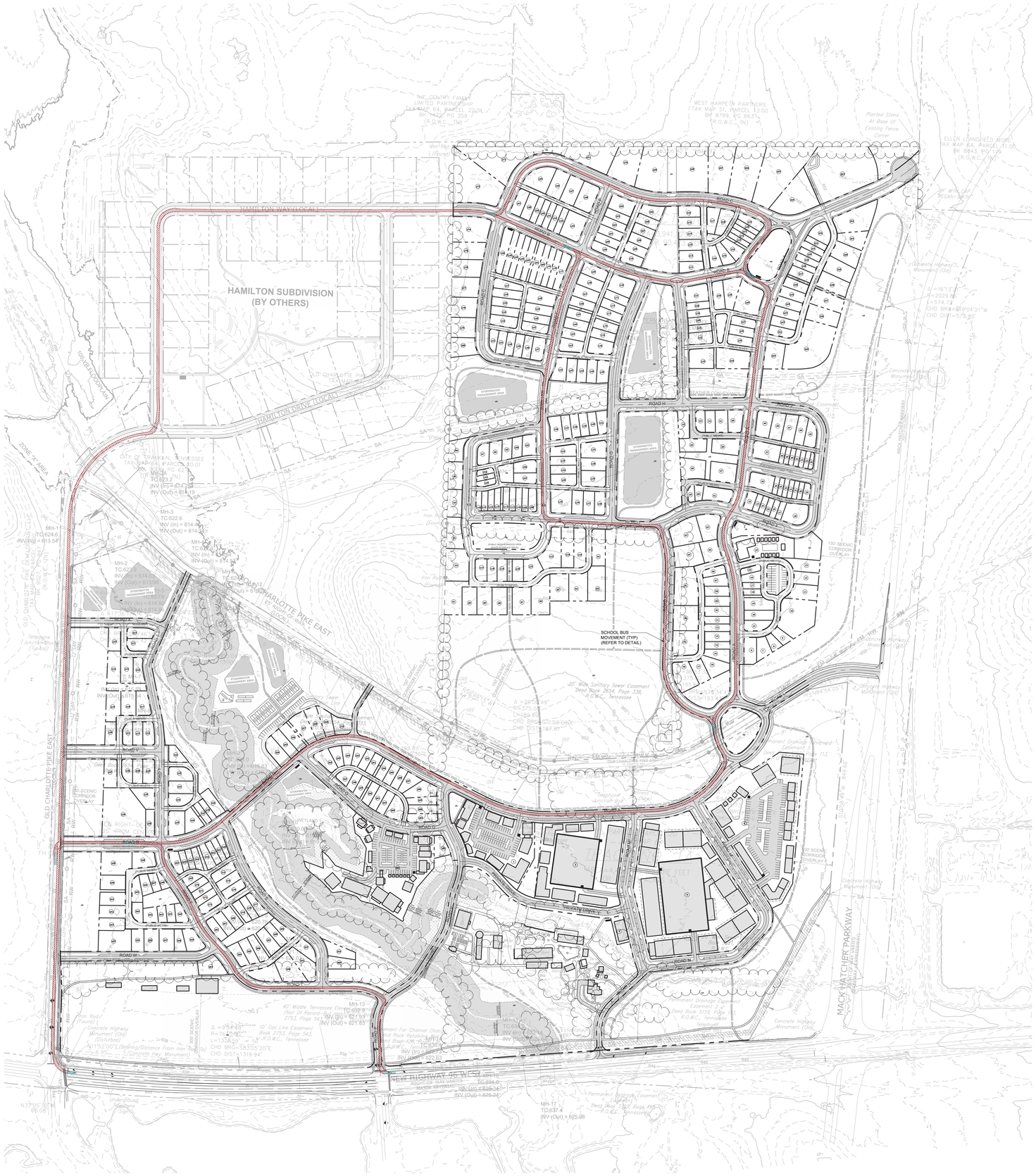
LEAH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
08/01/2024
STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OVERALL PHASING PLAN

C6.0


HAMILTON WAY (LOCAL)
HAMILTON SUBDIVISION
(BY OTHERS)
HAMILTON DRIVE (LOCAL)
OLD CHARLOTTE PIKE EAST
NEW HIGHWAY 96 WEST
MACK HATCHER PARKWAY
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
ROAD K
ROAD L
ROAD M
ROAD N
ROAD O
ROAD P
ROAD Q
ROAD R
ROAD S
ROAD T
ROAD U
ROAD V
ROAD W
SIDE LOAD SOLID WASTE TRUCK MOVEMENT WITHIN RESIDENTIAL AREA (TYP) (REFER TO DETAIL)
SIDE LOAD SOLID WASTE TRUCK MOVEMENT WITHIN COMMERCIAL AREA (TYP) (REFER TO DETAIL)
FRONT LOAD SOLID WASTE TRUCK MOVEMENT WITHIN COMMERCIAL AREA (TYP) (REFER TO DETAIL)
100' SCENIC CORRIDOR OVERLAY
ZONE 'X' AREA
STORMWATER MANAGEMENT AREA
20' Wide Sanitary Sewer Easement
Deed Book 2654, Page 138
R.O.W.C., Tennessee
40' Middle Tennessee Electric Membership Corporation
Not Of Record - But Shown On Survey
Book 2753, Page 543
R.O.W.C., Tennessee
10' Gas Line Easement
Book 2753, Page 543
R.O.W.C., Tennessee
Permanent Drainage Easement
Easement 2 For
Deed Book 5759, Page 178
R.O.W.C., Tennessee
Permanent Drainage Easement
Deed Book 5759, Page 178
R.O.W.C., Tennessee
THE GENTRY FAMILY LIMITED PARTNERSHIP
TAX MAP 64, PARCEL 2.00
BK 8799, PG 359
(R.O.W.C., TN)
WEST HARPETH PARTNERS
TAX MAP 51, PARCEL 13.00
BK 8799, PG 663
(R.O.W.C., TN)
ELLEN LIVINGFIELD MOSS
TAX MAP 64, PARCEL 21.05
BK 8843, PG 178
(R.O.W.C., TN)
CITY OF FRANKLIN, TENNESSEE
TAX MAP 64, PARCEL 30.01
(R.O.W.C., TN)
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MH-382
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-383
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-384
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-385
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-386
TC:634.0
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INV (OUT) = 625.64
MH-387
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INV (OUT) = 625.64
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TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-389
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-390
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-391
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-392
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-393
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-394
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-395
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-396
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-397
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-398
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-399
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-400
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-401
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-402
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-403
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-404
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
MH-405
TC:634.0
INV (IN) = 625.94
INV (OUT) = 625.64
M



CITY OF FRANKLIN 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 THE STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY, OR RIGHT-OF-WAY 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.

ADA PARKING NOTE:

- AT THE SITE PLAN STAGE, THIS PLAN SHALL PROVIDE ACCESSIBLE ON-STREET PARKING SPACES AT STRIPED PARALLEL PARKING LOCATIONS, PER TABLE R214 OF THE "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" BY THE UNITED STATES ACCESS BOARD.

SITE DISTANCE NOTE:

- AT THE SITE PLAN STAGE, ALL AASHTO-PRESCRIBED SIGHT DISTANCE REQUIREMENTS SHALL BE MET. ON STREET PARKING SPACES SHALL BE REMOVED FROM THE PROPOSED LAYOUT WHERE PARKED CARS IN THESE SPACES WOULD OTHERWISE OBSTRUCT THE AASHTO-PRESCRIBED MINIMUM SIGHT DISTANCE. SIMILARLY, BUILDINGS AND OTHER OBSTRUCTIONS WILL BE REVIEWED IN DETAIL AT THE SITE PLAN STAGE AND WILL BE REMOVED OR ADJUSTED AS NEEDED TO ENSURE ALL SIGHT DISTANCE REQUIREMENTS ARE MET.

FIRE TRUCK ACCESS NOTE:

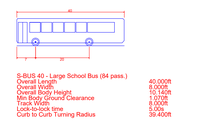
1. ANY FIRE TRUCK EMERGENCY ACCESS PATH OR DRIVE AISLE THAT IS GREATER THAN 150' SHALL PROVIDE AN APPROPRIATE TURNAROUND FOR THE STANDARD FRANKLIN FIRE TRUCK.
2. A 150' HOSE LAY ACCESS SHALL BE PROVIDED TO ALL BUILDINGS. IN LOCATIONS WHERE THIS IS NOT POSSIBLE, THE APPLICANT WILL WORK WITH THE COF FIRE MARSHALL AT SITE PLAN TO MEET ADDITIONAL REQUIREMENTS SUCH AS FIRE SPRINKLER SYSTEMS OR STANDPIPES TO MEET THE CURRENT FIRE CODE AT THAT TIME.
3. AT SITE PLAN, ALL AUTOTURN MOVEMENTS FOR THE STANDARD CITY OF FRANKLIN FIRE TRUCK SHALL SHOW FULL ACCESS WITHOUT CONFLICTS FOR THE APPROPRIATE EMERGENCY VEHICLES PATHS.

FDC LOCATIONS NOTE:

- FDC LOCATIONS WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO THE CITY OF FRANKLIN AND IBC STANDARDS.

= TIRE TRACKING PATH

= BODY TRACKING PATH



BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBACE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

SCHOOL BUS VEHICLE PLAN

C6.2



OVERALL DEVELOPMENT PROGRAM

DEVELOPMENT	NON-RESIDENTIAL USE	COMMERCIAL	EVENT SPACE	HOTEL	SINGLE-FAMILY UNITS	MULTI-FAMILY UNITS
OVERALL ENTITLEMENTS	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/EVENT SPACE	103,750	300 people	75 Keys	369	468
PHASE 1	RETAIL/OFFICE/CLUBHOUSE/ MUSEUM/EVENT SPACE	35,250	100 people		0	306
PHASE 2	RETAIL	1,000			70	29
PHASE 3	N/A				58	8
PHASE 4	RETAIL/CLUBHOUSE/ OFFICE/ HOTEL/DAY CARE/EVENT SPACE	30,500	200 people	75 Keys	79	24
PHASE 5	RETAIL/OFFICE/EDUCATION/ MUSEUM	22,300			54	58
PHASE 6	RETAIL/OFFICE/CLINIC/ANIMAL SERVICES	14,700			108	43

NOTES:

1. THE PROJECT SITE IS LOCATED AT 1740 NEW HIGHWAY 96 WEST, IN FRANKLIN, TN. AND IS LOCATED WITHIN THE 9TH CIVIC DISTRICT. THE PROPERTY IS REFERENCED AS MAP 64, PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAPS.
2. BASE INFORMATION WAS TAKEN FROM A BOUNDARY PROVIDED BY H & H LAND SURVEYING, DATED MARCH 30, 2023, PUBLICLY AVAILABLE GIS TOPOGRAPHIC INFORMATION AND OTHER PUBLICLY AVAILABLE INFORMATION. CIVIL SITE DESIGN GROUP, P.L.L.C. AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
3. FIRE HYDRANT FLOW FOR THE HYDRANT LOCATED AT NEW HIGHWAY 96 W (TEST DATE: AUGUST 29, 2023)
   STATIC PRESSURE: 130 PSI
   RESIDUAL PRESSURE: 128 PSI
   FLOW: 1650 GPM
4. THE ACREAGE OF THIS DEVELOPMENT IS +/- 192.69 AC.
5. THERE ARE NO INDIVIDUAL LIST NATIONAL REGISTERED HISTORIC STRUCTURES OUTSIDE OF THE PROPERTY OWNER.
6. NO MINERAL RIGHTS ARE KNOW TO BE HELD BY THE PARTIES OUTSIDE OF THE PROPERTY OWNER.
7. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP(S) 47187C0195F & 47187C0183G DATED SEPTEMBER 29, 2006 AND DECEMBER 22, 2016 A PORTION OF THIS SITE IS LOCATED WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
8. ALL PUBLIC IMPROVEMENTS SHALL BE LOCATED WITHIN AN EASEMENT OR PUBLIC RIGHT OF WAY.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF A GEO TECHNICAL REPORT, IF AVAILABLE, FOR INFORMATION ON SITE SPECIFIC CONDITIONS AND RECOMMENDATIONS.
10. ALL SIGNS, MARKINGS, SIGNALS, AND OTHER TRAFFIC CONTROL DEVICES USED ON PUBLIC AND PRIVATE STREETS COMPLIES WITH THE MUTCD LATEST EDITION.
11. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ON-SITE POWER POLES WITH MTEMC.
12. A MINIMUM WIDTH FOR STANDARD 90° SURFACE PARKING SPACES ADJACENT TO PARKING ISLANDS OR GREEN SPACE SHALL BE 10'
13. AT SITE PLAN, ADA ON-STREET PARALLEL PARKING SPACES ARE TO BE PROVIDED PER THE PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY BY THE UNITED STATES ACCESS BOARD.
14. ALL SANITARY SEWER LINES SHALL BE SDR 26. ALL SERVICE LINES TO BE SDR 26 AT A MINIMUM SLOPE OF 2.0%. SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENTUNITED STATES ACCESS BOARD.
15. ALL REFUSE AREAS PROVIDED FOR THE MIXED USE DEVELOPMENT WILL MEET ALL THE REQUIREMENTS OF CHAPTER 13.3.4.
16. SANITARY SEWER AT A DEPTH OF 12 FT OR GREATER SHALL BE WITHIN A 30 FT EASEMENT

ADA PARKING NOTE:

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STATEMENT OF IMPACTS

WATER FACILITIES

- WATER SERVICE WILL BE PROVIDED BY HB&TS UTILITY DISTRICT. PROJECTED WATER DEMAND IS +/- 791 SFUE

SEWER FACILITIES

- SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. PROJECTED SEWAGE FLOWS ARE +/- 791 SFUE

RECLAIMED WATER FACILITIES

- RECLAIMED WATER SERVICE MAY BE PROVIDED BY THE CITY OF FRANKLIN. DETAILS SHALL BE WORKED OUT AT THE SITE PLAN STAGE.

POLICE, FIRE, AND RECREATIONAL FACILITIES

NEAREST POLICE STATION: 3.7 MILES TO THE FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 0.5 MILES TO FIRE STATION 8
NEAREST RECREATIONAL FACILITY: 2.7 MILES TO JIM WARREN PARK

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES

- REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXXXXXXXXX

ROADS

- THE ESTIMATED NUMBER OF TOTAL NEW TRIPS GENERATED BY THIS DEVELOPMENT IS 9,114.

DRAINAGE FACILITIES

- ESTIMATED IMPERVIOUS AREA: 82AC. STORMWATER MANAGEMENT FACILITIES ARE PROPOSED ON SITE. OUTFALL LOCATIONS ARE ANTICIPATED TO REMAIN THE SAME.

ALL DECELERATION AND TAPER DISTANCES SHALL BE DESIGNED TO THE CITY, TDOT, AND AASHTO STANDARDS.

ALL ROAD IMPROVEMENTS PER THE TRAFFIC IMPACT STUDY BY KCI TECHNOLOGIES. REFER TO REPORT FOR FINAL RECOMMENDATIONS.

BUFFER LEGEND

30' WIDE RIPARIAN BUFFER - ZONE 1

30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

KEITH E. DECOSTE
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.0



OVERALL DEVELOPMENT PROGRAM

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30' WIDE RIPARIAN BUFFER - ZONE 2

NOTE:

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SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

armistead
FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
1740 NEW HWY 96 W

CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

T·P·U·D·C

CSDG
Planning | Engineering
Landscape Architecture

SEAL DESIGN PROFESSIONAL 08/01/2024 STATE OF TENNESSEE

Job No.:	23-039-01
Wk. Order:	
Designed:	CAM
Drawn:	LEB
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

OFFSITE ROAD IMPROVEMENTS

C7.1



0 150 300
Scale : 1"=150'

TREE PROTECTION NOTES:

- THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR A DISTANCE TO THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATEST, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE.
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC; SHALL BE INDICATED ON THE PLAN, AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA. ANSI A-300-95 STANDARD TO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM.
- THE STORAGE OF BUILDING MATERIALS OR STOCK PILING SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIER.
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E. THEY MUST BE WATERED SUFFICIENTLY). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.

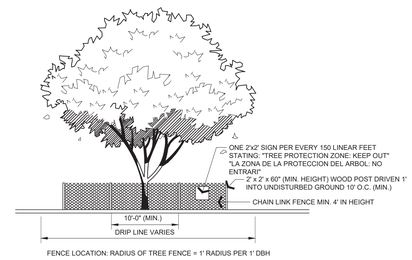
TREE CANOPY RETENTION:

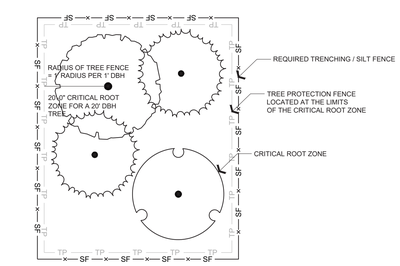
- OVERALL SITE AREA: 8,393,576 SF (+/- 192.69 AC)
- EXISTING ZONING: AG, AGRICULTURE
- EXISTING TREE CANOPY: 707, 961 SF (+/- 16.25 AC)

  7.5% OF TOTAL SITE AREA
- REQUIRED PERCENTAGE OF CANOPY PRESERVED:

  = 54% (382,298 SF / 8.77 AC)
- PROVIDED PERCENTAGE OF CANOPY PRESERVED:

  = 83% (504,222,310 SF / 11.57AC)





1 TREE PROTECTION FENCING
N.T.S. P-SH1-03

TREE PRESERVATION LEGEND

- TREE CANOPY PRESERVED
- TREE CANOPY REMOVED

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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CHARACTER DEVELOPMENT

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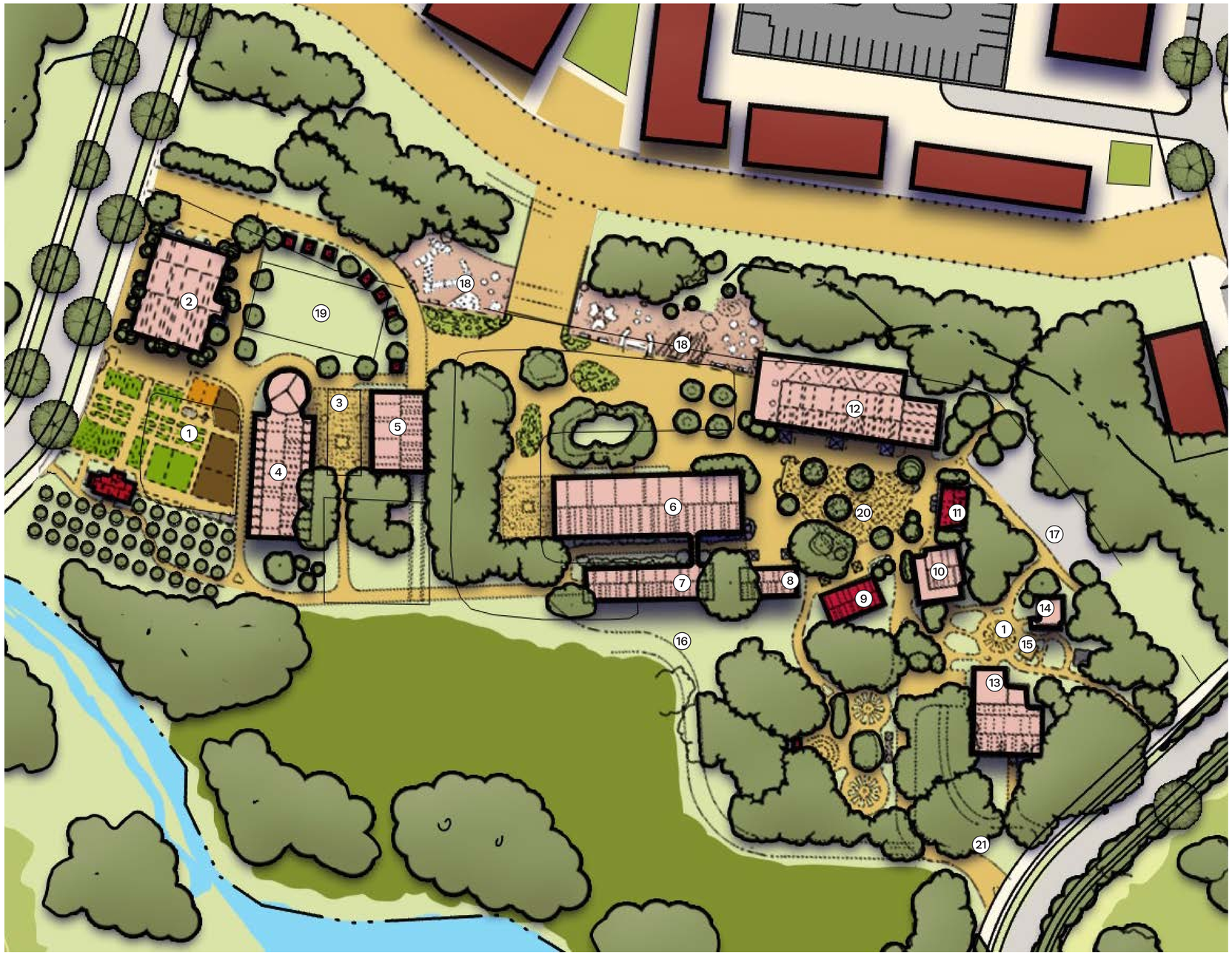
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JASON A. JACKSON
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2307
08/01/2024

Job No.:	23-039-01
Wk. Order:	
Designed:	
Drawn:	
Scale:	1" = 150'
Date of Submittal:	08/01/2024
Date of Revision(s):	

TREE PRESERVATION PLAN

L1.0



Legend

1. Demonstration Gardens
2. Barn/Distillery
3. Silo
4. Greenhouse
5. Granary
6. Tobacco Barn Gathering Hall
7. Processing Kitchen
8. Storage
9. Market Shed
10. Family Farm Museum
11. Museum Expansion (future)
12. Covered Deck
13. Farm/Construction Office
14. Smokehouse
15. Root Cellar
16. Farm Drive
17. Back of House
18. Playground
19. Lawn
20. Market Square
21. Existing Driveway

	Element	Enclosed SF	Total SF	Proposed Use
1	DEMONSTRATION GARDEN	500	15,000	A miniature showcase of our farm's agricultural diversity, featuring an array of vegetables, orchards, an apiary, and a chicken coop among them. It serves as an educational tool, illustrating sustainable farming practices and the interconnectedness of various agricultural elements on our farm.
2	BARN/MICRODISTILLERY	3000	3000	This structure supports the demonstration garden and houses a micro-distillery where locally grown grains, fruits, and botanicals are fermented and distilled into artisanal spirits, showcasing the farm's produce and emphasizing agricultural value addition
3	SILO WITH OVERLOOK	500	500	Functioning as a traditional grain silo, this structure also features an observation deck, providing a panoramic view of the entire agrihood, illustrating the farm's layout and its integrated agricultural operations.
4	GREENHOUSE	2500	2500	This facility is dedicated to seed propagation, citrus cultivation, and season extension for various crops, enhancing our farm's productivity and biodiversity throughout the year.
5	GRANARY	1500	1500	Utilized for storing premium grains destined for milling and other processes, this granary ensures the quality preservation of our farm's harvested cereals, supporting both our agricultural and value-added activities.
6	TOBACCO BARN GATHERING HALL	4500	4500	While maintaining its original agricultural heritage, this barn is repurposed as a community hub, hosting artisanal and agricultural markets, community meetings, special events, and performances, fostering social engagement and cultural activities within the agrihood.
7	PROCESSING KITCHEN	1200	1500	This repurposed dairy building will transform into a USDA-certified kitchen for producing value-added farm products and catering services, complementing the adjacent gathering hall's activities and enhancing the farm's culinary scope.
8	STORAGE	800	800	This structure serves as a central storage facility for farm tools and equipment, essential for the upkeep and operational support of the historic farm, ensuring efficiency and organization in our agricultural and agritourism efforts.
9	MARKET SHED (FUTURE)	800	800	This unconditioned, covered space is designed for farmers market activities and periodic sales of agricultural products, acting as an extension of the Covered Deck (12), and supporting local agriculture by providing a venue for direct farm-to-consumer transactions.
10	FAMILY FARM MUSEUM	800	1000	This transformed farmhand house becomes a passive museum, offering insights into the Short family's history and their farming legacy, enriching visitors' understanding of the farm's heritage and its evolution over time.
11	MUSEUM EXPANSION (FUTURE)	800	800	Planned as an extension of the Family Farm Museum, this future structure will enhance the narrative of the farm's history, providing additional space for exhibits and educational materials that delve deeper into the agricultural legacy and community impact of the Short family.
12	COVERED DECK	750	5000	Repurposing a tractor shed, this covered deck will host "dirty classes" such as ceramics and gardening workshops, alongside outdoor farm dinners, offering a versatile space for hands-on educational experiences and informal communing in an agricultural setting. Public restrooms will be added to the enclosed storage area.
13	FARM/CONSTRUCTION OFFICE	2000	2750	The existing farmhouse will be repurposed into an office, serving as the operational heart for farm, construction, and community management.
14	SMOKEHOUSE	300	300	This facility is dedicated to the traditional smoking and preservation of meats, functioning solely for demonstration purposes to educate visitors on these time-honored techniques without any consumer sales.
15	ROOT CELLAR	n/a	250	This root cellar serves as a natural storage area, utilizing the earth's insulation to maintain a consistent, cool temperature for preserving fruits, vegetables, and other perishables, demonstrating sustainable food storage practices on the farm.
18	PLAYGROUND STRUCTURES	n/a	5000	Constructed from natural materials, this playground structure is designed to blend with the landscape, offering children a space to climb, slide, and play, creatively integrated with the existing terrain to foster outdoor activity and connection with nature.
19	LAWN	n/a	4000	This passive green space offers a modest yet serene setting for picnicking, sunbathing, and relaxation, with the versatility to host various activities, including singer-songwriter performances, providing a versatile area for community enjoyment and engagement.
20	MARKET SQUARE	n/a	6000	Designed with compacted stone fines, mulch, and wood chips, this semi-pervious area serves as a passive park, enhanced with benches and picnic tables for leisure and social interaction. It's periodically enlivened by farmers and artisanal markets, along with community events, fostering a dynamic communal space.

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HISTORIC FARM PARK

L2.0

Low Impact Development

Armistead will maximize utilization of Low Impact Development (LID) techniques and stormwater management practices, consistent with the project's core sustainability and placemaking values and goals. Site planning techniques and LID practices, such as bio-retention systems, bioswales, and permeable pavement are designed to reduce the impacts of development on the environment and promote the natural flow of water.

Managing stormwater in an integrated and comprehensive manner requires application of a variety of techniques at different scales. At the watershed/neighborhood scale, sensitive natural systems including steep slopes, wetlands and their buffers, and natural drainage patterns are prioritized and protected when identifying development patterns and site access locations – i.e. "where to build". Compact development footprints in conjunction with natural resource preservation can minimize overall impervious area within the watershed while also providing placemaking benefits and infrastructure efficiency. At the scale of the block, street, and site, smaller-scale decentralized LID stormwater management practices naturally filter, absorb, slow, and store stormwater as close to where it falls as possible – i.e. "how to build". Stormwater management practices designed to be appropriate to the neighborhood context can also serve as a functional piece of civic art, providing long-term added neighborhood value while performing the stormwater management function they are designed to fulfill.

Goals

A comprehensive stormwater management plan should seek to accomplish multiple goals in addition to satisfying the requirements by regulating entities. These goals are as follows:

1. Promote compact development in conjunction with preservation of contiguous sensitive natural resources.
2. Utilize LID practices to naturally filter, absorb, slow, and store stormwater close to where it falls as an alternative to conventional "pipe and pond" techniques.
3. Select, locate, and design stormwater management practices to reinforce the proposed urban character and context.
4. Carefully consider long-term infrastructure operation and maintenance requirements as a critical part of the planning and design process.

Elements

A wide range of tools and techniques at the watershed/neighborhood, block, street, and site scales form a palette of options for specific design. The elements described herein make up the "bones" of a context-oriented master stormwater management plan. Each element functions independently from the others, but operates in series with the other elements, creating compounding benefits for the entire stormwater management network. The multiple elements identified here provide for "built-in" redundancy for the master system allowing for flexibility in repair, long-term maintenance, and other modifications.

Plan level options are focused on handling larger, less frequent rain events. These options need to be prepared for addressing higher volumes, faster velocities, and longer draw-down or recharge times. Facilities designed to function at the plan level are larger, yet they remain in context with their surroundings so that they do not detract from the community. Plan level options address runoff control demands at the neighborhood and block level.

Watershed/Neighborhood Level

Neighborhood-wide management options typically include shaping of neighborhood form to minimize development footprint, protect sensitive natural resources, and work with existing topography. LID practices at the block/street/site scale are typically designed to filter and infiltrate smaller storm events with overflows for larger storms to larger-scale flood control practices such as ponds or underground detention/retention systems in appropriate locations based on topography and the proposed neighborhood form.

Throughout the neighborhood, public spaces that are large enough can be designed as catchment areas and part of the stormwater infrastructure. Recessed greens, sunken fields, gardens, or allotment plots are available to capture stormwater for a period of time. Infiltration over a controlled period occurs with these facilities so that groundwater recharge can keep small streams flowing during dry periods. Recreational ponds and canals may also be designed to detain stormwater with adequate pretreatment for water quality.

Block, Street, and Site Scale

At the block level, management options include facilities that handle At the block, street, and site scale LID management practices including impervious area reduction, bio-retention, bioswales, tree planting, and permeable pavement will be thoughtfully woven into streets and sites to filter and infiltrate smaller storms with provision for overflow during larger storm events.

Along streets where topography permits, grassed, planted, or bio-engineered swales will help filter and slow stormwater runoff. These swales differ from a standard rural roadside ditch in that they are wider, shallower, and contain specific plant material to help slow runoff and aid in pollutant and nutrient removal. All streets will be designed to minimize extraneous pavement – less pavement means less runoff.

For very low-volume private streets, utilizing the street travel way itself for the storage and delay of stormwater generation provides an underutilized opportunity for most new projects. Some on-street parking configurations will be able to use amended soils with a pervious surface for stormwater storage. Combined with specific curb and gutter details that are designed to carry water efficiently, yet provide some velocity attenuation with the ability to infiltrate during small storm events, the approach to street level management options is robust.

Along streets that feature a more urban character, tree planters can become stormwater runoff receptacles. Shallow depressions lined with grasses, hedges, and other water-tolerant plants can become "pollution eaters," aiding in water quality improvement throughout the site.

For plaza areas and pedestrian streets, using low-profile "birco" or slot drains that are connected to a conveyance network, the integration of stormwater management and urbanism can become seamless.

Where blocks incorporate an attached green, public open space, or other environmentally important space, slight depressions can be designed to assist in the temporary storage of stormwater runoff. Soils will be amended to assist with infiltration. Smaller lots can minimize or eliminate runoff utilizing rain barrels, small-scale rain gardens, stormwater planters, roof downspout disconnection, impervious area reduction and permeable paving surfaces wherever feasible. In the village center areas, underground infiltration systems can be incorporated into the public open spaces or under parking areas to contain stormwater runoff with possible reuse for irrigation, cleaning, or other purposes as permitted. Agricultural areas will incorporate a range of agricultural-related best management practices designed to prevent erosion, control sediment distribution, and manage surface water elimination. Irrigation and long-term storage measures will be incorporated as well.

Parking Lots

For surface parking lots, a series of integrated management practices will be implemented, using bio-retention, infiltration, permeable pavement where appropriate, and shallow ponding. Where large parking areas are planned, recessed greens with suitable sediment forebays will be used to aid in the control of larger storm events. Depending on the neighborhood-scale stormwater approach, parking areas are often suitable locations for subgrade detention/retention flood control systems.





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GREEN INFRASTRUCTURE

L3.0

Initial Green Infrastructure Strategic Diagram



KEY

- Infiltration Trenches
- Gravel Paths
- Pervious Parking
- Floodable Fields
- Water Quality Swales
- Wetlands
- Rain Gardens
- Stormwater Flow
- Stormwater Basin
- Stormwater Trench
- Cisterns

NOTE:

- All streets are intended to have bioretention features as shown on the street sections.

- All on street parking is intended to be pervious pavers.

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GREEN INFRASTRUCTURE

L3.1

D. Primary Functions/Categories

Conveyance (C)

Filtration (F)

Storage (S)

E. Green Infrastructure Techniques

The following Green Infrastructure Techniques are organized according to their likely application and location with in Armistead. The organizational framework is broken into two categories: Civic Space & Ag Areas and Roadside & Streetscape.

CIVIC SPACE & AG AREA TECHNIQUES

Subsurface Stormwater Trench (S)

Subsurface trenches, also known as French drains or infiltration trenches, are underground drainage systems designed to collect and redirect water away from specific areas, such as building foundations, roadways, or agricultural fields. These trenches are typically filled with gravel or other permeable materials and may include a perforated pipe to enhance water collection and conveyance. As water enters the trench (usually through a green inlet or pervious pavement), it fills the voids within the system, seeps to the bottom of the trench and soaks into the soil beneath. Excess water that does not infiltrate into the soil is slowly released into the rest of the stormwater system at a controlled rate. Subsurface trenches can be located under sidewalks, plazas, parking lots, lawns, or other pervious and impervious recreational areas (basketball courts, athletic fields, etc.) They can be connected to other stormwater tools types, such as bump-outs, to receive stormwater overflow from these systems.

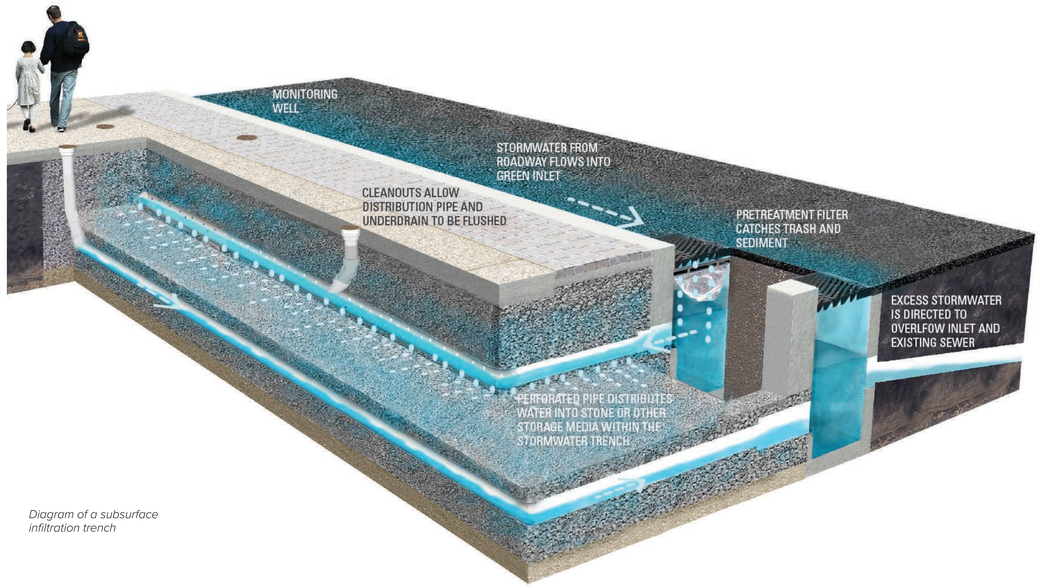


Diagram of a subsurface infiltration trench



A subsurface infiltration trench under construction at Stanley's True Value Hardware

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GREEN INFRASTRUCTURE

L3.2

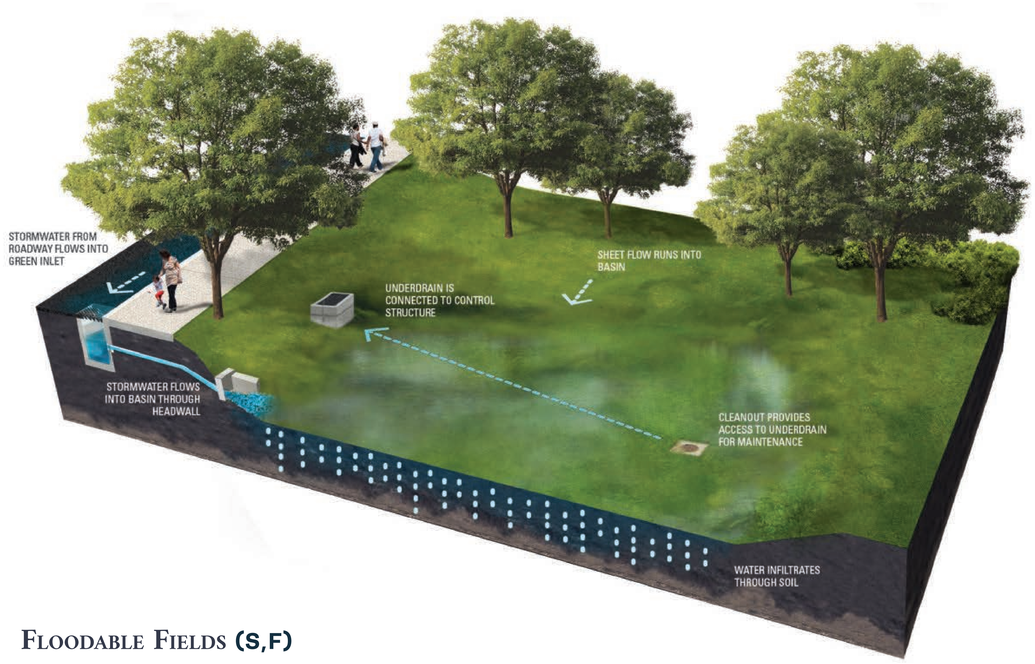
E. Stormwater Tools (Continued)

Stormwater Basin (Retention & Detention Ponds) (S,F)

A Stormwater Basin is a vegetated depression designed to collect and store runoff. There are two primary types of Stormwater Basins, retention ponds and detention ponds. Retention and detention ponds are engineered water management systems designed to control stormwater runoff, improve water quality, and mitigate flood risks in urban and suburban areas. While they serve similar purposes, they function differently based on their design and intended use:

Retention ponds, also known as wet ponds, are designed to permanently retain stormwater runoff on a temporary or long-term basis. They store water and allow it to gradually infiltrate into the ground or evaporate, reducing the volume and peak flow of runoff entering downstream water bodies.

Detention ponds, also known as dry ponds, are designed to temporarily store stormwater runoff for a short period, usually to control peak flow rates and reduce the risk of flooding downstream. Unlike retention ponds, they are typically dry between storm events. Detention areas are sometimes designed as parks.





Floodable Fields (S,F)

As part of our commitment to sustainable development and effective stormwater management, we have incorporated the concept of "floodable fields" into our external stormwater conveyance system. These floodable fields are strategically designed agricultural and grazing pastures that serve a dual purpose: productive land use and overflow management. In the event of excessive rainfall or stormwater volumes that exceed the capacity of the primary conveyance and infiltration system, the overflow is directed into designated floodable fields. These fields are intentionally lower in elevation and designed to temporarily hold and slowly release excess water. These floodable fields will be actively used for agriculture and grazing during normal weather conditions. Crops and pasture grasses are selected based on their resilience to temporary flooding and their ability to thrive in varying moisture conditions.





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GREEN INFRASTRUCTURE

L3.3

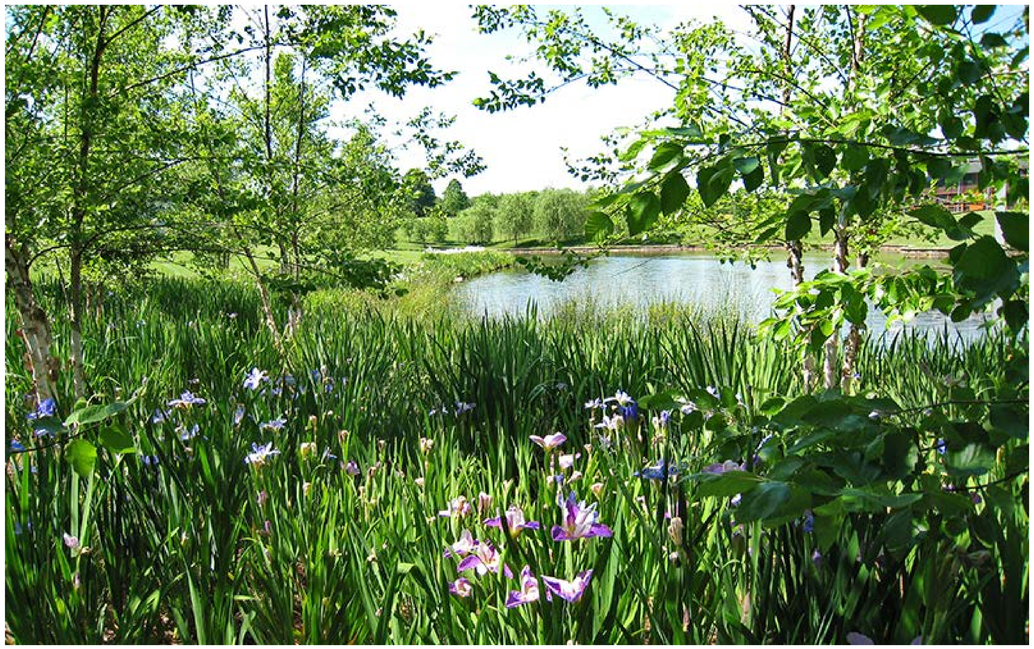
E. Stormwater Tools (Continued)

Constructed Stormwater Wetlands (S,F)

Constructed Stormwater Wetlands collect runoff and store it in a permanent, shallow pool. Marshland vegetation helps treat the water and allows pollutants to settle to the bottom. Because stormwater wetlands seek to imitate the functions of natural wetlands, these systems can become aesthetic assets to the community and provide habitat for local wildlife. Stormwater wetlands are often constructed in regions where native soil conditions do not allow for infiltration or where the ground-water table is exposed or close to the surface. Stormwater wetlands can also be created in low-lying areas through the use of impermeable liners to induce year-round inundated soil saturation. Wetland vegetation generally consists of open water, emergent plants, low/high marsh, and upland plants.



Diagram of a stormwater wetland



Stormwater wetland at Glenstone Potomac, MD

Permeable Paths & Trails (C,F)

Gravel paths and trails are highly permeable, allowing water to pass through and reduce surface runoff. This helps to prevent erosion, manage stormwater, and promote groundwater recharge, making them an environmentally friendly choice. Paths and trails may be made of a variety of materials such as gravel, mulch or other permeable materials.





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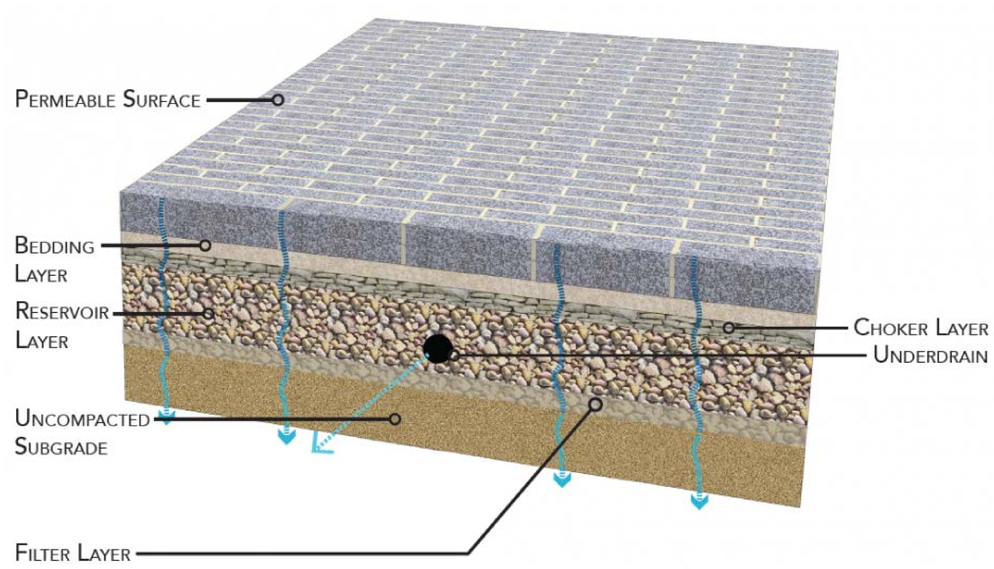
GREEN INFRASTRUCTURE

L3.4

ROADSIDE & STREETSCAPE TECHNIQUES

Permeable Pavers (F)

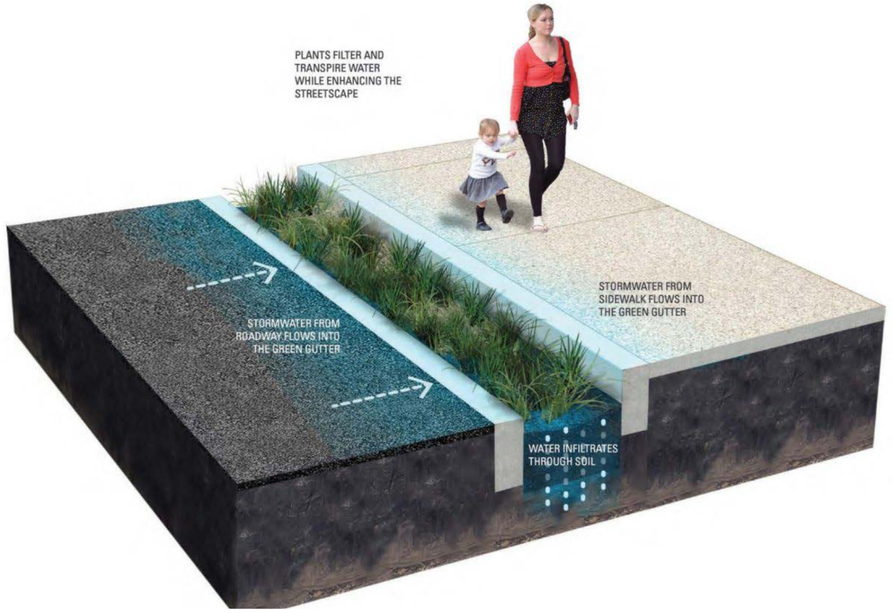
Permeable pavers are paving systems designed to allow water to pass through the surface and infiltrate the ground below. These pavers are part of sustainable urban drainage systems and are used to manage stormwater runoff, reduce flooding, and promote groundwater recharge. They can be made from various materials, including concrete, brick, or stone, and are designed to create a permeable surface when installed.





Green Gutter (C,F)

Green gutters are narrow and shallow landscaped strips along a street's curbline designed primarily to convey and slow runoff with some infiltration benefit. The top of the planting media in the green gutter is lower than the street's gutter elevation, allowing stormwater runoff from both the street and sidewalk to flow directly into the system. Green gutters may be lined with geotextile (permeable or impermeable) and are commonly planted with a variety of grasses and flowering perennials. Stormwater is infiltrated into the underlying soil and/or slowly released back to the existing sewer through a downstream curb cut. Green gutter vegetation helps reduce the volume of stormwater runoff through evapotranspiration.





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GREEN INFRASTRUCTURE

L3.5

E. Stormwater Tools (Continued)

Bioretention Swale (Planting Strips, Bumpouts, & Medians) (C,S)

Bioretention swales are landscape elements designed to manage stormwater runoff, reduce flooding, improve water quality, and enhance the aesthetic appeal of the area. They are typically shallow, vegetated, and linear channels that mimic natural drainage patterns. Bioretention swales slow, infiltrate, and filter runoff water through vegetation, soil, and sometimes engineered materials, enhancing the quality of water before it reaches larger water bodies.

A ribbon curb, inlet or curb-cut directs runoff into the bumpout structure where it can be stored, infiltrated, and absorbed by the plants. Excess runoff is permitted to leave the system through an underdrain or overflow and flow into the next step in the stormwater chain. The vegetation of the bioretention feature will water-tolerant plants and trees. There are three primary types or applications of bioretention swales: the planting strip, intersection bumpouts, and medians.

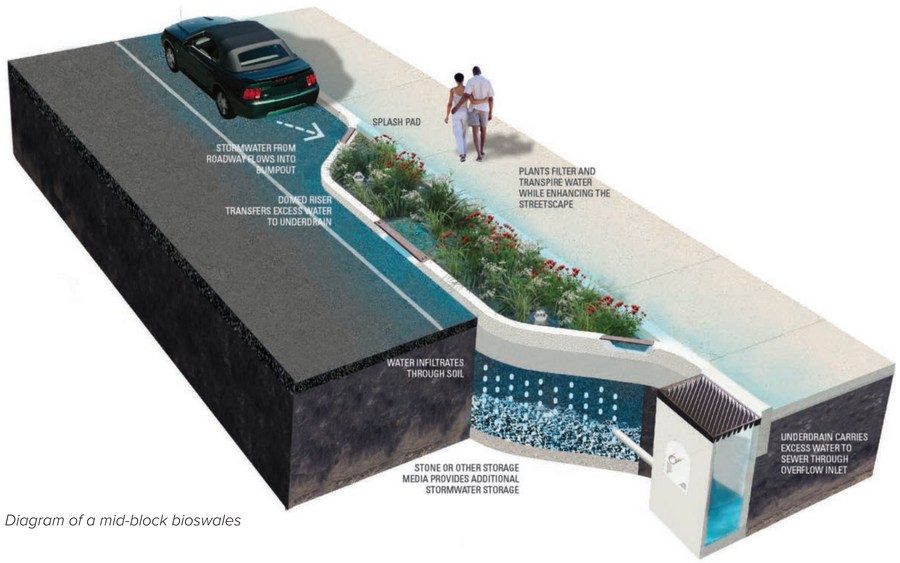


Diagram of a mid-block bioswales



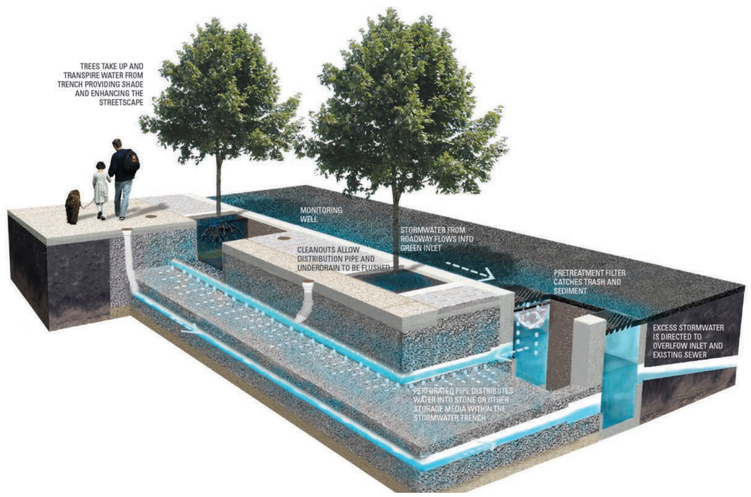


Stormwater Tree Wells & Trenches (S,F)

Stormwater tree wells and trenches are specialized excavated areas around the base of trees in urban environments, designed to provide space for tree roots, manage water infiltration, and protect the tree within paved or densely built areas. Typically, stormwater runoff is conveyed to the stormwater tree pits and wells through sheet flow or a grate that is placed along the curb and connected to the tree pit. Stormwater trees pits and wells have planting media lower than the surrounding elevation. Multiple stormwater tree wells can be designed in series to maximize the potential for stormwater capture, treatment, and infiltration.

A stormwater tree trench is a system of trees connected by a large underground infiltration structure. On the surface, a stormwater tree trench appears like a series of street tree pits. However, under the sidewalk, there is an engineered system to manage the incoming runoff. This system is typically composed of a trench dug along the sidewalk, lined with a permeable geotextile fabric, filled with stone or gravel, and topped off with soil and trees. Stormwater runoff flows through a special inlet leading to the stormwater tree trench. The runoff is stored in the empty spaces between the stones, watering the trees and infiltrating through the bottom. If the capacity of this system is exceeded, stormwater runoff can bypass it entirely and flow into an existing street inlet.







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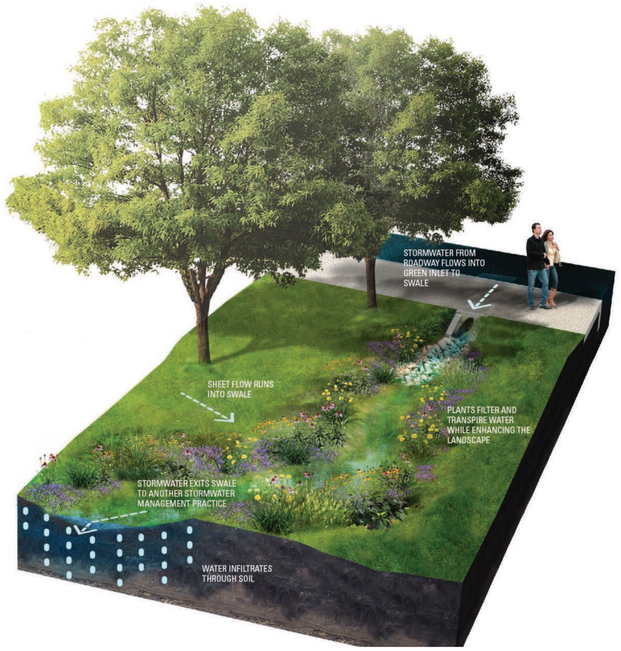
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GREEN INFRASTRUCTURE

L3.6

Water Quality Swale (C,S,F)

Water Quality Swales are vegetated channels with slope edges that transport stormwater runoff. Swales are typically designed to control stormwater runoff velocity and infiltrate it where feasible. The systems are often used as pretreatment for another downstream stormwater tool, such as a rain garden or storm-water basin. Stormwater swales are often located adjacent to roadways and parking lots, upstream of other stormwater tools, or in areas prone to overland flooding.





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CHARACTER DEVELOPMENT

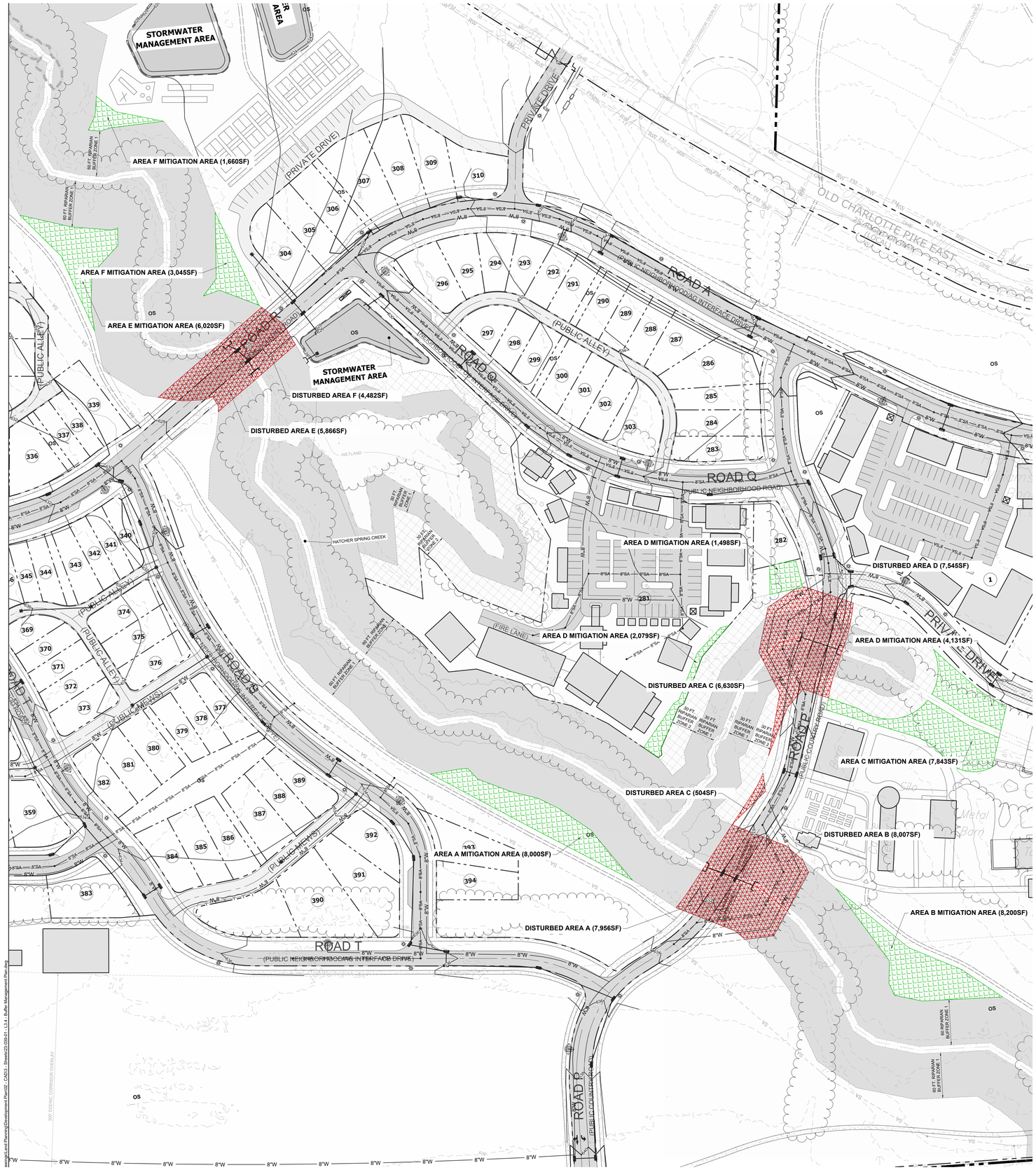
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GREEN INFRASTRUCTURE

L3.7



BUFFER MANAGEMENT PLAN NOTES:

- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR THEIR DESIGNEE.
- BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.
- LANDSCAPE CONTRACTOR SHALL COODINATE ALL RIPARIAN BUFFER ENHANCEMENT EFFORTS WITH THE CITY'S STORMWATER INSPECTOR FOR THE SITE. THE CONTRACTOR SHALL CONTACT THE INSPECTOR BEFOR BEGINNING WORK TO OUTLINE SCOPE OF WORK WITHIN THE RIPARIAN BUFFER. THE CITY INSPECTOR WILL DOCUMENT ALL STAGES OF WORK THROUGH THE FINAL STABILIZATION. FAILURE TO CONTACT THE CITY MAY RESULT IN PARTIAL OR FULL LANDSCAPE BOND WITHHOLDING. RIPARIAN SEED MIX SHALL ACHIEVE 70% VEGETATED COVER AND ESTABLISHMENT WITHIN A 2 YEAR PERIOD OR LANDSCAPING BONDS SHALL BE WITHHELD. THE SITE LANDSCAPE ARCHITECT SHALL PROVIDE A CONFIRMATION REPORT STATING THIS.

RIPARIAN BUFFER INSTALLATION AND MAINTENANCE NOTES:

- WHEN PLANTING DURING DORMANT SEASON (NOV-FEB), SEEDING RATE SHOULD BE INCREASED BY APPROXIMATELY 25% TO ACCOMMODATE FOR SEED LOSS DUE TO ROT, PREDATION, EROSION, OR BEING BURIED TOO DEEP DUE TO FREEZING AND THAWING.
- REMOVE EXISTING VEGETATION PRIOR TO SEEDING, FOR ERODIBLE SITES, REMOVE VEGETATION JUST PRIOR TO SEEDING TO HOLD SOIL.
- TILL SOIL BY DISKING, DRAGGING, OR RAKING TO PREVENT SEED FROM BEING BURIED TOO DEEP. AFTER SMOOTHING, CONDITION BY USING A CULTIPACKER, ROLLER OR OTHER EQUIPMENT TO COMPACT THE SOIL PRIOR TO SEEDING. TILLAGE SHOULD BE AVOIDED IF POSSIBLE.
- NATIVE SEED SHOULD BE PLANED NO MORE THAN 1/3" DEEP, DEPENDING ON SOIL MOISTURE.
- CONVENTIONALLY TILLED AREA SHALL BE MECHANICALLY OR MANUALLY BROADCAST SEEDED. SOIL SHALL BE CULTIPACKED OR ROLLED AFTER SEEDING TO PRESS THE SEED INTO THE SOIL. FOR NON CONVENTIONALLY TILLED AREA, SPECIALTY WARM SEASON GRASS DRILLS ARE NEEDED TO SEED.
- WHEN BROADCAST SEEDING, BROADCAST AT HALF RATE AND SEED OF THE AREA TWICE WITH THE SECOND PASS PERPENDICULAR TO THE FIRST PASS FOR EQUAL COVERAGE.
- CONTACT ROUNDSTONE NATIVE SEED, LLC. FOR SEED MIX SPECIFICATIONS AND PLANTING GUIDELINES. WWW.ROUNDSTONESEED.COM.
- BUFFER BOUNDARIES SHALL BE MARKED WITH SIGNS THAT PERSIST BEFORE, DURING AND AFTER CONSTRUCTION. SIGNAGE SHALL BE POSTED AT THE EDGE OF THE BUFFER ZONE, EACH LOT LINE, AND AT A MAXIMUM SPACING OF ONE HUNDRED FIFTY FEET. THIS SPACING CAN BE REDUCED FOR LARGE SCALE DEVELOPMENT AS APPROVED BY THE CITY ENGINEER. THE LOCATIONS OF THE SIGNAGE SHALL BE SHOWN ON THE INITIAL EPSC AND BUFFER MANAGEMENT PLANS. THESE SIGNS SHALL BE PURCHASED BY THE APPLICANT DURING THE STORMWATER AND GRADING PERMITTING PROCESS.

BUFFER MITIGATION NOTES:

- ALL INVASIVE SPECIES WITHIN THE RIPARIAN BUFFER MITIGATION AREAS SHALL BE REMOVED FROM THE STREAM BUFFER ZONES AND HAULED OFF SITE.
- TAKE SPECIAL CARE TO MINIMIZE DISTURBANCE TO EXISTING CANOPY TREE ROOT SYSTEMS WITHIN THE STREAM BUFFER MITIGATION AREA IN TOP 12" OF TOPSOIL. DO NOT CUT TREE'S MAJOR ROOT SYSTEM. NO ROOTS OVER 2" DIAMETER ARE TO BE CUT. ALL ROOTS CUT BELOW 2" ARE TO BE APPROPRIATELY PRUNED WITH A CLEAN CUT.
- INVASIVE SPECIES REMOVAL SHALL BE DONE BY HAND. THE INVASIVE SPECIES ROOT SYSTEM SHALL BE COMPLETELY REMOVED AND NOT CUT OFF AT GROUND LEVEL. NO HEAVY EQUIPMENT IS ALLOWED WITH THE STREAM BUFFER ZONES OR TREE PROTECTION ZONES.
- HERBICIDE TREATMENT MAY BE APPLIED TO THE INVASIVE PLANT MATERIAL ONLY BY A LICENSED SPRAYER IN LIEU OF HAND REMOVAL.
- ANY DISTURBED AREA NOT OTHERWISE PLANTED PER THE PROPOSED LANDSCAPE PLAN SHALL RECEIVE A COMBINATION OF RIPARIAN SEED MIX 168 WITH SWAMP MILKWEED SEED BY ROUNDSTONE NATIVE SEED (OR APPROVED EQUAL). CONTRACTOR TO PROVIDE NATIVE SEED MIX SPECIFICATIONS THAT MEET THE URBAN RIPARIAN HANDBOOK REQUIREMENTS.
- SEE URBAN RIPARIAN HANDBOOK FOR IRRIGATION AND PLANTING RECOMMENDATIONS FOR BARE ROOT PLANTS.
- CLEARLY MARK THE OUTLINE OF THE PROPOSED BUFFER AREA WITH WHITE FLAGS OR STAKES.
- A FULL PLANTING PLAN AND PLANT SCHEDULES FOR MITIGATION WILL BE PROVIDED AT SITE PLAN LEVEL.

MONITOR AND REPORT NOTES:

- THE OWNER SHALL SUBMIT A YEARLY MONITORING REPORT TO THE CITY. SEEDLING/TREES MUST BE GUARANTEED AT A 75% SURVIVORSHIP FOR THE DURING OF THE REQUIRED MONITORING PERIOD. ANY TREES THAT DO NO SURVIVE DURING THIS PERIOD SHALL BE REPLACED BY THE OWNER. THE MONITORING REPORT MUST INCLUDE A NARRATIVE DESCRIPTION AND PHOTOS ACCURATELY DEPICTING THE STREAM AND RIPARIAN HABITAT AND A COPY OF THE RIPARIAN VEGETATION SURVEY DOCUMENTING SURVIVORSHIP OF PLANED RIPARIAN SPECIES. THE MONITORING REPORT SHOULD BE SUBMITTED AT THE BEGINNING OF THE FIRST GROWING SEASON AND AFTER COMPLETION OF THE REFORESTATION PROJECT, AND SHALL BE SUBMITTED ANNUALLY FOR A PERIOD OF THREE YEARS.

MITIGATION LEGEND

MITIGATION AREA

DISTURBED AREA

MITIGATION TABLE

DEVELOPMENT	DISTURBED AREA (SF)	MITIGATION AREA (SF)
AREA A	7,956	8,000
AREA B	8,007	8,200
AREA C	7,134	7,843
AREA D	7,545	7,708
AREA E	5,866	6,020
AREA F	4,482	4,705

SITE INFORMATION

Envision Franklin Design Concept Areas:	Conservation Subdivision & Neighborhood Mixed-Use
Existing Zoning:	AG
Proposed Zoning:	PD (4.34 UNIT PER ACRE /103,750 SF NON RESIDENTIAL/ 75 KEYS)
Zoning Overlay:	SCO
Parcel Number:	064 02000 00005064

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FRANKLIN, TN

PUD SUBDIVISION, DEVELOPMENT PLAN
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

084 02000 00 005084
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CITY OF FRANKLIN # 8492

Short Properties GP

CHARACTER DEVELOPMENT

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Landscape Architecture

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Date of Submittal:	08/01/2024
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BUFFER MANAGEMENT PLAN

L4.0



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Courtyard Cottages

Homes face the meandering water through the courtyard, creating a picturesque setting where children can gather and immerse themselves in playful adventures. The cottages and the and the courtyard they enfront are just some of the many captivating spaces within our community that invites residents to explore and connect with nature.

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CONCEPTUAL RENDERING

A1.0



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Old Charlotte Pike

Old Charlotte Pike pays homage to the charming country roads of Franklin. A pedestrian realm has been crafted that celebrates the iconic hedge row while offering captivating views of the historic barn, grazing livestock, and the silo. Serving as a pivotal landmark within the property, walking paths gracefully meander through the picturesque pasture, guiding individuals towards both the Village Center and North Village. This carefully planned layout transforms Old Charlotte Pike into a versatile and multi-modal pathway, accommodating walkers, bikers, and vehicles alike, fostering a seamless and harmonious connection within our community.

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Date of Revision(s):	

CONCEPTUAL RENDERING (CONT'D)

A1.1



NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Village Center

The village center is the focus of mixed-use activity, with a variety of shops and services seamlessly integrated, offering convenience and vitality to the community. The transition of a woonerf into a vibrant plaza encourages community engagement and interaction within the village center. An inspiring asymmetrical barn stands as a proud testament to the area's rich heritage. A sight for both residents and visitors, shepherds guide their sheep through the village center, embracing the sustainable principles of rotational grazing and adding a touch of rural charm.

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CONCEPTUAL RENDERING (CONT'D)

A1.2

NOTE: This page provides conceptual illustrative renderings of buildings that may be built in accordance with the Zoning Ordinance and the Project Development Standards in the PD Development Plan Regulations.

Historic Farm

The Village Center will serve as a gathering place for all to experience and participate in the iconic food hub we envision to create. Existing farm buildings will remain with new purposes that further the concept of the agrihood such as Farmer's and Maker's Markets and venues for educational programming. The Village Center will feature people-centric streets, designed to strengthen connectivity and active lifestyles. These streets will seamlessly link various open spaces, artfully carved out between locally owned boutiques and cafes, preserved historic structures, flourishing farms, and the serene fishing pond.

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CONCEPTUAL RENDERING (CONT'D)

A1.3



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CONCEPTUAL RENDERING (CONT'D)

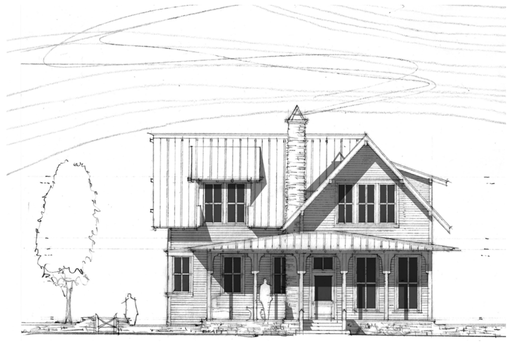
A1.4



Large House



Medium Cottage



Medium Cottage

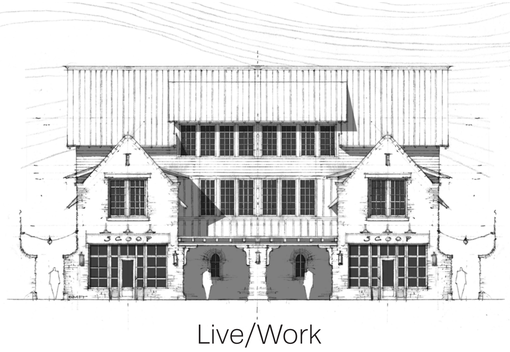


Multiplex

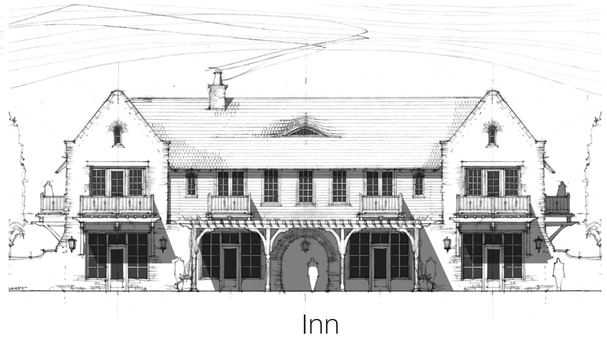


Townhouse

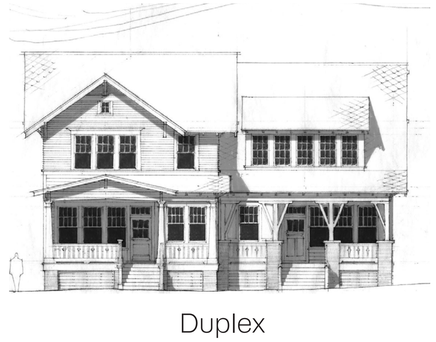
A townhouse building with up to 4 units may be designed as a single cohesive front façade when each individual dwelling unit façade complies with all zoning ordinance façade standards for each unit and the primary material is brick. A townhouse building with more than 4 units shall comply with the zoning ordinance standards for façade variety for townhouse dwelling units.



Live/Work



Inn



Duplex



Multiplex



Multiplex



Multiplex



Multiplex



Houses



Houses



Houses

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TYPICAL BUILDING ELEVATIONS

A2.0



6-unit Multifamily



10-unit walk-up Mixed-Use



Mixed-Use

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TYPICAL BUILDING ELEVATIONS (CONT'D)

A2.1

The connection to the land is the hallmark of design and landscape architecture of Armistead. Our intention is to reflect the patterns and defining characteristics of rural Franklin in all respects. From artist cottages to farmhouse estates and everything in between, a range of housing types and styles will be showcased throughout the property, but all will seamlessly mesh into the fabric of the natural and agricultural surroundings. A mix of uses will be woven throughout the community as to not disrupt the idyllic farm/rural character. Inspired by the old-American countryside alongside modern features, homes and commercial spaces will bring the outside, indoors. An illusory boundary will be created between nature, the built environment, and sustainable technologies. The essence of earth, air, water, light, and greenery will be compounded into the design of everyday life.

Grand front porches, home gardens, and trees will line the pedestrian pathways to emphasize the traditional, walkable neighborhood concept. This plan will create a harmonious community between neighbors to create a place for life to slow down, memories to be made, and families to flourish – a place to feel welcomed, known, and valued – Home.

The following lists comprise the desired architectural styles and characteristics that were expressed by the public during the design charrette process.

Styles:

- Traditional farmhouse
- Craftsman
- Folk Victorian
- National Style
- Carpenter Gothic
- Subtle modern farm
- Railroad Depot Style

Characteristics:

- Materials: Brick in town center, stone, vertical board & batten, vertical & horizontal lap siding
- Steeper roof pitches
- Exposed rafter tails
- Deep overhangs
- Board & batten shutters
- Deep front & side porches
- Brackets













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ARCHITECTURE STATEMENT OF INTENT

A3.0

























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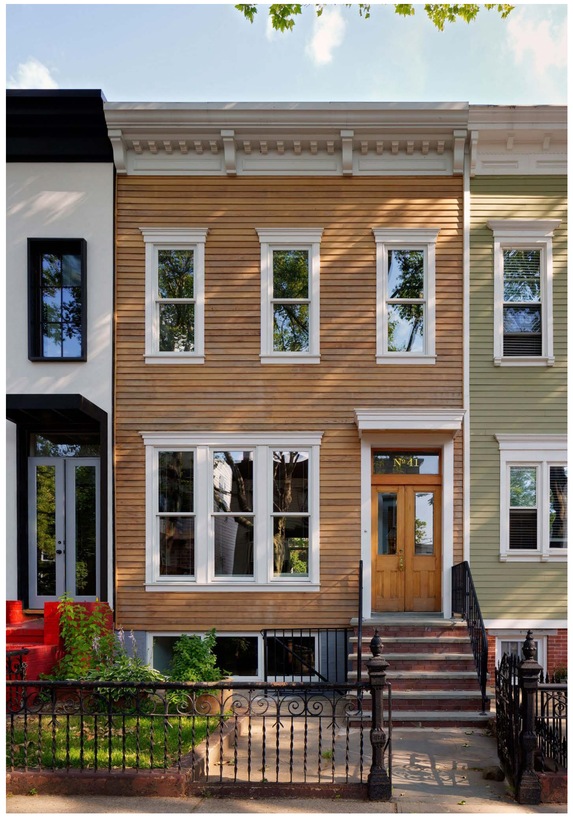
ARCHITECTURAL PRECEDENT IMAGES

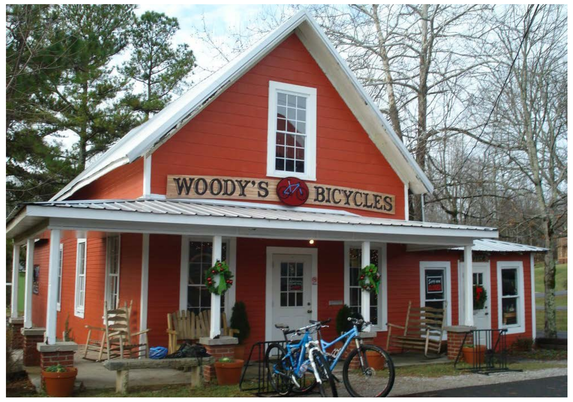
A3.1































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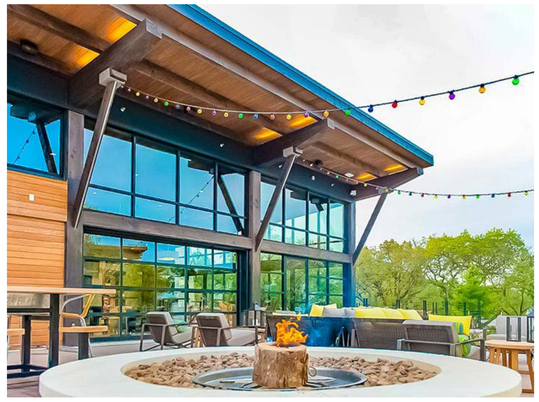
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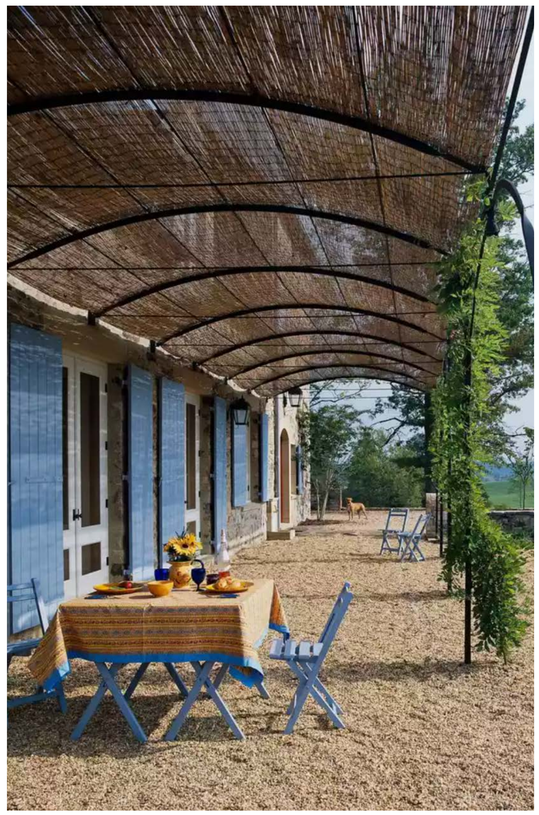




















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Scale:	
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ARCHITECTURAL PRECEDENT IMAGES

A3.3

August 8, 2024

Paul Holzen, PE
Engineering Director
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

RE: Armistead PUD Development Plan
City of Franklin Street & Technical Standards
Modification of Standards Request
COF Project #1109384
CSDG Project #23-039-01

Dear Paul,

On behalf of our client, Short Properties GP, we a requesting relief from the City's Street & Technical Standards, specifically those found in Table 2.3 (2) – Street Standards – Technical Design Criteria and Table 2.3 (1) – Street Standards – General Parameters. The requested modifications are outlined and illustrated on the attached supporting documents and exhibits, as well as listed here:

- Table 2.3 (2) – Street Standards – Technical Design Criteria: Local High Volume
  - Design Speed/Posted Speed
  - Distance between non-signalized intersections
  - Minimum centerline radius.
- Table 2.3 (2) – Street Standards – Technical Design Criteria: Local Low Volume
  - Design Speed/Posted Speed
  - Minimum centerline radius.
- Table 2.3 (2) – Street Standards – Technical Design Criteria: Alley/Mews
  - Minimum centerline radius
- Table 2.3 (1) – Street Standards – General Parameters: TS-5 (High Volume Local Street Section)
  - Minimum lane width
  - Curb & gutter type
  - Grass strip width
  - Right of Way width
- Table 2.3 (1) – Street Standards – General Parameters: TS-6 (Low Volume Local Street Section)
  - Minimum lane width
  - Curb & gutter type
  - Grass strip width
  - Right of Way width
- Table 2.3 (1) – Street Standards – General Parameters: TS-7 (Alley &Mews)
  - Cross Slope
  - Curb & gutter type
- Table 2.3(7) Operating Characteristics of Intersection Corner Radii
  - Mews Corner Radii
- SD-6 T-Alley Intersection
  - Corner Radius
- 5.2.1(3) Pavement Type
  - Pervious pavement – on street parking

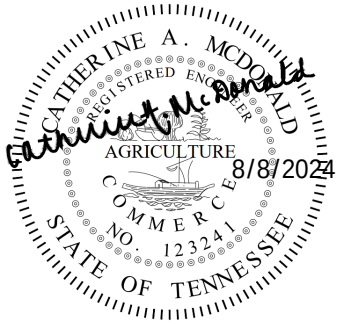
The Armistead development strives to preserve open space and rural character to create an agri-hood concept that combines agrarian traditions with modern living**.** We are requesting modifications to the City's Street & Technical Standards to allow for increased internal circulation throughout the development and more contiguous, functional open spaces that will be used by the community. With the acceptance of these modification requests, larger tree preservation areas will be possible. We do not expect that granting these variances will affect an emergency vehicle's ability to maneuver throughout the

development. Additionally, we do not expect these modifications to have a significant impact on short or long-term capital and maintenance requirements and also believe that they do not present a danger to the general health, safety or welfare of the traveling public or pedestrians.

We also understand that any modification of engineering standards does not trump other city standards such as zoning, the international fire code, local utility provider codes, international building code, etc.

Please feel free to contact our office if you have any questions or need any additional information regarding this request.

Sincerely,
CSDG



Kate McDonald, PE
Associate | Civil Engineer

CSDG No. 23-039-01
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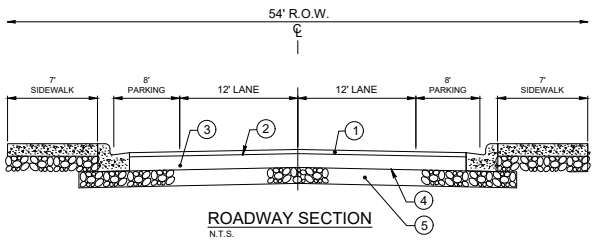
Franklin Transportation & Street Techinical Standards Eff. July 1,2023	Design Element	Design Standard	Requested Modification	Hardship	Financial Impact to COF
Table 2.3 (2) – Street Standards – Technical Design Criteria Local High Volume	Design Speed/Posted Speed	30/25 mph	25/20 mph	Reducing the posted speed from 25 to 20 mph on local high-volume roads within our agrihood addresses several critical safety and operational concerns. First, the presence of farm equipment, pedestrians, and animals necessitates slower vehicle speeds to prevent accidents and enhance pedestrian safety. Moreover, the slower speed limit aligns with our commitment to creating a tranquil, safe, and community-focused environment, where the emphasis is on human and agricultural activity over vehicular speed. Denying this modification could increase the risk of accidents and detract from the quality of life and safety of our residents and visitors.	No negative financial impact on the city. Positive impacts could be a reduced number of emergency responses required due to fewer accidents and bodly injury.
	Distance Between Non-Signalized Intersections	200 ft.	A2- 174 (Road A/M)	A2- Existing historic tree canopy and SCO convergence creates need for shorter distance	No negative financial impact to city.
	Minimum Centerline Radius	333 ft	HV1- 280 ft (Road A) HV2- 206t (Road A)	Given the constraints of the stream buffer and wetland area, and the extent of our pre-determined mixed-use area, a reduced centerline radius is required.	No negative financial impact to city.
Table 2.3 (2) – Street Standards – Technical Design Criteria Local Low Volume	Design Speed/Posted Speed	30/25 mph	20/15 mph	Reducing the posted speed from 25 to 20 mph on local high-volume roads within our agrihood addresses several critical safety and operational concerns. First, the presence of farm equipment, pedestrians, and animals necessitates slower vehicle speeds to prevent accidents and enhance pedestrian safety. Moreover, the slower speed limit aligns with our commitment to creating a tranquil, safe, and community-focused environment, where the emphasis is on human and agricultural activity over vehicular speed. Denying this modification could increase the risk of accidents and detract from the quality of life and safety of our residents and visitors.	No negative financial impact on the city. Positive impacts could be a reduced number of emergency responses required due to fewer accidents and bodly injury.
	Minimum Centerline Radius	70 ft.	LV1- 50 ft. (Road I) LV2 - 25ft LV3 - 25ft	LV1- The existing tree line and stormwater in this area necessitate a smaller centerline radius for this section. LV2 - The existing tree line LV3 - Traffic calming around the civic space	No negative financial impact to city.
	Distance Between Non-Signalized Intersections	200 ft	B1-160ft (Road C/B) B2- 82 ft (Road B) AB- 78 ft (Road A/B) F1- 164 ft (Road C/D) I1- 127ft (Road K/G)	B1- Stormwater Management and traffic circle necessitates. B2 - Stormwater Management and traffic circle necessitates. AB - With B1, Stormwater Management and traffic circle necessitates. F1- Stormwater and Existing Tree Row necessitates I1 - Existing Tree Row necessitates	No negative financial impact to city.
Table 2.3 (2) – Street Standards – Technical Design Criteria Alley/Mews	minimum centerline radius	55 ft.	A1- 36ft A3- 48ft A4- 48ft A6- 50ft A7- 36ft A8- 36ft A10- 36ft A11- 36ft A12- 36ft A15-36ft A16- 36ft	A1- 36ft - Scenic Corridor Overlay setback necessitates A3- 48ft - Stream buffer necessitates A4- 48ft - Stream buffer necessitates A6- 50ft - In order to line up the Mews with the other Mews A7- 36ft - Existing Tree Row necessitates A8- 36ft - Existing Tree Row necessitates A10- 36ft - Existing Tree Row necessitates A11- 36ft - We don't want to line up a mews with a public road. A12- 36ft - Terminating the mews and the block configuration A15-36ft - The open space and the needs to create a rural character necessitate A16- 36ft - The open space and the needs to create a rural character necessitate	No negative financial impact to city.
Table 2.3 (1) – Street Standards – General Parameters TS-5 High Volume Local	Minimum Lane Width	12 ft. traffic lane width	11 ft. traffic lane width	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
	Curb & Gutter	Vertical or Mountable	Ribbon Curb (Neighborhood Street, Country Road, Town Center/Ag Interface Drive, Neighborhood/Ag Interface Drive)	Ribbon curbs align with our commitment to environmentally sustainable development. Ribbon curbs enable smoother integration with bioswales, enhancing stormwater infiltration and promoting cleaner water through natural filtration. The transition to ribbon curbs is a strategic move to improve water quality and manage stormwater more effectively, contributing to the overall health of the community's ecosystem. Failure to implement ribbon curbs could result in less efficient water management and a missed opportunity to reinforce our dedication to sustainable urban planning practices.	Ribbon curbs are more durable than curb/gutter. Less chance of damage from mounting them in vehicles. Will help to filter and manage stormwater runoff without relying as heavily on underground storm sewer systems that can be costly to maintain.
	Grass Strip Width	6'	8' (Neighborhood Street, Country Road, Town Center/Ag Interface Drive)	Increasing the grass strip width from 6 feet to 8 feet is essential for enhancing the rural character of our community and providing greater environmental benefits. The wider grass strips will serve as natural bioretention areas, aiding in stormwater management by filtering runoff and reducing the burden on drainage systems. They will also contribute to a greener streetscape, supporting biodiversity and providing a visual buffer between pedestrian walkways and the roadway. Not expanding the grass strips could lead to increased stormwater runoff and missed opportunities for creating a more sustainable, visually appealing, and ecologically rich environment.	Financial impact would be minimal if anything at all. It is two more feet to maintain, but less pavement to replace.
Table 2.3 (1) – Street Standards – General Parameters TS-6 Low Volume Local	Minimum Lane Width	11 ft. traffic lane width	10 ft. traffic lane width	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
	Curb & Gutter	Vertical or Mountable	Ribbon Curb (Neighborhood Road, Neighborhood/Open Space Interface Drive, Neighbhorhood/Ag Interface Drive, Country Road, Town Center/Ag Interface Drive)	Ribbon curbs align with our commitment to environmentally sustainable development. Ribbon curbs enable smoother integration with bioswales, enhancing stormwater infiltration and promoting cleaner water through natural filtration. The transition to ribbon curbs is a strategic move to improve water quality and manage stormwater more effectively, contributing to the overall health of the community's ecosystem. Failure to implement ribbon curbs could result in less efficient water management and a missed opportunity to reinforce our dedication to sustainable urban planning practices.	Ribbon curbs are more durable than curb/gutter. Less chance of damage from mounting them in vehicles. Will help to filter and manage stormwater runoff without relying as heavily on underground storm sewer systems that can be costly to maintain.
TS-7 Alley and Mews Section	Alley & Mews Cross Slope	2% Cross Slope	2% Inverted Cross Slope with concrete gutter	This design channels water toward the center of the roadway, away from residences, directing it efficiently into the drainage system.This change is particularly effective when combined with the elimination of curbs, as it facilitates natural water flow without impeding pedestrian access or affecting adjacent properties. Not adopting this inverted slope could result in less effective water management and increased maintenance costs due to potential erosion.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
	Alley Curb	RP-4 (rollover curb & gutter)	No Curb	A no-curb approach to our alleys and mews is aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems. Additionally, the absence of curbs creates a seamless transition between the roadway and the landscape, supporting the integration of our alleys with the surrounding environment. Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
	Mews Curb	RP-4 (rollover curb & gutter)	No Curb	A no-curb approach to our alleys and mews is aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems. Additionally, the absence of curbs creates a seamless transition between the roadway and the landscape, supporting the integration of our alleys with the surrounding environment. Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	This should be cheaper to maintain because of reduced erosion of asphalt, lower infrastructure strain,and reduced design complexity.
TS-5 High Volume Local Steet Sections	Right of Way Width	54' Minimum	22' - Country Road 50' - Town Center/Ag Interface Drive 41' - Neighborhood/Ag Interface Drive	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery/hedge row/gravel path etc, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
TS-6 Low Volume Local Street Sections	Right of Way Width	52' Minimum	50' - Neighborhood/OS Interface Drive 39' - Neighborhood/Ag Interface Drive 20' - Country Road	Narrower lanes naturally calm traffic, creating a safer environment for pedestrians. Additionally, this modification allows for wider sidewalks or greenery/hedge row/gravel path etc, enhancing the pedestrian experience and contributing to the community's aesthetic value. Not implementing this change could result in a less pedestrian-friendly environment, potentially compromising the development's core values of walkability and sustainability.	No negative financial impact to city. Less roadway is actually less to maintain.
Table 2.3(7) Operating Characterisitcs of Intersection Corner Radii	Corner Radius	25-30 ft	Mews: 15 ft	Adjusting the corner radii of mews strikes a balance between vehicular needs and pedestrian-friendly design. This scaling down allows for safer pedestrian crossings due to reduced crossing distances and slower vehicular turning speeds, enhancing pedestrian safety and comfort. These changes also serve to maintain the small-scale, walkable character of our community without compromising the functionality of our roads. A larger corner radius, typical of high-speed or high-volume areas, would be contrary to the desired community-centric atmosphere, potentially creating unsafe conditions for pedestrians and a less intimate feel to the neighborhood.	No negative financial impact to city. Less roadway is actually less to maintain.
SD-6 T-Alley Intersection	Corner Radius	25 ft	10 ft	Adjusting the corner radii of mews strikes a balance between vehicular needs and pedestrian-friendly design. This scaling down allows for safer pedestrian crossings due to reduced crossing distances and slower vehicular turning speeds, enhancing pedestrian safety and comfort. These changes also serve to maintain the small-scale, walkable character of our community without compromising the functionality of our roads. A larger corner radius, typical of high-speed or high-volume areas, would be contrary to the desired community-centric atmosphere, potentially creating unsafe conditions for pedestrians and a less intimate feel to the neighborhood.	No negative financial impact to the city.
5.2.1(3) Pavement Design	Pavement Type	Streets are to be constructed of asphaltic concrete pavement, base course material, or subbase material (where required), placed on compacted subgrade	Pervious Pavement - On Street Parking	Pervious pavers are aligned with our commitment to a natural and rural aesthetic. This design supports enhanced stormwater quality by promoting natural infiltration into the ground, which is a more sustainable and environmentally friendly way to manage runoff compared to traditional stormwater systems.Not implementing this change may lead to a less cohesive rural character and reduced stormwater infiltration, which could conflict with our ecological objectives.	No negative financial impact to the city. A maintenance agreement will be signed with the City.

Notes:
ROW width may vary to determine maintenance responsibilities.

A lateral support may be required where green infrastructure is proposed adjacent to pavement. Exact locations will be determined at the site plan.

Methods to increase separation from the vehicular travel lane to the green infrastructure/ roadside ditch will be evaluated with the City at site plan. This may include a wider shoulder or other techniques as approved by the City Engineer.

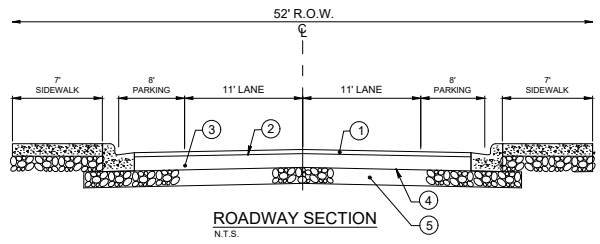
These sections may be required to meet any additional City standards at site plan.



ROADWAY SECTION
N.T.S.

1. 1.5" BITUMINOUS SURFACE COURSE
2. TACK COAT (403-01)
3. 3" BITUMINOUS AGGREGATE BASE
4. PRIME COAT
5. 8" MINERAL AGGREGATE BASE

COF HIGH VOLUME LOCAL
N.T.S.

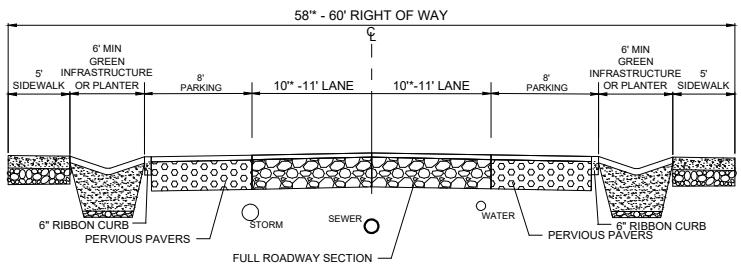


ROADWAY SECTION
N.T.S.

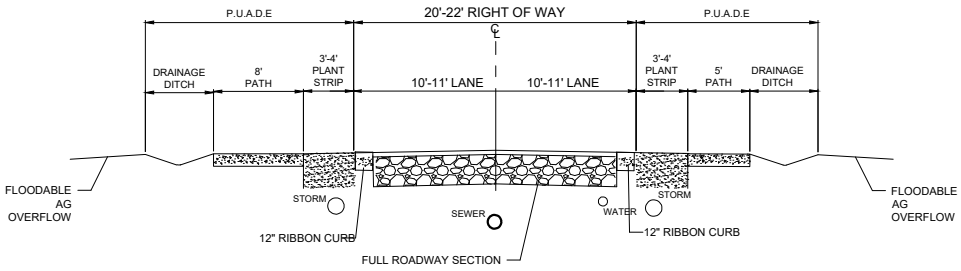
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2. TACK COAT (403-01)
3. 3" BITUMINOUS AGGREGATE BASE
4. PRIME COAT
5. 8" MINERAL AGGREGATE BASE

COF LOW VOLUME LOCAL
N.T.S.

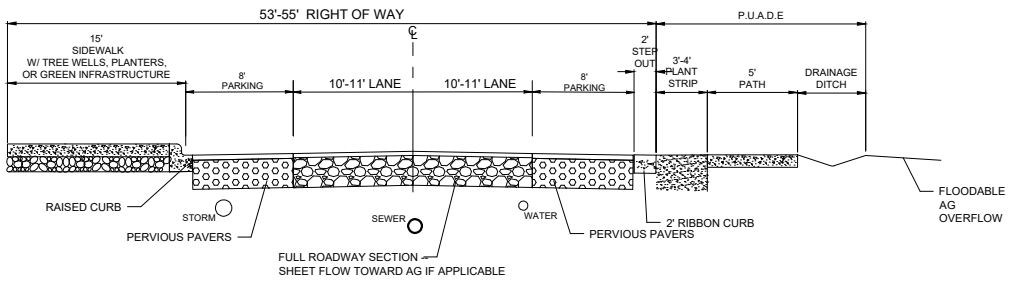
PROPOSED



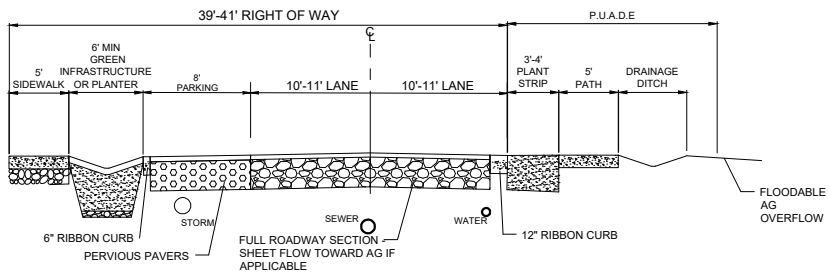
NEIGHBORHOOD STREET / *ROAD
N.T.S.



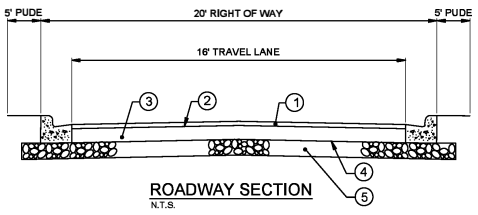
COUNTRY ROAD
N.T.S.



TOWN CENTER/AG INTERFACE DRIVE
N.T.S.



NEIGHBORHOOD/AG INTERFACE DRIVE
N.T.S.

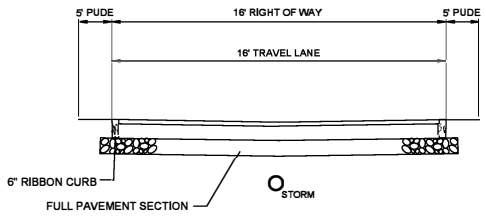


ROADWAY SECTION
N.T.S.

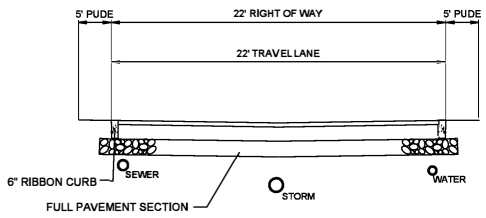
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5. 8" MINERAL AGGREGATE BASE

COF ALLEY
N.T.S.

PROPOSED

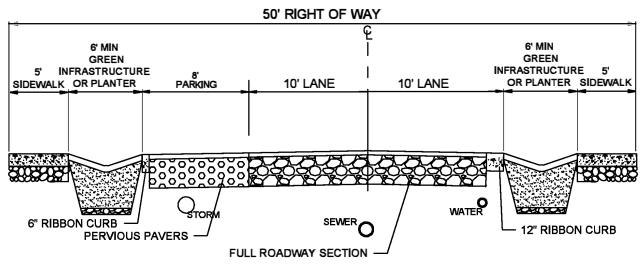


ALLEY
N.T.S.

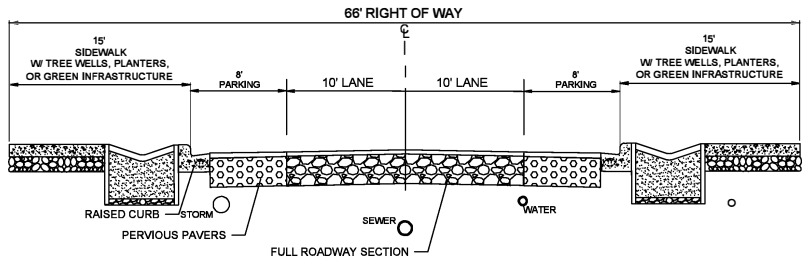


* 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN UTILITIES.

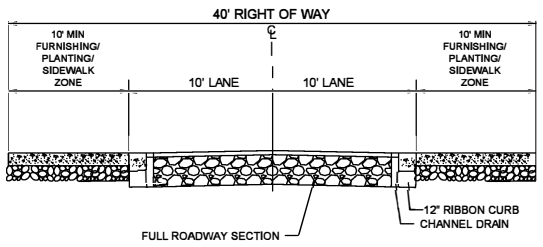
MEWS
N.T.S.



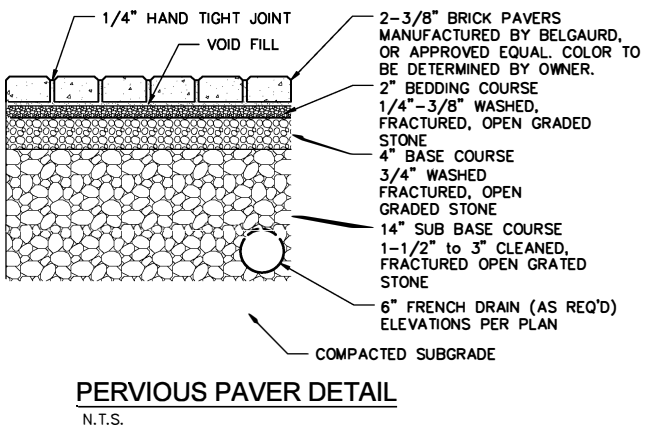
NEIGHBORHOOD/OS INTERFACE DRIVE
N.T.S.



TOWN CENTER STREET
N.T.S.



SHARED STREET
N.T.S.



PERVIOUS PAVER DETAIL
N.T.S.

Paver detail shall be reviewed and approved by the City of Franklin at the site plan stage since they will be up against the right-of-way and must be structurally appropriate.



INTERSECTION SPACING 200' REQUIREMENTS

STREET-STREET	
B1	160'
B2	82'
A8	78'
A2	174
F1	163.29
I1	139.41

No reduced centerline radius is guaranteed if the largest vehicle that needs to traverse the road is unable to do so at the site plan stage.



MIN RADIUS

ALLEY 55'	
A1	36'
A3	48'
A4	48'
A6	50'
A7	36'
A8	36'
A10	36'
A11	36'
A12	36'
A15	36'
A16	36'

LOW VOLUME 70'	
LV1	50'
LV2	25'
LV3	25'

HIGH VOLUME 333'	
HV1	280'
HV2	206'

N

0 150 300
SCALE: 1"=150'



LANES

LEGEND

10′ Instead of 11′ Lanes

11′ Instead of 12′ Lanes

N

0 150 300

SCALE: 1"=150'

Need maintenance agreement language approved by law prior to going to the BOMA

PARKING

LEGEND

Pervious Parking



N

0 150 300

SCALE: 1"=150'

City of Franklin

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

File #: 21-0444

DATE: August 23, 2024

TO: Board of Mayor and Aldermen

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

SUBJECT:

Consideration Of Resolution 2024-66, A Resolution Amending Gateway Village PUD Subdivision, Revision 7 To Extend The Vested Rights For The Property Located West Of Franklin Road And South Of Lynnwood Way, Located At 120 Davenport Boulevard. Establishing A Public Hearing On October 8, 2024
FMPC 8/22/24, 7-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Gateway Village PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

VESTED PROPERTY RIGHTS INFORMATION

State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multiphase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST

The request is to extend the vesting period for eighteen months, October 11, 2024 until April 10, 2026, to allow the applicant to secure any necessary permits and commence site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
The revised development plan for the Gateway Village PUD was approved by BOMA on October 11, 2021. The plan includes 6.75 DUA and 144,258 square feet of nonresidential space for a site that is composed of 60.50 acres. The revision was specifically submitted to request the addition of six residential units to their last remaining mixed-use building. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0.

CURRENT STATUS
This plan is within the first three-year period and is vested until October 11, 2024. The applicant submitted a site plan for Lot 134, but it has not yet pulled any permits for the site.

VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

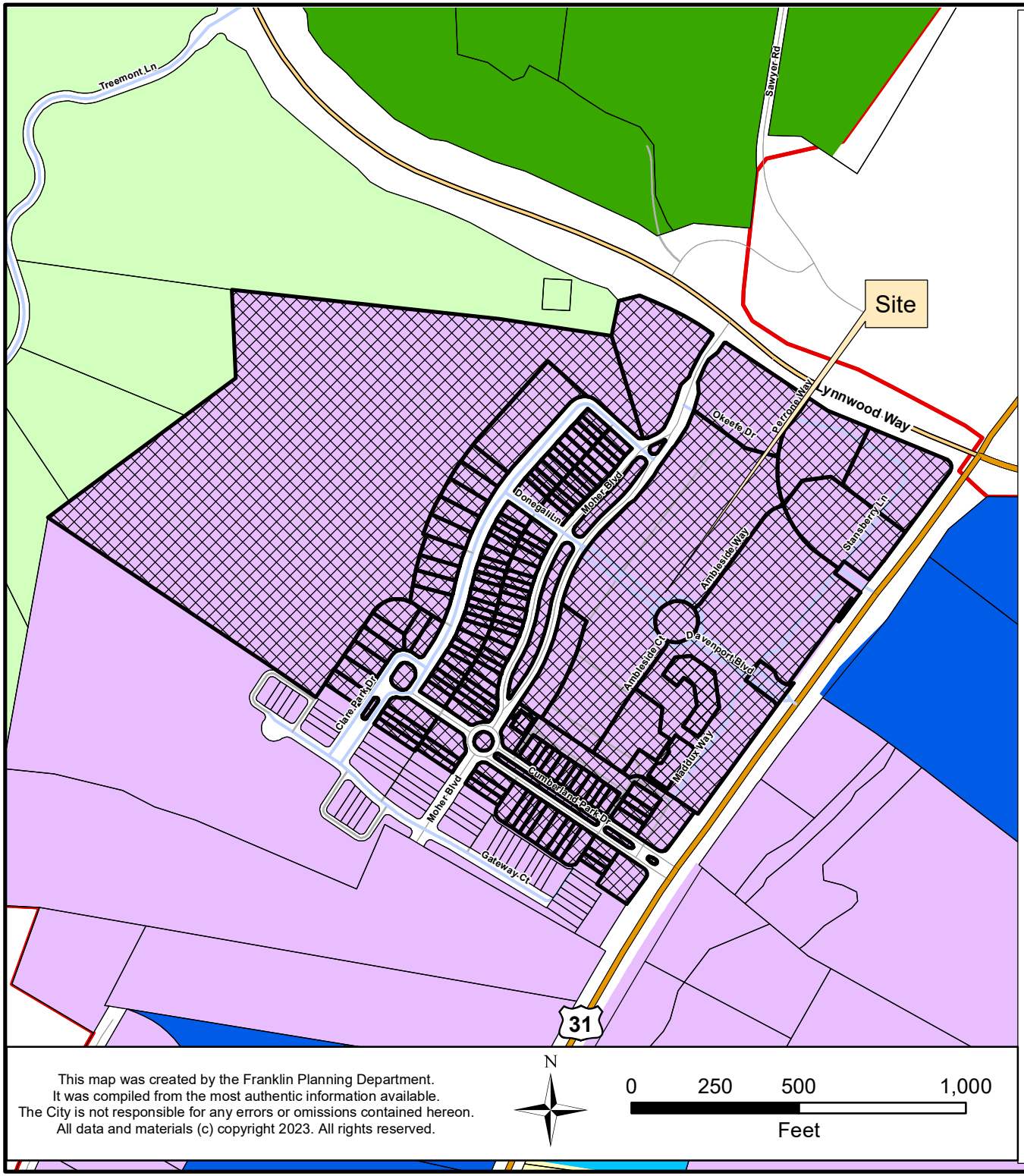
In reviewing the plan against the current City regulations, the current plan generally complies. The differences in today's Zoning Ordinance versus their vested Ordinance (12/8/2020) are minor, and could be incorporated into the design without major changes to the plan. A new parkland agreement would need to be approved for any new plan.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-66 by a vote of 7-0.
Staff recommends that the Board of Mayor and Alderman approve Resolution 2024-66 if they determine that the continuation of vested rights is in the best interest of the community.



GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2024-66

Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

- Gateway Village 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

RESOLUTION 2024-66

A RESOLUTION AMENDING THE GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7 TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED WEST OF FRANKLIN ROAD AND SOUTH OF LYNNWOOD WAY, LOCATED AT 120 DAVENPORT BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2021-30; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-125; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.) § 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Gateway Village PUD, Revision 7 vesting period began on October 11, 2021 and is set to expire on October 11, 2024, and the applicant has not yet secured permits nor began site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for eighteen months, until April 10, 2026.

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
See Exhibit B	60.50
Total	60.50

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 Gateway Village District PUD Subdivision, Revision 7, as outlined below and through Exhibit A, are as follows:

Entitlements	Gateway Village PUD, Rev 7
Base Zone District	PD 6.75/144,258
Other Zoning Overlays	HHO, HHO Buffer
Number of Dwelling Units	408
Number of Nonresidential Square Footage	144,258 SF
Number of Hotel Rooms	0
Connectivity Index	Remove if not applicable
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the original vesting period was initiated on October 11, 2021 and was set to expire on October 11, 2024. The amended development plan will now have until April 10, 2026 to secured permits and begin site preparation. If these requirements are met, then the vesting period shall be extended an additional two (2) years to commence construction and maintain any necessary permits to remain vested.

SECTION V. That the total vesting period of eighteen months shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed 10 years from the date of the original approval of the preliminary development plan October 11, 2021 and shall remain at October 10, 2031.

SECTION VI. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the originally Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

Law approved template Dec. 2023

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

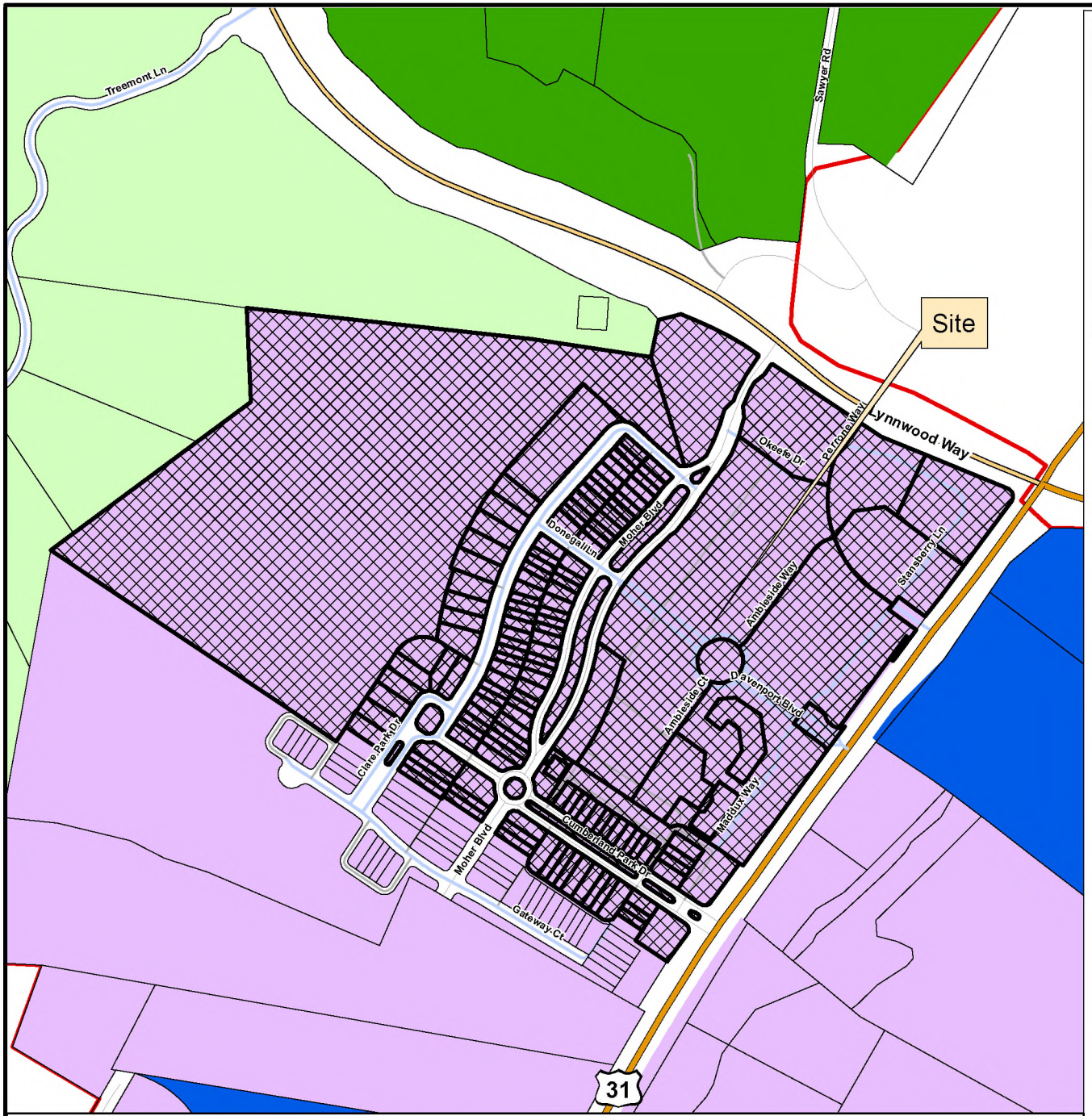
_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

Law approved template Dec. 2023

GATEWAY VILLAGE PUD SUBDIVISION, REVISION 7
VESTING EXTENSION
RESOLUTION 2024-66



Project Information
Existing Zoning: PD 6.75-144,258
Overlay Districts: HHO, HHO 500 Foot Buffer
Site Acreage: 60.50 acres

Legend

- Gateway Village 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

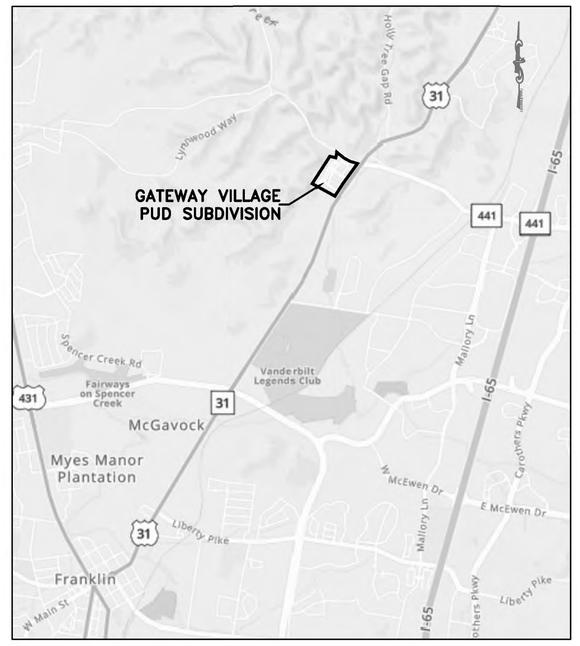
Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335	MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337	MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339	MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341	MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343	MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201	MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203	MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205	MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207	MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209	MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211	MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213	MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215	MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217	MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219	MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221	MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223	MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633		MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633		MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310	MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000	STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408	MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409	MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424	CLARE PARK DR

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

LANDSCAPE:

CONNOR BALL, PLA
HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

PARKLAND IMPACT FEE PER CONTRACT NO. 2021-0138

OWNERSHIP INFORMATION (more than 5% interest)

CVHC9, LLC
1728 General George Patton Drive, Suite 200
BRENTWOOD, TN 37027

Aminmadani Partners LP

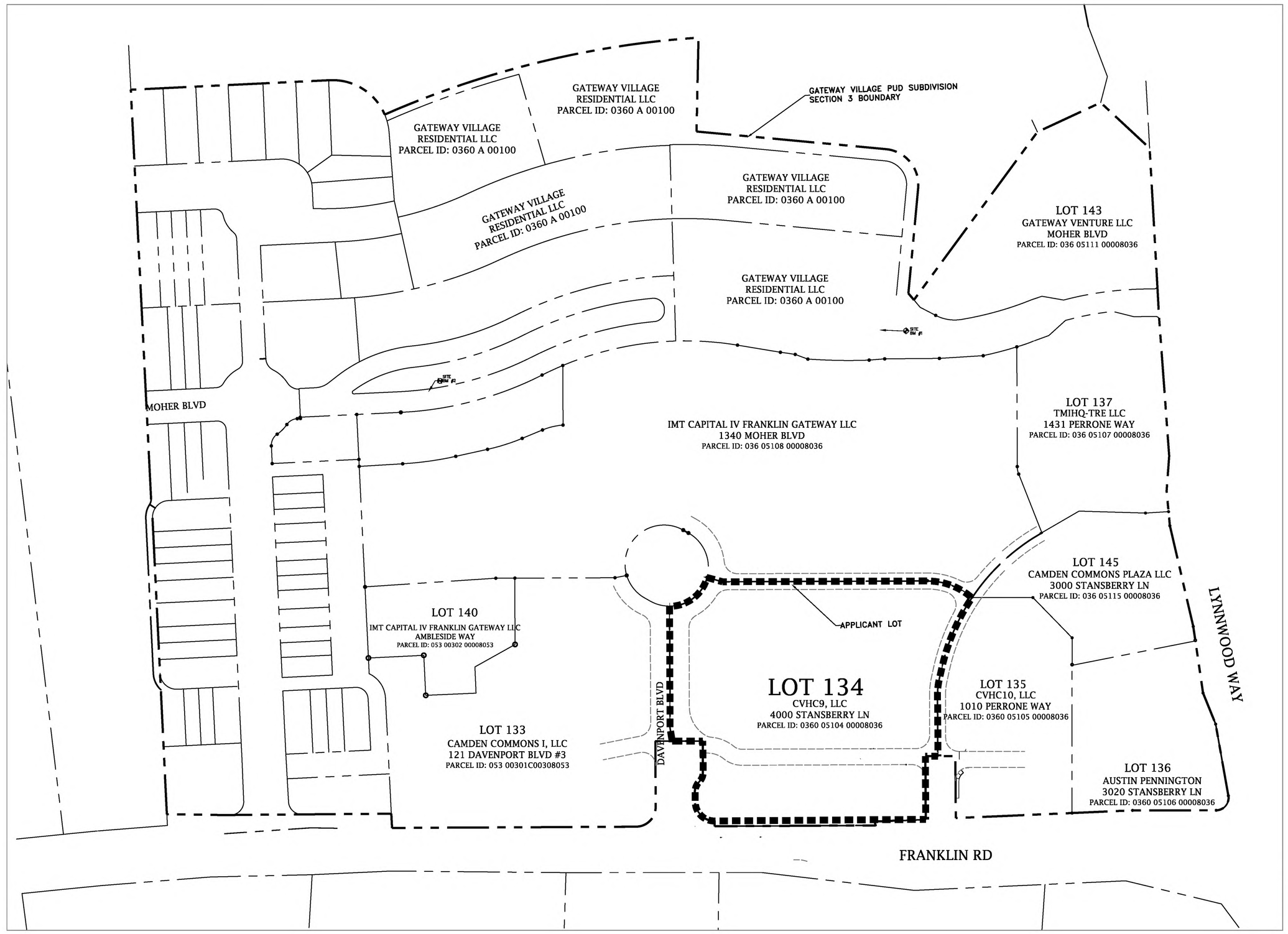
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Sheila Aminmadani
Shareef Aminmadani, VP & Secretary

Ferdowsi Partners, LP

Imaan Ferdowsi, Vice President
Amin Ferdowsi
Bayan Ferdowsi

Other Officers

Homayoun Aminmadani, Vice President



(NAD83)(1996)

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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JAMES M. LUKENS
REGISTERED
PROFESSIONAL ENGINEER
No. 103160
STATE OF TENNESSEE
6/7/2021

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Phone 615-804-4617
jlukens@lukensengineering.com

GATEWAY VILLAGE
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7
(LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

COVER SHEET

C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

ZONING

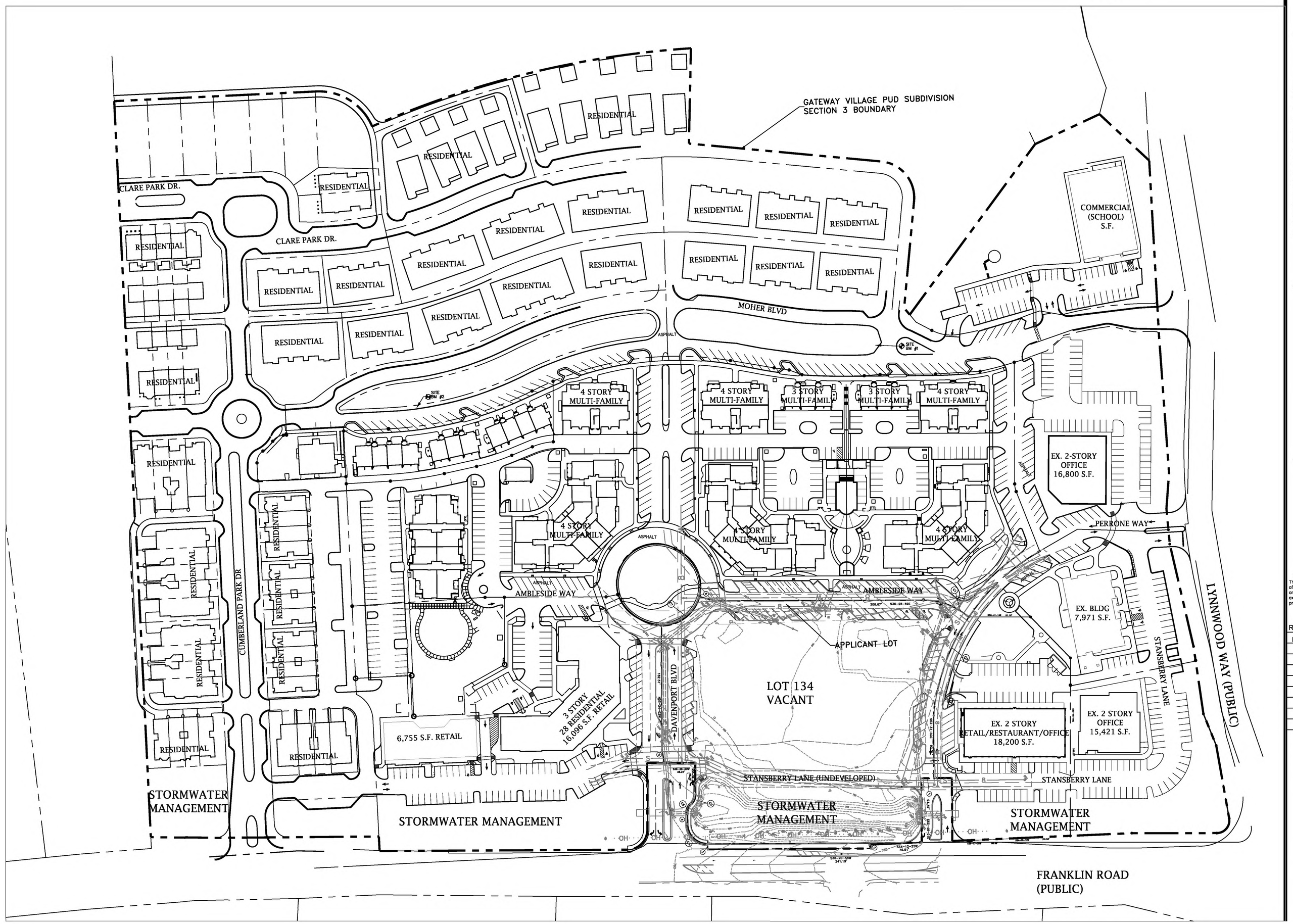
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FLOOD MAP INFO:	THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA. PROPERTY IS IDENTIFIED AS A ZONE X ON FLOOD INSURANCE RATE MAP PANEL NO 47187C0205F, DATED SEPTEMBER 29, 2006.
ARCHITECTURAL:	BUILDINGS SHOWN ARE EXISTING LOT 134 TYPICAL BUILDING ELEVATIONS SHOWN ON ARCHITECTURAL SHEETS
STORMWATER:	EACH LOT MANAGES ITS OWN STORMWATER WITH RESPECT TO WATER QUALITY AND WATER VOLUME. SHARED DETENTION BASINS EXIST ALONG THE FRONTAGE ALONG FRANKLIN ROAD. SEE C3.1 FOR PROPOSED LOT 134 STORMWATER.
MINERAL RIGHTS:	THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNERS OF RECORD.

(NAD83)(1999)

GRAPHIC SCALE

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(IN FEET)
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JAMES M. LUKENS REGISTERED LANDSCAPE ARCHITECT No. 102165 STATE OF TENNESSEE 12/07/2021

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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

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PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL EXISTING CONDITIONS

C1.0

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SUMMARY NOTES

LAND USE & PARKING TABLES COMPILED FROM THE LATEST DEVELOPMENT PLAN PREPARED BY MORELOCK ENGINEERING FOR LOT 136 OFFICE BUILDING DEVELOPMENT.

GATEWAY VILLAGE SECTION III - PARKING SUMMARY "TRADITIONAL"

Section III Lot #	User or Area Description	Required Parking Spaces	0.85 Multiplier	Actual Parking Shown
133	Camden Commons I	228.08	193.87	191
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137	Touchstone Office	60	51	52
143	Goddard School	51	43.35	46
145	Camden Medical Plaza	32	27	44
140	Formal Open Space	21	17.85	21
137-142	Bell Apartments	432.5	367.6	467
TOTALS		1087.58	924.4	1057

GATEWAY VILLAGE SECTION III - DETAILED ANALYSIS "TRADITIONAL"

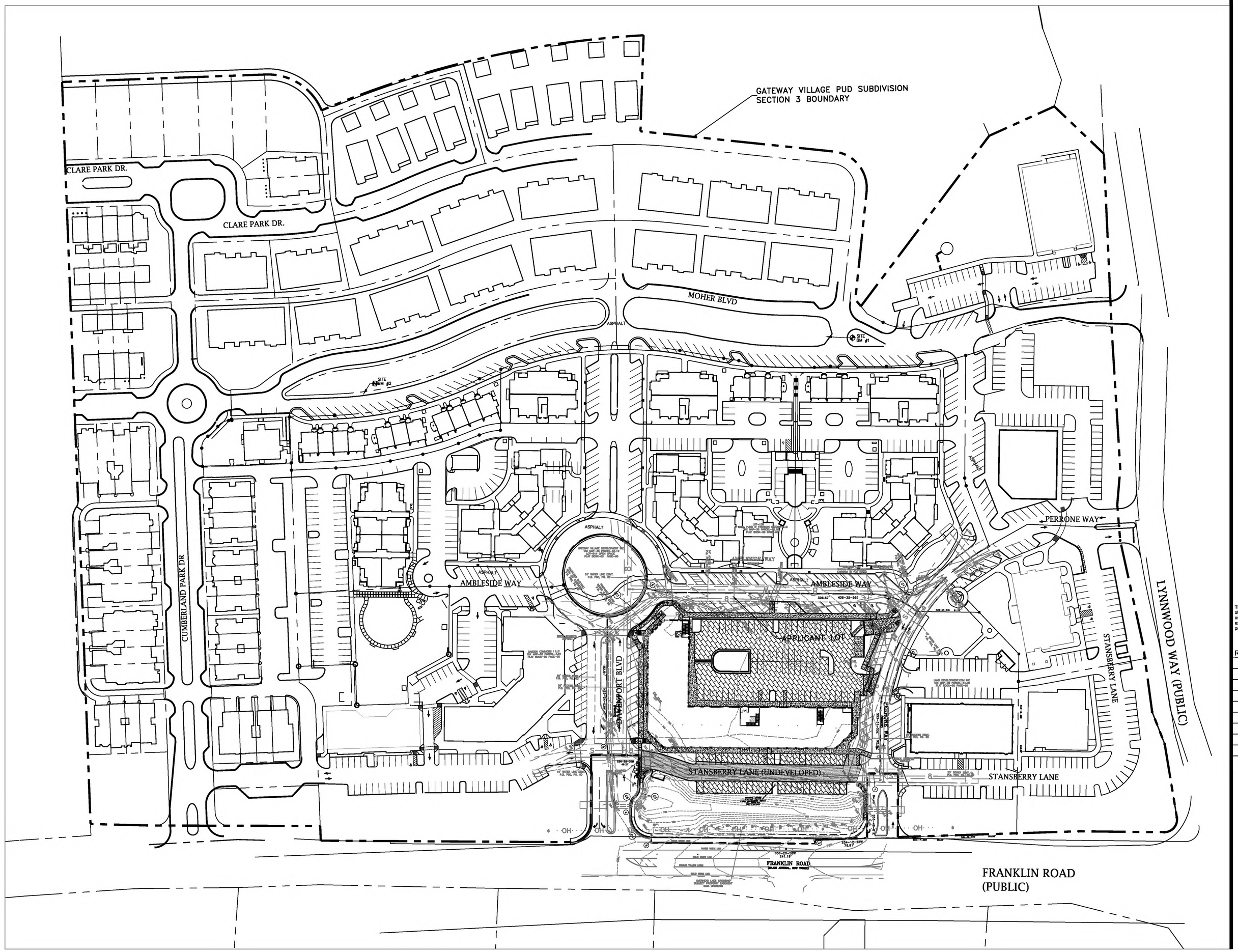
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30	Total						1087.58	924.4	1057

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

(NAD83/1995)



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CIVIL
09/07/2021

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GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)

4000 Stansberry Lane, Franklin, TN 37064
Map 036 Parcel 051.04

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REVISIONS/ISSUES

NO.	DESCRIPTION	DATE

PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

CVHC9, LLC

HOMAYOUN AMINMADANI
Vice President
haminmadani@mrco.net

July 3, 2024

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

To Whom It May Concern:

Please consider this our formal request to extend the vesting rights of Gateway Village PUD Subdivision, Development Plan Revision 7, which was initially approved on October 11, 2021.

It is our understanding that the vesting period for this development plan is set to expire on October 11, 2024. We request that an 18 month extension be granted for this plan, such that the expiration date would be redefined as April 10, 2026.

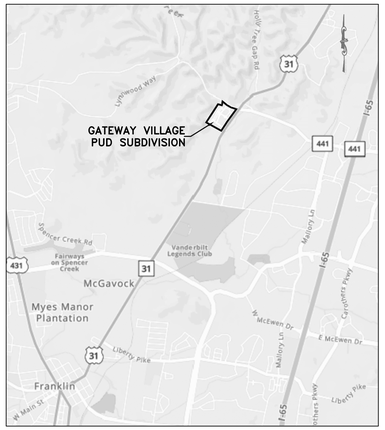
This request stems from unforeseen delays in final plan development and are primarily attributed to a change in the employment status of the Civil EOR and his inability to address comments, revise and resubmit plans in a timely fashion. This has caused delays in getting retaining wall plans and other associated requirements for a grading permit completed. Once those items are addressed time will be needed to solicit bids and award contracts so that the site preparation can commence.

We appreciate your consideration of this request for a vesting extension. Please contact us to address any questions or concerns.

Sincerely,

Homayoun Aminmadani
Vice-President

GATEWAY VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 7 (LOT 134)
COF #_____



VICINITY MAP
NTS

DESIGNERS:

CIVIL:

JIM LUKENS, P.E.
LUKENS ENGINEERING CONSULTANTS
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BRENTWOOD, TN 37024
615.804.4617
jlukens@lukensengineering.com

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HEIBERT + BALL LAND DESIGN
SUITE 400, 1894 GEN. GEO. PATTON DR.
FRANKLIN, TN 37067
615.376.2421
connor@hblanddesign.com

ARCHITECT:

JERRY S. CURTIS, ARCHITECT
FRANKLIN, TN
615.790.2828
tnbass@comcast.net

OWNER/DEVELOPER (LOT 134):

Cvhc9 LLC
1728 General George Patton Drive
Suite 200
BRENTWOOD, TN 37027

Contact: Shabnam Aminmadani
615.377.5757
haminmadani@mrco.net

SHEET INDEX

C0.0	COVER
C1.0	OVERALL EXISTING CONDITIONS
L1.1	LANDSCAPE
L2.1	LANDSCAPE
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	LOT 134 DEVELOPMENT PLAN
C3.1	OVERALL GRADING & DRAINAGE PLAN
C4.1	OVERALL ROW & ACCESS PLAN
A4.1	LOT 134 COLOR ELEVATION
A4.2	COLOR ELEVATION

DEVELOPMENT PLAN MODIFICATION

- CHANGE NUMBER OF RESIDENTIAL UNITS FROM 402 UNITS TO 408 UNITS.

	APPROVED	PROPOSED
GATEWAY VILLAGE SECTION 3	402 UNITS	408 UNITS
CURRENTLY DEVELOPED	348 UNITS	348 UNITS
AVAILABLE FOR LOT 134	54 UNITS	60 UNITS

IN-LIEU FEE REQUEST

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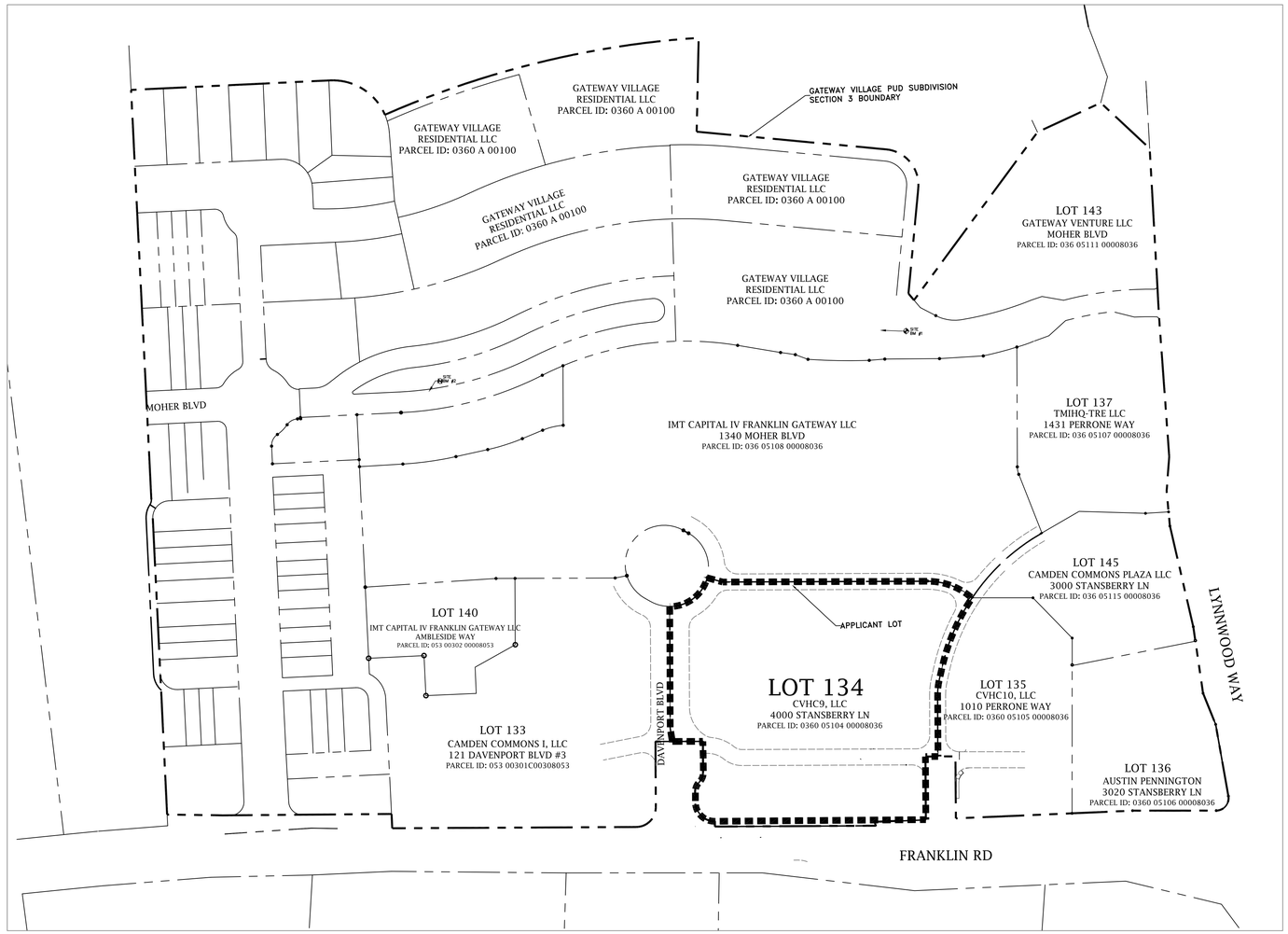
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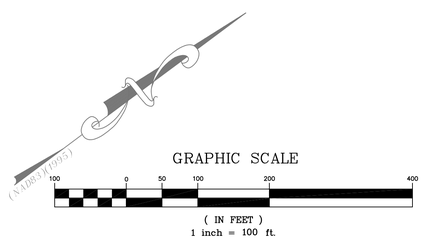
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JAMES M. LUKENS
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LANDSCAPE
ARCHITECT
No. 103161
STATE OF TENNESSEE
06/07/2021

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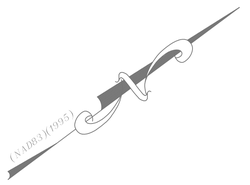
C0.0

AERIAL PHOTO: SEE SHEET L1.0 & L2.0 FOR AERIAL PHOTO AND TREE CANOPY

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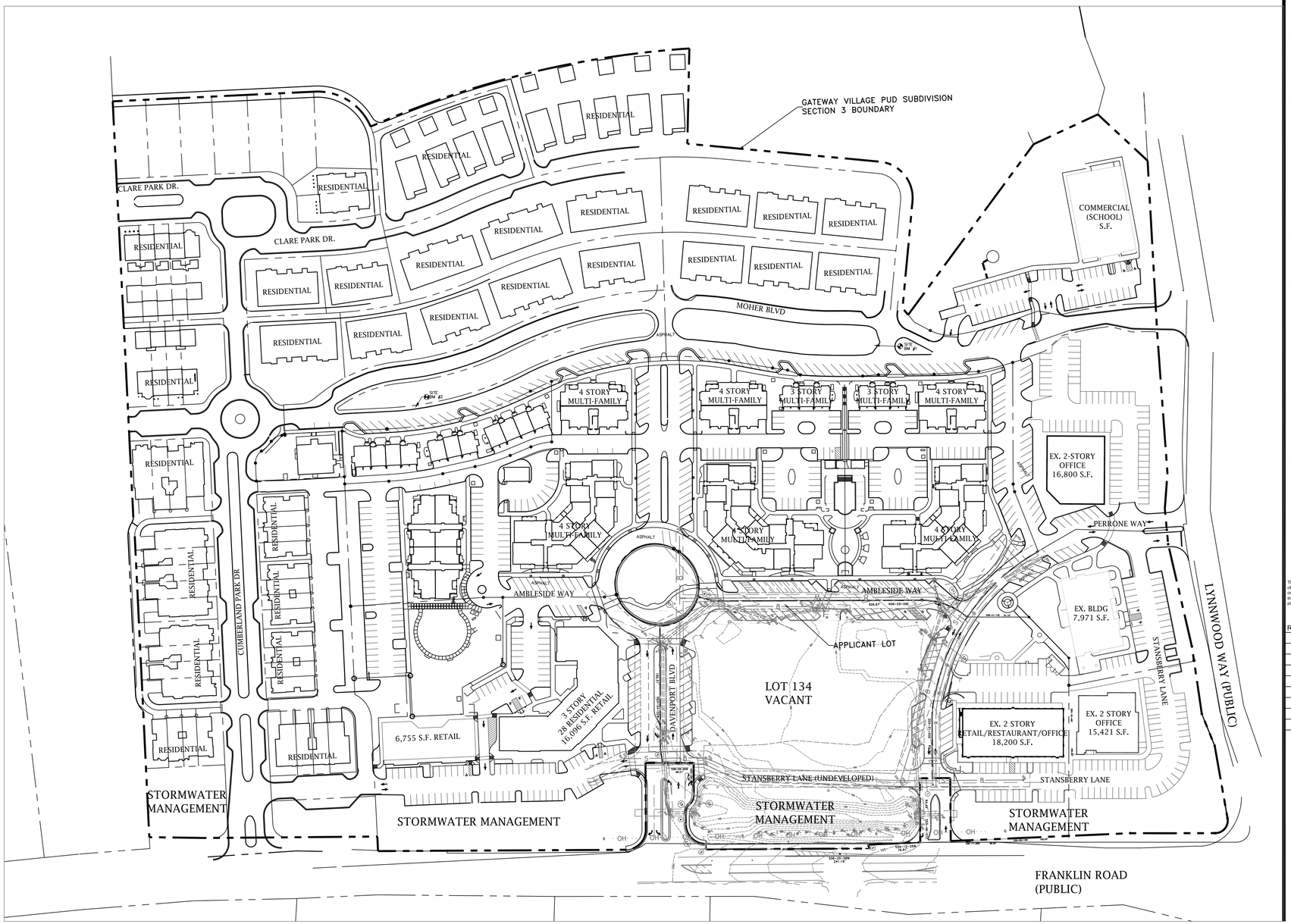
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GRAPHIC SCALE

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(IN FEET)
1 inch = 80 ft.



JAMES M. LUKENS
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No. 103165
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12/01/2021

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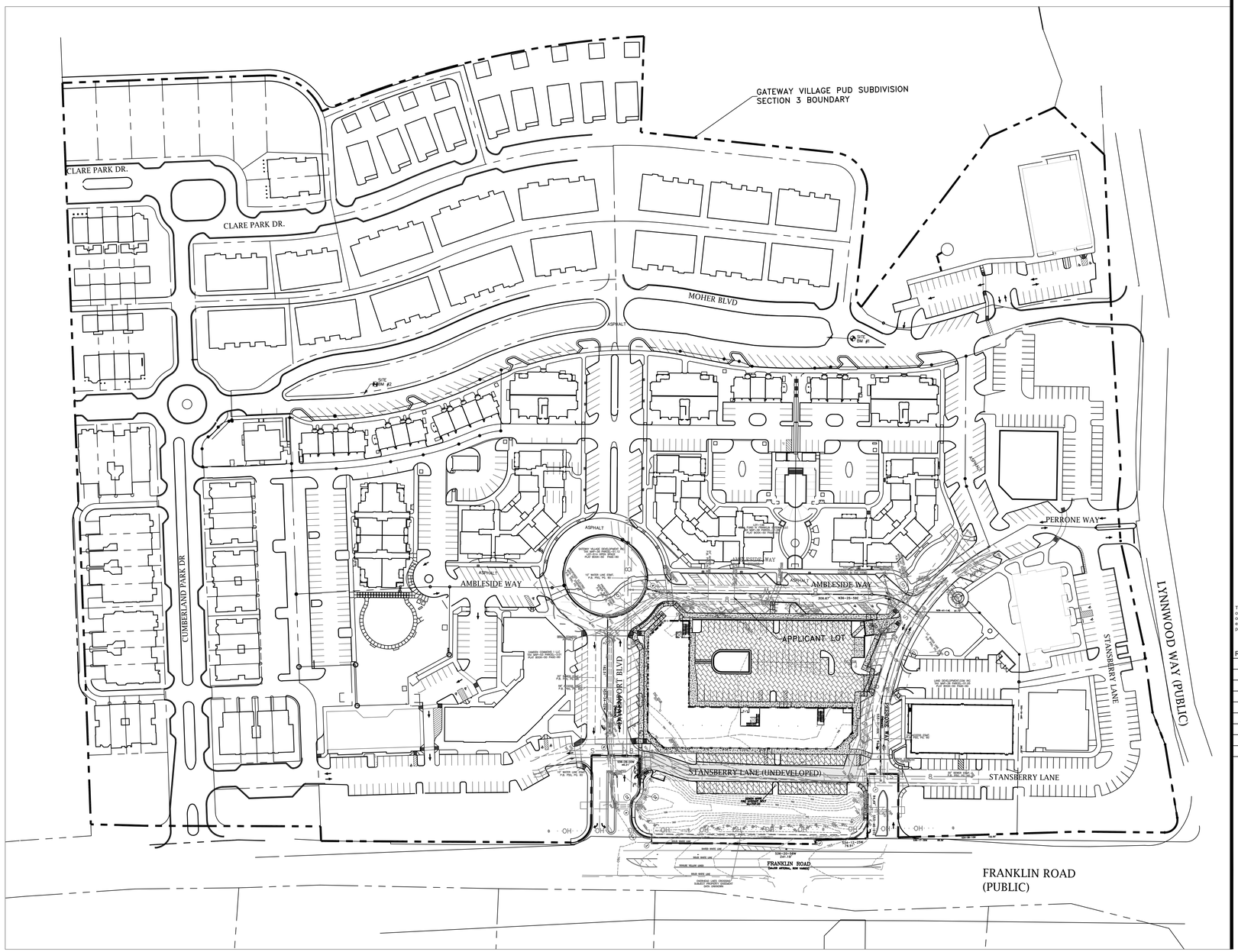
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04/27/2021

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GATEWAY VILLAGE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 7 (LOT 134)

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REVISIONS/ISSUES

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PROJ. NO.: 03615

DATE: 2021.06.07

OVERALL DEVELOPMENT PLAN

C2.0

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Exhibit B

PARCEL TYPE	PARCEL	CALCULATED ACREAGE	LEGAL ACREAGE	PARCEL ID	NEIGHBORHOOD	PROP STREET
Condominium	053B B 00100	0.188704	1.07	053B B 00100C00408053B	2633	1300 MOHER BLVD #202
Condominium	053 00301	2.833367	0	053 00301C00108053	1902	121 DAVENPORT BLVD #1
Parcels	053B A 00100	0.051712	0	053B A 00100 00008053B	2633	1032 CUMBERLAND PARK DR
Parcels	053B A 00200	0.038387	0	053B A 00200 00008053B	2633	1030 CUMBERLAND PARK DR
Parcels	053B A 00300	0.038383	0	053B A 00300 00008053B	2633	1028 CUMBERLAND PARK DR
Parcels	053B A 00400	0.048849	0	053B A 00400 00008053B	2633	1026 CUMBERLAND PARK DR
Parcels	053B A 00500	0.048853	0	053B A 00500 00008053B	2633	1024 CUMBERLAND PARK DR
Parcels	053B A 00600	0.038388	0	053B A 00600 00008053B	2633	1022 CUMBERLAND PARK DR
Parcels	053B A 00700	0.038383	0	053B A 00700 00008053B	2633	1020 CUMBERLAND PARK DR
Parcels	053B A 00800	0.048852	0	053B A 00800 00008053B	2633	1018 CUMBERLAND PARK DR
Parcels	053B A 00900	0.048852	0	053B A 00900 00008053B	2633	1016 CUMBERLAND PARK DR
Parcels	053B A 01000	0.038385	0	053B A 01000 00008053B	2633	1014 CUMBERLAND PARK DR
Parcels	053B A 01100	0.038385	0	053B A 01100 00008053B	2633	1012 CUMBERLAND PARK DR
Parcels	053B A 01200	0.053413	0	053B A 01200 00008053B	2633	1010 CUMBERLAND PARK DR
Parcels	053B A 01300	0.084143	0	053B A 01300 00008053B	2633	1000 CUMBERLAND PARK DR
Parcels	053B A 01400	0.050889	0	053B A 01400 00008053B	2633	1002 CUMBERLAND PARK DR
Parcels	053B A 01500	0.050888	0	053B A 01500 00008053B	2633	1004 CUMBERLAND PARK DR
Parcels	053B A 01600	0.082691	0	053B A 01600 00008053B	2633	1006 CUMBERLAND PARK DR
Common Area	053B A 01700	1.374308	0	053B A 01700 00008053B	2633	CUMBERLAND PARK DR
Parcels	053B A 01800	0.072209	0	053B A 01800 00008053B	2633	1001 CUMBERLAND PARK DR
Parcels	053B A 01900	0.041919	0	053B A 01900 00008053B	2633	1003 CUMBERLAND PARK DR
Parcels	053B A 02000	0.041918	0	053B A 02000 00008053B	2633	1005 CUMBERLAND PARK DR
Parcels	053B A 02100	0.062688	0	053B A 02100 00008053B	2633	1007 CUMBERLAND PARK DR
Parcels	053B A 02300	0.119028	0	053B A 02300 00008053B	2633	1011 CUMBERLAND PARK DR
Parcels	053B A 02400	0.063847	0	053B A 02400 00008053B	2633	1013 CUMBERLAND PARK DR
Parcels	053B A 02500	0.063843	0	053B A 02500 00008053B	2633	1015 CUMBERLAND PARK DR
Parcels	053B A 02600	0.094424	0	053B A 02600 00008053B	2633	1017 CUMBERLAND PARK DR
Parcels	053B A 02700	0.094413	0	053B A 02700 00008053B	2633	1019 CUMBERLAND PARK DR
Parcels	053B A 02800	0.063816	0	053B A 02800 00008053B	2633	1021 CUMBERLAND PARK DR
Parcels	053B A 02900	0.063817	0	053B A 02900 00008053B	2633	1023 CUMBERLAND PARK DR
Parcels	053B A 03000	0.063805	0	053B A 03000 00008053B	2633	1025 CUMBERLAND PARK DR
Parcels	053B A 03100	0.118999	0	053B A 03100 00008053B	2633	1027 CUMBERLAND PARK DR
Parcels	053B A 03200	0.093767	0	053B A 03200 00008053B	2633	1400 MOHER BLVD
Parcels	053B A 03300	0.063839	0	053B A 03300 00008053B	2633	1402 MOHER BLVD
Parcels	053B A 03400	0.063861	0	053B A 03400 00008053B	2633	1404 MOHER BLVD
Parcels	053B A 03500	0.086962	0	053B A 03500 00008053B	2633	1406 MOHER BLVD
Parcels	036 05101	21.286812	0	036 05101 00008036	1207	FRANKLIN RD
Common Area	036O A 00200	0.364175	0	036O A 00200 00008036O	2633	MOHER BLVD
Parcels	036O A 00300	0.071115	0.07	036O A 00300 00008036O	2633	1317 MOHER BLVD
Parcels	036O A 00400	0.042037	0.04	036O A 00400 00008036O	2633	1315 MOHER BLVD
Parcels	036O A 00500	0.042745	0.04	036O A 00500 00008036O	2633	1313 MOHER BLVD
Parcels	036O A 00600	0.069101	0.07	036O A 00600 00008036O	2633	1311 MOHER BLVD
Parcels	036O A 00700	0.073147	0.07	036O A 00700 00008053B	2633	1309 MOHER BLVD
Parcels	036O A 00800	0.062732	0.06	036O A 00800 00008053B	2633	1307 MOHER BLVD
Parcels	036O A 00900	0.066919	0.07	036O A 00900 00008053B	2633	1305 MOHER BLVD
Parcels	036O A 01000	0.067281	0.07	036O A 01000 00008053B	2633	1303 MOHER BLVD
Parcels	036O A 01100	0.097896	0.1	036O A 01100 00008053B	2633	1301 MOHER BLVD
Parcels	036O A 01200	0.17096	0	036O A 01200 00008053B	2633	1401 MOHER BLVD
Parcels	036O A 01300	0.062629	0	036O A 01300 00008053B	2633	1403 MOHER BLVD
Parcels	036O A 01400	0.062628	0	036O A 01400 00008053B	2633	1405 MOHER BLVD
Parcels	036O A 01500	0.109419	0	036O A 01500 00008053B	2633	1407 MOHER BLVD
Parcels	036O A 01600	0.096857	0	036O A 01600 00008053B	2633	2422 CLARE PARK DR
Parcels	036O A 01700	0.072475	0	036O A 01700 00008053B	2633	2420 CLARE PARK DR
Parcels	036O A 01800	0.072476	0	036O A 01800 00008053B	2633	2418 CLARE PARK DR
Parcels	036O A 01900	0.072476	0	036O A 01900 00008053B	2633	2416 CLARE PARK DR
Parcels	036O A 02000	0.159008	0	036O A 02000 00008053B	2633	2414 CLARE PARK DR
Parcels	036O A 02100	0.075199	0	036O A 02100 00008053B	2633	2302 CLARE PARK DR
Parcels	036O A 02200	0.043194	0	036O A 02200 00008053B	2633	2304 CLARE PARK DR
Parcels	036O A 02300	0.043173	0	036O A 02300 00008053B	2633	2306 CLARE PARK DR
Parcels	036O A 02400	0.056304	0	036O A 02400 00008036O	2633	2308 CLARE PARK DR
Parcels	036O A 02500	0.064738	0.06	036O A 02500 00008036O	2633	2310 CLARE PARK DR
Parcels	036O A 02600	0.043793	0.04	036O A 02600 00008036O	2633	2312 CLARE PARK DR
Parcels	036O A 02700	0.04376	0.04	036O A 02700 00008036O	2633	2314 CLARE PARK DR
Parcels	036O A 02800	0.067988	0.07	036O A 02800 00008036O	2633	2316 CLARE PARK DR

Parcels	036O A 02900	0.113252	0	036O A 02900	00008036O	2633	2401 CLARE PARK DR
Parcels	036O A 03000	0.105942	0	036O A 03000	00008036O	2633	2403 CLARE PARK DR
Common Area	036O A 03100	0.184893	0	036O A 03100	00008036O	2633	CLARE PARK DR
Parcels	036O A 03200	0.140944	0.14	036O A 03200	00008036O	2633	2405 CLARE PARK DR
Parcels	036O A 03300	0.131305	0.13	036O A 03300	00008036O	2633	2407 CLARE PARK DR
Parcels	036O A 03400	0.136929	0.14	036O A 03400	00008036O	2633	2409 CLARE PARK DR
Parcels	036O A 03500	0.1335	0.13	036O A 03500	00008053B	2633	2411 CLARE PARK DR
Parcels	036O A 03600	0.12936	0.13	036O A 03600	00008053B	2633	2413 CLARE PARK DR
Parcels	036O A 03700	0.124084	0.12	036O A 03700	00008053B	2633	2415 CLARE PARK DR
Common Area	036O A 04200	0.023597	0	036O A 04200	00008053B	2633	CLARE PARK DR
Common Area	036O A 04300	0.091228	0	036O A 04300	00008036O	2633	CLARE PARK DR
Parcels	036 05108	6.513444	6.51	036 05108	00008036	2101	1340 MOHER BLVD
Parcels	036 05111	1.597075	1.62	036 05111	00008036	1902	MOHER BLVD
Common Area	036 05112	0.269794	0.27	036 05112	00008036	1206	DAVENPORT BLVD
Parcels	036 05104	3.101487	3.15	036 05104	00008036	2101	120 DAVENPORT BLVD
Parcels	036 05105	1.363704	1.34	036 05105	00008036	2101	1010 PERRONE WAY
Parcels	036 05106	1.233436	1.11	036 05106	00008036	2101	3020 STANSBERRY PVT LN
Parcels	036 05107	1.44534	1.45	036 05107	00008036	1902	1360 MOHER BLVD
Common Area	053 00302	0.666702	0.66	053 00302	00008053	1206	AMBLESIDE WAY
Common Area	036 05113	0.179411	0.2	036 05113	00008036	2101	DAVENPORT BLVD
Common Area	036 05114	0.095987	0.09	036 05114	00008036	2101	PERRONE WAY
Parcels	036O B 00100	0.176288	0.18	036O B 00100	00008036O	2633	2319 CLARE PARK DR
Parcels	036O B 00200	0.120321	0.12	036O B 00200	00008036O	2633	2323 CLARE PARK DR
Parcels	036O B 00300	0.121879	0.12	036O B 00300	00008036O	2633	2325 CLARE PARK DR
Parcels	036O B 00400	0.156876	0.16	036O B 00400	00008036O	2633	2329 CLARE PARK DR
Parcels	036O B 00500	0.170584	0.17	036O B 00500	00008036O	2633	2333 CLARE PARK DR
Parcels	036O B 00600	0.164714	0.16	036O B 00600	00008036O	2633	2337 CLARE PARK DR
Parcels	036O B 00700	0.164688	0.16	036O B 00700	00008036O	2633	2341 CLARE PARK DR
Parcels	036O B 00800	0.164702	0.16	036O B 00800	00008036O	2633	2345 CLARE PARK DR
Parcels	036O B 00900	0.164681	0.16	036O B 00900	00008036O	2633	2349 CLARE PARK DR
Common Area	036O B 01000	0.971505	0.97	036O B 01000	00008036O	2633	CLARE PARK DR
Parcels	036O B 01100	0.052282	0.05	036O B 01100	00008036O	2633	2224 CLARE PARK DR
Parcels	036O B 01200	0.043755	0.04	036O B 01200	00008036O	2633	2222 CLARE PARK DR
Parcels	036O B 01300	0.043751	0.04	036O B 01300	00008036O	2633	2220 CLARE PARK DR
Parcels	036O B 01400	0.055283	0.06	036O B 01400	00008036O	2633	2218 CLARE PARK DR
Parcels	036O B 01500	0.055888	0.06	036O B 01500	00008036O	2633	2216 CLARE PARK DR
Parcels	036O B 01600	0.043754	0.04	036O B 01600	00008036O	2633	2214 CLARE PARK DR
Parcels	036O B 01700	0.043752	0.04	036O B 01700	00008036O	2633	2212 CLARE PARK DR
Parcels	036O B 01800	0.054414	0.05	036O B 01800	00008036O	2633	2210 CLARE PARK DR
Parcels	036O B 01900	0.0544	0.05	036O B 01900	00008036O	2633	2208 CLARE PARK DR
Parcels	036O B 02000	0.043755	0.04	036O B 02000	00008036O	2633	2206 CLARE PARK DR
Parcels	036O B 02100	0.043771	0.04	036O B 02100	00008036O	2633	2204 CLARE PARK DR
Parcels	036O B 02200	0.085024	0.09	036O B 02200	00008036O	2633	2202 CLARE PARK DR
Parcels	036O B 02300	0.071976	0.07	036O B 02300	00008036O	2633	2346 CLARE PARK DR
Parcels	036O B 02400	0.043766	0.04	036O B 02400	00008036O	2633	2344 CLARE PARK DR
Parcels	036O B 02500	0.043761	0.04	036O B 02500	00008036O	2633	2342 CLARE PARK DR
Parcels	036O B 02600	0.043797	0.04	036O B 02600	00008036O	2633	2340 CLARE PARK DR
Parcels	036O B 02700	0.060332	0.06	036O B 02700	00008036O	2633	2338 CLARE PARK DR
Parcels	036O B 02800	0.060526	0.06	036O B 02800	00008036O	2633	2336 CLARE PARK DR
Parcels	036O B 02900	0.04381	0.04	036O B 02900	00008036O	2633	2334 CLARE PARK DR
Parcels	036O B 03000	0.043763	0.04	036O B 03000	00008036O	2633	2332 CLARE PARK DR
Parcels	036O B 03100	0.043761	0.04	036O B 03100	00008036O	2633	2330 CLARE PARK DR
Parcels	036O B 03200	0.056975	0.06	036O B 03200	00008036O	2633	2328 CLARE PARK DR
Parcels	036O B 03300	0.056781	0.06	036O B 03300	00008036O	2633	2326 CLARE PARK DR
Parcels	036O B 03400	0.043785	0.04	036O B 03400	00008036O	2633	2324 CLARE PARK DR
Parcels	036O B 03500	0.043757	0.04	036O B 03500	00008036O	2633	2322 CLARE PARK DR
Parcels	036O B 03600	0.04379	0.04	036O B 03600	00008036O	2633	2320 CLARE PARK DR
Parcels	036O B 03700	0.06556	0.07	036O B 03700	00008036O	2633	2318 CLARE PARK DR
Parcels	036O B 03800	0.065004	0.07	036O B 03800	00008036O	2633	1319 MOHER BLVD
Parcels	036O B 03900	0.044392	0.04	036O B 03900	00008036O	2633	1321 MOHER BLVD
Parcels	036O B 04000	0.044392	0.04	036O B 04000	00008036O	2633	1323 MOHER BLVD
Parcels	036O B 04100	0.06399	0.06	036O B 04100	00008036O	2633	1325 MOHER BLVD
Parcels	036O B 04200	0.062385	0.06	036O B 04200	00008036O	2633	1327 MOHER BLVD
Parcels	036O B 04300	0.043285	0.04	036O B 04300	00008036O	2633	1329 MOHER BLVD
Parcels	036O B 04400	0.043249	0.04	036O B 04400	00008036O	2633	1331 MOHER BLVD
Parcels	036O B 04500	0.043276	0.04	036O B 04500	00008036O	2633	1333 MOHER BLVD

Parcels	036O B 04600	0.068474	0.07	036O B 04600 00008036O	2633	1335	MOHER BLVD
Parcels	036O B 04700	0.063698	0.06	036O B 04700 00008036O	2633	1337	MOHER BLVD
Parcels	036O B 04800	0.043277	0.04	036O B 04800 00008036O	2633	1339	MOHER BLVD
Parcels	036O B 04900	0.043247	0.04	036O B 04900 00008036O	2633	1341	MOHER BLVD
Parcels	036O B 05000	0.077967	0.08	036O B 05000 00008036O	2633	1343	MOHER BLVD
Parcels	036O B 05100	0.061972	0.06	036O B 05100 00008036O	2633	1201	MOHER BLVD
Parcels	036O B 05200	0.043243	0.04	036O B 05200 00008036O	2633	1203	MOHER BLVD
Parcels	036O B 05300	0.043349	0.04	036O B 05300 00008036O	2633	1205	MOHER BLVD
Parcels	036O B 05400	0.054942	0.05	036O B 05400 00008036O	2633	1207	MOHER BLVD
Parcels	036O B 05500	0.056499	0.06	036O B 05500 00008036O	2633	1209	MOHER BLVD
Parcels	036O B 05600	0.045633	0.05	036O B 05600 00008036O	2633	1211	MOHER BLVD
Parcels	036O B 05700	0.046419	0.05	036O B 05700 00008036O	2633	1213	MOHER BLVD
Parcels	036O B 05800	0.057976	0.06	036O B 05800 00008036O	2633	1215	MOHER BLVD
Parcels	036O B 05900	0.05758	0.06	036O B 05900 00008036O	2633	1217	MOHER BLVD
Parcels	036O B 06000	0.045571	0.05	036O B 06000 00008036O	2633	1219	MOHER BLVD
Parcels	036O B 06100	0.044561	0.04	036O B 06100 00008036O	2633	1221	MOHER BLVD
Parcels	036O B 06200	0.0564	0.06	036O B 06200 00008036O	2633	1223	MOHER BLVD
Common Area	036O B 06300	0.020477	0.02	036O B 06300 00008036O	2633		MOHER BLVD
Common Area	036O B 06400	0.234062	0.23	036O B 06400 00008036O	2633		MOHER BLVD
Parcels	053B B 00200	0.558341	0.55	053B B 00200 00008053B	2633	1310	MOHER BLVD
Parcels	036 05115	1.062917	1.08	036 05115 00008036	2101	3000	STANSBERRY PVT LN
Parcels	053B C 01900	0.088389	0	053B C 01900 00008053B	2633	1408	MOHER BLVD
Parcels	053B C 02000	0.088555	0	053B C 02000 00008053B	2633	1409	MOHER BLVD
Parcels	053B C 02800	0.101016	0	053B C 02800 00008053B	2633	2424	CLARE PARK DR

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0548

DATE: August 28, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Blake Harper, Staff Attorney

SUBJECT:

Discussion Of Possible City Naming Policy

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

The City has been approached regarding the naming of certain City-owned assets. The Board needs to decide if it would like to consider naming City assets when requested and if so, establish a uniform policy regarding requests for the naming or renaming of City-owned assets that are compatible with community interest and will enhance the values and heritage of the City of Franklin.

In 2022, the City of Franklin adopted an honorary street naming policy. This ordinance is attached and may provide guidance applicable in development a broader naming policy.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen give guidance on this item.

Discussion of City of Franklin Naming Policy Draft

August 27, 2024

HISTORIC
FRANKLIN
TENNESSEE

City of Franklin Naming Policy Draft

- The need has arisen to establish a uniform policy regarding requests for the naming or renaming of City-owned assets.
- BOMA input is needed with a few overarching questions that have emerged while preparing the first draft of the Ordinance.

Discussion Points

1. Should the naming policy be limited ONLY to assets of the Parks Department?
2. Should the naming policy be open to the naming of buildings not within City parks? (For example: City Hall, Public Works, etc.).

Discussion Points

3. If the policy is open to the naming of City-owned buildings, is it also open to individual rooms or assets within buildings? (For example, the Board Room in new City Hall).

Discussion Points

4. Would the Board like a subcommittee to consider the naming applications or would they prefer all applications to go before them?

ORDINANCE 2022-06

AN ORDINANCE TO AMEND TITLE 16 – STREETS AND SIDEWALKS, ETC BY ADDING SECTION 16-120. – HONORARY STREET NAMES

WHEREAS, the City of Franklin desires to recognize individuals and non-profit organizations that have demonstrated significant contributions to the City through cultural, economic, educational, intellectual, political, or scientific works within the community or have made an extraordinary contribution in the service of humanity; and

WHEREAS, the Franklin Board of Mayor and Aldermen wish to establish standards related to honorary streets names to recognize such individuals and non-profit organizations; and

WHEREAS, the Franklin Board of Mayor and Aldermen wish to establish an approval process related to honorary street names.

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

SECTION I: Title 16 – Streets and Sidewalks, ETC of the Franklin Municipal Code is hereby amended by adding the following new Section:

Sec. 16-120. – Honorary Street Names.

The City of Franklin has established a policy to administer requests for honorary street designations. This policy has been established to provide criteria and a procedure for approving honorary designations of public streets in the City.

The honorary street naming dedication program enables the City of Franklin to commemorate individuals and non-profit organizations who have made significant contributions to the community and humanity. Honorary street name signs are signs posted above standard street name signs which are intended to recognize and honor individuals or non-profit organizations without changing the official name of the street or the official addresses of residences and businesses on the street.

1) Proposal – A proposal to assign an honorary street name shall be submitted in writing to the office of the City Administrator who will refer the proposal to the City Staff for review and presentation to the Board of Mayor and Aldermen for consideration. Each proposal shall include:
   a) The applicants name, address, phone number, and email address.
   b) The specific street segment being proposed for honorary street naming.
   c) The full form of the name being proposed.
   d) If the proposed name refers to an individual, a brief biography of that individual.
   e) If the proposed name refers to a non-profit organization, a justification for proposing the organization.
   f) The rational for assigning the honorary street name, including an explanation of how the name or individual has been associated with the area in which the street is located.
   g) A letter of consent from the family or organization.

Law Dept approved (3) 06.28.22

2) Criteria – In reviewing a proposed honorary street name, staff shall consider the following criteria for recommendation to the Board of Mayor and Aldermen:
   a) The honorary street name shall be that of an individual or non-profit organization.
   b) If the honoree is an individual, the individual must be deceased for a period of no less than one year.
   c) The honoree must have resided or worked in the City of Franklin, Tennessee.
   d) The honoree shall have made a demonstrable and significant positive impact on the community or contributed to the cultural, economic, educational, intellectual, political, or scientific vitality of the community or have made an extraordinary contribution in the service of humanity, as determined by the Board of Mayor and Aldermen.
   e) There shall be one honorary street sign per intersection.
   f) The proposed honorary street name shall not duplicate any existing name or be similar either phonetically or in spelling to any other honorary or actual street name.
   g) Requests must be made for a publicly owned and maintained street, including signage and post.
   h) There shall be up to one honorary street designation per calendar year.
3) Street Sign
   a) Honorary street signs shall be posted above the City's standard street sign and shall be of similar size and shape as the standard street sign.
   b) Honorary street signs shall contain the City of Franklin's seal and have white lettering on a blue background.
4) Approval
   a) An honorary street name shall be approved by the Board of Mayor and Aldermen by resolution.
   b) The City has the right to remove any honorary street sign upon approval of a resolution by the Board of Mayor and Aldermen.
   c) If approved, the honorary street name shall remain in place for a period of 20 years from the date of approval. Renewal of the honorary street name requires approval by the Board of Mayor and Aldermen by resolution.

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

ATTEST:

By: _____

Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore
Mayor

Law Dept approved (3) 06.28.22

Approved as to form by:

Shauna R Billingsley

Shauna R. Billingsley
City Attorney

PASSED FIRST READING Aug 9, 2022

PASSED SECOND READING Aug 23, 2022

City of Franklin

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

File #: 21-092

DATE: August 28, 2024

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Alderman Beverly Burger

SUBJECT:

Discussion Of Board Of Mayor And Aldermen Pay
WS 2/13/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) regarding Board of Mayor and Aldermen pay and receive direction from the Board.

BACKGROUND/STAFF COMMENTS:

Per the City Charter Article IV, Section 7, the Board of Mayor and Aldermen has the authority to set the level of compensation for itself. The conditions related to this authority address timing in two respects: 1) no ordinance increasing compensation shall take effect until the second Tuesday in November following the regular City election; 2) adoption of such an ordinance shall take place at least three months prior to the regular City election. The compensation for the Mayor and Aldermen was last modified in June 2013 and went into effect beginning November 2013.

Earlier this year, the Board of Mayor and Aldermen discussed the compensation provided to the Mayor and Aldermen. To assist the Board in this consideration, a survey of elected official compensation in a cross-section of other Tennessee cities was compiled. Comments shared by Alderman Burger, who initially raised this topic, are also attached.

In addition to Board compensation, the topic of providing an automobile allowance for the Mayor has been raised. Mayor Moore frequently travels on behalf of the City for his various responsibilities, requiring him to submit reimbursement requests for this travel. Providing the auto allowance would require Board approval, but could be implemented immediately (not requiring delayed implementation following the next election cycle for the position of Mayor). Currently, certain department directors receive an automobile allowance of $200 per month as compensation for regular use of their personal vehicle in the implementation of their City duties. Per the City Administrator's employment contract, he receives a auto allowance of $400 per month.

FINANCIAL IMPACT:

Changes to BOMA compensation could not be implemented until after each position goes through their next election cycle (Ward Aldermen pay would go into effect following the 2025 municipal election; At-Large Aldermen and Mayor pay would go into effect following the 2027 municipal election). The current budget for elected official compensation is $120,000. Franklin Aldermen and the Mayor are also eligible to receive health insurance benefits from the City. They do not receive a pension benefit.

RECOMMENDATION:

Guidance from the Board of Mayor and Aldermen is requested related to the structure of elected official pay.

Subject: Proposal to Increase City Council Pay: Empowering Younger Candidates with Families and Full-Time Jobs

Dear Esteemed City Council Members,

As we continue to serve our vibrant and rapidly growing city of 86,000 residents, it's imperative that we reflect on ways to ensure effective governance and representation. I am advocating for an increase in Alderman and Mayor monthly pay for the board of Mayor and Aldermen, with a particular reason to focus on empowering those how are coming after us as well as younger candidates who juggle family responsibilities and full-time employment.

Here are compelling reasons why such an increase is not only warranted but crucial for the continued success of our city:

1. **Attracting Diverse Talent**: Our city boasts highly talented citizens and it's essential that our city council reflects the diversity those individuals and the skill-sets they can offer to our city. By offering compensation that contributes somewhat more towards all the responsibilities we must cover we can attract a wider range of candidates, especially those who may currently be deterred by the investment of time, study, and the financial strain of serving in public office alongside their existing family, job, and community commitments.
2. **Ensuring Representation for Working Families**: Many of our residents are young professionals with families and demanding careers. By increasing the compensation, we send a clear message that our community values and supports individuals from all walks of life, including those who may not have the financial flexibility to cover sitters (at $15 and $20 per hour), attending community meeting, events, seminars and just juggling their family and career lives.
3. **Encouraging Civic Engagement**: A increased compensation can incentivize more individuals, particularly younger demographics, to engage in local public service and consider running for the Board of Mayor and Aldermen. This infusion of fresh perspectives and energy is essential for keeping our governance dynamic and responsive to the evolving needs of our community.
4. **Balancing Commitments**: Serving on the Board of Mayor and Aldermen is a significant responsibility that often requires time away from family and work obligations. Increasing compensation can assist in alleviating the financial burden associated with this important commitment, enabling BOMA members to strike a better balance between their civic duties and personal and professional lives.

5. **Investment in Effective Governance**: Ultimately, investing in fair compensation for Board of Mayor and Aldermen members is an investment in the effectiveness and integrity of our governance and can help attract and retain dedicated individuals who are representative of our community.

   In conclusion, raising the monthly compensation for city council members is not just about fair compensation—it's about fostering inclusivity, promoting civic engagement, and ensuring effective governance for the benefit of all residents. I urge my fellow Aldermen to consider this proposal seriously and to join me in taking this important step towards a future vibrant and representative Board of Mayor and Aldermen.

Let's remember:

1. No one takes on this position / job as a working income or expects anything close to a sustainable income. That is not why any of us do this job or the public servants to come after us. I have never met any Alderman who ran for office because they thought a monthly compensation was a paying job they were applying for.

2. People should not be penalized for wanting to serve or be disincentivized because of the demands on time and finances.

3. Let's not overlook the non-visible things, working through the issues, studying massive amounts of material at times, attending seminars, community meetings, and dealing with explosive growth and all the challenges that brings to our city and board.

4. BOMA members are not just board members, they are members of an executive board the take on critical responsibilities for our city.

5. Look at the growth over the last 10 year and the work load the complexities of the issues (sewer treatment plant, drinking water plant, impact fees, growth, sewer basins challenges, long term planning, financial planning for a fast-growing community, the list goes on).

6. Aldermen and the Mayor in reality, don't have a day off a they serve 365 days a year. Yes, one of us even got a call on Christmas day. So, the Aldermen and Mayor are on the clock.

7. Just one metric for the increase growth and increased activity is look at the number of increased numbers of employees that work for the city, the increases in pay for staff and especially the increase in pay for administration over the last 15 years. In a weak Mayor system, the actual decision-making via votes on important issue primarily rest on the shoulders of the Aldermen. It is their responsivity to become extremely well informed on each decision, thus adding more to the workload of the current board and to those to come. The workload of our mayor has increase just as well and his ambassadorship for a nationally and internationally recognized city is very demanding here locally and at the state level and beyond.

Currently Compensation for:
Aldermen $1000 per month /per year $12,000
Mayor: $2,000 per month / per year $24,000

Proposed:
|Aldermen $2,250 per month/ per year $27,000
Mayor: $4,000 per month / Per year $48,000

Thank you for your attention to this needed matter.

Elected Official Pay Data

Alcoa	Mayor – $350 per month ($4,200/yr) Commissioners – $275 per month ($3,300/yr(No additional pay. Elected officials do not receive benefits.
Bartlett	Mayor – $105,000/yr Board Members – $12,000/yr Mayor is full-time and receives $500/month stipend for personal use vehicle. No additional pay. Defined Pension Plan if elected before 7/1/14. City's Defined Pension Benefit 401 Plan if elected after 7/1/14. Can participate in health, vision, and disability plans like city employees.
Brentwood	Mayor – $1000 per month ($12,000/yr) Commissioners – $950 per month ($11,400/yr) No additional pay. Both receive Health and Life Insurance benefits only.
Bristol	Mayor – $8,077.60/yr Council Member – $8,077.60/yr No additional pay. Elected officials are eligible for all the same benefits as full-time employees except for Life Insurance or Short Term Disability.
Chattanooga	Mayor – $192,237.53/yr (calculated) Council Member – 15% of Mayoral Salary ($28,835.63/yr) Council Chair – $33,835.63/yr (additional $5,000 from Council Member) Council Vice Chair – $31,335.63/yr (additional $2,500 from Council Member) No additional pay. Each Council Member is allotted $6,000 for District-specific expenses (reimbursement) Elected Officials are eligible to receive all city employee benefits, except for longevity bonuses.
Collierville	Mayor – $35,000/yr Vice-Mayor – $15,000/yr Aldermen – $12,000/yr No additional pay. Found salary based on charter (resolution amendments) Increase by $2,000 for Mayor and $1,000 for Aldermen in 4 year increments.*

	Board members receive health and life insurance benefits.
Columbia	Mayor – $346.15 every two weeks ($9,000/yr) Vice-Mayor – $279.96 every two weeks ($7,278.96/yr) Council – $230.77 every two weeks ($6,000/yr) No additional pay. All are offered medical and dental insurance like City employees.
Fairview	Mayor – $1,000 per month ($12,000/yr) Commissioners – $950 per month ($11,400/yr) No additional pay. Elected officials do not receive benefits.
Germantown	Mayor – $24,000/yr Aldermen – $12,000/yr The Mayor receives a vehicle allowance. All are eligible to be on the city's health care insurance.
Johnson City	Mayor – $150 per month ($1,800/yr) Commissioners – $100 per month ($1,200/yr) No additional pay. Elected Officials are eligible to participate in City insurance.
Kingsport	Mayor – $3,000/yr Aldermen – $2,400/yr No additional pay. No benefits.
Knoxville	Mayor – $162,500/yr Council – $24,000/yr No additional pay. Elected Officials are eligible for City benefits.
Maryville	Mayor – $50 per month ($600/yr) Council – $25 per month ($300/yr) Elected Officials do not receive any City-provided benefits.
Murfreesboro	Mayor – $12,000/yr Council – $11,400/yr Council Members receive a car allowance of $4,800/yr and a phone allowance of $1,800/yr.

	The Mayor receives a car allowance of $9,600/yr and a phone allowance of $1,800/yr. All are eligible for benefits like employees.
Nashville (found on General Pay Plan)	Mayor – $180,000/yr (change to $209,898/yr in September 2023) Vice-Mayor – $25,230/yr (change to $27,977/yr in September 2023) Council Member – $23,100/yr (change to $25,615/yr in September 2023)
Nolensville	Mayor – $425 per month ($5,100/yr) Vice-Mayor – $425 per month ($5,100/yr) Commissioners – $425 per month ($5,100/yr) No additional pay. Elected officials do not receive city-provided benefits.
Spring Hill	Mayor – $925 per month ($11,100/yr) Aldermen – $450 per month ($5,400/yr) Aldermen on the Planning Commission – $500 per month ($6,000/yr) No additional pay. All are eligible for benefits like employees, but is not eligible for medical opt-out pay.
Thompson's Station	Mayor – $10,000/yr Alderman – $5,000/yr No additional pay. Mayor can use a town paid-for cell phone for official business ($360/yr) No benefits aside from required training by the State.