



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 24, 2024

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 26, 2024, FMPC Minutes

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-18 And 22-24 On The Consent Agenda

SITE PLAN SURETIES

3. 508 Duke Drive Subdivision, Site Plan, Lot 4 (TPS Office Development); Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

4. Amelia Park PUD Subdivision, Final Plat, Section 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

5. Anand Subdivision, Site Plan, Revision 1, Lot 4 (Darrell Waltrip Volvo); Extend The Performance Agreement For Sidewalks And Streets Private Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Lot 203 (Twice Daily Convenience Store); Release The Maintenance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors:

Melodie Brady

7. Echelon PUD Subdivision, Site Plan, Sections 1-3; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

8. Franklin Industrial Park Subdivision, Site Plan (APCOM); Extend The Maintenance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

9. Grace Pointe Church Subdivision, Site Plan; Extend The Performance Agreement For Landscaping Phase B Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

10. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 4; Extend The Performance Agreement For Sormwater Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

11. Highlands At Ladd Park PUD Subdivision, Site Plan, Section 18; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

12. McEwen Town Center PUD Subdivision, Site Plan, Section 3 (Infrastructure); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

13. Ovation Subdivision, Site Plan (Infrastructure); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

14. Quail Hollow Subdivision, Site Plan, Section 2, Lot 11 (O'Reilly Auto Parts); Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

15. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure And Sidewalks Improvements To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

16. Stream Valley PUD Subdivision, Site Plan, Section 13; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

17. Water's Edge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Green Infrastructure Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

18. Westhaven PUD Subdivision, Final Plat, Section 15, Lots 4032 And 4034-4040; Extend The Performance Agreement For Drainage Improvement To October 23, 2025. (CONSENT AGENDA)

Sponsors:

Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

19. Consideration Of Resolution 2024-91, A Resolution Amending The Shawnee PUD Subdivision To Extend The Vested Rights, For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

REZONINGS/DEVELOPMENT PLANS

20. Consideration Of Ordinance 2024-31, An Ordinance To Rezone 2.55 Acres From Residential 2 (R-2) District To Planned (PD 13.73) District For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway (The Lofts At CHP PUD Subdivision).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

21. Consideration Of Resolution 2024-83, A Resolution Approving A Development Plan For The Lofts At CHP PUD Subdivision With One Modification Of Development Standards (Minimum Parking), For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Ariella Stanford

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. Williamson County Innovation Hub Subdivision, Site Plan, Developing 24,327 Square Feet Of Institutional Space, On 25.99 Acres, Located At 106 Claude Yates Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

23. Poplar Farms PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 13.02 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

24. Middle Eight PUD Subdivision, Final Plat, Creating 21 Residential Lots, 2 Open Space Lots, And Establishing Easements, On 9.0 Acres, Located At 228 Franklin Road And 209 Old Liberty Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

ZONING ORDINANCE TEXT AMENDMENTS

25. Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

Sponsors:

Vernon Gerth, Emily Wright, Kelly Dannenfelser

26. Ordinance 2024-36, An Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Sponsors:

Vernon Gerth, Emily Wright, Kelly Dannenfelser

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes

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CALL TO ORDER

Chair Lindsey called the meeting to order at 7:00 PM.

Board Members Present: Alderman Ann Petersen, Michael Orr, Marcia Allen, Roger Lindsey, Alma McLemore, Jennifer Williamson, Scott Harrison, and Jimmy Franks

Board Members Absent: Nick Mann

Staff Present: Joey Bryan, Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Tia Holden, Eric Conner, Andrew Orr, and Jimmy Wiseman

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Chair Lindsey asked for citizen comments. There were none.

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APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. FINAL August 22 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore, to Approve the Minutes from the August 22, 2024, meeting. The motion carried 6-0 (Commissioner Lindsey and Commissioner Harrison abstained).

ANNOUNCEMENTS

Ms. Wright mentioned that registration for the Vision City conference is open. Attendees should register using the link provided in the staff email. Currently, there is no charge, and payment will be worked out with Franklin city administration.

ANNUAL CALENDAR

2. Consideration Of Approval Of The 2025 FMPC Deadlines And Schedules Calendar

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments: 1. Watermark draft PUBLIC FMPC Meetings and Deadlines Schedule 2025

A motion was made by Commissioner Allen, seconded by Commissioner Orr, to Approve the 2025 FMPC Deadlines and Schedules Calendar. The motion carried 8-0.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-12 And 17-19 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner Harrison to approve Items 4-12 and 17-19 as presented on the Consent Agenda. The motion carried 8-0.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To January 23, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

5. Berry Farms Town Center PUD Subdivision, Site Plan, Section 4, Revision 1, Lot 195; Extend The Maintenance Agreement For Landscaping Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

6. Berry Farms Town Center PUD Subdivision, Site Plan, Section 9; Extend The Performance Agreement For Streets Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

7. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Private Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

8. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

9. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

10. Ovation Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Sidewalks and Streets Improvements To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

11. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Extend The Performance Agreement For Drainage Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

12. Simmons Ridge PUD Subdivision, Final Plat, Section 2; Extend The Performance Agreement For Green Infrastructure Improvement To September 25, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

13. Consideration Of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard

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

Attachments:

1. MAP Haven at Cool Springs PUD Vesting Ext
2. RES_2024-81_HavenCoolSpringsPUDVestingExt_Combined__LawApproved
3. Exhibit A_COF 7666 Haven at Cool Springs DP One Stop 220117 DP Sheet
4. 7666_Haven at Cool Springs_Vesting Extension_Request Letter

Staff: Joey Bryan. The request is to extend the vesting period for two years, December 14, 2024, until December 14, 2026, to allow the applicant to secure any necessary permits and commence site preparation. The development plan for the Haven at Cool Springs PUD was approved by BOMA on December 14, 2021. The plan includes 39.44 DUA and 8,595 square feet of nonresidential space for a site that is composed of 7.53 acres. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 8-0. This plan is within the first three-year period and is vested until December 14, 2024. The applicant has an approved site plan for the property, but it has not yet pulled any permits for the site. In reviewing the plan against the current City regulations, the current plan generally complies with today's Zoning Ordinance. 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. Additionally, this specific property has a shared responsibility with those at 201 and 101 Cool Springs Boulevard for constructing the fourth leg of the Windcross Court and Cool Springs Boulevard intersection, as well as providing cross-connection between these two parcels. These improvements and cross-connections would need to be shown in any new plan for this property. The development plan does not comply with today's Envision Franklin, adopted in May 2024. Today's Envision Franklin still places this property in Regional Commerce but limits the height on this stretch of Cool Springs Boulevard to only four stories, as per Appendix E, Interstate Corridor Building Heights. The current plan is approved for 6 stories. In comparison, the approved project to the east, at 201 Cool Springs Boulevard, has a maximum height of four stories (70 feet). While the building height of 6 stories complies with today's Zoning Ordinance, staff is preparing a Zoning Ordinance and Map amendment to rezone properties in this area that are currently zoned RC-6 to a newly proposed RC-4 zoning district, as directed by the FMPC and BOMA at a recent Joint Conceptual Workshop. While this change does not directly affect this property as it is zoned PD, it does affect nearby properties.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-81 if it is determined that it is in the best interest of the community.

Public Comment: None

Applicant: Katie Garrett. Ms. Garret stated that she would be happy to answer questions and noted that the owner of the property is present.

Motion

Commissioner McLemore motioned to recommend approval of Resolution 2024-81, A Resolution Amending The Haven At Cool Springs PUD Subdivision To Extend The Vested Rights, For The Property Located North Of Cool Springs Boulevard And East Of Mack Hatcher Parkway, Located At 151 Cool Springs Boulevard to the Board of Mayor and Aldermen, seconded by Commissioner Harrison.

Discussion: None

The motion carried 8-0.

ENVISION FRANKLIN PLAN AMENDMENTS

14. PUBLIC HEARING: Consideration Of Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Ln, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Eric Conner

Attachments:

1. Location Map
2. 1-6 Pages from 2024-09-05 Harlin EFA - Resubmittal Application
3. 7-12 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-2
4. 13-18 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-3
5. 19-24 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-4
6. 25-30 Pages from 2024-09-05 Harlin EFA - Resubmittal Application-5
7. RESOUTION 2024-77

Staff: Eric Conner. This application is to amend the Envision Franklin Design Concepts Map for shown parcel located at 1247 Hillview Lane, located west of Columbia Pike, south of the future Mack Hatcher southwestern extension, and at the terminus of Hillview Lane. The property currently has the Development Reserve Design Concept with portions of the site marked for Conservation due to large hillsides. The applicant is requesting that the parcel receive the newly created Village Green Design Concept while keeping the established Conservation Design Concept. The applicant intends to develop the site with a master-planned approach consisting of single-family homes, townhomes, cottage court homes, small-scale multifamily, a central commercial 'main street' node, and a hospitality area/ inn including supporting uses and indoor/ outdoor event venue aspects with an included Special Consideration. A portion of this Special Consideration would allow for townhomes and small-scale multifamily uses within the 'main street' area to be three stories, one-half story taller than the allowed maximum in Village Green for these uses. An additional portion of the proposed Special Consideration would allow for hospitality uses (and the hospitality's supporting uses to accommodate events and meetings) to be allowed within Village Green as Secondary Uses. The proposed Special Consideration would allow for a total of up to 80 hotel keys between a 'boutique hotel/inn' and four-room-maximum 'stand-alone cottages' and states that they are only appropriate if they are sized appropriately and the building massing keeps with the location and design of the development.

Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for the following criteria:

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

The applicant has provided responses to these criteria, which are included as part of their submittal package as an attachment to this item in Civic Clerk.

Staff believes that the overall criteria have been met. Staff additionally have concerns about potential traffic patterns caused by hospitality use (with event and meeting use aspects) and the impact of these traffic patterns to nearby residents. Ideally, hospitality uses would be appropriate as a secondary use if the development had access to an arterial or collector street. However, this site is situated without such access. At this stage, a traffic impact analysis is not required as part of the Envision Franklin plan amendment. Should the project move forward to the development plan stage, a TIA would be required. Nearby neighbors have been active throughout this process and have concerns about the increased traffic and the effects the development would have on the existing tree-lined and tree canopy along Hillview Lane. The applicant has been working to establish a primary entrance on the south side at Coleman Lane and a secondary entrance on the northwest side at Lula Lane.

Recommendation: Staff recommends Approval of Resolution 2024-77, with the condition that the Special Consideration language be amended to include the following statement: Hospitality uses are appropriate as a secondary use if the Traffic Impact Analysis provided with the proposed development plan shows minimal traffic impacts to the surrounding road network.

Public Comment:

Bari Beasley, Heritage Foundation President. Ms. Beasley expressed concern about the preservation of the scenic Hillview Lane and its tree lined/tree tunnel roadway. She encouraged the developers to work carefully with the city and with property owners to protect this scenic area of Williamson County.

Anna Marcum, Director of Marketing, Heritage Foundation. Ms. Marcum stated that a change to the Village Green design concept for the Harlin property is the most preservation-minded option. Preservation of Hillview Lane with its scenic winding curves and tree tunnel should be central to development considerations.

Sam Harper, 1220 Lula Lane. Mr. Harper requested that developers not route traffic through Lula Lane.

Emily Magid, 1208 Hillview Lane. Ms. Magid requested that the developers only use Hillview Lane as an emergency access route. Hillview Lane is a designated Heritage road with its charming rural character along with its history and nature at its best. The peace and tranquility will be affected for those who live along Hillview. Ms. Magid encouraged the developers to keep Hillview Lane as it stood for over one hundred years.

Lisa Stutz, 1802 Shadow Green Drive. Ms. Stutz stated that her main concern is the increased traffic and the safety concerns resulting from more traffic. Hillview and Shadow Green cannot support construction traffic and traffic from three hundred new home sites.

Olaf Isele, 1801 Shadow Green Drive. Mr. Isele applauded the adoption of Envision Franklin as a guiding source for land usage and the city's efforts to manage growth and development through these long-term goals. Mr. Isele stated that vast construction traffic will be required to create a new village and will disturb the rural country scenic roads in this area of Franklin.

Gene Lovell, 1175 Hillview Lane. Mr. Lovell along expressed his gratitude to the Commission and to the City of Franklin for their management of growth in Franklin. Mr. Lovell read a recent memorandum, expressing Hillview residents' deepest concern, stating that the plan would circumvent Hillview Lane as to not disturb the quiet tree-lined country road that neighbors have grown to love and that contributes to their quality of life. Mr. Lovell stated that as the resolution moves through the planning process, residents will continue to express the desire that Hillview Lane be protected from construction traffic and the traffic from residents of three hundred plus homes.

Rob Dodson, 1178 Hillview Lane. Mr. Dodson stated that he did not agree with the criteria that significant changes have occurred that warrant a change in zoning requirements. A reduction in the UGB does not justify a need to rezone an area so that mass development can occur. Mr. Dodson also stated that he agrees with previous neighbors' concerns about traffic congestion.

Kelly Hare, 1713 Shadow Green Drive. Ms. Hare explained that people walk their dogs and children play in this beautiful area of Franklin without concern for their safety. Development of three hundred homes, a hotel, and an event venue will change the landscape of this rural area forever. Strangers coming and going will change how people go about their daily lives in these family-oriented neighborhoods. Traffic congestion along Columbia Avenue is already an issue and adding construction traffic will create more problems for those who live in the area.

Abby Coutant, 1801 Shadow Green Drive. Ms. Coutant echoed the same concerns that previous citizens mentioned and added concerns about the proposed road running through her neighborhood. Ms. Coutant encouraged the Commissioners to consider the people who had already committed to Franklin.

Blair Garnier, 1159 Hillview Lane. Mr. Garnier stated that he is not against development but suggested not allowing profit motives to destroy the quality of life for those who live along Hillview Lane. Hillview is a small country lane that cannot support traffic of three hundred residents coming in and out. To widen the road to the 48 feet discussed by the developer, bull dozing will be required destroying the tree tunnel. Lastly, Mr. Garnier asked the Commissioners to keep development off Hillview Lane.

Michael Bubser, 1184 Lula Lane. Mr. Bubser provided the viewpoint from the Lula Lane side of the proposed development. Over the last nine years, development off Lula Lane has caused many traffic problems and currently, two trucks cannot pass at the same time. After reading the proposed plan, one of the planned access roads runs through Mr. Bubser's property. Mr. Bubser stated that he has an equestrian business that would be adversely affected by the proposed development.

Jody Thompson 1155 Hillview Lane. Mr. Thompson stated that in the 34 years he has lived on Hillview Lane, he has fought to preserve the history of Hillview Lane and Winstead Hill. The city designated Hillview Lane as a Heritage Road not only because of the tree tunnel but for the history it represents. Mr. Thompson noted that he never thought the city would consider development in this area because of the closeness of the Civil War Battlefield. Mr. Thompson finished by stating that Hillview Lane cannot survive the proposed development and asked the Commissioners to carefully consider the consequences of development.

Applicant: Adam Balish. Mr. Balish explained that 20 years ago the Harlin family worked with the City of Franklin to preserve 198 acres north of downtown Franklin. The Harlin's along with Boyle Investment have another opportunity to preserve another two hundred acres by designating the Harlin property as Village Green with tonight's vote strictly about land use policy. Additional properties have been acquired along Colman Road and Incinerator Road that will serve as the primary entrance to the development. The team is looking forward to collaborating with neighbors, the Heritage Foundation, and the City of Franklin to create a plan that addresses the infrastructure issues and the concerns of the community. Currently, the property is zoned for one unit per 1 acre in the county with future development as a certainty. The vote for a Village Green designation will ensure that protective measures are in place that preserve open space, the hillside, and the scenic roadways.

Greg Gamble. The Village Green design concept captures exactly why the zoning ordinance should be changed. The Village Green concept provides for a variety of home types with a focus on open space and identification of natural features. It also provides for a unique living experience in a village community built around the open space and natural features with residential and commercial space clustered around the features. During the Joint Conceptual Workshop, property access concerns were expressed along with concerns about preserving Hillview Lane. Coleman Road has been designated as the main entrance to the property and would be the only construction entrance during development. A traffic impact analysis (TIA) will be required along with a review by a third party. Mr. Gamble stated that Village Green is the correct land usage designation for protection of open space and natural features for the Harlin property, whether it is developed next year or in ten years. Mr. Gamble stated that the team agrees with all staff conditions.

Reading from the application documents, Mr. Gamble presented the Village Green (Special Consideration):

A neighborhood village may consist of designated areas for commercial uses established in a "Main Street" form and/or at significant intersecting streets within the neighborhood. Commercial Areas are intended to be comprised of neighborhood-scale uses as well as boutique uses that are complementary to the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the retail environment. Small-Scale Multifamily Buildings and Townhomes within the neighborhood village may be up to three stories in height. All proposed buildings will have the proposed heights indicated on the Development Plan, prior to approval. Civic uses may also be appropriate in the neighborhood village. Hospitality uses are appropriate as a Secondary Use within Village Green if sized

appropriately and the building massing is in keeping with the location and design as indicated on the Development Plan. A boutique hotel may include traditional hotel suites and rooms within an inn or could include stand-alone cottages (cottages could be a single unit or could include up to 4 suites per building) for a total of up to 80 keys. A boutique hotel is assumed to be a mixed-use building(s) that may also include accessory uses such as: a café, restaurant, retail, meeting space, health/wellness, indoor/ outdoor wedding venue and other accessory uses. These accessory uses could be within the inn building itself or as standalone buildings. Development should strive for dark sky compliance and should utilize low light levels rather than typical commercial lighting standards.

Motion

Commissioner Orr motioned to approve with conditions Resolution 2024-77, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 1247 Hillview Lane, Known As Map 091 Parcel 09900 To Change The Design Concepts Map From Development Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept, seconded by Commissioner Franks.

Discussion

Commissioner Williamson expressed her concerns about the sufficiency of a single entrance from Coleman Road for emergencies and the traffic impact on other surrounding roads. Ms. Williamson liked the consideration of light pollution by the developers.

Commissioner McLemore stated that she cannot support a plan amendment or development that will have a negative effect on Hillview Lane.

Commissioner Allen stated that she cannot support the Village Green concept for this property and suggested consideration of Rural Reserve instead. The narrowness of Hillview Lane and the surrounding roads does not allow for hundreds of cars in and out daily. Ms. Allen also noted safety concerns of emergency vehicles and their ability to arrive at the destination in a reasonable time.

Alderman Petersen stated that she cannot support a single entrance from Coleman Road. Fire and other emergency vehicles would need an alternative access road. Alderman Petersen suggested connections from Incinerator Road as an optional entrance.

Commissioner Franks stated that he supports the Village Green policy change as it preserves the land better than one unit per acre under county regulations. Mr. Franks noted that Coleman Road would serve as the main entrance and the only construction entrance during development of the property. The planning process is lengthy for developers to navigate through, including the TIA and engineering requirements. If the results show that a three-lane road is necessary for Hillview Lane, that cannot be supported.

Mr. Wiseman stated that discussions have been ongoing with developers about potential options but until the results of the TIA are reported, it is difficult to decide about roadway connectivity.

Chair Lindsey asked how the alignment of Mack Hatcher extension would affect the Harlin property.

Mr. Wiseman stated that Mack Hatcher would run north of the Harlin property. Hillview Lane will be designated by the state as a scenic trail or similar designation. Plans for this portion of Mack Hatcher are preliminary as an environmental study has not been completed yet.

Commissioner Orr stated that Village Green is an appropriate land use designation for the Harlin farm.

Chair Lindsey stated his concerns about the appropriateness of an 80 key boutique hotel as an option for the beautiful farmland. Chair Lindsey noted the similarity to Spencer Creek where the trees were preserved along the connection between Mack Hatcher and Hillsboro Road.

The motion carried 7-1 (Commissioner Allen voting against).

15. PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To

Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Location Map
2. 354 Franklin Road - Initial Submittal
3. RES_2024-80_354FranklinRd_Combined_LawApproved

Staff: Andrew Orr. This application is for the property located at 354 Franklin Road, bordered by Mack Hatcher Parkway to the north and Franklin Road to the west. The applicant did not resubmit the plan amendment request by the City's Resubmittal deadline for the September 26, 2024, FMPC meeting with the intent to defer consideration of the plan until December; however, the Williamson Herald had already published notice of the public hearing to meet the 30-day public notice state law requirement. The applicant's Initial Submittal application is included as an attachment since no new information was provided at the Resubmittal deadline. The staff is requesting this item be deferred to the December 12, 2024, FMPC meeting.

Public Comment:

Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she is against the proposed Envision Franklin Plan Amendment. Ms. Harrison stated that she has lived on Ash Drive for 52 years and had been denied permission by the City of Franklin to build on the property. It is not fair to allow those with no attachment to Franklin to develop this area.

Hershel Bary, 322 Ash Drive. Mr. Bary stated that growth is good and that he loves being a resident of Franklin with deep roots as his grandparents were residents of Franklin. Increased traffic is a concern about the proposed Envision Franklin amendment along with the endangerment to the wildlife. Development associated with a Village Green designation will take away the tree canopy that provides privacy for property owners along Ash Drive. There are several older residents in the area that will be affected by potential development. Mr. Bary asked that the Commissioners be protective of the Ash Drive residents and carefully consider these concerns.

Applicant: Greg Gamble. Mr. Gamble stated that he is requesting deferral to the December FMPC meeting to allow time to gather additional information.

Motion

Commissioner McLemore motioned to defer Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept to the December 12, 2024, FMPC meeting, seconded by Commissioner Orr.

The motion carried 8-0.

16. PUBLIC HEARING: Consideration Of Resolution 2024-78, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 318 Franklin Road, Known As Map 063 Parcel 03300 To Add A Special Consideration To The Factory District Design Concept

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:

1. Location Map
2. 1-6 Pages from 2024-09-05 EFA - 318 Franklin Resubmittal
3. 7-12 Pages from 2024-09-05 EFA - 318 Franklin Resubmittal-2
4. Harpeth Industrial Vision Lines 8_30
5. Resolution 2024-78

Staff: Andrew Orr. This application proposes a new Special Consideration for the property located north and east of Morningside Drive within the Factory District Design Concept at 318 Franklin Road. The middle portion of the site is encumbered by the Conservation design concept. The applicant is requesting a mixed-use building with the ground floor

accommodating commercial use and the upper floor use as residential. The application does not meet the first criteria for review of Envision Franklin, as there have not been significant changes since the May adoption of Envision Franklin.

Recommendation: Staff recommends disapproval of Resolution 2024-78, primarily because significant changes have not occurred since the adoption of the Plan, per review criteria #1. However, if the FMPC seeks to approve this amendment request, the staff recommends including the following statements as part of the Special Consideration to ensure the site is developed contextually. The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should correspond to the Infill Character Map (in Appendix D of Envision Franklin and as shown on Page 6 of the Applicant's submittal packet).

Public Comment: None

Applicant: Greg Gamble. Mr. Gamble stated that the focus is on preservation of the hilltop. The request is not to change the policy of the property but to add a special consideration to the property. The residential edge along the railroad track makes for an awkward transition. The owner would like to create commercial and residential space like Jamison Station with commercial space on the lower level and residential space on the upper level. As the goals of the Factory have changed regarding small boutique tenants and the commercial spaces in Jamison Station filled, the proposed special consideration would meet the goals of the Factory district. The proposed consideration would allow for place making, unique identity, walkability, and boutique retail space all compatible with small neighborhood scale and the existing design concept of the area. Mr. Gamble presented a video showing the location of the buildings in relationship to the Factory and surrounding area as well as presented a plan for connectivity. The video provided a perspective from a car driving by showing that the buildings could not be seen because of the hill. Mr. Gamble stated that they are in complete agreement with staff's recommended language that *The conservation area should be preserved. Information about the site's history should be included as part of the amenities provided in the conservation area. The developable area of the site should correspond to the Infill Character Map.*

Mr. Gamble stated that more details on connectivity would come forward at the site plan stage.

Alderman Petersen thanked Mr. Gamble for the video perspective showing the buildings would not be seen by the public when driving by in a car.

Motion

Commissioner McLemore motioned to approve with staff conditions Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept, seconded by Commissioner Harrison.

Alderman Petersen asked if special language regarding the history of the property should be considered.

Ms. Wright stated that staff provided recommended language for the historical aspect of the property.

Commissioner Allen stated that seeing the video, from a car driving perspective, provided enough information to see that the viewshed was being honored.

Commissioner Williamson noted that the Factory character and goals have changed, and this special consideration provides an opportunity for small scale unique commercial tenants to thrive. The Factory district is appropriate for a mixed-use development. Connectivity to the Factory is also an important part of the proposed development and future development.

Chair Lindsey stated that hearing the proposed connectivity plan incorporating the Factory was an essential element in consideration of the resolution.

Commissioner Franks stated that connectivity is needed immediately.

The motion carried 8-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. Battle Ground Park Addition Subdivision, Final Plat, Revision 5, (Resubdivision Of Lots 11 And 12), Modifying Lot Lines And Creating 1 Single Family Residential Lot, On 1.04 Acres, Located At 1318 Academy Street. (CONSENT AGENDA)

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

Attachments:

1. MAP Battle Ground Park Addition Subdivision, Final Plat, Revision 5
2. 8582 Battle Ground Park Add Sub FP Rev 5_Conditions of Approval_01
3. 24-0412 FINAL PLAT 20240904

The item was Approved on Consent Agenda.

18. Franklin Ridge Subdivision, Site Plan, Section 1, Creating 14 Single Family Residential Lots And 3 Open Space Lots, On 11.19 Acres, Located At 565 Jordan Road. (CONSENT AGENDA)

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

Attachments:

1. MAP Franklin Ridge Subdivision, Site Plan, Section 1
2. 8549 Franklin Ridge Sub SP Sec 1_Conditions of Approval_01
3. 1-8 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans
4. 9-16 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-2
5. 17-24 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-3
6. 25-32 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-4
7. 33-40 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-5
8. 41-48 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-6
9. 49-58 Pages from 2024-09-05 Franklin Ridge Subdivision - Resubmittal Plans-7

The item was Approved on Consent Agenda.

19. Westhaven PUD Subdivision, Final Plat, Section 65, Creating 39 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 11.947 Acres, Located At The Intersection Of Jewell Avenue And Championship Boulevard. (CONSENT AGENDA)

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

Attachments:

1. MAP Westhaven PUD Subdivision, Final Plat, Section 65
2. 8580 Westhaven PUD Subdivision, Final Plat, Section 65 Conditions of Approval_01
3. FINAL PLAT COF 8580 Westhaven PUD Subdivision, Final Plat, Section 65

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to Adjourn. The motion carried 8-0.

There being no further business, the meeting adjourned at 8:35 PM.

Chair

Date



HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)

No landscaping can be placed on agendas for the months of February, March, July, August, November and December

Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1

Complete name of project – indicate whether site plan or final plat.

Where applicable, include subdivision, section, revision, lot number and name of building

DRAINAGE

TYPE OF IMPROVEMENT

A separate action request must be submitted for each improvement

I (we) request that the following action be taken on this agreement:

☒ Release

*Reduce and extend to _____ (not less than six mos)

Extend to _____ (not less than six mos)

SIGNED:

Haley P. Anderson
Developer or Representative

**If requesting reduction, indicate amount complete:*
_____ %

Note in margin-How did you arrive at this percentage?

If requesting reduction and

less than 90% complete,

estimate remaining amount
to complete this improvement:

\$ _____

**Reductions shall not exceed 75%, or minimum*
maintenance amount.

**See new guidelines for details related to*

reductions at <http://www.franklintn.gov/home/showdocument?id=288>

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. (Incomplete requests will not be accepted)

Complete either section A or B and sign/seal and date below:

A: _____ (Engineer or Landscape Architect – print name) has personally visited this site and affirms that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

B: **Catherine McDonald** (Engineer or Landscape Architect – print name) affirms that **Jessica Clouser** has personally visited this site and he/she is competent by education and/or experience to inspect, and is under my direct supervision. I further affirm that the improvements have been completed in accordance with the plans approved by the Franklin Municipal Planning Commission/City of Franklin.

SIGNED/DATED/PROFESSIONAL SEAL:

Engineer or Landscape Architect (Sign and date on seal)



Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3251

INSPECTION PUNCH LIST

INSPECTION CYCLE: October 24, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 2892

Improvement: Drainage
Surety Type: Performance
Original Amount: \$427,000.00
Current Amount: \$106,750.00
Request: RELEASE TO MA
Recommendation: Release to maintenance
Date of Inspection: 9/27/2024
Inspector: Casey Chrisman
Staff Comments:

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: October 24, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, SITE PLAN, SECTION 4, LOT 203 (TWICE DAILY CONVENIENCE STORE) – COF 6037

Improvement: Landscaping
Surety Type: Maintenance
Original Amount: \$5,000.00
Current Amount: \$5,000.00
Request:
Recommendation: **Release from Maintenance**
Date of Inspection: 9/6/2024
Inspector: Jason Arnold (550-6731); Jason.arnold@franklinton.gov
Staff Comments:

A review of this project revealed the following deficiency*:



File #: 21-0692

DATE: August 27, 2024
TO: Franklin Municipal Planning Commission
FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Echelon PUD Subdivision, Site Plan, Sections 1-3; Extend The Performance Agreement For Landscaping Improvement To October 23, 2025. (CONSENT AGENDA)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends



File #: 21-0830

DATE: October 3, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-91, A Resolution Amending The Shawnee PUD Subdivision To Extend The Vested Rights, For The Property Located South Of North Petway Street And East Of Shawnee Drive, Located At 1101 Shawnee Drive.

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 Shawnee 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 two years, February 8, 2025 until February 7, 2027, to allow the applicant to secure any necessary permits and commence site preparation. In describing the reason for the delay in to construction, the applicant explained that when the project was bid out

in May 2023, bids came in several million dollars higher than the project's budget, which is largely funded by a 9% Low Income Housing Tax Credit allocation. The project had to be redesigned with a reduction in the number of units as well as site changes in order to reduce costs. This redesign resulted in a delay in securing an investor and lender. Both have been secured now and the applicant is working toward closing the financing in October.

APPROVAL HISTORY AND PROJECT DESCRIPTION

The development plan for the Shawnee PUD was approved by BOMA on February 8, 2022. The plan includes 26 attached residential units for a site that is composed of 2.24 acres. The plan requested three modifications of standards, all approved by BOMA. They reduced the parking minimum for 2- and 3-bedroom units, removed the 18-inch minimum height for foundations, and permitted an encroachment into the Zone 2 transition area. Staff recommended approval, with conditions, of the overall Development Plan. BOMA approved the Development Plan by a vote of 7-1.

CURRENT STATUS

This plan is within the first three-year period and is vested until February 7, 2025. The applicant has an approved site plan for the property, 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 with today's Zoning Ordinance. 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. The applicant would still need to request three modifications of standards. A new parkland agreement would need to be approved for any new plan. As it stands today, the water capacity is accounted for in the studies that have been completed.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends to the Planning Commission that the Board of Mayor and Aldermen approve Resolution 2024-91, if it is determined that it is in the best interest of the community.

RESOLUTION 2024-91

A RESOLUTION AMENDING THE SHAWNEE PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED SOUTH OF NORTH PETWAY STREET AND EAST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE

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 2021-47; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2021-163; 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 Shawnee PUD vesting period began on February 8, 2022 and is set to expire on February 7, 2025, and the applicant has not yet secured necessary permits nor started 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 two years, until February 7, 2027.

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
78H-4.00 (portion)	2.24
Total	2.24

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

SECTION III. That the overall entitlements for the Shawnee PUD Subdivision, as outlined below and through Exhibit A, are as follows:

Entitlements	Shawnee PUD
Base Zone District	PD 11.61
Other Zoning Overlays	N/A
Number of Dwelling Units	26
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	
Number of Phases in Development	1

SECTION IV. That the following Modifications of Development Standards (MOS) with the attached supplemental packet were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Request to modify minimum required parking for multifamily to 2.25 spaces per 2 bedroom unit, 2.75 per 3 bedroom unit, and 3 spaces per 4+ bedroom unit. Approved: ___x___ Denied: ___	10.1.6 – Minimum Parking 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit Staff recommended approval.
MOS 2: Request to not require 18-inch foundation height for townhouse building type. Approved: ___x___ Denied: ___	6.6 – Townhouse - Foundations Minimum 18 inches above grade at front facade Staff recommended approval.

MOS 3: Request to allow 550 SF of building footprint within Transition Zone 2. Approved: ___x___ Denied: ___	8.1.2(C) – Transition Zone 2: Restricted Use Principal buildings not permitted within Transition Zone 2. Staff recommended approval.
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SECTION V. That the original vesting period was initiated on February 8, 2022 and was set to expire on February 7, 2025. The amended development plan will now have until February 7, 2027 to obtain a site plan, secure necessary 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 VI. That the total vesting period of ten years 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 ten years from the date of the original approval of the preliminary development plan February 8, 2022 and shall remain at February 7, 2032.

SECTION VII. 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.

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 _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

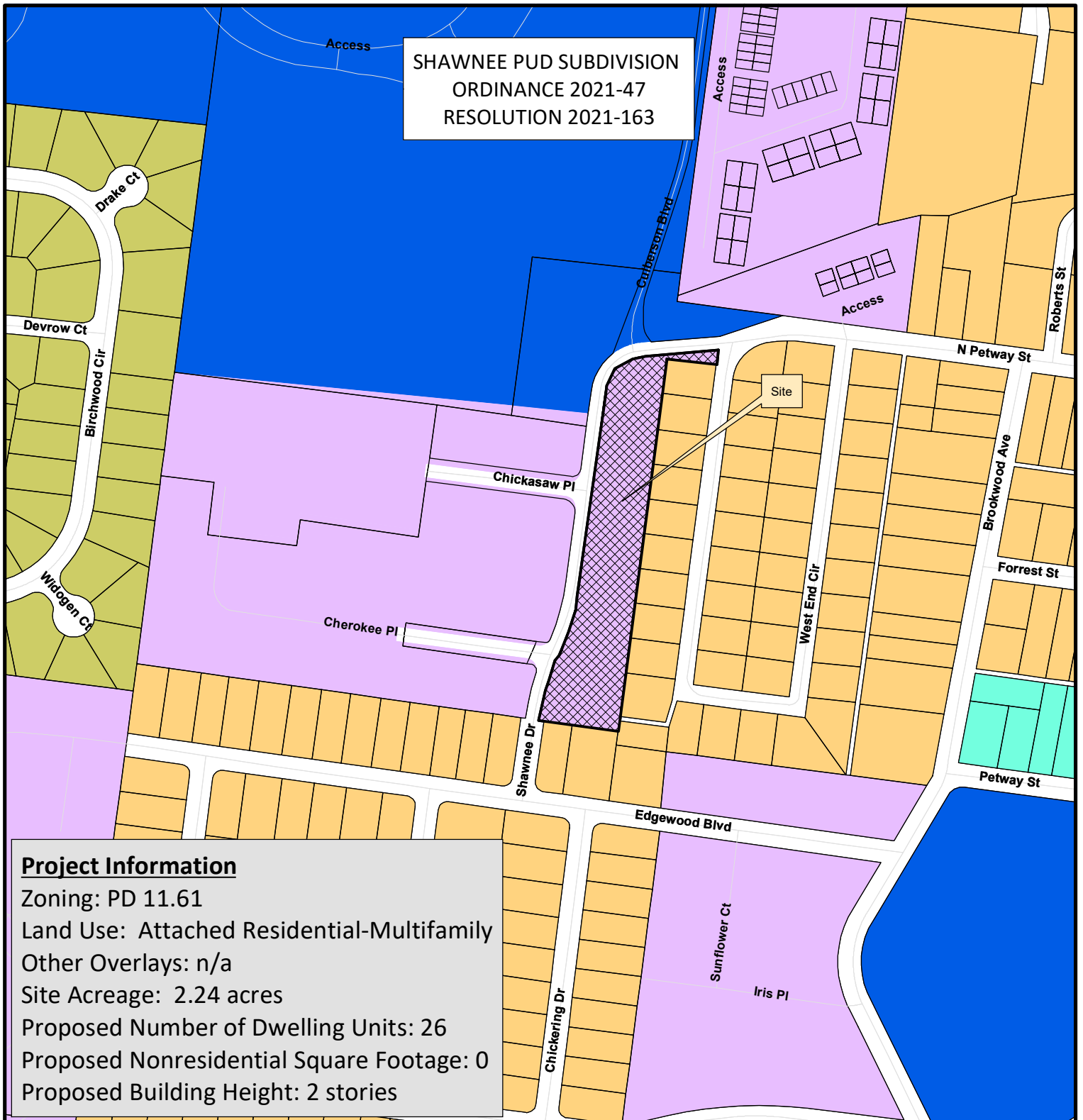
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PUBLIC HEARING HELD:

SHAWNEE PUD SUBDIVISION
ORDINANCE 2021-47
RESOLUTION 2021-163



Project Information

Zoning: PD 11.61
Land Use: Attached Residential-Multifamily
Other Overlays: n/a
Site Acreage: 2.24 acres
Proposed Number of Dwelling Units: 26
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories

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

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

SHAWNEE PLANNED UNIT DEVELOPMENT

ONE STOP SUBMITTAL

FRANKLIN HOUSING AUTHORITY
1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT
JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

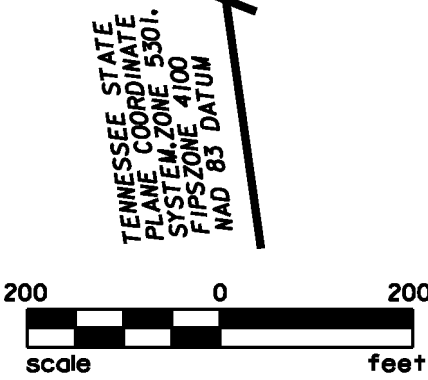
ARCHITECT
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

FRANKLIN, TN UTILITIES
WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

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

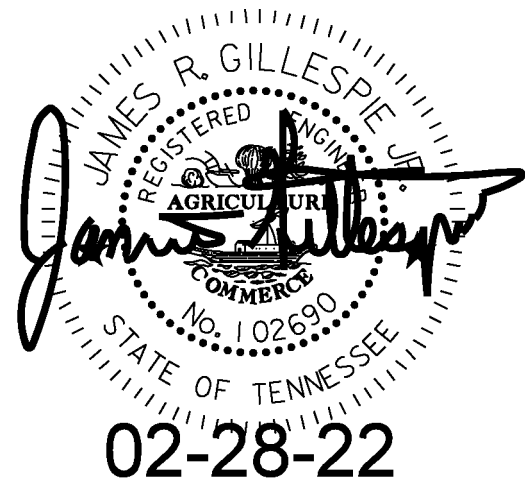
REQUIRED LOCATION
REQUEST INFORMATION
NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE
TYPE OF WORK
REASONING
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
1-800-351-1111
TENNESSEE
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

PARKLAND IMPACT FEE:
26 UNITS TOTAL WITH 16 EXISTING
10 NEW UNITS x \$4,304 = \$43,040
FEES SHALL BE PAID AT FINAL PLAT



ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District
Proposed Zoning District – PD, Planned District, Residential Density 11.61

COF PROJECT NO. 7694
J+A PROJECT NO. 1716-22
ISSUE DATE: 02.28.22

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C3.3	ENLARGED GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C5.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1	SITE PLAN
A2.1	BUILDING H
A2.2	BUILDING H
A3.1	BUILDING J
A3.2	BUILDING J
A4.1	BUILDING Y
A4.2	BUILDING Y

APPROVED MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 69 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 74 vehicle parking spaces:

2 Bedroom - 8 @ 2.5 per unit =	20
3 Bedroom - 12 @ 3.0 per unit =	36
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	74

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Shawnee Drive due to insufficient geometry. The tract of land is unusually narrow, and areas reserved for parking are constrained by the boundary of Transition Zone 1.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

2 Bedroom - 8 @ 2.25 per unit =	18
3 Bedroom - 12 @ 2.75 per unit =	33
4 Bedroom - 6 @ 3.0 per unit =	18
Minimum Vehicle Parking Spaces =	69

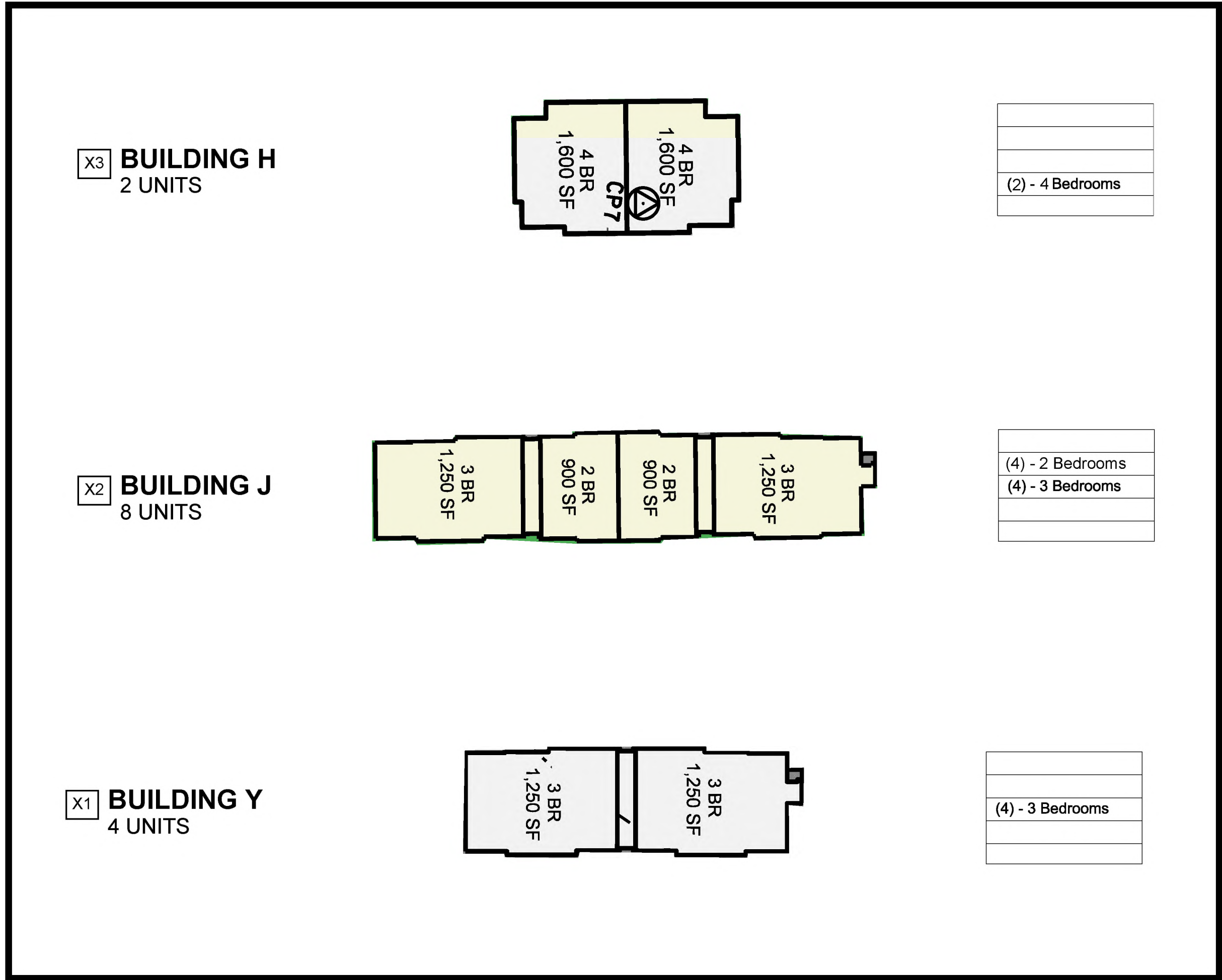
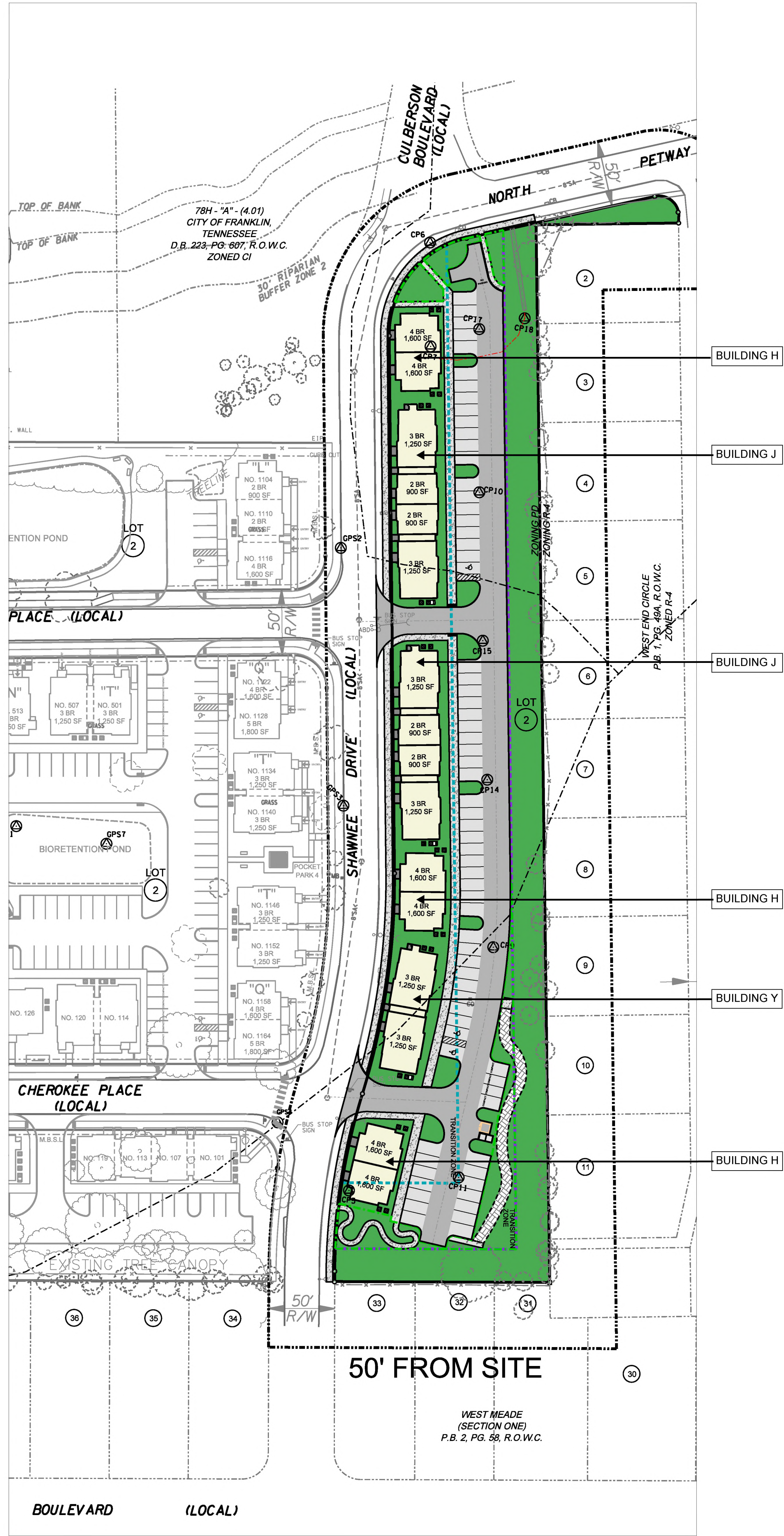
MOS #2: Modification of Zoning Ordinance Section 6.6 ("Building Types: Townhouse") to remove, for non-multifamily buildings (containing fewer than 5 units per building), the requirement that the finished floor elevation must be a minimum of 18 inches above grade at front façade.

In order to serve the Franklin community and to comply with applicable regulations, Franklin Housing Authority (FHA) must provide a minimum number of accessible units and adaptable units. With accessibility requirements in mind, it would be a substantial burden for FHA to provide 18-inch minimum foundations for non-multifamily buildings, as this would require constructing complex ramps in order to make these units accessible or adaptable. Removing the requirement to provide these 18-inch minimum foundations would better enable FHA to serve its residents and the Franklin community.

Applicant hereby requests a modification of Zoning Ordinance Section 6.6, Subsection "Foundations, Porches, and Stoops" by deleting the words "Finished Floor Elevation: Minimum 18 inches above grade at front façade" and thereby removing the requirement to provide the same.

MOS #3: Modification of Zoning Ordinance Section 8.1.4 ("Transition Zone 2: Restricted Use") to allow a limited section of a new residential building to lie within Transition Zone 2. This tract of land has an unusually narrow shape, especially in its northern portion. This hardship is further compounded by the existence of Transition Zones 1 and 2, which take up a sizeable portion of the most buildable part of the tract, the southern end. Furthermore, at COF request, the applicant is proposing to align the southern access drive with Cherokee Place, which takes up a part of the buildable area on the southern portion of the tract.

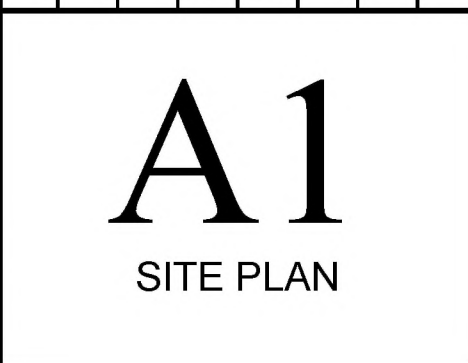
The applicant requests that approximately 550 SF of a new residential building footprint be permitted to be within Transition Zone 2. Impact is lessened compared with the existing conditions, since an existing residential building has been lying over the same area since the 1970s and already lies within both Transition Zone 1 and Transition Zone 2. As applied to the new building, this MOS #3 would result in an improvement over the current impact of the existing building.



DEVELOPMENT PLAN

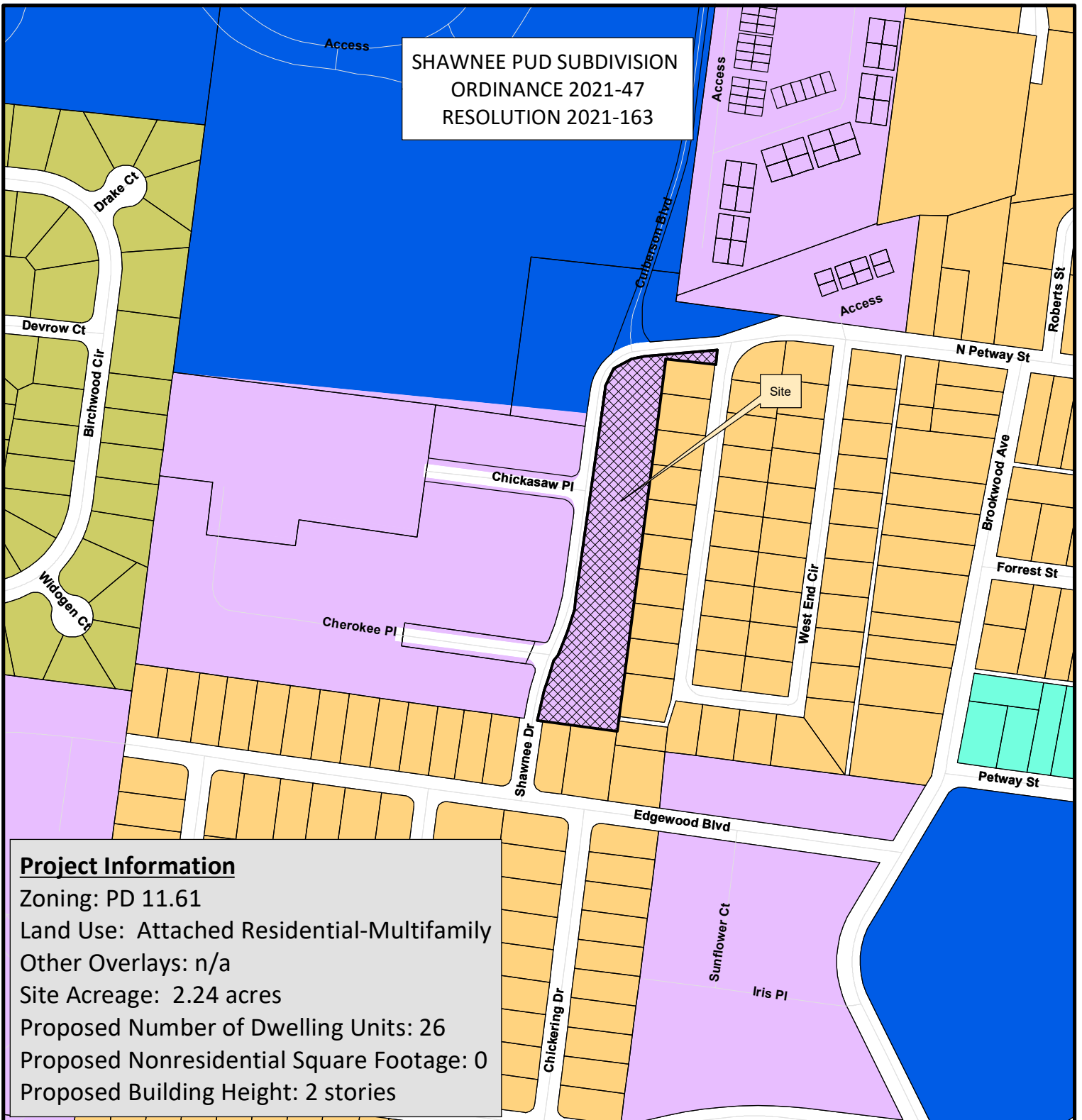
SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	08-31-21	PRELIMINARY - CITY / OWNER REVIEW
AYS	JRG	09-24-21	PRE-APPLICATION SUBMITTAL
TEAM	JRG	10-11-21	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	11-04-21	DEVELOPMENT PLAN SUBMITTAL



COF PROJECT NO. 7694

SHAWNEE PUD SUBDIVISION
ORDINANCE 2021-47
RESOLUTION 2021-163



Project Information

Zoning: PD 11.61
Land Use: Attached Residential-Multifamily
Other Overlays: n/a
Site Acreage: 2.24 acres
Proposed Number of Dwelling Units: 26
Proposed Nonresidential Square Footage: 0
Proposed Building Height: 2 stories

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

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October 3, 2024

Amy Diaz-Barriga
Planning and Sustainability Department
109 Third Avenue South
Franklin, TN 37064

Re: FHA Shawnee Project COF 7694– Vesting Extension

Dear Amy:

This letter serves to request an extension of the vesting of the Shawnee Development. The vesting currently expires on February 7, 2025 and we request a two-year extension.

If you have any questions, please contact me at sminor@franklinhousingauthority.com or 615-319-3070.

As always, thanks for your assistance with our developments.

Sincerely,

Susan Minor
Chief Operating Officer

200 Spring Street, Franklin, TN 37064
615-794-1247



File #: 21-0743

DATE: September 6, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Consideration Of Ordinance 2024-31, An Ordinance To Rezone 2.55 Acres From Residential 2 (R-2) District To Planned (PD 13.73) District For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway (The Lofts At CHP PUD Subdivision).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8577
Applicant: Greg Gamble
Owner: Community Housing Partnership; Wayne Weaver (Representative)

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Residential 2 (R-2) District to Planned (PD 11.76) District for The Lofts at CHP PUD Subdivision. The Envision Franklin Land Use Plan places this lot in the Mixed Residential (MR) Design Concept. Under the Mixed Residential Design Concept Special Considerations, Envision Franklin specifies that between Interstate 65 and Carothers Parkway and North of Upland Drive "existing assisted living facilities may be converted to multifamily residential units". The proposed rezoning is located between Interstate 65 and Carothers Parkway and North of Upland Drive and plans to utilize the existing structure to create 30 multifamily dwelling units. The proposed rezoning meets the intent of Envision Franklin.

PROCEDURAL REQUIREMENTS:

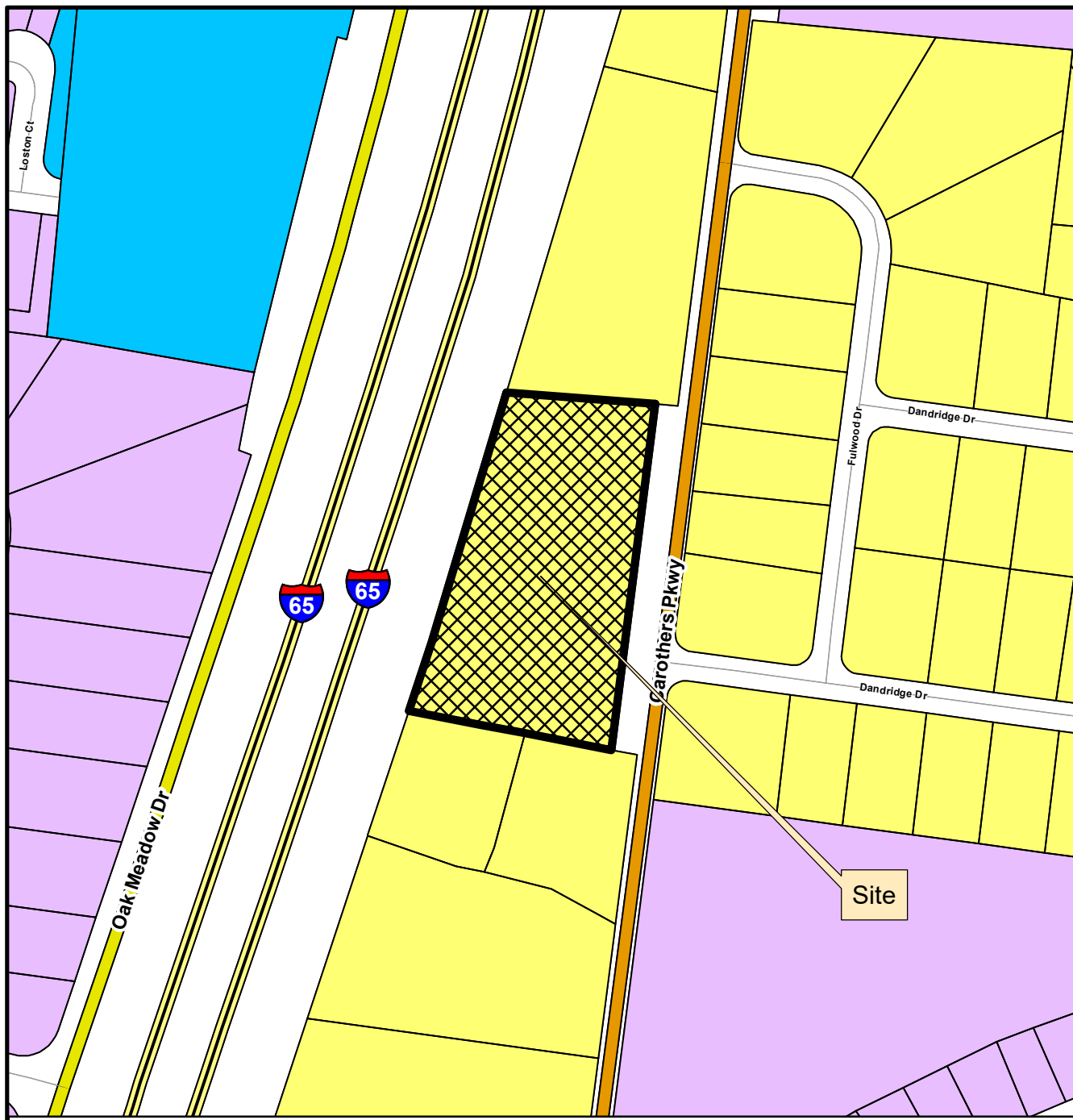
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-31.



**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

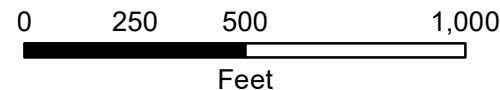
Project Information

Existing Zoning: R-2 Residential
 Proposed Zoning: Planned (PD 11.76) District
 Overlay Districts: None
 Site Acreage: 2.55 acres
 Proposed Number of Dwelling Units: 30
 Proposed Nonresidential Square Footage: None

Legend

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

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HISTORIC
FRANKLIN
TENNESSEE

ORDINANCE 2024-31

AN ORDINANCE TO REZONE 2.55 ACRES FROM RESIDENTIAL 2 (R-2) DISTRICT TO PLANNED (PD 11.76) DISTRICT FOR THE PROPERTY LOCATED AT THE INTERSECTION OF CAROTHERS PARKWAY AND DANDRIDGE DRIVE, LOCATED AT 3595 CAROTHERS PARKWAY (THE LOFTS AT CHP PUD SUBDIVISION).

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

WHEREAS, the Planned (PD) 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 2024-83, 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 Residential 2 (R-2) District to Planned (PD 11.76) District:

PREMISES CONSIDERED

Map-Parcel	Acres
089-02601-00009089	2.55
Total	2.55

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

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

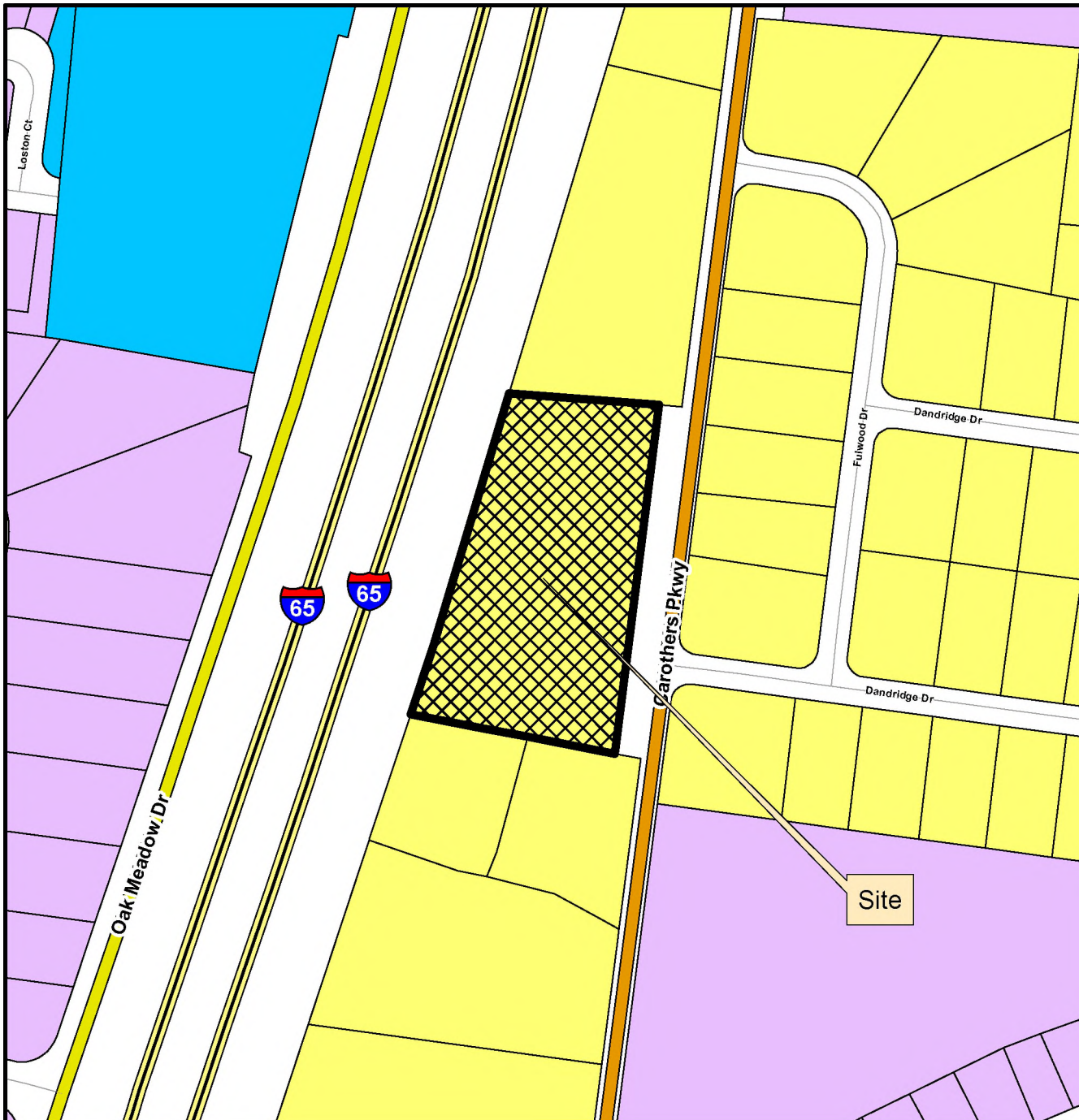
**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

Project Information

Existing Zoning: R-2 Residential
Proposed Zoning: Planned (PD 11.76) District
Overlay Districts: None
Site Acreage: 2.55 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: None

Legend

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



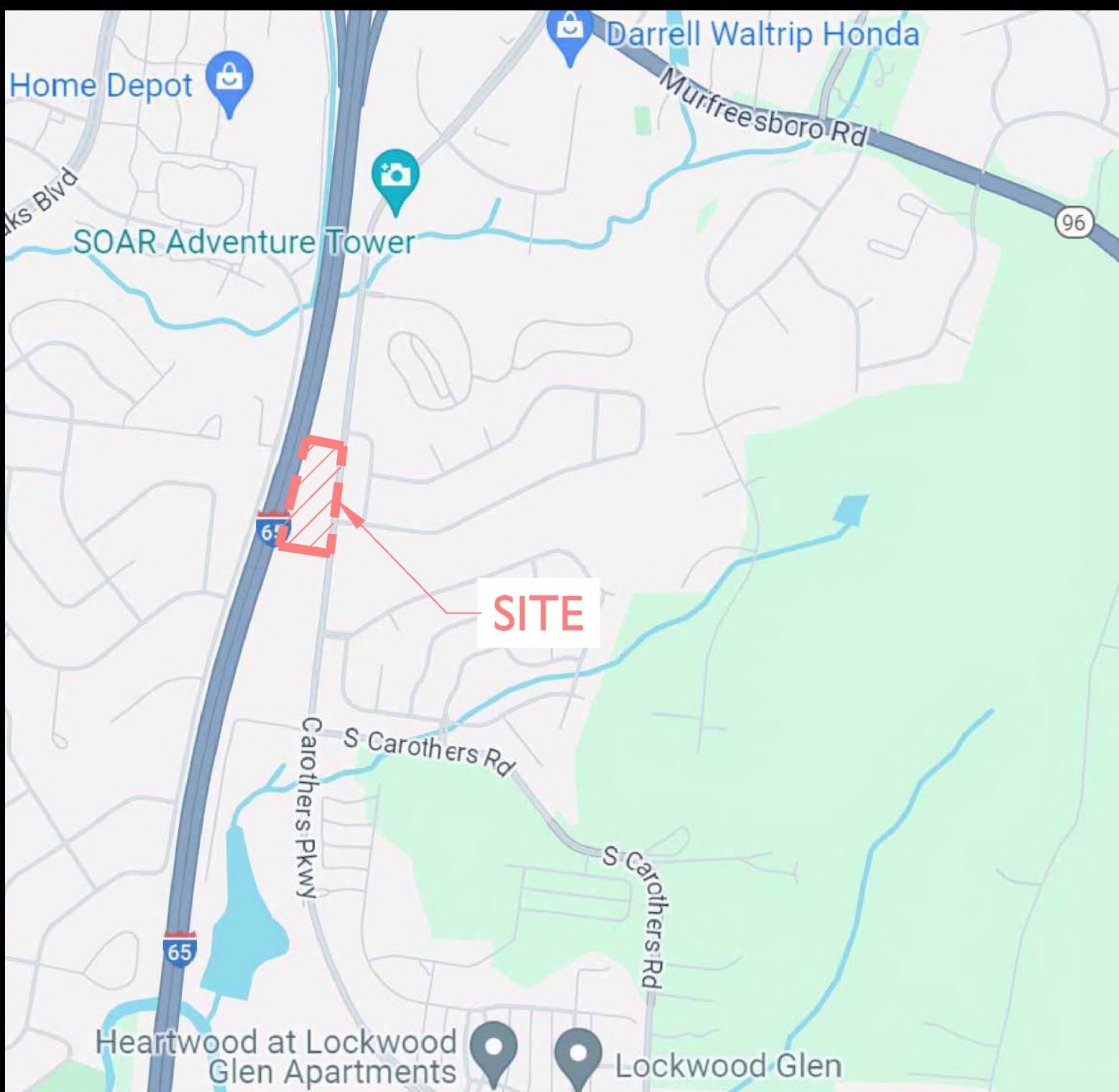
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HISTORIC
FRANKLIN
TENNESSEE



VICINITY MAP

NOT TO SCALE

THE LOFTS AT CHP PUD SUBDIVISION REZONING REQUEST (PD 11.76)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SITE DATA CHART

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

THE LOFTS AT CHP PUD SUBDIVISION
8577
3595 CAROTHERS PARKWAY
FRANKLIN, TN 37067

PARCEL(S):
ACREAGE / SF OF SITE:
VESTING (IF APPLICABLE):

089 02601 00009089
2.55 AC/111,248 SF
SEE TABLE

BASE ZONING:
PROPOSED ZONING:
ENVISION FRANKLIN:

R-2 RESIDENTIAL
PD - PLANNED DEVELOPMENT
MR - MIXED RESIDENTIAL

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
DRAKE REEDER
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
DRAKE@GDC-TN.COM
334-750-5776

DEVELOPER/OWNER:
COMMUNITY HOUSING PARTNERSHIP (CHP)
WAYNE O. WEAVER
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37067
VWEAVER@CHPWC.ORG
615-333-7797

ENGINEER:
T-SQUARE ENGINEERING
NATHAN McVEY
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
NATHAN.MCVEY@T2-ENG.COM
615-678-8212

SHEET INDEX
C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS PLAN



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

INITIAL SUBMITTAL: AUGUST 12, 2024
RESUBMITTAL: SEPTEMBER 5, 2024
RESUBMITTAL: OCTOBER 3, 2024



ALICE C BROWN
DEED 849 PG 546
089--02602
R-2 RESIDENTIAL

KEY

EXISTING TREE CANOPY
(1.18 AC - 51,464 SF)

SPECIMEN TREES

SITE DATA CHART

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

THE LOFTS AT CHP PUD SUBDIVISION
8577
3595 CAROTHERS PARKWAY
FRANKLIN, TN 37067

PARCEL(S):
ACREAGE / SF OF SITE:
VESTING (IF APPLICABLE):

089 02601 00009089
2.55 AC / 111,248 SF
SEE TABLE

BASE ZONING:
PROPOSED ZONING:
ENVISION FRANKLIN:

R-2 RESIDENTIAL
PD - PLANNED DEVELOPMENT
MR - MIXED RESIDENTIAL

JOHNATHAN R BATES
DEED 6177 PG 67
089C-A04000
R-2 RESIDENTIAL

INNIS JOINT REV LIV TRUST
089C-A04000
R-2 RESIDENTIAL

KIMBERLY B BUNCH
CARMAN R IRWIN
DEED 8100 PG 478
089C-A03900
R-2 RESIDENTIAL

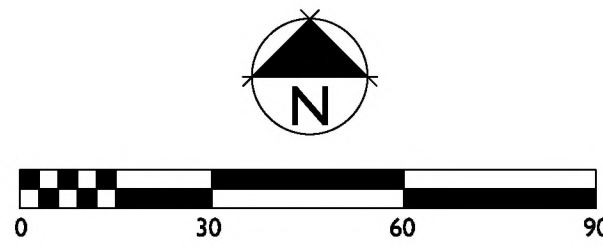
FRANCISCO A SANCHEZ
YVONNE L SANCHEZ
DEED 1581 PG 138
089C-A04000
R-2 RESIDENTIAL

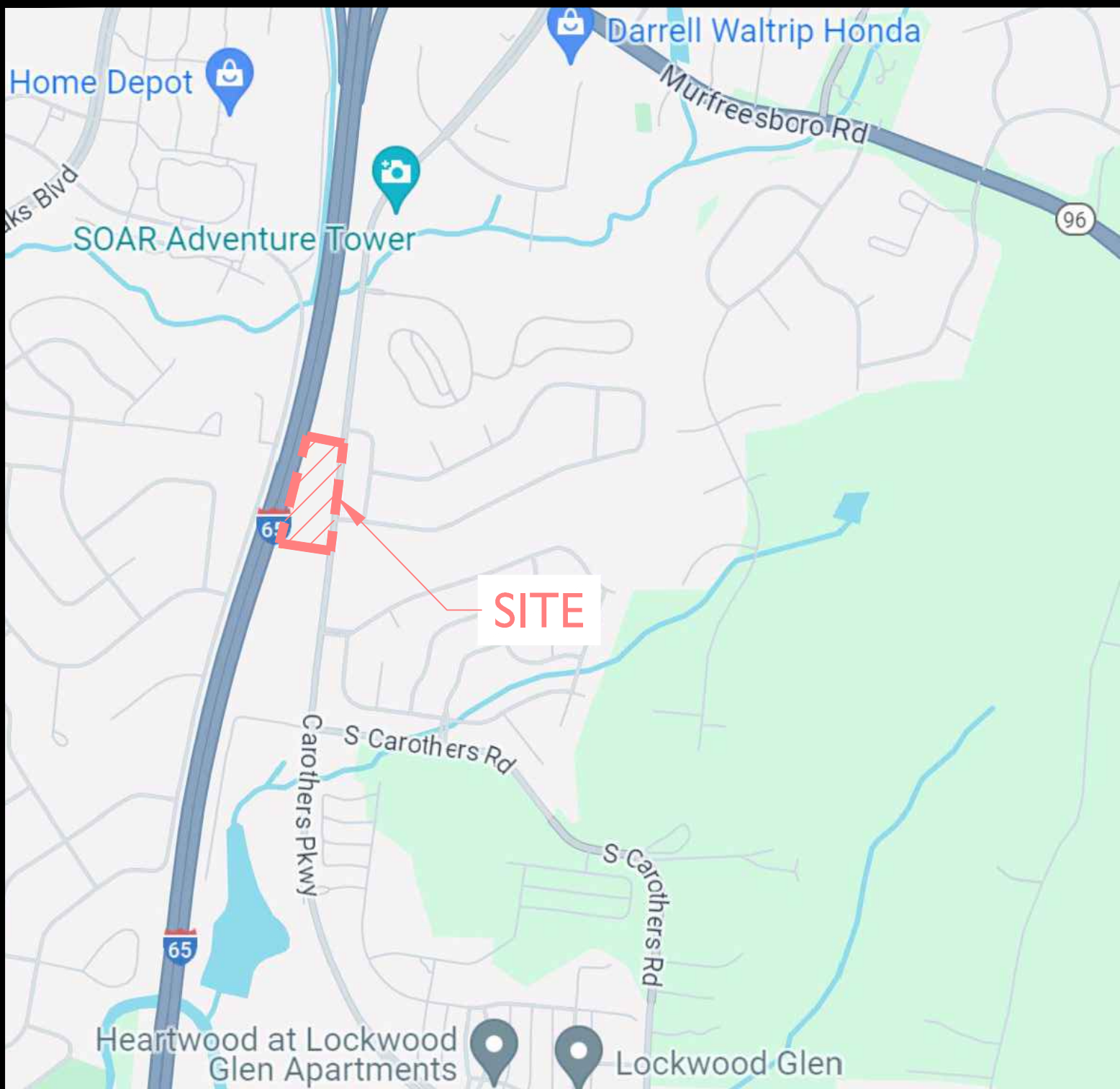
GREGORY A MEDLIN
DEBORAH A BETTS
DEED 9260 PG 753
089C-A00100
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 4615 PG 954
089--02610
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 7921 PG 960
089--02608
R-2 RESIDENTIAL

BACK
OF CURB
FACE
OF CURB
BACK
OF CURB





VICINITY MAP

NOT TO SCALE

THE LOFTS AT CHP PUD SUBDIVISION REZONING REQUEST (PD 11.76)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOT TO SCALE

SITE DATA CHART

PROJECT NAME:	THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER:	8577
ADDRESS:	3595 CAROTHERS PARKWAY FRANKLIN, TN 37067
PARCEL(S):	089 02601 00009089
ACREAGE / SF OF SITE:	2.55 AC/111,248 SF
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	R-2 RESIDENTIAL
PROPOSED ZONING:	PD - PLANNED DEVELOPMENT
ENVISION FRANKLIN:	MR - MIXED RESIDENTIAL

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
DRAKE REEDER
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
DRAKE@GDC-TN.COM
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DEVELOPER/OWNER:
COMMUNITY HOUSING PARTNERSHIP (CHP)
WAYNE O. WEAVER
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37067
VWEAVER@CHPWC.ORG
615-333-7797

ENGINEER:
T-SQUARE ENGINEERING
NATHAN McVEY
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
NATHAN.MCVEY@T2-ENG.COM
615-678-8212

SHEET INDEX	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN



INITIAL SUBMITTAL: AUGUST 12, 2024
RESUBMITTAL: SEPTEMBER 5, 2024
RESUBMITTAL: OCTOBER 3, 2024



KEY

EXISTING TREE CANOPY
(1.18 AC - 51,464 SF)

SPECIMEN TREES

SITE DATA CHART

PROJECT NAME:
PROJECT NUMBER:
ADDRESS:

PARCEL(S):
ACREAGE / SF OF SITE:
VESTING (IF APPLICABLE):

BASE ZONING:
PROPOSED ZONING:
ENVISION FRANKLIN:

THE LOFTS AT CHP PUD SUBDIVISION
8577
3595 CAROTHERS PARKWAY
FRANKLIN, TN 37067

089 02601 00009089
2.55 AC / 111,248 SF
SEE TABLE

R-2 RESIDENTIAL
PD - PLANNED DEVELOPMENT
MR - MIXED RESIDENTIAL

GAMBLE DESIGN
COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE LOFTS AT CHP PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
ENGINEER
STATE OF TENNESSEE
NO. 10001
LANDSCAPE ARCHITECT

REVISION DATE	
△	
△	
△	
△	
△	

0 30 60 90

EXISTING
CONDITIONS PLAN
SHEET

CI.0

COF # 8577



City of Franklin

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

File #: 21-0744

DATE: September 6, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Consideration Of Resolution 2024-83, A Resolution Approving A Development Plan For The Lofts At CHP PUD Subdivision With One Modification Of Development Standards (Minimum Parking), For The Property Located At The Intersection Of Carothers Parkway And Dandridge Drive, Located At 3595 Carothers Parkway.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8578
Applicant: Greg Gamble
Owner: Community Housing Partnership; Wayne Weaver (Representative)

BACKGROUND/STAFF COMMENTS:

Envision Franklin places this property in the Mixed Residential Design Concept. Under the Mixed Residential Design Concept Special Considerations, Envision Franklin specifies that between Interstate 65 and Carothers Parkway and North of Upland Drive "existing assisted living facilities may be converted to multifamily residential units".

The proposed development plan meets the goals of the Envision Franklin Design Concept and Special Consideration by re-purposing the existing building to create 30 multifamily dwelling units. The applicant is proposing minimal disturbance to the site with minor changes proposed. The minor changes include the addition of 9 parking spaces, the addition of safety features on the site (meeting the auto-turn requirements for Fire), and providing the required open space and natural area per the Zoning Ordinance.

MODIFICATION OF STANDARDS:

There is one Modification of Standards request for this plan.

MOS #1: Request to reduce the required parking from 1.5 to 1.1 parking spaces per dwelling unit for a one-bedroom and/or studio for multifamily parking.

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 Multifamily parking which requires 1.5 parking spaces per dwelling unit for a studio and/or a 1-bedroom unit. Staff can support the reduction of multifamily parking minimums based on the data provided by the applicant. The Franklin Housing Authority's Reddick Senior Community has 48 units with 55 parking spaces, which accounts for 1.15 parking spaces per dwelling unit. The applicant has also noted that adults with special needs are an intended demographic to occupy the dwelling units, and they believe that demographic will require reduced parking as well. They have not provided data specific to this demographic, but the parking request is consistent with the Reddick Senior Community parking numbers, as well as recently approved parking requests.

Recently, reductions for multifamily parking have been discussed, prompting the approval of at least Modifications of Standards on two separate projects, as well as a Zoning Ordinance update to minimum parking numbers for multifamily units. These projects include a request for a reduction to 1.02 parking spaces per unit (Middle Eight PUD Subdivision), and 1.4 spaces per unit (Wood Duck Court) for a studio and/or a 1-bedroom dwelling unit. To support their requests, both projects based their data on ITE's Parking Generation Manual parking demand. As mentioned above, Staff recently recommended a reduction of the minimum parking requirement within the City of Franklin's Zoning Ordinance from 1.5 to 1.25 parking spaces per dwelling unit for studio and 1-bedroom multifamily units. While the MOS requested for this project is lower than the reduction recommended by Staff, it is comparable to the other parking reductions that were recently approved, and they provided parking data from a similar project (Reddick Senior Community) which has similar parking numbers. Staff can support the request.

Staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

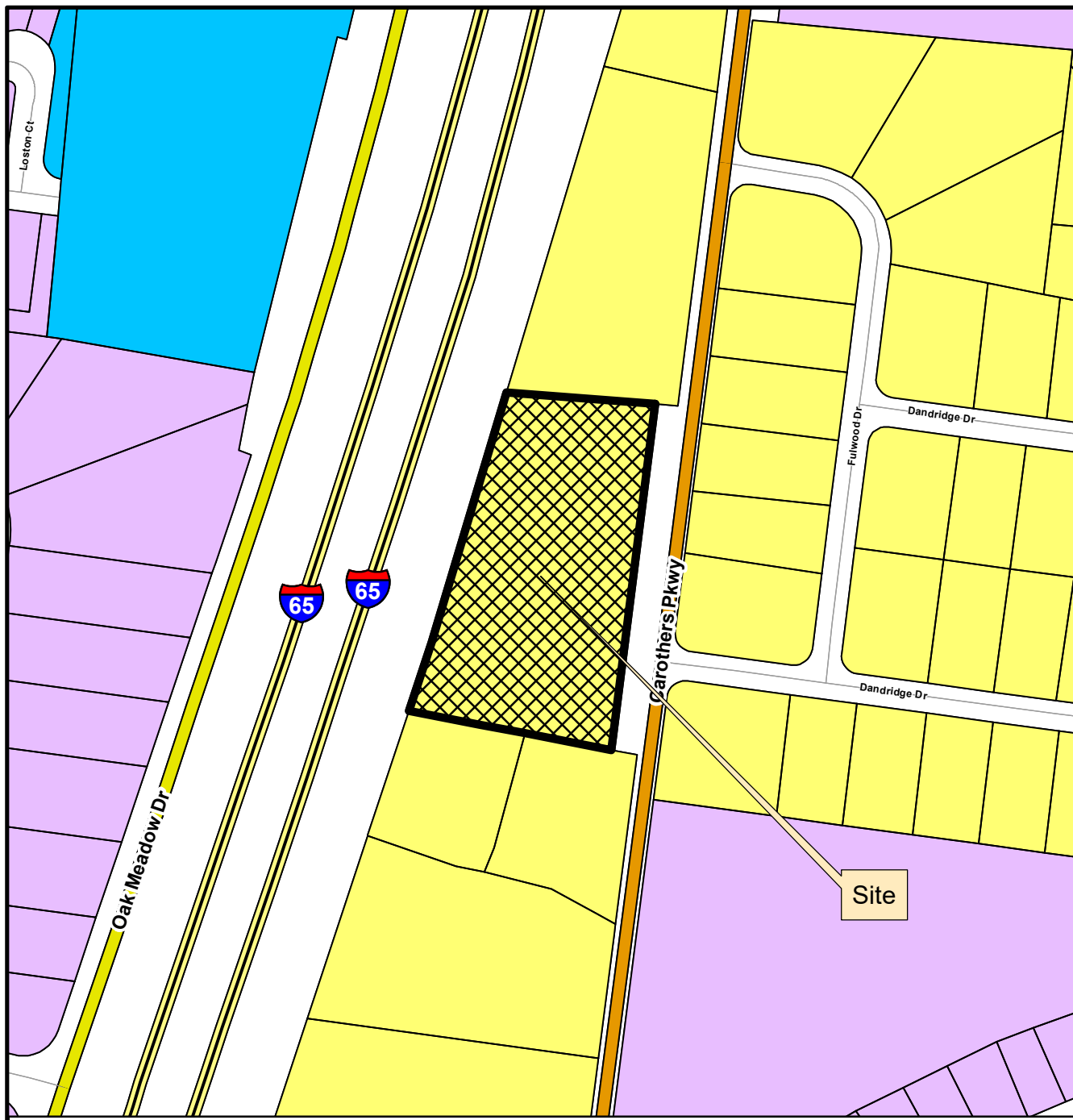
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve RES 2024-83, with conditions.



THE LOFTS AT CHP PUD SUBDIVISION ORDINANCE 2024-31 RESOLUTION 2024-83

Project Information

Existing Zoning: R-2 Residential
Proposed Zoning: Planned (PD 11.76) District
Overlay Districts: None
Site Acreage: 2.55 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: None

Legend

-  The Lofts at CHP PUD Subdivision
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
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HISTORIC
FRANKLIN
TENNESSEE

RESOLUTION 2024-83

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE LOFTS AT CHP PUD SUBDIVISION WITH ONE MODIFICATION OF DEVELOPMENT STANDARDS (MINIMUM PARKING), FOR THE PROPERTY LOCATED AT THE INTERSECTION OF CAROTHERS PARKWAY AND DANDRIDGE DRIVE, LOCATED AT 3595 CAROTHERS PARKWAY.

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 2024-31; 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
089-02601-00009089	2.55
Total	2.55

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 Lofts at CHP PUD Subdivision are as follows:

Entitlements	The Lofts at CHP PUD Subdivision
Base Zone District	Planned (PD 11.76) District
Other Zoning Overlays	None
Number of Dwelling Units	30
Number of Nonresidential Square Footage	None
Number of Hotel Rooms	None
Open Space Requirements	15%
Number of Phases in Development	1

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and BOMA shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That 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 a parking ratio of 1.1 spaces per residential unit.	10.1.6. Parking: Minimum Parking (Multifamily)
Approved: _____	1.5 spaces for a studio and 1.5 spaces for a 1 bedroom unit.
Denied: _____	<i>Staff recommended <u>approval</u>.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-31, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

August 6, 2024

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

August 22, 2024

NEIGHBORHOOD MEETING:

August 6, 2024

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

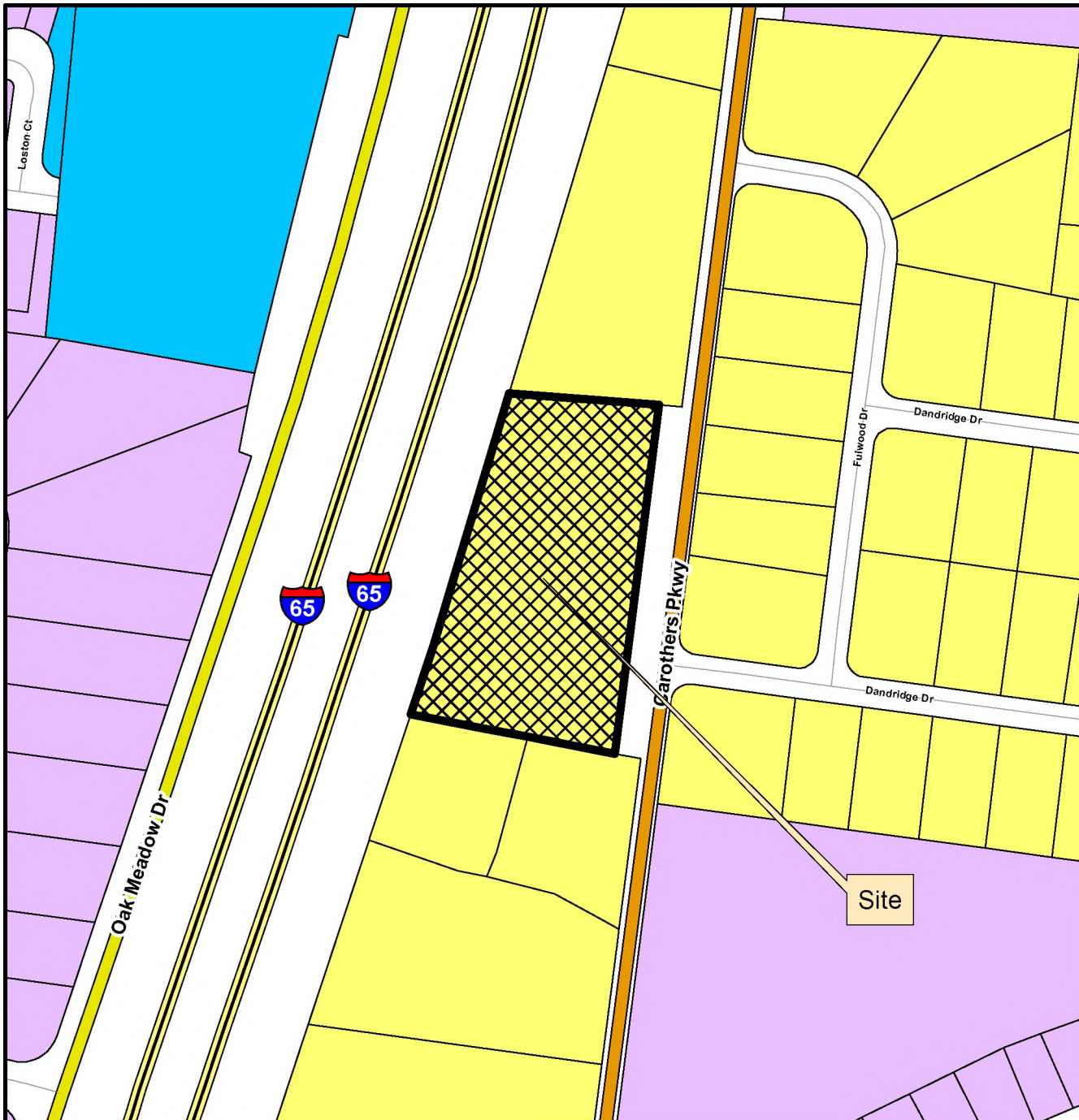
**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

Project Information

Existing Zoning: R-2 Residential
Proposed Zoning: Planned (PD 11.76) District
Overlay Districts: None
Site Acreage: 2.55 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: None

Legend

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



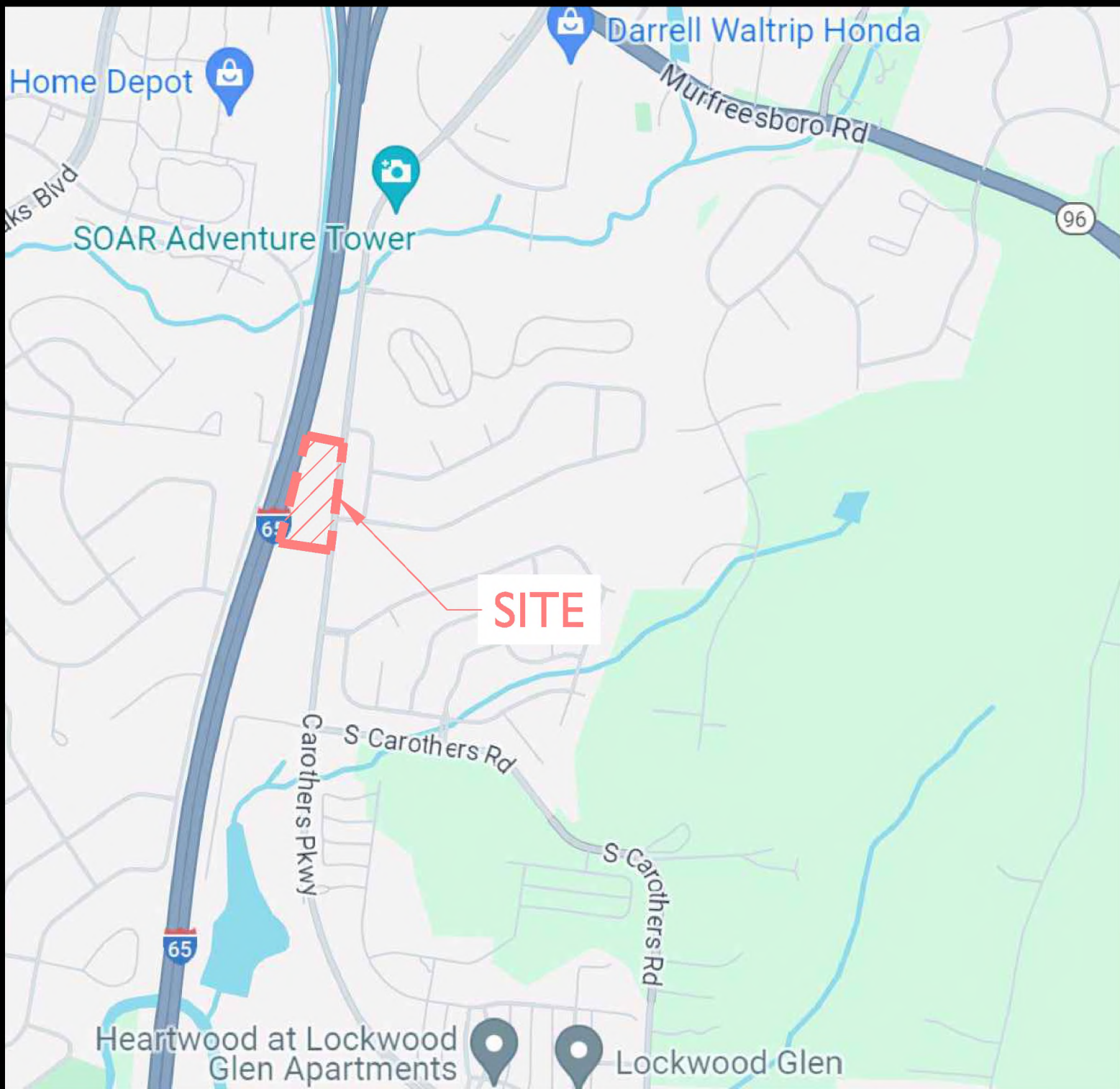
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2024. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE



VICINITY MAP

NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
DRAKE REEDER
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
DRAKE@GDC-TN.COM
334-750-5776

DEVELOPER/OWNER:
COMMUNITY HOUSING PARTNERSHIP (CHP)
WAYNE O. WEAVER
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37067
VWEAVER@CHPWC.ORG
615-333-7797

ENGINEER:
T-SQUARE ENGINEERING
NATHAN McVEY
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
NATHAN.MCVEY@T2-ENG.COM
615-678-8212

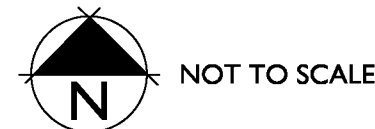
PURPOSE STATEMENT:
COMMUNITY HOUSING PARTNERSHIP DESIRES TO CREATE AN AFFORDABLE HOUSING OPPORTUNITY WITHIN THE CITY OF FRANKLIN THAT FOCUSES ON OUR INDEPENDENT LIVING SENIORS AND SPECIAL NEEDS ADULTS. THIS ADAPTIVE REUSE DEVELOPMENT RE-PURPOSES A BUILDING AND PROPERTY THAT HAS BECOME VACANT TO A NEW INDEPENDENT LIVING FACILITY WITH A TOTAL OF 30 UNITS.

THE LOFTS AT CHP PUD SUBDIVISION DEVELOPMENT PLAN (PD 11.76)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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



MODIFICATIONS OF STANDARDS (see sheet C2.1)

MOS #1: 10.1.6 Minimum Parking

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7/11/2024
SUBDIVISION REGULATIONS	1/11/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS	7/11/2021
STORMWATER BMP MANUAL	7/11/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	5/22/2024

STATEMENT OF IMPACTS

WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.4 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.2 MI (WILLIAMSON COUNTY FIRE SQUAD #12)
NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXX.

FIRE SAFETY NOTES

DRY SYSTEM INSPECTED AND CERTIFIED JULY 2024

FIRE ALARM SYSTEM INSPECTED, UPDATED, AND CERTIFIED JULY 2024

SITE DATA CHART

PROJECT NAME:	THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER:	8578
ADDRESS:	3595 CAROTHERS PARKWAY FRANKLIN, TN 37067
PARCEL(S):	089 02601 00009089
ACREAGE / SF OF SITE:	2.55 AC/111,248 SF
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	R-2 RESIDENTIAL
PROPOSED ZONING:	PD 11.76
BUILDING TYPES APPLIED:	MULTIFAMILY
BUILDING AREA:	20,795 SF
FRONTAGE TYPES APPLIED:	PARKING
LOT WIDTH (RESIDENTIAL):	
LOT SIZE (RESIDENTIAL):	
SETBACKS:	
FRONT:	20 FT
SIDE:	10 FT
REAR:	40 FT
DWELLING UNIT COUNT (PD - PLANNED DISTRICT):	
MULTIFAMILY:	30 UNITS - 1 BEDROOM/STUDIO
BUILDING HEIGHT:	1-STORY
PARKLAND:	30 UNITS X \$4,304.00 = \$129,120.00
MINIMUM LSA:	20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED:	5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED:	6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED:	10% - 0.26 AC (11,326 SF)
NATURAL AREA PROVIDED:	10% - 0.26 AC (11,371 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.18 AC/51,464 SF (46% OF SITE)
REQUIRED TREE PRESERVATION:	0.53 AC/23,087 SF (45% OF TREE CANOPY)
PROVIDED TREE PRESERVATION:	1.14 AC/49,840 SF (97% OF TREE CANOPY)
PARKING REQUIRED (MULTIFAMILY):	CITY OF FRANKLIN 1.5 PARKING SPACES FOR A STUDIO 1.5 PARKING SPACES FOR A 1-BEDROOM UNIT REQUESTED MODIFICATION OF STANDARDS* *1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES* *TOTAL REQUIRED : 36 SPACES*
PARKING PROVIDED (MULTIFAMILY):	27 EXISTING PARKING SPACES + 9 PROPOSED SPACES TOTAL PROVIDED: 36 SPACES
FRONT:	COMMUNITY HOUSING PARTNERSHIP (CHP) 129 WEST FOWLKES STREET #124 FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	

SHEET INDEX	
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C2.1	MODIFICATION OF STANDARDS
C6.0	AUTO-TURN EXHIBIT
C6.1	AUTO-TURN EXHIBIT
C7.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL CHARACTER

PRE SUBMITTAL: JULY 29, 2024
INITIAL SUBMITTAL: AUGUST 12, 2024
RESUBMITTAL: SEPTEMBER 5, 2024
RESUBMITTAL: OCTOBER 3, 2024



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



KEY

EXISTING TREE CANOPY (1.18 AC - 51,464 SF)

SPECIMEN TREES

SITE DATA CHART	
PROJECT NAME:	THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER:	8578
ADDRESS:	3595 CAROTHERS PARKWAY FRANKLIN, TN 37067
PARCEL(S):	089 02601 00009089
ACREAGE / SF OF SITE:	2.55 AC / 111,248 SF
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	R-2 RESIDENTIAL
PROPOSED ZONING:	PD 11.76
BUILDING TYPES APPLIED:	MULTIFAMILY
BUILDING AREA:	20,795 SF
FRONTAGE TYPES APPLIED:	PARKING
LOT WIDTH (RESIDENTIAL):	
LOT SIZE (RESIDENTIAL):	
SETBACKS:	
FRONT:	20 FT
SIDE:	10 FT
REAR:	40 FT
DWELLING UNIT COUNT (PD - PLANNED DISTRICT):	
MULTIFAMILY:	30 UNITS - 1 BEDROOM/STUDIO
BUILDING HEIGHT:	I-STORY
PARKLAND:	30 UNITS X \$4,304.00 = \$129,120.00
MINIMUM LSA:	20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED:	5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED:	6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED:	10% - 0.26 AC (11,326 SF)
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TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.18 AC/51,464 SF (46% OF SITE)
REQUIRED TREE PRESERVATION:	0.53 AC/23,087 SF (45% OF TREE CANOPY)
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PARKING REQUIRED (MULTIFAMILY):	CITY OF FRANKLIN 1.5 PARKING SPACES FOR A STUDIO 1.5 PARKING SPACES FOR A 1-BEDROOM UNIT REQUESTED MODIFICATION OF STANDARDS* *1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES* *TOTAL REQUIRED : 36 SPACES*
PARKING PROVIDED (MULTIFAMILY):	27 EXISTING PARKING SPACES + 9 PROPOSED SPACES TOTAL PROVIDED: 36 SPACES
FRONT:	COMMUNITY HOUSING PARTNERSHIP (CHP) 129 WEST FOWLKES STREET #124 FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

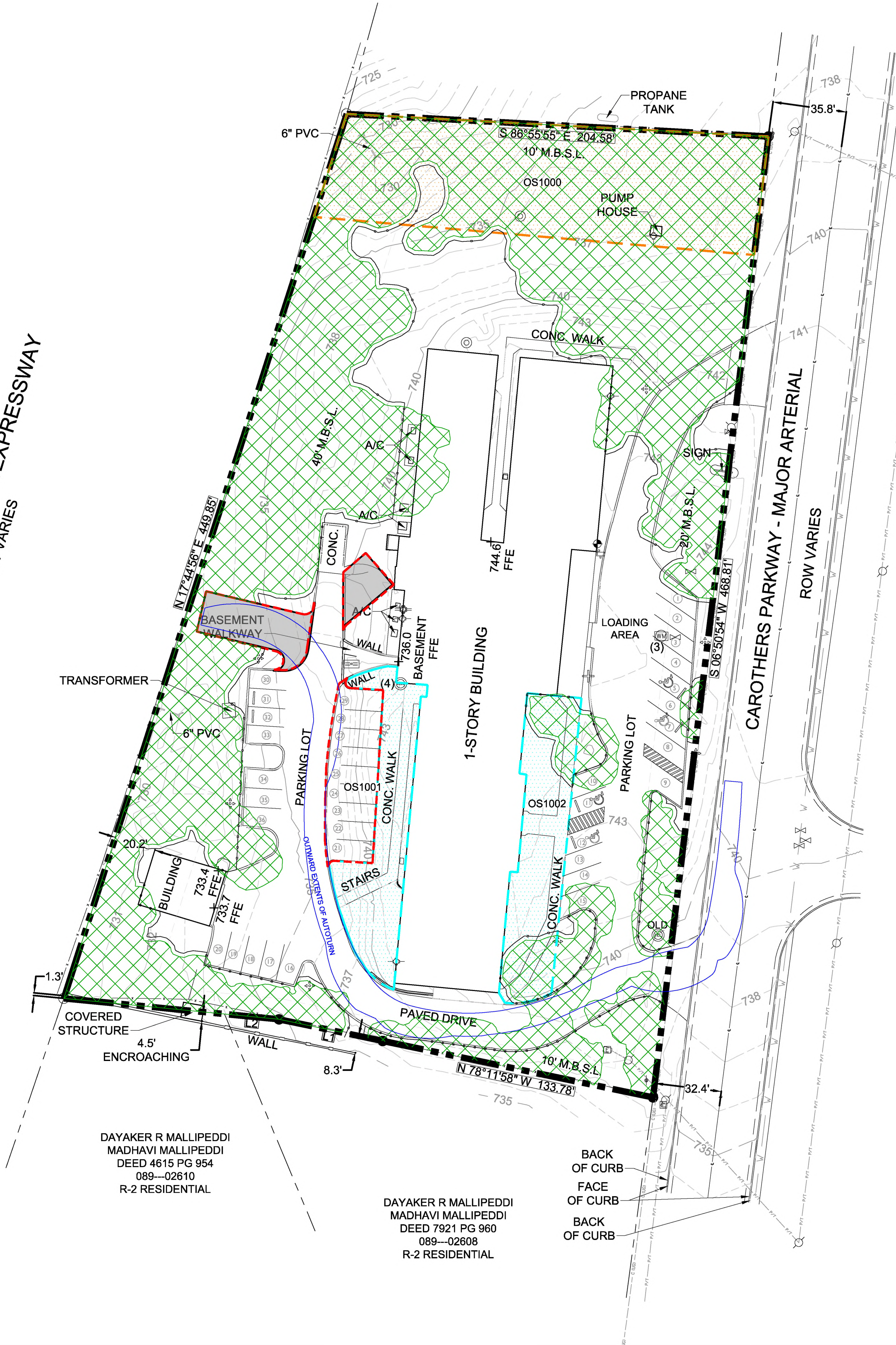
THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

REVISION DATE

△	_____
△	_____
△	_____
△	_____
△	_____

EXISTING
CONDITIONS PLAN
SHEET
CI.0
COF # 8578

INTERSTATE 65 - FREEWAY/EXPRESSWAY
ROW VARIES



ALICE C BROWN
DEED 849 PG 546
089--02602
R-2 RESIDENTIAL

JOHNATHAN R BATES
DEED 6177 PG 67
089C-A04000
R-2 RESIDENTIAL

INNIS JOINT REV LIV TRUST
089C-A04000
R-2 RESIDENTIAL

KIMBERLY B BUNCH
CARMAN R IRWIN
DEED 8100 PG 478
089C-A03900
R-2 RESIDENTIAL

FRANCISCO A SANCHEZ
YVONNE L SANCHEZ
DEED 1581 PG 138
089C-A04000
R-2 RESIDENTIAL

GREGORY A MEDLIN
DEBORAH A BETTS
DEED 9260 PG 753
089C-A00100
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 4615 PG 954
089--02610
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 7921 PG 960
089--02608
R-2 RESIDENTIAL

BACK OF CURB
FACE OF CURB
BACK OF CURB

KEY

- PRESERVED TREE CANOPY
- NATURAL AREA
- OPEN SPACE
- TREE PRESERVATION FENCE
- DISTURBED AREA

SITE DATA CHART

PROJECT NAME: THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER: 8578
ADDRESS: 3595 CAROTHERS PARKWAY, FRANKLIN, TN 37067

PARCEL(S): 089 02601 00009089
ACREAGE / SF OF SITE: 2.55 AC / 111,248 SF
VESTING (IF APPLICABLE): SEE TABLE

BASE ZONING: R-2 RESIDENTIAL
PROPOSED ZONING: PD 11.76

BUILDING TYPES APPLIED: MULTIFAMILY
BUILDING AREA: 20,795 SF
FRONTAGE TYPES APPLIED: PARKING
LOT WIDTH (RESIDENTIAL):
LOT SIZE (RESIDENTIAL):

SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 40 FT

DWELLING UNIT COUNT (PD - PLANNED DISTRICT):
MULTIFAMILY: 30 UNITS - 1 BEDROOM/STUDIO

BUILDING HEIGHT: 1-STORY

PARKLAND: 30 UNITS X \$4,304.00 = \$129,120.00

MINIMUM LSA: 20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED: 5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED: 6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED: 10% - 0.26 AC (11,326 SF)
NATURAL AREA PROVIDED: 10% - 0.26 AC (11,371 SF)

TREE CANOPY RETENTION ACREAGE:
EXISTING TREE CANOPY: 1.18 AC/51,464 SF (46% OF SITE)
REQUIRED TREE PRESERVATION: 0.53 AC/23,087 SF (45% OF TREE CANOPY)
PROVIDED TREE PRESERVATION: 1.14 AC/49,840 SF (97% OF TREE CANOPY)

PARKING REQUIRED (MULTIFAMILY): CITY OF FRANKLIN
1.5 PARKING SPACES FOR A STUDIO
1.5 PARKING SPACES FOR A 1-BEDROOM UNIT
REQUESTED MODIFICATION OF STANDARDS*
1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES
TOTAL REQUIRED : 36 SPACES

PARKING PROVIDED (MULTIFAMILY): 27 EXISTING PARKING SPACES + 9 PROPOSED SPACES
TOTAL PROVIDED: 36 SPACES

FRONT: COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

DISTURBED AREA BREAKDOWN

TOTAL SITE AREA: 111,248 SF (2.55 AC)
TOTAL DISTURBED AREA: 3,382 SF (0.08 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5,663 SF (0.13 AC)
PROVIDED: 6,909 SF (0.16 AC)

MINIMUM NATURAL AREA REQUIREMENT: 10%
REQUIRED: 11,326 SF (0.26 AC)
PROVIDED: 11,371 SF (0.26 AC) (10%)

LOT	TYPE	AREA (SF)
1000	NATURAL AREA	11,371
1001	POCKET PARK	3,239
1002	POCKET PARK	3,670

STATEMENT OF IMPACTS

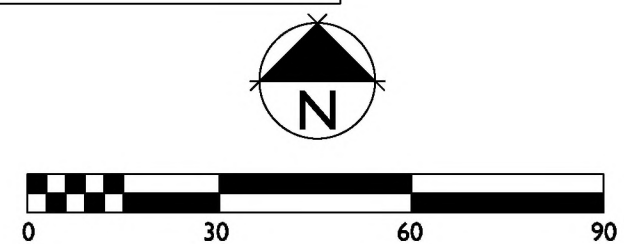
WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.4 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.2 MI (WILLIAMSON COUNTY FIRE SQUAD #12)
NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXX.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE LOFTS AT CHP PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE
△
△
△
△
△

DEVELOPMENT PLAN

SHEET
C2.0
COF # 8578



ALICE C BROWN
DEED 849 PG 546
089---02602
R-2 RESIDENTIAL

Carothers Flats

Modifications of Standards

Modification #1: Section 10.1.6 Parking: Minimum Parking

- 10.1.6 Parking: Minimum Parking
- A. 10.1.6 Minimum Parking
- Residential Use: Multifamily
- Minimum Vehicle Parking Spaces: 1.5 spaces for a studio, 1.5 spaces for a 1-bedroom unit
- Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3: No reduction

A Modification of standard 10.1.6, Minimum Parking, is requested to allow a parking ratio of 1.1 spaces per unit and 3 employees spaces instead of the required 1.5 spaces for a studio and 1.5 spaces for a 1 bedroom unit. Adaptive reuse of Carothers Flats (2.55 AC) is challenging to achieve the minimum parking requirement, given the site's existing use and the desire to create a low impact development that keeps costs down in an effort to provide affordable housing. The overall vision of Envision Franklin seeks to create "exceptionally designed places," which "enhance Franklin's distinctive character" while "providing a variety of housing options for citizens in every stage of life." This modification of standard request exemplifies this component, as this development proposes a newly renovated affordable housing opportunity with studio/one-bedroom apartments for senior citizens and adults with special needs.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
- By reducing the parking as required by code, the design will require less major site modifications, therefore reducing the amount of disturbed area and preserving much of the existing natural character of the site. The reduction in parking will not adversely affect the site's ability to serve it's users because of the intended use, that is to coincide with the property's renovation. The Community Housing Partnership intends to restrict tenants to only senior citizens and adults with special needs. Based on past developments and discussions with various affordable housing non-profits, these demographics have a lower car ownership and usage rate, therefore fewer spaces are required to accommodate their needs.
2. The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:
- This modification is unique to this site due to the tenant restrictions implemented by the developer. The targeted demographic of future tenants/owners are anticipated to have less need for spaces than the City's required parking ratio assumes. The 1.5 spaces for a studio and 1.5 spaces for a 1-bedroom unit considers that most, if not all, site users will have access to a vehicle of their own. Senior citizens and adults with special needs rely much more on public transportation (such as the Franklin trolley) and carpooling. For these reasons, it is unlikely that this modification of standards could be readily implemented for other properties.
3. The modification is consistent with the intent of Envision Franklin:
- Envision Franklin states under Housing Choices, "there are many challenges that must be addressed to achieve the principles outlined in this Guiding Principle and it will take the coordination of many dedicated stakeholders working together. A variety of housing choices for residents in every stage of life should be provided." (page 15, *Managed Growth*). It also states, "Vibrant neighborhoods are essential to the overall health of the community and should encourage the addition of missing middle housing, meaning a range of house-scale buildings with multiple units." (page 17, *Vibrant Neighborhoods*) Along with that, Envision Franklin states, "The redevelopment of properties is encouraged on vacant lots that create "gaps" in the urban fabric and detract from the character of the street. Adaptive reuse of older, interesting buildings is encouraged to maintain the authenticity of Franklin and to tell its story over time." (page 17, *Vibrant Neighborhoods*) These goals, along with the overall intent of Envision Franklin, are exemplified in the design intent and plan for Carothers Flats. The reduction in parking allows for more green space and preservation of natural character, that enhances this development, creating a more vibrant community. Providing housing for senior citizens and adult with special needs is consistent with providing housing opportunities for every stage of life. The redevelopment and renovation of this parcel will maintain the existing character, while also providing much needed housing for this demographic not commonly found throughout the city.

CITY OF FRANKLIN PARKING REQUIREMENT

PARKING REQUIRED (MULTIFAMILY):

1.5 PARKING SPACES FOR A STUDIO

1.5 PARKING SPACES FOR A 1-BEDROOM UNIT

30 UNITS X 1.5 = 45 SPACES

REQUESTED MODIFICATION OF STANDARDS

PARKING REQUIRED (MULTIFAMILY):

1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES

30 UNITS X 1.1 = 33 SPACES+3 EMPLOYEES

36 SPACES REQUIRED (1.2 SPACES / UNIT)

PARKING PROVIDED (MULTIFAMILY):

27 EXISTING PARKING SPACES + 9 PROPOSED SPACES

TOTAL PROVIDED: 36 SPACES (1.2 SPACES / UNIT)

THIS PARKING DEMAND NUMBER IS BASED ON PARKING RATIOS WITH COMPARABLE AFFORDABLE HOUSING DEVELOPMENTS (SUCH AS REDDICK SENIOR COMMUNITY). THIS NUMBER ALSO TAKES INTO ACCOUNT AGE RESTRICTED AND SPECIAL NEEDS ADULTS OPTION TO USE PUBLIC TRANSIT WITH THE FRANKLIN TROLLEY OPPORTUNITIES. A LETTER HAS BEEN PROVIDED BY FRANKLIN HOUSING AUTHORITY.

CASE STUDY | REDDICK SENIOR LIVING FACILITY (FRANKLIN HOUSING AUTHORITY)

COMPARABLE PROJECT: FRANKLIN HOUSING AUTHORITY | REDDICK SENIOR COMMUNITY

48 UNITS WITH 55 SPACES: 1.15 PARKING SPACES PER UNIT

AS OBSERVED AND ESTIMATED BY FHA. ONLY 30 RESIDENTS HAVE SPACES AT THIS FACILITY.

CURRENT DEMAND: 48 UNITS WITH 30 SPACES: 0.75 SPACES PER UNIT

(THIS DOES NOT TAKE INTO ACCOUNT THAT ADULTS WITH SPECIAL NEEDS TEND TO HAVE A LOWER PARKING DEMAND THAN SENIORS)

ADDITIONAL INFORMATION: ITE MANUAL | PARKING STANDARDS

EFFICIENCY APARTMENTS:	1.00 PER UNIT
ONE BEDROOM APARTMENTS:	1.05 PER UNIT
SENIOR HOUSING: (ITE CODE 252)	0.85 PER UNIT
CONTINUING CARE RETIREMENT COMMUNITY: (ITE CODE 255)	1.09 PER UNIT (AVERAGE)

THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE

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

General Data

Name: FRANKLIN FIRE

Library: Custom

Region: North America

Country: United States

Profile Type: <None>

Vehicle Profile: <None>

Class: Fire Truck - Aerial

Lock to Lock Time: 5.0 sec.

Steering Lock Angle: 38.0 deg.

Current Part Data

Part Profile: <None>

Tractor: Full

Width: 8.33

Steering: Front Only

Front Axle Group

Axes: 1

Track: 8.00 ft

50.04

6.56

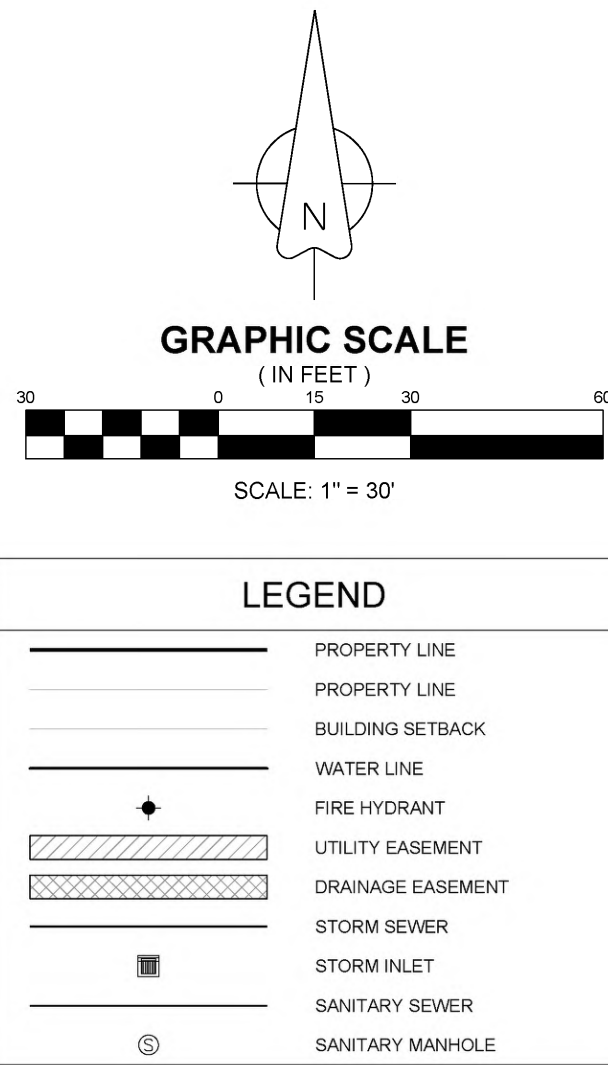
19.29

21.17

Rear Axle Group

Axes: 2

Track: 8.00 ft



OWNER OF RECORD
COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069
APPLICANT
T-SQUARE ENGINEERING
111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212



NO.	DATE	REVISIONS
1	9/5/2024	REVISED PER CITY COMMENTS

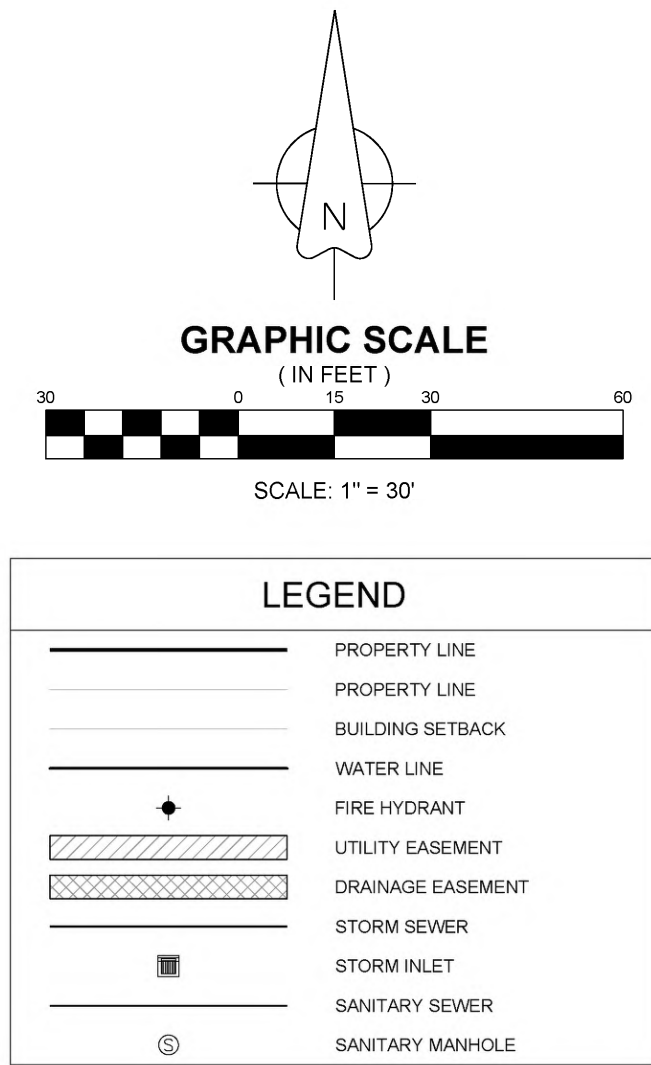
TURNING TEMPLATE - FIRE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-6.0

THE LOFTS AT CHP



Front-end Loader: Used for trash and cardboard dumpsters

Height: 12.5'
Wheel Base: 237" (19.5')
Width: 97" (8' 1")
Overhead clearance with can in raised position: 18.5'
Turning radius: 46'
Turning diameter: 97'
Track: 78.6" (approx. 6'6")
Total length with boom overhang and arms extended: 41'
Total overall length of truck (with boom overhang): 37'
Truck length without boom: 35'
Front overhang: 50" (4'2")
Fork length: 4"
Boom arms front of bumper overhang: 24"
Empty scale weight: 40,400 pounds
Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)
Front axle weight: 18,000 pounds
Empty trash dumpster estimated weight : 700 pounds
Full trash dumpster estimated weight: 1,600 pounds

OWNER OF RECORD
COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069
APPLICANT
T-SQUARE ENGINEERING
111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212



TURNING TEMPLATE - REFUSE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-6.1

THE LOFTS AT CHP

NO.	DATE	REVISIONS
1	9/5/2024	REVISED PER CITY COMMENTS



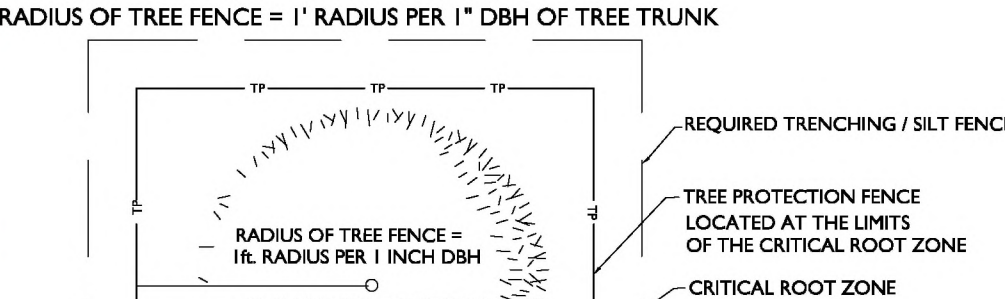
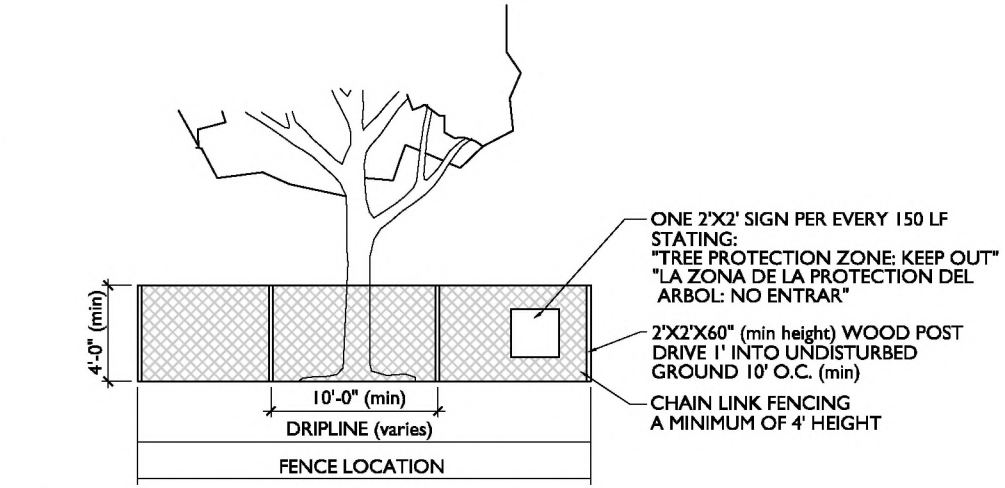
KEY

- REMOVED TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PRESERVATION FENCE
- SPECIMEN TREES

SITE DATA CHART

PROJECT NAME:	THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER:	8578
ADDRESS:	3595 CAROTHERS PARKWAY FRANKLIN, TN 37067
PARCEL(S):	089 02601 00009089
ACREAGE / SF OF SITE:	2.55 AC / 111,248 SF
VESTING (IF APPLICABLE):	SEE TABLE
BASE ZONING:	R-2 RESIDENTIAL
PROPOSED ZONING:	PD 11.76
BUILDING TYPES APPLIED:	MULTIFAMILY
BUILDING AREA:	20,795 SF
FRONTAGE TYPES APPLIED:	PARKING
LOT WIDTH (RESIDENTIAL):	
LOT SIZE (RESIDENTIAL):	
SETBACKS:	
FRONT:	20 FT
SIDE:	10 FT
REAR:	40 FT
DWELLING UNIT COUNT (PD - PLANNED DISTRICT):	30 UNITS - 1 I BEDROOM/STUDIO
MULTIFAMILY:	
BUILDING HEIGHT:	1-STORY
PARKLAND:	30 UNITS X \$4,304.00 = \$129,120.00
MINIMUM LSA:	20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED:	5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED:	6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED:	10% - 0.26 AC (11,326 SF)
NATURAL AREA PROVIDED:	10% - 0.26 AC (11,371 SF)
TREE CANOPY RETENTION ACREAGE:	
EXISTING TREE CANOPY:	1.18 AC/51,464 SF (46% OF SITE)
REQUIRED TREE PRESERVATION:	0.53 AC/23,087 SF (45% OF TREE CANOPY)
PROVIDED TREE PRESERVATION:	1.14 AC/49,840 SF (97% OF TREE CANOPY)
PARKING REQUIRED (MULTIFAMILY):	CITY OF FRANKLIN 1.5 PARKING SPACES FOR A STUDIO 1.5 PARKING SPACES FOR A 1-BEDROOM UNIT REQUESTED MODIFICATION OF STANDARDS* *1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES* *TOTAL REQUIRED : 36 SPACES*
PARKING PROVIDED (MULTIFAMILY):	27 EXISTING PARKING SPACES + 9 PROPOSED SPACES TOTAL PROVIDED: 36 SPACES
FRONT:	COMMUNITY HOUSING PARTNERSHIP (CHP) 129 WEST FOWLKES STREET #124 FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	3020 STANSBERRY LAINE, SUITE 201 FRANKLIN, TN 37069
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

SPECIMEN TREE CHART			
REMOVED	NUMBER	SIZE (Inches)	SPECIES
	1	25	WALNUT
	2	27	SUGAR MAPLE
	3	25	SUGAR MAPLE
	4	50	PECAN
	5	30	SYCAMORE
EXISTING SPECIMEN TREE INCHES	TOTAL	157	
REMOVED SPECIMEN TREE INCHES	TOTAL	0	
REQUIRED REPLACEMENT INCHES	TOTAL	0	



- 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. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so 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 barriers.
 - 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.



THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE
△
△
△
△

FRONT VIEW



SIDE VIEWS



REAR VIEW



CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Checklist

General Issues

32. Parking

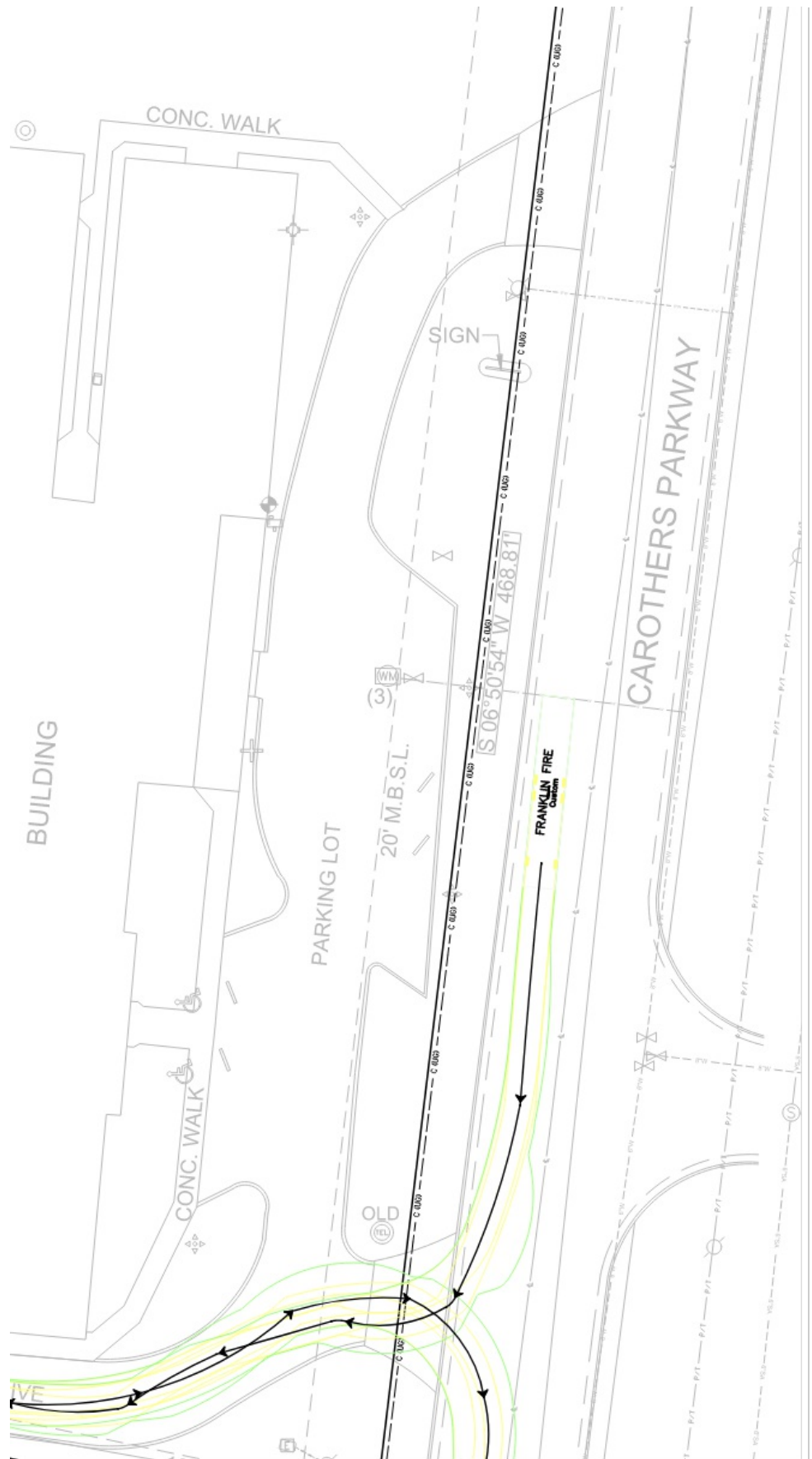
lance.fittro@franklintn.gov The previous comment has not been properly addressed. Applicant shall add the striping of parking stalls to the Autoturn analysis sheet C6.0 to illustrate where parked vehicles may be in conflict with Fire apparatus maneuvering through the site, and shall make adjustments as necessary to eliminate all conflicts between fire apparatus and parking stalls and/or parked vehicles.

FIRE--Planning--DRT

General Issues

19. Fire Lane

stephen.otero@Franklintn.gov Please add this area to the auto-turn as well.



Parks

General Issues

14. Parkland Impact Fee

kevinl@franklintn.gov Applicant requested a density change from 35 units to 30 units. The amendment was sent to Law 10-3-24 to be reapproved.

10-7-24 Agreement was sent out for owner signatures that are needed for approval.

Signatures were received at Parks on 10-8-24 and will be placed on the next agenda for execution for 10-22-24
[Edited By Kevin Lindsey]

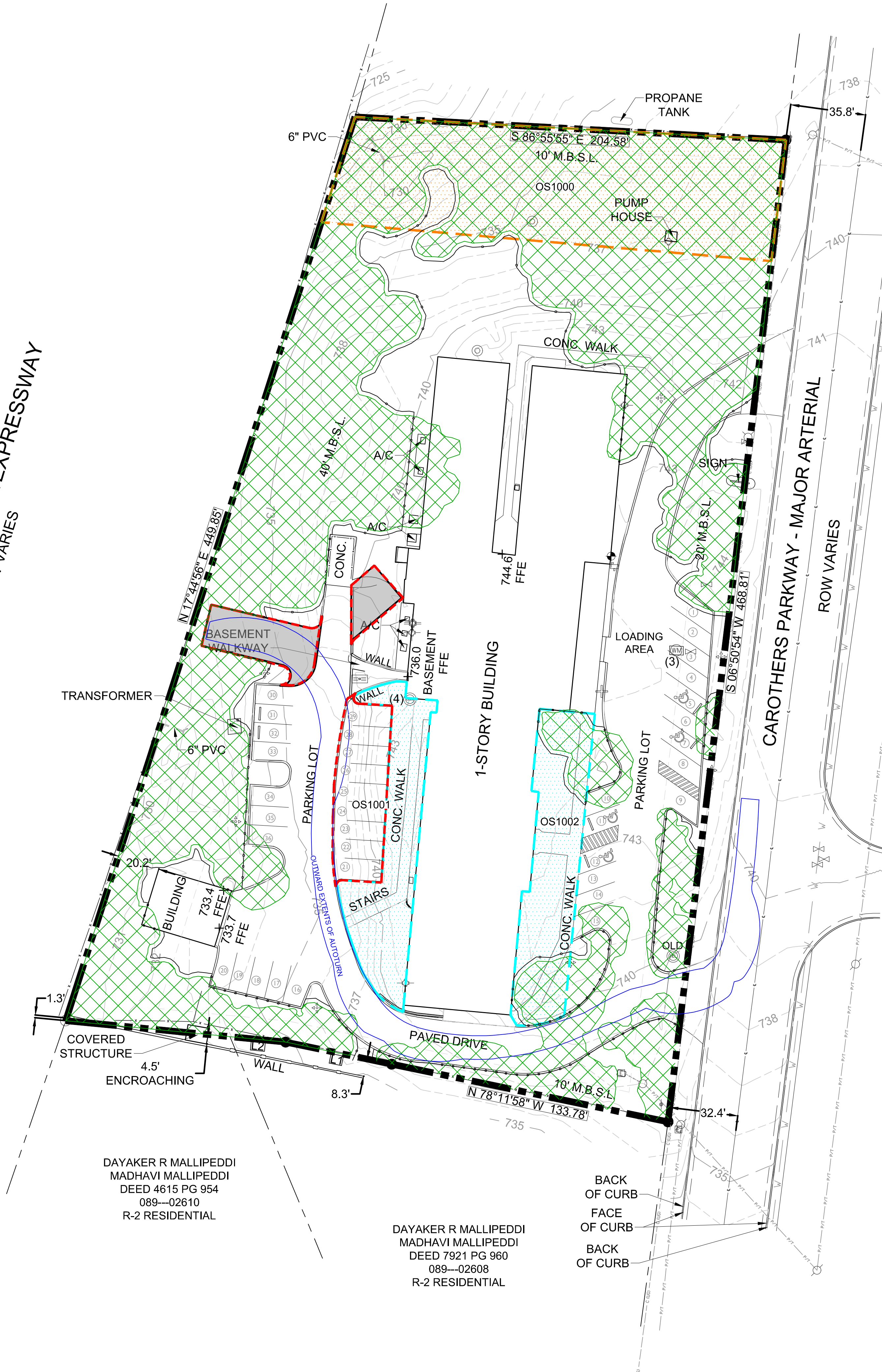
Water/Sewer

General Issues

37. Sanitary sewer service

ben.mcneil@franklintn.gov The applicant shall be aware that staff has new information that suggest the sanitary sewer for this property outfalls south and connects to the sanitary sewer manhole in Dandridge drive. At site plan, the sewer must be finally designed to meet COF standards. Staff will continue to work with Development to meet requirements.

INTERSTATE 65 - FREEWAY/EXPRESSWAY
ROW VARIES



ALICE C BROWN
DEED 849 PG 546
089--02602
R-2 RESIDENTIAL

JOHNATHAN R BATES
DEED 6177 PG 67
089C-A04000
R-2 RESIDENTIAL

INNIS JOINT REV LIV TRUST
089C-A04000
R-2 RESIDENTIAL

KIMBERLY B BUNCH
CARMAN R IRWIN
DEED 8100 PG 478
089C-A03900
R-2 RESIDENTIAL

FRANCISCO A SANCHEZ
YVONNE L SANCHEZ
DEED 1581 PG 138
089C-A04000
R-2 RESIDENTIAL

GREGORY A MEDLIN
DEBORAH A BETTS
DEED 9260 PG 753
089C-A00100
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 4615 PG 954
089--02610
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 7921 PG 960
089--02608
R-2 RESIDENTIAL

BACK OF CURB
FACE OF CURB
BACK OF CURB

KEY

- PRESERVED TREE CANOPY
- NATURAL AREA
- OPEN SPACE
- TREE PRESERVATION FENCE
- DISTURBED AREA

SITE DATA CHART

PROJECT NAME: THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER: 8578
ADDRESS: 3595 CAROTHERS PARKWAY, FRANKLIN, TN 37067

PARCEL(S): 089 02601 00009089
ACREAGE / SF OF SITE: 2.55 AC / 111,248 SF
VESTING (IF APPLICABLE): SEE TABLE

BASE ZONING: R-2 RESIDENTIAL
PROPOSED ZONING: PD 11.76

BUILDING TYPES APPLIED: MULTIFAMILY
BUILDING AREA: 20,795 SF
FRONTAGE TYPES APPLIED: PARKING
LOT WIDTH (RESIDENTIAL):
LOT SIZE (RESIDENTIAL):

SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 40 FT

DWELLING UNIT COUNT (PD - PLANNED DISTRICT):
MULTIFAMILY: 30 UNITS - 1 BEDROOM/STUDIO

BUILDING HEIGHT: 1-STORY

PARKLAND: 30 UNITS X \$4,304.00 = \$129,120.00

MINIMUM LSA: 20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED: 5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED: 6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED: 10% - 0.26 AC (11,326 SF)
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PROVIDED TREE PRESERVATION: 1.14 AC/49,840 SF (97% OF TREE CANOPY)

PARKING REQUIRED (MULTIFAMILY): CITY OF FRANKLIN
1.5 PARKING SPACES FOR A STUDIO
1.5 PARKING SPACES FOR A 1-BEDROOM UNIT
REQUESTED MODIFICATION OF STANDARDS*
1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES
TOTAL REQUIRED : 36 SPACES

PARKING PROVIDED (MULTIFAMILY): 27 EXISTING PARKING SPACES + 9 PROPOSED SPACES
TOTAL PROVIDED: 36 SPACES

FRONT: COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

DISTURBED AREA BREAKDOWN

TOTAL SITE AREA: 111,248 SF (2.55 AC)
TOTAL DISTURBED AREA: 3,382 SF (0.08 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5,663 SF (0.13 AC)
PROVIDED: 6,909 SF (0.16 AC)

MINIMUM NATURAL AREA REQUIREMENT: 10%
REQUIRED: 11,326 SF (0.26 AC)
PROVIDED: 11,371 SF (0.26 AC) (10%)

LOT	TYPE	AREA (SF)
1000	NATURAL AREA	11,371
1001	POCKET PARK	3,239
1002	POCKET PARK	3,670

STATEMENT OF IMPACTS

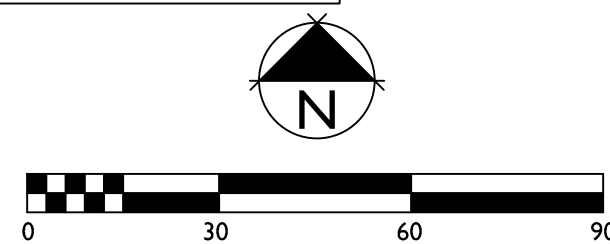
WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.4 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.2 MI (WILLIAMSON COUNTY FIRE SQUAD #12)
NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXX.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE LOFTS AT CHP PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE
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DEVELOPMENT PLAN

SHEET
C2.0
COF # 8578

FRONT VIEW

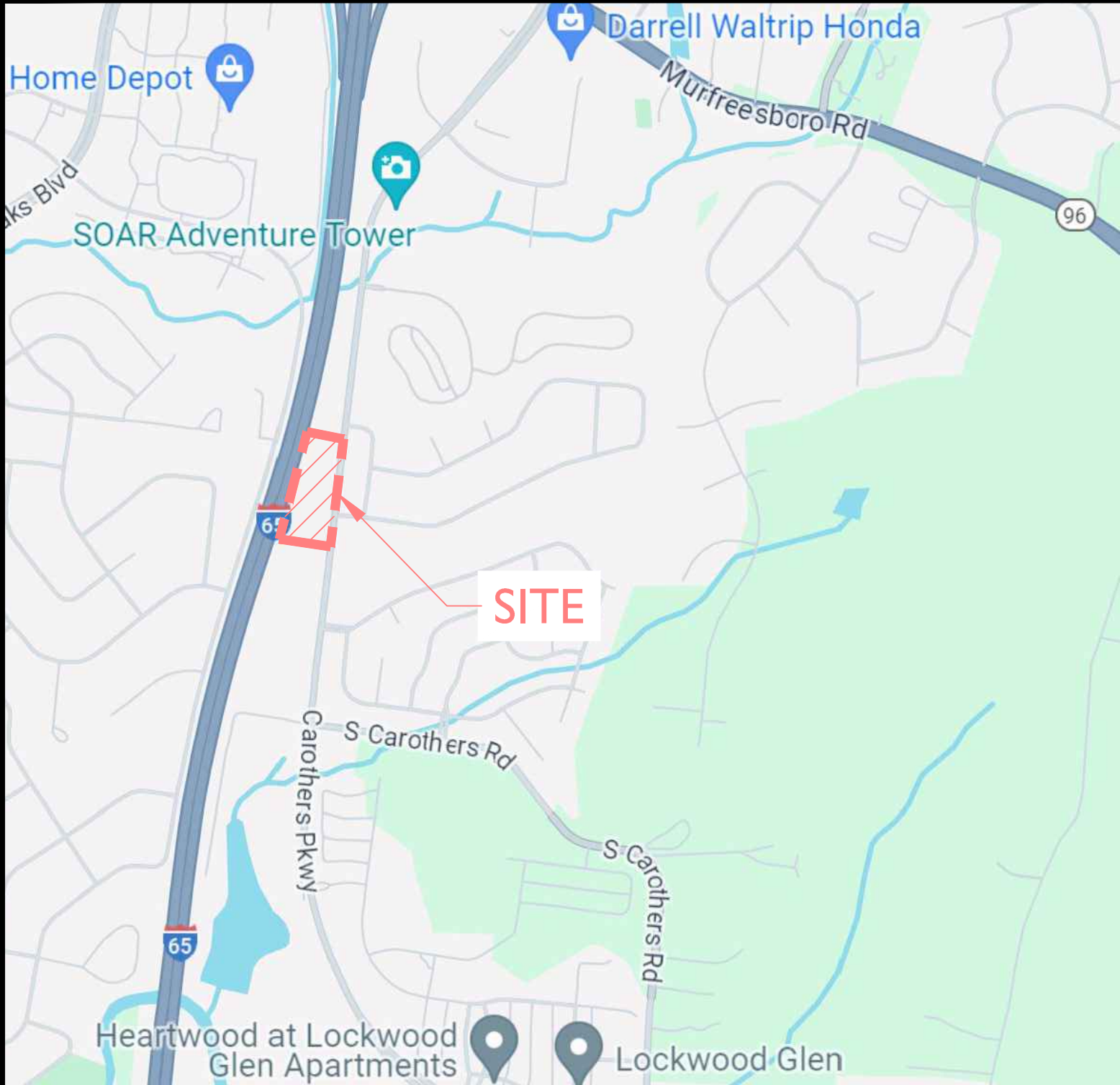


SIDE VIEWS

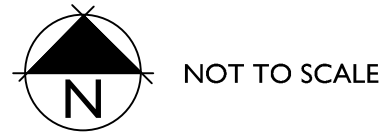


REAR VIEW





VICINITY MAP



APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
DRAKE REEDER
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
DRAKE@GDC-TN.COM
334-750-5776

DEVELOPER/OWNER:
COMMUNITY HOUSING PARTNERSHIP (CHP)
WAYNE O. WEAVER
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37067
VWEAVER@CHPWC.ORG
615-333-7797

ENGINEER:
T-SQUARE ENGINEERING
NATHAN McVEY
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
NATHAN.MCVEY@T2-ENG.COM
615-678-8212

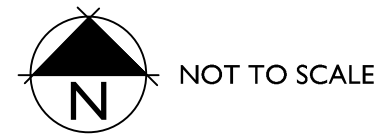
PURPOSE STATEMENT:
COMMUNITY HOUSING PARTNERSHIP DESIRES TO CREATE AN AFFORDABLE HOUSING OPPORTUNITY WITHIN THE CITY OF FRANKLIN THAT FOCUSES ON OUR INDEPENDENT LIVING SENIORS AND SPECIAL NEEDS ADULTS. THIS ADAPTIVE REUSE DEVELOPMENT RE-PURPOSES A BUILDING AND PROPERTY THAT HAS BECOME VACANT TO A NEW INDEPENDENT LIVING FACILITY WITH A TOTAL OF 30 UNITS.

THE LOFTS AT CHP PUD SUBDIVISION DEVELOPMENT PLAN (PD 11.76)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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



MODIFICATIONS OF STANDARDS (see sheet C2.1)

MOS #1: 10.1.6 Minimum Parking

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	7/11/2024
SUBDIVISION REGULATIONS	1/1/2022
HISTORIC DISTRICT DESIGN GUIDELINES	5/30/2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS	7/1/2021
STORMWATER BMP MANUAL	7/1/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	5/22/2024

STATEMENT OF IMPACTS

WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.4 MI (FRANKLIN POLICE DEPARTMENT)
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NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXX.

FIRE SAFETY NOTES

DRY SYSTEM INSPECTED AND CERTIFIED JULY 2024

FIRE ALARM SYSTEM INSPECTED, UPDATED, AND CERTIFIED JULY 2024

SITE DATA CHART

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BUILDING AREA:	20,795 SF
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LOT SIZE (RESIDENTIAL):	
SETBACKS:	
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ADDRESS:	3020 STANSBERRY LANE, SUITE 201 FRANKLIN, TN 37069 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C2.1	MODIFICATION OF STANDARDS
C6.0	AUTO-TURN EXHIBIT
C6.1	AUTO-TURN EXHIBIT
C7.0	UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	ARCHITECTURAL CHARACTER

PRE SUBMITTAL: JULY 29, 2024
INITIAL SUBMITTAL: AUGUST 12, 2024
RESUBMITTAL: SEPTEMBER 5, 2024
RESUBMITTAL: OCTOBER 3, 2024



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

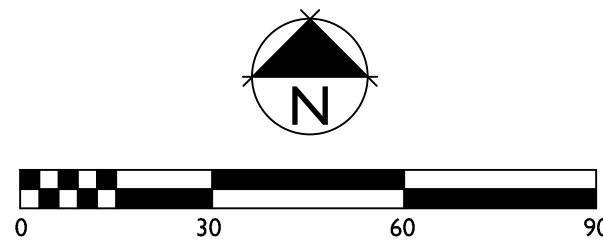


KEY

EXISTING TREE CANOPY
(1.18 AC - 51,464 SF)

SPECIMEN TREES

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PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE



GAMBLE DESIGN

COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

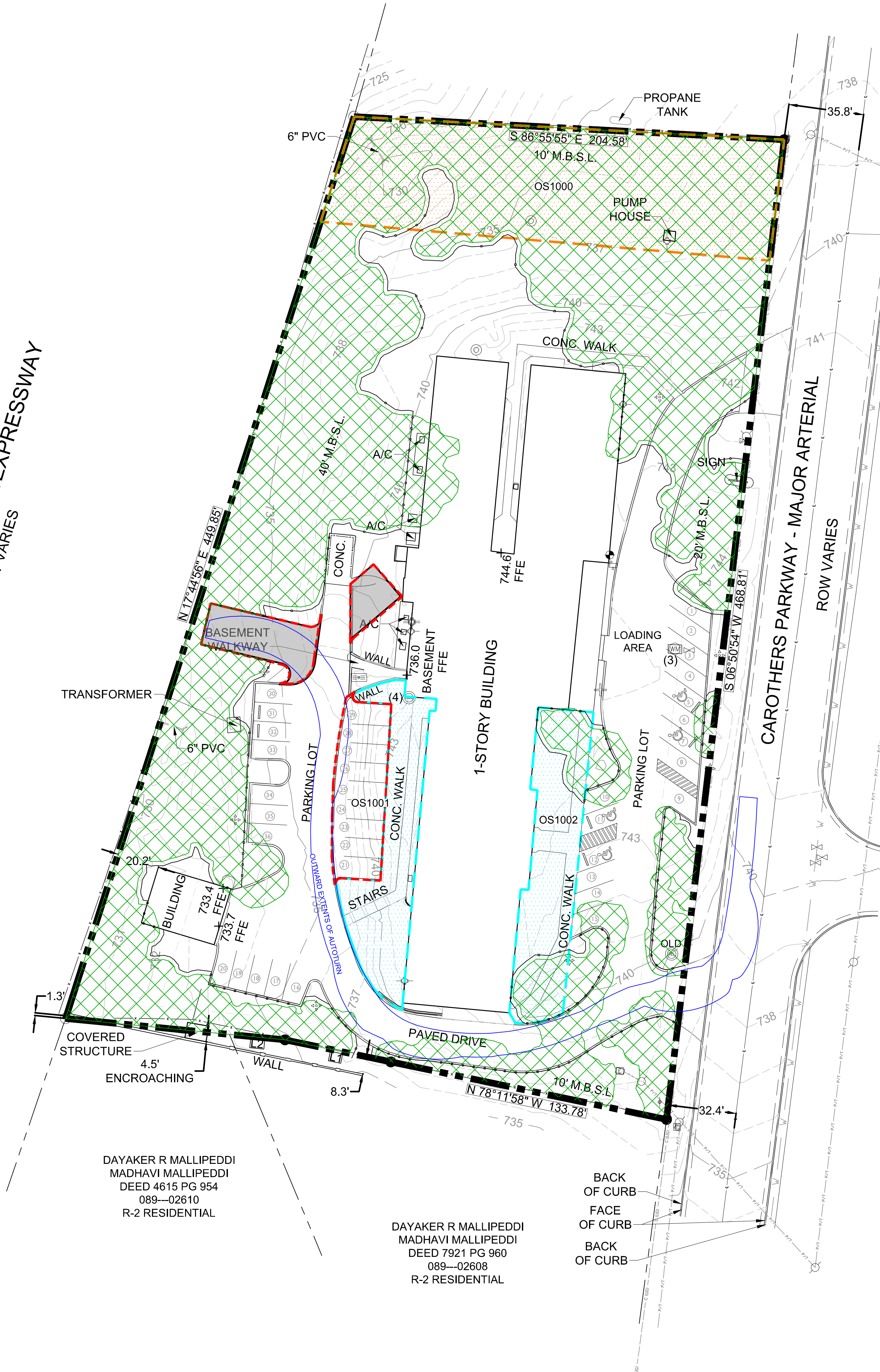
THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
10-20-24

REVISION DATE
△ _____
△ _____
△ _____
△ _____
△ _____

EXISTING
CONDITIONS PLAN
SHEET
C1.0
COF # 8578

INTERSTATE 65 - FREEWAY/EXPRESSWAY
ROW VARIES



ALICE C BROWN
DEED 849 PG 546
089-02602
R-2 RESIDENTIAL

JOHNATHAN R BATES
DEED 6177 PG 67
089C-A04000
R-2 RESIDENTIAL

INNIS JOINT REV LIV TRUST
089C-A04000
R-2 RESIDENTIAL

KIMBERLY B BUNCH
CARMAN R IRWIN
DEED 8100 PG 478
089C-A03900
R-2 RESIDENTIAL

FRANCISCO A SANCHEZ
YVONNE L SANCHEZ
DEED 1581 PG 138
089C-A04000
R-2 RESIDENTIAL

GREGORY A MEDLIN
DEBORAH A BETTS
DEED 9260 PG 753
089C-A00100
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 4615 PG 954
089-02610
R-2 RESIDENTIAL

DAYAKER R MALLIPEDDI
MADHAVI MALLIPEDDI
DEED 7921 PG 960
089-02608
R-2 RESIDENTIAL

BACK OF CURB
FACE OF CURB
BACK OF CURB

KEY

- PRESERVED TREE CANOPY
- NATURAL AREA
- OPEN SPACE
- TREE PRESERVATION FENCE
- DISTURBED AREA

SITE DATA CHART

PROJECT NAME: THE LOFTS AT CHP PUD SUBDIVISION
PROJECT NUMBER: 8578
ADDRESS: 3595 CAROTHERS PARKWAY, FRANKLIN, TN 37067

PARCEL(S): 089 02601 00009089
ACREAGE / SF OF SITE: 2.55 AC / 111,248 SF
VESTING (IF APPLICABLE): SEE TABLE

BASE ZONING: R-2 RESIDENTIAL
PROPOSED ZONING: PD 11.76

BUILDING TYPES APPLIED: MULTIFAMILY
BUILDING AREA: 20,795 SF
FRONTAGE TYPES APPLIED: PARKING
LOT WIDTH (RESIDENTIAL):
LOT SIZE (RESIDENTIAL):

SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 40 FT

DWELLING UNIT COUNT (PD - PLANNED DISTRICT):
MULTIFAMILY: 30 UNITS - 1 BEDROOM/STUDIO

BUILDING HEIGHT: 1-STORY

PARKLAND: 30 UNITS X \$4,304.00 = \$129,120.00

MINIMUM LSA: 20% - 0.51 AC (22,250 SF)
OPEN SPACE REQUIRED: 5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED: 6.5% - 0.16 AC (6,909 SF)
NATURAL AREA REQUIRED: 10% - 0.26 AC (11,326 SF)
NATURAL AREA PROVIDED: 10% - 0.26 AC (11,371 SF)

TREE CANOPY RETENTION ACREAGE:
EXISTING TREE CANOPY: 1.18 AC/51,464 SF (46% OF SITE)
REQUIRED TREE PRESERVATION: 0.53 AC/23,087 SF (45% OF TREE CANOPY)
PROVIDED TREE PRESERVATION: 1.14 AC/49,840 SF (97% OF TREE CANOPY)

PARKING REQUIRED (MULTIFAMILY): CITY OF FRANKLIN
1.5 PARKING SPACES FOR A STUDIO
1.5 PARKING SPACES FOR A 1-BEDROOM UNIT
REQUESTED MODIFICATION OF STANDARDS*
1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES
TOTAL REQUIRED : 36 SPACES

PARKING PROVIDED (MULTIFAMILY): 27 EXISTING PARKING SPACES + 9 PROPOSED SPACES
TOTAL PROVIDED: 36 SPACES

FRONT: COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

DISTURBED AREA BREAKDOWN

TOTAL SITE AREA: 111,248 SF (2.55 AC)
TOTAL DISTURBED AREA: 3,382 SF (0.08 AC)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 5,663 SF (0.13 AC)
PROVIDED: 6,909 SF (0.16 AC)

MINIMUM NATURAL AREA REQUIREMENT: 10%
REQUIRED: 11,326 SF (0.26 AC)
PROVIDED: 11,371 SF (0.26 AC) (10%)

LOT	TYPE	AREA (SF)
1000	NATURAL AREA	11,371
1001	POCKET PARK	3,239
1002	POCKET PARK	3,670

STATEMENT OF IMPACTS

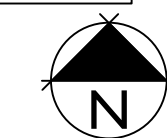
WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.4 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.2 MI (WILLIAMSON COUNTY FIRE SQUAD #12)
NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY XXXX.



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE LOFTS AT CHP PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE

△	_____
△	_____
△	_____
△	_____
△	_____

DEVELOPMENT PLAN

SHEET

C2.0

COF # 8578



Carothers Flats

Modifications of Standards

Modification #1: Section 10.1.6 Parking: Minimum Parking

- 10.1.6 Parking: Minimum Parking
- A. 10.1.6 Minimum Parking
- Residential Use: Multifamily
- Minimum Vehicle Parking Spaces: 1.5 spaces for a studio, 1.5 spaces for a 1-bedroom unit
- Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3: No reduction

A Modification of standard 10.1.6, Minimum Parking, is requested to allow a parking ratio of 1.1 spaces per unit and 3 employees spaces instead of the required 1.5 spaces for a studio and 1.5 spaces for a 1 bedroom unit. Adaptive reuse of Carothers Flats (2.55 AC) is challenging to achieve the minimum parking requirement, given the site's existing use and the desire to create a low impact development that keeps costs down in an effort to provide affordable housing. The overall vision of Envision Franklin seeks to create "exceptionally designed places," which "enhance Franklin's distinctive character" while "providing a variety of housing options for citizens in every stage of life." This modification of standard request exemplifies this component, as this development proposes a newly renovated affordable housing opportunity with studio/one-bedroom apartments for senior citizens and adults with special needs.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:
- By reducing the parking as required by code, the design will require less major site modifications, therefore reducing the amount of disturbed area and preserving much of the existing natural character of the site. The reduction in parking will not adversely affect the site's ability to serve its users because of the intended use, that is to coincide with the property's renovation. The Community Housing Partnership intends to restrict tenants to only senior citizens and adults with special needs. Based on past developments and discussions with various affordable housing non-profits, these demographics have a lower car ownership and usage rate, therefore fewer spaces are required to accommodate their needs.
2. The conditions upon which the request is based are unique to the design intent for the development and are not generally applicable to other properties:
- This modification is unique to this site due to the tenant restrictions implemented by the developer. The targeted demographic of future tenants/owners are anticipated to have less need for spaces than the City's required parking ratio assumes. The 1.5 spaces for a studio and 1.5 spaces for a 1-bedroom unit considers that most, if not all, site users will have access to a vehicle of their own. Senior citizens and adults with special needs rely much more on public transportation (such as the Franklin trolley) and carpooling. For these reasons, it is unlikely that this modification of standards could be readily implemented for other properties.
3. The modification is consistent with the intent of Envision Franklin:
- Envision Franklin states under Housing Choices, "there are many challenges that must be addressed to achieve the principles outlined in this Guiding Principle and it will take the coordination of many dedicated stakeholders working together. A variety of housing choices for residents in every stage of life should be provided." (page 15, *Managed Growth*). It also states, "Vibrant neighborhoods are essential to the overall health of the community and should encourage the addition of missing middle housing, meaning a range of house-scale buildings with multiple units." (page 17, *Vibrant Neighborhoods*) Along with that, Envision Franklin states, "The redevelopment of properties is encouraged on vacant lots that create "gaps" in the urban fabric and detract from the character of the street. Adaptive reuse of older, interesting buildings is encouraged to maintain the authenticity of Franklin and to tell its story over time." (page 17, *Vibrant Neighborhoods*) These goals, along with the overall intent of Envision Franklin, are exemplified in the design intent and plan for Carothers Flats. The reduction in parking allows for more green space and preservation of natural character, that enhances this development, creating a more vibrant community. Providing housing for senior citizens and adult with special needs is consistent with providing housing opportunities for every stage of life. The redevelopment and renovation of this parcel will maintain the existing character, while also providing much needed housing for this demographic not commonly found throughout the city.

CITY OF FRANKLIN PARKING REQUIREMENT

PARKING REQUIRED (MULTIFAMILY):

1.5 PARKING SPACES FOR A STUDIO

1.5 PARKING SPACES FOR A 1-BEDROOM UNIT

30 UNITS X 1.5 = 45 SPACES

REQUESTED MODIFICATION OF STANDARDS

PARKING REQUIRED (MULTIFAMILY):

1.1 PARKING SPACE PER DWELLING UNITS + 3 EMPLOYEES

30 UNITS X 1.1 = 33 SPACES+3 EMPLOYEES

36 SPACES REQUIRED (1.2 SPACES / UNIT)

PARKING PROVIDED (MULTIFAMILY):

27 EXISTING PARKING SPACES + 9 PROPOSED SPACES

TOTAL PROVIDED: 36 SPACES (1.2 SPACES / UNIT)

THIS PARKING DEMAND NUMBER IS BASED ON PARKING RATIOS WITH COMPARABLE AFFORDABLE HOUSING DEVELOPMENTS (SUCH AS REDDICK SENIOR COMMUNITY). THIS NUMBER ALSO TAKES INTO ACCOUNT AGE RESTRICTED AND SPECIAL NEEDS ADULTS OPTION TO USE PUBLIC TRANSIT WITH THE FRANKLIN TROLLEY OPPORTUNITIES. A LETTER HAS BEEN PROVIDED BY FRANKLIN HOUSING AUTHORITY.

CASE STUDY | REDDICK SENIOR LIVING FACILITY (FRANKLIN HOUSING AUTHORITY)

COMPARABLE PROJECT: FRANKLIN HOUSING AUTHORITY | REDDICK SENIOR COMMUNITY

48 UNITS WITH 55 SPACES: 1.15 PARKING SPACES PER UNIT

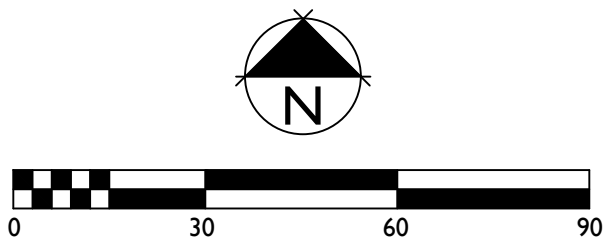
AS OBSERVED AND ESTIMATED BY FHA. ONLY 30 RESIDENTS HAVE SPACES AT THIS FACILITY.

CURRENT DEMAND: 48 UNITS WITH 30 SPACES: 0.75 SPACES PER UNIT

(THIS DOES NOT TAKE INTO ACCOUNT THAT ADULTS WITH SPECIAL NEEDS TEND TO HAVE A LOWER PARKING DEMAND THAN SENIORS)

ADDITIONAL INFORMATION: ITE MANUAL | PARKING STANDARDS

EFFICIENCY APARTMENTS:	1.00 PER UNIT
ONE BEDROOM APARTMENTS:	1.05 PER UNIT
SENIOR HOUSING: (ITE CODE 252)	0.85 PER UNIT
CONTINUING CARE RETIREMENT COMMUNITY: (ITE CODE 255)	1.09 PER UNIT (AVERAGE)



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE
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MODIFICATION OF
STANDARDS
SHEET
C2.1
COF # 8578

General Data

Name:

FRANKLIN FIRE

Library:

Custom

Region:

North America

Country:

United States

Profile Type:

<None>

Vehicle Profile:

<None>

Class:

Fire Truck - Aerial

Lock to Lock Time:

5.0

sec.

Steering Lock Angle:

38.0

deg.

Current Part Data

Part Profile:

<None>

Tractor:

Full

Width:

8.33

Steering:

Front Only

Front Axle Group

Axes:

1

Track:

8.00

ft

Rear Axle Group

Axes:

2

Track:

8.00

ft

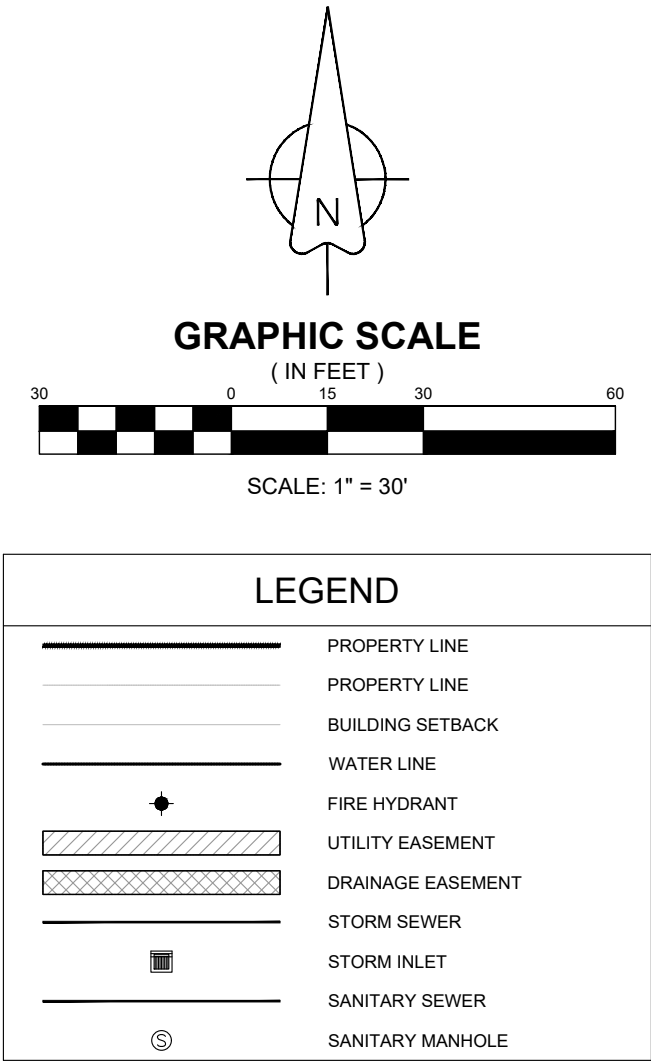
Overall Vehicle Length: 50.04 ft

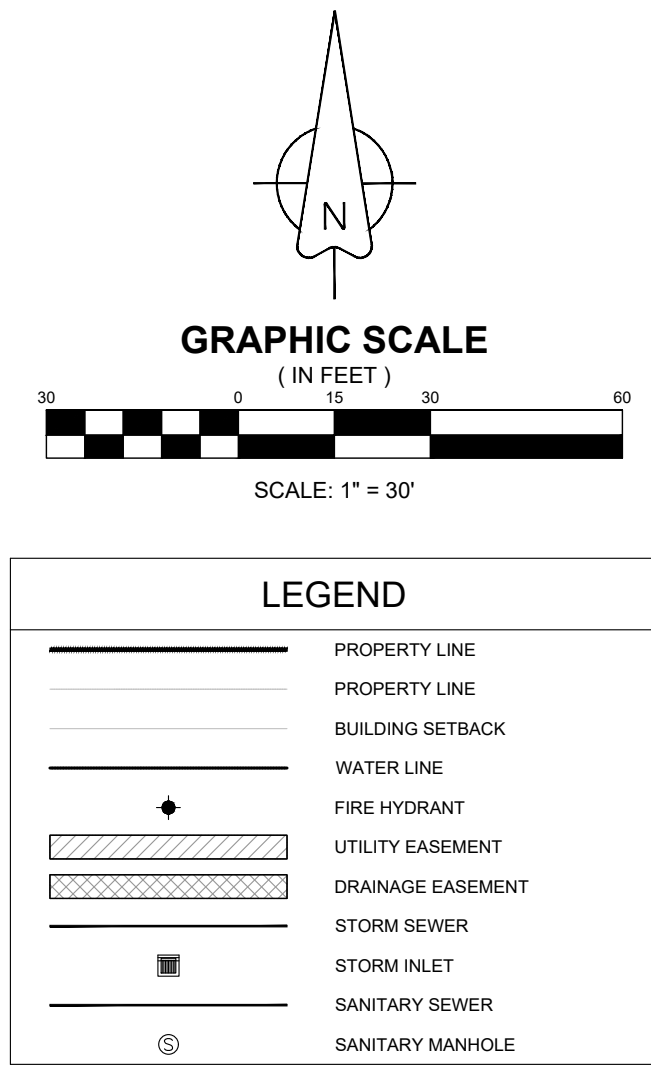
50.04

6.56

19.29

21.17





Front-end Loader: Used for trash and cardboard dumpsters

Height: 12.5'
Wheel Base: 237" (19.5')
Width: 97" (8' 1")
Overhead clearance with can in raised position: 18.5'
Turning radius: 46"
Turning diameter: 97"
Track: 78.6" (approx. 6'6")
Total length with boom overhang and arms extended: 41"
Total overall length of truck (with boom overhang): 37"
Truck length without boom: 35"
Front overhang: 50" (4'2")
Fork length: 4"
Boom arms front of bumper overhang: 24"
Empty scale weight: 40,400 pounds
Total gross vehicle weight: 75,020 pounds (the maximum without being over weight limits)
Front axle weight: 18,000 pounds
Empty trash dumpster estimated weight : 700 pounds
Full trash dumpster estimated weight: 1,600 pounds

OWNER OF RECORD
COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069
APPLICANT
T-SQUARE ENGINEERING
111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212



NO.	DATE	REVISIONS
1	9/5/2024	REVISIONS PER CITY COMMENTS

TURNING TEMPLATE - REFUSE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-6.1

THE LOFTS AT CHP



KEY

- REMOVED TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PRESERVATION FENCE
- SPECIMEN TREES

SITE DATA CHART

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PROPOSED ZONING: PD 11.76

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BUILDING AREA: 20,795 SF
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LOT WIDTH (RESIDENTIAL):
LOT SIZE (RESIDENTIAL):

SETBACKS:
FRONT: 20 FT
SIDE: 10 FT
REAR: 40 FT

DWELLING UNIT COUNT (PD - PLANNED DISTRICT):
MULTIFAMILY: 30 UNITS - 1 BEDROOM/STUDIO

BUILDING HEIGHT: I-STORY

PARKLAND: 30 UNITS X \$4,304.00 = \$129,120.00

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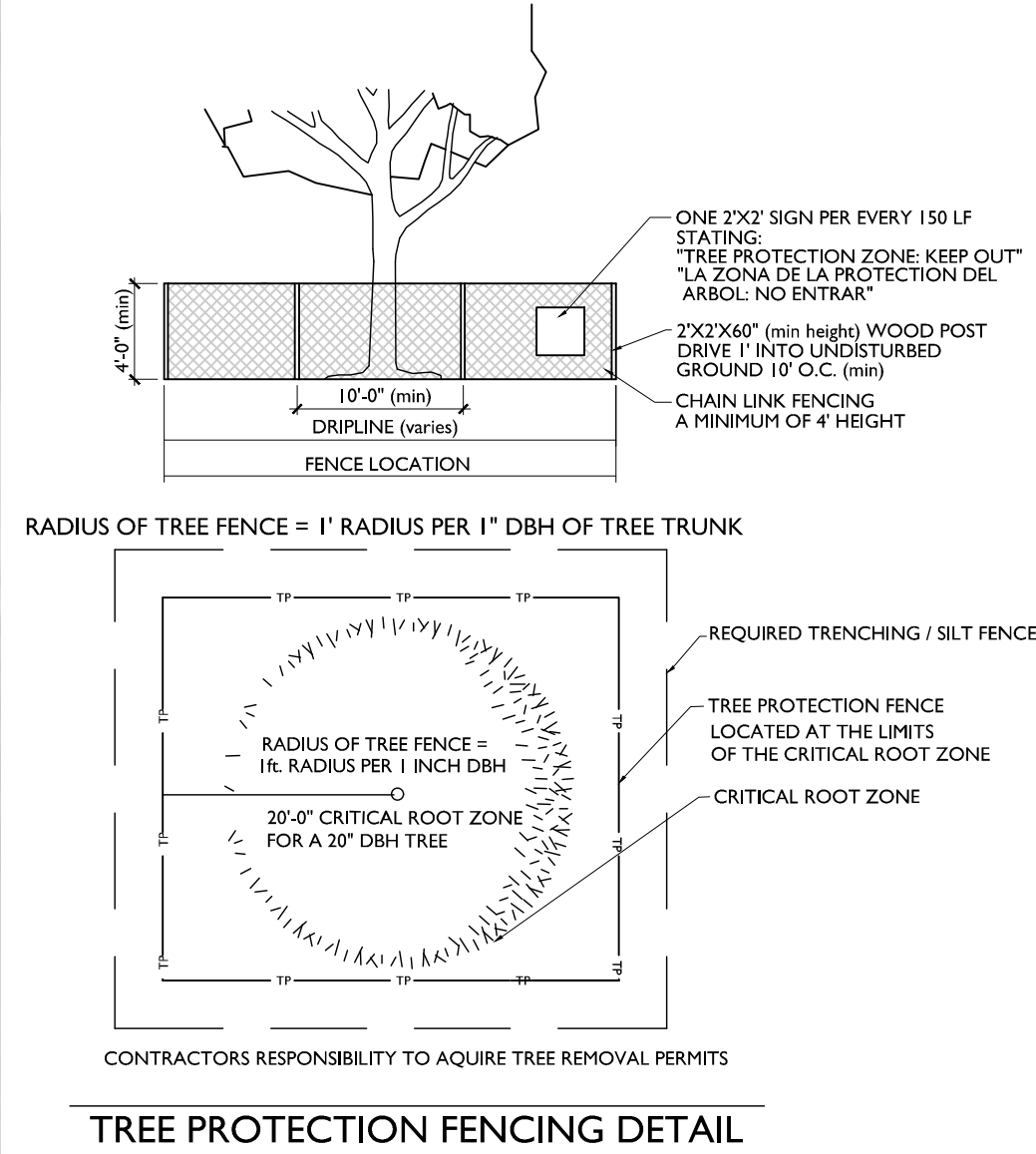
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FRONT: COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
PHONE: (615) 975-5765
EMAIL: greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

SPECIMEN TREE CHART			
REMOVED	NUMBER	SIZE (Inches)	SPECIES
	1	25	WALNUT
	2	27	SUGAR MAPLE
	3	25	SUGAR MAPLE
	4	50	PECAN
	5	30	SYCAMORE
EXISTING SPECIMEN TREE INCHES	TOTAL	157	
REMOVED SPECIMEN TREE INCHES	TOTAL	0	
REQUIRED REPLACEMENT INCHES	TOTAL	0	



- 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. In addition, related root pruning shall be accomplished via ANSI A-200-95 standard so 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 barriers.
 - 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.



THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



REVISION DATE
△
△
△
△

FRONT VIEW



SIDE VIEWS



REAR VIEW





September 4, 2024

Mr. Greg Gamble
Gamble Design Collaborative
3020 Stansberry Lane, Suite 201
Franklin, TN 37069

Re: Reddick Sr. Parking

Dear Greg:

You requested information regarding the parking at Reddick Senior Community. This building is a 48-unit independent living community for residents 60 years of age and older. Reddick Senior has 55 total parking spaces of which 4 are designated as handicap parking. We estimate that 30 residents have vehicles.

If you need more information, please let us know.

Sincerely,

Derwin Jackson
President/CEO

cc: Wayne Weaver, CHP



File #: 21-0755

DATE: September 10, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Williamson County Innovation Hub Subdivision, Site Plan, Developing 24,327 Square Feet Of Institutional Space, On 25.99 Acres, Located At 106 Claude Yates Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8583
Applicant: Johnnie Leonard, Huddleston Steele Engineering, Inc.
Owner: Williamson County Schools, Eric Gardner, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a site for the construction of a new institutional facility for the Williamson County Schools system. The facility is 24,327 square feet in size. The property consists of 25.99 acres and is located within the Civic Institutional Zoning District. The proposed facility replaces the former site of the Williamson County Animal Shelter. The plan, with staff conditions, complies with the Zoning Ordinance. All site plans associated with civic or institutional uses must be approved by the Franklin Municipal Planning Commission.

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. Once the corrected site plan has been approved, one (1) full-size and one (1) half-sized copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.
4. The applicant shall upload complete building plans, including the approved, revised site

plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.

5. Prior to the start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Williamson County Innovations Hub Subdivision Site Plan, with conditions.

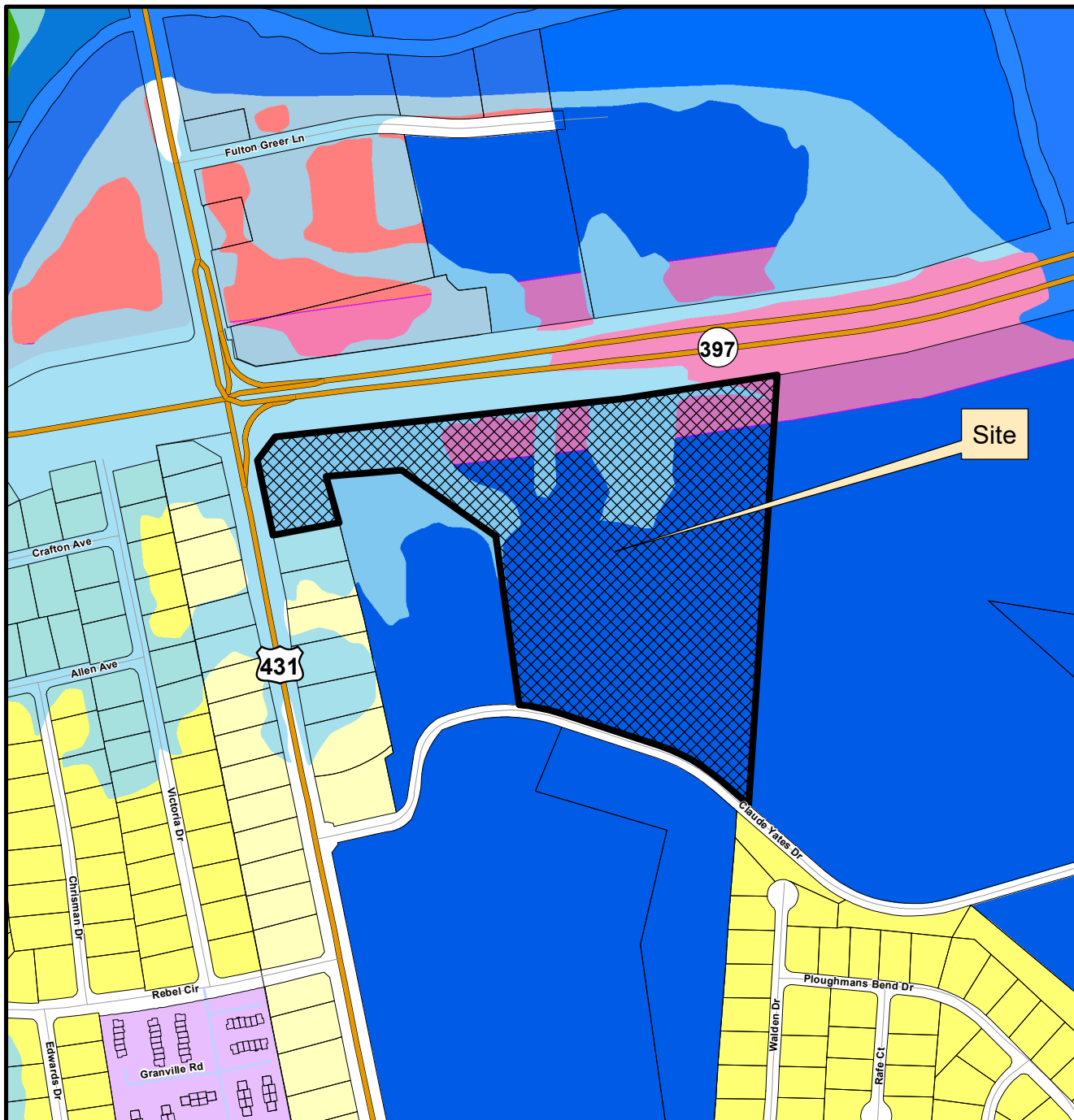
WILLIAMSON COUNTY INNOVATION HUB SUBDIVISION SITE PLAN

Project Information

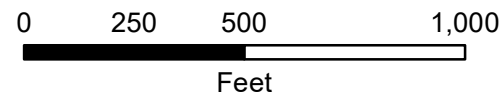
Existing Zoning: CI Civic and Institutional District
 Overlay Districts: CFO, FFO, SCO
 Site Acreage: 25.99 acres
 Proposed Number of Dwelling Units: None
 Proposed Nonresidential Square Footage: 24,327 SF

Legend

-  Williamson County Innovation Hub Subdivision
-  Central Franklin Overlay (not shown for clarity purposes)
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Scenic Corridor Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
 All data and materials (c) copyright 2024. All rights reserved.



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 25 These issues are currently being filtered

Engineering - Checklist

General Issues

36. Final Plat

lance.fittro@franklintn.gov As final plats follow the FMPC review cycle, the Applicant is encouraged to start the final plat process as soon as possible.

*Comment to remain open as a Condition of Approval, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development shall be submitted for Initial Submittal. The final plat shall reference the Instrument Number where the Long Term Maintenance Plan (LTMP) agreement and attachments are recorded. The final plat shall be approved by FMPC and **recorded prior to issuance of a Certificate of Occupancy**. This condition does not apply to building permits for site retaining walls not associated with the building(s), which may be issued with the grading permit.

Alternately, the developer may elect to modify or dedicate required easements by separate instrument (by deed) utilizing standard easement language as approved by COF Law Department. For this alternate, the developer shall provide surveyor's sealed exhibit and legal description for each easement area for preparation of the easement documents to Engineering staff **prior to issuance of a building permit**. Engineering staff will coordinate the submittal to COF Law Department for preparation of the easement documents to receive owner's signature for recording. **BE ADVISED: Review by COF Law Department does not follow the FMPC review cycle, and will typically take longer to process.** Easements dedicated by separate instrument shall likewise be **recorded prior to issuance of a Certificate of Occupancy**.

Easements to be recorded shall include those associated with the current site plan COF #8583, as well as the Green Infrastructure Easement for the bioretention area installed with the previous site plan COF #7035.
[Edited By Lance Fittro]

Engineering - Site Plan Checklist

General Issues

70. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Thank you for showing the full length of the water quality swale. Applicant shall also provide construction details and notes for the water quality swale, that match those in the design criteria listed in the City's BMP manual for GIP-05, including check dam construction, and show proposed check dam spacing on the plans. The BMP manual can be found at:

<https://www.franklintn.gov/government/departments-a-j/engineering/stormwater/construction-development/2016-bmp-manual>

83. Demolition Plan

lance.fittro@franklintn.gov Due to the total square footage of site disturbance shown for the demolition plan, which itself is enough to require a grading permit, demolition of the existing building, parking and drives shall not be permitted prior to the issuance of the grading permit.

Performance Agreement and Surety

General Issues

86. Engineering Sureties

kevin.long@franklin.tn.gov Sureties waived, this project is owned by Williamson County government and no sureties would be collected by mutual agreement between City of Franklin and Williamson County.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

88. Landscape

jason.arnold@franklin.tn.gov Landscape surety waived. Per agreement between the City of Franklin and Williamson County, sureties are not collected.

Planning

General Issues

18. FMPC Approval

joseph.bryan@franklin.tn.gov Advisory Comment: the site plan will require approval by the Planning Commission due to the institutional use for the property.

Stormwater

General Issues

2. Stormwater Management Plan

ellen.moore@franklin.tn.gov Applicant shall address the following:

- The entire drainage area for the outfall does not need to be analyzed. The City has to verify that the offset peak flow detention for the annex building is less than the post construction flows for the innovation hub. This can be done as one outfall (the corner of Mack Hatcher) to ensure that no outfall onsite is receiving more than pre-construction.
- The limits of the amended soils for the water quality swales shall be shown on all stormwater and grading sheets. The swale shall be a minimum of 10 feet wide. The check dams shall be shown every 50 feet and a detail for the check dams shall be provided.
- The planting plan for the water quality swale shall be provided.
- The forebay is required for the water quality swale, not the detention pond. It shall be sized as 15% of the treatment volume required and it cannot be used as part of the total treatment volume required.

[Edited By Ellen Moore]

4. SWPPP & NOI (NPDES)

Doug.Noonan@franklin.tn.gov The SWPPP does not mention assessment status. On page 5, under Receiving stream and wetlands, the following shall be added: The Harpeth River is unavailable due to phosphorous, sedimentation/siltation, and dissolved oxygen.
[Edited By Doug Noonan]

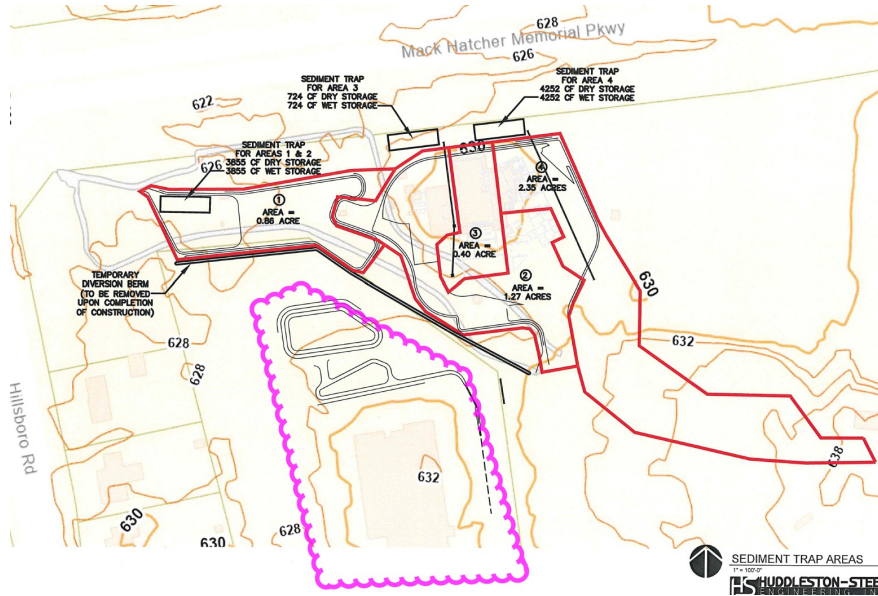
41. Drainage

Doug.Noonan@franklin.tn.gov Comment not addressed, "This comment is regarding the temporary EPSC measure design - Applicant shall delineate drainage basins, identify outfalls, and provide acreage draining to each outfall (including offsite areas draining through the site).

Applicant shall ensure that a temporary sediment basin has been provided for any on-site outfall which receives drainage from 5 or more acres and a sediment trap for outfalls receiving 3.5-4.9 acres.

There is offsite water flowing into and through the site. That needs to be separated from the site and completely bypassed or treated based on acreage of drainage area. "

The trap at outfall #1 is designed for 2.13 acres, and does not include the clouded area flowing to the new pond (+2.23 acres). The interim EPSC plans shows the outfall of the pond flowing into the trap. Ensure all drainage areas are delineated and traps/basins are designed for what drainage area flows to them.



43. Limits of Disturbance

Doug.Noonan@franklintr.gov Comment not addressed, "Limits of disturbance shall be clearly delineated on grading/drainage and EPSC plan sheets and include all work shown on plans."

LOD shall be shown on the grading sheet. Full extent of the LOD shall be shown on the EPSC sheets and EPSC measures provided for all work.

58. SWPPP & NOI (NPDES)

Doug.Noonan@franklintr.gov QLP fee of \$250.00 is due prior to permitting. This comment shall remain open as a reminder to applicant/staff.

- Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.
- Fee will be included on the Permit Fee Worksheet and may be paid with the permit fees or separately.
- Fee may be paid over the phone with a credit card by calling our BNS Department (615-794-7012).

**This fee has been added to the Site Permit Fee Worksheet and may be paid with the permit fees or separately.*

63. Bioretention

ellen.moore@franklintr.gov Previous comment not addressed:
Applicant shall show elevations for the following (if applicable) for each bioretention area and water quality swaleonsite:

Bioretention	Subgrade Elevation	Top of Stone Elevation & Depth	Underdrain Invert Elevation	Top of Soil Elevation & Depth	Berm Elevation	Top of Casting of the Outfall Structure	Spillway Elevation
Area 1							

65. Bioretention

jeff.willoughby@franklinn.gov Not entirely addressed.

1. I don't know of many suppliers that have 5 gallon, 36" height black eyed susans. The BMP manual recommends 1 gallon. Please adjust quantities as well to compensate for the smaller size.
2. Include required and provided surface square footage of bioretention areas
3. Include whether the bioretention area is level I or II
4. Include type of planting template and justification for use; Ornamental, Meadow, or Reforestation. See page 19 GIP-01 Bioretention Section 5 for explanation of planting templates.
5. Specify ground cover within the **plant schedule**. *In some situations, the City MAY consider alternative ground covers to mulch, river rock, and pine straw such as native groundcover, turf, and pea gravel. This alternative must be proposed, justified, and approved to and by the Stormwater Coordinator during the plan review process and will be dependent on location, use and maintenance of the proposed areas.*
6. *BMP's that require trees in the planting schedule shall require tree holes in the filter bed that must be at least 4 feet deep (or as much as design allows) to provide enough soil volume for the root structure of mature trees. In addition a more organic filter media is required within the planting holes for trees, with ratio of 50% sand, 30% top soil and 20% acceptable leaf compost (or other as approved). This shall be specified in a tree detail on the landscape sheets.*
7. *Place following note on the bioretention landscape sheets:*
 1. LANDSCAPE INSTALLERS SHALL NOT MAKE SUBSTITUTIONS OF PLANT SPECIES OR ADJUSTMENT TO QUANTITIES. Plant species and quantity substitution request shall

be submitted by the Landscape Architect of record and MUST be submitted to the City's Stormwater Coordinator for approval BEFORE substitutions are made onsite. Failure to do so shall result in GI bond withholdings.

NOTE: When choosing and designing a planting template please take a into consideration the surrounding setting, use and maintenance responsibilities. Resources for different property owners may be different.

Ensure for the following:

Level I bioretention

A planting plan to include perennials, grasses, sedges **OR** shrubs to achieve a surface area coverage of at least 75% (this shall correspond to your planting template chosen). 5-10% of the species shall be composed of a native Tennessee milkweed variety. Shrubs must equal minimum 3 gallon or 18"-24" at 4' OC. Grasses, sedges, perennial should match max spacing as called for in Tables 1.4, 1.5, and 1.6 for bioretention areas. Other species may be approved on a case by case basis.

Level II bioretention

The same as Level I above PLUS one 2" caliper tree per 400 sqft of surface area. This can count towards the landscape ordinance site requirements

Bioretention species must be chosen from the approved native materials found in Tables 1.4-1.8 of the City's BMP manual Section 5.

<https://www.franklintn.gov/home/showdocument?id=22735>

Bioretention and other BMP landscape requirements can be found in Section 5 Permanent Stormwater Treatments Controls at:

<https://www.franklintn.gov/home/showdocument?id=22735>

[Edited By Jeff Willoughby]

91. EPSC

Doug.Noonan@franklintn.gov Applicant shall show all sediment traps, bypasses, and diversions on the initial EPSC sheet.

92. EPSC

Doug.Noonan@franklintn.gov Plans shall include acreage of drainage area, required and provided wet/dry storage volumes, elevations of wet/dry storage for each trap.

Ensure a detail is provided and the location of the outfall is called out on the plans. the details shall show wet and dry storage.

Sediment trap grading shall be shown on the EPSC sheets.

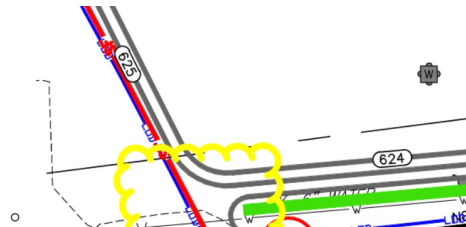
[Edited By Doug Noonan]

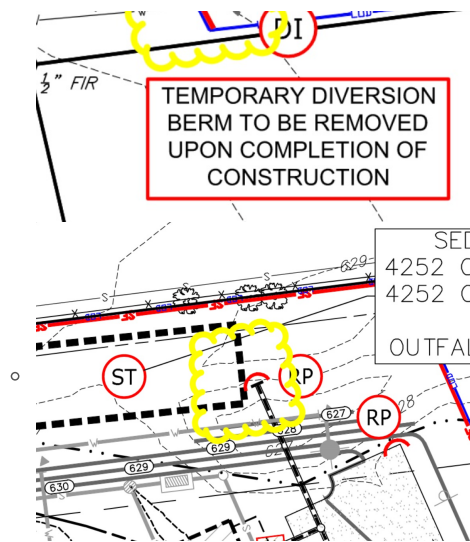
93. EPSC

Doug.Noonan@franklintn.gov Sediment traps require at least 2 porous baffles.

94. EPSC

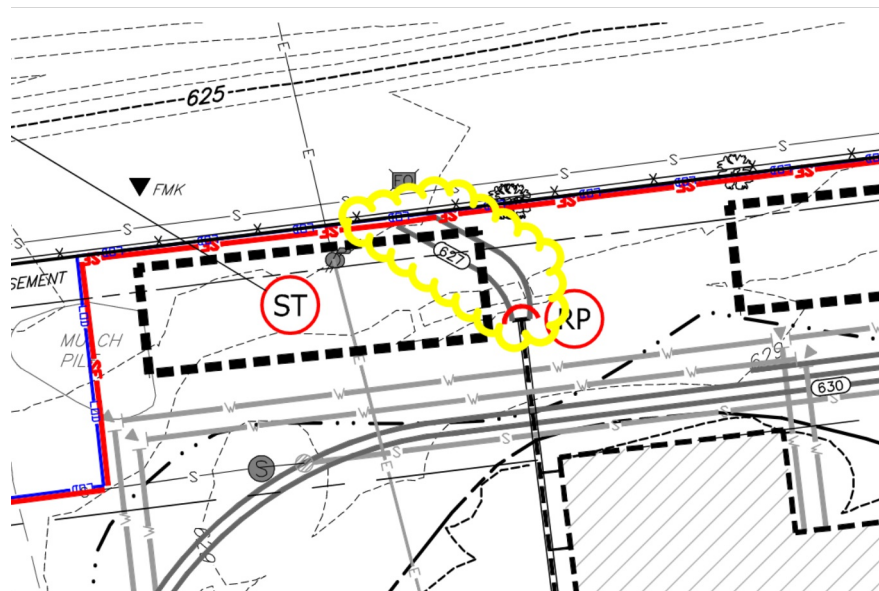
- Doug.Noonan@franklintn.gov
- A diversion made of stone will not divert water, and will allow water to flow into and through the site.
 - Ensure diversions discharge the stormwater around and beyond the site. Both diversion appear to allow flow into site work.





95. EPSC

Doug.Noonan@franklin.tn.gov Grading below headwall for area 3 appears to show it bypassing the sediment trap.



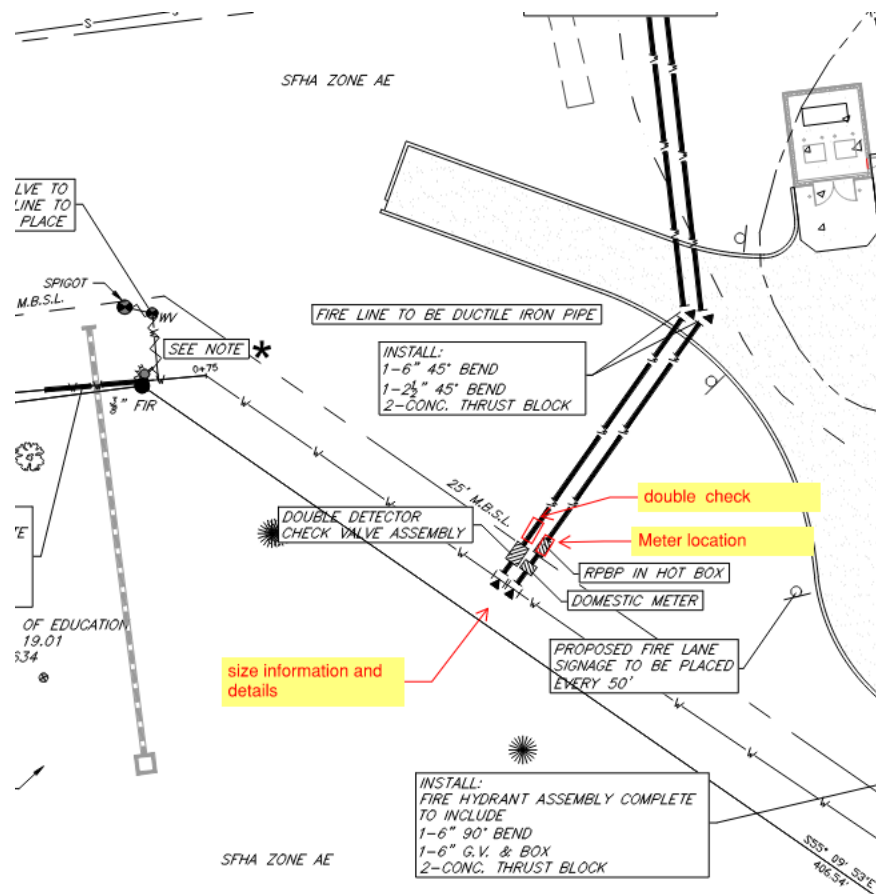
96. EPSC

Doug.Noonan@franklin.tn.gov Applicant shall specify the design dimensions and stone sizing for the rip-rap aprons.

13. Water service

ben.mcneil@franklinton.gov The applicant has revised the water service locations for the proposed renovations, the applicant must correct the issues below.

1. Fire meter required for private fire hydrants. Fire meter to be 1' past edge of water easement. Double check to be installed past fire meter. Size of water line, tee and service must be clearly detailed for installation.
2. Domestic service size and material to be detailed. Meter box to be 1' past water easement line.
3. provide water easement location for service location verification.



[Edited By Ben McNeil]

49. Double Check valve

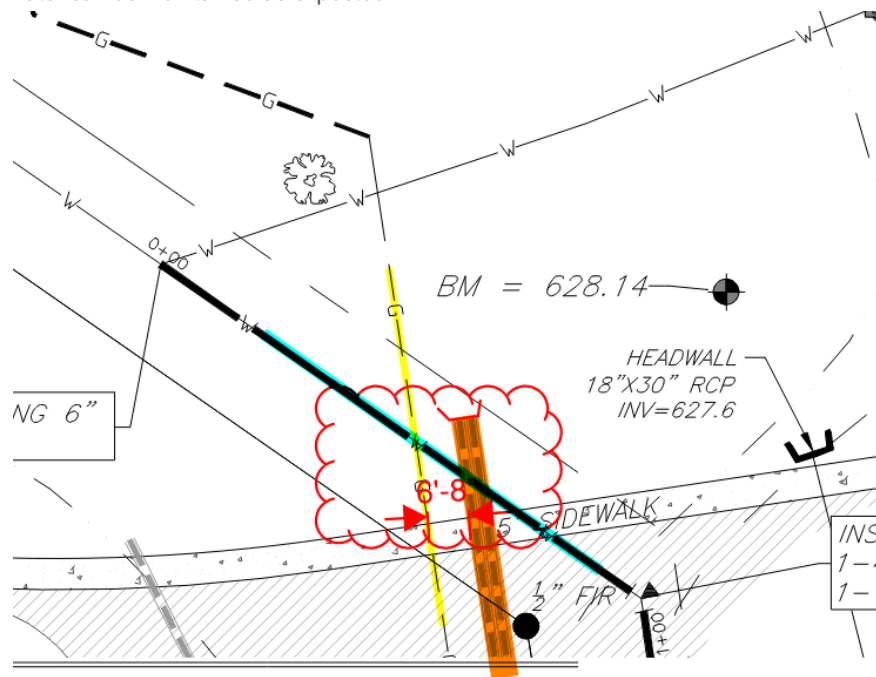
ben.mcneil@franklinton.gov Due to the private fire hydrant and length of fire service line, Sr staff has elected to require a fire meter in place of the double detector check valve. Fire meter must be installed at 1' past water main easement. Double check to be installed after fire meter.

51. Demo plan

ben.mcneil@franklinton.gov The applicant has noted many features on site to be demoed, once the demo sheets show these features to be removed, the features must be removed from the remaining site plan set to eliminate confusion. Existing water main, services and fire hydrants shown to be removed on demo plan must be removed from proposed utility plan.

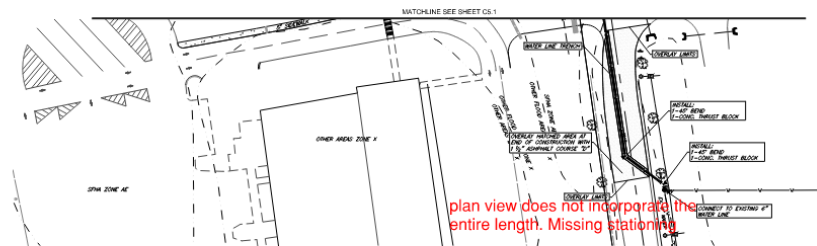
62. Proposed storm

ben.mcneil@franklinton.gov The applicant appears to have provided lowering of water line to eliminate the original storm issue. However, the applicant is showing a storm crossing highlighted below that is in conflict with the proposed water layout. In addition, the gas line is shown at 6' separation, with a head wall the water will not be able to be maintained. The applicant shall revise the gas and storm to ensure that water can be maintained as expected.

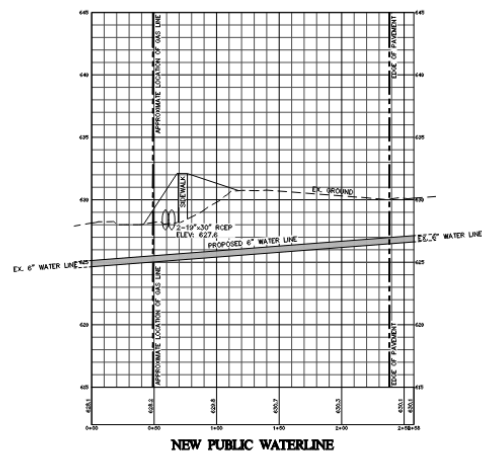
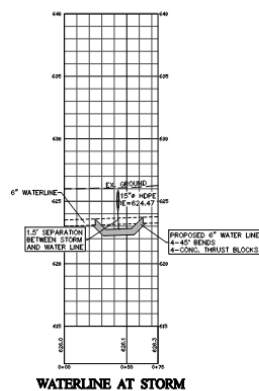


85. Water line plan and profiles

Applicant may contact Ben McNeil or Scott Andrews to assist in comment clarification.



Plan view of location

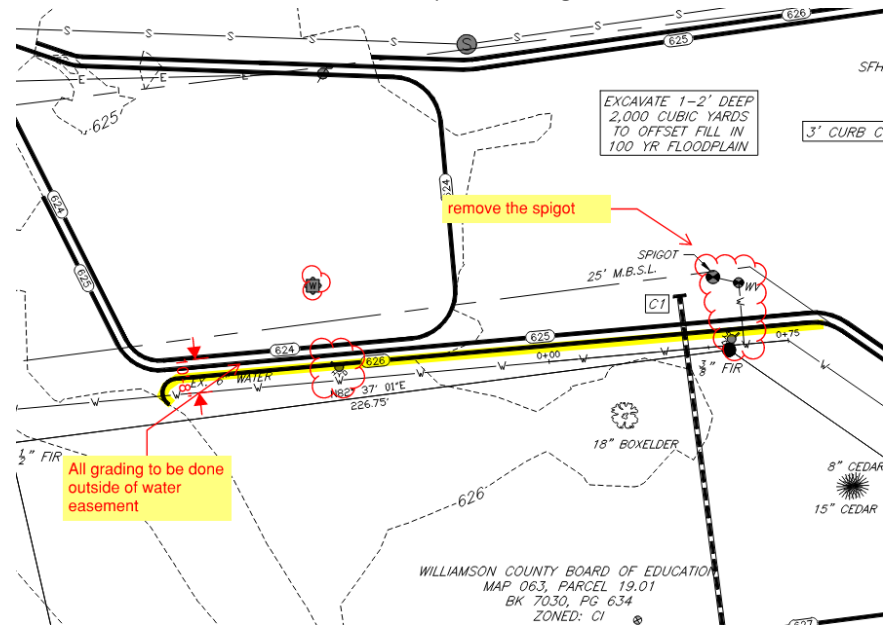


[Edited By Ben McNeil]

97. Proposed cut area

ben.mcneil@franklinton.gov

The applicant shall provide the 20' water easement for existing water main, the proposed cut area shall not encroach the easement as the depth of existing water main is unknown.



FRANKLIN INNOVATIONS HUB

106 CLAUDE YATES DRIVE

FRANKLIN, TN 37064

TAX MAP: 63 PARCEL: 20.05

BOOK: 1060 PAGE: 858

BOOK: 1175, PAGE: 32

LOCATION MAP



SITE DATA:	
PROJECT NAME:	FRANKLIN INNOVATIONS HUB
PROJECT #:	COF 8583
ADDRESS:	106 CLAUDE YATES DRIVE FRANKLIN, TN 37064
TAX MAP:	63 PARCEL: 20.05
DEED BOOK:	1060 PAGE: 858
DEED BOOK:	1175 PAGE: 32
REGULATIONS:	
CURRENT ZONING:	CI-CIVIC AND INSTITUTIONAL
FRONTAGE TYPE:	PARKING FRONTAGE
BUILDING TYPE:	CIVIC
SETBACKS:	FRONT YARD 75' (60' SHOWN TO MATCH EX BUILDING) SIDE YARD 25' REAR YARD 25'
SCHOOL INFORMATION:	
SITE AREA:	1,132,424 S.F. or 25.99 AC.±
BUILDING FOOTPRINT:	21,741 S.F.
HEIGHT:	32'-4½" 2 STORY
PROJECTED NUMBER OF STUDENTS:	
NUMBER OF EMPLOYEES:	
PARKING CALCULATION:	
PARKING REQUIRED:	BASED ON PARKING ANALYSIS OF SIMILAR HIGH SCHOOLS
29 REGULAR SPACES + 2 H.C. SPACES	
31 TOTAL SPACES PROVIDED	
OPEN SPACE:	
1,067,999 S.F. OF OPEN SPACE = 94% OF THE SITE	
ARTICLE 13 & 19 NOTES:	
BASED ON SITE VISITS NO KARST, HILLTOP/RIDGETOP, VERY STEEP SLOPES, SLIPPAGE SOILS IDENTIFIED OR SHOWN ON NRCS OR GEOLOGIC MAPS.	
W.N.A. NOTE: WITHIN THE WATERWAY NATURAL AREAS, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.	
OWNER: WILLIAMSON COUNTY SCHOOLS	
THE PROPERTY SHOWN HERON IS LOCATED IN UNSCREENED ZONE "X" AND "AE" (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO F.I.R.M. MAP WILLIAMSON COUNTY, TENNESSEE PANELS 360 & 360 OF 485, MAP NUMBER 47187C0184G, MAPS EFFECTIVE DECEMBER 22, 2016.	
NATURAL GAS PIPE LOCATED ON THIS PROPERTY.	

SHEET INDEX	
A5.01	- OVERALL EXTERIOR ELEVATIONS
C1.0	- OVERALL SITE
C1.1	- EXISTING CONDITIONS
C1.2	- DEMOLITION PLAN
C2.0	- SITE PLAN
C2.1	- TRUCK TEMPLATE
C2.2	- OPEN SPACE PLAN
C3.0	- EROSION CONTROL INITIAL PLAN
C3.1	- EROSION CONTROL INTERMEDIATE PLAN
C3.2	- EROSION CONTROL FINAL PLAN
C4.0	- OVERALL SITE GRADING & DRAINAGE PLAN
C4.1	- OVERALL SITE GRADING & DRAINAGE PLAN
C5.0	- SITE UTILITY PLAN
C6.0	- SITE DETAILS
C6.1	- GRADING & EROSION CONTROL DETAILS
C6.2	- SITE UTILITY DETAILS
L1.0	- SITE LANDSCAPE PLAN
L1.1	- TREE PRESERVATION PLAN
E1.0	- ELECTRICAL PHOTOMETRIC PLAN
E2.0	- ELECTRICAL SITE PLAN

TN STATE FIRE MARSHAL PROJECT INFO :	
TFM #	xxxxx
PROJECT #	xxxxxxx

WILLIAMSON COUNTY SCHOOLS

KLINE SWINNEY ASSOCIATES

HUDDLESTON-STEELE ENGINEERING, LLC.

OWNER	1320 WEST MAIN STREET, SUITE 202
	FRANKLIN, TN 37064
615.472.4040	CONTACT: ERIC GARDNER
ARCHITECTURE & INTERIORS	22 MIDDLETON STREET
	NASHVILLE, TN 37210
615.255.1854	CONTACT: ANTHONY MANGRUM
CIVIL ENGINEERING & LANDSCAPE	2115 NORTHWEST BROAD STREET
	MURFREESBORO, TN 37129
615.893.4084	CONTACT: JOHNNIE LEONARD III, PE, RLS

REVISIONS		
9-5-24	1	REVISED PER STAFF COMMENTS

PROJECT # COF 8583

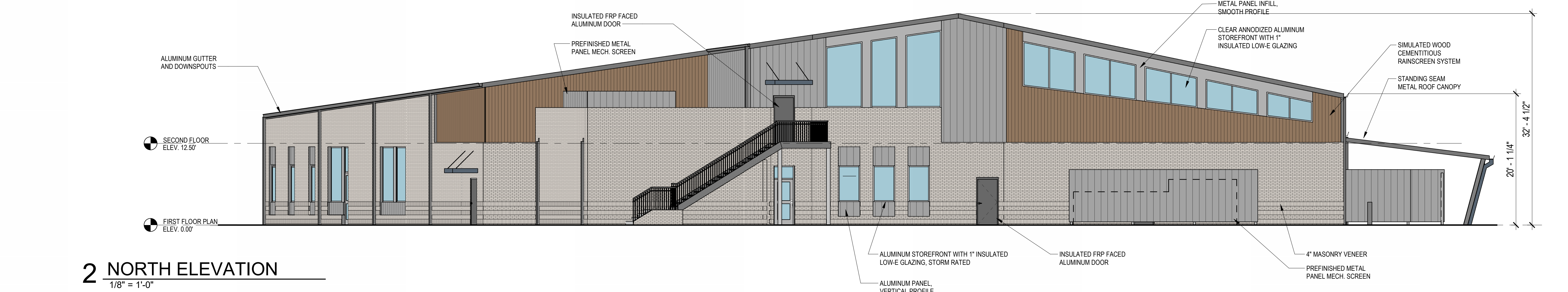
4 SOUTH ELEVATION

1/8" = 1'-0"



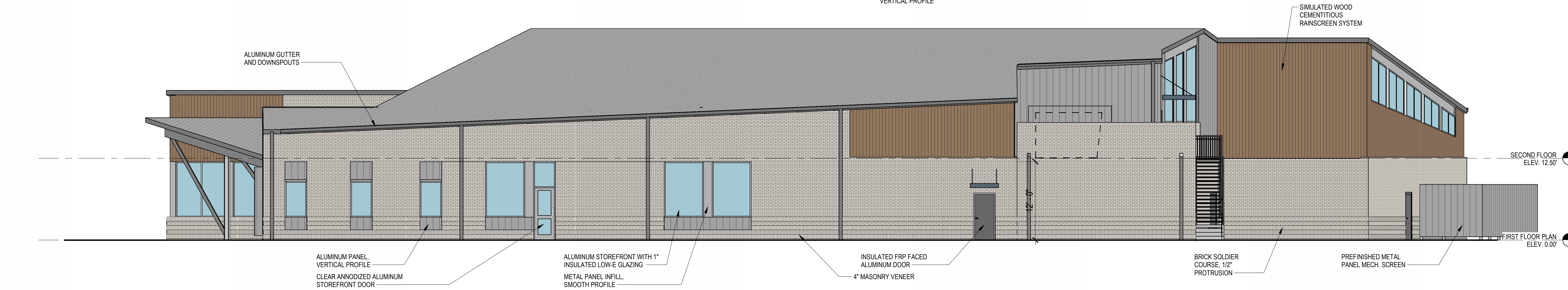
3 WEST ELEVATION

1/8" = 1'-0"



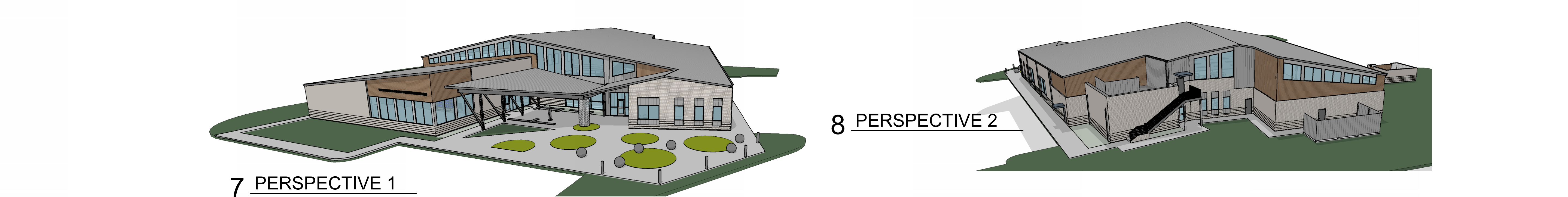
2 NORTH ELEVATION

1/8" = 1'-0"

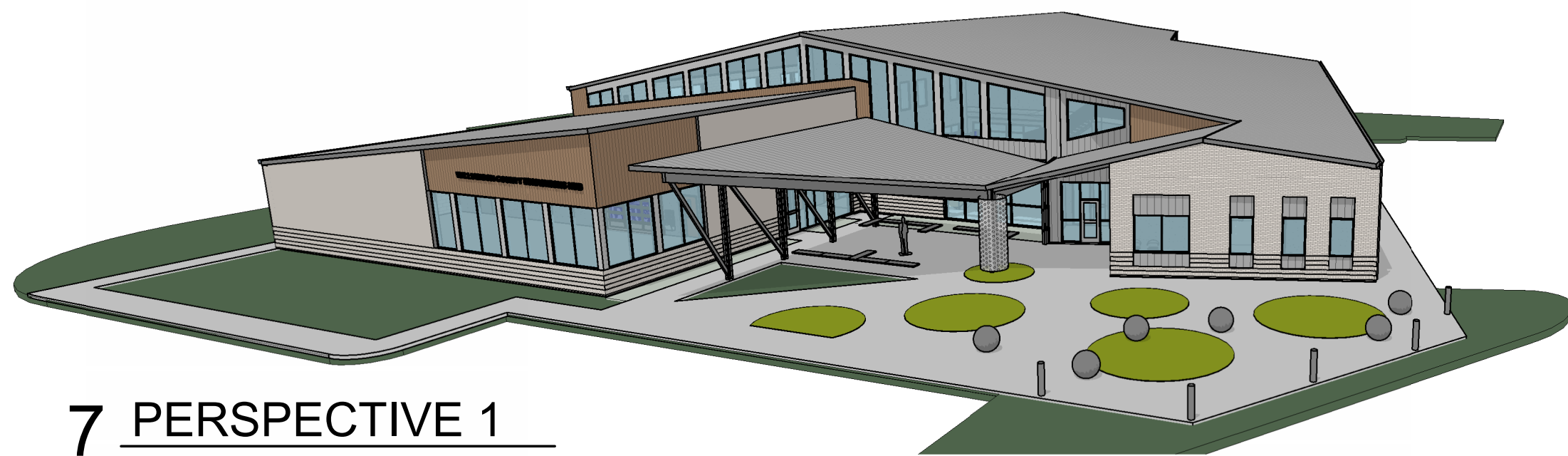


1 EAST ELEVATION

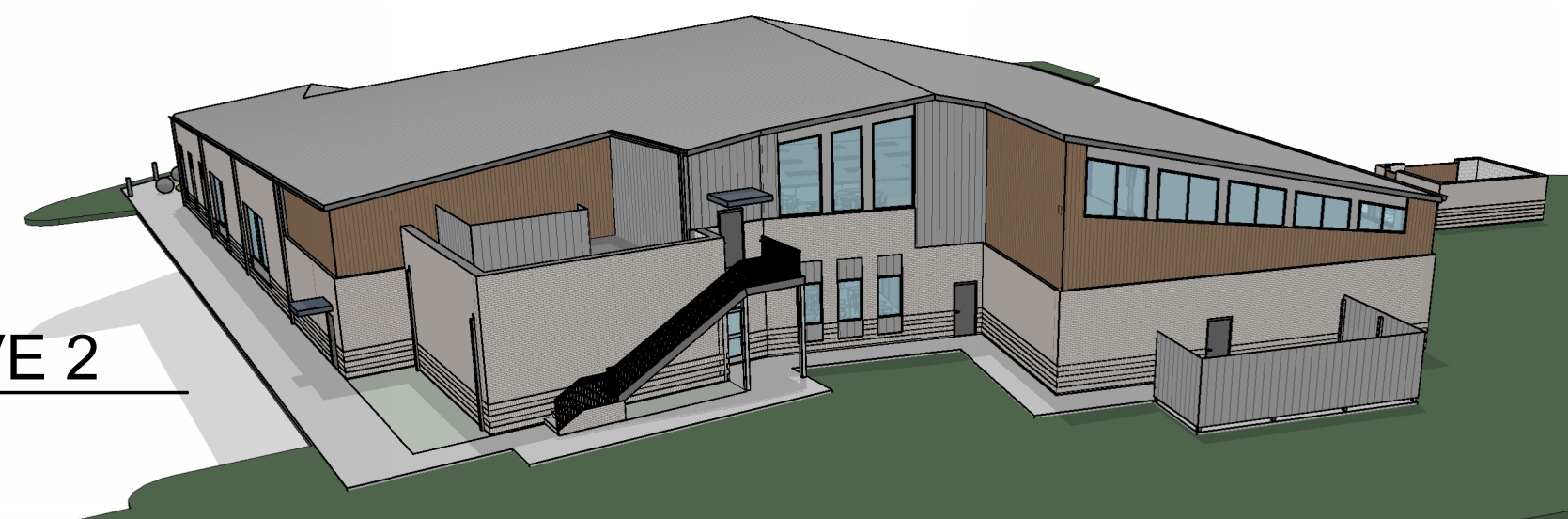
1/8" = 1'-0"



7 PERSPECTIVE 1



8 PERSPECTIVE 2



KEY PLAN

BUILDING TYPE: CIVIC

MATERIALS:

PRIMARY MATERIALS ON FACADE:

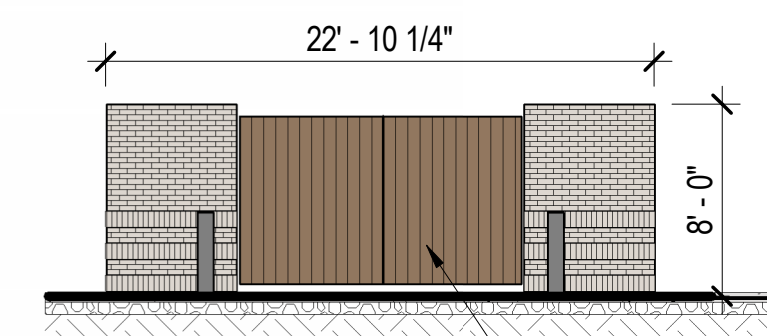
11,431 SF = BRICK AND SIMULATED WOOD SIDING (CEMENTITIOUS)

ACCENT MATERIALS ON FACADE:

1,620 SF (13% OF TOTAL VENEER) = SMOOTH AND RIBBED METAL PANEL

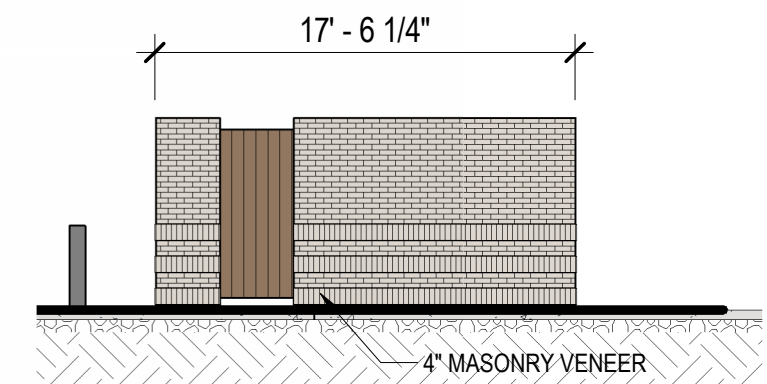
5 ELEVATION-TRASH ENCL.

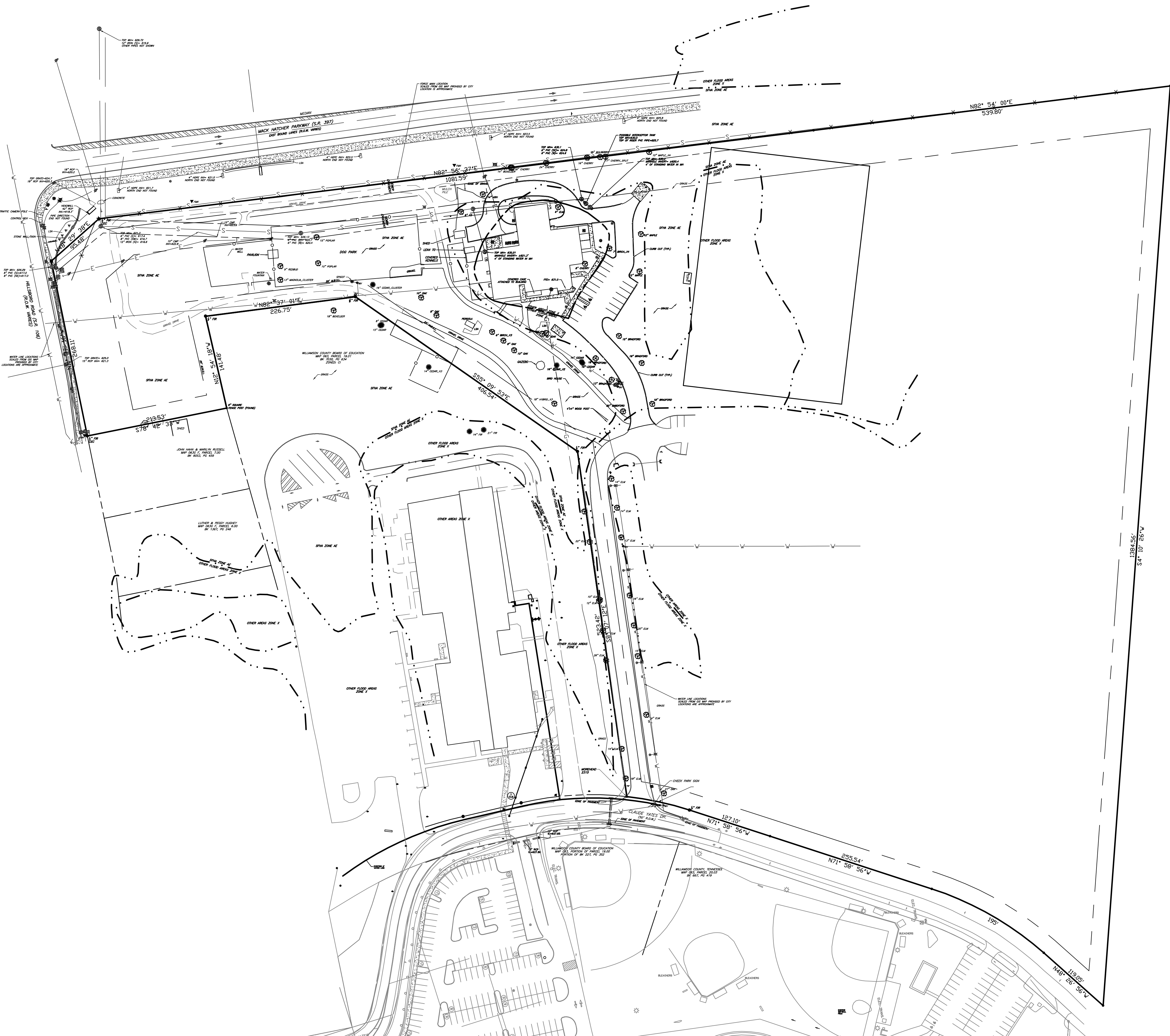
1/8" = 1'-0"



6 ELEVATION- TRASH ENCL.

1/8" = 1'-0"





- EXISTING LEGEND:**
- PROPERTY LINE (SEE NOTE 5)
 - ADJACENT PROPERTY LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - FARM FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - STORM SEWER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - SANITARY SEWER FORCE MAIN
 - UNDERGROUND ELEC. LINE
 - FIBER OPTIC LINE
 - OVERHEAD WIRE
 - GUARD RAIL
 - APPROXIMATE TREE LINE
 - FLOOD LINES (SEE NOTE 6)
 - EDGE OF LANDSCAPE AREA (LSA)
 - FOUND IRON ROD (AS NOTED)
 - MAG / PK NAIL FOUND
 - CONCRETE MONUMENT FOUND
 - MAILBOX
 - GROUND LIGHT
 - SIGN
 - LIGHT STANDARD
 - AC UNIT
 - UNKNOWN MANHOLE
 - HANDICAP PARKING SYMBOL
 - CURB INLET
 - SANITARY MANHOLE
 - CLEAN OUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - BENCHMARK IRON ROD WITH CONTROL CAP
 - GAS LINE MARKER
 - TREE (AS NOTED)
 - POWER POLE
 - GUY WIRE
 - ELECTRIC MANHOLE
 - ELECTRIC PULL BOX
 - ELECTRIC CONTROL BOX
 - ELECTRIC METER
 - ELECTRIC CONTROL CABINET
 - FIBER OPTIC MARKER
 - TRAFFIC POLE
 - TRANSFORMER
 - TRAFFIC PULL BOX
 - PEDESTRIAN CROSSING LIGHT
 - FIBER OPTIC PULL BOX
 - CONCRETE

1 OVERALL SITE
1" = 80'-0"

HS HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

EXISTING CONDITIONS

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064

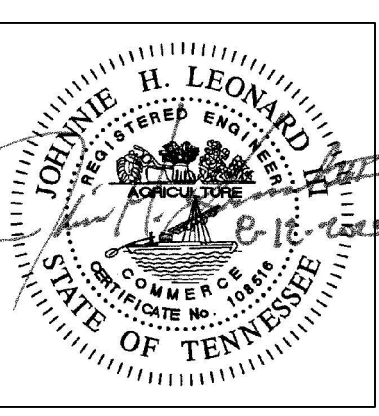
REVISIONS	
1	REVISED PER STAFF COMMENTS

PROJECT NO.	2232
DATE	JULY 29, 2024
SHEET NO.	C1.0

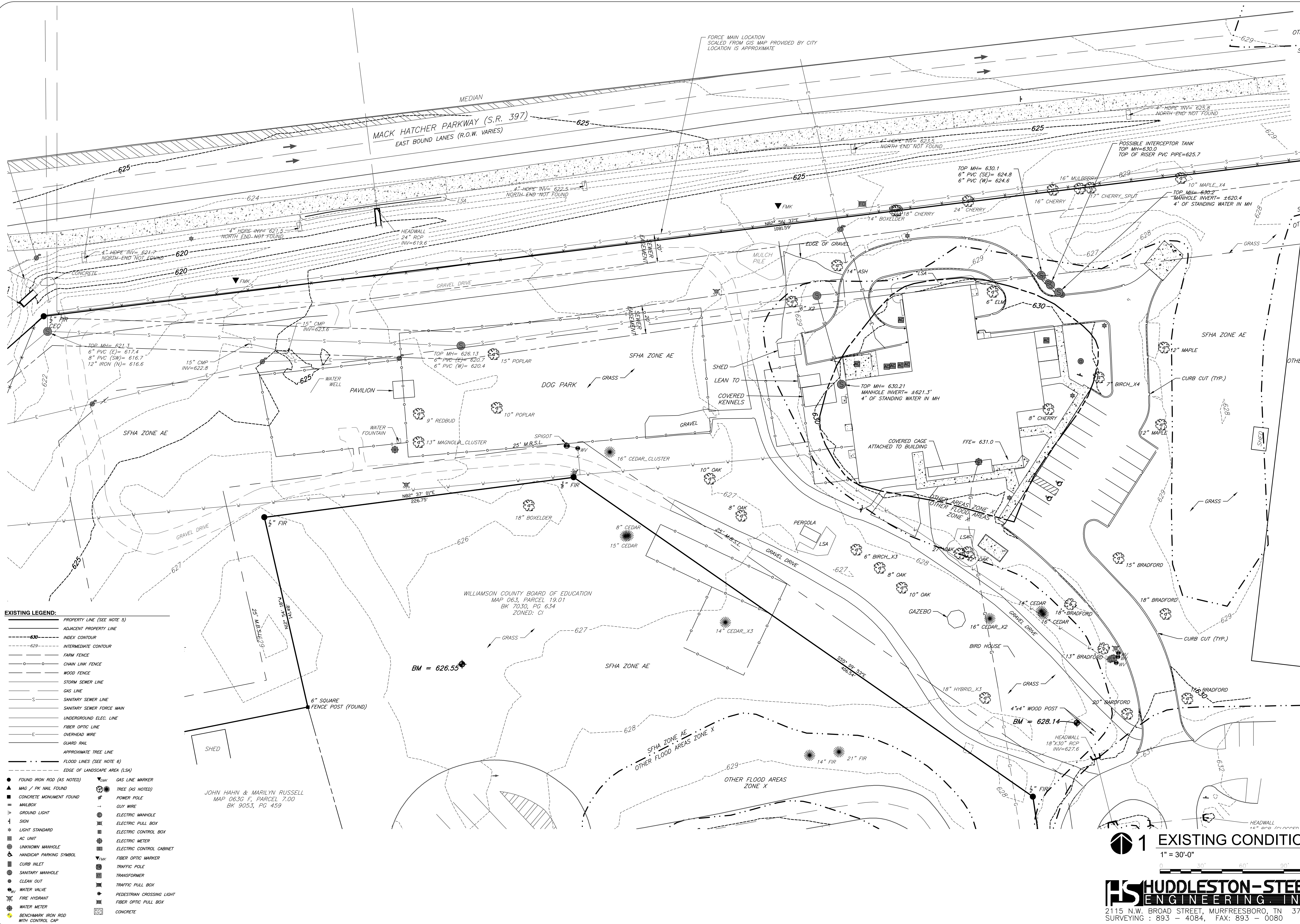
KLINE SWINNEY ASSOCIATES
architecture + interior design + planning

22 middleton street nashville, tennessee 37210

American Institute of Architects
United States and Canada
National Council of Architectural Registration Boards
Construction Specifications Institute
International Brotherhood of Fire and Marine Engineers
Tennessee Society of Architects

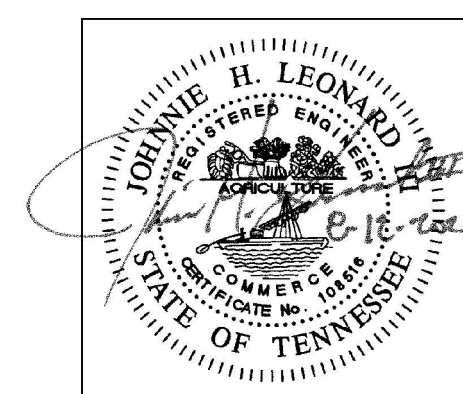


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22 middleton street	nashville, tennessee	37210
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KLING STWINNEY ASSOCIATES
architecture + interior design + planning
22 middleton



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EXISTING CONDITIONS

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

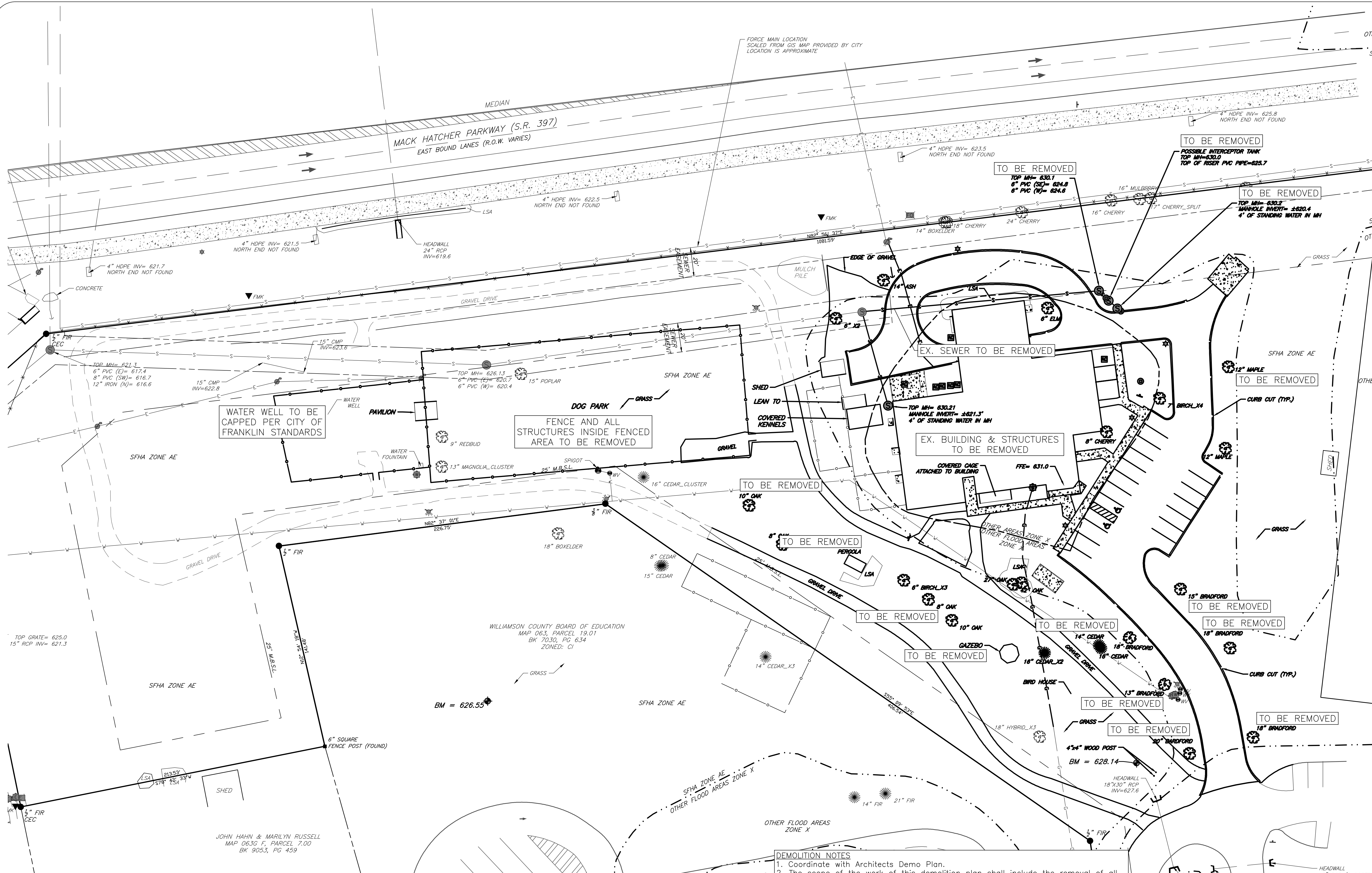
REVISIONS	
1	REVISED PER STAFF COMMENT.

PROJECT NO.	2232
DATE	JULY 29, 2024
SHEET NO.	

C1.1

PROJECT # COF 8583

Page 90 of 208



DEMOLITION NOTES

1. Coordinate with Architects Demo Plan.
2. The scope of the work of this demolition plan shall include the removal of all structures, fences, utilities site furniture and tree's as outlined by this plan. The contractor shall locate all existing utilities (water, sewer, storm, gas, electric and telephone)
3. The contractor shall be responsible for disposal of materials off-site at a location to be selected by the contractor and approved by the architect.
4. Demolition to be coordinated with scheduling of work.
5. Contractor to contact private utility providers for on site underground utilities as well as TN 811.
6. Contractor is responsible for repair to any damage of existing utilities.

1 DEMOLITION PLAN

1" = 30'-0"

HS HUDDLESTON-STEELE ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES

architecture + interior design + planning

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JOHN H. LEONARD

REGISTERED PROFESSIONAL ARCHITECT

STATE OF TENNESSEE

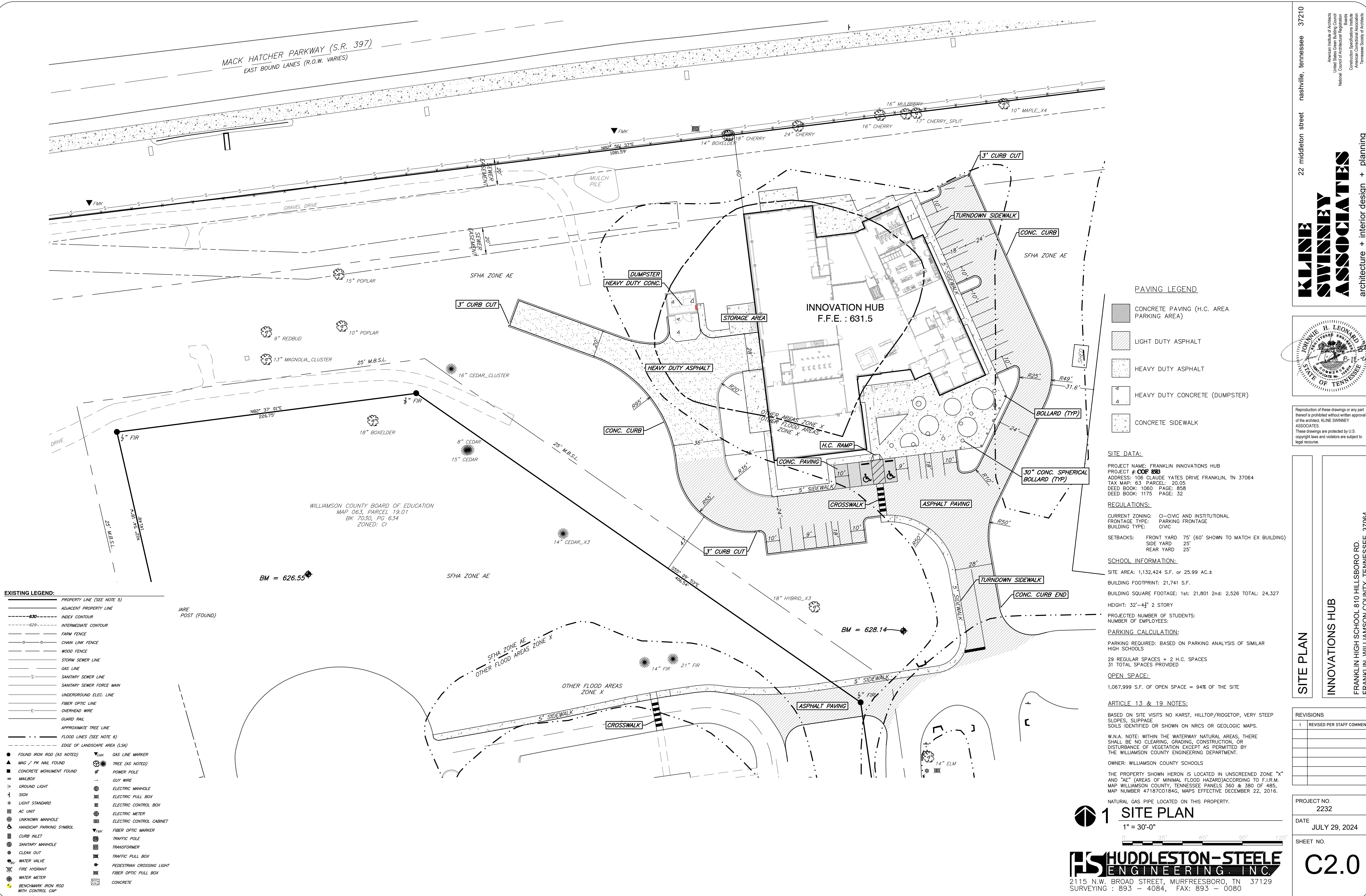
DEMOLITION PLAN

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064

REVISIONS	
1	REVISED PER STAFF COMMENTS

PROJECT NO.	2232
DATE	JULY 29, 2024
SHEET NO.	C1.2



- EXISTING LEGEND:**
- PROPERTY LINE (SEE NOTE 5)
 - ADJACENT PROPERTY LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - FARM FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - STORM SEWER LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - SANITARY SEWER FORCE MAIN
 - UNDERGROUND ELEC. LINE
 - FIBER OPTIC LINE
 - OVERHEAD WIRE
 - GUARD RAIL
 - APPROXIMATE TREE LINE
 - FLOOD LINES (SEE NOTE 6)
 - EDGE OF LANDSCAPE AREA (LSA)
 - FOUND IRON ROD (AS NOTED)
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 - LIGHT STANDARD
 - AC UNIT
 - UNKNOWN MANHOLE
 - HANDICAP PARKING SYMBOL
 - CURB INLET
 - SANITARY MANHOLE
 - CLEAN OUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - BENCHMARK IRON ROD WITH CONTROL CAP
 - GAS LINE MARKER
 - TREE (AS NOTED)
 - POWER POLE
 - GLY WIRE
 - ELECTRIC MANHOLE
 - ELECTRIC PULL BOX
 - ELECTRIC CONTROL BOX
 - ELECTRIC METER
 - ELECTRIC CONTROL CABINET
 - FIBER OPTIC MARKER
 - TRAFFIC POLE
 - TRANSFORMER
 - TRAFFIC PULL BOX
 - PEDESTRIAN CROSSING LIGHT
 - FIBER OPTIC PULL BOX
 - CONCRETE

PAVING LEGEND

- CONCRETE PAVING (H.C. AREA PARKING AREA)
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE (DUMPSTER)
- CONCRETE SIDEWALK

SITE DATA:

PROJECT NAME: FRANKLIN INNOVATIONS HUB
PROJECT #: **COF 8583**
ADDRESS: 106 CLAUDE YATES DRIVE FRANKLIN, TN 37064
TAX MAP: 63 PARCEL: 20.05
DEED BOOK: 1060 PAGE: 858
DEED BOOK: 1175 PAGE: 32

REGULATIONS:

CURRENT ZONING: CI-CIVIC AND INSTITUTIONAL
FRONTAGE TYPE: PARKING FRONTAGE
BUILDING TYPE: CIVIC

SETBACKS: FRONT YARD 75' (60' SHOWN TO MATCH EX BUILDING)
SIDE YARD 25'
REAR YARD 25'

SCHOOL INFORMATION:

SITE AREA: 1,132,424 S.F. or 25.99 AC.±
BUILDING FOOTPRINT: 21,741 S.F.
BUILDING SQUARE FOOTAGE: 1st: 21,801 2nd: 2,526 TOTAL: 24,327
HEIGHT: 32'-4 1/2" 2 STORY
PROJECTED NUMBER OF STUDENTS:
NUMBER OF EMPLOYEES:

PARKING CALCULATION:

PARKING REQUIRED: BASED ON PARKING ANALYSIS OF SIMILAR HIGH SCHOOLS

29 REGULAR SPACES + 2 H.C. SPACES
31 TOTAL SPACES PROVIDED

OPEN SPACE:

1,067,999 S.F. OF OPEN SPACE = 94% OF THE SITE

ARTICLE 13 & 19 NOTES:

BASED ON SITE VISITS NO KARST, HILLTOP/RIDGETOP, VERY STEEP SLOPES, SLIPPAGE SOILS IDENTIFIED OR SHOWN ON NRCS OR GEOLOGIC MAPS.

W.N.A. NOTE: WITHIN THE WATERWAY NATURAL AREAS, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.

OWNER: WILLIAMSON COUNTY SCHOOLS

THE PROPERTY SHOWN HEREON IS LOCATED IN UNSCREENED ZONE "X" AND "AE" (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO F.I.R.M. MAP WILLIAMSON COUNTY, TENNESSEE PANELS 360 & 380 OF 485, MAP NUMBER 47187C0184G, MAPS EFFECTIVE DECEMBER 22, 2016.

NATURAL GAS PIPE LOCATED ON THIS PROPERTY.

1 SITE PLAN

1" = 30'-0"

HUDDLESTON-STEELE ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

KLINE SWINNEY ASSOCIATES

architecture + interior design + planning

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JOHN H. LEONARD

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SITE PLAN

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD. FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064

REVISIONS

1	REVISED PER STAFF COMMENTS

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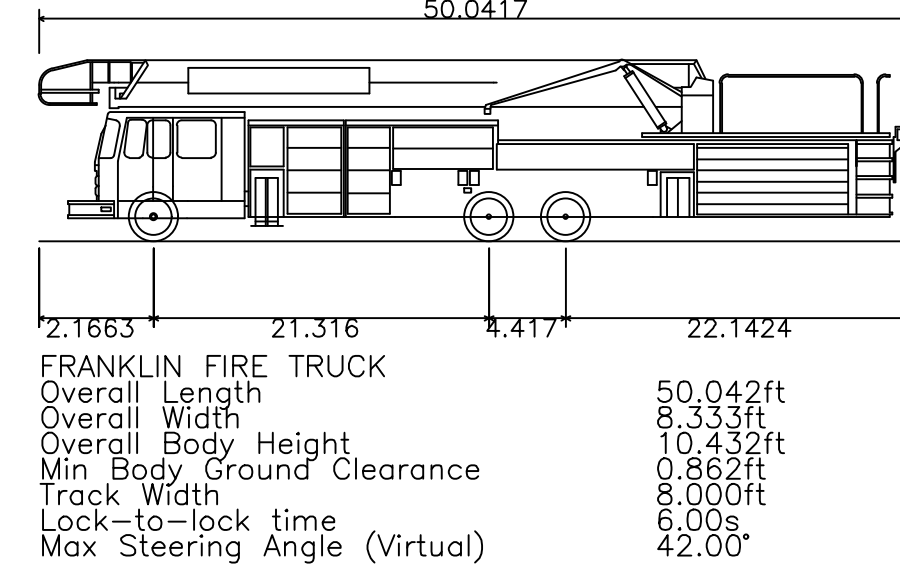
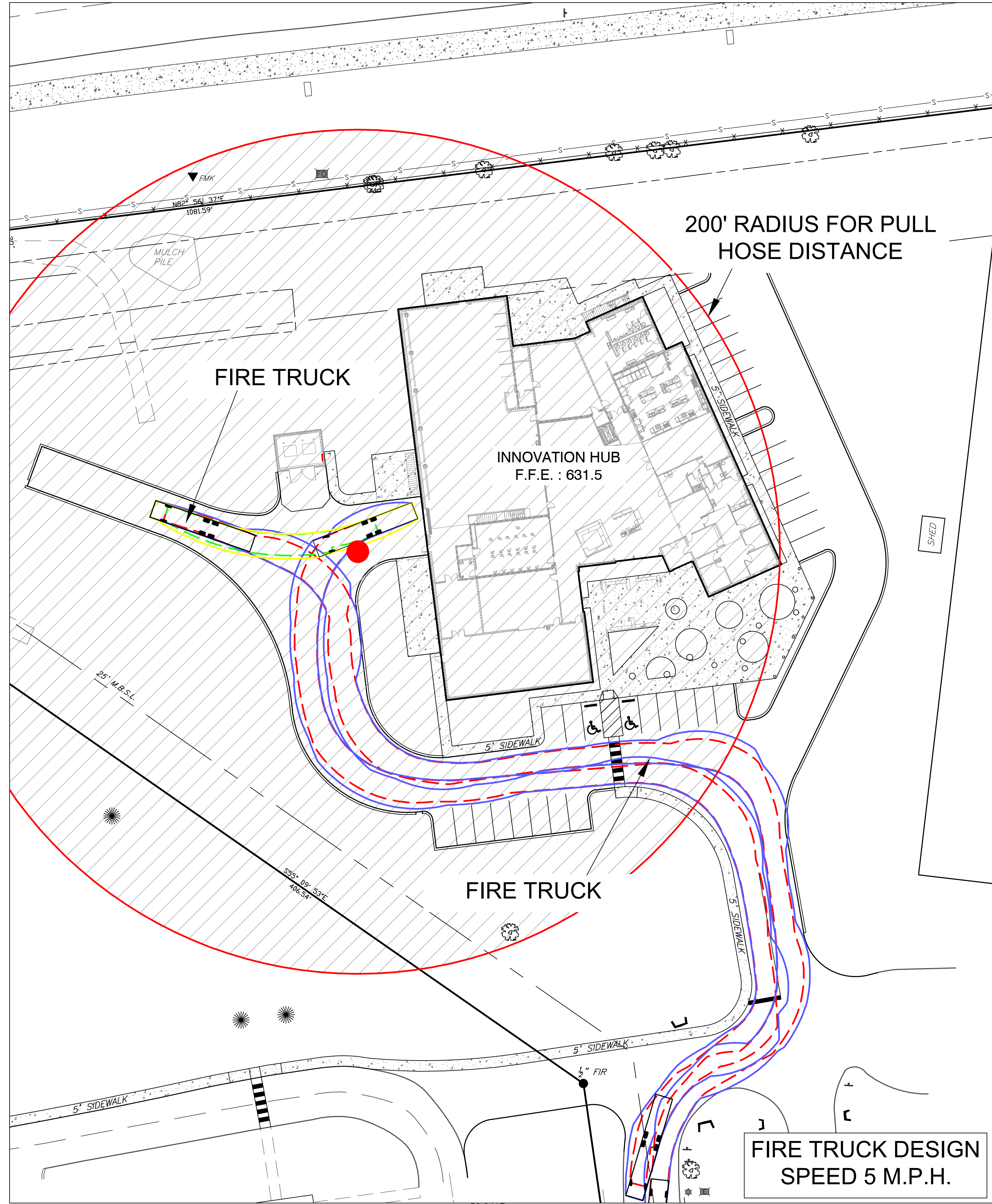
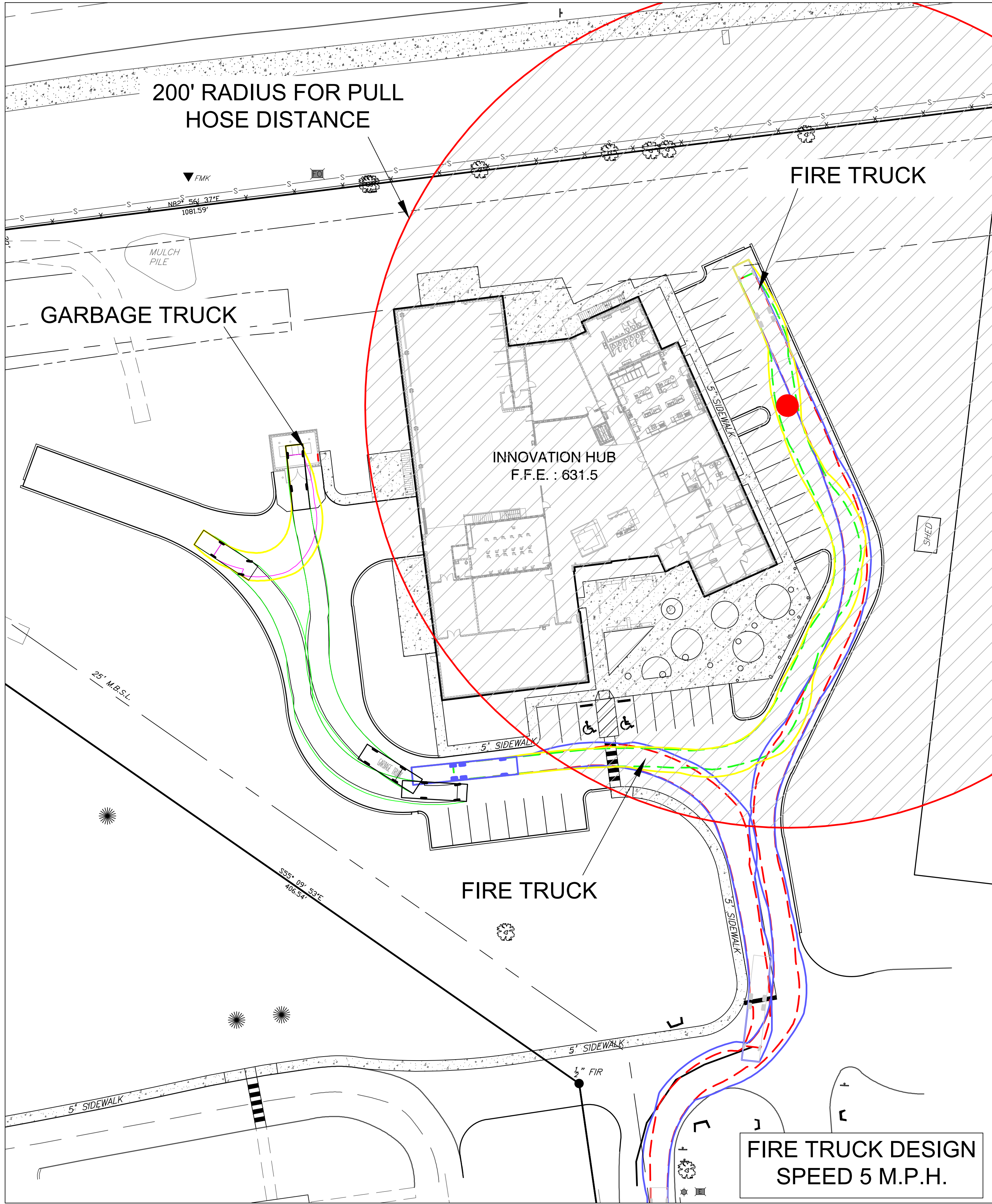
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PROJECT # **COF 8583**

Page 92 of 208



1 TRUCK TEMPLATE
1" = 30'-0"

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JOHNIE H. LEONARD
REGISTERED PROFESSIONAL ARCHITECT
STATE OF TENNESSEE
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TRUCK TEMPLATE

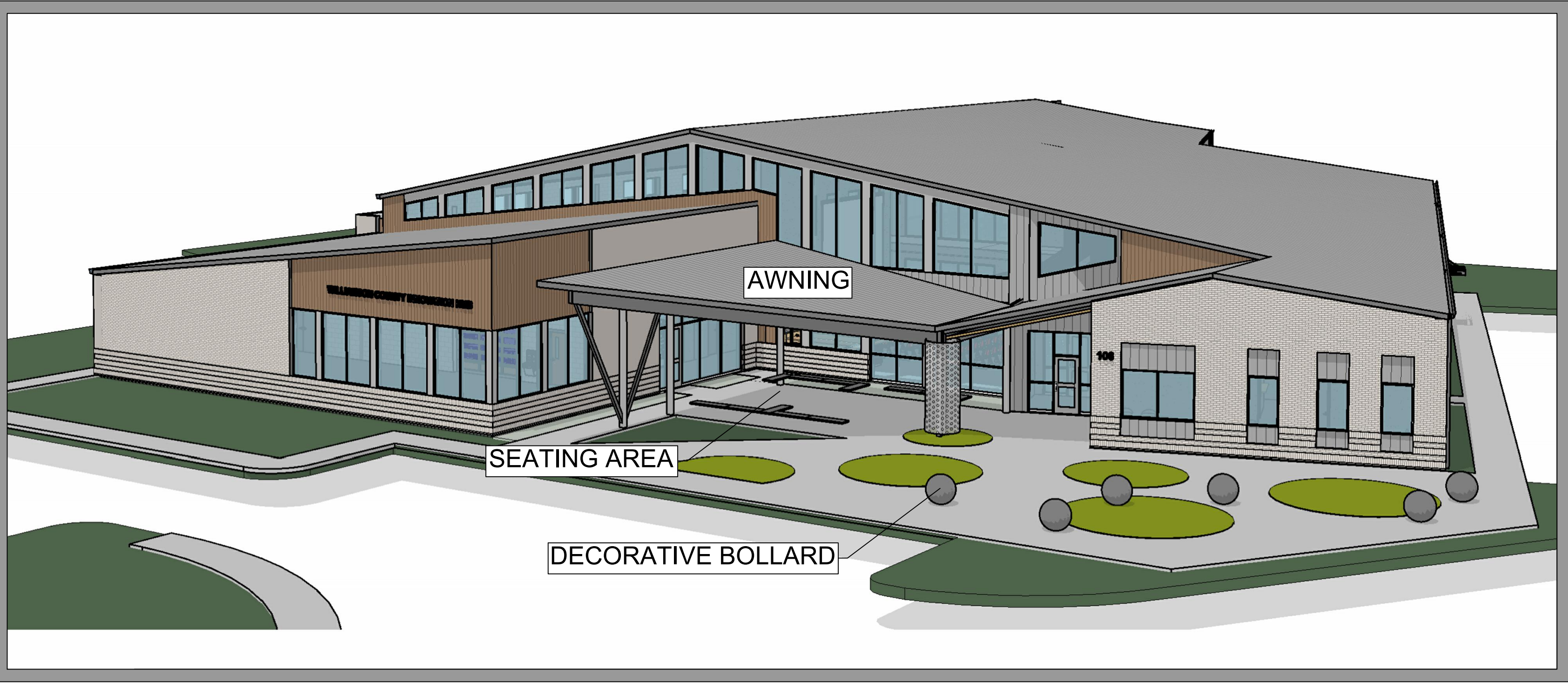
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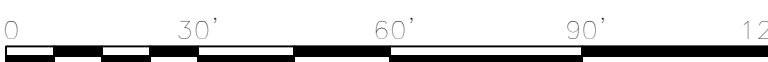
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DATE March 5, 2024
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C2.1



- OPEN SPACE (PLAZA)**
- MIN. OF 2,500 S.F. REQUIRED
6,265 S.F. PROVIDED
- 2- CANOPY TREES
3- UNDERSTORY TREES
DECORATIVE GRASSES IN HATCHED ISLANDS
DECORATIVE GRAVEL NEXT TO BUILDING
- FEATURES PROVIDED TO COUNT TOWARDS OPEN SPACE
- 1. AWNING
 - 2. SEATING AREA
 - 3. DECORATIVE BOLLARDS
 - 4. DECORATIVE HARDSCAPE
 - 5. UPLIGHTING

**1** **OPEN SPACE PLAN**
1" = 30'-0"



**HUDDLESTON-STEELE**
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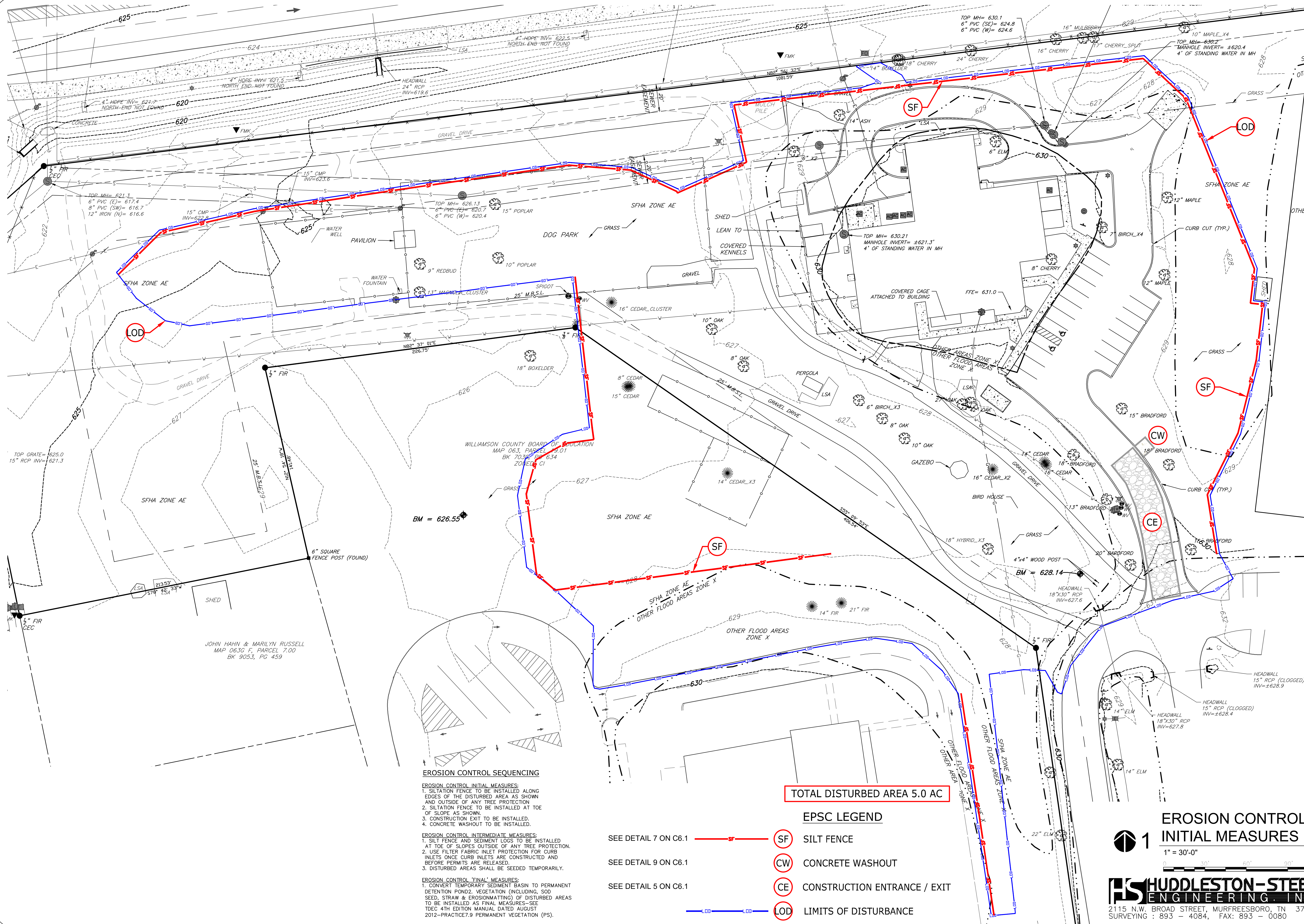
OPEN SPACE PLAN

INNOVATIONS HUB
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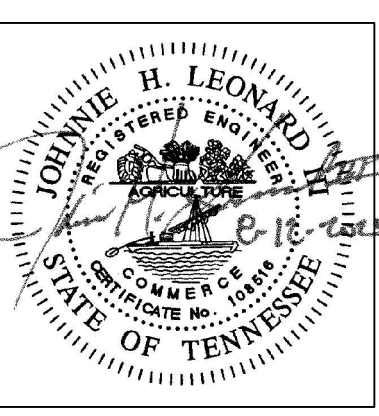
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EROSION CONTROL INITIAL PLAN

INNOVATIONS HUB

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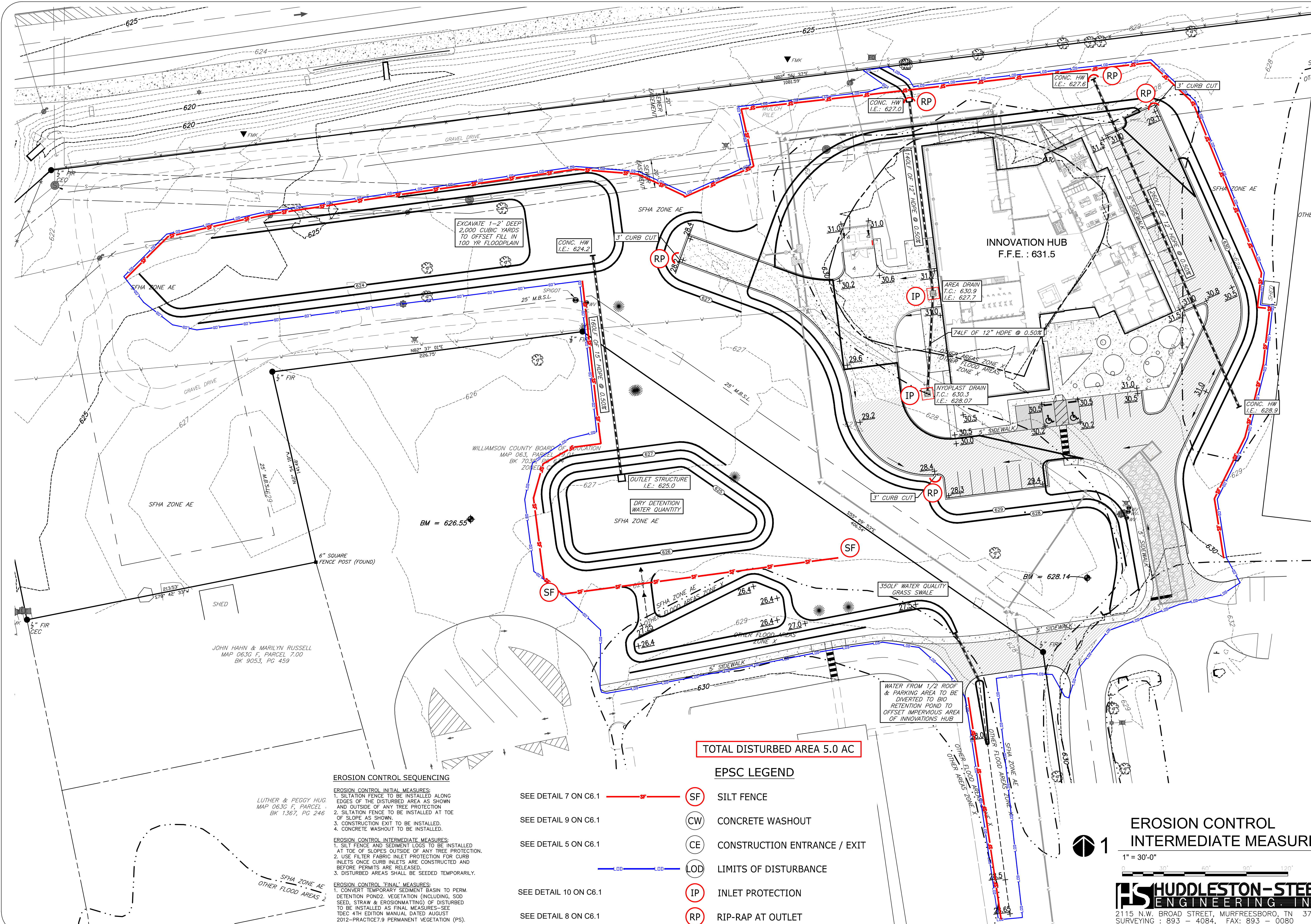
C3.0

1

EROSION CONTROL INITIAL MEASURES

1" = 30'-0"

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EROSION CONTROL SEQUENCING

- EROSION CONTROL INITIAL MEASURES:**
1. SILTATION FENCE TO BE INSTALLED ALONG EDGES OF THE DISTURBED AREA AS SHOWN AND OUTSIDE OF ANY TREE PROTECTION
 2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.
 3. CONSTRUCTION EXIT TO BE INSTALLED.
 4. CONCRETE WASHOUT TO BE INSTALLED.
- EROSION CONTROL INTERMEDIATE MEASURES:**
1. SILT FENCE AND SEDIMENT LOGS TO BE INSTALLED AT TOE OF SLOPES OUTSIDE OF ANY TREE PROTECTION.
 2. USE FILTER FABRIC INLET PROTECTION FOR CURB INLETS ONCE CURB INLETS ARE CONSTRUCTED AND BEFORE PERMITS ARE RELEASED.
 3. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
- EROSION CONTROL 'FINAL' MEASURES:**
1. CONVERT TEMPORARY SEDIMENT BASIN TO PERM. DETENTION POND2. VEGETATION (INCLUDING, SOD SEED, STRAW & EROSIONMATTING) OF DISTURBED TO BE INSTALLED AS FINAL MEASURES-SEE TDEC 4TH EDITION MANUAL DATED AUGUST 2012-PRACTICE7.9 PERMANENT VEGETATION (PS).

TOTAL DISTURBED AREA 5.0 AC

EPSC LEGEND

- SEE DETAIL 7 ON C6.1
- SEE DETAIL 9 ON C6.1
- SEE DETAIL 5 ON C6.1
- SEE DETAIL 10 ON C6.1
- SEE DETAIL 8 ON C6.1
- SF SILT FENCE
- CW CONCRETE WASHOUT
- CE CONSTRUCTION ENTRANCE / EXIT
- LOD LIMITS OF DISTURBANCE
- IP INLET PROTECTION
- RP RIP-RAP AT OUTLET

EROSION CONTROL INTERMEDIATE MEASURES

1" = 30'-0"

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EROSION CONTROL INTERMEDIATE PLAN

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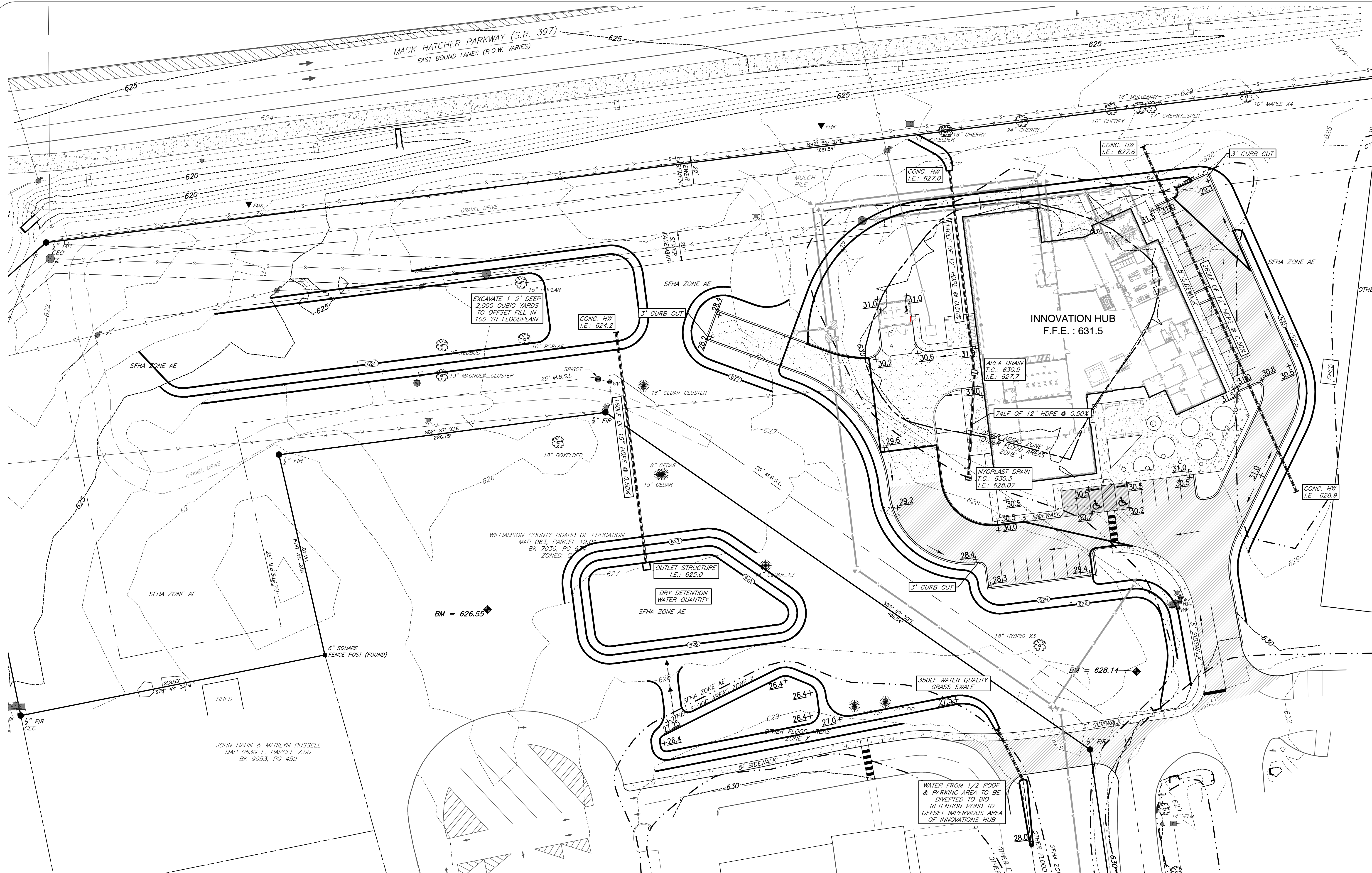
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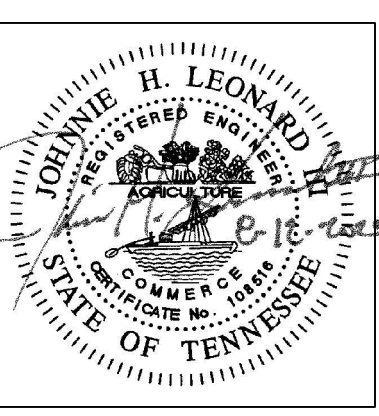
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PROJECT # COF 8583



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GRADING & DRAINAGE PLAN

INNOVATIONS HUB

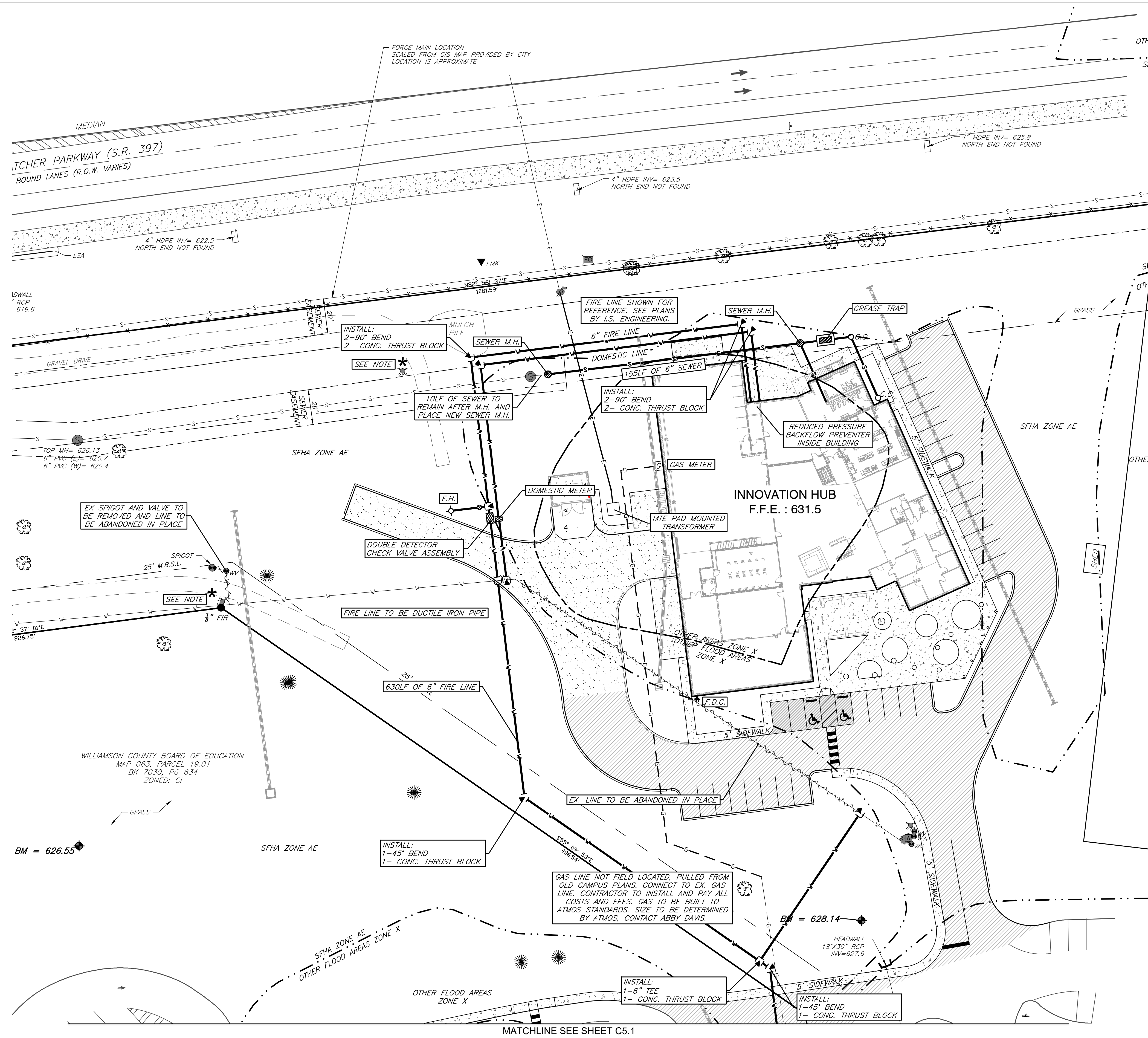
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1 GRADING & DRAINAGE PLAN
1" = 30'-0"
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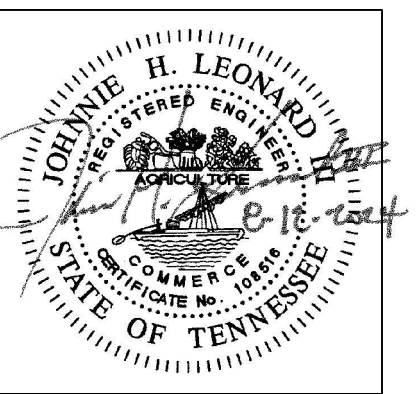
CITY OF FRANKLIN WATER
MANAGEMENT CONTACT

124 LUMBER DR.
FRANKLIN, TN. 37064
ATTN: BEN McNEIL
615-794-4554

22 Middleton Street Nashville, Tennessee 37210

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SITE UTILITY PLAN

INNOVATIONS HUB

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SITE UTILITY PLAN

1" = 30'-0"



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PROJECT # COF 8583

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EXISTING LEGEND:

 PROPERTY LINE (SEE NOTE 5)
 ADJACENT PROPERTY LINE
 INDEX CONTOUR
 INTERMEDIATE CONTOUR
 FARM FENCE
 CHAIN LINK FENCE
 WOOD FENCE
 STORM SEWER LINE
 GAS LINE
 SANITARY SEWER LINE
 SANITARY SEWER FORCE MAIN
 UNDERGROUND ELEC. LINE
 FIBER OPTIC LINE
 OVERHEAD WIRE
 GUARD RAIL
 APPROPRIATE TREE LINE
 FLOOD LINES (SEE NOTE 6)
 EDGE OF LANDSCAPE AREA (LSA)

▲ FOUND IRON ROD (AS NOTED)	▼ ^{TRM} GAS LINE MARKER
▲ MAG / PK NAL FOUND	● TREE (AS NOTED)
■ CONCRETE MONUMENT FOUND	⚡ POWER POLE
■ MAILBOX	→ GUY WIRE
■ GROUND LIGHT	⦿ ELECTRIC MANHOLE
⊥ SIGN	⦶ ELECTRIC PULL BOX
■ LIGHT STANDARD	⦶ ELECTRIC CONTROL BOX
■ AC UNIT	⦶ ELECTRIC METER
■ UNKNOWN MANHOLE	⦶ ELECTRIC CONTROL CABINET
⦿ HANDICAP PARKING SYMBOL	▼ ^{TRM} FIBER OPTIC MARKER
⦶ CURB INLET	⦶ TRAFFIC POLE
⦶ SANITARY MANHOLE	⦶ TRANSFORMER
■ CLEAN OUT	⦶ TRAFFIC PULL BOX
⦶ WATER VALVE	⦶ PEDESTRIAN CROSSING LIGHT
⦶ FIBER HYDRANT	⦶ FIBER OPTIC PULL BOX
⦶ WATER METER	■ CONCRETE
⦶ BENCHMARK IRON ROD WITH CONTROL CAP	

CITY OF FRANKLIN WATER
MANAGEMENT CONTACT

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FRANKLIN, TN. 37064
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37210

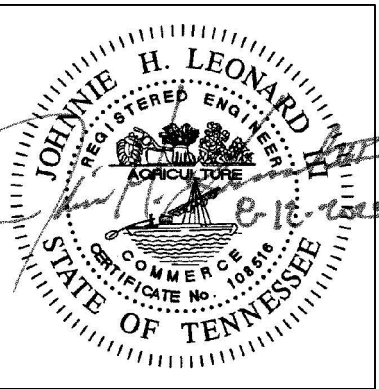
nashville, tennessee

22 middleton street

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American Institute of Architects
United States and Canada
National Council of Architectural Registration Boards
Construction Specifications Institute
International Brotherhood of Fire and Marine Insurance
Tennessee Society of Architects



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SITE UTILITY PLAN

INNOVATIONS HUB

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DATE	JULY 29, 2024
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C5.1



- EXISTING LEGEND:
- PROPERTY LINE (SEE NOTE 5)

ADJACENT PROPERTY LINE

INDEX CONTOUR

INTERMEDIATE CONTOUR

FARM FENCE

CHAIN LINK FENCE

WOOD FENCE

STORM SEWER LINE

GAS LINE

SANITARY SEWER LINE

SANITARY SEWER FORCE MAIN

UNDERGROUND ELEC. LINE

FIBER OPTIC LINE

OVERHEAD WIRE

GUARD RAIL

APPROXIMATE TREE LINE

FLOOD LINES (SEE NOTE 6)

EDGE OF LANDSCAPE AREA (LSA)
- FOUND IRON ROD (AS NOTED)

MAG / PK NAIL FOUND

CONCRETE MONUMENT FOUND

MAILBOX

GROUND LIGHT

SIGN

LIGHT STANDARD

AC UNIT

UNKNOWN MANHOLE

HANDICAP PARKING SYMBOL

CURB INLET

SANITARY MANHOLE

CLEAN OUT

WATER VALVE

FIRE HYDRANT

WATER METER

BENCHMARK IRON ROD WITH CONTROL CAP
- GAS LINE MARKER

TREE (AS NOTED)

POWER POLE

GUY WIRE

ELECTRIC MANHOLE

ELECTRIC PULL BOX

ELECTRIC CONTROL BOX

ELECTRIC METER

ELECTRIC CONTROL CABINET

FIBER OPTIC MARKER

TRAFFIC POLE

TRANSFORMER

TRAFFIC PULL BOX

PEDESTRIAN CROSSING LIGHT

FIBER OPTIC PULL BOX

CONCRETE

UTILITY NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE / UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE:

[HTTPS://FRANKLINTN.GEOCIVIX.COM/SECURE/](https://franklinton.geocivix.com/secure/)

PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE / DESIGN INTENT.
PLANNING

* CONTRACTOR F.H. NOTE:

CONTRACTOR SHALL CONFIRM FIRE HYDRANT NOT OPERABLE AND IF SO HYDRANT TO BE REMOVED.

CONTRACTOR TO PROVIDE MXU.

1

SITE UTILITY PLAN

1" = 30'-0"

0

30'

60'

90'

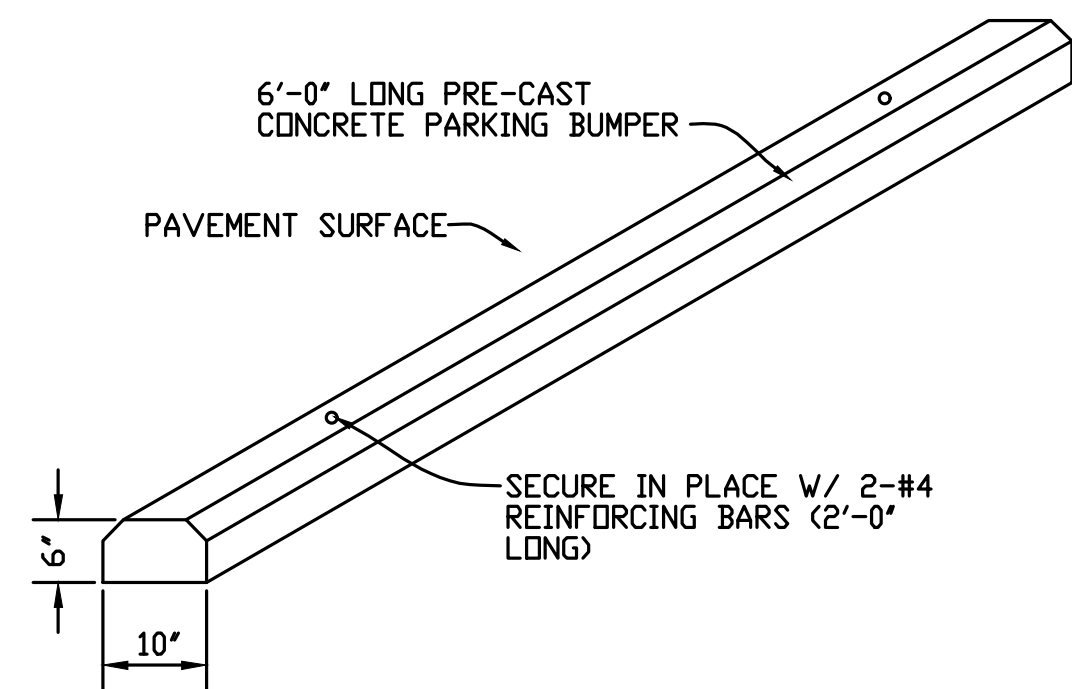
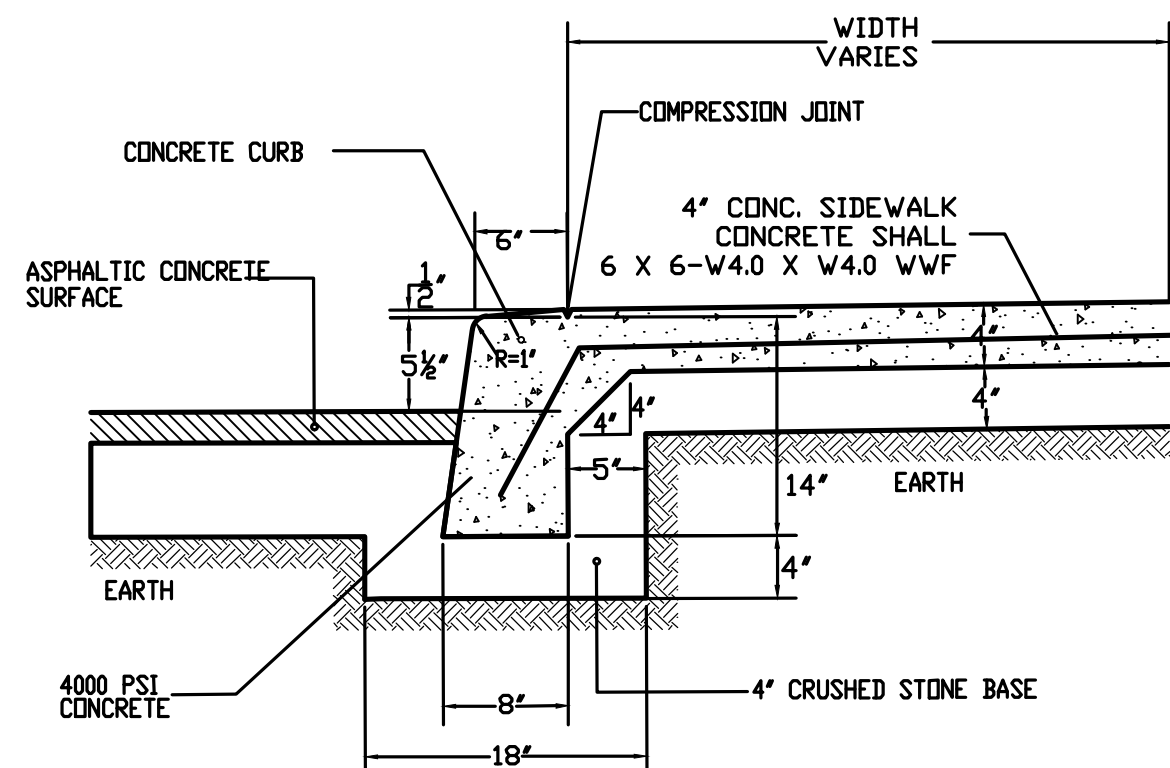
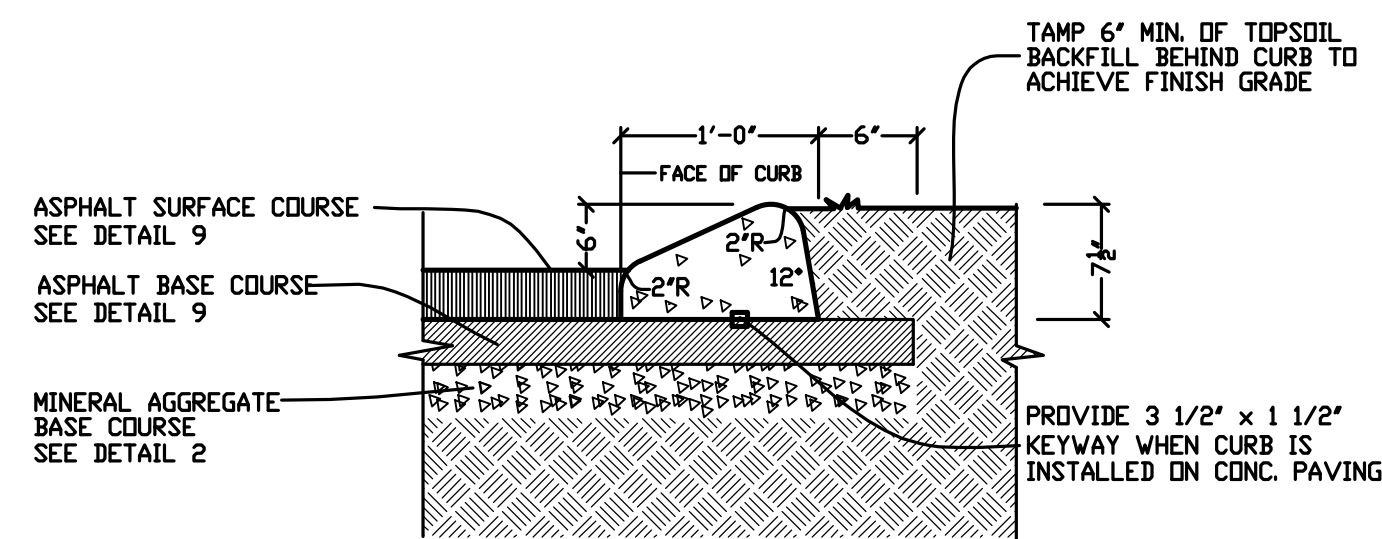
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HS

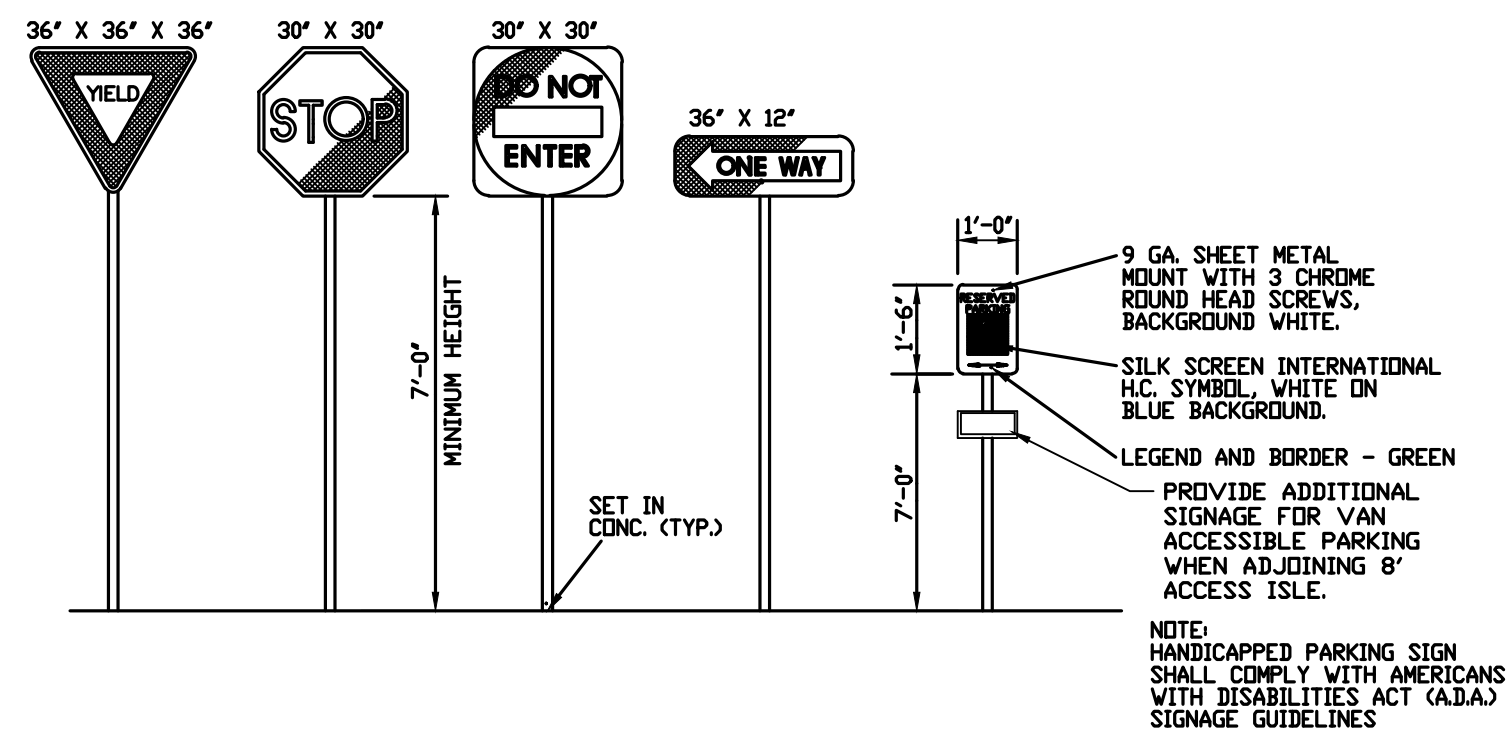
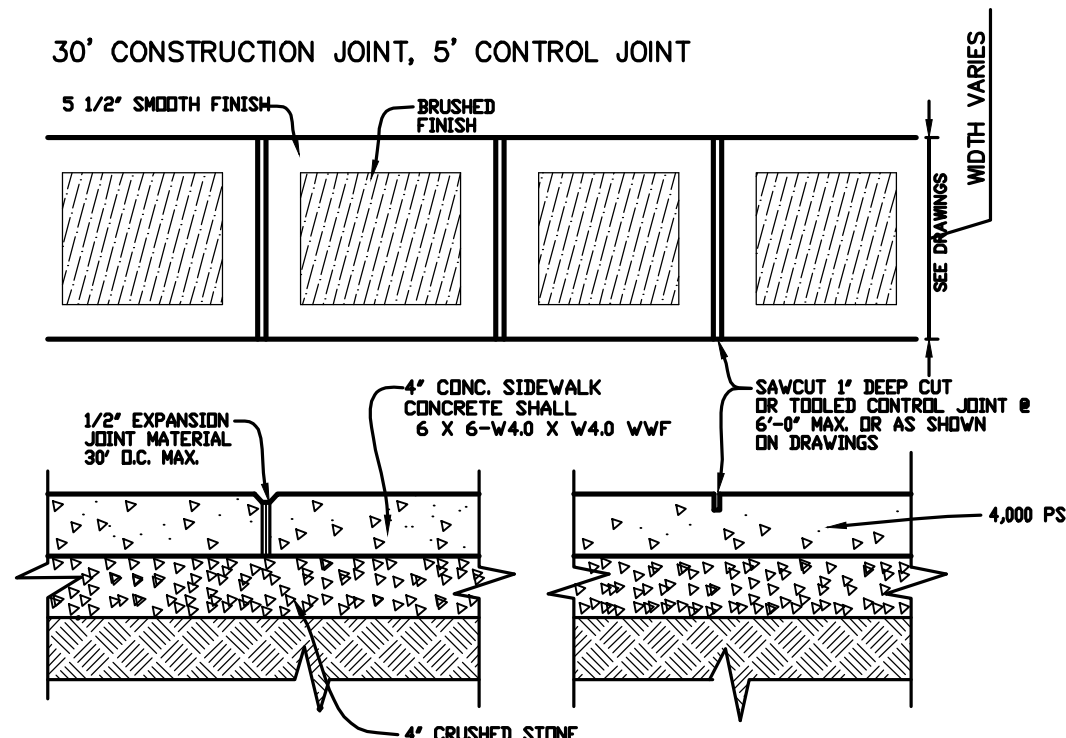
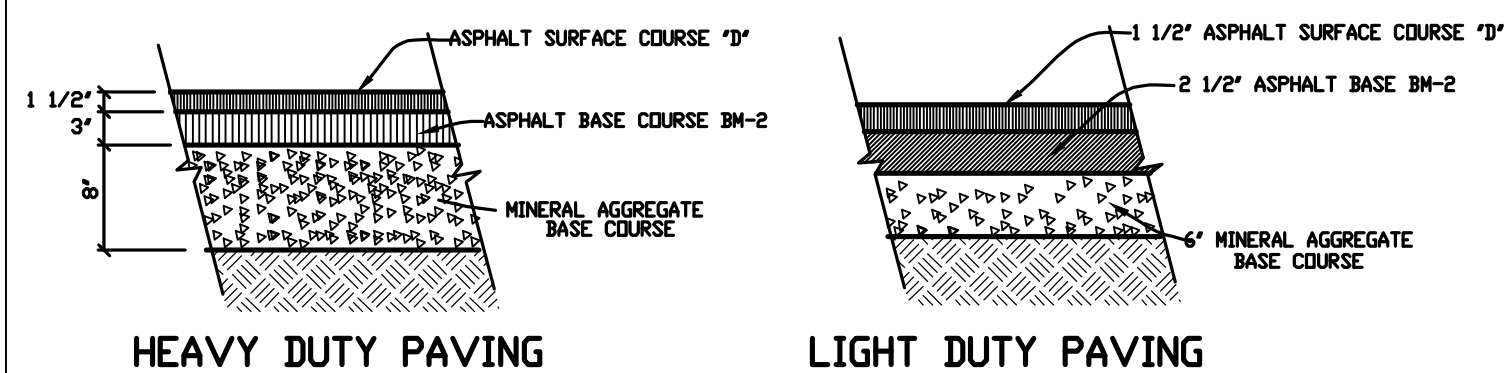
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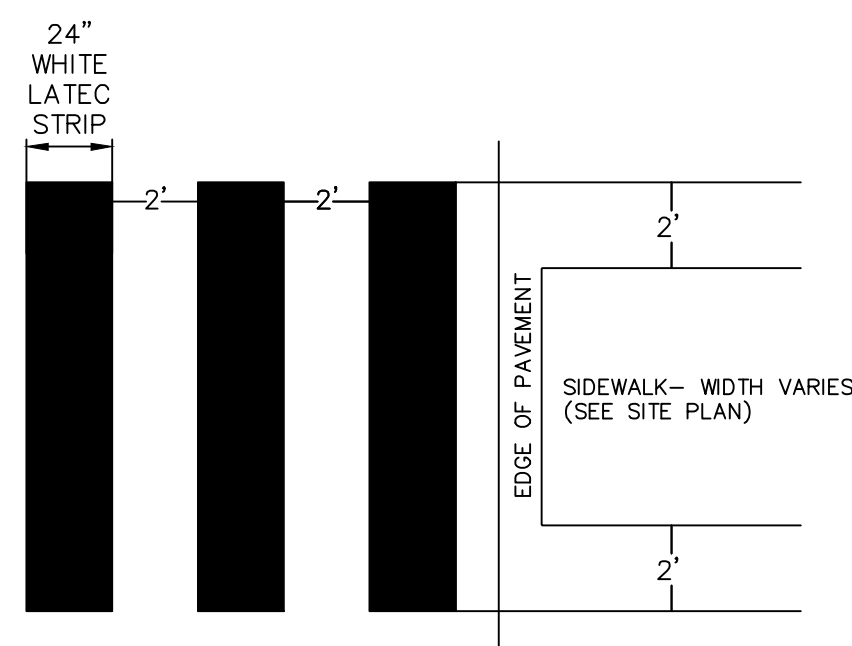
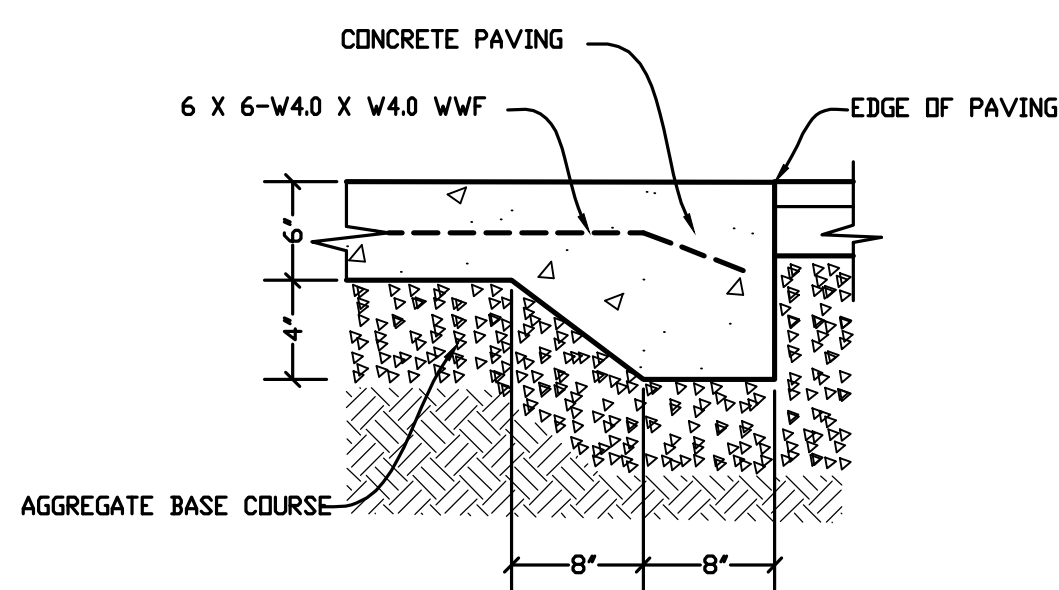
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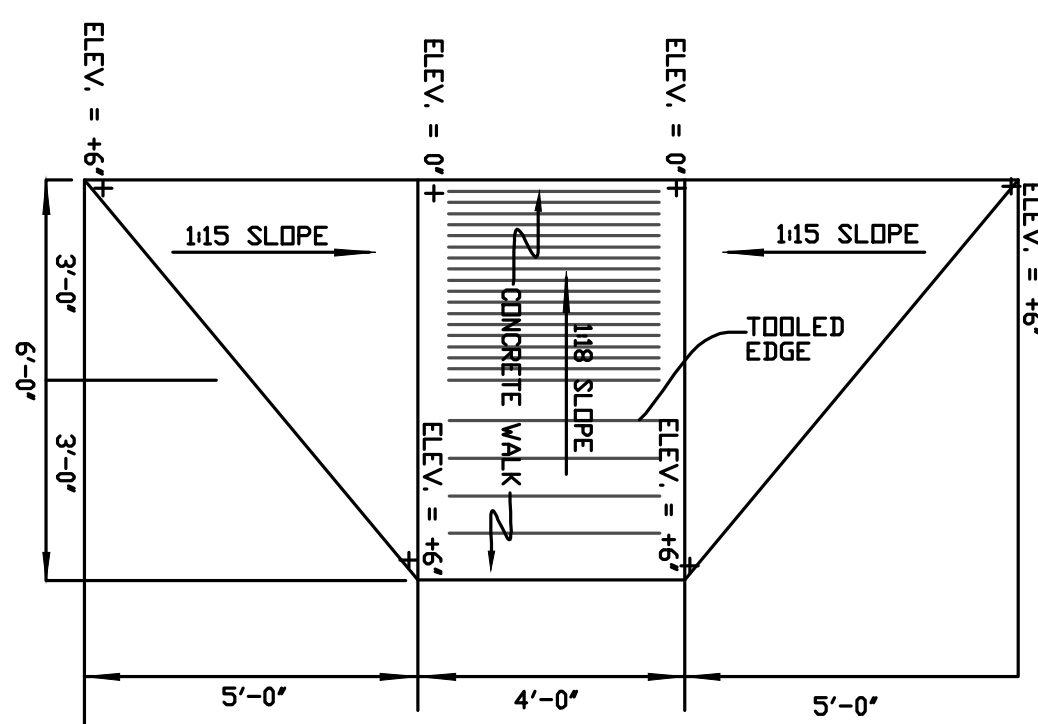
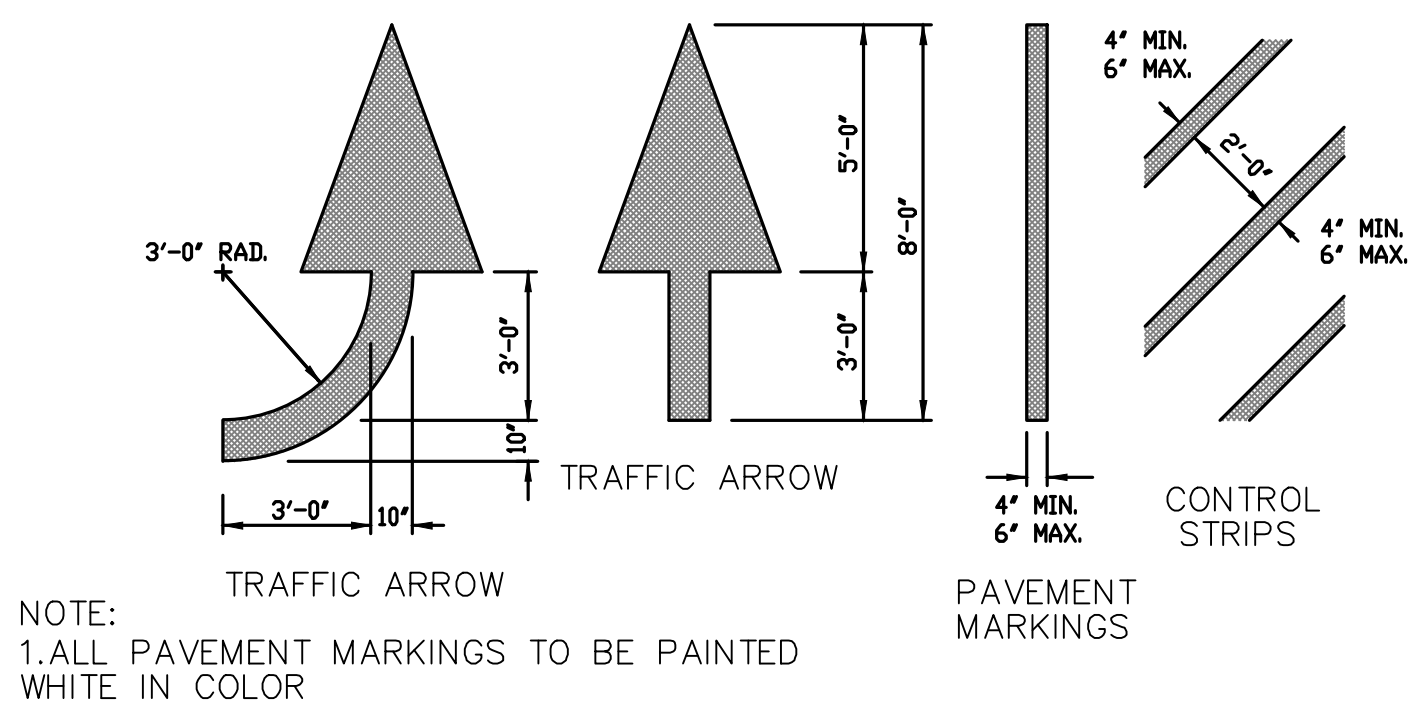
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SCALE: NONE	ASPHALT PAVING SECTION	DETAIL	2	SCALE: NONE	SIDEWALK & CONTROL JOINTS	DETAIL	6	SCALE: NONE	SIGNS	DETAIL	10	SCALE: NONE		DETAIL	14
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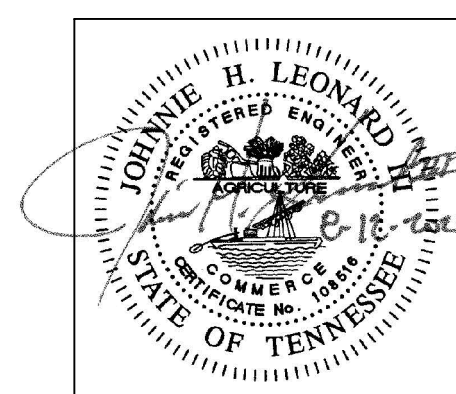


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SCALE: NONE	PAVEMENT MARKINGS	DETAIL	4	SCALE: NONE	H.C. RAMP	DETAIL	8	SCALE: NONE		DETAIL	12
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22 middleton street	nashville, tennessee	37210
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SITE DETAILS

INNOVATIONS HUB

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

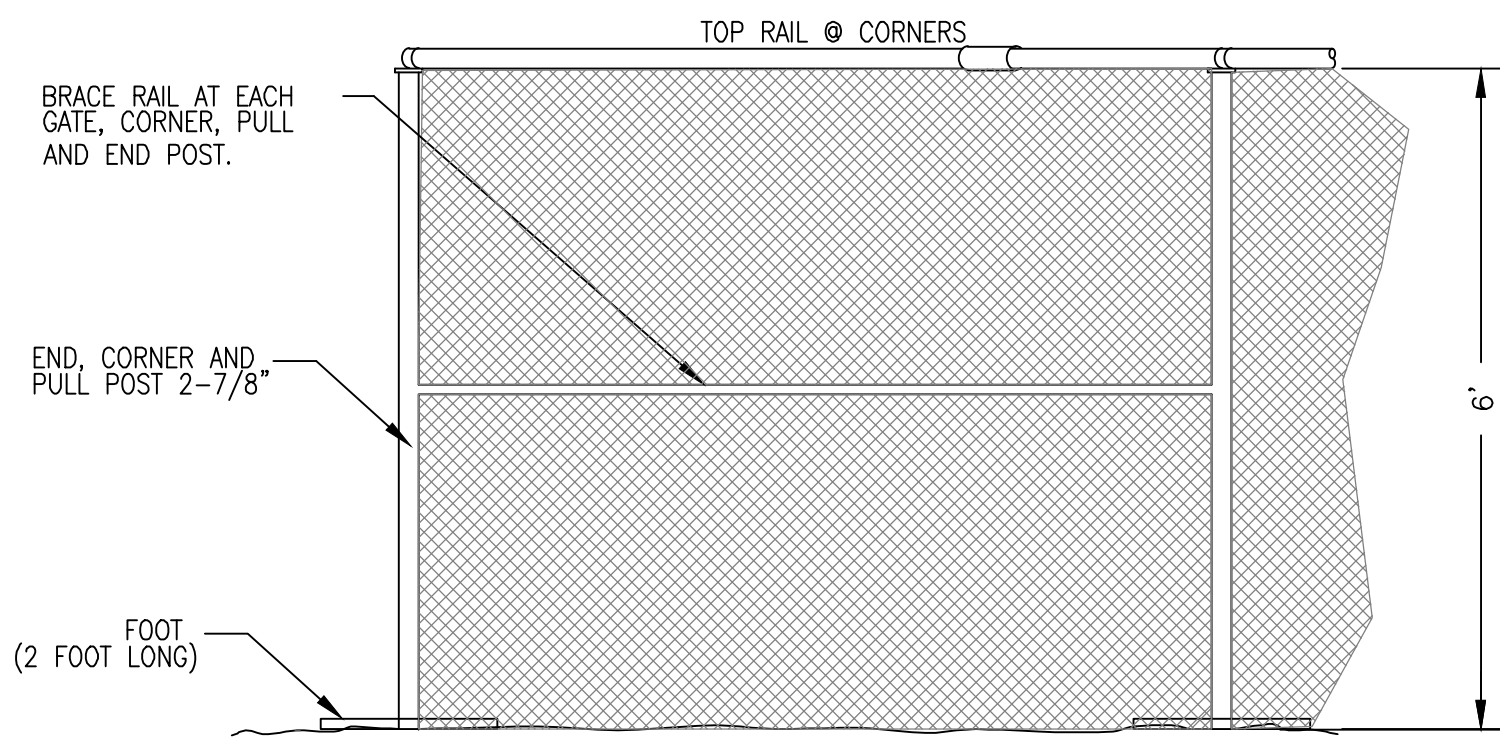
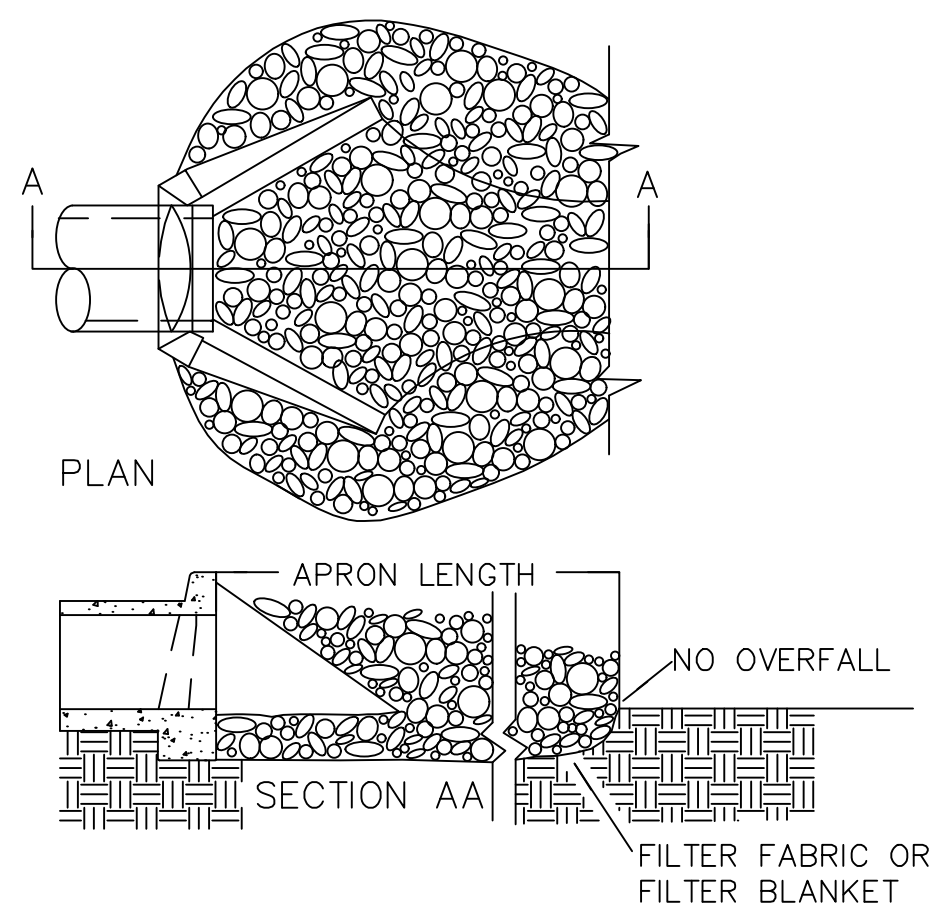
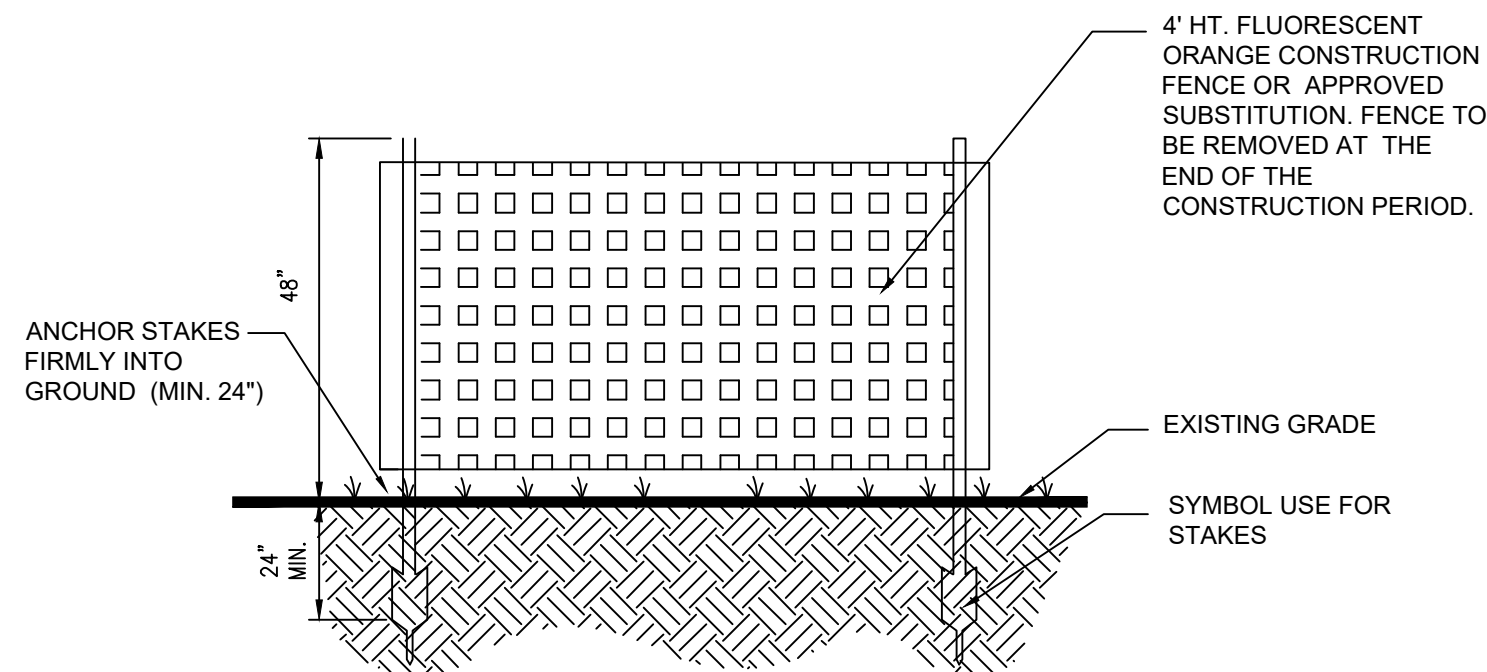
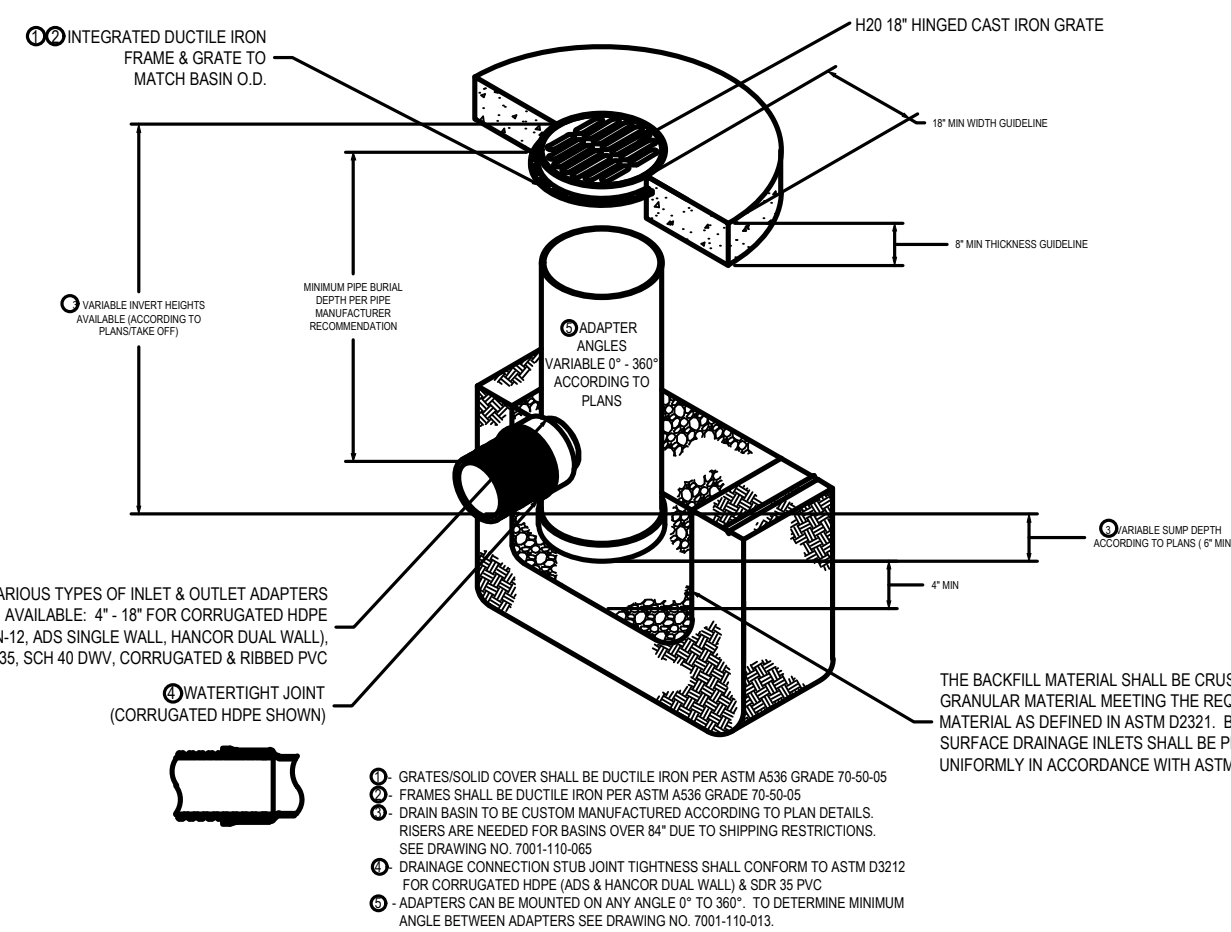
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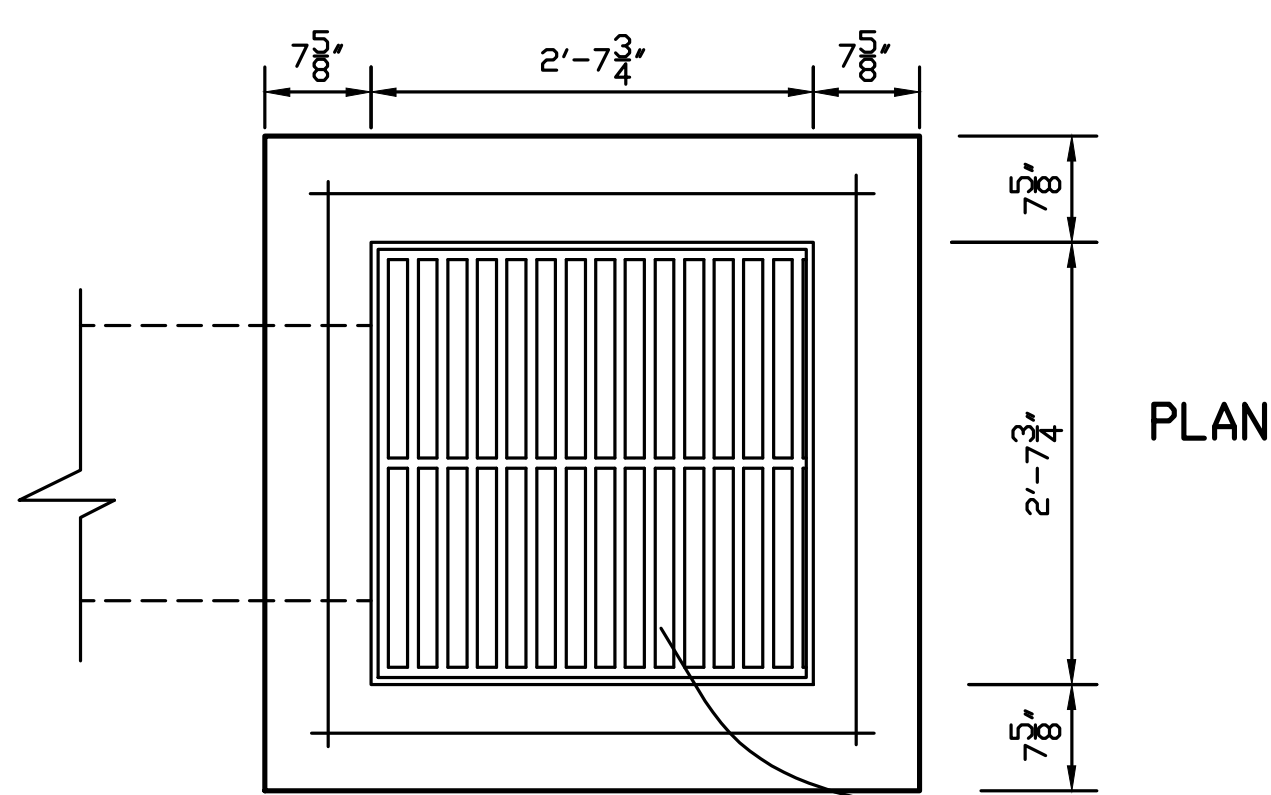
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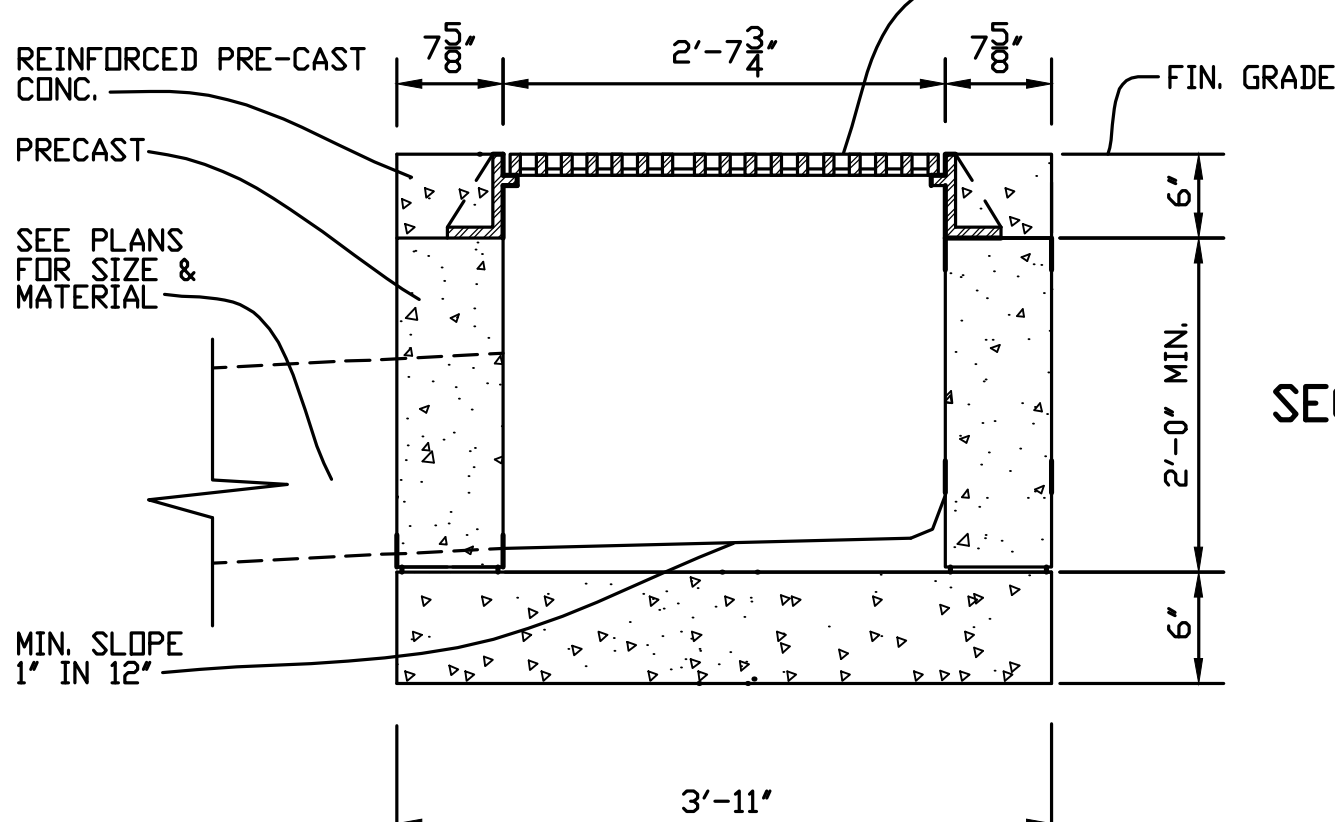
PROJECT # COF 8583



SCALE: NONE	18" NYOPLAST DRAIN	DETAIL	1
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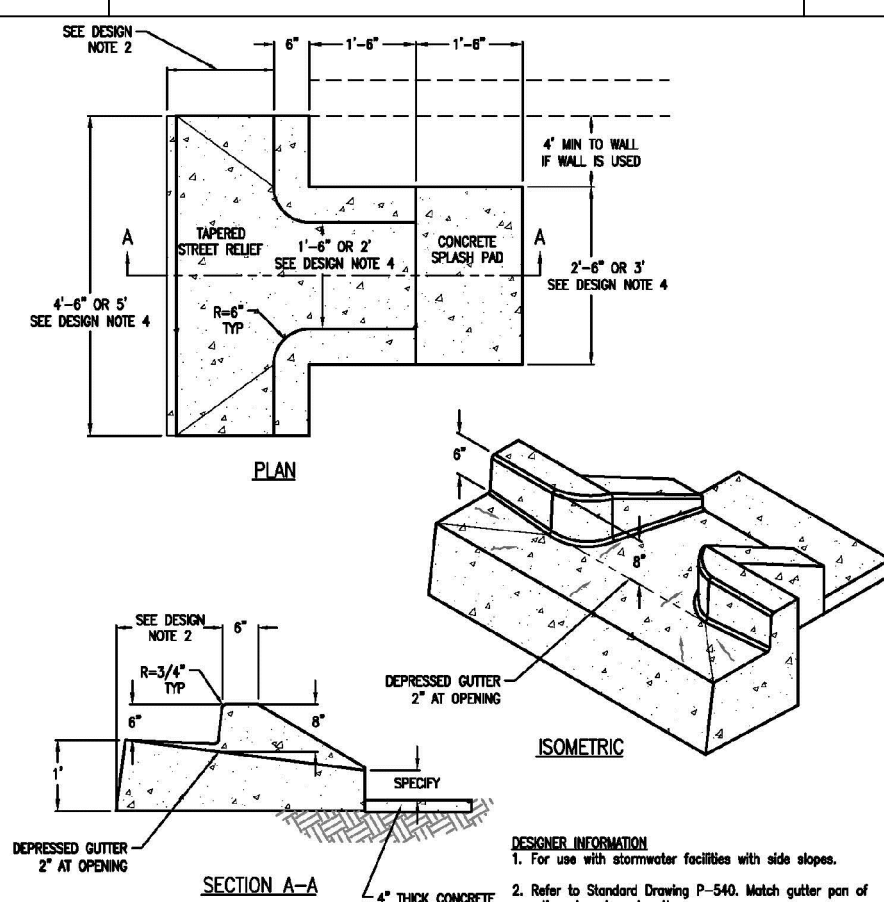


> FRAME & GRATE
TO BE JOHN BOUCHARD
& SONS NO. 4310 OR
EQUAL



SECTION

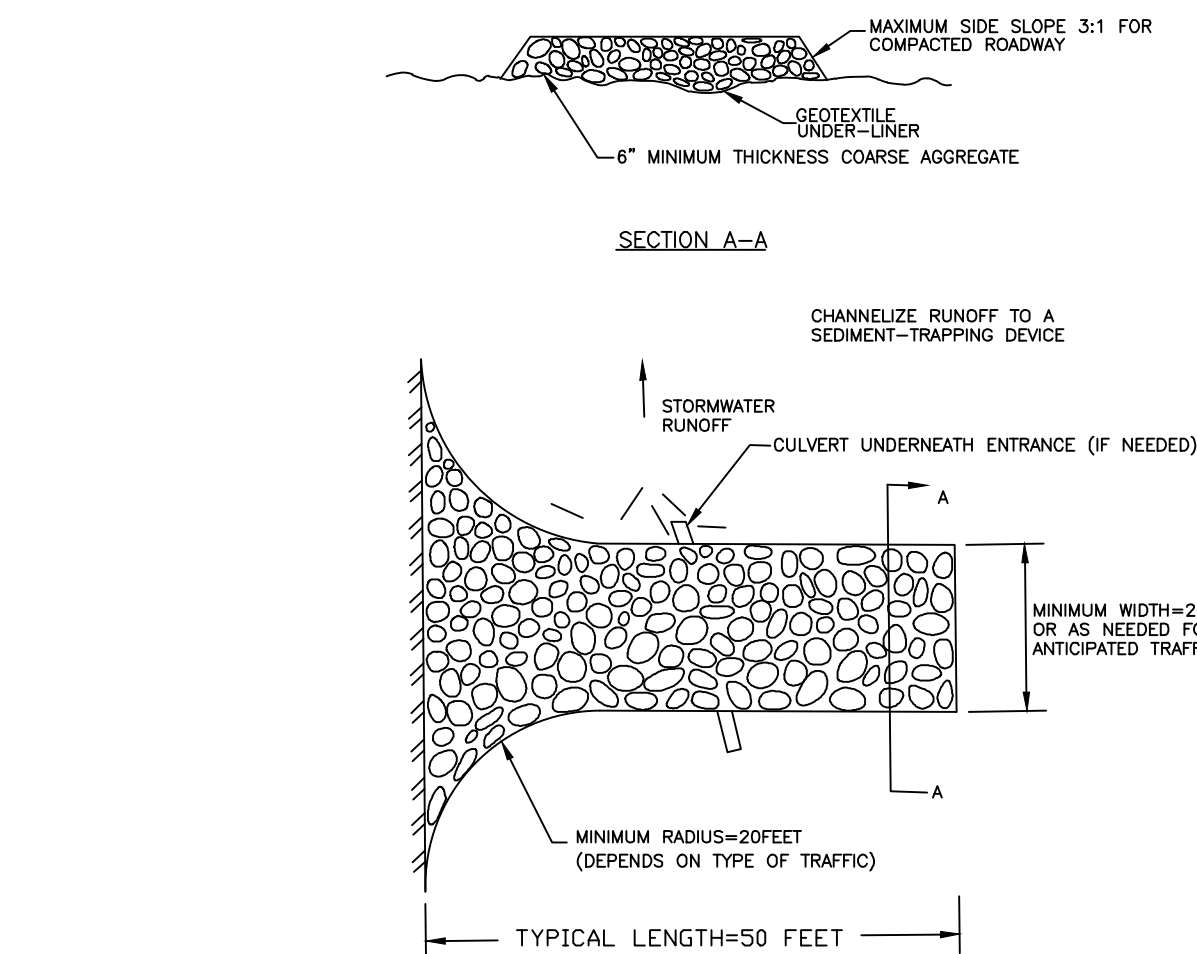
SCALE: NONE	AREA INLET	DETAIL	2
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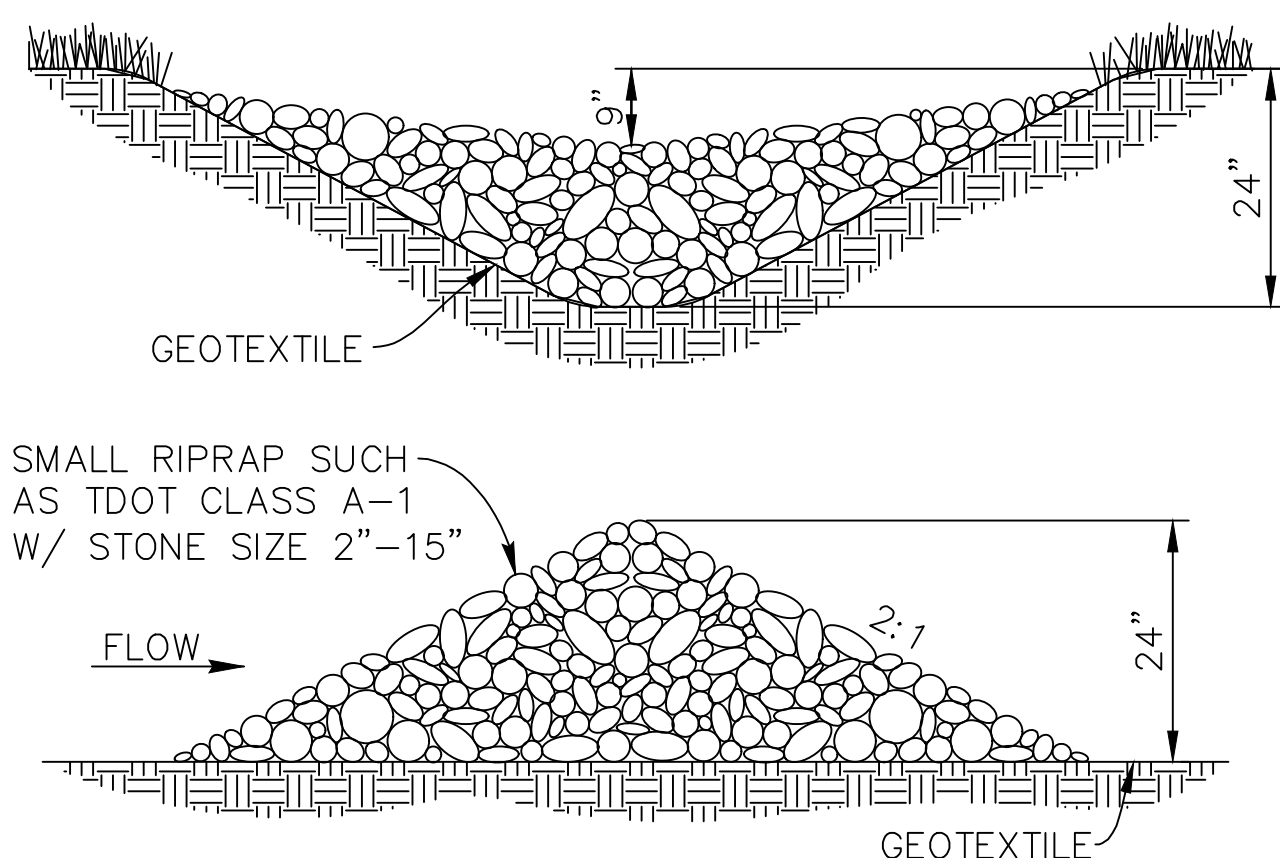
DESIGNER INFORMATION

1. For use with stormwater facilities with side slopes.
2. Refer to Standard Drawing P-540. Match gutter pan of adjacent curb and gutter.
3. Metal inlet assembly, SW-332, required on high traffic streets.
4. Inlets on slopes greater than 5% may require 2 foot width.

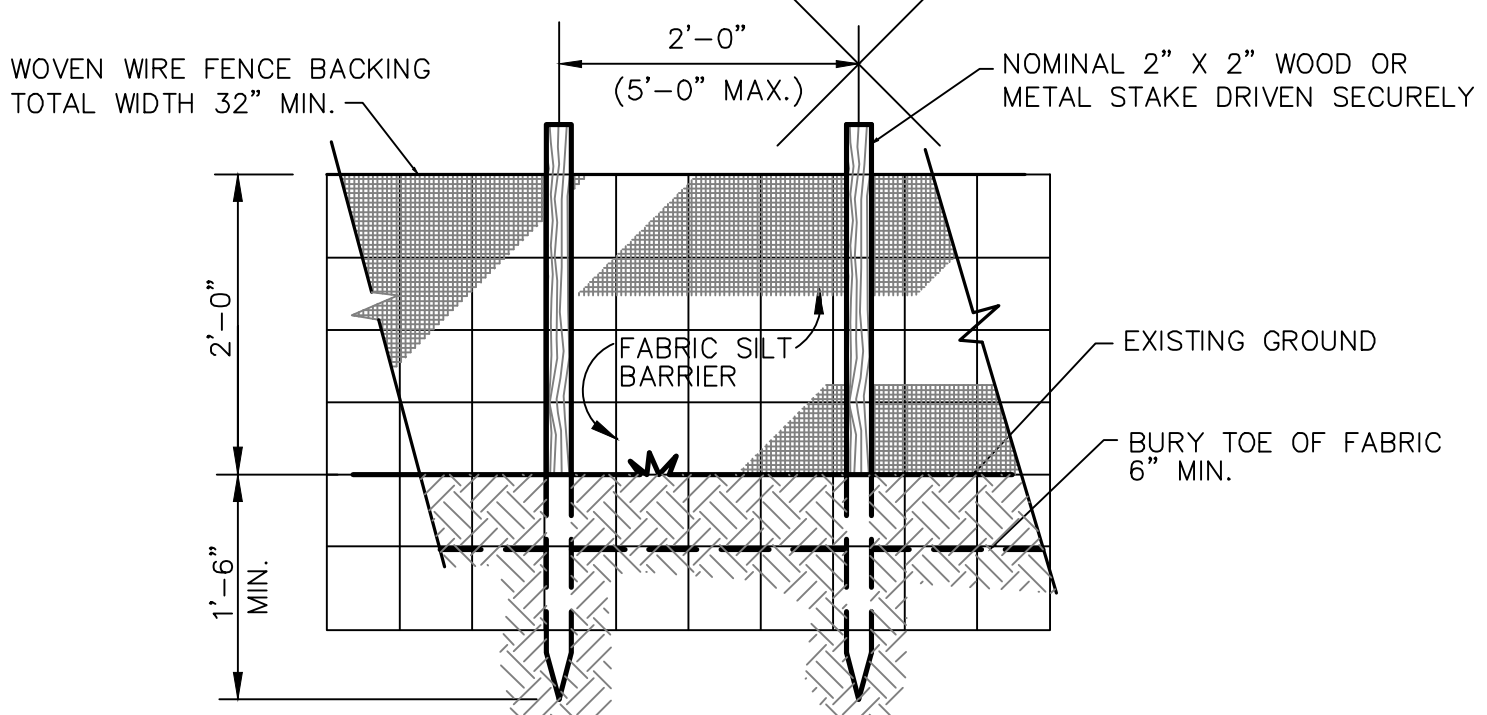
SCALE: NONE	CURB CUT	DETAIL	3
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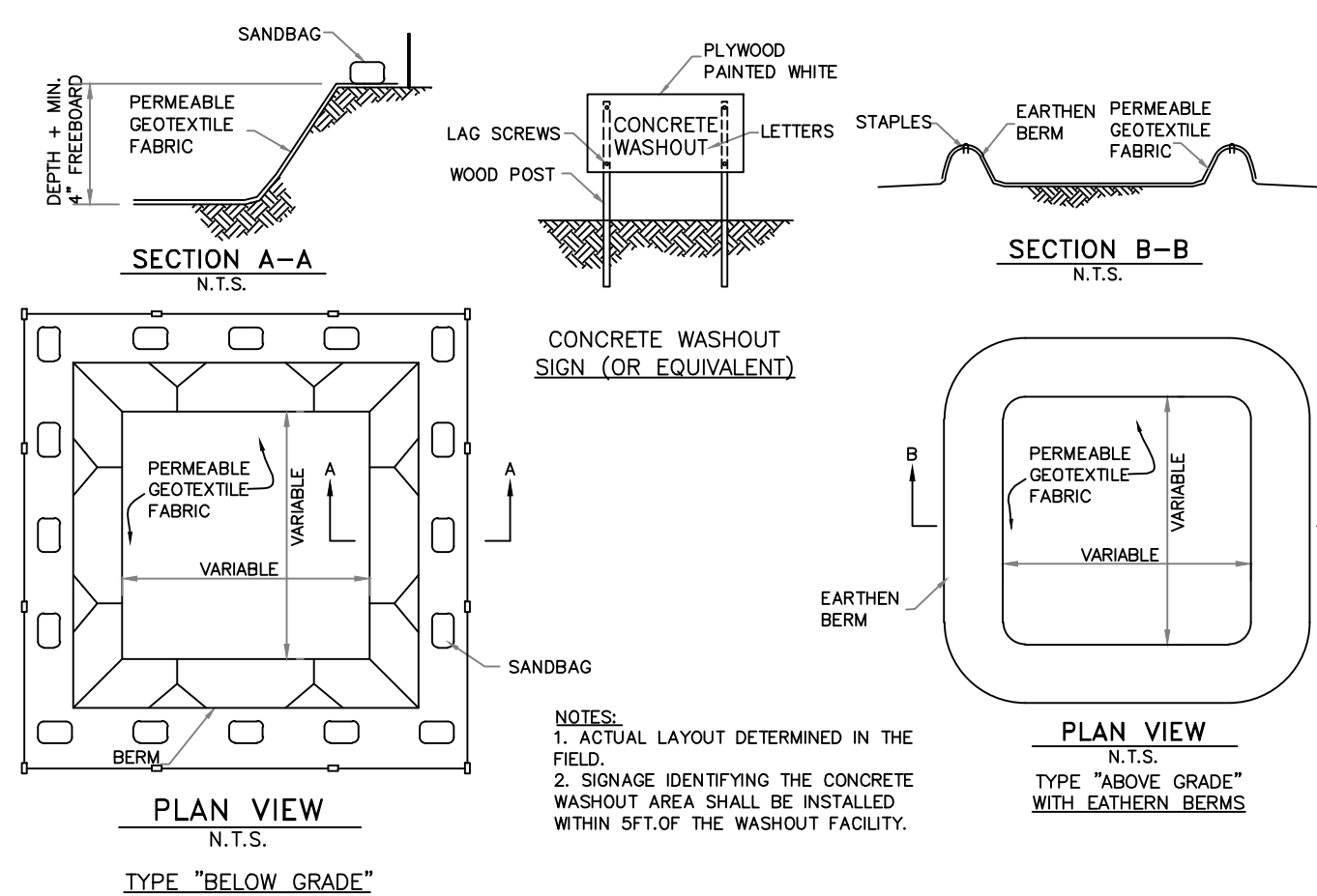
SCALE: NONE	CONSTRUCTION EXIT	DETAIL	5
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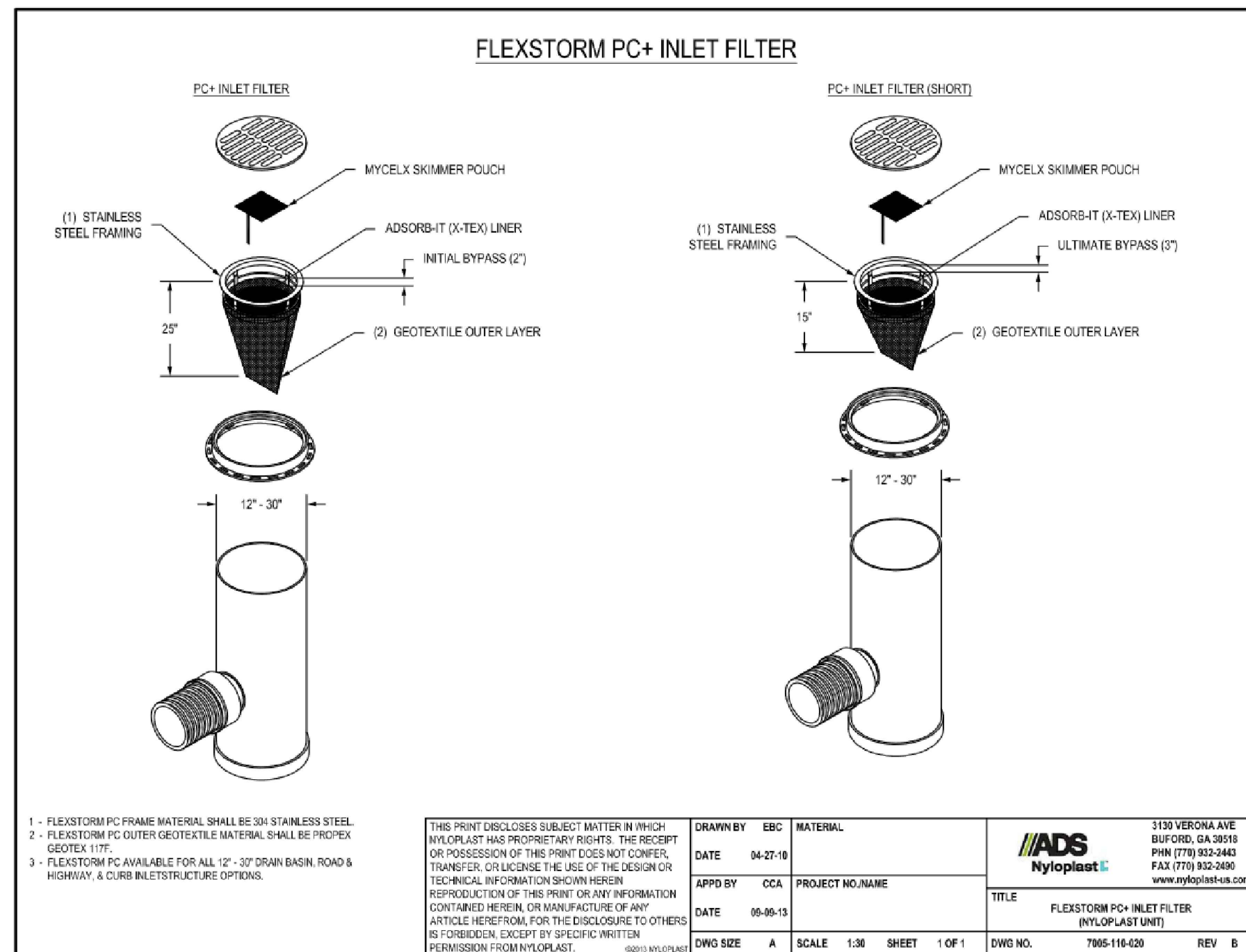
SCALE: NONE	ROCK CHECK DAM	DETAIL	6
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SCALE: NONE	SILT FENCE	DETAIL	7
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SCALE: NONE	CONCRETE WASHOUT	DETAIL	9
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DRAWN BY	EBC	MATERIAL
DATE	04-27-10	
APPROVED	004	PROJECT NO. NAME

ADS
Nyloplast

TITLE	FLEXSTORM PC+ INLET FILTER (NYLOPLAST UNIT)		
DWG NO.	7605-110-020	REV	B

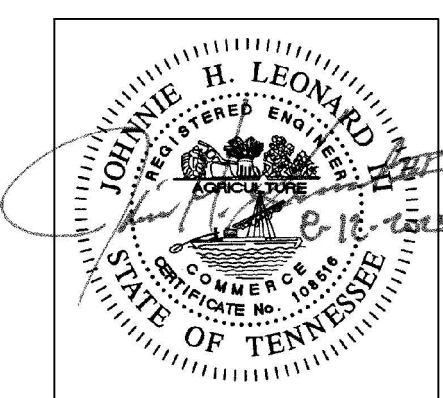
SCALE: NONE	INLET PROTECTION
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DETAIL	10	2115 N.W. BROAD STREET, MONTELEONE, TX 77125 SURVEYING : 893 - 4084, FAX: 893 - 0080
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HS HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

22 middleton street nashville, tennessee 37210

**KLINE
SWINNEY
ASSOCIATES**
architecture + interior design + planning
22 middleton



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GRADING & EROSION CONTROL DETAILS

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

REVISIONS

1	REVISED PER STAFF COMMENT
---	---------------------------

PROJECT NO.

2232

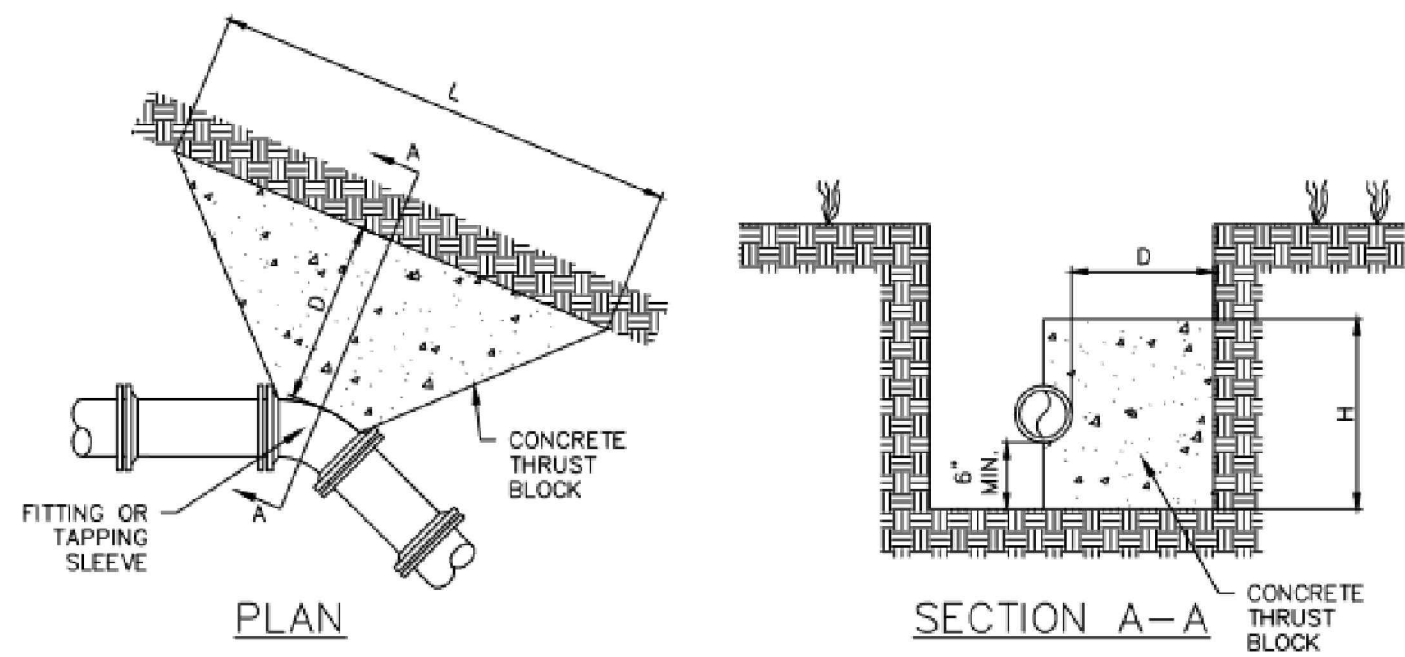
DATE JULY 29, 2024

SHEET NO.

C6.1

PROJECT # COF 8583

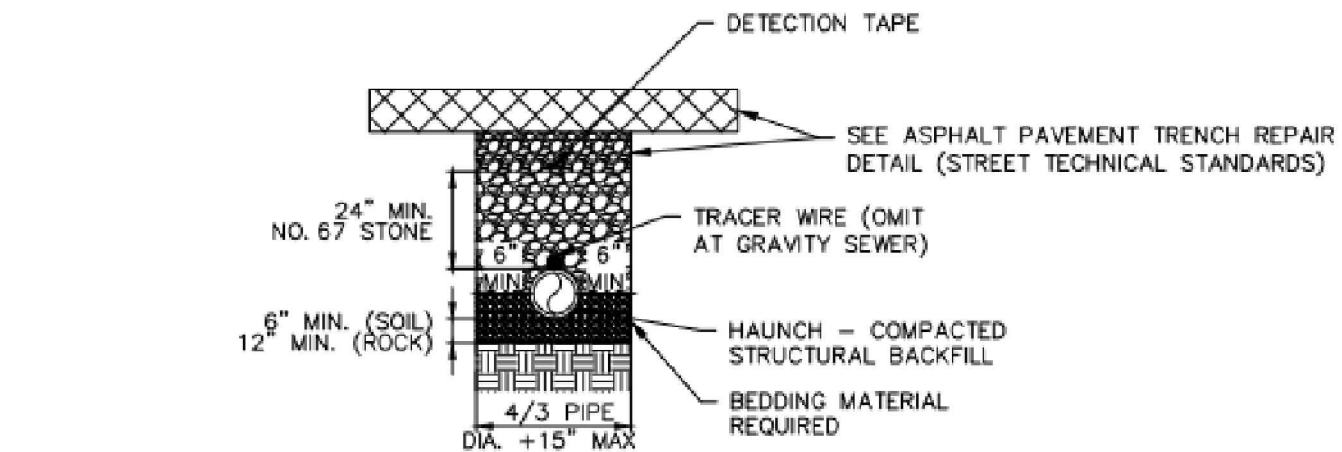
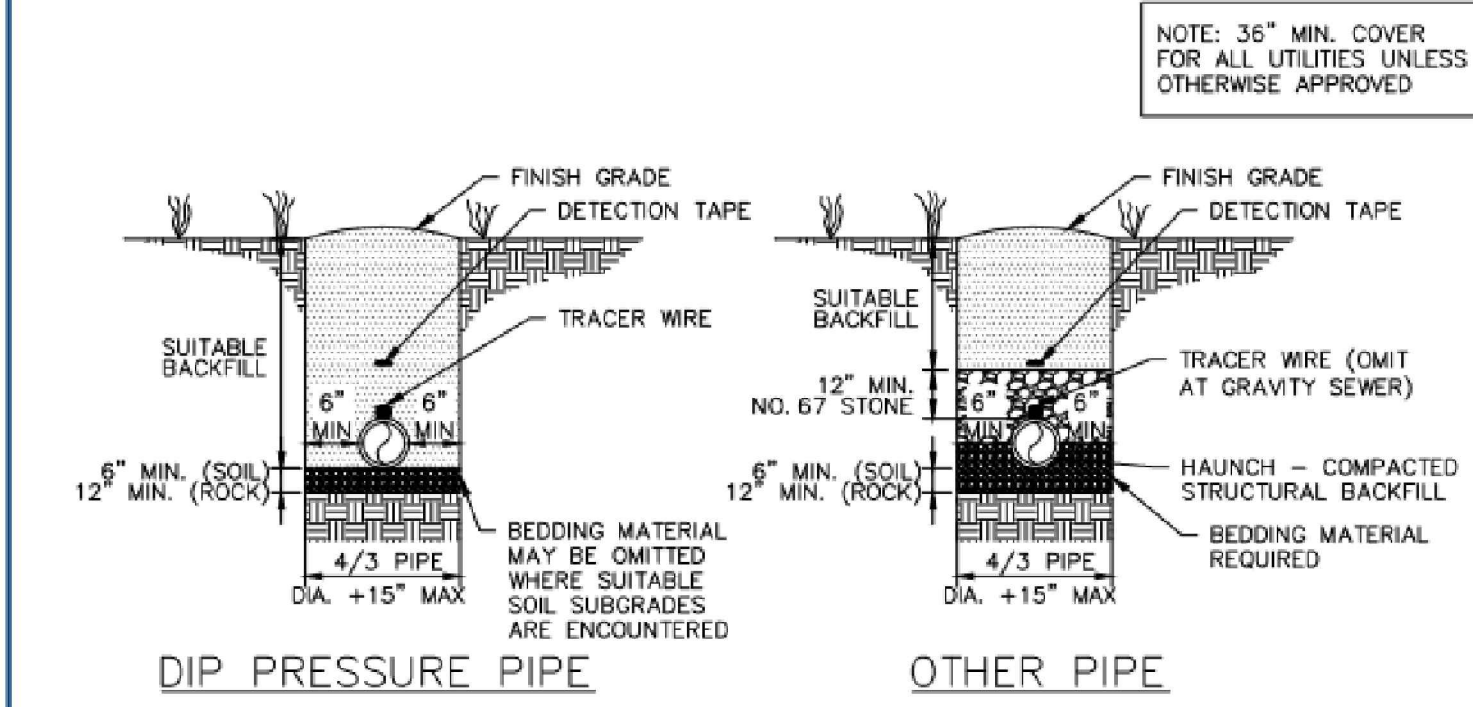
Page 102 of 208



- NOTES:
- 1) THRUST BLOCKS TO BE PLACED AGAINST SUITABLE, UNDISTURBED EARTH, AS APPROVED BY THE WATER MANAGEMENT DEPARTMENT.
 - 2) CONCRETE STRENGTH $f'_c = 3,000$ PSI AT 28 DAYS.
 - 3) ALL DIMENSIONS ARE MINIMUMS EXCEPT WHERE LARGER DIMENSION WILL INTERFERE WITH PIPE JOINTS OR BOLT REMOVAL ON FITTINGS. IN THESE CASES, SUBMIT REVISED DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
 - 4) VERTICAL BENDS REQUIRE SEPARATE DESIGN AND DETAIL BY ENGINEER.
 - 5) THRUST BLOCKING SHOWN IS BASED ON THE FOLLOWING ASSUMPTIONS. IF OTHER CONDITIONS ARE ENCOUNTERED, SPECIAL DESIGN IS REQUIRED. ENGINEER SHALL SUPPLY CALCULATIONS TO THE CITY OF FRANKLIN FOR REVIEW.
 - A. BEARING AGAINST SOFT CLAY, SILT, OR ORGANIC SOILS NOT PERMITTED.
 - B. GROUNDWATER TABLE ELEVATION LOCATED BELOW BOTTOM OF BLOCK.
 - C. SAFETY FACTOR: 1.5
 - D. DEPTH OF BURY: 3 FEET
 - E. TEST PRESSURE: 200 PSI
 - F. HORIZ. SOIL BEARING: 2,000 PSF

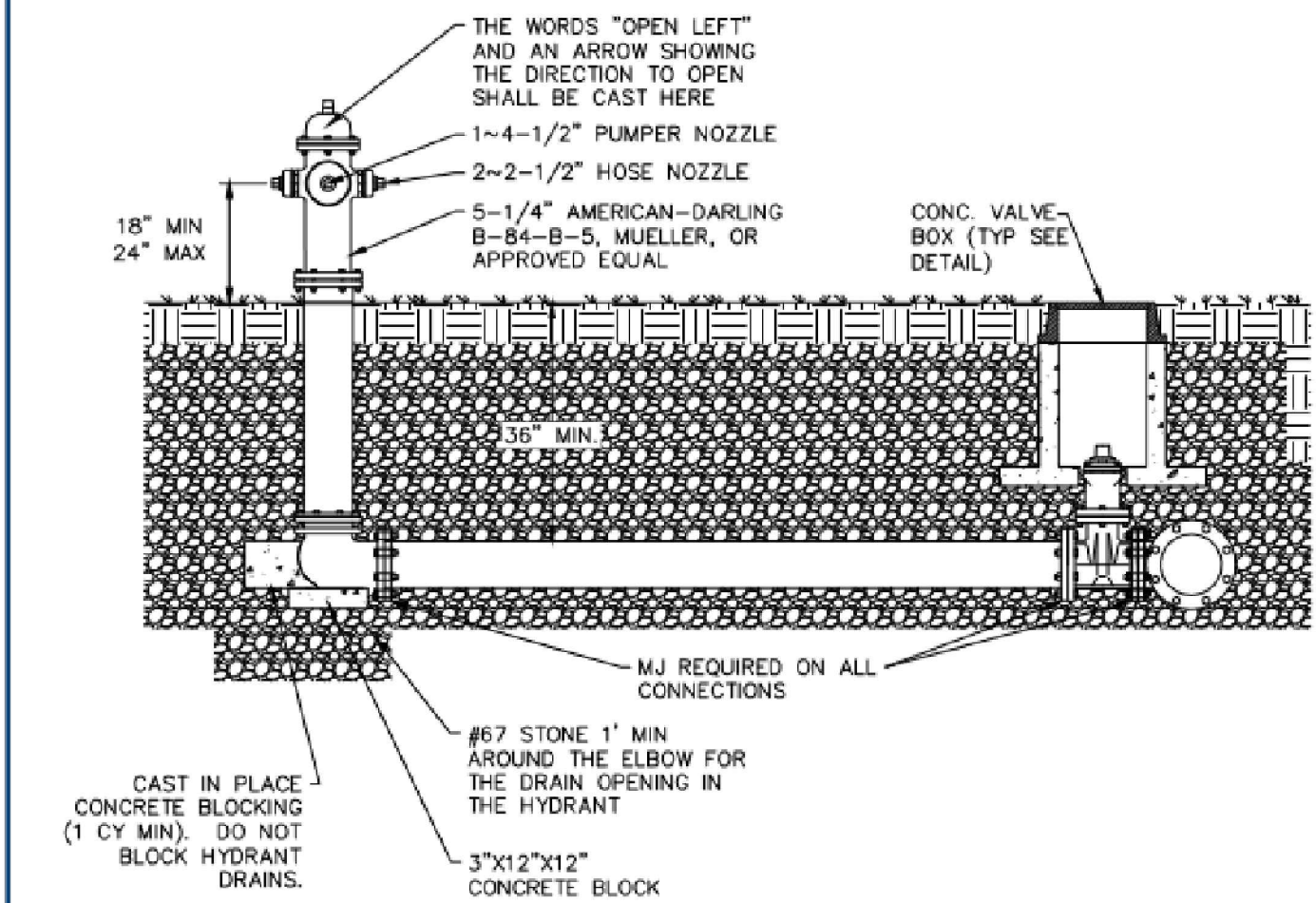
THRUST BLOCK DIMENSIONS									
PIPE DIAMETER	HORIZONTAL ELBOWS								TEES, DEAD ENDS, TAPPING SLEEVES
	D	L	H	L	H	L	H	L	H
4"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	2'-0"	1'-6"	1'-6"	1'-6"
6"	1'-6"	2'-0"	1'-6"	2'-6"	1'-6"	3'-0"	2'-0"	3'-0"	1'-6"
8"	1'-6"	2'-0"	1'-6"	3'-0"	2'-0"	4'-6"	2'-6"	4'-0"	2'-0"
12"	2'-0"	4'-0"	2'-0"	5'-0"	2'-6"	7'-0"	3'-6"	6'-0"	3'-0"
16"	2'-0"	5'-0"	2'-6"	7'-0"	3'-6"	10'-0"	4'-6"	8'-0"	4'-0"

THRUST BLOCK TABLE (NON-RESTRAINED JOINTS)				DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	10/16/2019	G-7
NOT TO SCALE				



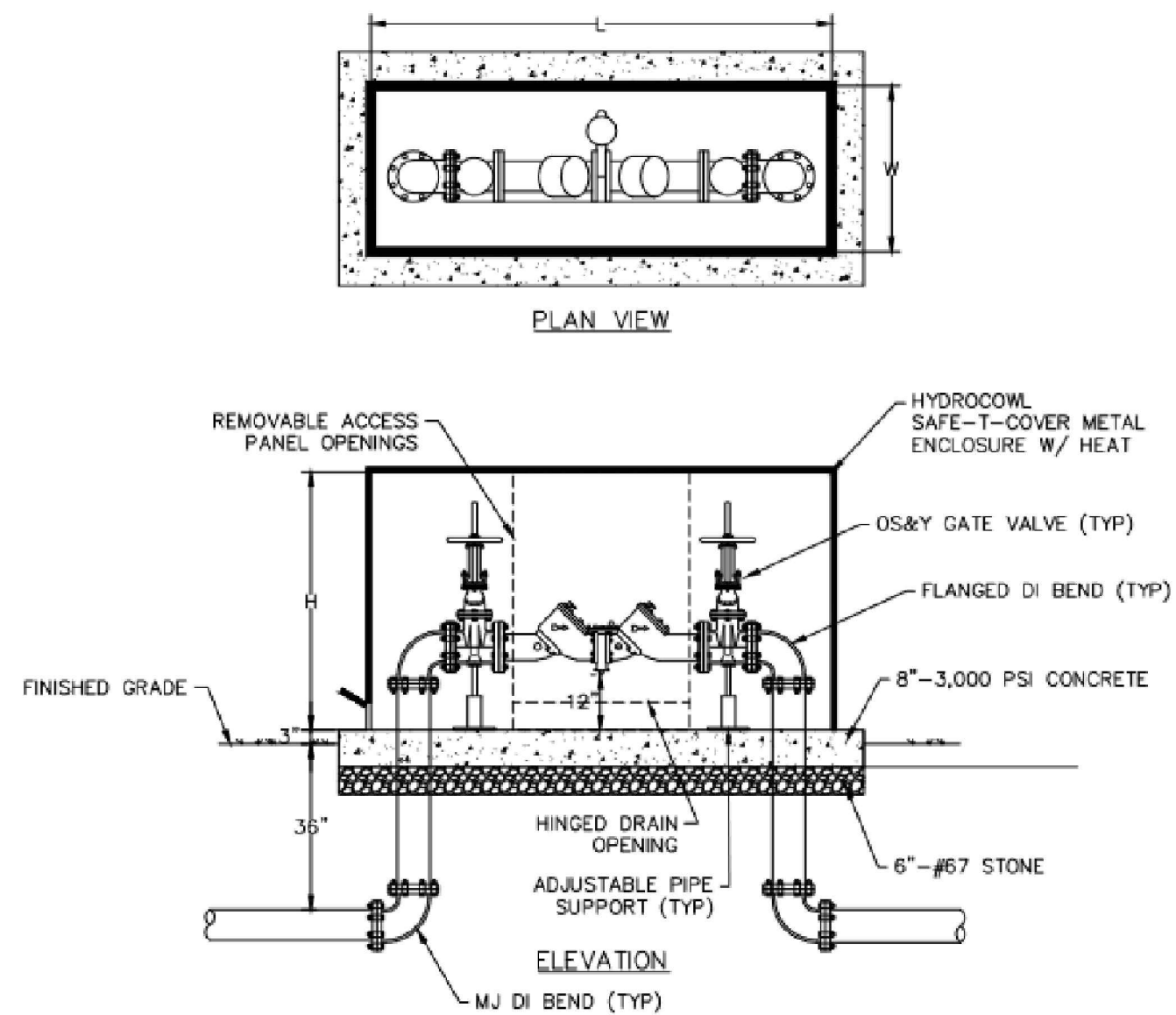
- NOTES:
- 1) ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
 - 2) ALL ROCK LOOSENED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
 - 3) REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
 - 4) BACKFILL SHALL BE TAMPED IN 6" LIFTS.
 - 5) ACHIEVE 95% COMPACTION ON ALL BACKFILL.
 - 6) NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
 - 7) PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVED AREAS.
 - 8) TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2
 - 9) TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL HOPE INSULATED JACKET. PROVIDE WATERPROOF GREASE FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
 - 10) PROVIDE CHECK DAMS AT 50'-0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.

UTILITY BEDDING AND BACKFILL DETAIL				DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	10/16/2019	G-8
NOT TO SCALE				



- NOTES:
- 1) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.

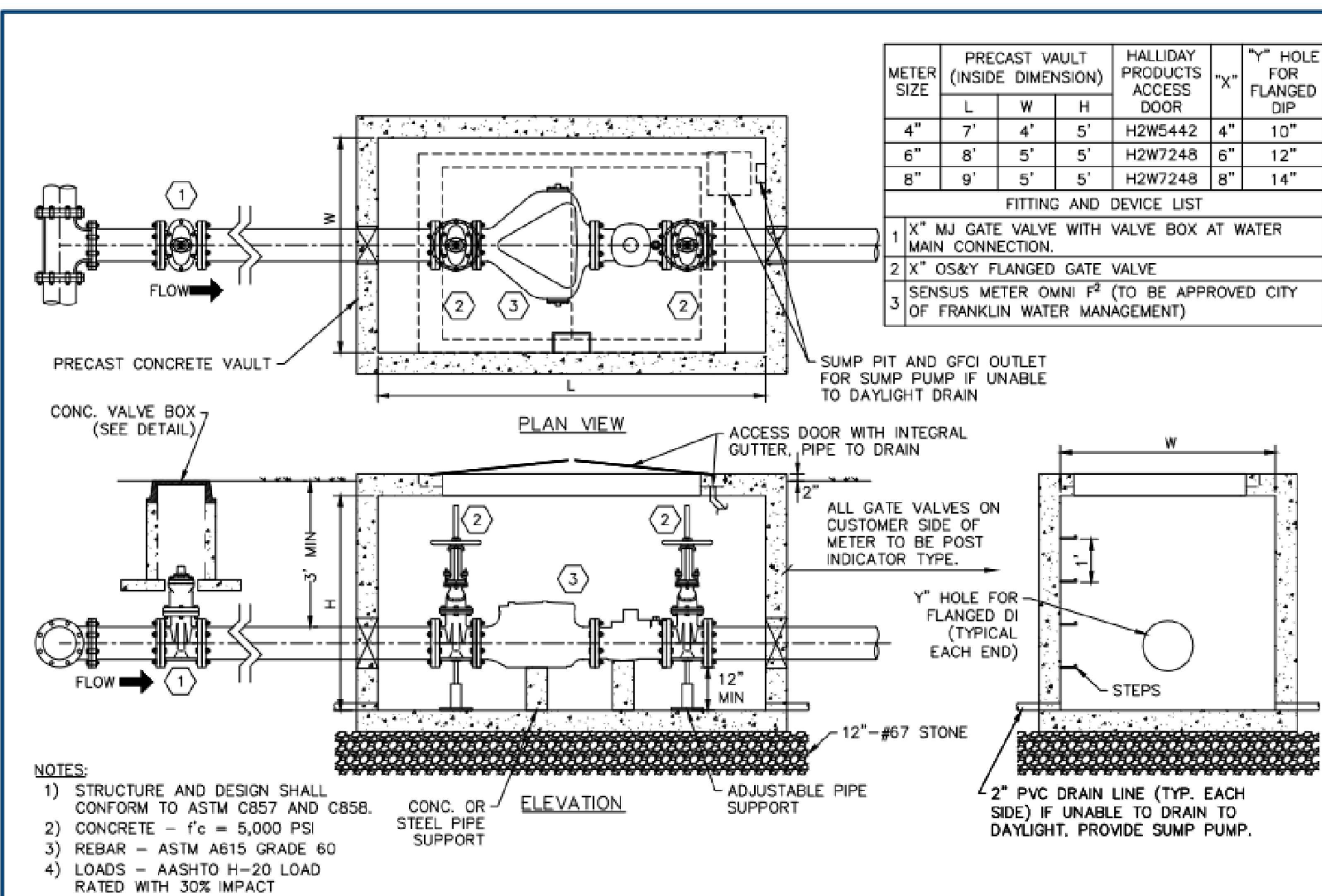
FIRE HYDRANT SETTING				DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	10/16/2019	W-9
NOT TO SCALE				



BACKFLOW PREVENTER SIZE	SAFE-T-COVER ENCLOSURE MODEL	ENCLOSURE SIZE		CONC PAD
		W(IN)	L (IN)	H (IN)
3"	300-AL	22"	72"	38"
4"	400-AL	26"	86"	44"
6"	600-AL	36"	100"	56"
8"	800-AL	38"	120"	80"

- NOTES:
- 1) BACKFLOW PREVENTER MODELS SHALL BE PER THE APPROVED COF WATER MANAGEMENT LIST.
 - 2) MAINTAIN 5' CLEARANCE FROM TREES, WALLS, DRIVEWAYS, POLES, ETC.
 - 3) BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
 - 4) BACKFLOW ASSEMBLY SHOULD BE DRAINED DURING FREEZING WEATHER OR ENCLOSED IN INSULATED ENCLOSURE.

REDUCED PRESSURE BACKFLOW PREVENTER FOR 3"-8" LINES (ABOVE GROUND)				DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	10/16/2019	W-7
NOT TO SCALE				

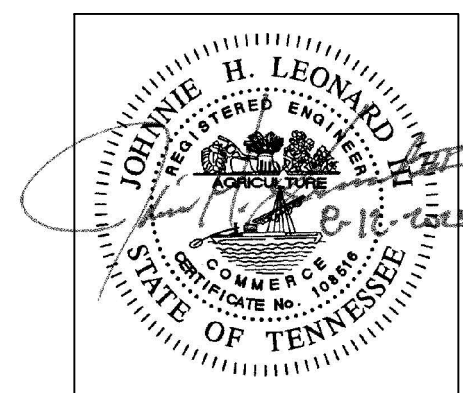


- NOTES:
- 1) STRUCTURE AND DESIGN SHALL CONFORM TO ASTM C857 AND C858.
 - 2) CONCRETE - $f'_c = 5,000$ PSI
 - 3) REBAR - ASTM A615 GRADE 60
 - 4) LOADS - AASHTO H-20 LOAD RATED WITH 30% IMPACT

4"-8" FIRE METER				DWG. NO.
CITY OF FRANKLIN	WATER MANAGEMENT DIRECTOR:	DATE:	10/16/2019	W-4
NOT TO SCALE				

22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning



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SITE UTILITY DETAILS

INNOVATIONS HUB

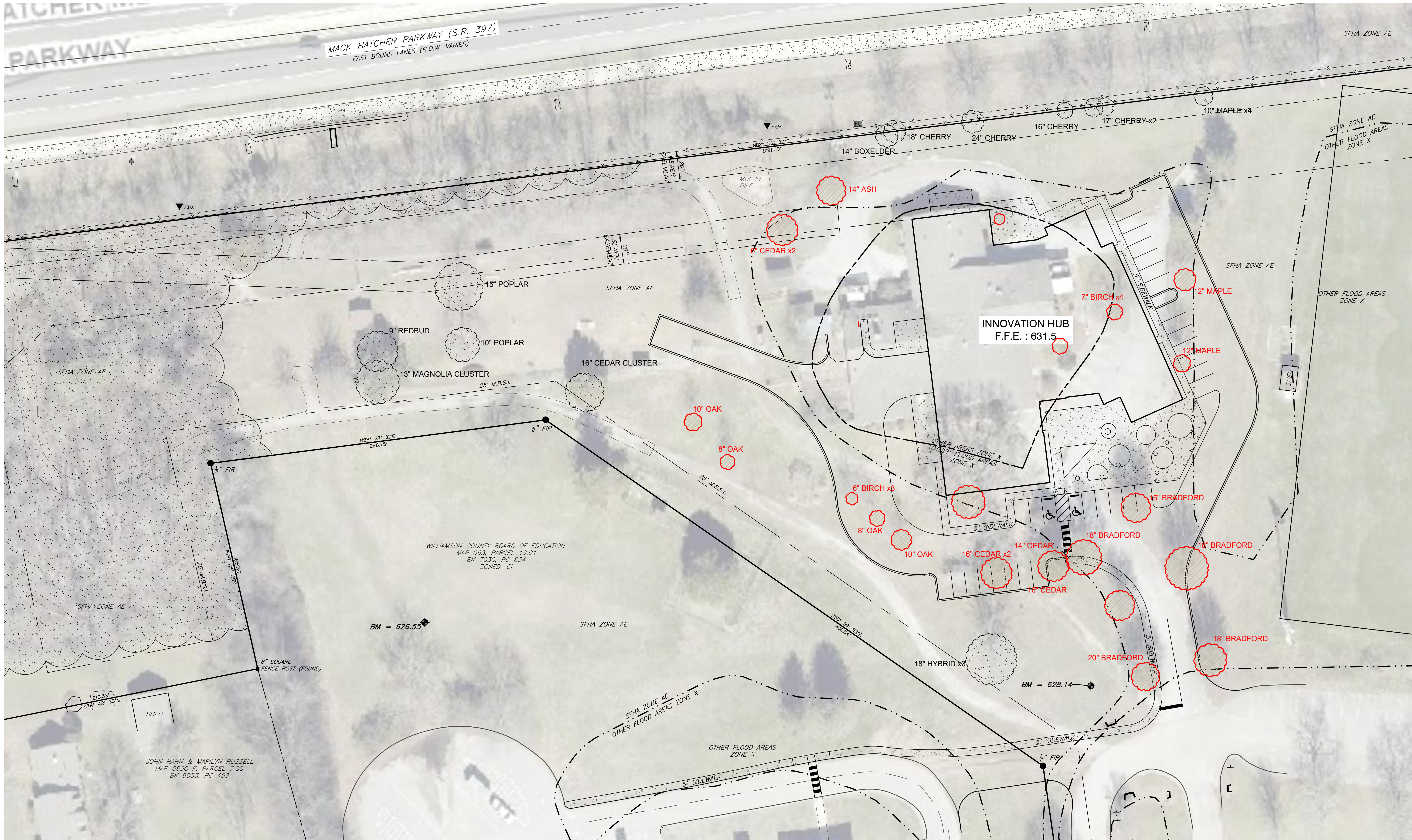
FRANKLIN HIGH SCHOOL 810 HILLSBORO RD. FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064

REVISIONS	
1	REVISED PER STAFF COMMENTS

PROJECT NO.	2232
DATE	JULY 29, 2024
SHEET NO.	

HS HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

C6.2



TREE CANOPY REMOVED

TREE CANOPY TO REMAIN

TREE CANOPY AREA:
BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY, THE
EXISTING TREE CANOPY IS APPROXIMATELY 2.93 AC. OR 11.3%.

TREE AREA:	EXISTING	REMOVED	RETAINED
	127,958	4,939	123,019

TREE CANOPY DATA
EX TREE CANOPY
127,958 S.F.
11.3% TOTAL SITE
REQUIRED CANOPY PRESERVATION
26% OF TOTAL CANOPY
33,269 S.F.
PROVIDED CANOPY PRESERVATION
96% OF TOTAL CANOPY
123,019 S.F.

1 TREE PRESERVATION PLAN
1" = 30'-0"

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

TREE PRESERVATION PLAN

INNOVATIONS HUB

FRANKLIN HIGH SCHOOL 810 HILLSBORO RD.
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064

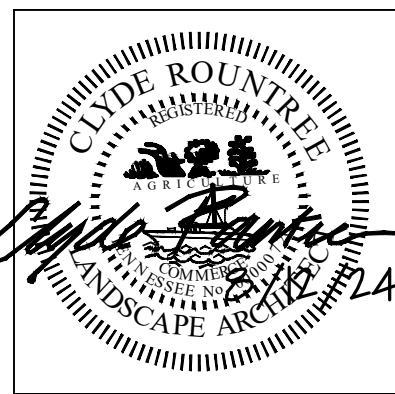
REVISIONS	
1	REVISED PER STAFF COMMENTS

PROJECT NO.
2232
DATE
JULY 29, 2024
SHEET NO.

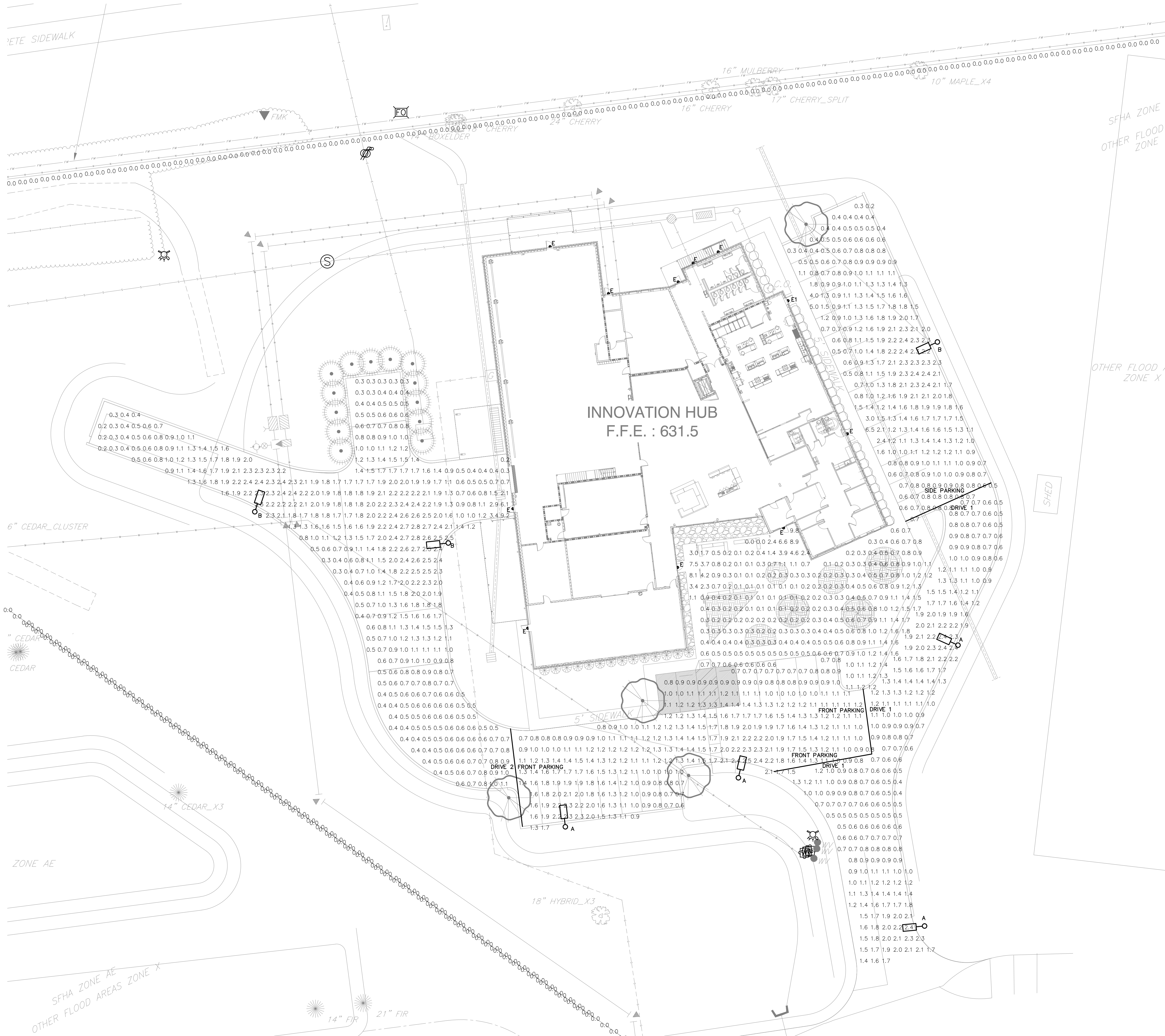
L1.1

22 middleton street nashville, tennessee 37210

KLINE SWINNEY ASSOCIATES
architecture + interior design + planning



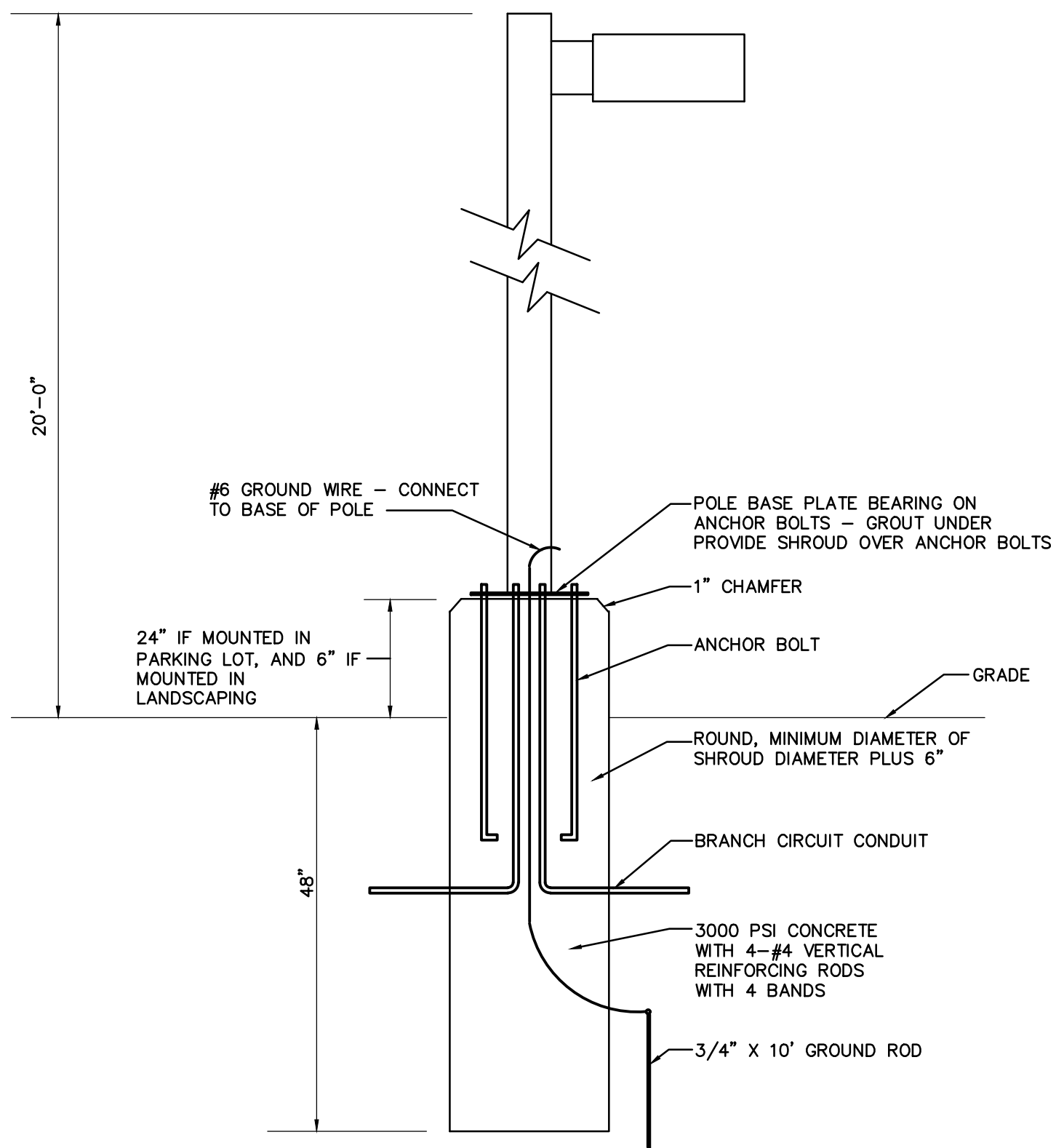
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ELECTRICAL PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	A	4	Lithonia Lighting	DSXO LED P4 40K 80CRI T4M HS	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 4 Medium HouseSide Shield	8916	0.9	93.04
	B	3	Lithonia Lighting	DSXO LED P5 40K 80CRI T2M	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 2 Medium	10966	0.9	90.12
	E	10	Lithonia Lighting	WGE1 LED P2 40K 80CRI VF	WGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1978	0.9	15.0178
	E1	1	Lithonia Lighting	WGE1 LED P2 40K 80CRI VF	WGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL	1978	0.9	15.0178

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Drive 1	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1
Drive 2	1.3 fc	12.2 fc	0.2 fc	61.0:1	6.5:1
Front Parking	1.3 fc	2.5 fc	0.8 fc	4.2:1	2.2:1
Property line	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Side Parking	1.3 fc	6.5 fc	0.2 fc	32.5:1	6.5:1
Canopy	0.9 fc	9.8 fc	0.0 fc	N/A	N/A



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
(TO BE REVIEWED BY CIVIL ENGINEER FOR LOCAL CONDITIONS)
NO SCALE

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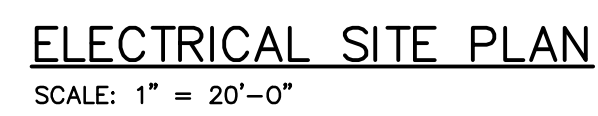
REVISIONS	

PROJECT NO.	24300
DATE	8-12-2024
SHEET NO.	

E1.0



PRELIMINARY
NOT FOR CONSTRUCTION



E2.0

PARSONS
ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM



File #: 21-06016

DATE: October 7, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Chelsea Randolph, Principal Planner

SUBJECT:

Poplar Farms PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 13.02 Acres, Located South Of Clovercroft Road And West Of Market Street, At 4099 Clovercroft Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8550
Applicant: Kris Keown, Meritage Homes
Owner: Kris Keown, Meritage Homes

BACKGROUND/STAFF COMMENTS:

The purpose of the plat is to create 37 residential lots, 3 open spaces, and dedicate right-of-way. The existing zoning is Planned (PD 1.84) District. The proposed final plat is made up of 13.02 acres and the required setbacks are shown. The final plat matches the corresponding site plan, which was approved on the March 2023 Administrative Agenda.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above)

in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Poplar Farms PUD Subdivision, Final Plat, Section 3. The conditions of approval are attached.

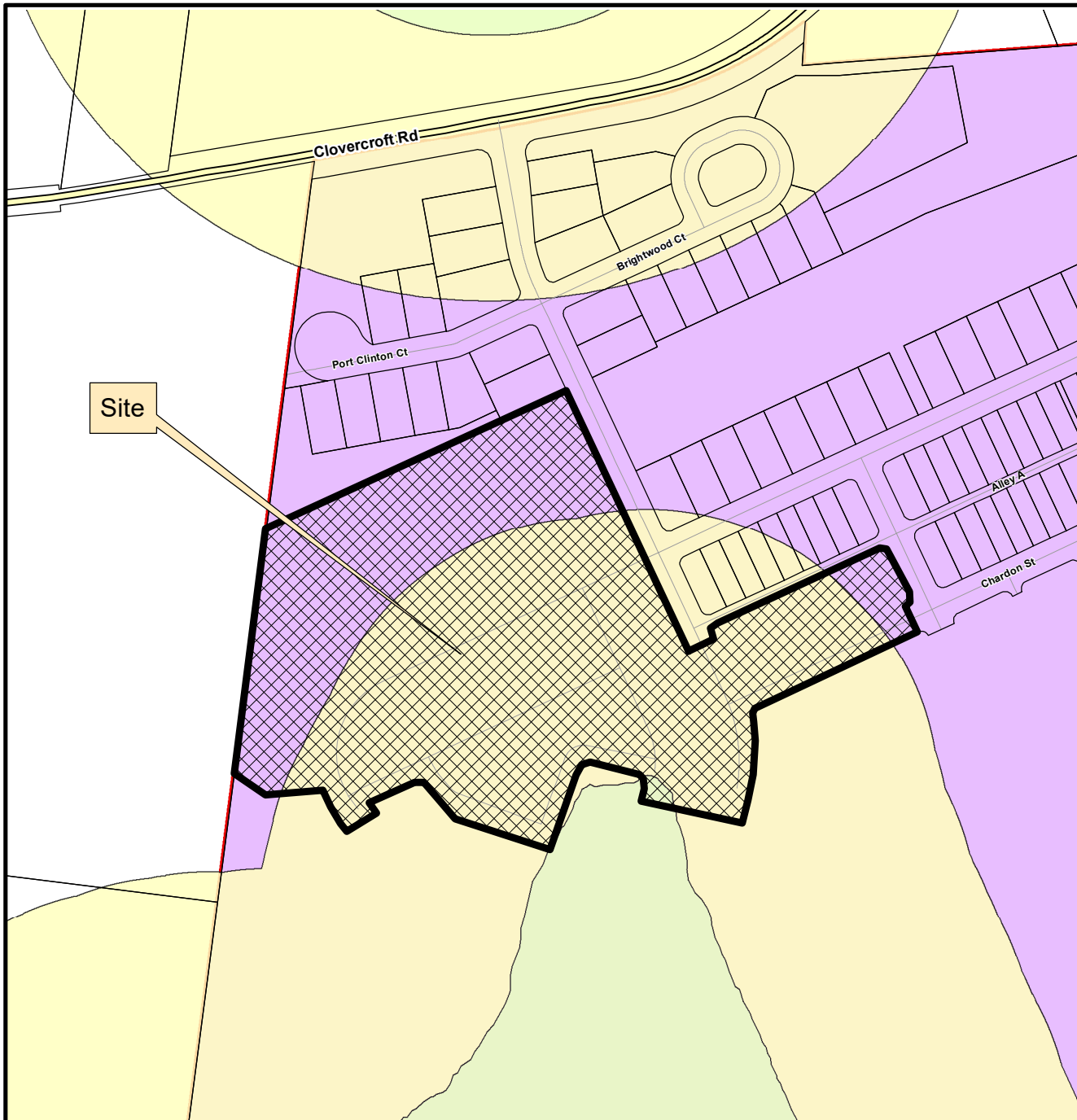
POPLAR FARMS PUD SUBDIVISION, SECTION 3 FINAL PLAT

Project Information

Existing Zoning: PD (1.84) Planned District
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 13.02 acres
Total Number of Lots: 40

Legend

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



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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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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND DEDICATE RIGHT-OF-WAY.

2. EXISTING ZONING PD (1.84) / HHO & SCO

3. OWNER: POPLAR FARMS JV, LLC

ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
CONTACT: (615) 992-2050

4. SURVEYOR: ENERGY LAND & INFRASTRUCTURE, LLC

ADDRESS: 440 METROPLEX DRIVE - NASHVILLE, TN 37211
CONTACT: TIM HAGGARD
PHONE: (615) 438-9664
EMAIL: TIM.HAGGARD@ELI-LLC.COM

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS IDENTIFIED AS A PORTION OF PARCEL(S) 44.01 ON TAX MAP 080. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 8961, PAGE 534 IN REGISTERS OFFICE OF WILLIAMSON COUNTY TENNESSEE.

6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0220F, SEPTEMBER 29TH, 2006.

7. ALL PROPERTY CORNERS NOT DESIGNATED OTHERWISE SHALL BE MARKED WITH 1/2" IRON RODS X 18" LONG WITH PLASTIC CAPS DENOTED ELI-LLC.

8. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 (2011) DATUM.

9. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.

11. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

12. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, LANDSCAPE AND DETENTION/RETENTION AREAS, AND ALL SIDEWALKS AND PATHWAYS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY. ALL ROADWAYS SHALL BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF FRANKLIN SPECIFICATIONS IN PUBLIC RIGHTS-OF-WAY.

13. THE LOTS SHALL BE SERVED BY WATER FROM MILCROFTON UTILITY DISTRICT AND SEWER FROM THE CITY OF FRANKLIN. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

14. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

15. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITIES WITHIN EASEMENTS.

17. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OF SYSTEM IMPROVEMENT LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BY LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE OWNER OR H.O.A. THE PROPERTY OWNER OR H.O.A. SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING FENCING CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

18. ANY MINERAL RIGHTS TO BE RETAINED BY THE OWNER.

19. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

20. 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.

21. EXCLUSIVE GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AN ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
22. LONG TERM MAINTENANCE PLAN IS RECORDED IN BOOK 9400, PAGE 523 R.O.W.C.TN.
23. OFF SITE RECORDED EASEMENTS FOR MARKET STREET & CLOVERCROFT ROAD ARE RECORDED IN BOOK 9463, PAGE 320 AND BOOK 9463, PAGE 332, R.O.W.C.TN.
24. M.T.E. BLANKET EASEMENTS ARE RECORDED IN BOOK 9453 PAGE 379, R.O.W.C.TN.
25. ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.

ROAD DATA

ACREAGE IN NEW ROW

FOOTAGE OF NEW ROADS

FOOTAGE OF ALLEYS

±2.47 ACRES LINEAR

±1,476.10 FEET LINEAR

±1,495.83 FEET

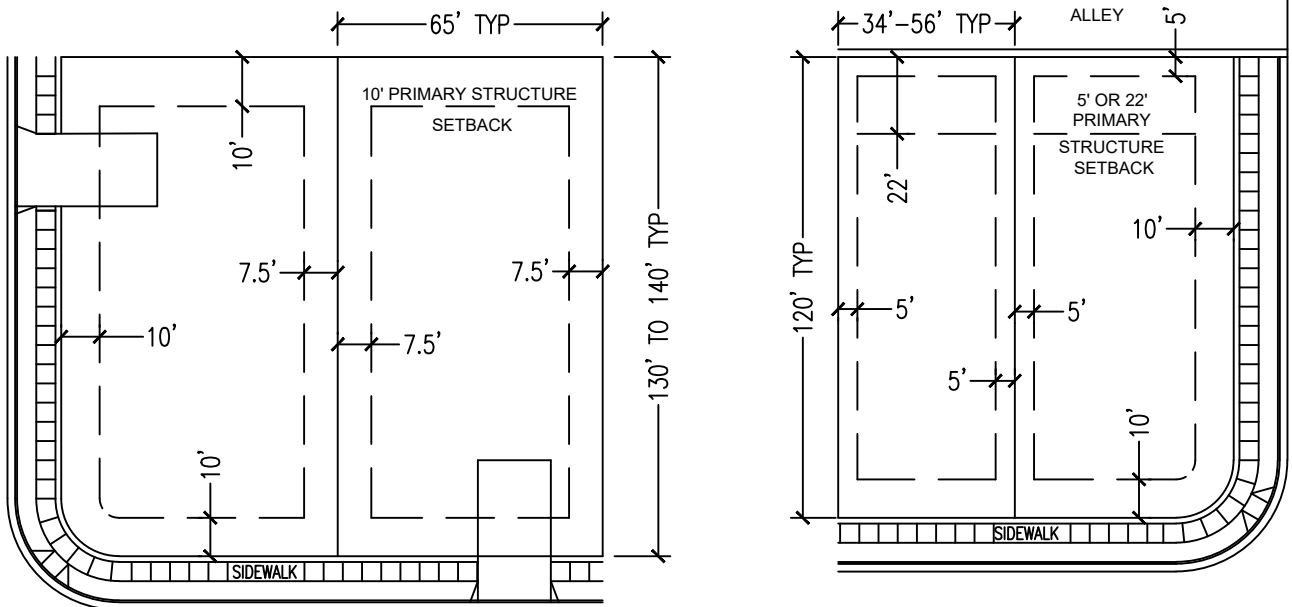
PLAT 3 DATA

ACREAGE IN PLAT 3

±13.02 ACRES

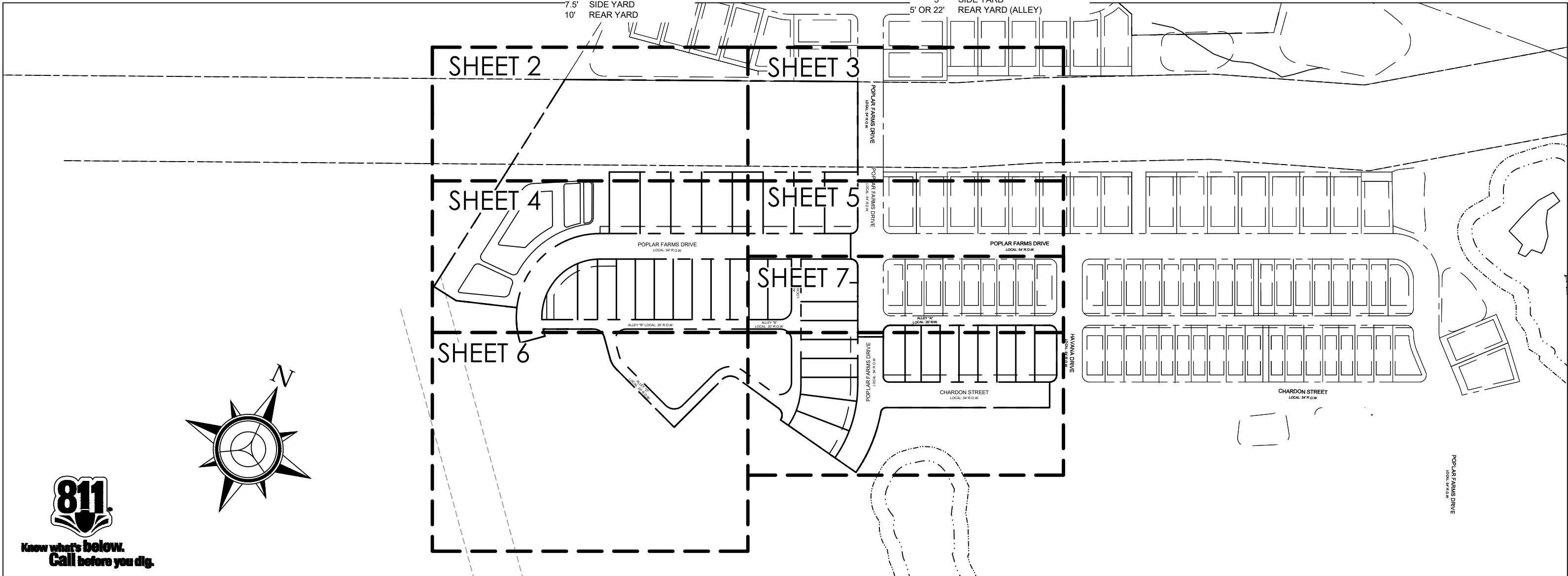
TYPICAL BUILDING ENVELOPE

SETBACKS SHOWN BELOW ARE COF MIN BLDG SETBACKS. DUE TO UTILITY AND DRAINAGE EASEMENTS, THE ALLOWABLE BUILDING ENVELOPE MAY BE REDUCED.



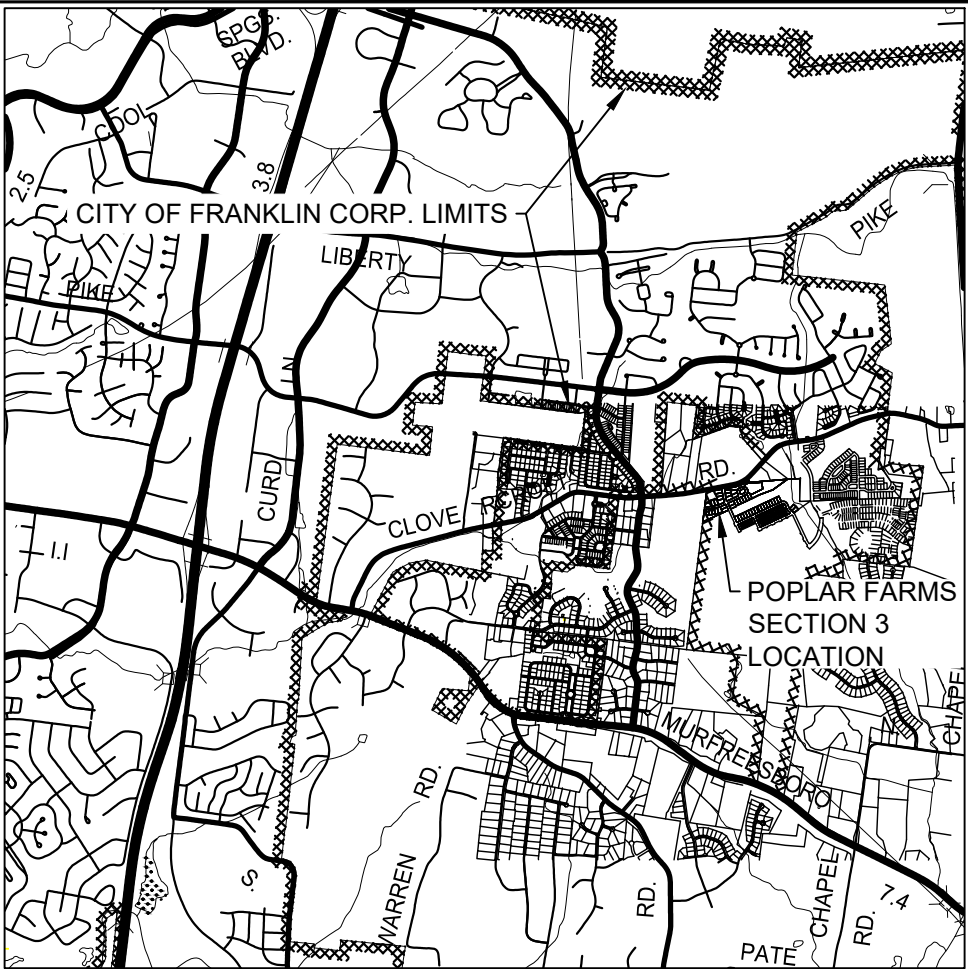
ALLEY LOADED SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED



ALLEY LOADED SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY AND THE CITY OF FRANKLIN.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

MTEM SIGNATURE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEM AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATING BULLETINS OF MTEM, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEM WEBSITE AT WWW.MTEM.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEM'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEM. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEM'S REQUIREMENTS.

DATE _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH MILCROFTON UTILITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPELLATION OF SUCH IMPROVEMENTS.

AUTHORIZED SIGNATURE _____ DATE _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 8961, PAGE 534, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C.TN., RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.TN.

OWNER _____ DATE _____
POPLAR FARMS JV, LLC
ADDRESS: 2555 MERIDIAN BOULEVARD, STE 100, FRANKLIN, TN 37067
PHONE: (615) 992-2050

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- A. THE SEWER SYSTEM DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

- A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN POPLAR FARMS PUD SUBDIVISION, SECTION 2, FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- B. A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, \$ _____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF JUNE, 2020.

ENERGY LAND & INFRASTRUCTURE, LLC

BY: _____
TIMOTHY L. HAGGARD, RLS #1604

DATE: _____



UTILITY DISCLAIMER

ENERGY, LAND, AND INFRASTRUCTURE, LLC (ELI, LLO) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 3

OWNER: _____
POPLAR FARMS JV, LLC

SURVEYOR: _____
 **Energy Land & Infrastructure**
© 2024 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

DRAWN BY: ZJR _____ DATE: 09/24/2024
SCALE: 1"=200' _____ JOB NO: 18-11-1107
CLOSURE: >1:10,000

COF PROJECT NO. 8550

SHEET 1 OF 8

LEGEND

- ⊙

1/2" IRON ROD SET CAPPED ELI-LLC

✕

MAG NAIL SET W/ SHINER

●

IRON ROD FOUND

✕

RAILROAD SPIKE FOUND

○

COMPUTED POINT

⋈

UTILITY POLE

←

GUY WIRE

⛎

HYDRANT

⊗

SEWER MANHOLE

□

CATCH BASIN

▮

HEAD WALL

▢

WATER METER

○

1/2" IRON ROD LOT PINS

⊙

LOT NUMBER CRITICAL

★

LIGHT POLE
- — — — —

SUBJECT LINE
- — — — —

ADJOINER TRACT
- — — — —

LOT LINE
- — — — —

SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OH —

OVERHEAD LINE
- XX" W — XX" W —

WATER LINE
- GAS — GAS — GAS —

GAS LINE
- — — — —

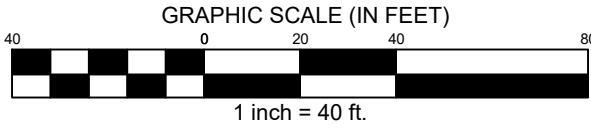
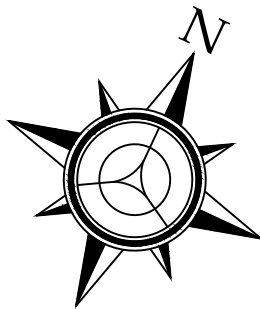
CURB
- — — — —

CENTERLINE
- XX" SS —

SEWER CENTERLINE
- — — — —

STORM PIPE
- PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
- MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

POB - POINT OF BEGINNING
ROW/CTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
ℙ - PROPERTY LINE



TENNESSEE STATE PLANE COORDINATE
(TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

MAP 80, PARCEL 44.04
REDEMPTION CITY CHURCH,
INC. BOOK 7505, PAGE
213 CALLED 7.61 ACRES
"TRACT 1" R.O.W.C.TN.

GULF INTERSTATE GAS COMPANY
BOOK 108, PAGE 508
BOOK 99, PAGE 210
"132' RIGHT-OF-WAY" R.O.W.C.TN.

SQT 16' 35" W 518.05'

SECTION 1

N65° 21' 20"E 618.66'

3027
POPLAR
FARMS
DRIVE

1060

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

REVISIONS:

FINAL PLAT	
POPLAR FARMS PUD SUBDIVISION, SECTION 3	
OWNER:	POPLAR FARMS JV, LLC
SURVEYOR:	Energy Land & Infrastructure
© 2024 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED	
DRAWN BY: ZJR	DATE: 09/24/2024
SCALE: 1"=40'	JOB NO: 18-11-1107
CLOSURE: >1:10,000	
COF PROJECT NO. 8550	SHEET 2 OF 8

LEGEND

- ⊙

1/2" IRON ROD SET CAPPED ELI-LLC

✕

MAG NAIL SET W/ SHINER

●

IRON ROD FOUND

✕

RAILROAD SPIKE FOUND

○

COMPUTED POINT

⋈

UTILITY POLE

←

GUY WIRE

⛑

HYDRANT

⊗

SEWER MANHOLE

▣

CATCH BASIN

▤

HEAD WALL

▢

WATER METER

○

1/2" IRON ROD LOT PINS

⊙

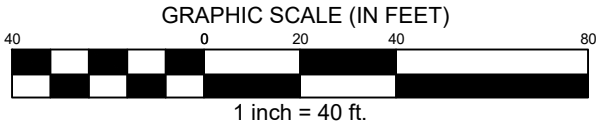
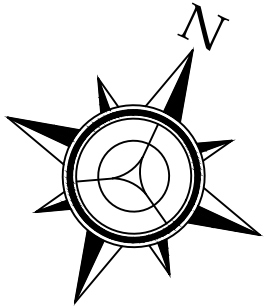
LOT NUMBER CRITICAL

⚡

LIGHT POLE
- SUBJECT LINE
- ADJOINER TRACT
- LOT LINE
- SETBACK LINE
- EXISTING EASEMENT EDGE
- EASEMENT EDGE
- OVERHEAD LINE
- WATER LINE
- GAS LINE
- CURB
- CENTERLINE
- SEWER CENTERLINE
- STORM PIPE
- PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
- MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

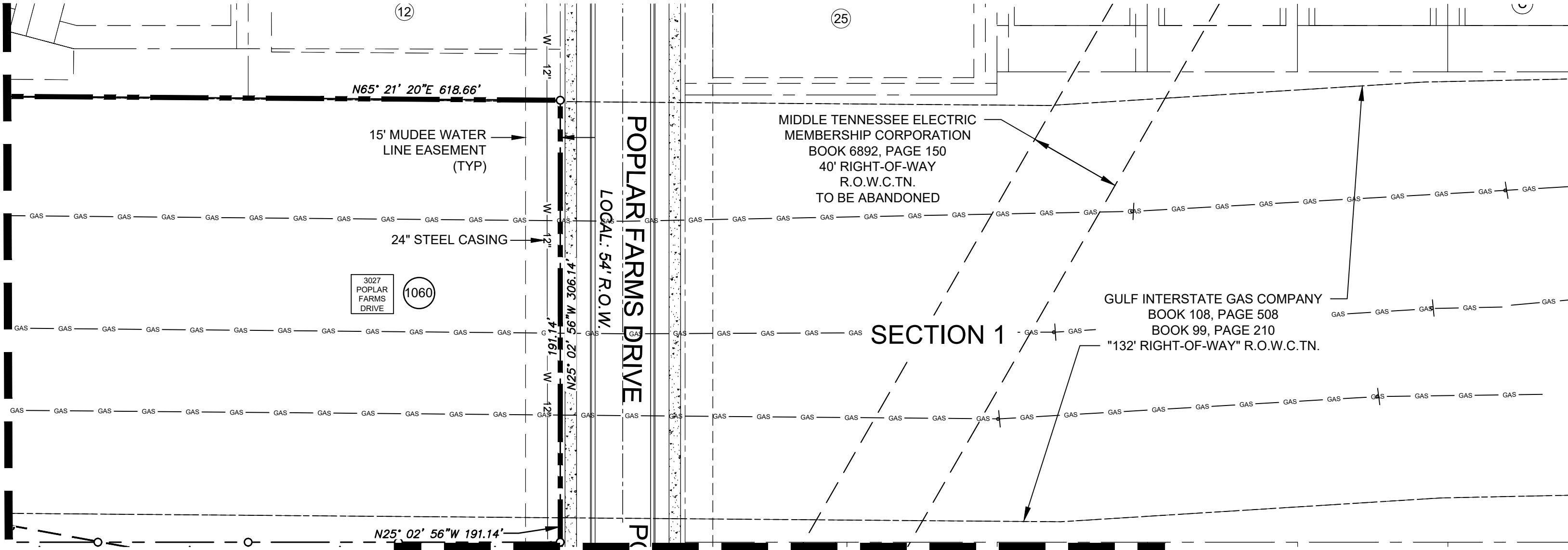
POB - POINT OF BEGINNING
ROW/CTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
P - PROPERTY LINE

 = CONCRETE



TENNESSEE STATE PLANE COORDINATE
(TNSPC) SYSTEM
ZONE 5301, FIPSZONE 4100
NAD83 DATUM

MATCHLINE SEE SHEET 2



MATCHLINE SEE SHEET 5

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 3

OWNER: POPLAR FARMS JV, LLC

SURVEYOR:



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DRAWN BY: ZJR
SCALE: 1"=40'
CLOSURE: >1:10,000

DATE: 09/24/2024
JOB NO: 18-11-1107

COF PROJECT NO. 8550

SHEET 3 OF 8

①	1/2" IRON ROD SET CAPPED ELI-LLC	_____	_____	_____	SUBJECT LINE
⊗	MAG NAIL SET W/ SHINER	_____	_____	_____	ADJOINER TRACT
⊗	IRON ROD FOUND	_____	_____	_____	LOT LINE
⊗	RAILROAD SPIKE FOUND	_____	_____	_____	SETBACK LINE
⊗	COMPUTED POINT	-----	-----	-----	EXISTING EASEMENT EDGE
⊗	UTILITY POLE	_____	_____	_____	EASEMENT EDGE
←	GUY WIRE	_____	OH	_____	OVERHEAD LINE
⊗	HYDRANT	_____XX" W	_____XX" W	_____	WATER LINE
⊗	SEWER MANHOLE	_____GAS	_____GAS	_____GAS	GAS LINE
□	CATCH BASIN	_____	_____	_____	CURB
□	HEAD WALL	_____	_____	_____	CENTERLINE
⊗	WATER METER	_____XX" SS	_____	_____	SEWER CENTERLINE
⊗	1/4" IRON ROD LOT PINS	_____	_____	_____	STORM PIPE
⊗	LOT NUMBER CRITICAL	_____	_____	_____	
		PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT			
		MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT			

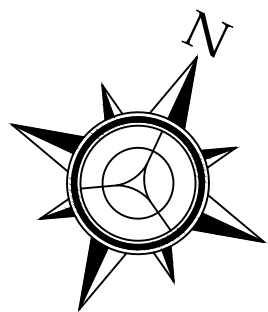
ROWCTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT

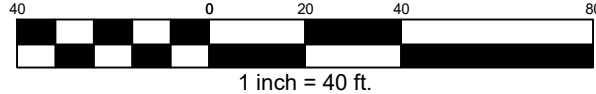
RL - PROPERTY LINE

GULF INTERSTATE GAS COMPANY
BOOK 108, PAGE 508
BOOK 99, PAGE 210
"132' RIGHT-OF-WAY" R.O.W.C.TN.

MAP 80, PARCEL 44.04
REDEMPTION CITY CHURCH,
INC. BOOK 7505, PAGE
213 CALLED 7.61 ACRES
"TRACT 1" R.O.W.C.TN.



GRAPHIC SCALE (IN FEET)



**TENNESSEE STATE PLANE COORDINATE
(TNSPC) SYSTEM
ZONE 5301, FIPZONE 4100
NAD83 DATUM**

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5

REVISIONS:

SIGN MARKER TO READ:
"STREET TO BE EXTENDED BY
AUTHORITY OF CITY OF FRANKLIN"

FINAL PLAT

**POPLAR FARMS
PUD SUBDIVISION,
SECTION 3**

OWNER: POPLAR FARMS JV, LLC

SURVEYOR:



DRAWN BY: ZJR
SCALE: 1"=40'
CLOSURE: >1:10

DATE: 09/24/2024
JOB NO: 18-11-1107

COF PROJECT NO. 8550

SHEET 4 OF 8

Filename: W:\B-11-1107 Poplar Farms Section 3\3_CAD\Production\3_Final Plat\Poplar Farms Sec 3 Final Plat.dwg

Layout Name: 4 OF 8
Plotted: Thursday, October 03, 2024 - 7:56 am

By: chrisa

SURVEYOR STAMP

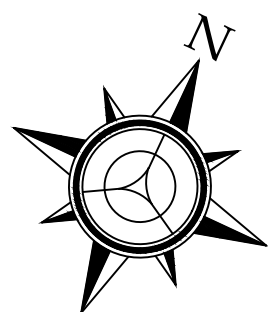
RECORDING STAMP

⊙	1/2" IRON ROD SET CAPPED ELI-LLC	_____	SUBJECT LINE
⊗	MAG NAIL SET W/ SHINER	_____	ADJOINER TRACT
⊗	IRON ROD FOUND	_____	LOT LINE
⊗	RAILROAD SPIKE FOUND	_____	SETBACK LINE
⊗	COMPUTED POINT	-----	EXISTING EASEMENT EDGE
⊗	UTILITY POLE	-----	EASEMENT EDGE
⊗	GUY WIRE	_____ OH _____	OVERHEAD LINE
⊗	HYDRANT	---XX"W---XX"W---	WATER LINE
⊗	SEWER MANHOLE	--- GAS --- GAS --- GAS ---	GAS LINE
□	CATCH BASIN	_____	CURB
□	HEAD WALL	_____	CENTERLINE
⊗	WATER METER	---XX" SS ---	SEWER CENTERLINE
⊗	1/2" IRON ROD LOT PINS	_____	STORM PIPE
⊗	LOT NUMBER CRITICAL		
		PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASEMENT	
		MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT	

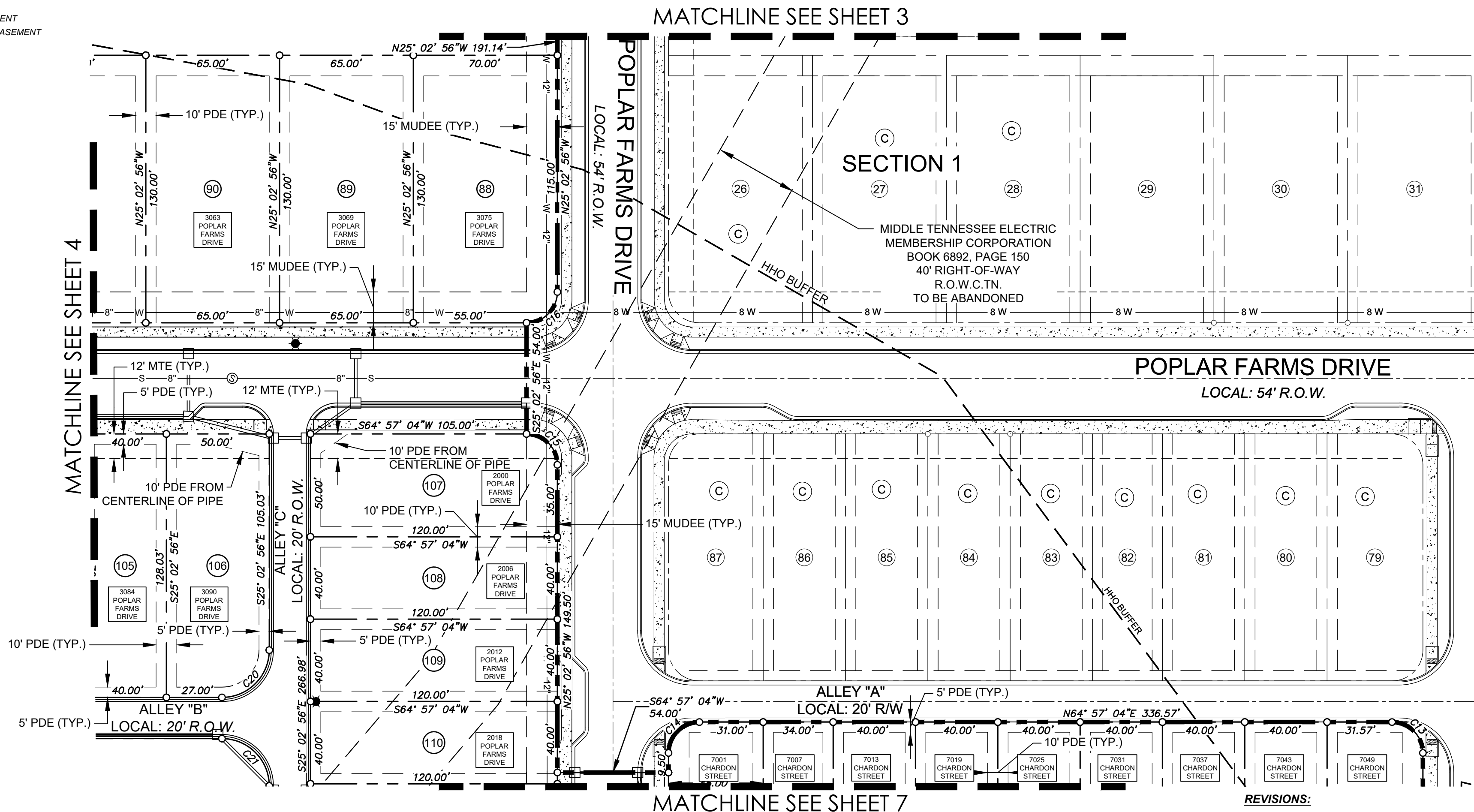
ROWCTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT

PL - PROPERTY LINE



**TENNESSEE STATE PLANE COORDINATE
(TNSPC) SYSTEM
ZONE 5301, FIPZONE 4100
NAD83 DATUM**



REVISIONS:

**POPLAR FARMS
PUD SUBDIVISION,
SECTION 3**

SURVEYOR:



DATE: 09/24/2024
JOB NO: 18-11-1107

COF PROJECT NO. 8550

SHEET 5 OF 8

Filename: W:\R-III-1172 Parlor Farms Section 3\3 CAD Production\3 Final Plot\Parlor Farms Sec 3 Final Plot.dwg

Layout Name: 5 OF 8
Plotted: Thursday, October 05, 2024 - 7:56 am

By: chrisa

SURVEYOR STAMP

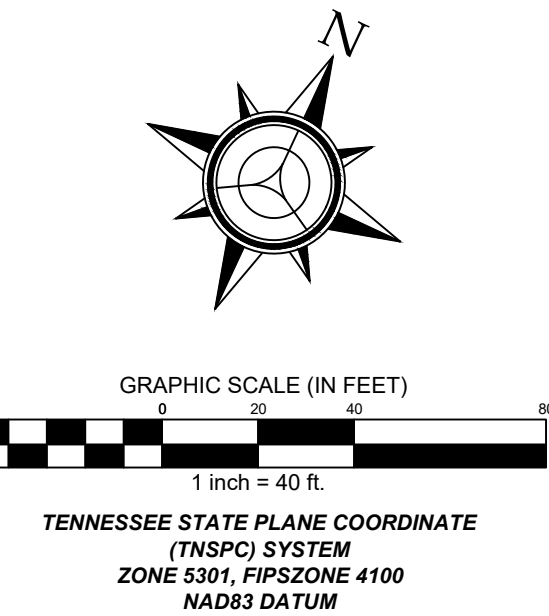
RECORDING STAMP

LEGEND

- | | |
|----------------------------------|---------------------------|
| 1/2" IRON ROD SET CAPPED ELI-LLC | SUBJECT LINE |
| MAG NAIL SET W/ SHINER | ADJOINER TRACT |
| IRON ROD FOUND | LOT LINE |
| RAILROAD SPIKE FOUND | SETBACK LINE |
| COMPUTED POINT | EXISTING EASEMENT EDGE |
| UTILITY POLE | EASEMENT EDGE |
| GUY WIRE | OVERHEAD LINE |
| HYDRANT | —XX"W—XX"W— WATER LINE |
| SEWER MANHOLE | —GAS—GAS—GAS— GAS LINE |
| CATCH BASIN | CURB |
| HEAD WALL | CENTERLINE |
| WATER METER | —XX" SS— SEWER CENTERLINE |
| 1/2" IRON ROD LOT PINS | STORM PIPE |
| LOT NUMBER CRITICAL | |
| LIGHT POLE | |

PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

POB - POINT OF BEGINNING
ROW/CTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
PL - PROPERTY LINE



MATCHLINE SEE SHEET 4

SIGN MARKER TO READ:
"STREET TO BE EXTENDED BY
AUTHORITY OF CITY OF FRANKLIN"

SECTION 4

100' TVA EASEMENT

ALLEY "B" LOCAL: 20' R.O.W.

1008

3060
POPLAR
FARMS
DRIVE

CEMETERY TO
REMAIN
2' (MAX)
RETAINING
WALL

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION
BOOK 6892, PAGE 150
40' RIGHT-OF-WAY
R.O.W.C.TN.
TO BE ABANDONED

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 3

OWNER: POPLAR FARMS JV, LLC

SURVEYOR:

Energy Land & Infrastructure

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DRAWN BY: ZJR
SCALE: 1"=40'
CLOSURE: >1:10,000

DATE: 09/24/2024
JOB NO: 18-11-1107

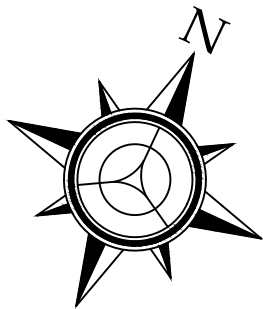
COF PROJECT NO. 8550

SHEET 6 OF 8

LEGEND

- 1/2" IRON ROD SET CAPPED ELI-LLC
MAG NAIL SET W/ SHINER
IRON ROD FOUND
RAILROAD SPIKE FOUND
COMPUTED POINT
UTILITY POLE
GUY WIRE
HYDRANT
SEWER MANHOLE
CATCH BASIN
HEAD WALL
WATER METER
1/2" IRON ROD LOT PINS
LOT NUMBER CRITICAL
LIGHT POLE
- SUBJECT LINE
ADJOINER TRACT
LOT LINE
SETBACK LINE
EXISTING EASEMENT EDGE
EASEMENT EDGE
OVERHEAD LINE
WATER LINE
GAS LINE
CURB
CENTERLINE
SEWER CENTERLINE
STORM PIPE
- PUDAE - PUBLIC UTILITY DRAINAGE ACCESS EASMENT
MUDEE - MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT

POB - POINT OF BEGINNING
ROWCTN - REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
GIE - GREEN INFRASTRUCTURE EASEMENT
MTE - MIDDLE TENNESSEE ELECTRIC EASEMENT
PDE - PUBLIC DRAINAGE EASEMENT
PL - PROPERTY LINE

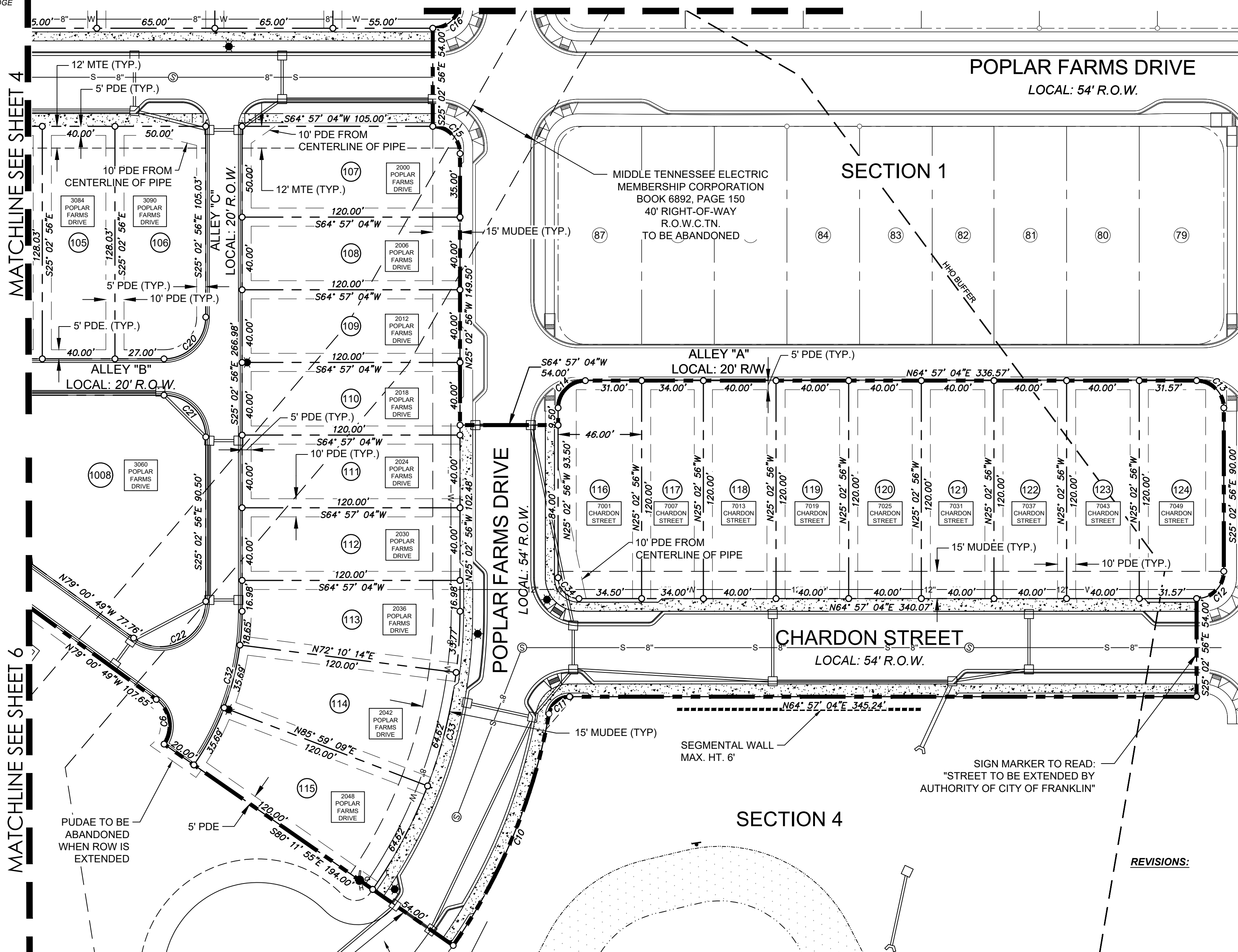


TENNESSEE STATE PLANE COORDINATE
(TNSPC) SYSTEM
ZONE 5301, FIPZONE 4100
NAD83 DATUM

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5



FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 3

OWNER: POPLAR FARMS JV, LLC

SURVEYOR:



DRAWN BY: ZJR
SCALE: 1"=40'
CLOSURE: >1:10,000

DATE: 09/24/2024
JOB NO: 18-11-1107

COF PROJECT NO. 8550

SHEET 7 OF 8

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	7.07	123.00	3°17'42"	N38° 37' 48"W	7.07	3.54
C2	3.25	13.00	14°19'56"	S57° 47' 06"W	3.24	1.63
C3	30.03	23.00	74°48'03"	N77° 38' 55"W	27.94	17.59
C4	25.86	50.00	29°37'54"	N55° 03' 50"W	25.57	13.23
C5	35.28	25.00	80°51'58"	S60° 33' 12"W	32.43	21.30
C6	27.63	18.00	87°56'25"	N35° 02' 37"W	24.99	17.36
C10	139.06	322.00	24°44'40"	N2° 34' 15"W	137.98	70.63
C11	16.04	11.50	79°53'39"	S25° 00' 15"W	14.77	9.63
C12	23.56	15.00	90°00'00"	N19° 57' 04"E	21.21	15.00
C13	23.56	15.00	90°00'00"	N70° 02' 56"W	21.21	15.00
C14	23.56	15.00	90°00'00"	S19° 57' 04"W	21.21	15.00
C15	23.56	15.00	90°00'00"	N70° 02' 56"W	21.21	15.00
C16	23.56	15.00	90°00'00"	N19° 57' 04"E	21.21	15.00
C18	198.24	123.00	92°20'36"	S18° 46' 46"W	177.47	128.14
C19	257.70	177.00	83°25'10"	S23° 14' 29"W	235.54	157.75
C20	36.13	23.00	90°00'00"	N19° 57' 04"E	32.53	23.00
C21	36.13	23.00	90°00'00"	S70° 02' 56"E	32.53	23.00
C22	54.99	25.00	126°02'07"	S37° 58' 07"W	44.56	49.10
C23	63.51	45.00	80°51'58"	S60° 33' 12"W	58.37	38.34
C24	39.27	25.00	90°00'00"	S65° 07' 13"W	35.36	25.00
C25	15.52	30.00	29°37'54"	N55° 03' 50"W	15.34	7.94
C26	42.23	23.00	105°11'57"	N12° 21' 05"E	36.54	30.08
C32	35.69	148.00	13°48'55"	N10° 55' 18"W	35.60	17.93
C33	163.01	268.00	34°51'01"	N7° 37' 26"W	160.51	84.12
C34	18.06	11.50	90°00'00"	S70° 02' 56"E	16.26	11.50

Lot Table		
Lot #	Square Feet	Acres
88	9052	0.21
89	8450	0.19
90	8450	0.19
91	8450	0.19
92	8450	0.19
93	8450	0.19
94	8450	0.19
95	8450	0.19
96	5229	0.12
97	5121	0.12
98	5121	0.12
99	5121	0.12
100	5121	0.12
101	5121	0.12
102	5121	0.12
103	5121	0.12
104	5121	0.12
105	5121	0.12
106	6288	0.14

Lot Table		
Lot #	Square Feet	Acres
107	5952	0.14
108	4800	0.11
109	4800	0.11
110	4800	0.11
111	4800	0.11
112	4800	0.11
113	5183	0.12
114	6018	0.14
115	6018	0.14
116	5443	0.12
117	4080	0.09
118	4800	0.11
119	4800	0.11
120	4800	0.11
121	4800	0.11
122	4800	0.11
123	4800	0.11
124	5491	0.13

Open Space Table		
Lot #	Square Feet	Acres
OS 1060	192966	4.43
OS 1070	6573	0.15
OS 1008	42966	0.99

R.O.W. Table		
Lot #	Square Feet	Acres
ROW 1	73591	1.69
ROW 2	34309	0.79

REVISIONS:

FINAL PLAT

POPLAR FARMS
PUD SUBDIVISION,
SECTION 3

OWNER: POPLAR FARMS JV, LLC

SURVEYOR:



DRAWN BY: ZJR
SCALE: N/A
CLOSURE: >1:10,000

DATE: 09/24/2024
JOB NO: 18-11-1107

COF PROJECT NO. 8550

SHEET 8 OF 8

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. 0. General Information

kevin.long@franklintn.gov Applicant shall ensure that any modifications to the Section 3 site plan [COF #8098] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

Engineering - Site Plan Checklist

General Issues

11. Site Plan Conditions of Approval

kevin.long@franklintn.gov **Prior to issuance of a Building Permit for Section 3**, utility main installation and roadway construction for Section 1 shall be installed, tested and accepted by City of Franklin for public use as necessary to provide utility service and access for Section 3.

Prior to the issuance of the 21st Building Permit, portion of the improvements to Market Street shown on the Section 1 site plan shall be constructed by the developer and accepted by the City of Franklin.

Prior to the issuance of the 246th Building Permit: Based on the traffic impact analysis, the requirement for the Market Street connection to Hwy 96 shall be triggered by the issuance of the 245th building permit. No additional building permits shall be issued until the connection has been constructed, accepted, and open to the public.

Parks

General Issues

1. Parkland Impact Fee

kevinl@franklintn.gov Parks
The Parkland Fees are due at the plat.

Until these fees are collected "*Conditional Approval*" will be the comment and the plat cannot be recorded. It will be held at One Stop or "*Failed*" until fees are present.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**

alex.bearden@franklintn.gov 615-721-9103

The invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan:
COF #8098 (Poplar Farms PUD Subdivision, Site Plan, Section 3)
shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

SURETIES HAVE NOT BEEN POSTED FOR COF 8098

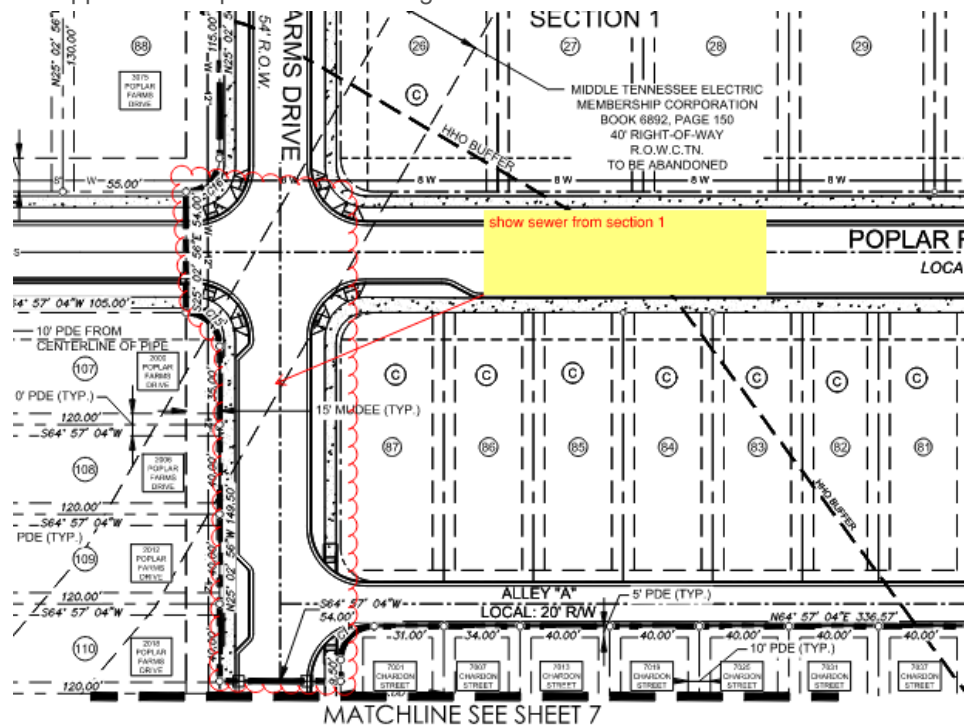
[Edited By Melodie Brady]

Water/Sewer

General Issues

24. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall provide the existing sewer in section 1 where section 3 outfalls.



Zoning

General Issues

25. Address

william.holcomb@franklin.tn.gov Lots 107 and 108 will have new addresses due to a conflict with Section 1 addressing.

Lot 107s new address is 2008 Poplar Farms Dr
Lot 108s new address is 2010 Poplar Farms Dr

Please make sure these addresses are updated on the Final Plat.

A SP Amendment will be required to make the addresses match on the site plan and plat.

26. Address

william.holcomb@franklin.tn.gov Please make sure all open space lot numbers are consistent with what is on the site plan.



City of Franklin

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

File #: 21-0842

DATE: October 8, 2024
TO: Franklin Municipal Planning Commission
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Middle Eight PUD Subdivision, Final Plat, Creating 21 Residential Lots, 2 Open Space Lots, And Establishing Easements, On 9.0 Acres, Located At 228 Franklin Road And 209 Old Liberty Pike.
(CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8602
Applicant: Zac Davis, Chastain Skillman
Owner: Kevin M. McKeehan

BACKGROUND/STAFF COMMENTS:

The purpose of this plat revision is to subdivide Lot 2 from the McKeehan Property Subdivision and create 21 single family, attached residential, and multifamily lots, 2 open space lots, and establish easements for the property located at 228 Franklin Road and 209 Old Liberty Pike. The property consists of 9 acres. The plat revision is reflective of the approved Middle Eight PUD Subdivision. The development plan for the Middle Eight PUD was approved in August 2023 and the site plan received conditional approval from the Planning Commission in June 2024.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City

department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions, of Middle Eight PUD Subdivision, Final Plat. The conditions are attached.

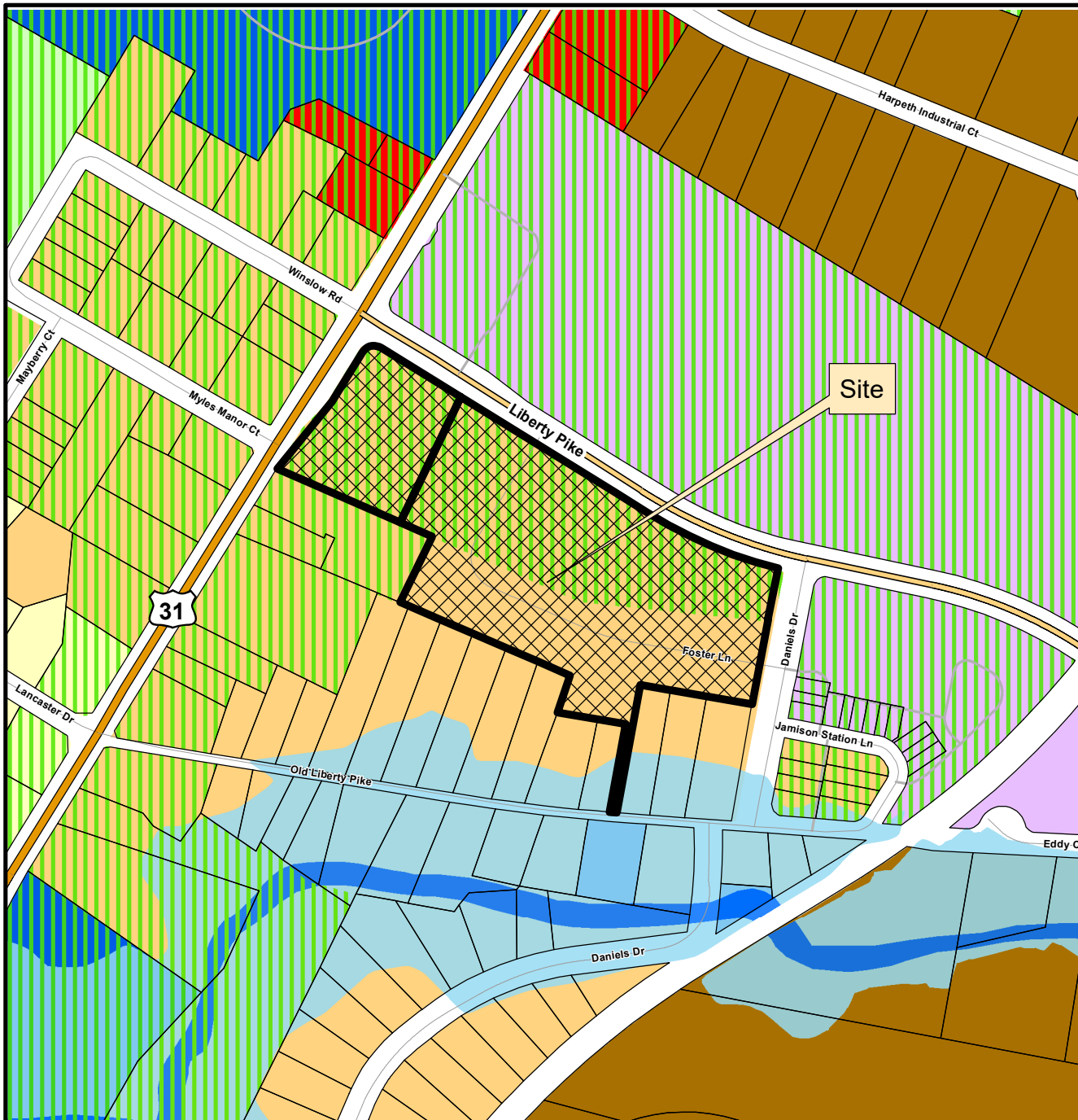
MIDDLE EIGHT PUD SUBDIVISION FINAL PLAT

Project Information

Existing Zoning: R-4 Residential 4 District
Overlay Districts: FFO, CFO, HPO
Site Acreage: 9.00 acres
Total Number of Lots: 25

Legend

-  Middle Eight PUD Subdivision
-  Central Franklin Overlay (not shown for clarity purposes)
-  Historic Preservation Overlay
-  Floodway Fringe Overlay
-  Floodway Overlay
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2024. All rights reserved.



0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

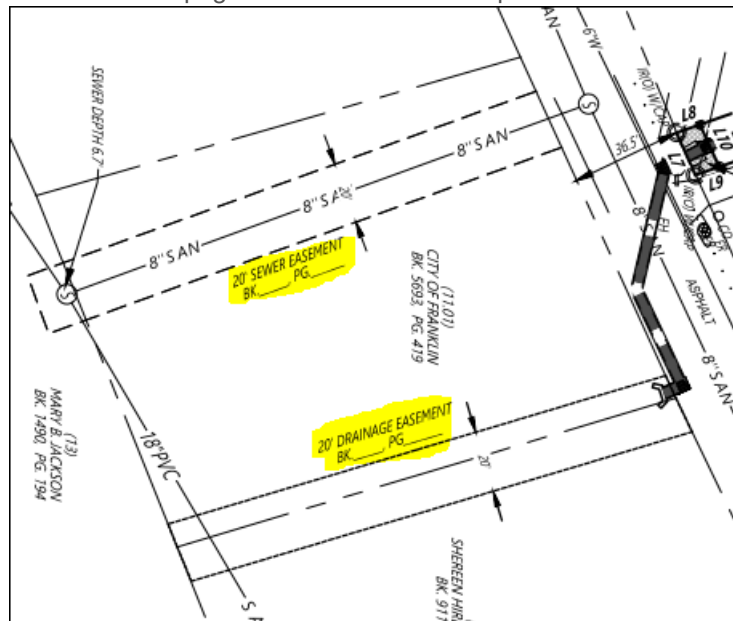
Engineering - Final Plat Checklist

General Issues

11. Easement Reference

joe.marlo@franklin.tn.gov Applicant shall revise the easements highlighted below to be labeled as 1) Exclusive Sanitary Sewer Easement and 2) 20' Public drainage Easement.

Applicant shall record the offsite easements required for the site, and provide the deed book and page references on the final plat.

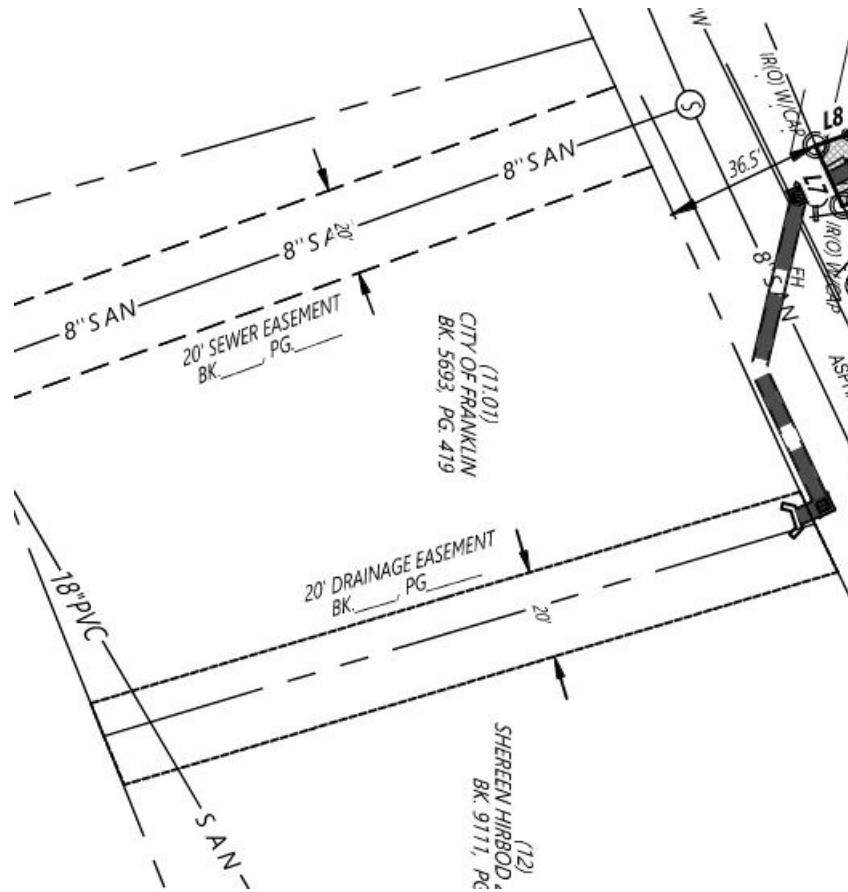


12. 0. General Information

lance.fittro@franklin.tn.gov Applicant shall ensure that any modifications to the site plan [COF #8438] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

23. C. Final Plat

lance.fittro@franklinton.gov As a condition of approval prior to submittal of the final plat to One Stop, the off-site easements shown on the plat (excerpt below) shall be recorded by separate instrument, and the blanks for the recording reference completed on the plat.



26. C. Final Plat

lance.fittro@franklinton.gov Applicant shall show Public Utility Easements and easements associated with non-City utilities on the plat as necessary to serve the proposed lots with underground utilities including cable television, electrical, natural gas, telecommunications, etc.

29. C. Final Plat

lance.fittro@franklinton.gov Applicant shall provide reference on the plat to the deed book and page number where the Long Term Maintenance Plan (LTMP) agreement and attachments for the subject property are recorded.

Parks

General Issues

1. Parkland Impact Fee

kevinl@franklintn.gov

The Parkland Fees are due at the final plat.

Until these fees are collected "*Conditional Approval*" will be the comment and the plat cannot be recorded. It will be held at One Stop or "*Failed*" until fees are present.

Parkland invoice is attached in IDT.

Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.

***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall**

alex.bearden@franklintn.gov 615-721-9103

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan:

[COF #8438 \(The Middle Eight PUD Subdivision, Site Plan\)](#)

shall be transferred to this final plat as a condition of approval.

(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)

PLEASE NOTE: THE ABOVE SURETIES HAVE NOT BEEN POSTED

Planning

General Issues

4. Sealed and signed plans

joseph.bryan@franklintn.gov

All paper and electronic copies of plan sheets shall be sealed, signed, and dated by the designed professional(s) who prepared them.

The plat shall be sealed, signed, and dated at one stop.

25. Project name

joseph.bryan@franklintn.gov

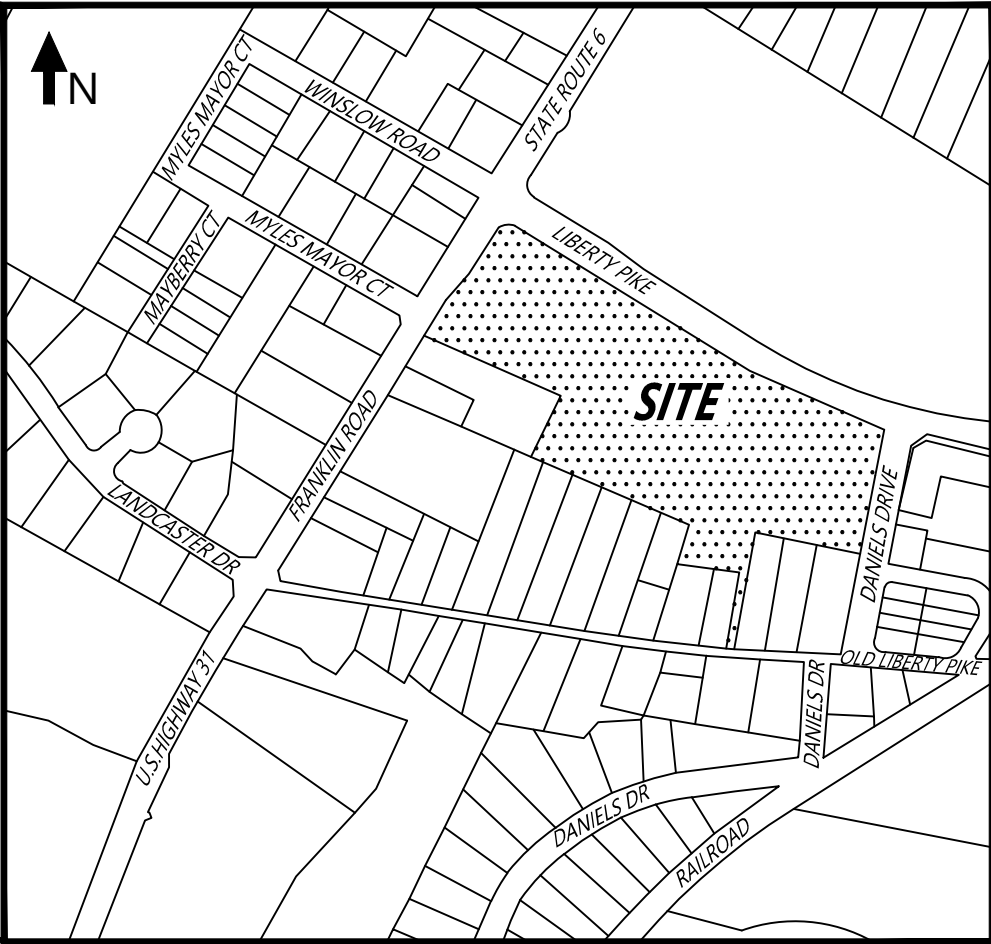
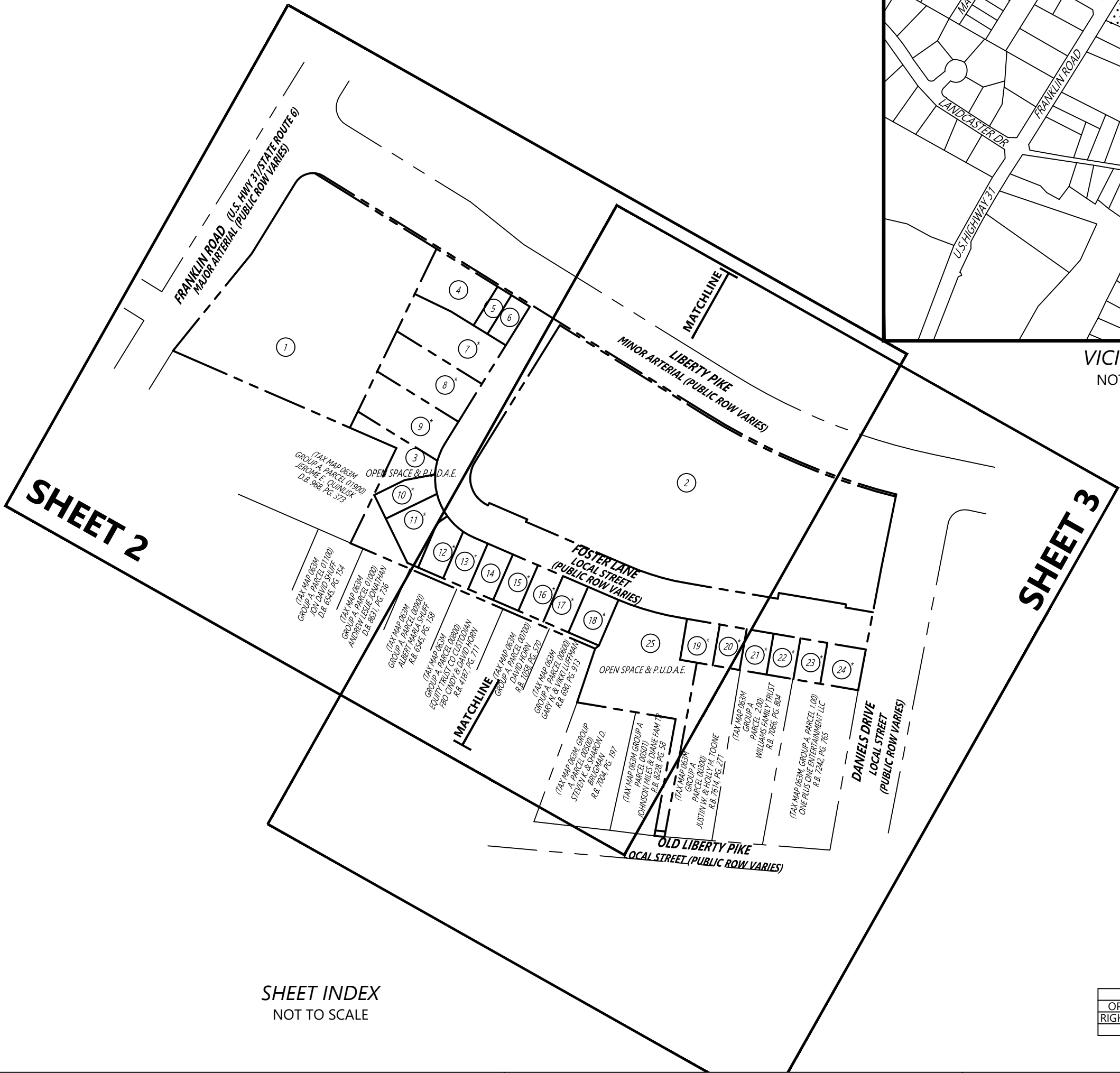
After further discussion, revise project name to "Middle Eight PUD Subdivision, Final Plat (Formerly McKeehan Property Subdivision)"

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

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 INTO 21 BUILDABLE LOTS AND 2 OPEN SPACE LOTS, AND DEDICATE EASEMENTS AND PUBLIC RIGHT OF WAY.
- PARCEL NUMBERS SHOWN AS THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP 63M, GROUP "A".
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN SHOWN HEREON AS ZONE "AE" AND A PORTION LIES WITHIN ZONE "X" (SHADED) WITH THE REMAINING MAJORITY OF THE PROPERTY LYING IN ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0211G, DATED 12/22/2016, AND SHOWN HEREON BY SCALED MAP APPROXIMATION, ONLY.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
- UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. (DATUM = NAD83; FIPSZONE 4100).
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN (ROWC).
- DEED REFERENCE(S): BK. 4600, PG. 99; BK. 3696, PG. 511; BK. 1219, PG. 888.
- SUBJECT PROPERTY IS CURRENTLY ZONED "R-4": RESIDENTIAL 4 DISTRICT. ZONING OVERLAY DISTRICTS: FFO - FLOODWAY FRINGE OVERLAY DISTRICT, & CENTRAL FRANKLIN OVERLAY DISTRICT, & HISTORIC PRESERVATION OVERLAY. DEVELOPMENT STANDARD.
- NO INFORMATION WAS FOUND THAT WOULD INDICATE ANYONE OTHER THAN THE CURRENT OWNERS' OF THE PROPERTY HAVING THE MINERAL RIGHTS TO THESE PROPERTY.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITH EASEMENTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- FUTURE DWELLINGS SHALL COMPLY WITH THE PARKLAND ORDINANCE IF BEING SOLD OR NOT.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 1 & 2 OF MCKEEHAN PROPERTY AS RECORDED IN PLAT BOOK P79, PAGE 64, REGISTER'S OFFICE OF WILLIAMSON COUNTY (ROWC).
- MINIMUM BUILDING SETBACKS VARY PER LOT, REFER TO EACH INDIVIDUAL LOT ON THIS PLAT FOR M.B.S.L. INFORMATION.
- LOTS DESIGNATED WITH AN ASTERISK (*) ARE CRITICAL LOTS FOR DRAINAGE AND GREEN INFRASTRUCTURE. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL TO VERIFY LOT CONSTRUCTION DOES NOT ENCROACH ON THE DRAINAGE AND GREEN INFRASTRUCTURE EASEMENTS AND INFRASTRUCTURE WHICH CROSSES THE LOTS.
- SIDE WALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
- THE 20' ACCESS EASEMENT SHOWN HERON SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
- NO LOTS SHALL HAVE DIRECT ACCESS TO LIBERTY PIKE.
- MAINTENANCE OF LANDSCAPING WITH LIBERTY PIKE RIGHT-OF-WAY FROM FRANKLIN ROAD TO DANIELS DRIVE SHALL BE THE RESPONSIBILITY OF THE MIDDLE EIGHT PROPERTY OWNER(S) OR HOA.

PARKLAND IMPACT FEE
243 UNITS x \$4,304 - \$1,045,872 DUE AT PLAT



VICINITY MAP
NOT TO SCALE

AREA TOTALS		
LOTS	303.126	6.95
OPEN SPACE & P.U.D.A.E	34.512	0.79
RIGHT OF WAY DEDICATION	54.513	1.25
TOTAL AREA	392.152	9.00

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 6th day of July, 2022.

L. Brandon Lambert, Tenn. License No. 2828 Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
A. The water and sewer systems designated in "Middle Eight" Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department Date
City of Franklin, Tennessee

MTEMC SIGNATURE
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2022, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE
I hereby certify that:
A. The streets, drainage, sidewalks, and green infrastructure designated in "Middle Eight" Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, \$_____ for sidewalks, and \$_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in (record data below), R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Date

Kevin M. McKeegan Date
Parcel 20.00 Bk. 3936, Pg. 511 & Bk. 1219, Pg. 888 (ROWC)

228 FRANKLIN LLC Date
Parcel 4.00 Bk. 9152, Pg. 20 (ROWC)

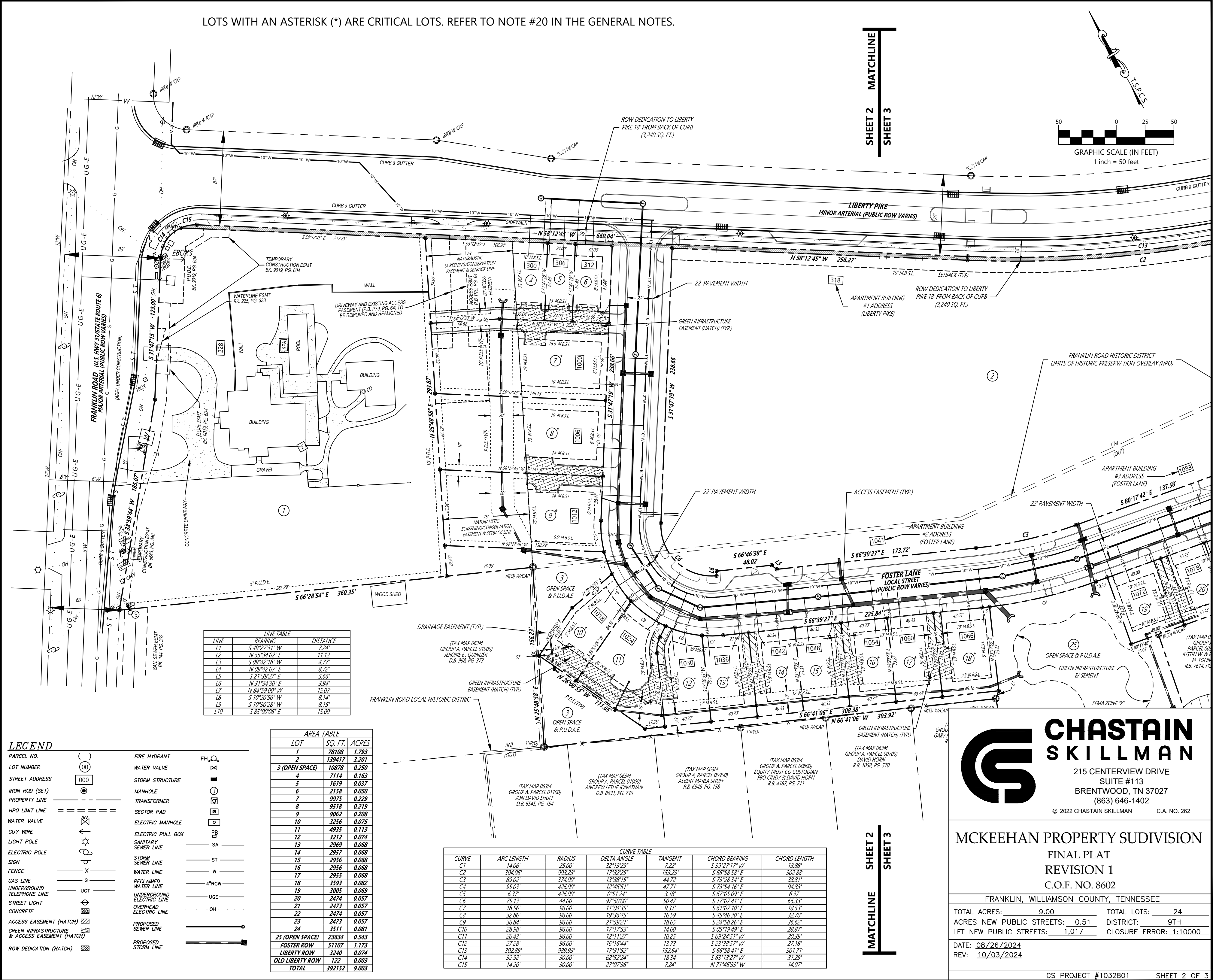
CHASTAIN SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402
© 2022 CHASTAIN SKILLMAN C.A. NO. 262

MCKEEHAN PROPERTY SUDIVISION
FINAL PLAT
REVISION 1
C.O.F. NO. 8602

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES: 9.00 TOTAL LOTS: 24
ACRES NEW PUBLIC STREETS: 0.51 DISTRICT: 9TH
LFT NEW PUBLIC STREETS: 1,017 CLOSURE ERROR: 1:10000

DATE: 08/26/2024
REV: 10/03/2024

LOTS WITH AN ASTERISK (*) ARE CRITICAL LOTS. REFER TO NOTE #20 IN THE GENERAL NOTES.



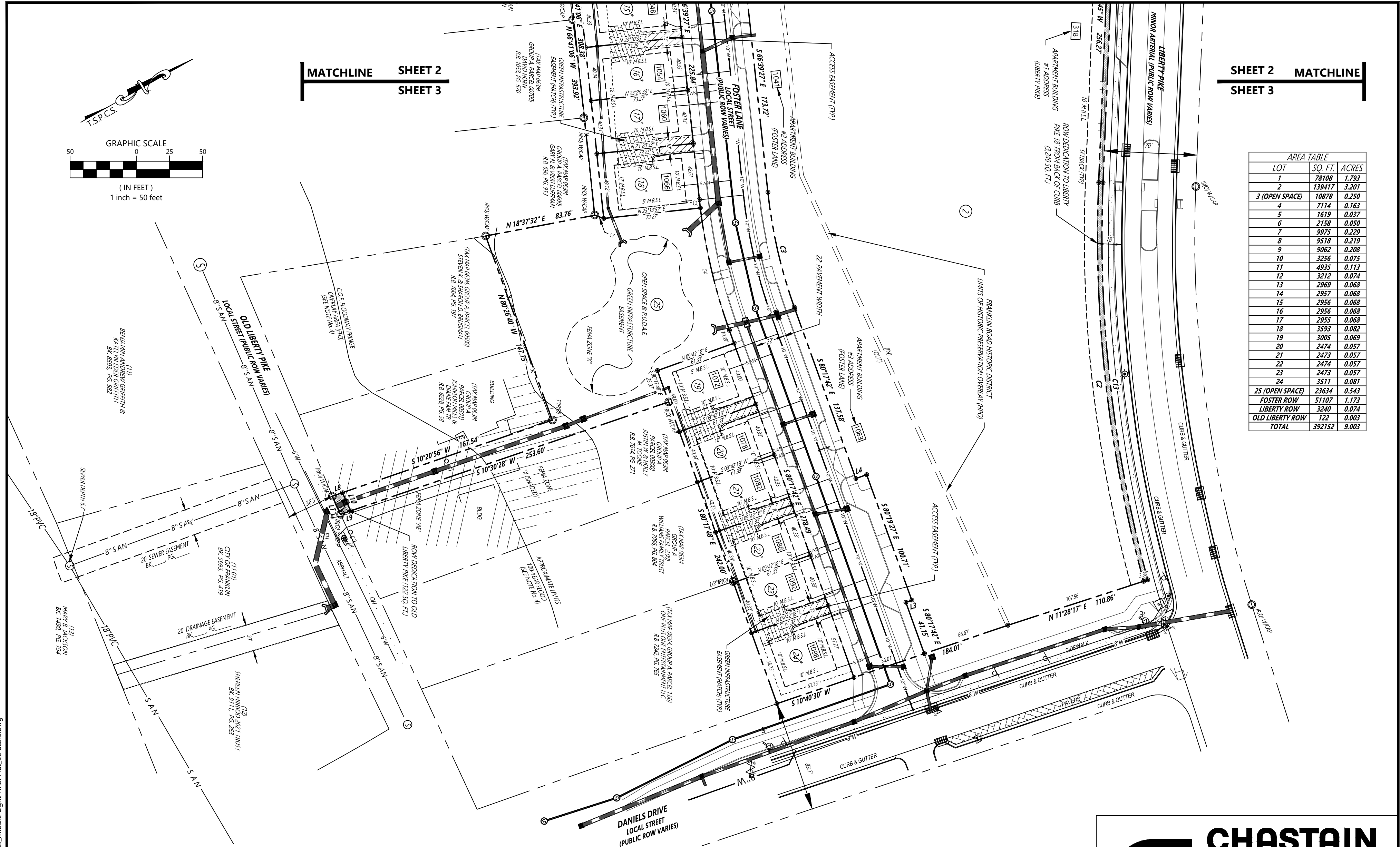
DRAWING PATH: P:\1032801\CAD Survey\1032801_2024-August-Middle Eight Final Plat_50 Scale.dwg

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DATE: 08/26/2024
REV: 10/03/2024

CS PROJECT #1032801 SHEET 2 OF 3



LEGEND

PARCEL NO.	()	FIRE HYDRANT	FH
LOT NUMBER	(00)	WATER VALVE	WV
STREET ADDRESS	000	STORM STRUCTURE	SS
IRON ROD (SET)	●	MANHOLE	○
PROPERTY LINE	---	TRANSFORMER	⊠
HPO LIMIT LINE	==	SECTOR PAD	⊞
WATER VALVE	⊕	ELECTRIC MANHOLE	⊙
GUY WIRE	↑	ELECTRIC PULL BOX	⊞
LIGHT POLE	⊙	SANITARY SEWER LINE	SA
ELECTRIC POLE	⊙	STORM SEWER LINE	ST
SIGN	p	WATER LINE	W
FENCE	X	RECLAIMED WATER LINE	4"RCW
GAS LINE	g	UNDERGROUND ELECTRIC LINE	UGL
UNDERGROUND TELEPHONE LINE	ugt	OVERHEAD ELECTRIC LINE	OH
STREET LIGHT	⊕	PROPOSED SEWER LINE	---
CONCRETE	⊞	PROPOSED STORM LINE	---
ACCESS EASEMENT (HATCH)	⊞		
GREEN INFRASTRUCTURE (HATCH)	⊞		
ROW DEDICATION (HATCH)	⊞		

LINE TABLE

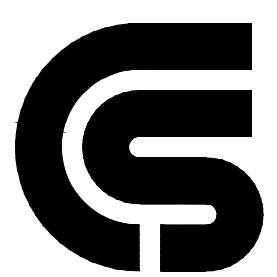
LINE	BEARING	DISTANCE
L1	S 49°27'31" W	7.24
L2	N 53°34'02" E	11.12
L3	S 09°42'18" W	4.77
L4	N 09°42'07" E	8.72
L5	S 27°39'27" E	5.66
L6	N 31°34'30" E	3.94
L7	N 84°59'00" W	15.07
L8	S 10°30'28" W	8.14
L9	S 10°30'28" W	8.15
L10	S 85°00'06" E	15.09

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	14.06'	25.00'	32°13'29"	7.22'	S 39°27'17" W	13.88'
C2	304.06'	993.23'	17°32'25"	153.23'	S 66°58'58" E	302.88'
C3	89.02'	374.00'	13°38'15"	44.72'	S 73°28'34" E	88.81'
C4	95.03'	426.00'	12°46'51"	47.71'	S 73°54'16" E	94.83'
C5	6.37'	426.00'	0°51'24"	3.18'	S 67°05'09" E	6.37'
C6	75.13'	44.00'	97°50'00"	50.47'	S 17°07'41" E	66.33'
C7	18.56'	96.00'	11°04'35"	9.31'	S 61°07'10" E	18.53'
C8	32.86'	96.00'	19°36'45"	16.59'	S 45°46'30" E	32.70'
C9	36.84'	96.00'	21°59'21"	18.65'	S 24°58'26" E	36.62'
C10	28.98'	96.00'	17°17'53"	14.60'	S 05°19'49" E	28.87'
C11	20.43'	96.00'	12°11'27"	10.25'	S 09°24'51" W	20.39'
C12	27.28'	96.00'	16°16'44"	13.73'	S 23°38'57" W	27.18'
C13	302.89'	989.93'	17°31'52"	152.64'	S 66°58'41" E	301.71'
C14	32.92'	30.00'	62°52'24"	18.34'	S 63°13'27" W	31.29'
C15	14.20'	30.00'	27°07'36"	7.24'	N 71°46'33" W	14.07'

AREA TABLE

LOT	SQ. FT.	ACRES
1	78108	1.793
2	139417	3.201
3 (OPEN SPACE)	10878	0.250
4	7114	0.163
5	1619	0.037
6	2158	0.050
7	9975	0.229
8	9518	0.219
9	9062	0.208
10	3256	0.075
11	4935	0.113
12	3212	0.074
13	2969	0.068
14	2957	0.068
15	2956	0.068
16	2956	0.068
17	2955	0.068
18	3593	0.082
19	3005	0.069
20	2474	0.057
21	2473	0.057
22	2474	0.057
23	2473	0.057
24	3511	0.081
25 (OPEN SPACE)	23634	0.543
FOSTER ROW	51107	1.173
LIBERTY ROW	3240	0.074
OLD LIBERTY ROW	122	0.003
TOTAL	392152	9.003



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CS PROJECT #1032801 SHEET 3 OF 3

DRAWING PATH: P:\1032801\CAD Survey\1032801_2024-August_Middle Eight Final Plat_50 Scale.dwg

LOTS WITH AN ASTERISK (*) ARE CRITICAL LOTS. REFER TO NOTE #20 IN THE GENERAL NOTES.



File #: 21-0808

DATE: September 29, 2024
TO: Franklin Municipal Planning Commission
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a five-year update to the Franklin Zoning Ordinance.

BACKGROUND/STAFF COMMENTS:

The Franklin Zoning Ordinance regulates uses and sets community development standards for development. It is periodically updated to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin. Envision Franklin recently underwent a five-year comprehensive update, and this zoning update follows suit.

This zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and preferences of the community.

Additionally, the Federal Emergency Management Agency (FEMA) has finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin, and the City of Franklin is required to adopt the updated FIRMS within 180 days of receipt. This is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FIRM boundaries.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Ordinance 2024-34 to the Board of Mayor and Aldermen.

ORDINANCE 2024-34

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT AS PART OF A FIVE-YEAR UPDATE AND AMEND THE ZONING MAPS OF THE CITY OF FRANKLIN, TENNESSEE TO ESTABLISH AND REZONE PROPERTY INTO THE NEW REGIONAL COMMERCE 4 DISTRICT (RC4) AND ADOPT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN INSURANCE RATE MAPS (FIRMS) UPDATED MAPS INTO THE FLOODWAY DISTRICT (FWO) AND THE FLOODWAY FRINGE OVERLAY DISTRICT (FFO).

WHEREAS, Envision Franklin is the City's long-range plan that guides growth and development in the City; and

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) adopted a comprehensive Zoning Ordinance update on December 31, 2019; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) adopted a five-year comprehensive update to Envision Franklin on May 23, 2024; and

WHEREAS, this year's zoning update reflects updates related to the recent Envision Franklin comprehensive update, a five-year review of modifications of standards and variances, State law required changes, topics provided by BOMA and FMPC members; and some best practices that reflect changing trends and preferences; and

WHEREAS, the Federal Emergency Management Agency (FEMA) finalized updates to certain Flood Insurance Rate Maps (FIRMS) for some areas within the City of Franklin and requires the City of Franklin to adopt the updated FIRMS within 180 days of receipt; and

WHEREAS, this is done through updating the Franklin Zoning Ordinance text and amending the Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO) to match the official FIRM boundaries; and

WHEREAS, this update will minimize danger to life and property due to flooding and maintain eligibility for participation in the National Flood Insurance Program; and

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That the Acknowledgements Page shall be deleted in its entirety and updated using the following names in the respective categories:

...

ACKNOWLEDGEMENTS

BOARD OF MAYOR AND ALDERMEN

Ken Moore, Mayor
Matt Brown, Vice Mayor, Ward 2
Beverly Burger, Ward 1
Jason Potts, Ward 3
Patrick Baggett, Ward 4
Clyde Barnhill, At Large
Brandy Blanton, At-Large
Greg Caesar, At-Large
Ann Petersen, At-Large

FRANKLIN MUNICIPAL PLANNING COMMISSION

Roger Lindsey, Chair
Michael Orr, Vice Chair
Marcia Allen
Jimmy Franks
Scott Harrison
Nicholas Mann
Alma McLemore
Ann Petersen, Alderman
Jennifer Williamson

PROJECT PARTNERS

TOWN PLANNING & URBAN DESIGN COLLABORATIVE, LLC.

Brian Wright, Principal
Bill Wright, Director of Coding
Becky Timmons, Director of Implementation
JJ Zanetta, Rendering and Illustration
Gorica Zivak, Graphic Design
Gustavo Sanchez, Planner

DEPARTMENT OF PLANNING AND SUSTAINABILITY

Emily Wright, Planning Director
Kelly Dannenfelser, Assistant Director of Long Range & Historic Preservation, Project Lead
Amy Diaz-Barriga, Assistant Director of Current Planning & Development
Andrew Orr, Long Range Planning Supervisor
Annette Dalrymple, Land Planner II
Eric Conner, Principal Planner
Chelsea Randolph, Principal Planner
Joseph Bryan, Principal Planner
Jason Arnold, Land Planner
Emily Huffer, Preservation Planner

Elizabeth Bulay, Assistant Preservation Planner
Ariella Stanford, Planner I
Melodie Brady, Surety Coordinator
Susan Coleman, Technical Support Specialist II
Tia Holden, Administrative Assistant

WITH SPECIAL ASSISTANCE FROM

Jimmy Wiseman, Assistant Director of Engineering
Lance Fittro, Staff Engineer
Joe Marlo, Staff Engineer
Shanna McCoy, Zoning and Floodplain Administrator
Vernon Gerth, Assistant City Administrator, Community Development

SECTION II. That Chapter 1, Introductory Provisions, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

1.1.3 Effective Date

This Ordinance was adopted by the Board of Mayor and Aldermen (BOMA) and it became effective on ~~July 1, 2024~~ **January 1, 2025** by Ordinance ~~2023-44~~ **2024-34**.

...

1.2.1 Pending Applications

All applications submitted on or after ~~July 1, 2024~~ **January 1, 2025** shall comply with this Ordinance, including applications submitted for the ~~August 22, 2024~~ **March 27, 2025** FMPC or administrative agenda.

...

SECTION III. That Chapter 2, Nonconformities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

2.3.4 Reconstruction of a New Structure

~~If a~~ **An** existing nonconforming structure, other than for a multifamily residential or manufactured home park use, ~~may be~~ **is** torn down, **damaged, or destroyed, by any means, and then** a new structure ~~of a building type~~ permitted in the applicable zoning district may be reconstructed, provided the following is met:...

...

2.3.5 Relocation of a Nonconforming Structure

An existing structure that is nonconforming due to its location on a lot shall lose its nonconforming status if it is relocated, in whole or in part. The relocated portion of the structure shall thereafter be required to conform to the requirements of this Ordinance.

2.3.65 Multifamily Residential

...

SECTION IV. That Chapter 3, Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

3.1.1 Zoning Districts

...

5TH 5TH Avenue North District

RC4 Regional Commerce 4 District

RC6 Regional Commerce 6 District

...

3.10.2 Applicability

~~Rezoning of property to a PD district and the subsequent development plan shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of this Ordinance or for the other zoning districts, and instead, shall be used sparingly.~~

Rezoning of property to a PD district shall be limited to situations where:

~~A. Rezoning of property to a PD district shall be limited to situations where t~~This district is needed in order to implement Envision Franklin guiding principles and design concepts; or

~~B. Rezoning of property to a PD district shall be limited to situations where a~~ **A** property, ~~due to~~ **has** unique site conditions, ~~such as or the necessary~~ intrinsic size, use, building placement, building elements, building configuration, building type, or other building and development characteristics, ~~cannot under any other circumstances conform to one or more of the other zoning districts or standards specified in this Ordinance.~~

...

3.10.4 (Planned District) Building Types

A. House

B. Duplex

C. Multiplex

D. Townhouse

E. Farmstead Residential

~~F E.~~ Multifamily Building

...

3.12.3 (CI District) Building Types

The following principal building types are permitted:

~~A. House (for continuum of care use only)~~

~~B. Duplex (for continuum of care use only)~~

~~C. Multiplex (for continuum of care use only)~~

~~D. Townhouse (for continuum of care use only)~~

A.E. Civic Building

B. See Chapter 5, Use Regulations, for permitted building types for the continuum of care use type.

~~F. Multifamily Building (for continuum of care use only)~~

...

3.18 RC4—Regional Commerce 4 District

3.18.1 Purpose

The RC4 district is intended to promote economic development through a diverse mix of commercial uses with a building height of up to four stories.

3.18.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.**
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.**
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.**

3.18.3 Building Types

The following principal building types are permitted:

- A. Commercial/Mixed-Use Building**
- B. Large-Scale Office Building**
- C. Large-Scale Retail Building**
- D. Civic Building**
- E. Multifamily Building**

3.18.4 Frontage Types

The following frontage types are permitted:

- A. Landscape Frontage**
- B. Urban Frontage**

3.18.5 Dimensional Standards

The following dimensional standards are required:

<u>Lot Standards</u>	<u>Minimum</u>
Lot Size	-
Lot Width	-
Front Lot Line	-

<u>Number of Buildings</u>	<u>Maximum</u>
Principal Building	-
Accessory Structure	-

Principal Building Setbacks

Front Yard for Collector Streets, Local Streets, or Internal Drives	5 feet min to 30 feet max
Front Yard for Arterial Streets	20 feet min to 85 feet max
Side Yard	15 feet min
Rear Yard	25 feet min

Appurtenance Encroachments into Setbacks

Front Yard	6 feet max
Side Yard	At least 5 feet from lot line
Rear Yard	6 feet max

Steps may encroach up to the front lot line, but no closer than 5 feet from a side or rear lot line

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
----------	--

<u>Building Height</u>	<u>Maximum</u>
Principal Building	4 stories

Accessory Structure 2 stories, but shall not exceed the height of the principal building

Landscape

Minimum Landscape Surface Area 15%

3.18.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

...

3.19 ~~18~~ RC6—Regional Commerce 6 District

...

3.20 ~~19~~ RC12—Regional Commerce 12 District

Building Height Maximum

Principal Building 12 stories

See Subsection 8.1.3, Building Height at Major Intersections in RC12, for additional height restrictions

...

SECTION V. That Chapter 4, Overlay Zoning Districts, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

4.5.4 HPO Rezoning

Rezoning and nominations related to the HPO are subject to Section 20.7.10, HPO District Rezoning.

4.5.54 Certificate of Appropriateness

...

SECTION VI. That Chapter 5, Use Regulations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Live/Work Units' as a use type within the 'RESIDENTIAL USES' category with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot in the PD, Planned District.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'Rural Retreats' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot, within the 'COMMERCIAL USES' category.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add 'General Warehousing' and 'Light Industrial Uses' to the PD, Planned District, with a 'Permitted with Additional Use Regulations per Subsection 5.1.4' half moon dot.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to change Heavy Industrial Uses from 'Permitted' to 'Permitted with Additional Use Regulations per Subsection 5.1.4' in each district where Heavy Industrial Uses are permitted.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.1.3, Permitted Principal Uses by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

5.1.4.C. Continuum of Care Facilities

1. Continuum of care facilities may have one or any combination of assisted living, nursing home, or skilled nursing for the elderly or for other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. In addition to the above, up to 30 percent of the total square footage may be used for age-restricted independent living as regulated by the U.S. Department of Housing and Urban Department.

2. Continuum of care facilities may be located in any residential or commercial/mixed use building type based on the number of units listed in the building type descriptions. Multifamily and commercial/mixed use building types may utilize the landscape frontage. Where this clause conflicts with any other standards in this Ordinance, this clause shall supersede.

...

5.1.4.F Essential Services

Public buildings that are 12,000 square feet or less may be located in any zoning district. Larger buildings or uses shall be limited to the PD, CI, NC, CC, DD, 1ST, 5TH, **RC4**, RC6, RC12, GO, LI, and HI districts.

...

5.1.4.I.3 Gas stations shall not be located adjacent to a residential lot **or residentially zoned property**, unless approved by the BOMA as part of a development plan.

...

5.1.4.J. General Warehousing

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed general warehousing use shall be clearly defined as part of an approved development plan.

B. The general warehousing use shall be limited to the approved definition and description, which shall include:

1. The overall intensity and square footage of the use;

2. Hours of operation;

- 3. Noise, odor, and vibration;
- 4. Traffic and truck demand; and
- 5. Other use-related characteristics.

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. General warehousing may only be a permitted principal use when it is located in a building that contains ground floor commercial uses along the entire side of the building where it fronts a street or internal drive, as applicable;

E. General warehousing shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.K Heavy Industrial Uses

If the heavy industrial use is associated with an existing or proposed privately owned-landfill or solid waste facility, approval is subject to the BOMA per Resolution 2024-22 (the Jackson Law).

...

5.1.4.L Hotels

1. Hotels in the **RC4**, RC6, and RC12 districts shall contain a minimum of 100 guest rooms.

...

5.1.4.M Indoor Animal Services

...

5.1.4.N Indoor/Outdoor Animal Services

...

5.1.4.O Light Industrial Uses

In the PD district, the following shall apply:

A. The location, square footage, and specific characteristics of the proposed light industrial use shall be clearly defined as part of an approved development plan.

B. The light industrial use shall be limited to the approved definition and description, which shall include:

- 1. The overall intensity and square footage of the use;
- 2. Hours of operation;
- 3. Noise, odor, and vibration;
- 4. Traffic and truck demand; and
- 5. Other use-related characteristics.

C. No part of the defined use, as established by Clause 5.1.4.N.A, shall contain or expand into heavy industrial uses as defined in this Ordinance.

D. Light industrial uses shall not be located within 500 feet of a property line of a residential lot.

...

5.1.4.P Live/Work Units

In accordance with the building codes, live/work units shall comply with the following:

A. The live/work unit shall be within the townhouse building type.

B. The live/work unit shall not exceed 3,000 square feet.

C. The nonresidential area is permitted to be not more than 50 percent of the area of each live/work unit and limited to the first or main floor only.

D. The nonresidential area shall be limited to the office use type with no customers on-site.

E. Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.

5.1.4.~~QM~~ Machinery Assembly and Repair Facilities

...

5.1.4.~~RN~~ Multifamily Residential

...

5.1.4.**R.2** In the **RC4**, RC6, and RC12 districts, multifamily residential is permitted only if:

...

5.1.4.~~SO~~ Multiplexes

...

5.1.4.~~TP~~ Neighborhood Amenities

...

5.1.4.U Rural Retreats

Rural retreats shall comply with the following:

A. The overall development shall be a minimum of 20 acres.

B. The overall development shall provide vehicular access from the development itself directly to an adjacent arterial or collector street.

C. A maximum of 20 guest accommodations shall be permitted for the first 20 acres of the overall development, and additional guest accommodations shall be permitted at a ratio of two additional guest accommodations for every five additional acres of the overall development, but in no case shall exceed 80 guest accommodations. Guest accommodations may include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping for short-term overnight stay of 21 days or less.

D. If there is more than one building as part of the guest accommodations, the main building shall be sited to meet a permitted frontage type, but other smaller buildings may be considered as accessory and are not required to meet a frontage type.

E. All buildings, parking, loading, campsites, recreation areas, and other outdoor use areas shall be set back a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots, and shall comply with Chapter 8, Transitional Features.

F. Rural retreats may have the following secondary recreational uses:

- 1. Swimming pools and related facilities;**
- 2. Boating facilities;**
- 3. Tennis and other sports courts;**
- 4. Equestrian facilities;**
- 5. Picnic areas;**
- 6. Golf courses and related facilities;**
- 7. Ball fields;**
- 8. Outdoor playground areas; and**
- 9. Passive recreational facilities.**

G. Rural retreats may include an event venue subject to the following:

- 1. The overall development shall be a minimum of 40 acres;**
- 2. All events that include sound amplification of any kind or that include 50 or more people in attendance between the hours of 9:00 PM and 9:00 AM must take place entirely within a fully enclosed building; and**
- 3. Event venues shall also comply with Paragraph 5.1.4.G, Event Venues.**

5.1.4.**VQ** Self-Storage Facilities

...

5.1.4.~~WR~~ Short Term Vacation Rentals

...

5.1.4.XS Single-Family Residential

...

5.1.4.YT Telecommunication Towers

...

5.1.4.YT.6 Aesthetic Requirements

a. Telecommunications towers shall either be concealed within an architectural structure, such as a steeple, belltower, water tower, parapet, art; or be camouflaged by imitating vegetation that is found naturally in this geographical area.

b. Antennas mounted on the roof of a building shall be stepped back from the front facade in order to limit their impact on the building's silhouette.

c. If an antenna is installed on a structure other than a tower, then the antenna and supporting electrical and mechanical equipment shall be:

1. Of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible; or

2. Shielded with material which is consistent with the features and materials of the building.

~~e. b.~~ The design of the buildings, related structures, and equipment cabinets shall use colors, landscaping, materials, screening, and textures that will blend them into the natural setting and surrounding buildings.

~~a. Towers shall have either a galvanized steel finish or be painted a neutral color to reduce visual obtrusiveness, subject to any applicable FAA standards.~~

...

5.1.4.Y.13 Approval Timeframe

The review and approval timeframe shall not exceed 90 days for collocation facilities and 150 days for all other applications.

5.1.4.Y.14 T13 Maintenance

...

5.1.4.ZU Townhouses

...

5.1.4.AAV Uses with Drive-In Through Facilities

...

5.1.4.BBW Vehicles Sales and Rental

...

5.1.4.CCX Vehicle Service, Repair, or Wash Facilities

...

5.2.4.C Have a building footprint of less than 200 square feet **or less;**

...

5.2.4.E Not be constructed prior to the time the principal building is constructed (except for community gardens and agricultural uses); **and-**

5.2.4.F Be subject to building permit requirements per the Municipal Code.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the RC4 district to the column with RC6 and RC12 under 'Zoning Districts'.

...

The Zoning Ordinance is hereby amended to revise the table in Section 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add the following:

Accessory Structures Serving a Dwelling; **or Serving a House Building Form in the HPO**

...

The Zoning Ordinance is hereby amended for Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add Microbreweries/Craft Distilleries as an accessory use as permitted with additional use regulations in the PD, NC, CC, DD, 1ST, 5TH, RC6, RC12, and LI districts.

...

The Zoning Ordinance is hereby amended to revise Subsection 5.2.6, Permitted Accessory Uses and Structures by Zoning District, to add 'Accessory Dwellings' to the R2 and R3 Districts with 'Permitted with Additional Use Regulations per Subsection 5.2.7' half moon dots.

...

5.2.7.B. Accessory Structures Serving a Dwelling; or Serving a House Building Form in the HPO

An accessory structure serving a dwelling, **or serving a house building form in the HPO district**, shall comply with the following:...

...

5.2.7.I Microbreweries/Craft Distilleries

1. A microbrewery/craft distillery shall be permitted only when operated as an accessory use serving a restaurant principal use.

2. The square footage associated with the microbrewery/craft distillery use shall not exceed 10 percent of the total square footage of the restaurant principal use.

3. Any beer or alcohol production that exceeds these requirements in 5.2.7.I.1 and 2 above shall be considered under the industrial use classification.

...

5.2.7.J Outdoor Playground Areas

...

5.2.7.U Storage/Parking of Commercial Vehicles or Trailers

1. Storage/parking of recreational equipment in the **RC4**, RC6, and RC12 districts shall be limited to approved self storage facilities and shall comply with Subsection 13.3.6, Outdoor Storage Areas.

...

5.2.7.V Telecommunication Towers and Antenna

...

SECTION VII. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

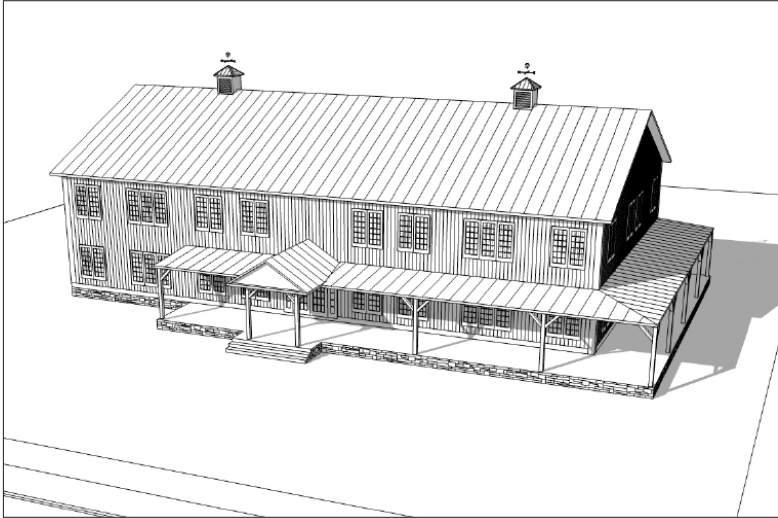
...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add the RC4 district to the 'Permitted Districts' column for the 'Multifamily Building', 'Commercial/Mixed-Use Building', 'Large-Scale Office Building', 'Large-Scale Retail Building', and 'Civic Building' building types.

...

The Zoning Ordinance is hereby amended to revise Section 6.2, Overview of Building Types, to add a new row below townhouse:

Farmstead Residential: A building containing five to eight multifamily dwelling units that resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead to the Building Type Descriptions, **PD** to the Permitted Districts column, and the following graphic to the Illustration column:



...

6.5 Multiplex

...

Façade Variety

Front Facades

Massing and Form

...

Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms

...

6.6 Townhouse

A building where the dwelling units are joined side-by-side and separated by shared walls. Each dwelling unit has independent access to the frontage and may have small yards. **This building type may be used as a live/work unit only when approved as such as part of a development plan.** This building type shall comply with all other applicable standards of this Ordinance.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.6, Townhouse, in the Colors row:

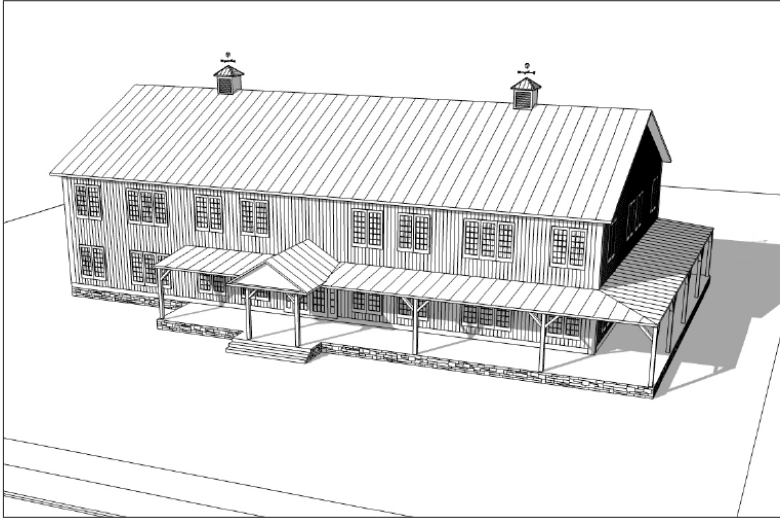
Colors Up to three colors **per front façade of each dwelling unit,**...

...

The Zoning Ordinance is hereby amended to add this new building type into the table format for building types:

6.7 Farmstead Residential

Farmstead Residential: A building containing five to eight multifamily dwelling units whose form resembles a rural single family farmhouse, barn, or has agriculturally inspired architectural features that is designed around open spaces and viewsheds where rural character is desired to remain and may either be new construction or adaptive reuse of an existing farmstead



Permitted Districts

PD

**Number of Dwelling Units
Dwelling Units**

Five to eight per building

**Building Orientation and Entry
Entrances**

Only one entrance on the front facade and prominently located and highly visible

Facade Position

Front facades shall face the frontage

**Windows
Glazing**

Between 10% and 30% on facades facing frontages

Window Shape and Alignment

Vertically proportioned and symmetrically aligned, with proportions similar to those of a historic farmhouse

Dormers

Shall be set back a minimum of one foot from the exterior wall

Trim on Windows Facing a Frontage

**Minimum 4-inch trim with sill and top plate when siding surrounds the window
Soldier course above the lintel and a rollock course below the sill when brick surrounds the window.**

Shutters

If any, shutters shall be proportioned to cover one half the width of the window from each side or the total window from one side

**Façade Variety
Front Facades**

For development projects that include more than one farmstead residential building, a variety of front façade

	elevations shall be provided, proof of which shall be submitted with a site plan
Massing and Form	Buildings shall have different massing and building footprints within view of one another to achieve visually distinct forms
Architectural Articulation Base	The foundation shall anchor the building to the ground with unique design elements, such as a change in materials or a change in the profile of the façade material if brick is the wall material
Detailing	Architecture shall be of local vernacular and not overly articulated Detailing shall include a chimney, weather vane, or cupolas No two story architectural features that accentuate verticality are permitted, such as double height box or bay windows, or wall dormers
Foundations, Porches, and Stoops Finished Floor Elevation Porch Design	Minimum 18 inches above grade at front façade Shall be a one-story front porch design that does not accentuate verticality
Porch Depth	Minimum 10 feet of clear space, exclusive of railings, pillars, columns, or other porch features
Porch Width	At least one continuous front porch at least 50 percent of the front façade width
Stoop Depth	Stoops limited to side or rear elevations and between 3 and 6 feet deep
Balconies	No upper story balconies or porches are permitted
Roof Elements Roof Form	Shall be a simple roof form, slope, or arrangement as a historic farmhouse or barn, such as a simple side gable or gambrel roof, sometimes with dormers
Pitch	Minimum pitch of 3:12 and maximum of 12:12, excluding small roof sections over porches, entryways, or similar features
Colors Colors	Limited to one color for the primary material on the building Trim color may be white or earth tones

Prohibited Colors**Overly bright or neon colors****Garages****Parking/Garage Location****Shall be located to the rear of the buildings and accessed by an alley or drive aisle****Garage Setback****5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of-way exists****Transitional Features****Requirements****See Chapter 8, Transitional Features**

...

6.87 Multifamily

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	RC4	RC6	RC12	GO
---------------------	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Building Orientation and Entry row:

Entrances ...Facades along a street or internal drive shall have individual entrances to all publicly-accessed ground floor uses and all ground floor dwelling units, but the DRT may approve an alternative due to topography or environmental constraints **or for continuum of care facilities**

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.7, Multifamily, after the Garage Setback row and before the Transitional Features Subsection:

One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.8 Commercial/Mixed-Use Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO	LI	HI						

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.8, Commercial/Mixed-Use Building, after the Colors Subsection and before the Transitional Features Subsection:

Garages

Parking/Garage Location	Shall be located to the rear of the buildings and accessed by an alley or drive aisle
Garage Setback	5 feet or at least 22 feet from alley right-of-way or drive aisle, where no alley right-of way exists
One-Car Garage Door Width	Maximum 9 feet
Two-Car Garage Door Width	16 to 18 feet
Separation Between Garage Doors	Minimum 2 feet
Interior Dimensions	Minimum 10 feet by 20 feet per vehicle parking space

...

6.9 Large-Scale Office Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the 'Permitted Districts' row:

Permitted Districts PD **RC4** RC6 RC12

...

The Zoning Ordinance is hereby amended to the table in Section 6.9, Large-Scale Office Building under the Vertical Articulation Subsection:

~~Vertical~~ **Facade** Articulation

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.9, Large-Scale Office Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.10 Large-Scale Retail Building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the 'Permitted Districts' row:

Permitted Districts PD **RC4** RC6 RC12

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.10, Large-Scale Retail Building, in the Colors row:

Colors Up to three colors **per building (or per façade segment as defined by the Facade Articulation standards),...**

...

6.11 Civic Building

The Zoning Ordinance is hereby amended to add the following to the table in Section 6.11, Civic Building, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI						

...

SECTION VIII. That Chapter 7, Frontage Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

7.1.3.A.2 In a development of more than 50 residential dwelling units (excluding multifamily), up to ten percent of the dwelling units for houses, duplexes, multiplexes, townhouses, and **farmstead residential buildings** may be on lots that front a courtyard, pursuant to Section 11.7, Courtyard. These lots shall be served by a mews, subject to Subsection 9.4.3, Mews. If more than one courtyard is proposed, they shall be interspersed throughout the development rather than clustered in one area.

...

7.1.4 Building Site Frontage

A. Where development will result in two or more buildings located on the same lot, building sites, ~~Where two or more principal buildings are proposed on the same lot,~~ building sites for each proposed building shall be identified **on a development plan, site plan, or permit application** that designate:

- 1. The proposed boundaries of the building site;**
- 2. Streets and circulation;**
- 3. Frontage type;**
- 4. Building footprint;**
- 5. Parking placement;**
- 6. Any fence and wall locations; and**
- 7. Other site development information, and location in compliance with the intent of this Ordinance.**

~~Chapter.~~

B. Building sites shall be drawn to meet the intent of Envision Franklin with the following:

- 1. Exceptionally-designed development;**
- 2. Buildings that front the street or internal drive;**
- 3. Parking as secondary to the building and its relationship to the street;**
- 4. An activated streetscape;**
- 5. A walkable, well-connected network; and**
- 6. Well designed, usable open space.**

7.1.5 Infill Within Existing Commercial Shopping Centers

Where infill development is proposed within an existing commercial shopping center, the entire shopping center site shall comply with the following:

A. When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided:

- 1. Along the entire frontage of the new lot or building site; and**
- 2. From the frontage of the new lot or building site all the way to the public street in accordance with Sections 9.2, Streets, or 9.3, Internal Drives.**

B. Any new buildable lots or building sites shall comply with Subsection 7.1.3, Lot Frontage. Infill development may result in existing parking conditions as the frontage on the other side of the private street or internal drive from the new lot or building site.

C. Any new buildable lots or building sites shall comply with one of the frontage types permitted by the applicable zoning district.

D. Any existing building that was lawfully established prior to December 30, 2019 and does not comply with a permitted frontage type shall be allowed to continue its nonconforming frontage condition regardless of the placement of the new buildable lot or building site.

...

The Zoning Ordinance is hereby amended to revise Subsection 7.2, Overview of Frontage Types, to add the RC4 district to the 'Permitted Districts' column for the 'Landscape Frontage' and 'Urban Frontage' frontage types.

...

The Zoning Ordinance is hereby amended to revise Section 7.2 Overview of Frontage Types, to add Farmstead Residential to the Permitted Building Types for Yard Frontage.

...

The Zoning Ordinance is hereby amended to revise Section 7.3 Yard Frontage, to add Farmstead Residential to the Permitted Building Types.

...

7.5 Landscape Frontage

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 7.5, Landscape Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	RC4	RC6	RC12	GO
---------------------	----	----	----	----	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to revise Section 7.5 Landscape Frontage, to add Farmstead Residential to the Permitted Building Types.

...

Vehicular Access and Parking Parking shall be located behind or to the side of the principal building, but no closer to the street than the front facade, unless it is parallel parking **along the street or internal drive**

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.5, Landscape Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

7.6 Urban Frontage

...

7.6 The Zoning Ordinance is hereby amended to add the following to the table in Section 7.6, Urban Frontage, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12	MR
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------	----

...

The Zoning Ordinance is hereby amended to add the following to the end of the Vehicular Access and Parking section of the table in Section 7.6, Urban Frontage:

Parking structures are subject to Section 10.5, Parking Structures.

...

SECTION IX. That Chapter 8, Transitional Features, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

8.1.1 Applicability

~~A.~~ This Section...

...

B. Transition Zone 1: Buffer

~~1.~~ Transition Zone 1 shall...

...

C. Transition Zone 1: Fences, Walls, and Berms

Transition Zone 1 may include a fence, wall, or berm to enhance the screening; however, a fence, wall, or berm shall be located along the edge of a nonresidential development where it abuts existing residential lots. Any fence, wall, or berm within Transition Zone 1 shall comply with the following:

1. Fences and Walls ~~8.1.2.B.2. Fences and walls may be used in the buffer. Fences and walls shall comply with the following:~~

a. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.

~~b.~~ ~~The fence or wall~~ **Fences and walls** shall have a minimum opacity of 75 percent;

~~c. b.~~ ~~The fence or wall~~ **Fences and walls** shall be a minimum height of six feet, unless otherwise approved by the DRT; ~~and~~

~~d. c.~~ ~~The fence or wall~~ **Fences and walls** shall incorporate a masonry column at any end visible from a street or internal drive; ~~and~~

2. Berms ~~3. Berms may be used in the buffer. Berms shall comply with the following:~~

a. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.

~~b. a.~~ Berms shall be used only...

...

~~D. C.~~ Transition Zone 2: Restricted Use

...

~~E. D.~~ Transition Zone 3: Building Height and Form

...

8.1.2.A.1 A nonresidential, mixed-use, multifamily, **farmstead residential**, or townhouse development site where it abuts an existing lot for a house, duplex, or multiplex; or

...

8.1.3 Building Height at Major Intersections in RC12

A. At major intersections of any combination of arterials and/or collectors in RC12, building height shall be balanced across the intersection. A viewshed analysis is required as per Paragraph 20.8.8.C.

B. For the intersection of Mallory Lane and McEwen Drive, the maximum building height shall be limited to up to eight stories on sites around the intersection if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The parcel located between Centennial High School and McEwen Drive shall not exceed eight stories in height. The parcel on the northwest corner shall be limited to a maximum of four stories, given the existing topography on the site.

...

8.2.7 Fences, Walls, and Berms

A fence, wall, or berm shall be required along the edge of a nonresidential development where it abuts existing residential lots. The fence, wall, or berm shall comply with the following:

A. Fences and Walls

1. Fences and walls shall be sited to maximum the screening of the new nonresidential development from the residential lots.
2. Fences and walls shall have a minimum opacity of 75 percent;
3. Fences and walls shall be a minimum height of six feet, unless otherwise approved by the DRT; and
4. Fences and walls shall incorporate a masonry column at any end visible from a street or internal drive.

B. Berms

1. Berms shall be sited to maximum the screening of the new nonresidential development from the residential lots.
2. Berms shall be used only along a rear property line of a residential lot and not located between a lot and a street or internal drive;
3. Berms shall be a minimum of four feet in height, unless otherwise approved by the DRT;
4. Berms shall be stabilized with a ground cover or other suitable vegetation;
5. Shrubs shall be planted on a berm to achieve a combined height of six feet within four years of planting; and
6. Berms shall in no case damage the roots or trunks of existing healthy vegetation designated to be preserved.

SECTION X. That Chapter 9, Streets and Circulation, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

9.1 General Provisions

9.1.1 Applicability

This Chapter shall apply to:

- A. Development plans;
- B. Site plans;
- C. Preliminary plats; and
- D. Final plats.

9.2 Streets

9.2.1 Functional Classification

Public and private streets shall have a functional classification as defined by Connect Franklin.

9.2.2 Design

- A. Public and private streets shall be designed pursuant to the Transportation and Street Technical Standards.
- B. New streets serving residential lots shall be public streets.

9.2.3 Streetscape

- A. Sidewalks shall comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards.
- B. Street trees shall comply with Section 12.8, Street Trees.

C. Street lights shall comply with Subsection 14.3.8, Street Lights, and the Transportation and Street Technical Standards.

9.2.4 Parallel Parking

A. Streets shall have parallel parking when serving houses on lots with lot widths of 45 feet or less, duplexes, multiplexes, townhouses, and multifamily residential, except where on-street parking is prohibited per the Transportation and Street Technical Standards.

B. Other streets may have parallel parking per the Transportation and Street Technical Standards.

9.2.5 Traffic Impact Study

The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.

9.2.6 Traffic Calming Measures

Traffic calming measures shall comply with the Transportation and Street Technical Standards. Existing residential streets affected by connectivity requirements in this Chapter may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.

9.2.7 Public Access Easement

Private streets and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.3 Internal Drives

9.3.1 Applicability

Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.3, Frontage Description.

9.3.2 Design

A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification of a Low Volume Local street, except that internal drives shall have two ten-foot travel lanes.

B. Internal drives shall be designed as an extension of the street network and shall comply with:

- 1. Section 9.2.3, Streetscape; and**
- 2. Section 9.6, Vehicular Circulation**

9.3.3. Parallel Parking

Parallel parking shall be provided along the internal drive where a building facade faces it, except where on-street parking is prohibited per the Transportation and Street Technical Standards.

9.3.4 Public Access Easement

Internal drives and associated sidewalks shall be placed in a public access easement and recorded as part of a final plat.

9.4 Alleys

9.4.1 Design

- A. Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.**
- B. Residential lots with a lot width of 45 feet or less shall be served by an alley.**
- C. New alleys serving residential lots shall be public.**

9.4.2 Garbage Can Pads

- A. A concrete pad for garbage can collection shall be placed at the rear of each residential lot that abuts an alley.**
- B. The concrete pad shall be two feet by six feet in size.**

9.4.3 Prohibited in Alleys

- A. No fence, wall, structure, tree, or shrub shall be erected or planted within the alley right-of-way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.**
- B. No vehicle parking shall be permitted in the alley right-of-way.**

9.4.4 Alley Screening

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by one or more of the following:

- A. Providing evergreen planting material along the intersecting street to create an opaque screen;**
- B. Requiring a build-to line for the garage at five feet from the alley right-of-way;**
- C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street provided sight distance at the alley intersection with the street is maintained per Section 13.1, Fences and Walls ; or**
- D. Creating a curve in the alley by the third lot from the intersecting street.**

9.5 Mews

9.5.1 Applicability

A mews shall provide vehicular access to the rear of a residential lot:

- A. Where the Transportation and Street Technical Standards prohibit a driveway cut from the street on which it fronts; or**
- B. Where the residential lot fronts onto an open space, as permitted by Section 7.1.3, Lot Frontage.**

9.5.2 Design

All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:

- A. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews. The mews layout shall not preclude the intent of improved emergency access;**
- B. The maximum length of a mews shall be 800 feet, as measured along the centerline to the edge of pavement of connecting streets; and**
- C. New mews serving residential lots shall be public.**

9.6 Vehicular Circulation

9.6.1. General

New streets, internal drives, and cross access drive aisles shall be designed to provide vehicular interconnectivity that facilitates safe and efficient traffic movements, improves access, and connects adjacent properties.

9.6.2 Exceptions

The DRT may determine that a vehicular connection per this Section shall not be required:

- A. Due to the classification of a street;
- B. When adjacent to floodplain, wetlands, riparian buffers, or tree save areas; or
- C. When vehicular safety factors or other unique site conditions prevent a connection to a street, internal drive, or drive aisle.

9.6.3 Connection to Surrounding Street Network

- A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.
- B. Street connections, street stubs, or internal drive connections shall be provided in every direction and shall connect to all adjacent streets and internal drives, including those existing, planned, or otherwise deemed necessary by the DRT to extend the street network.
- C. New public street rights-of-way and private street and internal drive public access easements shall be extended to adjacent property lines. Pavement shall be extended to connect to street stubs and internal drive stubs on adjacent properties, or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.
- E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.6.4 Cross Access Between Abutting Sites

- A. Vehicular circulation shall be designed to provide cross access between surface parking areas on abutting lots or building sites (where the sites are not separated by a street, internal drive, or alley), so that the driver need not enter the street system to access the abutting lots or building sites.
- B. Cross access shall be provided to all existing or planned parking areas and drive aisles on abutting lots or building sites, including those with development potential for parking areas and drive aisles.
- C. Cross access shall not be required for parking areas on single-family residential or duplex lots, or where the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- D. Cross access shall consist of two-way drive aisles arranged to provide one or more continuous paths between abutting lots or building sites and external streets or drives.
- E. Pavement for cross access shall be extended to existing pavement in access easements or stubbed to property lines where a full connection is not possible, as determined by the DRT. Property shall not be subdivided to avoid this requirement.
- F. Drive aisles providing cross access shall be placed in a cross access easement and recorded as part of a final plat. Cross access easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the cross access easement. Property owner(s) shall maintain and keep the cross access easement within their development in a commercially reasonable condition and state of repair.

G. The applicant shall provide written notice of proposed cross access locations to all owners of abutting lots or building sites prior to initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.

H. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy.

9.6.5 Internal Street Network

A. When new streets or internal drives are provided, development shall provide for a network of streets or internal drives to maximize the connectivity throughout the site, wherever possible.

B. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:

- 1. Where environmental or topographic constraints exist;**
- 2. Where the street classification prevents a connection; or**
- 3. Where a proposal includes an internal parking structure.**

C. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.

D. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

9.6.6 Extension to Property Lines

A. New street rights-of-way, public access easements for internal drives, and cross access easements for drive aisles shall be extended to the adjacent property lines. Property shall not be subdivided to avoid this requirement.

B. Pavement within rights-of-way, public access easements, and cross access easements shall be extended to connect to street stubs, internal drive stubs, and drive aisles on adjacent properties, or to property lines where a full connection is not possible, as determined by the DRT.

C. The applicant is responsible for constructing the cross access to the abutting lots or building sites prior to issuance of the first temporary certificate of use and occupancy, and if there is no temporary certificate of use and occupancy, then prior to issuance of the first final certificate of use and occupancy. The property owner(s) shall perpetually maintain public access within the cross access on their property.

D. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.

E. The site plan and final plat for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.

9.7 Sidewalks

9.7.1 General

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.

9.7.2 Exemptions

Development of six single family lots or less shall be exempt from this Section when the development is located more than 1,320 feet (a five-minute walk) away from an existing or planned sidewalk and the lots front onto an existing street.

9.7.3 Design

Sidewalks along streets and internal drives shall comply with the Transportation and Street Technical Standards and shall be placed in either a public right-of-way or a public access easement.

9.7.4 Widths

Sidewalk widths shall comply with the table below:

...

9.7.5 Materials

Sidewalk materials shall comply with the Transportation and Street Technical Standards.

9.7.6 Raised Surface Levels

Sidewalks shall be raised above adjacent driving surface and may be raised at vehicular crossings as a traffic- calming measure.

9.8 Pedestrian Circulation

A continuous internal pedestrian circulation system shall be provided throughout the development.

9.8.1 Sidewalk Connections

Sidewalk connections shall be provided:

- A. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
- B. Between each dwelling unit entrance in a multiplex, townhouse, farmstead residential, or multifamily building and the nearest street or internal drive;
- C. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
- D. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
- E. That connect to existing or planned private trail systems in adjacent developments, where possible;
- F. Between open spaces within a development; and
- G. Between building main entrances and associated parking areas.

9.8.3 Mid-Block Connection

In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid-block internally to connect streets on opposite sides of the block.

9.8.4 Close or Cul-De-Sac Connection

At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.

9.8.5 Sidewalk Fees In-Lieu

9.8.1 Applicability

- A. This Section shall apply to:

1. Development plans;
2. Preliminary plats; and
3. Site plans that also require grading permits.

~~B.A.~~ Payment of fees in-lieu of installing a required public sidewalk may occur only when:

1. The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or
2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, HHO, or naturally-occurring slopes exceeding 20 percent.

~~C.B.~~ The determination of whether payment of fees in-lieu are applicable shall be reviewed by the DRT or FMPC as part of the development plan, **preliminary plat, or site plan, or final plat.** ~~If the BOMA decides to waive a sidewalk requirement by MOS, then fees in-lieu shall be required.~~

9.8.2 Timing of Payment

~~C.~~ The fees in-lieu of sidewalks shall be paid prior to:

~~A1.~~ Recording the final plat; or

~~B2.~~ Issuance of a building permit or a grading permit **following site plan approval**, when a final plat is not required.

...

9.8.3 Municipal Code Governance

~~D.~~ Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund, **pursuant to the Municipal Code.**

...

9.9 ~~9.6.3~~ Multi-Use Paths

9.9.1 Design

~~A.~~ Multi-use paths shall be designed and constructed per the Transportation and Street Technical Standards.

9.9.2 Widths

~~B.~~ Multi-use paths shall have a minimum width of 12 feet. The width may be reduced to ten feet in portions of the path to minimize disturbance to existing vegetation or other environmental constraints.

9.9.3 Right-of-Way or Easement

~~C.~~ Multi-use paths shall be placed either in a public right-of-way or in a 24-foot wide public access easement.

9.9.4 1ST District Requirement

~~D.~~ In the 1ST district, a multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main St and 1st Avenue N and S.

9.10 ~~9.6.4~~ Nature Trails

Nature trails may be constructed of natural materials, such as grass, gravel, dirt, or mulch.

...

~~9.1~~ Streetscape

~~9.1.1~~ Standards

~~A.~~ ~~New public streets and private streets shall be designed pursuant to the Transportation and Street Technical Standards.~~

- ~~B. Sidewalks that comply with Section 9.6, Pedestrian Circulation, and the Transportation and Street Technical Standards shall be provided along public and private streets and internal drives.~~
- ~~C. Street trees that comply with Section 12.8, Street Trees, shall be provided along public and private streets and internal drives.~~
- ~~D. Street lights that comply with Subsection 14.3.8, Street Lights, shall be provided along public and private streets and internal drives.~~
- ~~E. Bridge or safety barriers shall be stacked stone, concrete with a decorative finish, or painted dark green or black.~~
- ~~F. Traffic poles shall be painted dark green or black.~~

9.2 Streets

9.2.1 Standards

- ~~A. Public and private streets shall have a functional classification as defined by Connect Franklin.~~
- ~~B. New streets serving residential lots shall be public streets. Streets shall be required to have parallel parking when serving residential lots with lot widths of 45 feet or less.~~
- ~~C. The DRT may require, at no cost to the City, a traffic impact study to be prepared in accordance with the Transportation and Street Technical Standards.~~
- ~~D. Traffic control devices, where necessary to promote the safe and efficient movement of traffic, shall comply with the Manual on Uniform Traffic Control Devices.~~

9.3 Internal Drives

9.3.1 Applicability

~~Internal drives may be provided as an alternative to a public or private street in accordance with Subsection 7.1.2, Frontage Description.~~

9.3.2 Standards

- ~~A. Where permitted, internal drives shall be designed per the Transportation and Street Technical Standards as public or private streets having an equivalent street classification based on traffic volume capacity (vehicles per day), except that internal drives shall have:~~
 - ~~1. Two ten-foot travel lanes; and~~
 - ~~2. Parallel parking along the internal drive where a building facade faces it.~~
- ~~B. Internal drives shall be designed as an extension of the street network and shall comply with:~~
 - ~~1. Section 9.1, Streetscape; and~~
 - ~~2. Section 9.5, Vehicular Circulation.~~
- ~~C. Internal drives shall be placed in a public access easement and recorded as part of a final plat.~~

9.4 Alleys

9.4.1 Standards

9.4 Alleys

9.4.1 Standards

- ~~A. Alleys shall be designed and constructed pursuant to the Transportation and Street Technical Standards.~~
- ~~B. Residential lots with a lot width of 45 feet or less must be served by a public alley.~~
- ~~C. On each residential lot with an alley, a two-foot by six-foot concrete pad shall be placed at the rear of the lot, parallel to the alley, for garbage can collection.~~

~~D. No vehicle, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley right of way, easements, or within two feet of the edge of the alley pavement/curb, whichever is greater.~~

9.4.2 Alley Layout

Alley and lot layout shall be designed to screen the view into an alley from an intersecting street by meeting any one of the following:

- ~~A. Providing evergreen planting material along the intersecting street to create an opaque screen;~~
- ~~B. Requiring a build-to line for the garage at five feet from the alley right-of-way;~~
- ~~C. Placing fencing with a height of six feet along the edge of the rear lot line and along the lot line abutting the intersecting street; or~~
- ~~D. Creating a curve in the alley by the third lot from the intersecting street.~~

9.4.3 Mews

~~Where the Transportation and Street Technical Standards prohibit a driveway cut or where residential lots front onto open space, a public mews shall provide vehicular access to the rear of lots fronting onto open space. All provisions in this Ordinance regarding an alley shall also apply to a mews, in addition to the following:~~

- ~~A. The maximum length of a mews shall be 800 feet, as measured along the centerline; and~~
- ~~B. Each end of a mews shall connect to a street and shall not terminate into an alley or another mews.~~
- ~~C. Additional site design standards are found in Section 11.7, Courtyard, and additional alley loading garage standards are found in the applicable building type.~~

9.5 Vehicular Circulation

9.5.1 External Circulation

- ~~A. The arrangement of new streets and internal drives shall provide for the alignment and continuation of existing or proposed streets and internal drives into adjacent properties.~~
- ~~B. Street connections, street stubs, or internal drive connections shall be provided in every direction (north, south, east, and west), including connections to all existing streets or internal drives adjacent to the development site.~~
- ~~C. The DRT may determine that a street stub or internal drive connection or alignment shall not be required due to the classification of a street or when adjacent to floodplain, wetlands, riparian buffers, tree save areas, naturally occurring slopes exceeding 14 percent, or other unique site conditions preventing a street or internal drive connection.~~
- ~~D. Street right of way and pavement shall be extended to the adjacent property lines. Internal drive pavement shall be extended to the adjacent property lines.~~
- ~~E. Traffic calming measures shall be consistent with the Transportation and Street Technical Standards. Existing residential streets affected by external street connectivity requirements may be candidates for traffic calming treatments upon the recommendation of the Engineering Department. If an applicant disagrees with the recommendation, the applicant may appeal to the FMPC or the BOMA, depending on the type of application.~~
- ~~F. At each location where a street terminates where a future connection is planned or accommodated, a sign shall be installed with the words "STREET TO BE EXTENDED BY THE AUTHORITY OF THE CITY OF FRANKLIN" to inform property owners.~~
- ~~G. The final plat and deeds for all residential lots shall identify street stubs and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped property.~~

9.5.2 Internal Connectivity

- A. Development shall provide a street network or internal drive network, wherever possible.
- B. Development shall provide for the alignment and continuation of internal street or internal drive connections to maximize the internal connectivity of the site wherever possible.
- C. Block length perimeter shall not exceed a maximum of 2,400 feet, except the DRT may approve a block length perimeter up to 3,200 feet in cases:
 - 1. Where environmental or topographic constraints exist;
 - 2. Where the street classification prevents a connection; or
 - 3. Where a proposal includes an internal parking structure.
- D. New blocks shall be consistent with the Transportation and Street Technical Standards for distance between intersections.
- E. Cul-de-sacs are permitted only where existing development, floodplains, wetlands, naturally occurring slopes exceeding 14 percent, riparian buffers, tree save areas, or other unique site conditions prevent a street connection.

9.5.3 Cross Access Between Adjacent Properties

- A. Internal vehicular circulation shall be designed to provide cross access to each adjacent property, unless the DRT waives the requirement due to topographical constraints, natural features, or other vehicular safety factors.
- B. Cross access to adjacent properties shall include connection to all existing streets or street stubs, access easements, internal drives, drive aisles, driveways, and parking areas.
- C. Cross access shall provide two-way travel lanes with pavement to the property line. Property shall not be subdivided to avoid this requirement.
- D. The applicant shall provide written notice to all adjoining property owners prior to the initial submittal of the applicable application. This notice shall provide a visual and narrative explanation of the proposed cross access connection points.
- E. The applicant is responsible for constructing and improving the cross access to the adjacent property line prior to issuance of the first temporary certificate of occupancy, or if there is no temporary certificate of use and occupancy, then prior to the issuance of the first final certificate of use and occupancy. The applicant shall perpetually maintain the cross access to the adjacent property line.
- F. The cross access easement shall be recorded as part of a final plat.

...

9.76 Pedestrian Circulation

9.76.1 Placement and Connections

- A. Sidewalks and curb shall be required on both sides of public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.
- B. A continuous internal pedestrian circulation system shall be provided throughout the development. Sidewalk connections shall be provided:
 - 1. Between each building main entrance and the nearest street or internal drive. These connections shall be placed in a straight and direct route;
 - 2. Between each dwelling unit entrance in a multiplex or multifamily building and the nearest street or internal drive;
 - 3. Between differing uses, such as neighborhood commercial centers or open spaces with residential uses;
 - 4. That connect to existing, planned, or potential future sidewalks or multi-use paths at adjacent property boundaries;
 - 5. That connect to existing or planned private trail systems in adjacent developments, where possible;
 - 6. Between open spaces within a development; and

~~7. Building main entrances with associated parking areas.~~

~~C. In cases where a block length exceeds 600 feet, a sidewalk in a public access easement or open space lot shall be provided mid block internally to connect streets on opposite sides of the block.~~

~~D. At the end of a close or cul-de-sac, a sidewalk and public access easement shall be provided that extends the pedestrian circulation system, to the maximum extent practicable, to the closest adjacent street, sidewalk, or multi-use path.~~

~~9.6.2 Sidewalks~~

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

~~B. Sidewalk widths shall comply with the table below:~~

...

SECTION XI. That Chapter 10, Parking and Transit, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

10.1 General Provisions Parking

10.1.1 Applicability

This Chapter shall apply to:

- A. New development;
- B. An existing structure or use that will be expanded or increased in capacity; or
- C. A change in use that will result in increased vehicle trips.

~~10.1.23~~ **Review for Compliance**

Review for compliance with this Chapter shall occur with a development plan, site plan, building permit, or temporary or final certificate of use and occupancy, as applicable.

~~10.1.34~~ **Parking Plan**

- A. A parking plan shall be submitted with any development that is required to provide more than three parking spaces.
- B. The parking plan shall accurately designate the required parking spaces, landscape islands, drive aisles, driveways, internal drives, and circulation and mobility around the development.

~~10.1.41-2~~ **Exemptions**

...

10.2 Minimum Parking

~~10.2.1 1-5~~ **Calculation of Minimum Parking**

...

~~10.2.2 1-7~~ **Parking Spaces Available to Count Towards Minimum Parking Standards**

Parking spaces available to count towards the minimum parking standards include the following:

A. Parking spaces on the lot;

B. Parking spaces within a garage on the lot;

CB. Demarcated parallel parking spaces abutting a lot for a nonresidential **use or along the portion of a building with ground floor nonresidential use**, ~~mixed-use, or multifamily residential use~~. Spaces may not be double counted; and

DC. Parking spaces per an approved alternative parking plan per **Section 10.4** ~~Subsection 10.1.10,~~
Alternative Parking Plan.

10.2.3 1-6 Minimum Parking

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO1, CAO2, and CAO3
AGRICULTURAL USES		
...	...	...
RESIDENTIAL USES		
...		
Duplexes/Multiplexes/Townhouses/ Multifamily Residential	1.5 spaces for a studio unit 1.5 spaces for a 1 bedroom unit 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit	No reduction
Duplexes	2 spaces per unit	No reduction
Live/Work Units	2 spaces per unit + 1 space per employee	No reduction
Multifamily Residential	Studio - 1.25 spaces 1-BR unit- 1.25 spaces 2+ BR unit- 2.25 spaces	No reduction
Multiplexes	2 spaces per unit	No reduction
Single Family	2 per unit	No reduction
Townhouses	2 spaces per unit	No reduction
...	...	...
COMMERCIAL USES		
...		
Offices	3 4 spaces per 1,000 square feet²	2.85 spaces per 1,000 square feet ²
...	...	...
Rural Retreats	Variable¹	No reduction
...		

10.3 1-11 Maximum Parking

...

10.4 1-10 Alternative Parking Plan

...

10.4.1 A- Shared Parking

...

10.4.2 B- Remote Parking

...

10.4.3 ~~C~~: Deferred Parking

...

10.4.4 ~~D~~: Valet Parking

...

10.5 Parking Structures

10.5.1 ~~1-9~~ At- or Above-Grade Parking Structures in the CFO, CAO1, or CAO2

In the CFO, CAO1, or CAO2, the following shall apply:

~~A. In the CFO and CAO, p~~**At-or-above grade** parking structures shall have active ground-floor uses along all street frontages. **They also may be completely wrapped by a principal building from all sides.**

B. At-or-above grade pParking structures shall comply with the commercial/mixed-use building type.

C. Openings, other than entrances, shall be vertically oriented to appear as window openings that meet the intent of the building type standards.

D. Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

E. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian **and vehicular** circulation are minimized. **The locations of parking structure entrances are subject to DRT approval.**

F. Multiple pedestrian entrances shall be included for each parking structure.

10.5.2 At-or Above-Grade Parking Structures Outside the CFO or CAO1, CAO2, or CAO3

Outside of the CFO, CAO1, or CAO2, the following shall apply:

~~A B. Outside of the CFO and CAO, w~~**Where along an arterial or collector street, at-or-above grade** parking structures shall be screened by buildings at least as tall as the parking structures. **At-or-above grade parking structures may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by the principal building from all sides.**

B. At-or above grade parking structures for multifamily shall be placed behind the multifamily building and may be either attached to the rear of a building that fronts the street or a detached, standalone structure behind the building. They also may be completely wrapped by a principal building from all sides.

C. Parking structures shall not occupy the ground floor of a building, except as permitted when in the FFO or when screened as described in Paragraphs 10.5.2.A or 10.5.2.B above.

~~D C. Outside of the CFO and CAO,~~ **At-or-above grade** parking structures shall be visually similar in character to the principal building by:

1. Matching the materials or being composed of brick; and
2. Vertically orienting the openings to appear as windows of the same size and rhythm as the principal building.

~~E. D.~~ Parking structures are subject to the maximum principal building height as permitted per the applicable zoning district.

~~F. E.~~ Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian **and vehicular** circulation are minimized. **The locations of parking structure entrances are subject to DRT approval.**

~~G. F.~~ Multiple pedestrian entrances shall be included for each parking structure.

10.5.3 Below-Grade Parking Structures

A. Below-grade parking structure setbacks shall be at least ten feet from the property line; however, the setback may be reduced match the building footprint when the building footprint is less than ten feet from the property line.

B. Vehicular entrances of parking structures shall be located so that potential conflicts with pedestrian and vehicular circulation are minimized. The locations of parking structure entrances are subject to DRT approval.

...

10.6 ~~1-12~~ Arrangement of Parking, Stacking, and Loading Areas

10.6.1 Parking Arrangement

A. ~~10.1.8 Parking Location~~ The location arrangement of parking shall be in accordance with the applicable frontage type per Chapter 7, Frontage Types.

B. ~~A.~~ The arrangement of parking shall be designed to accommodate vehicular circulation, maneuvering, parking, and associated parking movements without use of the public right-of-way, except for parallel parking.

C. The arrangement of parking shall prevent vehicle circulation from backing out directly onto a street, except on single family residential lots.

D. Parking areas shall be configured so that a vehicle may be parked and un-parked without moving another vehicle. This shall not apply to single-family residential lots.

E. ~~10.1.13 Maximum Slope~~ Parking areas shall not exceed a slope of five percent. Drive aisles that connect parking areas shall not exceed ten percent.

F. ~~G.~~ Surface parking areas shall provide landscaping and landscape islands pursuant to Section 12.6, Parking Area Landscape.

...

10.6.2 Stacking Arrangement

A. ~~E.~~ The stacking arrangement shall not cause vehicles to queue within streets or internal drives or interfere with other customer vehicular circulation.

B. ~~F.~~ Stacking space lengths shall be based on a minimum of 20 feet per space.

...

10.6.3 ~~1-23~~ Loading Areas Arrangement

...

B. The size of the loading area shall be a minimum:

1. Width of 12 feet;

2. Depth of 25 feet; and

3. Overhead clearance of 14 feet;

...

10.7 Dimensional Requirements

10.7.1 ~~1-14~~ Standard Parking Spaces and Drive Aisles

...

C. Structured parking ~~Parking structures~~ may have dimensional adjustments based on utilization, but in no case shall the standard space width be less than eight feet, subject to approval by the Department of Building and Neighborhood Services.

...

10.7.2 ~~1-15~~ Compact Parking Spaces and Drive Aisles

...

10.7.3 Loading Areas

The size of the loading area shall be a minimum:

- A. Width of 12 feet;**
- B. Depth of 25 feet; and**
- C. Overhead clearance of 14 feet.**

...

10.8 Materials

10.8.1 ~~1-18~~ Demarcation

...

10.8.2 ~~1-19~~ Surfacing

...

10.8.3 ~~1-20~~ Curbs and Wheel Stops

...

10.9 ~~1-21~~ Timing of Construction

Parking, stacking, and loading areas shall comply with the following:

...

10.10 ~~1-22~~ Maintenance

Parking, stacking, and loading areas shall comply with the following:

...

10.11 ~~1-24~~ Use

Parking, stacking, and loading areas shall comply with the following:

...

10.12 Residential Parking Pads and Driveways

10.12.1 ~~1-16~~ Parking Pads on Residential Lots

...

10. ~~12.2~~ ~~1-17~~ Driveways on Residential Lots

...

10.13 ~~2~~ Bicycle Parking

10.13.1 ~~2-1~~ Minimum Bicycle Parking

...

10.13.2 ~~2-2~~ Bicycle Parking Standards

...

10.14 ~~3~~ Transit Infrastructure

...

10.14.1 ~~3-1~~ Requirement Thresholds

...

10.14.2 ~~3-2~~ Requirements on Existing Public Transit Routes

...

10.14.3 ~~3-3~~ Requirements on Future Planned Transit Routes

...

SECTION XI. That Chapter 11, Open Space, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

11.1.3.B Open spaces shall be placed within a residential or mixed-use development so that every house, duplex, townhouse, multiplex, **farmstead residential**, and multifamily building has an open space within a walking distance of 1,320 feet (five-minute walk), as measured from the perimeter of each open space. Houses on individual lots of at least 30,000 square feet are exempt from this requirement.

...

11.1.3.D The placement of open space shall not result in a view of any rear facade from a **street; however, existing tree lines, riparian buffers, natural topography, or distance that effectively obscure the view can meet the intent of this requirement.**

...

11.2 Overview of Open Space Types...

Courtyard: Open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other.

...

Section 11.5, Neighborhood Amenities

Neighborhood amenities ~~that count toward the open space set aside are~~ **include** outdoor recreation areas, such as pools, sports fields, sports courts, playgrounds, and dog parks typically for use by residents of the development

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	CC	RC4	RC6	RC12					

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.5, Neighborhood Amenities, after the Landscape and before the Lighting rows:

Buildings Any buildings associated with neighborhood amenities are subject to the standards of one of the building types permitted in the zoning district.

11.7 Courtyard...

Description An open space located between houses, duplexes, multiplexes, ~~or~~ townhouses, **or farmstead residential buildings** that face each other

...

Arrangement... No more than six dwellings shall be located on any one side of the courtyard

Farmstead residential buildings shall be limited to one building (up to eight dwellings) on any one side of the courtyard

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.8, Square or Green, in the 'Permitted Districts' row:

Permitted Districts	ER	R1	R2	R3	R4	R6	MR	PD	CI
	1 st	5 th	RC4	RC6	RC12	GO	LI	HI	

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.9, Outdoor Dining Areas, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	LI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 11.10, Plaza, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CI	CC	DD	1 st	5 th	RC4	RC6
	RC12	GO	LI	HI					

...

11.11 Ownership of Open Space

Open space areas shall be owned and maintained as permanent open space by a homeowners association, property owners association, private ownership with conservation easement, or public ownership when dedicated to the City or another appropriate public agency. Natural areas may also be held by a land trust or conservancy. Outdoor dining areas **and plazas** are exempt from this Section.

...

The Zoning Ordinance is hereby amended to revise Subsection 11.2, Overview of Open Space Types, to add the RC4 district to the 'Districts Where Permitted' column for the 'Neighborhood Amenities', 'Square or Green', 'Outdoor Dining Areas', and 'Plaza' open space types.

...

SECTION XIII. That Chapter 12, Landscape, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Subsection 12.2.2, Minimum Landscape Surface Area, to add the RC4 district to the '15%' row with NC, CC, RC6, and RC12.

...

12.8.1 (Street Trees) Where Required

Street trees shall be required along both sides of all streets and internal drives, except undeveloped edges of natural areas and as required in Section 4.9, Scenic Corridor Overlay District. Street trees shall be planted within either tree **wells** pits, ~~or~~ planting strips, **or bulb-outs**.

12.8.2 Tree **Wells** Pits

A. Tree **wells** pits shall comply with the following:

...

B. Tree **wells** pits shall be placed adjacent to the back of the curb.

C. Where public utilities prevent tree wells from being placed adjacent to the back of the curb, the DRT may approve shifting the placement of the trees to the opposite side (back side) of the sidewalk.

....

12.8.3.D. Where public utilities **or traffic control signs** are located within the planting strip that prevent street trees from being planted in the planting strip, street trees shall be planted four feet from the back edge of sidewalk.

...

12.8.4 Bulb-Outs

Where on-street parallel parking spaces are required or provided, street trees may be planted in bulb-outs per the Transportation and Street Specifications.

...

SECTION XIV. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

13.1.2 Height

B. Measurements

- 1. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall, exclusive of posts, columns, and gates.**
- 2. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.**

C. Permitting

Fences and walls may need a building permit, depending on the height, **subject to the requirements of the Department of Building and Neighborhood Services.**

...

13.1.3.J Within rear yards of residential lots, fencing around small home vegetable gardens and small home agricultural uses/animal husbandry are exempt from this Subsection.

...

SECTION XV. That Chapter 14, Lighting, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

14.3.3 Building-Mounted Lights

A. Building-mounted lights shall be ornamental sconces, cutoff fixtures, or other fixtures that are screened by the building's architectural features.

B. Lighting shall not outline buildings, except as part of temporary holiday lighting.

...

14.3.8 Streetlights

A. Street lights shall be required on public and private streets and internal drives, except along Mack Hatcher Parkway or I-65.

B. Street lighting shall be designed in accordance with the Transportation and Street Technical Standards and ~~Street lights and standards shall~~ be of a type approved by Middle Tennessee Electric MTEMC.

C. Street lights in residential and mixed-use development shall:

1A. Not exceed a pedestrian-scale height of 18 feet, measured from finished grade to highest part of fixture or pole assembly; and

2B. Be an ornamental fixture. Shoebox and cobra-head style fixtures are prohibited.

...

SECTION XVI. That Chapter 15, Signs, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

15.1.11.D Where the location of an existing wall sign is nonconforming due to its location above a roofline, it may be replaced by other letters and sign facing, but shall not exceed the sign area or height of the nonconforming sign.

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Awning Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Band Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Canopy Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Convenience Sign' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Directory Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Monument Sign' row:

Permitted Districts	PD	CI	NC	CC	5 th	RC4	RC6	RC12	GO
	LI	HI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Sandwich Board Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Small Hanging/ Projecting Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Vertical Blade Sign' row:

Permitted Districts	PD	NC	CC	DD	1 st	5 th	RC4	RC6	RC12
	GO								

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Wall Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.2, Overview of Sign Types, in the 'Window Sign' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.3, Awning Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.4, Band Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.5, Canopy Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 st	5 th	RC4
	RC6	RC12	GO	LI	HI			

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.6, Convenience Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	DD	1 ST	5 TH	RC4	RC6
	RC12	GO	LI	HI					

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.8, Directory Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4	RC6
	RC12	GO	LI	HI						

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.10, Monument Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	CI	NC	CC	5 TH	RC4	RC6	RC12	GO
	LI	HI							

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.11, Sandwich Board Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
---------------------	----	----	----	----	-----------------	-----------------	------------	-----	------

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.12, Small Hanging/Projecting Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.14, Vertical Blade Sign, in the 'Permitted Districts' row:

Permitted Districts	PD	NC	CC	DD	1 ST	5 TH	RC4	RC6	RC12
	GO								

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.15, Wall Sign, in the 'Placement' row:

Placement Maximum height shall be the main roofline of the uppermost full story; maximum height of 16 feet when located within 200 feet of a residential lot

Where there is a one story building with a retail storefront, the sign may be up to five feet above the storefront roofline on a parapet when the parapet wraps all the way around the building

...

The Zoning Ordinance is hereby amended to add the following to the table in Section 15.16, Window Sign, in the 'Permitted Districts' row:

Permitted Districts	OR	PD	CI	NC	CC	DD	1 ST	5 TH	RC4
	RC6	RC12	GO	LI	HI				

...

SECTION XVII. That Chapter 16, Utilities, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

16.1.3.D. **Tennessee Valley Authority** TVA transmission lines and **Middle Tennessee Electric** MTEMC feeder lines for system needs and not needed for a specific development may be situated on poles aboveground.

...

SECTION XVII. That Chapter 17, Natural Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to revise Paragraph 17.2.4.B, Minimum Tree Canopy Retention, to add the RC4 district to the column with RC6, RC12, LI, and HI under the 'Minimum Tree Canopy Retention by Zoning District (as a percentage of the total tree canopy cover)' heading.

...

17.2.5.A.1. Specimen trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Subsection 17.2.1, **Exemptions**. ~~and allowed by Paragraph 17.2.5.C, Removal and Replacement of Specimen Trees.~~

...

17.6.2 General Provisions

A. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Franklin, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers dated 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0335F September 29, 2006 and 47187C0180G dated December 22, 2026 and 47187CIND0E, 47187C0182H, 47187C0183H, 47187C0184H, 47187C0192H, 47187C0203H, 47187C0209G, 47187C0211H, 47187C0212G, 47187C0213H, 47187C0214H, 47187C0220G, 47187C0355G, 47187C0360G dated December 20, 2024, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

~~1. The areas of special flood hazard in the City are identified by FEMA in its Flood Insurance Study (FIS) dated December 22, 2016, and on the Flood Insurance Rate Map (FIRM), Community 470206, as follows:~~

~~a. Panel Numbers: 47187C0190F, 47187C0195F, 47187C0204F, 47187C0205F, 47187C0208F, 47187C0209F, 47187C0212F, 47187C0220F, 47187C0230F, 47187C0335F, 47187C0355F, 47187C0360F, dated September 29, 2006; and~~

~~b. Panel Numbers: 47187C0180G, 47187C0182G, 47187C0183G, 47187C0184G, 47187C0192G, 47187C0203G, 47187C0211G, 47187C0213G, 47187C0214G, dated December 22, 2016.~~

...

SECTION XIX. That Chapter 18, Historic Resources, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

18.3 Naturalistic Screening

...

18.3.3 ~~Standards~~ **Site Features**

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

B. The natural, existing topography shall be preserved.

18.3.4 **Minimum Width**

~~B.~~ Naturalistic screening shall have a minimum width of 75 feet. Development on lots containing or adjacent to a National Historic Landmark shall have a minimum width of 100 feet. ~~This area shall be placed in a conservation easement.~~

18.3.5 **Open Space Lot**

The naturalistic screening shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.3.6 Plantings

A. ~~C.~~ Planting materials shall:

1. Be predominately evergreen trees;
2. Be staggered in an informal manner, which, upon maturity, creates an opaque screen;
3. Be of a sufficient height upon maturity that new development is visually screened, regardless of building heights or topography; and
4. Include at least two or more different indigenous tree species.

B. ~~D.~~ Trees shall be required at a rate of one tree per every 400 square feet.

C. Credit for existing vegetation may reduce the planting requirements, so long as the existing materials and new planting materials achieve an opaque screen. **Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.**

~~F. Berms, fences, or walls shall not be used.~~

18.3.4 Grading

~~The natural, existing topography shall be preserved. Grading is prohibited.~~

18.3.7 Prohibited

The following shall be prohibited:

A. ~~E.~~ Pruning of trees or shrubs near ground level; ~~shall be prohibited.~~

B. ~~F.~~ Berms, fences, or walls ~~shall not be used;~~

C. Parking areas or parking structures;

D. Stormwater retention or detention facilities; and

E. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.3.8 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted, but shall be placed in locations not visible from the historic resource and its setting.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

18.4 Farm Field Boundary

...

18.4.3 Standards Site Features

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.4.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 30 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 50 feet.

18.4.5 Open Space Lot

The farm-field boundary shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.4.6 Fence or Wall

~~C.~~ Farm-field boundaries ~~shall be linear in form and~~ shall include a historically-based fence or wall along the length of the boundary. Acceptable types include rail fences, four-board horse fences, or dry stacked stone walls consistent in design and stone type with historic antecedents found in the County.

18.4.7 Plantings

~~A. D.~~ Planting materials shall:

1. Be spaced in an informal, irregular manner along the fence or wall; and
2. Be dominated by deciduous trees, although native evergreens, such as cedars, may be included for diversity and visual screening purposes; and

~~B. E.~~ Trees shall be required at a rate of one canopy tree per every 400 square feet.

C. Credit for existing vegetation may reduce the planting requirements when located in a suitable location. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.4.8 New Buildings Within View

~~F.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.4.9 Prohibited

The following shall be prohibited:

- A. Pruning of trees or shrubs near ground level;**
- B. Parking areas or parking structures;**
- C. Stormwater retention or detention facilities; and**
- D. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.**

18.4.10 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.5 Estate Enclosure

...

18.5.3 Standards Site Features

~~A.~~ Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

18.5.4 Minimum Width

~~B.~~ The estate enclosure shall have a minimum width of 50 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 75 feet.

18.5.5 Open Space Lot

The estate enclosure shall be placed in an open space lot and recorded as part of a final plat, which may count towards minimum open space requirements if all applicable requirements are met per Chapter 11, Open Space.

18.5.6 Plantings

~~A. C. Estate enclosures shall: 1. C~~ **Planting materials shall consist of predominantly deciduous trees planted formally in rows with regular spacing, such as an orchard. ;**

~~2. Be dominated by deciduous trees; and~~

~~B. 3.~~ **Plantings shall have either:**

~~1. a.~~ A combination of hedgerows and fencing; or

~~2. b.~~ A brick or stone wall consistent in design and stone type with historic antecedents found in the County.

~~C. D.~~ Trees shall be required at a rate of one tree per every 400 square feet of the estate enclosure area.

D. Credit for existing vegetation may reduce the planting requirements when located in a suitable location. Existing vegetation listed on the Tennessee Exotic plant council list shall not be credited.

18.5.7 New Buildings Within View

~~E.~~ New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

18.5.8 Prohibited

The following shall be prohibited:

A. Parking areas or parking structures;

B. Stormwater retention or detention facilities; and

C. Any other development, impervious surface, dumpsters, or grading, except as permitted by Subsection 18.3.8, Infrastructure.

18.5.9 Infrastructure

A. Sidewalks, trails, and multi-use paths are permitted.

B. Streets, internal drives, drive aisles, or driveways are permitted only if they cross the edge treatment at a 90-degree angle and not encroach in a parallel fashion for more than 35 feet.

C. In the event that utilities must be installed within an edge treatment in a manner that is parallel, additional width shall be added in an amount equivalent to the amount occupied by the utility lines and any associated easements. Any path cleared by utility installation shall be replaced with plant materials consistent with what was removed.

...

18.6.1.A The integrated edge incorporates the historic resource into the overall design of the development or redevelopment, with the historic building **and its setting** being a prominent focal point, appearing as if the balance of the site evolved around it.

SECTION XX. That Chapter 19, Review Bodies, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

19.5.3.B To nominate properties for inclusion in the HPO; **and**

19.5.3.C To review nominations for the National Register of Historic Places.; ~~and~~

~~19.5.3.D To comment on projects that may have a potential adverse impact on historic properties as defined by T.C.A. § 13-7-404.~~

...

SECTION XXI. That Chapter 20, Procedures, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

20.2.7 Sequence of Applications

...

1. Initiation of Annexation

2. ~~1.~~ Plan Amendment

3. ~~2.~~ Annexation

...

The Zoning Ordinance is hereby amended for Section 20.2.9, Public Notice Requirements, to add a grey dot to Annexation Published Notice.

...

20.2.9 Public Notice Requirements

Application... Timing

...

Annexation Various published, mailed, and posted notices in accordance with State law
Published notice shall align with plans of service published notice requirements per State law

...

Rezoning Published notice of the public hearing shall be published at least **21** ~~15~~ days before the BOMA meeting

...

20.2.9.A.3. Published notice for the BOMA public hearings for annexation, text amendments, rezonings, and development plans shall be published **in accordance with Subsection 20.2.9, Public Notice Requirements** ~~at least 15 days before the BOMA meeting.~~

...

20.7.8 Approval Criteria

Recommendations and final action on a rezoning shall be based on consideration of the following criteria:

A. Whether the proposed rezoning is consistent with Envision Franklin and the purpose of this Ordinance;

B. Whether the proposed rezoning will protect the health, safety, and welfare of the public; ~~and~~

C. Whether the proposed rezoning corrects an error; or

~~D.C.~~ Whether the proposed rezoning ~~corrects an error or meets the challenge of~~ **reflects** changed conditions, changes in public policy, or changes necessary to advance the health, safety, and welfare of the City.

20.8.16.B. Changes in building types, building heights, ~~or~~ number of stories, **or other structures**, which impact the visual character or transitional features of the section or plan;

...

20.10.10 ~~Time Limit~~ **Expiration of a Variance**

A. Variances shall expire two years from the date of issuance, except as outlined in Paragraph 20.10.10.B below. One six month extension may be granted by the Department of Building and Neighborhood Services for the approved scope of work. Requests must be made in writing prior to the variance expiration date.

B. For variances associated with the approval of a plan considered vested by Subsection 20.19.1, Initiation of Vesting, a variance expiration shall coincide with the duration of that vesting period, in accordance with Section 20.19, Vesting.

~~A. Unless otherwise specified in the variance, an application for a building permit shall be applied for and issued within one year of the date of variance approval; otherwise, the variance shall become invalid.~~

~~B. Upon written request, one extension of six months may be granted by the Department of Building and Neighborhood Services if the applicant can show good cause.~~

~~C. The decision of the Department of Building and Neighborhood Services as to what constitutes substantial compliance with the time limit or applicable conditions for a variance shall be final.~~

...

20.11.2.C. For single-family residential site plans, an applicant may request a preliminary HZC recommendation prior to final action on a site plan. In these cases, a ~~preliminary HZC recommendation~~ **certificate of appropriateness** shall be issued prior to issuance of a building permit.

...

The Zoning Ordinance is hereby amended to replace “COA” and “COAs” in Subsection 20.11.8 to “certificate of appropriateness” and “certificates of appropriateness”.

...

20.12.3.B Multifamily residential in the **RC4**, RC6, and RC12 districts, where permitted as part of the overall building square footage of a development, shall be submitted as a unified site plan that includes the entire development site.

...

20.15.6 Expiration of a Building Permit

Building permits shall expire in accordance with the applicable building codes.

...

20.17.7 ~~Time Limit~~ **Expiration of a Sign Permit**

...

SECTION XXII. That Chapter 23, Definitions and Interpretations, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

23.3 Abbreviations

MTEMC — Middle Tennessee Electric Membership Corporation

...

RC4 **Regional Commerce 4 District**

...

23.2.35 Building Height

A. Building height shall be measured ~~in~~ **as** the number of complete stories above the finished grade for any building or at-grade or above-grade parking structure **plus any one-half stories, which include the uppermost habitable building level under a sloping roof and usually having dormer windows for light. One-half stories include habitable attics, lofts, or mezzanines.** ~~, but excludes:~~

~~1. Habitable attics, half stories, and mezzanines; and~~

~~B.2. Building height does not include uninhabitable attics and spaces completely below grade, such as basements, cellars, crawl spaces, sub-basements, and below-grade parking structures.~~

~~C. D. Building height does not include maximums do not apply to belfries, chimneys,...~~

~~B. Half story height shall be measured for habitable attics, half stories, and mezzanines.~~

...

Figure 23.2.35.A Building height with uninhabitable attic

...

Figure 23.2.35.B Building height with inhabitable attic

...

~~D. C.~~ In the R4, R6, and OR districts and for transitional features...

Figure 23.2.35.C Calculating height

~~23.2.4~~ ~~23.2.3.C.~~ Front Lot Line

The front lot line is the length of the front lot line and is maintained to the front yard setback line, at which point the lot width applies.

~~23.2.5~~ ~~23.2.4.A.~~ Front Yard

~~A 1.~~ Front yard setbacks are measured perpendicular from the edge of the existing or proposed right-of-way, whichever is greater.

~~B 2.~~ For corner lots, front yard setbacks are measured along all lot lines facing streets or internal drives, not including alleys. The remaining yards are measured as side yards.

C. Lots in the R4, R6, CC, and DD districts have context-based front yard setbacks. The average front yard setback shall be calculated per the following steps:

1. Find the front yard setback (in feet) for each existing lot that has frontage on the block face. All existing lots with existing principal buildings are included in the calculation, including the subject lot. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof;

2. Next, find the average front yard setback by adding all front yard setbacks together and dividing by the total number of lots in step 1 above to find the average front yard setback.

~~23.2.6~~ ~~23.2.3~~ Lot Size Standards

~~A. Lot Size~~

A1. The lot size shall be that area, measured in gross square feet or acres, contained within a lot.

B2. The minimum lot size is the smallest size of a lot established by this Ordinance on which a use or structure may be located in a particular district.

C. Lots in the R4 and OR districts have context-based lot size minimums, which shall be calculated per the following steps:

1. Find the lot size (in square feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the existing lot being requested to subdivide;

2. Next, find the average lot size by adding all lot sizes together and dividing by the total number of lots in step 1 above;

3. Then, multiply the average lot size from step 2 above by 75% (0.75) to find the 75% of the average lot size;

4. If the number in step 3 is more than 6,500 square feet, the number from step 3 is the minimum lot size. If the number from step 3 is less than 6,500 square feet, then 6,500 square feet is the minimum lot size.

23.2.7 ~~22.2.3.B.~~ Lot Width

A1. For lots that front onto one street, Lot width is the distance between the side lot lines measured at the point of the front yard setback line.

B2. Corner lots have two lot width minimums; one facing each street. For corner lots, the lot width is the distance between the side lot line and the **opposite** side-street-facing **front** lot line, measured at the point of the front yard setback line.

C. Lots in the R4 and OR districts have context-based lot width minimums, which shall be calculated per the following steps:

1. Find the lot width (in feet) for each existing lot that is on the block face. The block face is every lot on the same side of the street between two intersecting streets, railroad right-of-way, or watercourses, or combination thereof. All existing lots are included in the calculation, including the subject lot;

2. Next, find the average lot width by adding all lot widths together and dividing by the total number of lots from step 1 above;

3. Then multiply the average lot width from step 2 above by 75% (0.75) to find the minimum lot width requirement;

4. If the number in step 3 is more than 60 feet, the number from step 3 is the minimum lot width. If the number from step 3 is less than 60 feet, then 60 feet is the minimum lot width.

23.2.8 ~~23.2.4.C.~~ Rear Yard

The rear yard setback extends the full width of the lot. Rear setbacks are measured perpendicular from the rear property line or the edge of the existing or proposed alley, whichever is greater, as applicable.

23.2.4 Setbacks and Yards

23.2.9-23.2.4.B. Side Yard

The side yard setback extends from the required front yard setback line to the required rear yard setback line. If no front or rear yard setback is required, the setback extends the full depth of the lot. Side setbacks are measured perpendicular from the side lot line. **Corner lots have side yards along any lot line that does not front a street or internal drive.**

...

23.3 The Zoning Ordinance is hereby amended to revise Subsection 23.3, Abbreviations, to add the RC4 abbreviation and for the abbreviation to be defined as Regional Commerce 4 District.

...

23.2.10 ~~23.2.4.D.~~ Yards Required for Buildings

A yard or other open area required about a building may not be included in the measurement of a required yard or other open space for another building.

Figure **23.2.4.B ~~23.2.3.C.~~** Lot Lines

Figure **23.2.5.A ~~23.2.4.A.~~** Lot Setbacks and Yards

Figure **23.2.7.A ~~22.2.3.B.~~** Lot Width

...

23.4 Defined Terms

Abut

The condition of two adjoining parcels having a common property line or boundary, including cases where two or more parcels adjoin a corner, but not including cases where adjoining lots are separated by a street, **internal drive**, or alley. Where not describing land, property, lot lines, or parcel lines, abut describes touching or sharing a common boundary with.

...

Building Site

~~A parcel of land~~ **A part of a lot or parcel** that has not been subdivided as a separate lot, which is designated by an applicant as a building site in on a development plan, site plan, or permit application, and which accommodates, or is available to accommodate, a principal building. **This is intended for sites where there will be two or more nonresidential buildings on the same lot for the purpose of ensuring that building sites meet the same requirements for development as buildable lots in accordance with this Ordinance.**

...

Commercial Shopping Center

An area or complex of retail and service establishments with associated parking.

...

Corner Lot

A lot located at the intersection of two streets that has frontage on each street. Each street frontage is considered a front lot line **and has a front yard. The lot lines that do not front any street are considered side lot lines with side yards, which are defined separately.**

...

Cross Access

Vehicular and pedestrian access provided between parking areas of two or more development sites, **building sites**, or parcels of land, **or any combination thereof**, intended to allow movement between the sites without the use of a public street.

...

Commercial Recreation

An establishment primarily engaged in providing participatory athletic, recreational, or physical fitness services to the public for a fee, such as fitness and recreational sports centers, health and fitness studios, bowling centers, miniature golf courses, paintball or lasertag arenas, recreational day camps, and other recreational activities. **This definition does not include golf courses, which are defined separately in this Ordinance.**

...

Farmstead Residential (Building Type)

The principal building type described as such in Section 6.7, Farmstead Residential.

...

One-Half Story

The uppermost habitable building level ~~in which~~ **under** a sloping roof **and usually having dormer windows** ~~replaces the upper part of one or more of the facade walls,~~ and which level contains less finished area than the first level of the building.

...

Landscape Surface Area

The portion of a lot or development site not covered by impervious surface and is available for accommodating landscape material, **inclusive of plant material, soil, dirt, sand, gravel, rock, stone, mulch, or pervious hardscape.**

...

Live/Work Units

A dwelling unit in a townhouse building in which a significant portion of the space includes a nonresidential use that is operated by the tenant, who also resides in the dwelling unit.

...

Microbreweries/Craft Distilleries (Accessory Use)

An accessory use that is part of a restaurant principal use, which includes small brewery or distillery production that is limited to artisanal, small-batch, or specialty beer or alcohol. This use is intended primarily for on-site retail sales and consumption.

...

Quick Service Restaurant

A type of restaurant that serves fast service food cuisine, **inclusive of fast food restaurants, fast casual restaurants, bakeries, coffee shops, or other food and beverage sales with order service at counters, kiosks, order boards, or other self-service.**

...

Retail Uses

An establishment primarily engaged in the sale of goods and materials to the general public. Retail uses may include retail shops, bookstores, antique stores, convenience stores, ~~bakeries,~~ grocery stores, retail plant sales, and similar uses.

...

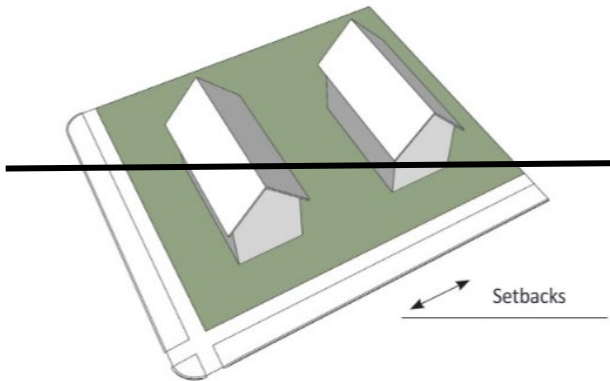
Rural Retreats

An establishment in which sleeping accommodations are offered to the public and intended primarily for temporary occupancy by persons on an overnight basis that can include any combination of individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping accommodations. Rural retreats may include on-site amenities, such as restaurants or fitness centers, secondary recreational uses, and event venues as further regulated by Chapter 5, Use Regulations. This definition does not include hotels or bed and breakfast establishments, which are defined separately.

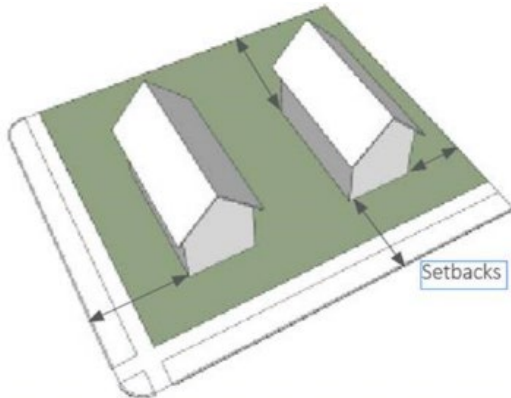
...

Setbacks

The Zoning Ordinance is hereby amended to remove the graphic below in the Setbacks definition



and replace it with this corrected version below:



Underground Parking Structure

Parking facilities that are located underground, often under a building or open space.

SECTION XXIII. That the Department of Planning and Sustainability is authorized to make administrative clerical revisions to the zoning text so long as the changes are not substantive, such as cleaning up tables, clerical word corrections, typographical errors, table of contents adjustments, header and footer adjustments, font adjustments, amending graphics and supporting explanations based on approved zoning text, and adding or correcting references, and include, but not limited to the following:

...

The Zoning Ordinance is hereby amended to change all references of 'Building & Neighborhood Services' to 'Building and Neighborhood Services.'

...

The Zoning Ordinance is hereby amended to change all references of 'Planning & Sustainability' to 'Planning and Sustainability.'

...

The Zoning Ordinance is hereby amended to change the term tree pit to tree well throughout its entirety.

...

The Zoning Ordinance is hereby amended to change the term 'homeowner's association' and 'homeowner association' to 'homeowners association' .

...

The Zoning Ordinance is hereby amended to change all references of 'roofline' to 'roof line'.

SECTION XXIV. That the following described properties shall be, and are hereby, rezoned from its existing zoning classification to the proposed zoning district:

Premises Considered

Zoning District Changes				
Address/Site	Map-Parcel	Acres	Existing Zoning District	Proposed Zoning District
100 MISSION CT	062G A 01000 00008062G	1.15	RC6	RC4
1074 W MCEWEN DR	062G A 01002 00008062G	1.04	RC6	RC4
1096 W MCEWEN DR	062G A 01003 00008062G	0.89	RC6	RC4
1124 W MCEWEN DR	062G A 01004 00008062G	1.14	RC6	RC4
106 MISSION CT #101	062G A 01005C00108062G	3.64	RC6	RC4
244 COOL SPRINGS BLVD	062G A 01100 00008062G	1.82	RC6	RC4
106 MISSION CT	062G A 01005C02408062G		RC6	RC4
106 MISSION CT	062G A 01005C02308062G		RC6	RC4
106 MISSION CT	062G A 01005C02208062G		RC6	RC4
106 MISSION CT	062G A 01005C02908062G		RC6	RC4
106 MISSION CT	062G A 01005C02108062G		RC6	RC4
106 MISSION CT	062G A 01005C02008062G		RC6	RC4
106 MISSION CT	062G A 01005C03008062G		RC6	RC4
106 MISSION CT	062G A 01005C01908062G		RC6	RC4
106 MISSION CT	062G A 01005C01808062G		RC6	RC4
106 MISSION CT	062G A 01005C01708062G		RC6	RC4
106 MISSION CT	062G A 01005C03108062G		RC6	RC4
106 MISSION CT	062G A 01005C01608062G		RC6	RC4
106 MISSION CT	062G A 01005C01508062G		RC6	RC4
106 MISSION CT	062G A 01005C03208062G		RC6	RC4
106 MISSION CT	062G A 01005C01408062G		RC6	RC4
106 MISSION CT	062G A 01005C01308062G		RC6	RC4
106 MISSION CT	062G A 01005C01208062G		RC6	RC4
106 MISSION CT	062G A 01005C01108062G		RC6	RC4
106 MISSION CT	062G A 01005C03308062G		RC6	RC4
106 MISSION CT	062G A 01005C03408062G		RC6	RC4
106 MISSION CT	062G A 01005C02808062G		RC6	RC4
106 MISSION CT	062G A 01005C03508062G		RC6	RC4
106 MISSION CT	062G A 01005C02508062G		RC6	RC4
106 MISSION CT	062G A 01005C02708062G		RC6	RC4
106 MISSION CT	062G A 01005C03608062G		RC6	RC4
106 MISSION CT	062G A 01005C02608062G		RC6	RC4
106 MISSION CT	062G A 01005C03708062G		RC6	RC4
106 MISSION CT	062G A 01005C01008062G		RC6	RC4
106 MISSION CT	062G A 01005C03808062G		RC6	RC4

106 MISSION CT	062G A 01005C00908062G		RC6	RC4
106 MISSION CT	062G A 01005C03908062G		RC6	RC4
106 MISSION CT	062G A 01005C00808062G		RC6	RC4
106 MISSION CT	062G A 01005C04008062G		RC6	RC4
106 MISSION CT	062G A 01005C00708062G		RC6	RC4
106 MISSION CT	062G A 01005C00608062G		RC6	RC4
106 MISSION CT	062G A 01005C04108062G		RC6	RC4
106 MISSION CT	062G A 01005C00508062G		RC6	RC4
106 MISSION CT	062G A 01005C00408062G		RC6	RC4
106 MISSION CT	062G A 01005C00308062G		RC6	RC4
106 MISSION CT	062G A 01005C00208062G		RC6	RC4
106 MISSION CT	062G A 01005C00108062G		RC6	RC4
106 MISSION CT	062G A 01005C04208062G		RC6	RC4
MACK HATCHER PKWY	062 04400 00008062	3.87	RC6	RC4
125 COOL SPRINGS BLVD	062 04506 00008062	4.52	RC6	RC4
101 COOL SPRINGS BLVD	062 04510 00008062	2.9	RC6	RC4
100 COOL SPRINGS BLVD	062G A 00100 00008062G	0.9	RC6	RC4
114 COOL SPRINGS BLVD	062G A 00200 00008062G	0.6	RC6	RC4
122 COOL SPRINGS BLVD	062G A 00300 00008062G	0.77	RC6	RC4
1009 WINDCROSS CT	062G A 00400 00008062G	5.09	RC6	RC4
1021 WINDCROSS CT	062G A 00500 00008062G	6.34	RC6	RC4
1010 WINDCROSS CT	062G A 00800 00008062G	2.44	RC6	RC4
200 COOL SPRINGS BLVD	062G A 00900 00008062G	2.33	RC6	RC4
206 COOL SPRINGS BLVD	062G A 01001 00008062G	3.72	RC6	RC4
101 MISSION CT	062G A 01008 00008062G	1.59	RC6	RC4
1021 W MCEWEN DR	062G A 01200 00008062G	0.98	RC6	RC4
1004 MERYLINGER CT	062G A 01201 00008062G	1.01	RC6	RC4
1006 MERYLINGER CT	062G A 01202 00008062G	0.78	RC6	RC4
1005 MERYLINGER CT	062G A 01203 00008062G	1.6	RC6	RC4
1001 MERYLINGER CT	062G A 01204 00008062G	0.72	RC6	RC4
1095 W MCEWEN DR	062G A 01205 00008062G	0.64	RC6	RC4
1115 W MCEWEN DR	062G A 01206 00008062G	1	RC6	RC4
4085 Mallory Lane	062 02108 00008062	1.69	RC6	RC4
570 BAKERS BRIDGE AVE	054 00302 00008054	2.42	RC6	RC4
9100 CAROTHERS PKWY	054 00303 00008054	1.84	RC6	RC4
9200 CAROTHERS PKWY	054 00304 00008054	2.37	RC6	RC4
9160 CAROTHERS PKWY	054 00317 00008054	1.89	RC6	RC4
9050 CAROTHERS PKWY	054 00610 00008054	2.44	RC6	RC4
330 MAYFIELD DR	054 00611 00008054	8.09	RC6	RC4
9040 B CAROTHERS PKWY #101	054 00612 00008054	3.2	RC6	RC4
9000 CAROTHERS PKWY	054 00613 00008054	2	RC6	RC4
740 COOL SPRINGS BLVD	061 00100 00008061	3.02	RC6	RC4
741 COOL SPRINGS BLVD	061 00103 00008061	4.41	RC6	RC4

751 COOL SPRINGS BLVD #100	061 00104C00108061	1.53	RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00408061	2.46	RC6	RC4
320 BILLINGSLEY CT	061 00110 00008061	3.01	RC6	RC4
300 BILLINGSLEY CT	061 00111 00008061	1.96	RC6	RC4
310 BILLINGSLEY CT 100	061 00112C00108061	1.13	RC6	RC4
321 BILLINGSLEY CT #5	061 00104C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01808061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00308061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00408061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00109C01708061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00508061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00109C01008061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01408061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01208061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01308061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00208061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00112C00108061		RC6	RC4
321 BILLINGSLEY CT #5	061 00112C00208061		RC6	RC4
4101 MALLORY LN	062 03201 00009062	1.13	RC6	RC4
4115 MALLORY LN	062 03202 00009062	2.56	RC6	RC4
4149 MALLORY LN	062 03203 00009062	0.54	RC6	RC4

4169 MALLORY LN	062 03204 00009062	0.83	RC6	RC4
4199 MALLORY LN	062 03205 00009062	1.15	RC6	RC4
4095 MALLORY LN	062 03206 00009062	1	RC6	RC4
4091 MALLORY LN	062 03207 00009062	4.03	RC6	RC4
4107 MALLORY LN	062 03208 00009062	2.13	RC6	RC4
1154 LIBERTY PK	079 03610 00009079	1.7	RC6	RC4
112 RAND PL	079J B 00700 00009079J	5.42	RC6	RC4
225 S ROYAL OAKS BLVD	079O A 00100 00009079O	1.57	RC6	RC4
108 RAND PL	079O A 00101 00009079J	1.46	RC6	RC4
114 RAND PL	079O A 00200 00009079O	1.05	RC6	RC4
109 RAND PL	079O A 00300 00009079O	0.96	RC6	RC4
150 RAND PL	079O A 00301 00009079O	0.96	RC6	RC4
229 S ROYAL OAKS BLVD	079O A 00302 00009079O	1.23	RC6	RC4
813 OAK MEADOW DR	079O A 00303 00009079O	1.42	RC6	RC4
231 S ROYAL OAKS BLVD	079O A 00401 00009079O	1	RC6	RC4
4085 MALLORY LANE	062 02108 00008062	1.69	RC12	RC4

Overlay Zoning District Changes

Location	Proposed Overlay Zoning District
Harpeth River Floodway and Floodway Fringe According to Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMs) Update	Floodway Fringe Overlay District (FFO) and Floodway Overlay District (FWO)

SECTION XXV. That the attached Location Maps shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION XXVI. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

BY: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

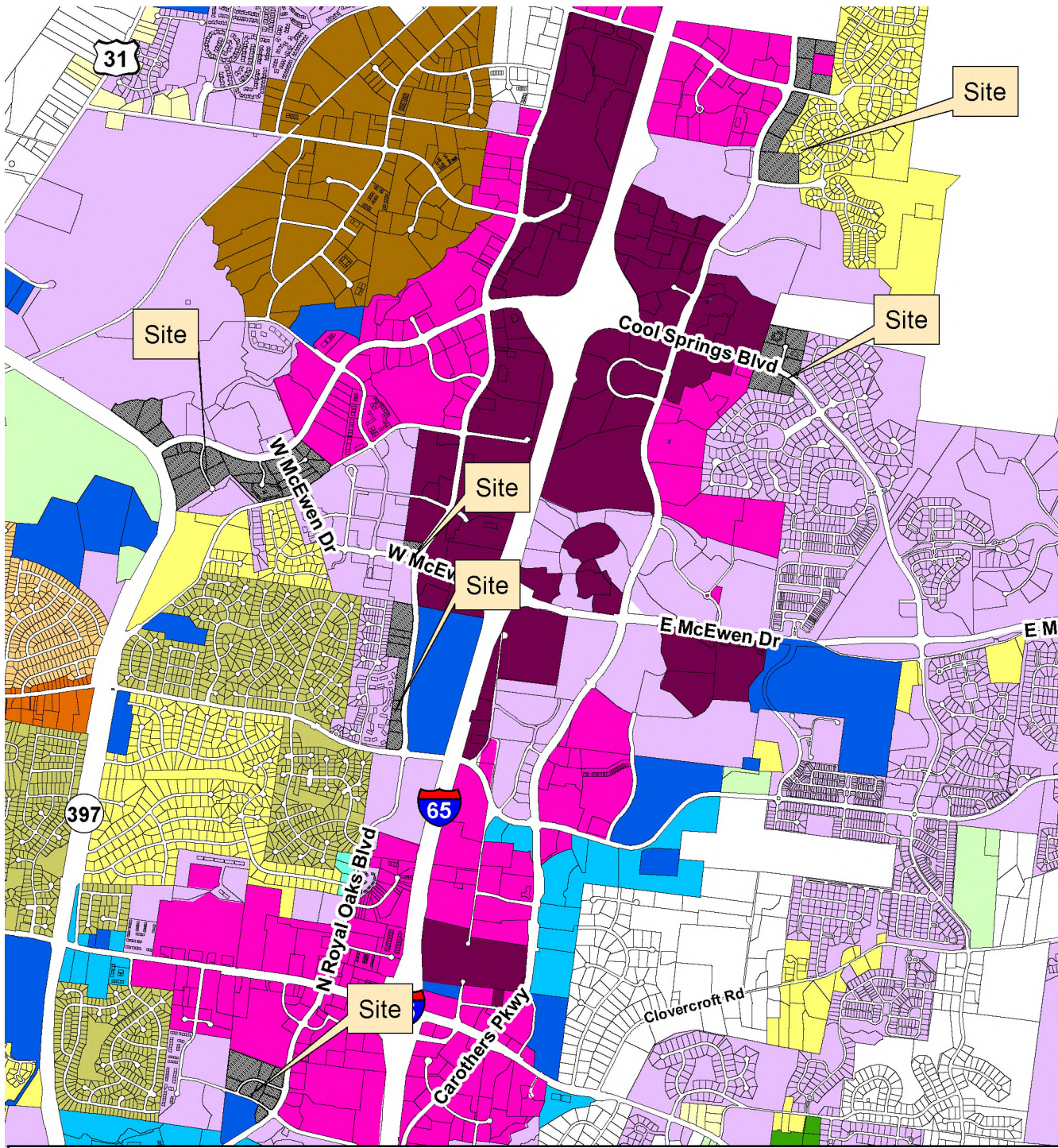
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

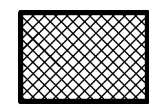
PASSED SECOND READING:

PASSED THIRD READING:



RC 4 Rezoning

All parcels shown in hatch are proposed to be rezoned from RC 6 to RC4 except for one parcel that is currently zoned RC12.



Subject Parcels to be rezoned to RC4

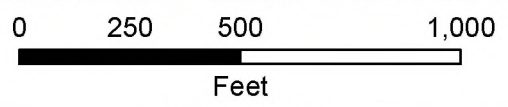
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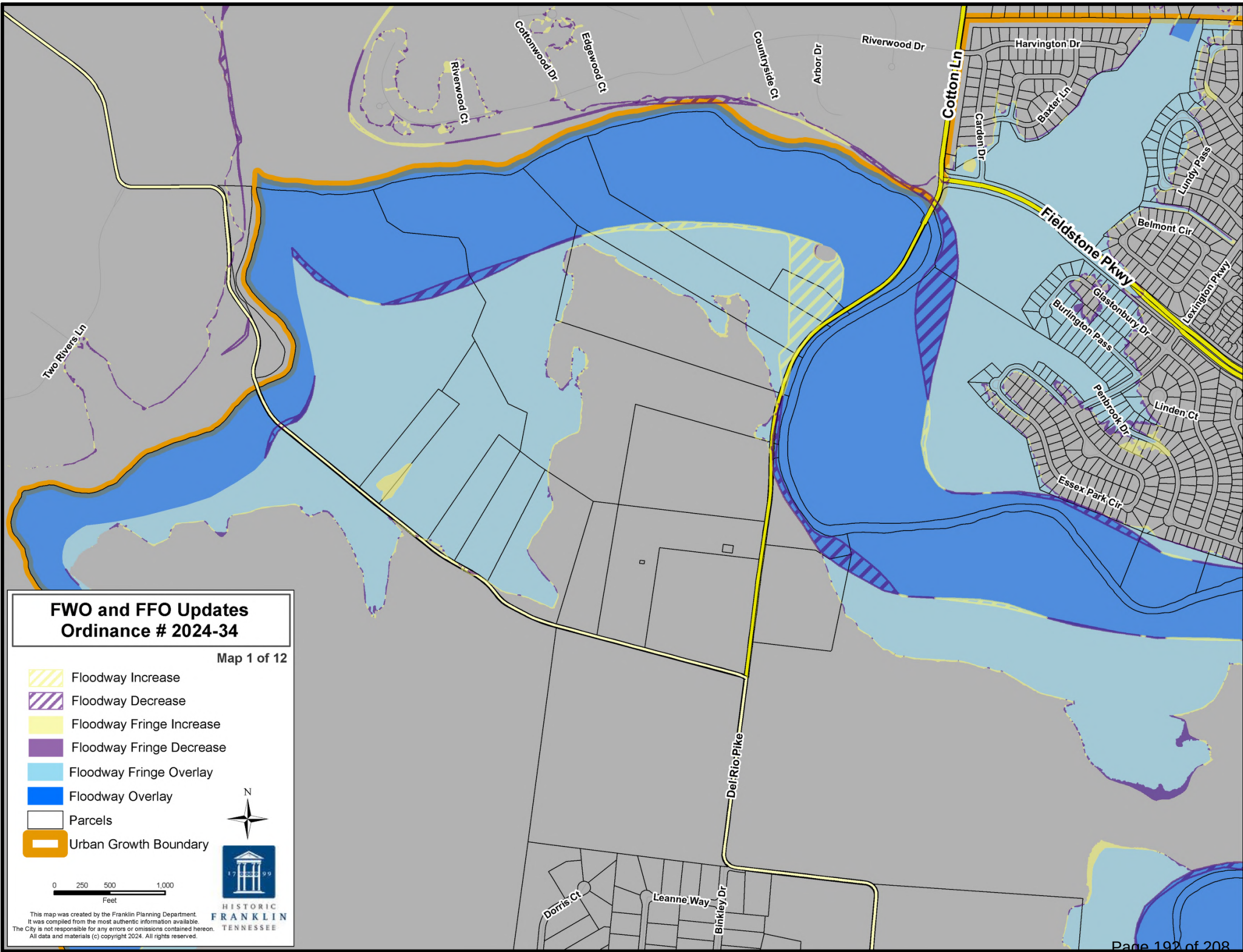
- Street Labels
- AG Agricultural District
 - ER Estate Residential District
 - R1 Residential 1 District
 - R2 Residential 2 District
 - R3 Residential 3 District
 - R4 Residential 4 District
 - R6 Residential 6 District
 - MR Mixed Residential District
 - PD Planned District
 - OR Office Residential District
 - CI Civic Institutional District
 - NC Neighborhood Commercial
 - CC Central Commercial District
 - DD Downtown District
 - 1ST Avenue District
 - 5TH Avenue District
 - RC4 Regional Commerce 4 District
 - RC6 Regional Commerce 6 District
 - RC12 Regional Commerce 12 District
 - GO General Office District
 - LI Light Industrial District
 - HI Heavy Industrial District



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TENNESSEE

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FWO and FFO Updates Ordinance # 2024-34

Map 1 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

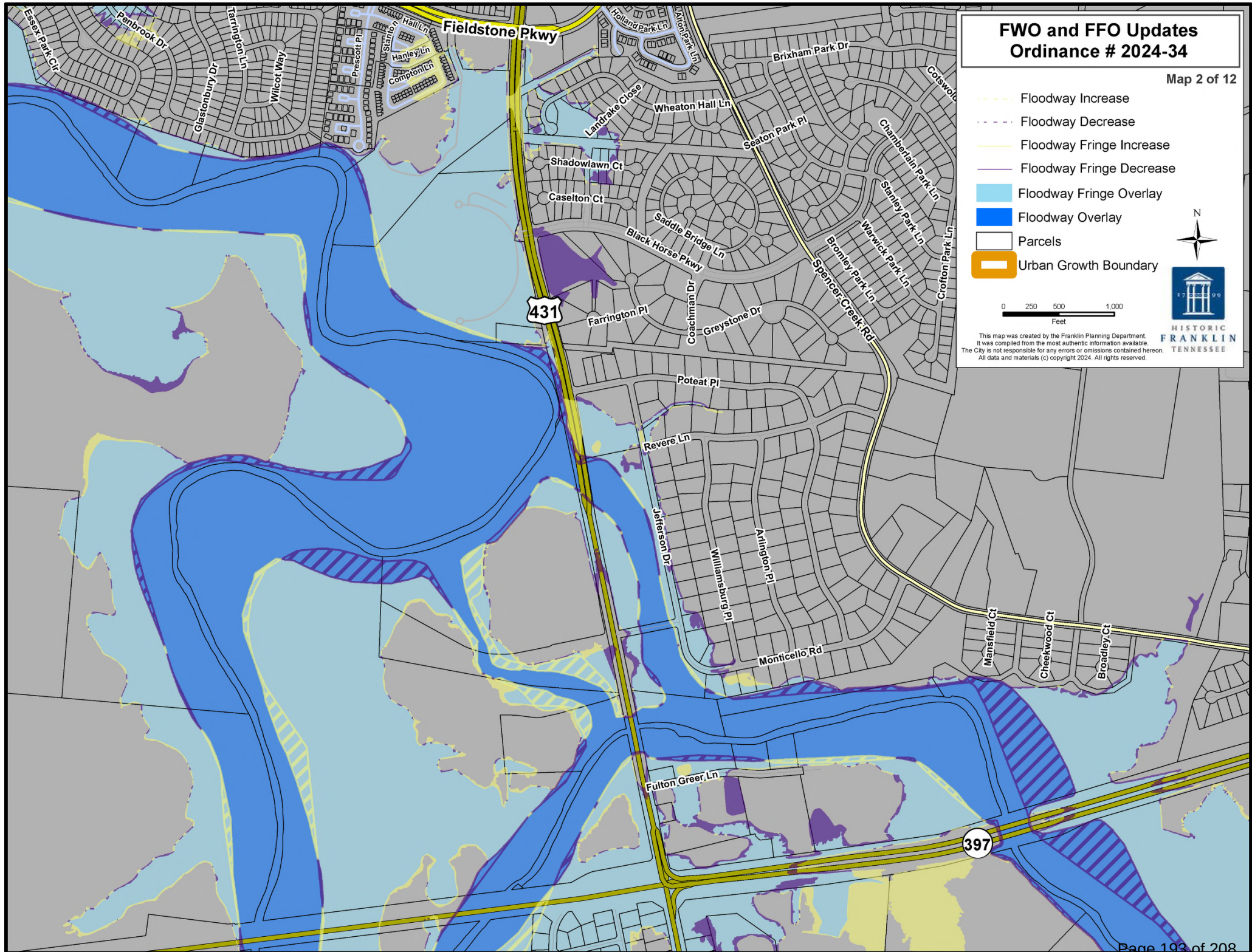
Map 2 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 3 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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0 250 500 1,000
Feet

FWO and FFO Updates Ordinance # 2024-34

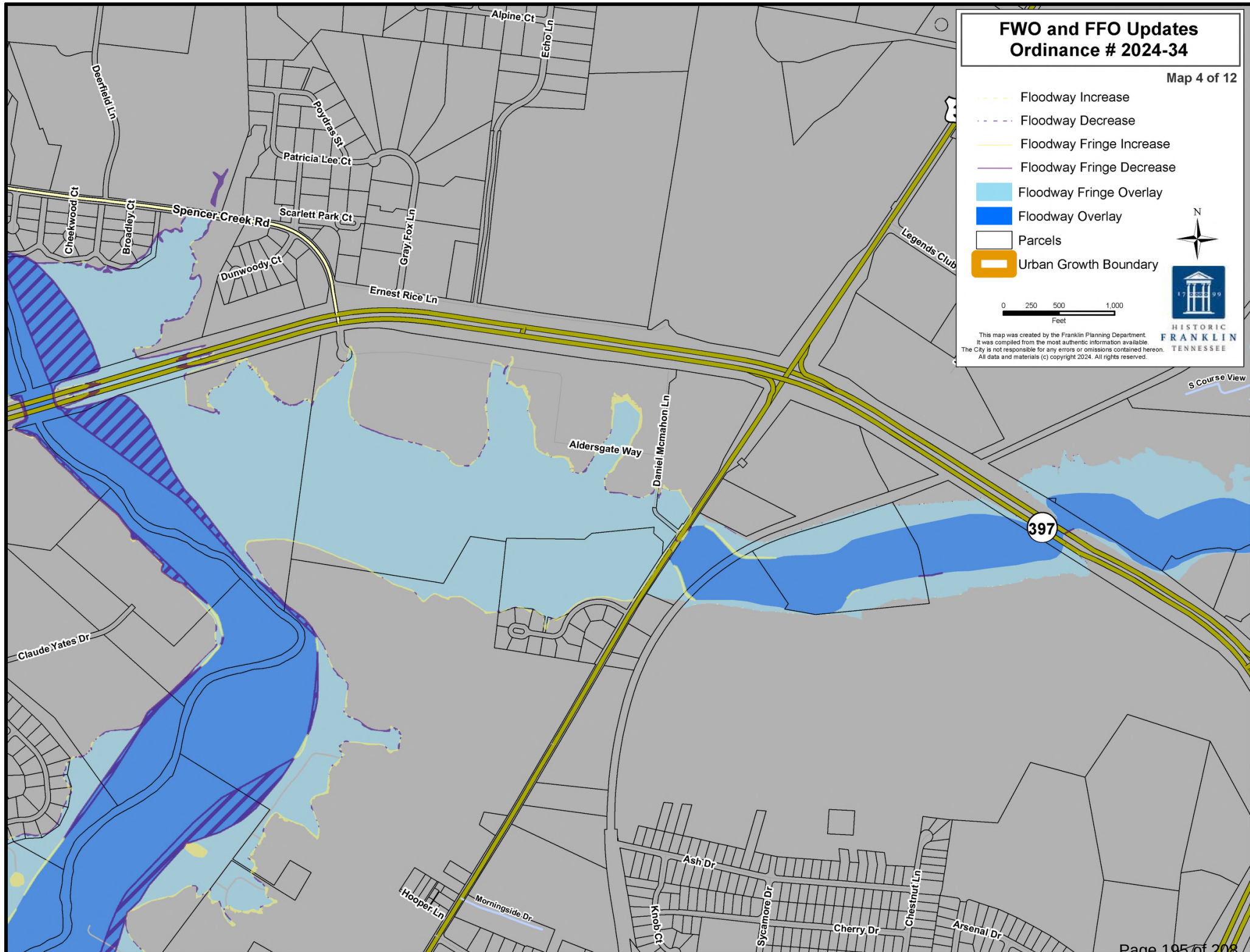
Map 4 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 5 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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TENNESSEE

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0 250 500 1,000
Feet

FWO and FFO Updates Ordinance # 2024-34

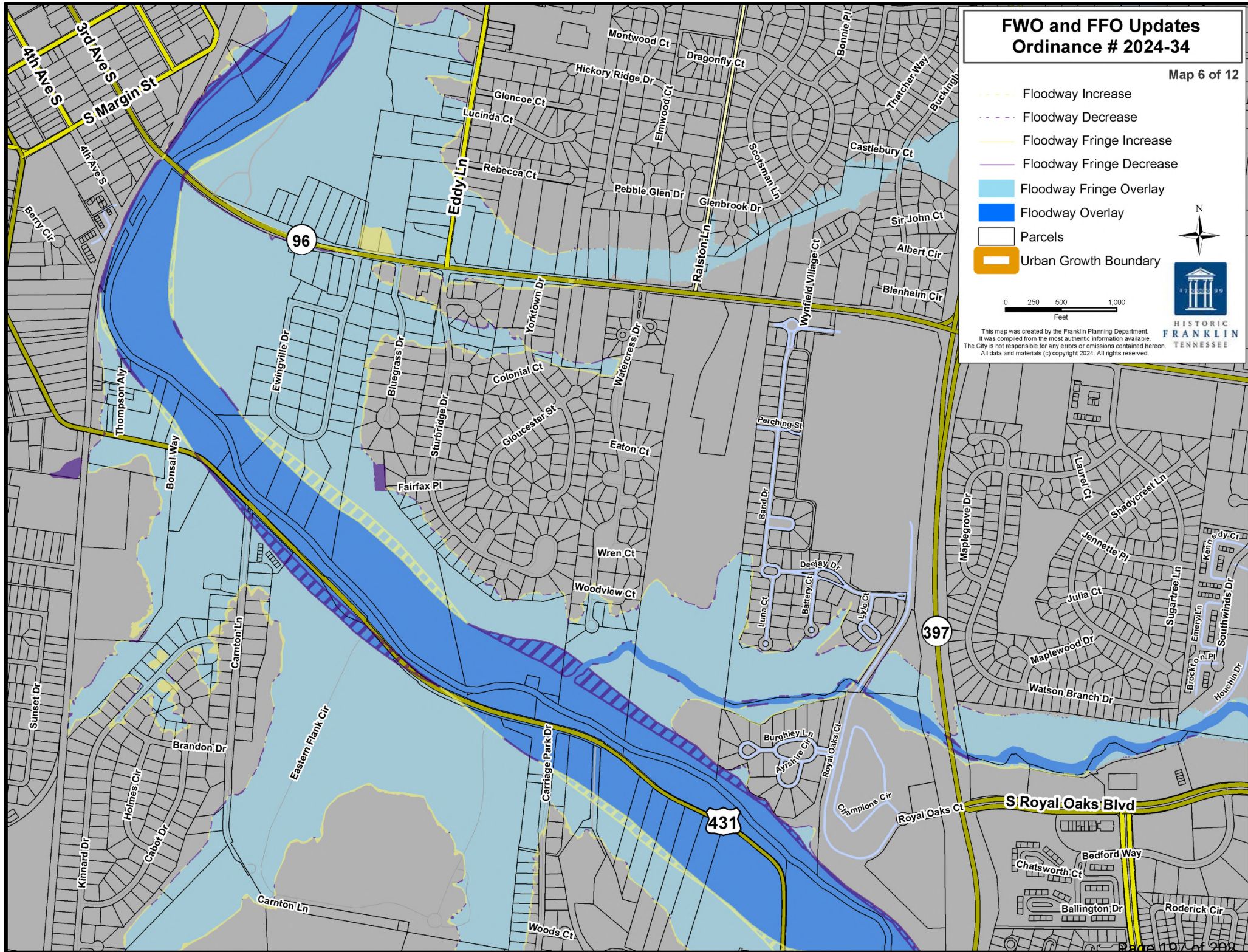
Map 6 of 12

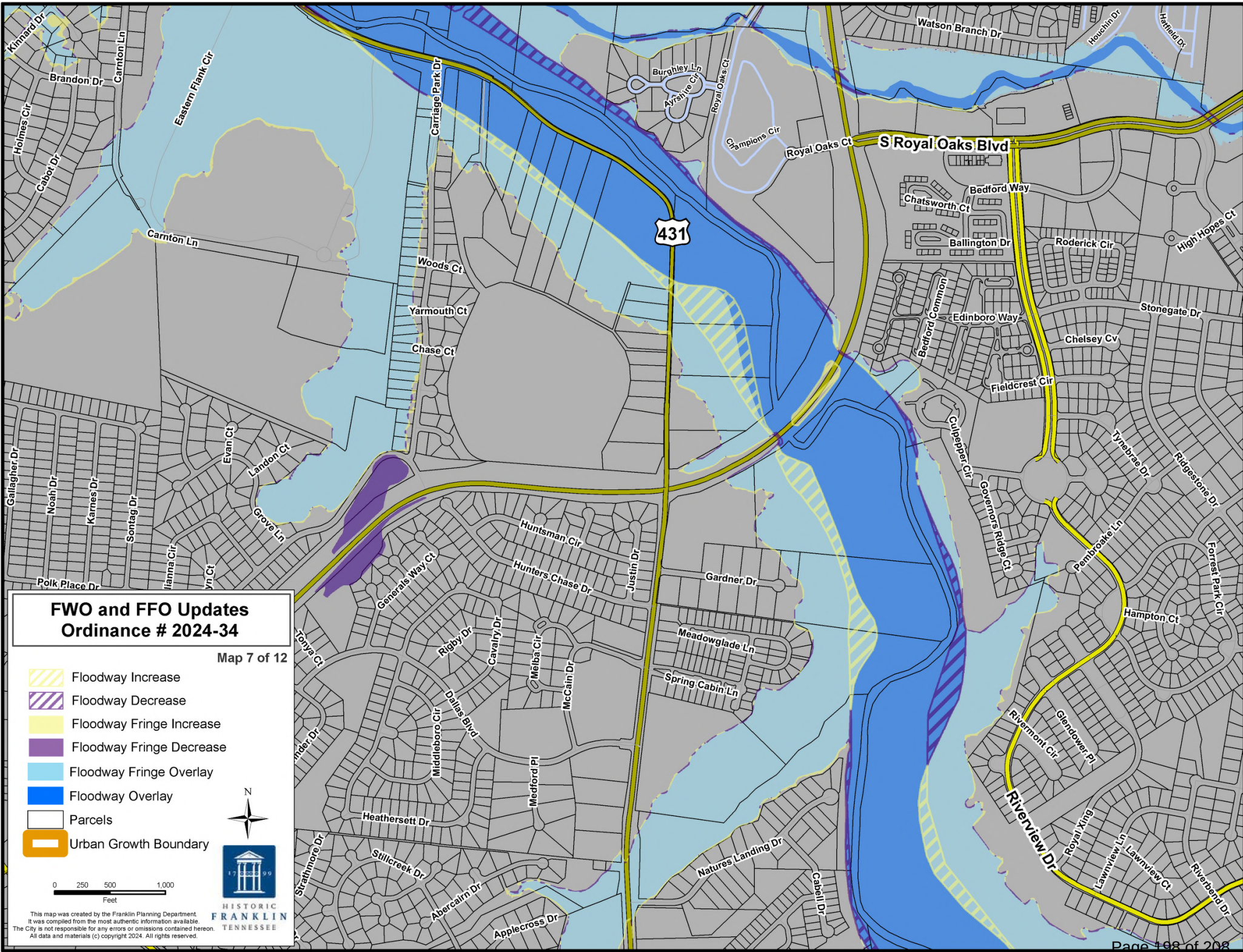
- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

Map 7 of 12

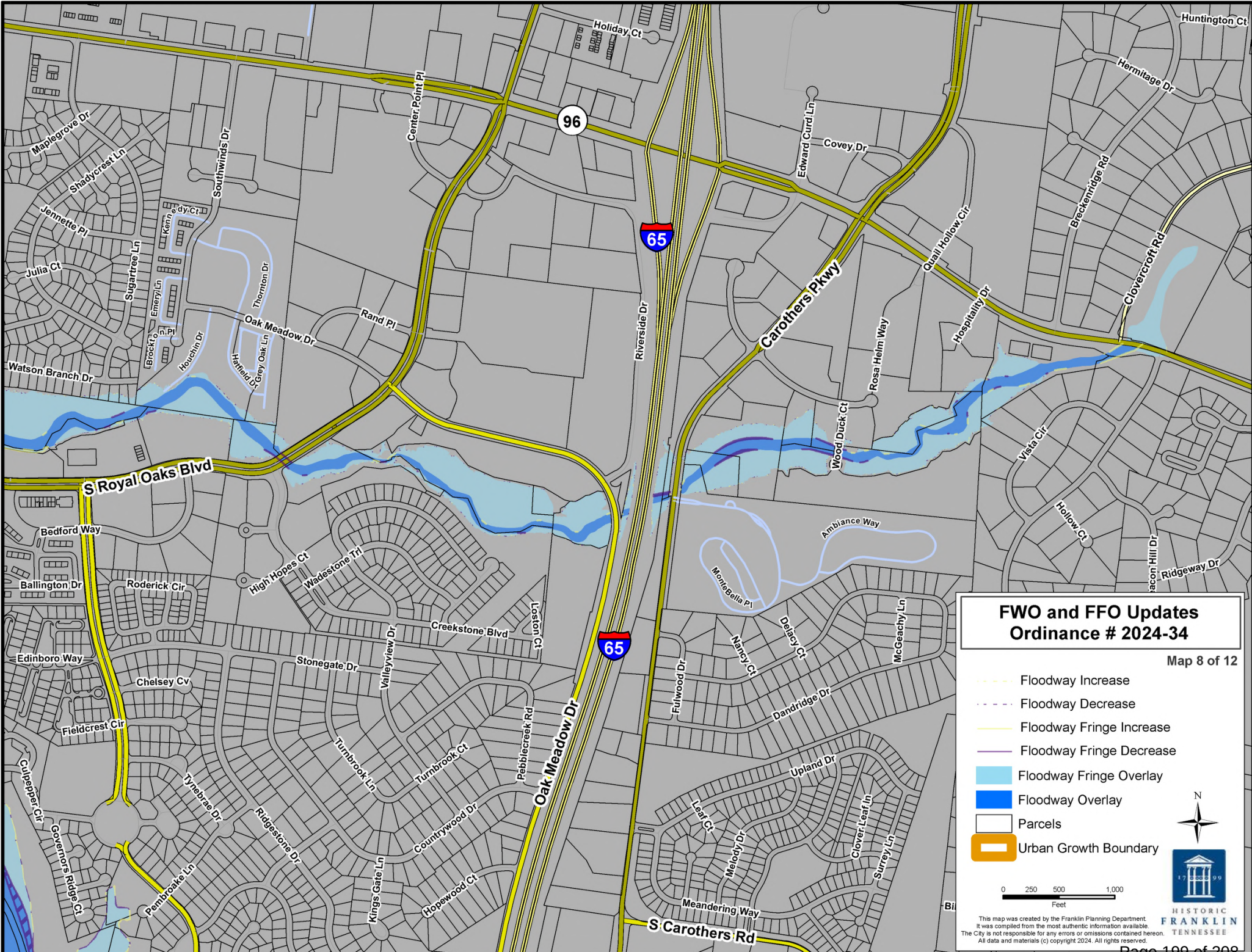
-  Floodway Increase
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-  Floodway Fringe Increase
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-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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HISTORIC
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FWO and FFO Updates Ordinance # 2024-34

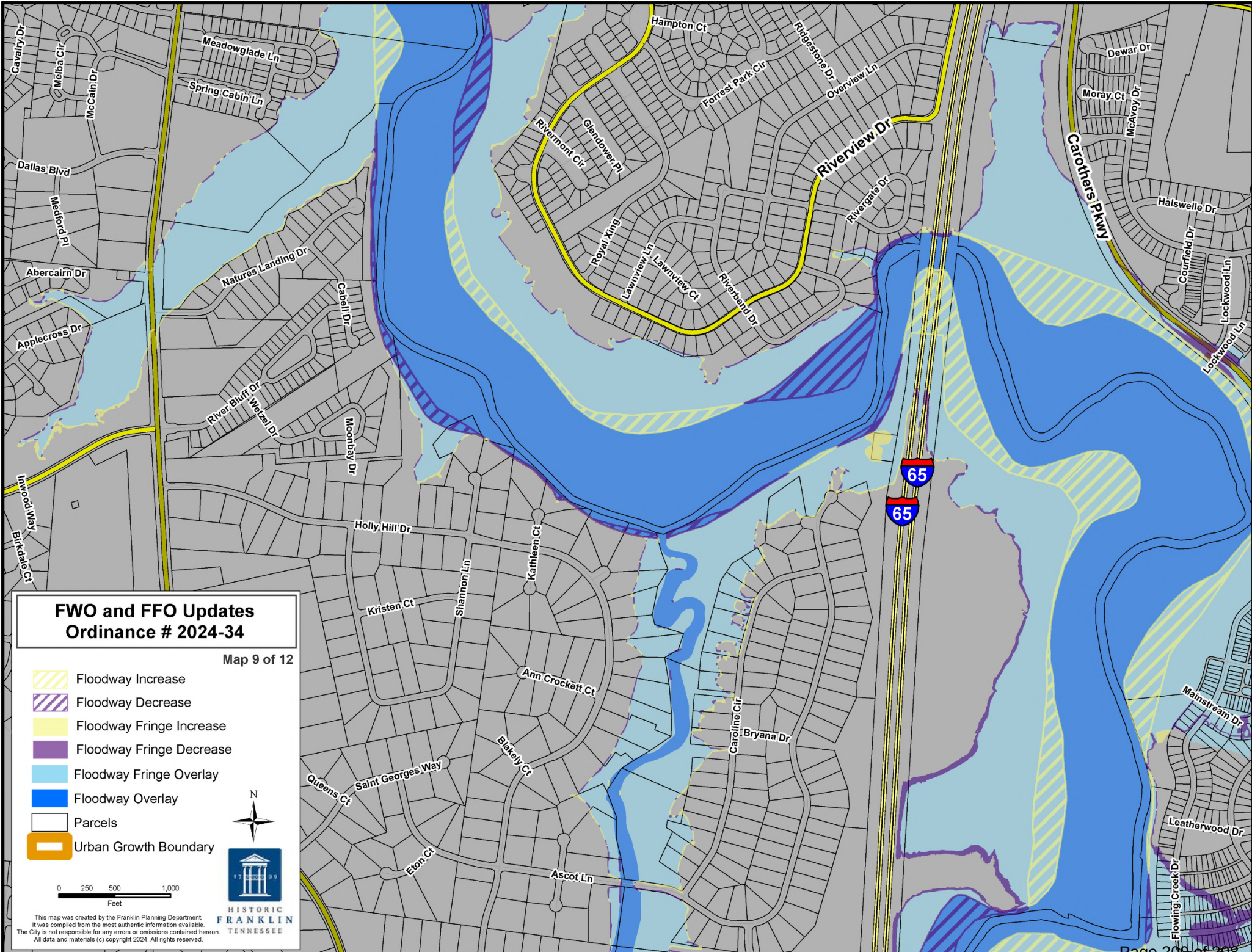
Map 8 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet

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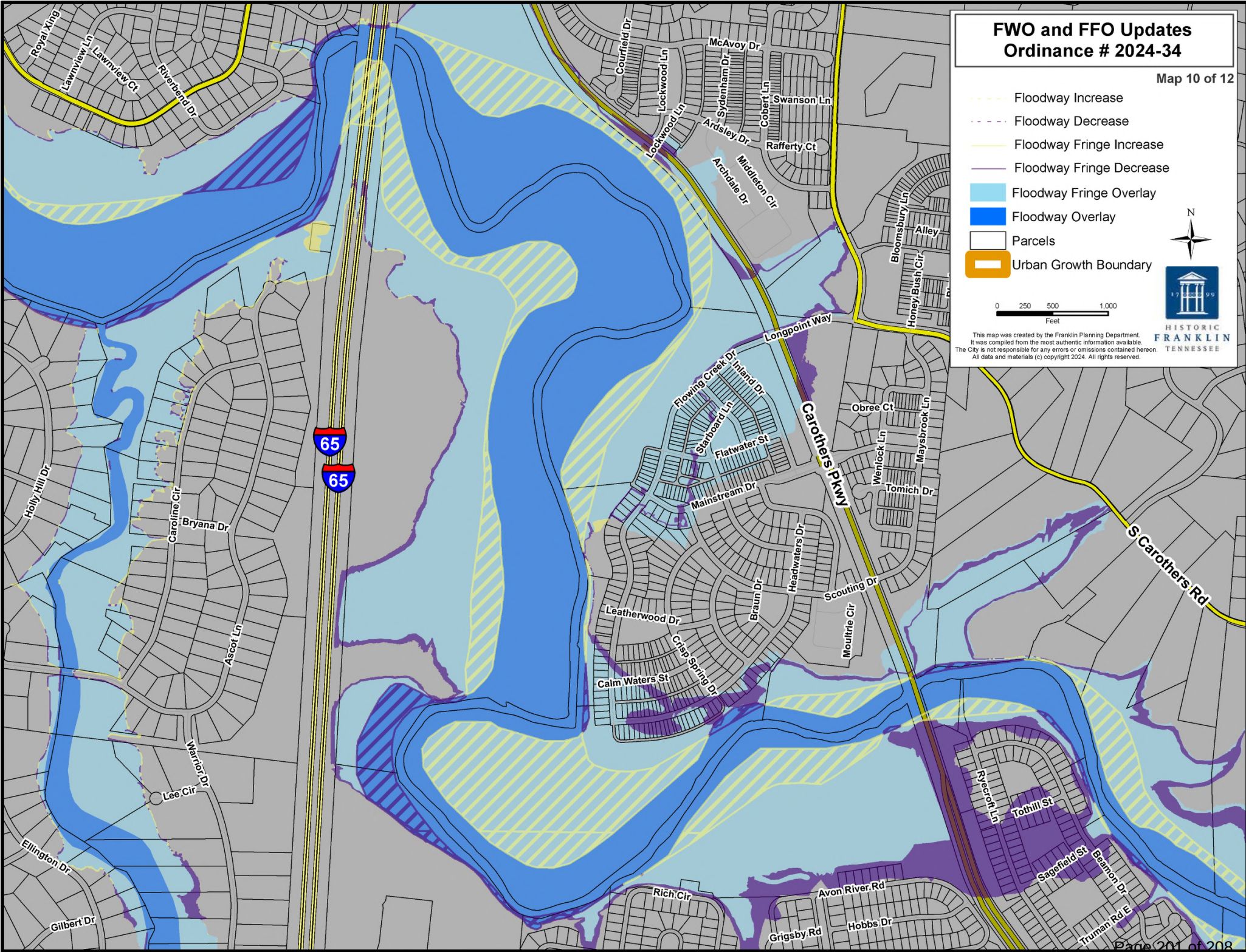
**FWO and FFO Updates
Ordinance # 2024-34**

Map 9 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary



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FWO and FFO Updates Ordinance # 2024-34

Map 10 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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**FWO and FFO Updates
Ordinance # 2024-34**

Map 11 of 12

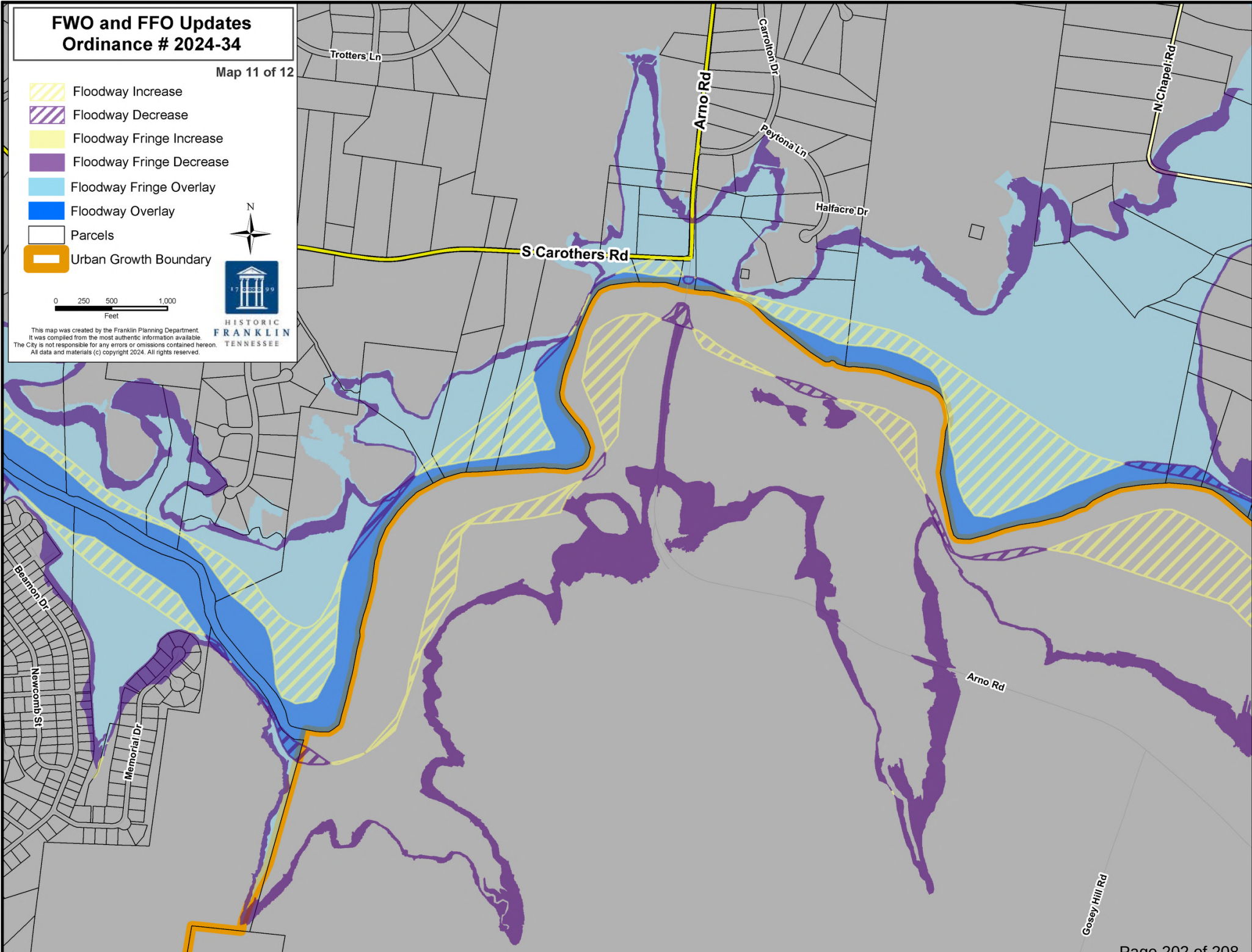
-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



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FWO and FFO Updates Ordinance # 2024-34

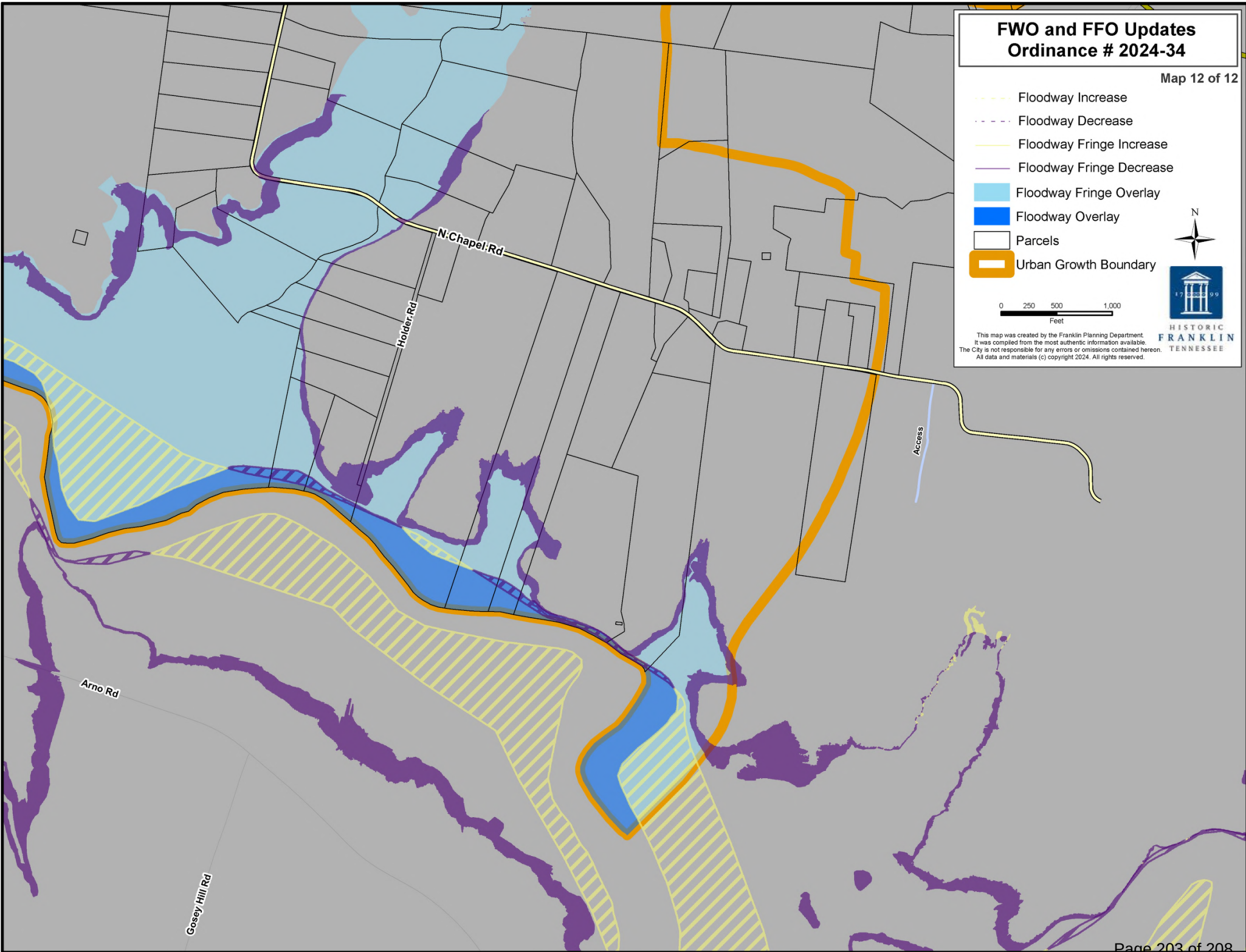
Map 12 of 12

- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- ▬ Urban Growth Boundary

0 250 500 1,000
Feet



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File #: 21-0817

DATE: October 1, 2024
TO: Franklin Municipal Planning Commission
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

Ordinance 2024-36, An Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance to regulate materials for the farmstead residential building type and wire fencing.

BACKGROUND/STAFF COMMENTS:

This ordinance is a component of Ordinance 2024-34, which is a five-year Zoning Ordinance update. Tennessee Code Annotated, Section 68-120-101(b)(7) requires a local government to adopt a regulation or code pertaining to construction materials by ordinance and they must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: "THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS."

This ordinance establishes permitted and prohibited materials for farmstead residential buildings, which will be on the listed of potential permitted building types within the Planned District (PD) and approved through the development plan review and approval process.

It also amends the Zoning Ordinance to allow wire fencing to be placed behind permitted fencing per the Ordinance.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of Ordinance 2024-36 to the Board of Mayor and Aldermen.

ORDINANCE 2024-36

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT REGARDING MATERIALS, SPECIFICALLY MATERIALS IN FARMSTEAD RESIDENTIAL AND THE USE OF WIRE FENCING.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, Tennessee Code Annotated, Section 68-120-101(b)(7) requires a local government to adopt a regulation or code pertaining to construction materials by ordinance and they must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: "THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS."

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to add the standards below to the new Farmstead Residential building type into the codified table format for building types:

6.7 Farmstead Residential

...

Windows

...

Prohibited Glazing Materials

Reflective, tinted, or other glass treatments that inhibit views into the building. This does not preclude glass treatments as required by the Energy Code or LEED certification

...

Materials

Exterior Walls

Shall be a limited palette with only one exterior wall material for all facades of the building, selected from the following:

	board-and-batten siding, shiplap siding, lap siding, brick, or painted brick
Material Composition	Materials are limited to rough or smooth wood, fiber cement siding, or brick
Trim	Rough or smooth wood, fiber cement siding, or brick
Prohibited Materials	EIFS, smooth-faced or split-faced concrete block, metal (except for roofing), vinyl cladding, plywood, and similar façade finishes
Materials in CFO or CAO	See applicable overlay district
Roof Materials	3-dimensional asphalt shingle, wood shake, or standing seam metal
Foundation Cladding	Brick, natural stone, or cultured stone in a traditional/historic character
Porch Pier Cladding	Brick, natural stone, cultured stone, or painted or stained latticework between each pier
Chimney Cladding	Brick, natural stone, or cultured stone
...	

SECTION II. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

13.1.3.K Wire fencing may be used as a supplementary material behind fence types as permitted by this Chapter.

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 on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Angie Skarp
City Recorder

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Sauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:
