



Meeting Agenda

Work Session

Tuesday, November 12, 2024

4:00 PM

Board Room

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Consideration Of Resolution 2024-93, A Resolution Approving A Mural Entitled "Johnny Cash: Welcome To Franklin" At 1911 Columbia Avenue

Sponsors: Milissa Reiersen, Monique McCullough

2. Consideration Of Resolution 2024-98, A Resolution To Set The Special Assessments For The Sanitary Sewer Improvements On Hamlet Drive. Establishing A Public Hearing On November 26, 2024

Sponsors: Mark Hilty

3. *Consideration Of COF Contract No. 2024-0315, With Franklin Special School District For Leasing Premises Located At 507 New Highway 96 West For Interim City Hall Facility

Sponsors: Vernon Gerth

4. *Consideration Of 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). Establishing A Public Hearing On November 26, 2024

FMPC 10/24/24, 9-0

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

5. *Consideration Of 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). Establishing A Public Hearing On December 10, 2024

FMPC 10/24/24, 9-0

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

6. *Consideration Of 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.

Establishing A Public Hearing On November 26, 2024

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

FMPC 10/24/24, 9-0

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

7. 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. Establishing A Public Hearing On December 10, 2024

FMPC 10/24/24, 9-0 (MOS 1: 9-0)

Sponsors: Emily Wright, Amy Diaz-Barriga, Ariella Stanford

8. 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. Establishing A Public Hearing For December 10, 2024.

FMPC 10/24/24, 9-0

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

9. *Consideration Of Resolution 2024-92, A Resolution Authorizing The Use Of A Competitively Sealed Proposal Procurement Method For The Preparation Of A Transit Master Plan For The Franklin Transit Authority

Sponsors: Vernon Gerth

10. Consideration Of Amendment 1 To COF Contract No. 2020-0246, Employment Agreement With City Administrator Eric Stuckey

Sponsors: Mayor Ken Moore, Shauna Billingsley, Kevin Townsel

11. Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan

Sponsors: Mark Hilty, Michelle Hatcher

12. Presentation For Proposed Parkland Impact Fee Ordinance Amendment

Sponsors: Mark Hilty, Lisa Clayton, Kevin Lindsey, Heather Eusebio, Chris Franklin

13. Discussion Of Downtown Paid Parking And Parking Management

WS 7/9/24; 10/22/24

Sponsors: Emily Wright, Shanna McCoy, Adam Moser

14. Presentation & Discussion Of 10-Year Capital Improvement Plan (CIP) Rankings

Sponsors: Paul Holzen

OTHER BUSINESS

ADJOURN

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



File #: 21-0843

DATE: October 8, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Resolution 2024-93, A Resolution Approving A Mural Entitled "Johnny Cash: Welcome To Franklin" At 1911 Columbia Avenue

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-93 approving a mural at 1911 Columbia Avenue.

BACKGROUND/STAFF COMMENTS:

Flynn and Company Barbershop began painting a mural at 1911 Columbia Avenue in April of 2024 without submitting a proposal to the Franklin Public Arts Commission and without applying for a sign permit through our Building and Neighborhood Services Department (BNS). In August, BNS issued a Notice of Violation. The business owner was given the option to correct the violation or submit a proposal to the Franklin Public Arts Commission. They chose to submit the proposal to FPAC.

The mural currently consists of a portrait of Johnny Cash with the quote "You can choose love or hate...I choose love." The remaining portion of the mural is not complete. It includes the text: "Welcome to Franklin. We're glad you're here."

At their September meeting, FPAC voted unanimously to recommend approval of the mural to the Board of Mayor and Aldermen.

The project is on private property and is privately funded. Any needed future maintenance will be performed by business and/or property owner.

FINANCIAL IMPACT:

There is no financial impact on the City. Flynn and Company and the property owner are responsible for the mural, including any future maintenance or upkeep.

RECOMMENDATION:

The Franklin Public Arts Commission voted to recommend approval of the mural to the Board of Mayor and Aldermen.

RESOLUTION 2024-93

A RESOLUTION APPROVING A MURAL ENTITLED "JOHNNY CASH: WELCOME TO FRANKLIN" AT 1911 COLUMBIA AVENUE

WHEREAS, Flynn and Company Barbershop submitted a proposal for a mural on the side of the building located at 1911 Columbia Avenue to the Franklin Public Arts Commission; and

WHEREAS, the mural entitled "Johnny Cash: Welcome to Franklin" features a portrait of Johnny Cash with the phrases "*You can choose love or hate...I choose love*" and "*Welcome to Franklin*"; and

WHEREAS, Flynn and Company Barbershop commissioned artist Tatum Dodd of Middle Tennessee to paint the mural; and

WHEREAS, the Franklin Public Arts Commission was established to review and make recommendations concerning all aspects of public art and is recommending approval of the mural to the Board of Mayor and Aldermen.

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

SECTION 1. Based on the recommendation for approval by the Franklin Public Arts Commission, the proposed mural at 1911 Columbia Avenue is hereby approved.

SECTION 2. The mural shall be the responsibility of Flynn and Company Barbershop and the property owner, Fitz Hughes Enterprise, LLC.

SECTION 3. Flynn Barbershop and Company and the property owner, Fitz Hughes Enterprise, LLC, shall be fully responsible for the maintenance of the mural, including the removal of graffiti.

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: _____
J. Blake Harper
Staff Attorney

DATE: September 10, 2024

TO: Franklin Public Arts Commission

FROM: Monique McCullough, Special Events/Public Outreach Supervisor

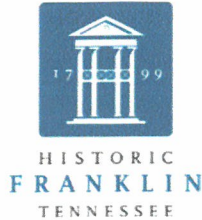
SUBJECT: “Johnny Cash: Welcome to Franklin” Mural

We received an application from Flynn and Company Barbershop for the mural at 1911 Columbia Avenue (“Johnny Cash: Welcome to Franklin”).

The mural was started in April of 2024 without submitting a proposal to the Franklin Public Arts Commission and without applying for a sign permit through our Building and Neighborhood Services Department (BNS). In August, BNS issued a Notice of Violation. The business owner was given the option to correct the violation or submit a proposal to the Franklin Public Arts Commission. We received the initial application on August 21st. After requesting more information, we received a revised application on September 3rd.

The mural currently consists of a portrait of Johnny Cash with the quote “You can choose love or hate...I choose love.” The remaining portion of the mural is not complete. It includes the text: “Welcome to Franklin. We’re glad you’re here” and the end of the rainbow stripes.

The project is on private property and is privately funded. Any needed future maintenance will be performed by business and/or property owner.



CITY STAFF	
Received by: _____	
Date: _____	

**APPLICATION FOR PLACING ARTWORK ON
CITY OF FRANKLIN PROPERTY**

Thank you for your interest in placing artwork on property owned by the City of Franklin.
Please complete and submit this application, along with the proposal, to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Please review the attached Policies and Procedures. For assistance, please contact the Public Outreach Specialist at 615-550-6606 or CityofFranklin@FranklinTN.gov. The Franklin Public Art Commission reserves the right to request additional information in order to process an exhibition proposal.

APPLICANT		
Name(s)/Organization: <u>Angie Flynn / Flynn & Company Barber Shop</u>		
Contact: <u>Angie Flynn</u>		
Address: <u>1911 Columbia Ave</u>		
City: <u>Franklin</u>	State: <u>TN</u>	Zip: <u>37064</u>
Phone: <u>615 714 5551</u>	Fax: _____	
Email: <u>angie.flynn.2021@gmail.com</u>	Website: <u>FlynnBarberShop.com</u>	
Conflicts of Interest (disclose any active contracts or contract negotiations with the City): <u>None</u>		

PROPOSED ARTWORK

Title of proposed artwork or exhibition

Johnny Cash - welcome to Franklin

Labeling - include artist's name, date of creation, materials used (optional), short explanation of work (optional), donor's name, when applicable

Tatum Dodd

Started April 2024

will complete once Approved (within 30
days of Approval)

See Attached page for more info

(Optional) Proposed City-owned site for placement:

Participants (list anyone that will be involved in the project):

Tatum Dodd - Artist

ARTWORK DETAILS

Please attach a proposal that includes the following:

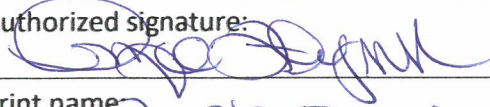
1. Narrative description of the artwork or project including:
 - a. Concept
 - b. Aesthetic vision
 - ☒ c. Artist involvement
 - d. Materials
 - e. Processes
 - f. Durability
 - g. Other relevant information
2. Timeline and detailed installation plan (including specific required components for installation)
3. Budget and funding (explain project budget and how it will be funded) *Funded by Flynn + Company*
4. Maintenance plan while the piece is on display (whether temporary or permanent) *- no maintenance required*
5. Qualifications including:
 - a. Artist(s) resume/bio
 - ☒ b. Examples of past exhibits or similar projects
6. Visuals including:
 - a. Sketches, photographs, or other documentation of sufficient descriptive clarity to indicate the nature of the proposed art including an accurate description of colors
 - ☒ b. (If applicable) Digital, color images of artworks in exhibition
 - c. A site plan clearly showing the dimensions and the location of the art and its relation to pedestrian path of travel on the site and in the vicinity, including adjacent rights-of-way.
 - d. An elevation or perspective rendering showing the streetscape view of the art including the street elevations of adjacent properties
 - e. Digital images of past exhibits or similar projects
 - f. Maquette or rendering of artwork(s)

Submit application and supporting materials to:

Franklin Public Art Commission
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Or electronically at: CityofFranklin@FranklinTN.gov

APPLICANT'S AUTHORIZATION TO INITIATE REVIEW OF AN EXHIBITION PROPOSAL

Authorized signature: 	Signature of Legal Guardian if Artist is a minor:
Print name: <i>Angie Flynn</i>	Date: <i>8/15/24</i>

#1 Attached on Seperate paper

#2 its 95% complete

welcome to Franklin

left to ^{do} > we are glad your heart
+ tips of the color rainbow

#3 I paid for it out of my own pocket

#4 no maintenance needed



Fwd: Violation at 1911 Columbia Ave Franklin Tn

1 message

Anna Fitzhugh <anna_fitzhugh@comcast.net>
To: Angie Flynn <angieflynn2021@gmail.com>

Sun, Aug 4, 2024 at 11:48 AM

Sent from my iPhone

Begin forwarded message:

From: Anna Fitzhugh <anna_fitzhugh@comcast.net>
Date: August 4, 2024 at 2:35:55 AM EDT
To: Kristen.lenkowski@franklintn.gov
Subject: Violation at **1911 Columbia Ave Franklin Tn**

Dear Kristen Lenkowski,

My name is Anna Fitzhugh and the member manager of Fitz Enterprise LLC, Angie Flynn has contacted me by email to notify me of this Violation as I am out of the county and will not be returning till Aug 13th. Angie Flynn who leases the building at 1911 Columbia Franklin Tn has informed me that you are requesting a letter from me giving her permission regarding the mural. It is my understanding that Angie Flynn contacted The City of Franklin prior to having the Mural painted on the side of the building and was told that there was no information regarding permits requirements for the mural painting. I don't know if this was a misunderstanding on Mrs Flynn's part but I gave her the okay to have the mural painted as she told me she inquired about it and no permit was needed from her, her business(Flynn Barber Shop) or from Fitz Enterprise LLC.

Please accept this written email from me as I am now fully aware of the Violation and Mrs Angie Flynn with Fynn Barbershop will be coming to the City of Franklin to get the permit, pay the fine/ fee for what has transpired. I hope that this email is sufficient for what is required. Please contact me at (615) 289-2278 or by email anna_fitzhugh@comcast.net with any questions or concerns.

Thank You

Anna Fitzhugh, member manager for Fitz Enterprise LLC

Sent from my iPhone

1. Johnny Cash Portrait with quote “You can choose love or hate...I choose love” with retro colored swirl design behind it.

Materials used: Paint Rollers, Brushes, All weather Outdoor Paint (for all conditions)

5. Past Works:

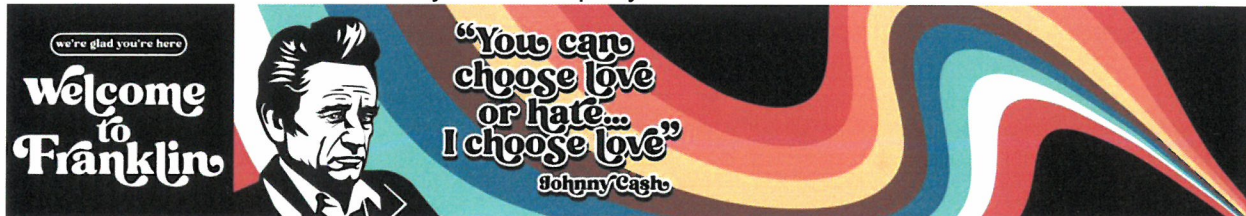


Inclusive Health Doctors Office in Nashville: Inside Mural



Coffee Shop in Lebanon: Outdoor Mural

6. Vision for Franklin Mural for Flynn & Company

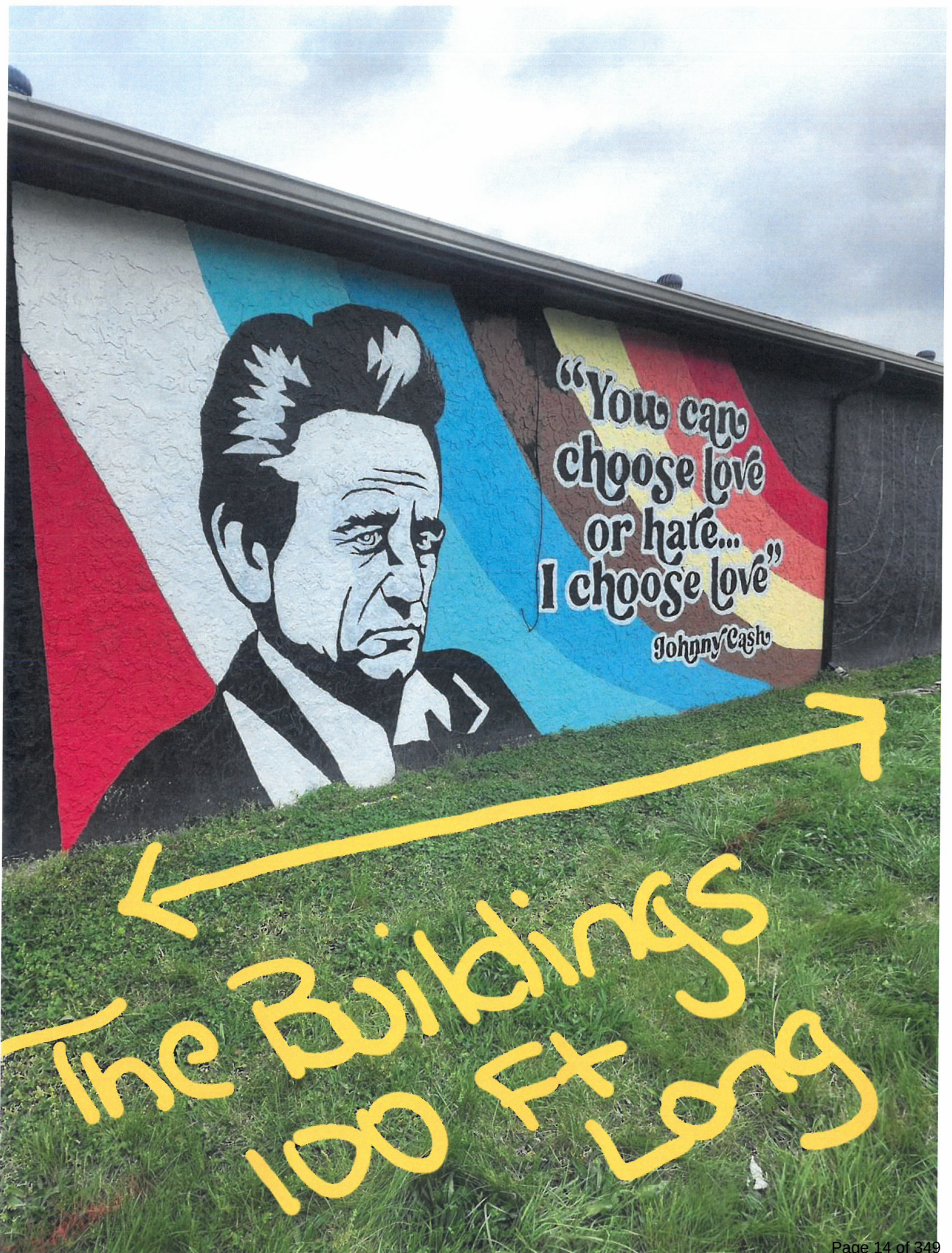


we're glad you're here

welcome
to
Franklin

"You can
choose love
or hate...
I choose love"
Johnny Cash





"You can
choose love
or hate...
I choose love"
Johnny Cash

← The Buildings
100 Ft Long →

we're glad you're here

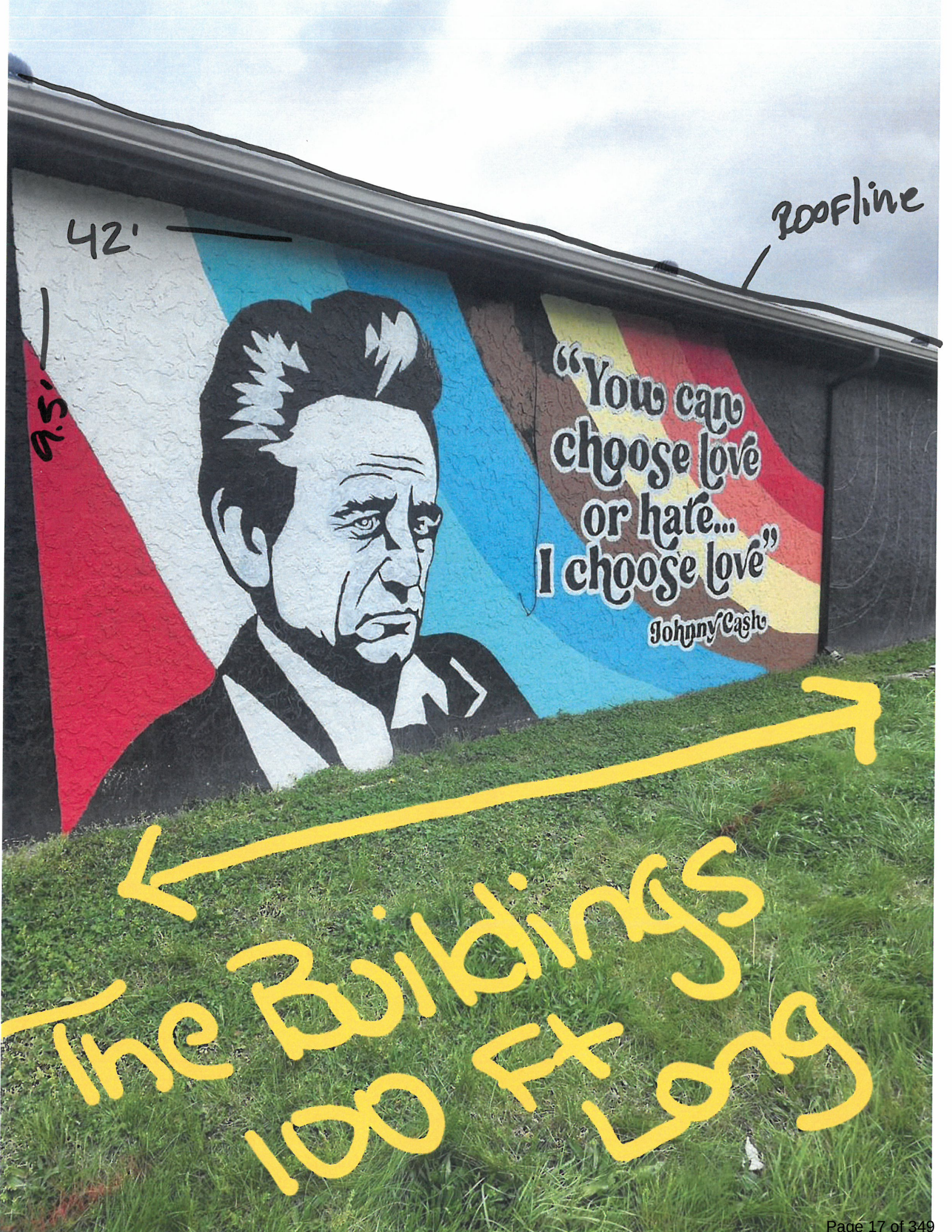
welcome
to
Franklin

"You can
choose love
or hate...
I choose love"
Johnny Cash



EXISTING











TATUM DODD

GRAPHIC DESIGNER & ARTIST

📞 937-522-5888 ✉ tatum@oddfellowcreative.com 🌐 oddfellowcreative.com/portfolio

HEY THERE!

My name is Tatum and I am focused on creating outside the box designs. Successful design depends on a strong brand guide, experience, communication & knowing your target audience.

Good design by itself simply is not good enough - people crave to stand out amongst their competitors. I will always strive to make any clients vision come to life.

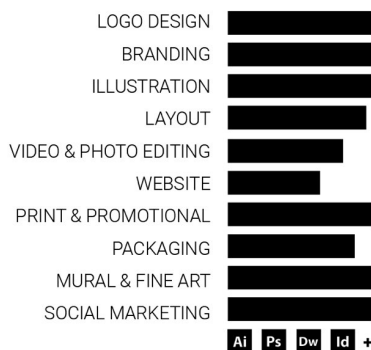
I use my background from the University of Tulsa, in Graphic Design/Fine Arts along with 10+ years in the Design/Print Production industry, to propel me forward when executing my next project.

I rarely turn down a new opportunity to work with a new client.

EDUCATION!

The University of Tulsa 2014
Major: BFA in Graphic Design
Minor: Art History
Cumulative GPA: 3.0

I HAVE SKILLS!



EXPERIENCE!

Minuteman Press - Franklin 2018 - Current

Senior Graphic Designer & Print Production Specialist & Manager - To execute customer facing needs, designing print materials, establishing an efficient production schedule. Oversee all jobs from start to finish.

Rise Publications 2019 - Current

Graphic Designer - To execute graphic design, photo editing, content & video creation needs for a wide variety of businesses and clients while meeting hard deadlines.

Ares Sportwear & Dyenomite Apparel 2016 - 2018

Creative Photography Specialist - To execute 2D, Model, & Stylized Photoshoot. Edit all photo elements for marketing needs while meeting catalog publication deadlines.

Freelance Artist/Designer 2016 - Current

Artist - To work with clients to establish design and art needs from brand design, murals, painting, logo design, flyer & brochure design, social media marketing, photography sessions, print & promotional materials and more...

AWARDS!

Gussman Student Exhibition

Interactive Media Submission

Stylus

Artwork published in a student produced book

Oklahoma Center for the Humanities Festival

Two short films featured

Brass Ring Awards

Photography, Package Design, Poster

RAW artist, Tulsa

Featured Artist

Zarrow Symposium

Featured Artist commissioned by the Mental Health Association of Tulsa

Live Chalk Art

Featured Artist for mural in the East Village for a live audience in 3 hours

Nashville Voyager

Featured in local magazine for my freelance business Odd Fellow Creative

REFERENCES!

Fadel Iskander
Executive at TPSi Printing
918 - 254 - 9622

Teresa Valero
Director of the School of Arts at TU
918 - 631 - 2740

Paul Mikos
Executive at Minuteman Press - Franklin
614 - 441 - 3737

Chelsea Norman
Owner of Rise Wins
615-347-7656

SOME OF MY CLIENTS!

Leipers Fork Distillery - TN
Label Design & Print Marketing Design

2019 PGA Tour
Signage & Flag Designs

Feel free to ask about more of my work...

Jeep - Frankling, TN
Spare Tire Cover Design

Suffrage 100 MA - Boston, MA
Branding and Marketing Design



File #: 21-0918

DATE: October 28, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works

SUBJECT:

Consideration Of Resolution 2024-98, A Resolution To Set The Special Assessments For The Sanitary Sewer Improvements On Hamlet Drive. Establishing A Public Hearing On November 26, 2024

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-98, a resolution to establish the special assessments for the sanitary sewer improvements on Hamlet Drive.

BACKGROUND/STAFF COMMENTS:

On January 9, 2024, the Board of Mayor and Aldermen of the City of Franklin approved Resolution 2023-77, establishing a Special Assessment District for and the construction of sanitary sewer improvements on Hamlet Drive.

The project includes a low pressure sanitary sewer collection system. The project is complete and the total cost was \$23,276.41. As required by state law, special assessment district costs would be divided among the property owners based on a ratio of the total assessed value of their property relative to the total assessed value of all six properties combined. The benefited property owners shall have until taxes are due February 28, 2025, to pay off the assessment without interest. The benefited properties may make payments from March 1, 2025 to February 28, 2026 with interest. The full amount due is February 28, 2026.

Additional private costs include abandonment of individual septic systems and plumbing work when the individual property owners choose to connect to the system. These costs, not associated with the special assessment, are estimated to be \$13,000 but will be based on a site by site basis negotiated by the property owner and contractor.

The final cost would be payment of impact fees. Since these properties are already improved, the owners are eligible to pay the impact fee at any time. Resolution 2023-77 provides the property owners with the ability to pay the impact fee that is effective in 2023 (\$3,544 per SFUE) for a period of one year consistent with the repayment of the assessment described above. Should the property

owner choose to pay after that time, the property owner will pay the impact fee that is in effect at that time.

FINANCIAL IMPACT:

The City incurred the full expense of \$23,276.41 but will recoup those costs through the assessment.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-98.

RESOLUTION 2024-98

A RESOLUTION TO SET THE SPECIAL ASSESSMENTS FOR THE SANITARY SEWER IMPROVEMENTS ON HAMLET DRIVE

WHEREAS, pursuant to T.C.A. §§ 7-3-101 et seq., the Board of Mayor and Aldermen of the City has determined that it would be in the best interest of the property owners residing on Hamlet Drive and of the public generally to construct sanitary sewer improvements in the area hereinafter described and to assess a portion of the cost of the said improvements against the properties to be benefited; and

WHEREAS, the Board of Mayor and Aldermen of the City of Franklin approved on January 9, 2024, Resolution 2023-77; a Resolution to authorize the establishment of a Special Assessment District for and the construction of sanitary sewer improvements on Hamlet Drive and the project has now been completed.

NOW THEREFORE:

SECTION I: BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY AS FOLLOWS:

1. The following sanitary sewer improvements have been constructed and upon final approval of this Ordinance shall be ready for use:

A public sanitary sewer system for Hamlet Drive located in public rights-of-way and easements consisting of gravity and low-pressure sewer lines with all required appurtenances (such as manholes, air release valves, service connections to each property, etc.) for a fully operational system. Individual service lines within the properties, electrical & plumbing work, and the grinder pump assemblies shall be the responsibility of the individual property owners.

2. The geographic limits of the properties to be benefited are as follows:

Map-Parcel	STREET ADDRESS	Acres
063P 00800	100 HAMLET DR	0.59
063P 01300	101 HAMLET DR	0.63
063P 00900	102 HAMLET DR	0.58
063P 01200	103 HAMLET DR	0.60
063P 01000	104 HAMLET DR	0.00
Map-Parcel	STREET ADDRESS	Acres
063P-01100	105 HAMLET DR	0.84

Land in the City of Franklin in the Ninth Civil District of Williamson County, Tennessee, Being Lot No. 21, 22, 23, 26, 27 and 28 on the plan

of Westfield Estates Subdivision, or record in Plat Book 3, page 33,
Register's Office for Williamson County, Tennessee.

Pursuant to T.C.A. §7-33-311, the Board may authorize additional properties to be benefitted by the improvements and make equitable provisions so that any later-added properties bear their proportional share of the costs of the improvements.

3. Based upon the work completed by City staff and a report prepared by Michelle Hatcher, Water Management Director, an engineer licensed by the State of Tennessee, the costs of the above improvements were \$23,276.41, which includes the total construction costs for those improvements directly associated with providing a sanitary sewer collection system for Hamlet Drive. All improvements were designed by, and construction supervised by, an engineer licensed by the State of Tennessee.

4. It is the intention of the Board that One Hundred (100%) of the City's cost for construction of the improvements shall be assessed against the benefitted properties listed in paragraph 2 and that improvement assessments shall be assessed annually against the benefitted property in the proportion that the assessed value of each lot or parcel bears to the whole assessed value of the benefitted properties, pursuant to T.C.A. §§7-32-310 et seq. The Board hereby pledges the full faith and credit of the City to satisfy any deficiency in collections of assessments for the improvements.

5. The benefitted property owners shall be allowed to pay off the total assessments authorized herein over a term of one (1) year after taxes are due on February 28, 2025. Payments made on March 1, 2025 through February 28, 2026 shall be assessed interest. Improvement assessments shall be made annually by the Board when the levy of municipal property taxes is made and such assessments shall be due at the same time or times as the municipal property taxes are due and shall be subject to the same penalties and interest, in the event of nonpayment, as are municipal property taxes. The Board may also permit benefitted property owners to pay in monthly installments. In the event any monthly payment shall be delinquent thirty (30) days after it is due and payable, and the whole balance of the improvement assessment shall then become delinquent and be subject to all penalties and interest as provided in this

Ordinance.

6. An unpaid annual assessment, with penalty and interest, shall constitute a lien against the property, lot, or parcel against which it is assessed, shall attach as of the date the improvement assessment is made, and shall take precedence over all other liens, save those for state, county, and municipal property taxes, and any prior special assessments. Such liens shall otherwise have such priority and shall be enforceable as is provided in T.C.A. §7-33-314.

7. It is understood that the City is bound by the terms of this Resolution as to the estimated cost of the project, however, the total cost assessed may exceed the estimate by up to 10%.

8. Upon final approval of this Resolution and the completion and acceptance by the City, each benefited property shall be notified of sanitary sewer availability by the City and shall be allowed to connect to such facilities, as provided in Section 18-204 (4), as amended, of the Franklin Municipal Code.

9. A public hearing shall be held on November 26, 2024, at 7:00 P.M. before the Board of Mayor and Aldermen, at which time the benefited property owners may appear and be heard.

10. Following the said public hearing, the Board shall set the assessment as its final action pursuant to TCA §7-33-304. Such final action shall be the final determination of all issues presented, unless the owner of any property to be benefited files, within ten (10) days of such final action, a petition for certiorari in the Williamson County Circuit Court, to review such action.

SECTION II: BE IT FINALLY RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, that this Resolution shall take effect from and after its passage, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ANGIE SKARP
City Recorder

By: _____
DR KEN MOORE
Mayor

Approved As To Form By:

Shauna Billingsley
City Attorney



City of Franklin

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

File #: 21-0893

DATE: October 21, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

*Consideration Of COF Contract No. 2024-0315, With Franklin Special School District For Leasing Premises Located At 507 New Highway 96 West For Interim City Hall Facility

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning COF Contract No. 2024-0315, with Franklin Special School District for Leasing Premises located at 507 New Highway 96 West for Interim City Hall Facility to augment the First Bank Space.

BACKGROUND/STAFF COMMENTS:

In a few months, the Franklin Special School District will be moving their administration office operations from West Hy. 96 to their new office building on Eddy Lane. Their existing building is 7776 sq. ft. and will be used to house our Fire Department administration and inspection teams while the new City Hall and site is being developed. This space will also accommodate a workout facility for our employees. The FSSD space is fully furnished, but the City will be responsible for utilities and maintaining the lawn and landscaping for the duration of the lease.

The original term of this Lease shall be for a period of two-years (24 months) (the "Base Term") with an additional month-by-month option for an additional one-year (12 months) from the Commencement Date. The City is expected to occupy the Premises through June 30, 2027, according to the development schedule. The Base Term is expected to commence on or about February 1, 2025, following FSSD relocating their administrative office operations in their new building located on Eddy Lane and, having vacated the Premises. Said "Commencement Date" of the Lease Agreement shall be at the sole discretion of the Franklin Special School District.

FINANCIAL IMPACT:

Commencing on the Commencement Date, the Tenant shall pay the annual rental payment hereunder as follows for Lease Year 1 and again for Lease Year 2 with the Year 1 payment being prior to the Commencement Date and Year 2 one year later. Subsequent payments shall be made monthly thereafter in advance of the first (1st) day of the month. Rental is based on thirty-two fifty (\$32.50) dollars/square foot and the building size is 7776 square feet. The lease payment through

June 30, 2027, will total \$620,048.50

	Rental per month	Annual Rent
Lease Year 1	N/A	\$252,720.00
Lease Year 2	N/A	\$257,774.40
Months 25-30	\$21,910.82	\$262,929.89

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0315.

LEASE AGREEMENT
COF Contract No. 2024-0315

THIS LEASE AGREEMENT made and entered into as of the _____ day of _____, 2024, by and between **FRANKLIN SPECIAL SCHOOL DISTRICT**, or assigns (referred to as “Landlord”), and **THE CITY OF FRANKLIN, TENNESSEE** (referred to as “Tenant”);

WITNESSETH:

1. **Premises:** Landlord hereby leases Premises to Tenant, and Tenant leases and accepts, certain Premises located at 507 New Highway 96 West, Franklin, Tennessee 37064, more particularly described on Exhibit A, attached hereto and made a part hereof (the “Premises” or the “Demised Premises”) , together with such furniture, fixtures and equipment as may be in the Premises on the Commencement Date, hereinafter defined. Tenant has inspected the Premises and accepts the Premises “AS IS.” Tenant hereby acknowledges that Landlord has made no representations regarding the compliance of the Premises with any applicable codes and ordinances.

2. **Term:** The original term of this Lease shall be for a period of two-years (twenty-four (24) months) (the “Base Term”) with an additional month-by-month option for an additional one-year (twelve (12) months) from the Commencement Date. The City is expected to occupy the Premises through June 30, 2027, according to the development schedule. The Base Term is expected to commence on or about February 1, 2025, following the Landlord relocating their administrative office operations in their new building located on Eddy Lane and, having vacated the Premises. Said “Commencement Date” of the Lease Agreement shall be at the sole discretion of the Landlord.

3. **Minimum Rent:** Beginning on the Commencement Date, Tenant shall pay to the Landlord as Minimum Rent the amounts specified in the Rent Addendum attached hereto and made a part hereof, without notice, set-off or demand.

4. **Real Estate Taxes, Insurance Premiums and Maintenance Expenses:** Beginning on the Commencement Date, Tenant shall be responsible for the real estate taxes (if any), insurance premiums, and maintenance expenses incurred in connection with the occupancy and operation of the Premises as specifically set forth herein.

The term “real estate taxes” shall mean all taxes and assessments (special or otherwise) levied, accrued or assessed during Tenant’s occupancy against the Premises (land, buildings and improvements). Tenant shall pay real estate taxes on or before that date which is sixty (60) days after receipt of the tax invoices from Landlord, but in all events on or before that date upon which the taxes would be delinquent.

In addition to Tenant's share of real estate taxes, Tenant shall pay any and all sales, excise, gross receipts, and other taxes (not including, however, Landlord's income taxes) levied, imposed, accrued or assessed against Tenant and Tenant’s business during Tenant’s occupancy, if any.

The term "insurance premiums" shall mean the premiums charged for fire and extended coverage insurance, for rent insurance, and for premiums charged for liability insurance on the Premises as more fully described in Paragraph 11 hereof.

The term "maintenance expenses" shall mean the total cost and expense incurred in operating, maintaining, cleaning, and repairing the Premises including, without limitation, landscaping, maintenance, repair and replacement of the lighting, sanitary control, removal of snow, trash, rubbish and garbage, and maintenance, repair and replacement of the heating, ventilation and air conditioning system ("HVAC"), roof, parking lots and drive aisles, electrical and plumbing systems.

5. **Tenant's Use and Operation:** The Demised Premises shall be used and occupied by Tenant solely as municipal offices and related incidental uses, and for no other use whatsoever without Landlord's prior written consent, which may be withheld in Landlord's sole discretion. Tenant shall comply with all rules, regulations, and laws of any governmental authority with respect to use and occupancy of the Premises.

Tenant shall not suffer, allow, or permit any vibration, noise, light, noxious odor or other negative effect to emanate from the Premises that would be considered a nuisance. Tenant shall not use or occupy the Premises or do or permit anything to be done which shall prevent Landlord from obtaining at standard rates any insurance required or desired. Smoking is not permitted on the Demised Premises.

6. **Utilities:** Tenant shall pay promptly, as and when the same shall become due and payable, all charges for electricity, gas, heat, water and sewer, air conditioning, ventilating, lighting systems, sprinkling systems, internet, and other utilities supplying the Premises. Tenant shall not be allowed access to the Premises until all utilities are transferred to the Tenant, in Tenant's name.

7. **Signs:** Tenant shall not place on any exterior door, wall, or window of the Premises any sign or advertising matter without first obtaining Landlord's written approval and consent, which may be withheld in Landlord's commercially reasonable discretion. Tenant agrees to maintain such signs or advertising matter as approved by Landlord in good condition and repair. All signs shall comply with applicable ordinances or other governmental restrictions and the determination of such requirements, and the prompt compliance therewith, shall be the responsibility of the Tenant.

8. **Tenant's Duty to Repair; Alterations:** Except for the obligation of the Landlord to maintain the buildings mechanical systems and the building envelope in good working order and weathertight for the duration of this Lease Agreement, the Tenant shall keep and maintain the Premises in good order, clean and sanitary condition, and repair inclusive of yard and landscaping. The Tenant shall not make any alteration to or of, or addition or improvement to, the Premises, nor permanently affix any materials to the walls or floors, without securing the Landlord's prior written consent, which may be withheld in Landlord's sole discretion. Tenant shall save Landlord harmless on account of claims for mechanics', materialmen or other liens in connection with any work by Tenant, and any such liens shall exist only against Tenant's leasehold interest and shall be discharged, by bond or otherwise, within thirty (30) days after filing. Tenant shall keep and maintain the Premises in accordance with all directions, rules, and regulations of the proper officials of the

government agencies having jurisdiction, at the sole cost and expense of Tenant, and Tenant shall comply with all requirements of law, by statute, ordinance or otherwise, affecting the Premises and all appurtenances thereto.

9. **Surrender of Premises:** At the termination of the Base Term, or any renewal term thereof, the Tenant does agree to deliver the Premises in the same condition as at the Commencement Date (subject to the removals hereinafter required), reasonable wear and tear excepted, and shall surrender all keys for the Premises to Landlord at the place then fixed for the payment of Minimum Rent and shall inform Landlord of all combination locks, safes and vaults, if any, in the Premises. Tenant, during the last thirty (30) days of such term, shall remove all its trade fixtures, and, to the extent required by Landlord by written notice, any other installations, alterations, or improvements, before surrendering the Premises as aforesaid and shall repair any damage to the Premises caused by removal of such items. Tenant's obligation to observe or perform this covenant shall survive the expiration or other termination of the lease term. Any items remaining in the Premises on the termination date of this Lease shall be deemed abandoned for all purposes and shall become the property of Landlord and the latter may dispose of the same without liability of any type or nature.

10. **Landlord's Duty to Repair:** The Landlord shall maintain the Premises in good tenantable condition and shall be responsible for the repairs not due to the fault or negligence of the Tenant. Any fixtures or appliances provided "as is" need not be maintained by the Landlord.

11. **Insurance:** Without limiting its liability under this Lease Agreement, Tenant shall procure and maintain at its expense during the life of the Lease Agreement insurance of the types and in the minimum amounts stated as follows:

(I) Commercial General Liability Coverage

\$1,000,000 Each Occurrence

\$2,000,000 General Aggregate

\$1,000,000 Personal and Advertising Injury

\$2,000,000 Products-Completed Operations Aggregate

\$500,000 Damage to Rented Premises (each occurrence)

\$5,000 Medical Expense (any one person)

Certificate of Insurance shall include the Franklin Special School District, its board, and its employees as Additional Insured with the attachment of the Additional Insured Endorsement. Coverage shall indicate that this coverage applies on a Primary and Noncontributory Basis.

Worker Compensation Statutory Limits

Certificate of Insurance shall include Franklin Special School District as a Certificate Holder for proof of insurance coverage.

Employers Liability

\$1,000,000 Bodily Injury Each Accident

\$1,000,000 Policy Limit Bodily Injury by Disease
\$1,000,000 Each Employee Bodily Injury by Disease

Certificate of Insurance shall include Franklin Special School District as a Certificate Holder for proof of insurance coverage.

Umbrella or Excess Liability

\$1,000,000 Each Occurrence and \$1,000,000 Aggregate

Certificate of Insurance shall include Franklin Special School District, its board, and its employees as Additional Insured.

Property

\$1,360,000 Building Coverage and \$98,639 Contents Coverage with Replacement Cost and Special Cause of Loss Form, including Earthquake, Flood, and Equipment Breakdown coverage.

Property Certificate of Insurance shall include Franklin Special School District as Loss Payee.

Tenant agrees to provide a Waiver of Subrogation on the General Liability, Umbrella, Workers Compensation, and Employers Liability provided by the tenant's insurance company within these policies. Tenant shall furnish a copy of the Property and Liability Certificates of Insurance to Landlord upon occupancy and annually thereafter. Tenant's insurance coverage will be written by an insurance company licensed to do business in the State of Tennessee with an AM Best rating of A- or better and that is satisfactory to Landlord. All Tenant insurance outlined in this section shall have a 30 day Notice of Cancellation or Alteration clause within the insurance policies and evidenced by the insurance company on the Certificate of Insurance.

12. Damage or Destruction by Fire or Other Casualty: If at any time, the Premises become totally untenable by reason of damage or loss by fire or other casualty and such fire or other casualty shall not have been caused by the negligence or wrongful act or omission of Tenant, Tenant's servants, agents, licensees, or invitees, the rent shall abate until the Premises shall have been restored to tenantable condition, but nothing herein is to be construed as requiring Landlord to restore or rebuild the Premises. If the Premises are so damaged, but not to the extent that they are totally untenable, Tenant shall continue to occupy same or the tenantable portion thereof, and the rent shall abate proportionately in the ratio that the unusable portion bears to the entire Premises. In the event of a loss from fire or other casualty, Landlord shall have an election not to rebuild or recondition the Premises, which election shall be exercised by written notice thereof to Tenant, given within sixty (60) days from date of said loss. If Landlord exercises such election, this Lease shall cease and terminate, effective on the date of such loss, and Tenant shall pay the accrued Minimum Rent up to the date of such loss, or Landlord, if the Minimum Rent has been paid beyond such date, will refund to Tenant the proportionate part of any such Minimum Rent prepaid, and thereupon this Lease shall become null and void, with no further obligation on the part of either party hereto, even though the building may at a later date be rebuilt, restored or reconditioned. No damage or

destruction shall allow Tenant to surrender possession of the Premises, nor affect Tenant's liability for the payment of Minimum Rent, except as specifically provided in this Lease.

13. **Tenant Assignment and Subletting:** Neither Tenant nor any court or officer thereof nor any receiver or trustee in bankruptcy shall assign or transfer this Lease or any part thereof, or interest therein, or sublet the Premises or any part thereof without Landlord's prior written consent, which may be withheld in Landlord's sole discretion. Tenant shall always remain liable for any default of any assignee, transferee, or subtenant.

14. **Default and Remedies:**

(i) **Events of Default.** The occurrence of any of the following shall be an Event of Default:

a. Failure by Tenant to pay in full any Minimum Rent payment or other sum payable hereunder within three (3) days of the due date;

b. Failure by Tenant to perform any of the terms or conditions of this Lease, other than the payment of money, for a period of thirty (30) days after notice thereof to Tenant by Landlord; provided, however, if Tenant is diligently pursuing a cure, Tenant shall have forty-five (45) days after notice to cure;

c. The insolvency of Tenant or the filing by Tenant of a voluntary petition in bankruptcy or for any other relief under the Bankruptcy Act, as amended, or under any other insolvency act, law, rule or regulation, state or federal, now or hereafter existing; the application by Tenant for, or the appointment with Tenant's consent or acquiescence of, a receiver or trustee of Tenant, or for all or a substantial part of the property of Tenant; the making by Tenant of any general assignment for the benefit of creditors of Tenant; or the inability of Tenant, or the admission of Tenant of the inability thereof, to pay the debts of Tenant as such mature;

d. The filing of any involuntary petition against Tenant in bankruptcy or for any other relief under the Bankruptcy Act, as amended, or under any other insolvency act, law, rule or regulation, state or federal, now or hereafter existing; the involuntary appointment of a receiver or trustee of Tenant or for all or for a substantial part of the property of Tenant; or the issuance of attachment, execution or other similar process against any substantial part of the property of Tenant, and the continuation of any of the foregoing for a period of forty-five (45) days undismissed, unbonded, or undischarged; or

e. The abandonment of the Premises as a going business by Tenant for any period exceeding twenty-one (21) consecutive days, regardless of whether Tenant continues to pay all rent.

(ii) **Remedies.** Whenever any Event of Default shall have occurred, Landlord may, to the extent permitted by law, take any one or more of the following remedial steps.

a. Landlord may, at its option, declare all installments of Minimum Rent for

the remainder of this Lease to be immediately due and payable, whereupon the same shall become immediately due and payable.

b. Landlord may re-enter and take possession of the Premises without terminating this Lease, and sublease the Premises for the account of Tenant, holding Tenant liable for the difference in the rent and other amounts actually paid by the sublessee and the rents and other amounts payable by Tenant hereunder.

c. Landlord may terminate this Lease, exclude Tenant from possession of the Premises and lease the same to another, holding Tenant liable for all rent and other amounts payable by Tenant hereunder.

d. Landlord may take whatever action is available to Landlord at law or in equity, and in connection with such actions, recover any and all damages to Landlord for Tenant's violation or breach of this Lease.

No remedy herein conferred upon or reserved to Landlord is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative, and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission by Landlord to exercise any right or power accruing upon any default of Tenant shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised by Landlord at any time, from time to time and as often as may be deemed expedient. In order to entitle Landlord to exercise any remedy reserved to it hereunder, it shall not be necessary to give any notice, other than such notice as is expressly required by this Agreement.

15. **Condemnation:** If a portion of the Demised Premises shall be taken, as herein provided, for public improvements or otherwise, under the exercise of the right of eminent domain and the Premises shall continue to be reasonably suitable for the use which is herein authorized, then the Minimum Rent herein provided shall be reduced from the date of such taking in direct proportion to the reduction of the Premises.

If the real estate hereby leased, or a part thereof sufficient to render the Demised Premises substantially unfit for the use herein authorized, shall be condemned or acquired by grant or otherwise, for the widening of streets or for other public improvements, or shall otherwise be taken in the exercise of the right of eminent domain, Tenant shall have the right, at Tenant's option, to terminate and cancel this Lease on thirty (30) days prior written notice to Landlord, such notice to be given within sixty (60) days of the date of the taking and Tenant shall be liable only for rents and other charges accrued and earned to the date of surrender of possession of the Premises to Landlord and for the performance of other obligations maturing prior to said date.

Tenant shall not be entitled to participate in or receive any part of the damages or award which may be paid to or awarded Landlord by reason of a taking except where said award shall provide for moving or other reimbursable expenses for the Tenant under applicable statute.

16. **Landlord's Right of Entry:** Landlord shall provide Tenant with at least one (1) key to all existing exterior locks of the Premises. Additional keys shall be provided at Tenant's cost. In the event Tenant changes the exterior locks to the Premises at any time during the Base Term and/or any Option Terms, Tenant shall provide Landlord with a working key. Landlord reserves the right at all reasonable times during the term of this Lease for Landlord or Landlord's agents, upon notice to Tenant, to enter the Premises for the purpose of inspecting and examining the same, and to show the same to prospective purchasers or tenants, and to make such repairs, alterations, improvements, or additions as Landlord may deem necessary or desirable, it being acknowledged that Landlord has no obligation to make any repairs. During the term of this Lease or any renewal term, Landlord may exhibit the Premises to prospective tenants or purchasers, and place upon the Premises the usual notices advertising the Premises for sale or lease, as the case may be, which notices Tenant shall permit to remain thereon without molestation. Tenant acknowledges and agrees that Landlord shall have the absolute right to sell the Premises during the term of this Lease, subject to the rights of Tenant to remain in occupancy until this Lease is terminated pursuant to the terms hereof.

17. **Quiet Enjoyment:** Landlord agrees that, if the Minimum Rent is being paid in the manner and at the time prescribed and the covenants and obligations of the Tenant are being all and singularly kept, fulfilled and performed, Tenant shall lawfully and peaceably have, hold, possess, use and occupy and enjoy the Premises so long as this Lease remains in force, without hindrance, disturbance or molestation from Landlord, subject to the specific provisions of this Lease.

18. **Subordination and Attornment:** Tenant hereby subordinates all of its right, title, and interest in and under this Lease to the lien of any mortgage or mortgages, or the lien resulting from any other method of financing or refinancing, now or hereafter in force against the real estate and/or buildings of which the Demised Premises are a part. In the event of a foreclosure under any mortgage or deed of trust affecting the Premises or the building in which the Premises are located, or in the event of the termination of Landlord's interest or the eviction of Tenant under any ground or other underlying lease, the holder of the Note secured by any mortgage or deed of trust encumbering the Premises, or the purchaser at any foreclosure sale, shall have the option to recognize this Lease, in which event this Lease shall continue in full force and effect. In the event of any sale pursuant to any power of sale granted under any mortgage or deed of trust encumbering the Premises, or conveyance of title to the Premises by deed in lieu of foreclosure, the Tenant will attorn to the purchaser of the Premises and its successors and assigns.

19. **Notices:** All notices required or permitted by the terms of this Lease must be in writing addressed to Tenant at the Premises, and addressed to Landlord at:

Franklin Special School District
205 Eddy Lane
Franklin, TN 37064

or to such other address as a party may from time to time designate by notice in writing to the other party. Any notice shall be in writing and shall be (i) personally delivered or (ii) sent by overnight courier service or (iii) mailed by first class, registered or certified mail, return receipt requested, postage prepaid. Any such notice, request, consent, or other communication shall be deemed received at such time as it is personally delivered by acknowledged hand or courier delivery

or on the third business day after it is mailed, as the case may be.

20. **Successors:** The provisions, covenants and conditions of this Lease shall bind and inure to the benefit of the legal representatives, successors and assigns of each of the parties, except that no assignment or subletting by Tenant without the prior written consent of Landlord shall vest any right in the assignee or sublessee of Tenant. Landlord may withhold its consent to an assignment in Landlord's sole discretion. Tenant shall attorn to any successor to Landlord.

21. **Governing Law:** This Lease shall be governed by, and construed in accordance with, the laws of the State of Tennessee.

22. **Landlord's Exculpatory Clause:** It is specifically understood and agreed that there shall be no personal liability of Landlord in respect to any of the covenants, conditions, or provisions of this Lease. In the event of a breach or default by Landlord of any of its obligations under this Lease, Tenant shall look solely to any right of offset allowed by law against any amounts due hereunder or to the equity of the Landlord in the Premises for the satisfaction of Tenant's remedies, it being understood and agreed that the exculpation of Landlord (and its successors and assigns) shall be absolute.

23. **Entire and Binding Agreement:** This Lease (sometimes referred to herein as this "Agreement") contains all of the agreements between the parties hereto, and it may not be modified in any manner other than by agreement signed by all parties hereto or their successors in interest. The Tenant hereby covenants and agrees not to disclose or discuss with any third party the provisions, covenants, and conditions of this Lease without the prior written consent of the Landlord. In the event Tenant violates this covenant, Landlord reserves the right to either (i) terminate this Lease, or (ii) revoke any rental or other concessions granted hereunder.

24. **Addenda:** The three (3) addenda attached hereto are made a part of this Lease for all purposes.

25. **Documentation:** Tenant does covenant and agree to execute and deliver to Landlord within ten (10) business days from date of request such supplemental documents, including estoppel certificates and financial statements in reasonable form, as may be requested by Landlord. Any such documents may be relied upon by any prospective purchaser or prospective tenant of the Premises, or any lender or prospective lender of the Landlord, or any assignee or prospective assignee of any lender thereof. If Tenant fails or refuses to furnish such documents within the time provided, it will be conclusively presumed that this Lease is in full force and effect in accordance with its terms and the Landlord is not in default.

26. **Re-execution; Acknowledgment:** Tenant agrees that it will, on request of Landlord, re-execute this Lease if necessary to observe any legal formalities (e.g., acknowledgment) required under the laws of the state where the Premises are located.

27. **Late Payments:** If Tenant fails to pay, when due, any sum payable hereunder, interest will accrue from the date such payment is due at the interest rate generally announced in the Wall Street Journal, or similar publication, as the prime rate, plus two (2%) percent, and such interest

together with a late charge of One Hundred Dollars (\$100) to cover the extra expense involved in handling such delinquency (not as a penalty) shall be paid by Tenant to Landlord at the time of payment of the delinquent sum. If there is no term such as prime rate utilized in the Wall Street Journal, or similar publication, then the rate most nearly similar to such shall be utilized.

28. **Provisions Severable:** If any term or provision of this lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

29. **Hazardous Substances:** Tenant shall not generate, store, treat, dispose of, install or otherwise permit any hazardous substances on, in, or under or in any way related to the Premises, or any other portion of the Shopping Center or cause or permit any such generation, storage, treatment, disposal, installation or other use with respect thereto. Tenant shall fully indemnify and hold Landlord harmless from any liability, damage, cost or expense that Landlord might otherwise suffer from Tenant's failure to fully comply with this provision. This indemnity shall survive expiration or other termination of this Lease. "Hazardous Substances" means and includes any of the substances, materials, elements or compounds that are contained in the list of hazardous substances adopted by the United States Congress or the Environmental Protection Agency or any substances, materials, elements or compounds affected by any other federal, state, or local statute, law, ordinance, code, rule, regulation, order or decree now or at any time hereafter in effect, regulating, relating to , or imposing liability or standards of conduct concerning any hazardous, toxic, dangerous, restricted or otherwise regulated waste, substance or material.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and date first above written.

LANDLORD:

FRANKLIN SPECIAL SCHOOL DISTRICT

By: _____

Title: _____

Date: _____

TENANT:

Attest:

THE CITY OF FRANKLIN, TENNESSEE

By: _____
Angie Skarp
City Recorder

By: _____
Dr Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

ADDENDA

1. Rent Addendum
2. Security Deposit Addendum
3. Option Terms, Parking, and Recapture Addendum

Landlord Tenant

Initials _____

RENT ADDENDUM (FIXED ESCALATION)

Commencing on the Commencement Date, the Tenant shall pay the annual rental payment hereunder as follows for Lease Year 1 and again for Lease Year 2 with the Year 1 payment being prior to the Commencement Date and Year 2 one year later. Subsequent payments shall be made monthly thereafter in advance of the first (1st) day of the month. Rental is based on thirty (\$32.50) dollars/square foot and the building size is 7776 square feet.:

	Rental per month	Annual Rent
Lease Year 1		\$252,720.00
Lease Year 2		\$257,774.40
Months 25-30	\$21,910.82	\$262,929.89

Together with the payment of Minimum Rent, pursuant to the terms of the Lease to which this Rent Addendum is attached and made a part of as if fully incorporated therein, Tenant shall pay any rental tax, gross receipts tax, or any charge imposed upon Landlord based solely on the receipt or collection of rent. All Minimum Rent shall be paid in advance on the first (1st) day of each month at the address specified for notices to Landlord, such rent to be paid without notice, set-off, or demand.

	Landlord	Tenant
Initials	_____	_____

SECURITY DEPOSIT ADDENDUM

As security for the prompt and punctual performance of all obligations required to be performed hereunder by Tenant, the Tenant has deposited with the Landlord the sum of Twenty-Five Thousand Dollars (\$25,000.00), which shall, as provided below, either be applied to rent or held as a security deposit until the expiration of the term. If Tenant is in default under this Lease more than two (2) times within any twelve-month period, irrespective of whether or not such default is cured, then, without limiting Landlord's other rights and remedies provided for in this Lease or at law or in equity, the Security Deposit shall automatically be increased by an amount equal to the greater of: (i) three (3) times the original Security Deposit; or (ii) three (3) months' Minimum Rent, which shall be paid by Tenant forthwith on demand. In the event of any default hereunder by Tenant, Landlord may utilize such deposit to offset either in whole or in part any obligations of the Tenant hereunder. The covenants in the Security Deposit Addendum are personal covenants between Landlord and Tenant and are not covenants running with the land, and in no event will Landlord's mortgagee or any purchaser at a foreclosure sale or a sale in lieu of foreclosure be liable to the Tenant for the return of the security deposit. Tenant shall not assign or encumber the security deposit or its interest therein, and neither Landlord nor its successors and assigns shall be bound by any attempted assignment or encumbrance. Landlord shall not be required to segregate such funds.

Landlord Tenant

Initials _____

OPTION TERMS, PARKING, AND RIGHT TO TERMINATE ADDENDUM

1. **Option Term:** Provided Tenant has not been in default beyond the applicable cure period in the Base Term, Tenant shall have the option to extend the term of this Lease on a month-to-month basis, upon written notice to Landlord of not less than ninety (90) days before the expiration of the Base Term. Tenant may not renew this Lease for more than a total of twelve (12) months. All of the terms of this Lease shall remain the same in the event the month-to-month option to renew is exercised. Notwithstanding anything herein to the contrary, at any time after the end of the Base Term of two and one-half years, Landlord may terminate this Lease on a thirty (30) days' prior written notice to Tenant.

Landlord Tenant

Initials _____



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Centerlines
 - <all other values>
 - INTERSTATE

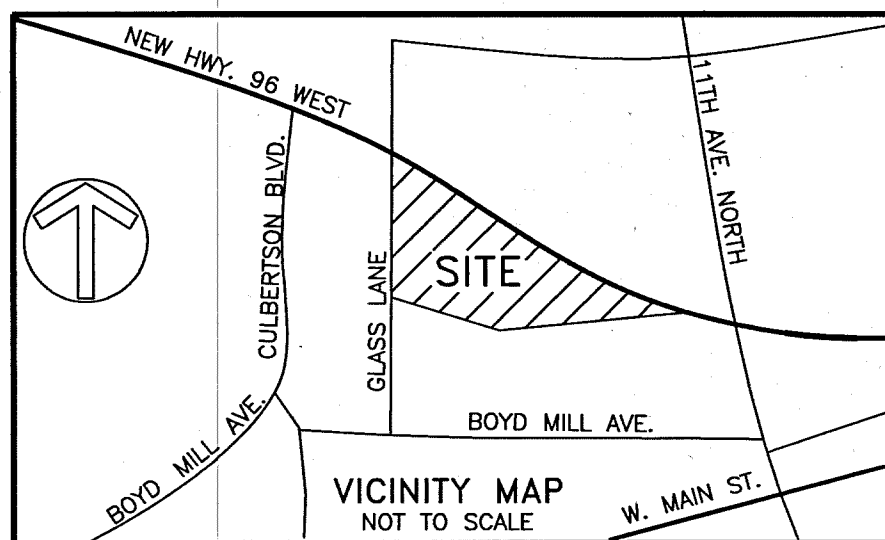
Notes

0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



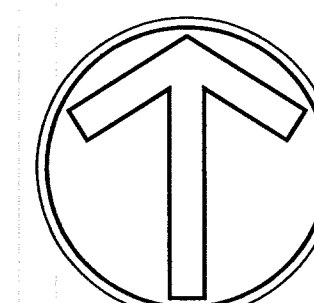
NOTES

- Existing Zoning and Area Designation: Planned Office/Urban
Existing Map and Parcel Number: Map 78B, Group A, Parcels 4 & 5
- Minimum Required Setback Lines:
FRONT (HWY 96) 20'
GLASS LANE 40'
SIDE 25'
REAR 50'
- Owner/Subdivider: PARCEL 4: LCM PROPERTIES, LLC
Address: 5238 GRANNY WHITE PIKE
NASHVILLE, TN 37220 (373-4770)
Contact: R. Chris Magil, Chief Manager
- Owner/Subdivider: PARCEL 5: FRANKLIN SPECIAL SCHOOL
Address: DISTRICT, 507 NEW HIGHWAY 96 WEST, FRANKLIN TN, 37211, TELEPHONE 884-2320
Contact: John Schroer-Chairman
- Surveyor: CHERRY LAND SURVEYING
Address: 622 W. IRIS DRIVE
NASHVILLE, TENNESSEE 37204
Tel. No: (615) 269-3972
Contact: R. Scot Cherry - surveyor
- A portion of this property is affected by the 100 year flood hazard based on information taken from "Insurance Rate Map", Panel No. 47187C0127E, Dated: January 16, 2003. No floodway zone is designated for these properties. Flood hazard area is zone "AE".
- The purpose of this revision is to resubdivide two existing parcels into two new lots.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development; all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground.
- The Magnolia Hall / Glass Lane Buffer shall be irrigated. When trees or shrubs designated or planted in this required buffer die or are removed for any reason, they shall be replaced during the next suitable growing season.
- If additional construction takes place on Lot 2, the tree replacement cap shall be met due to previous activities on this property.

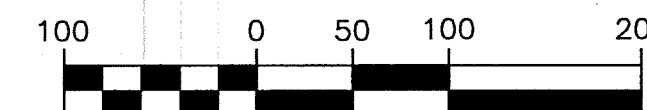
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	20.00	39.39	30.12	33.32	N64°44'51"E	112°50'12"
C-2	11,420.00	289.75	144.88	289.75	S58°06'26"E	01°27'13"
C-3	2123.48	338.57	169.64	338.21	S61°56'52"E	09°08'07"

LOT AREA TABULATION

LOT NO.	(S.F.)	AREA (AC.)
1	113,402	2.603
2	116,387	2.672
TOTAL	229,789	5.275

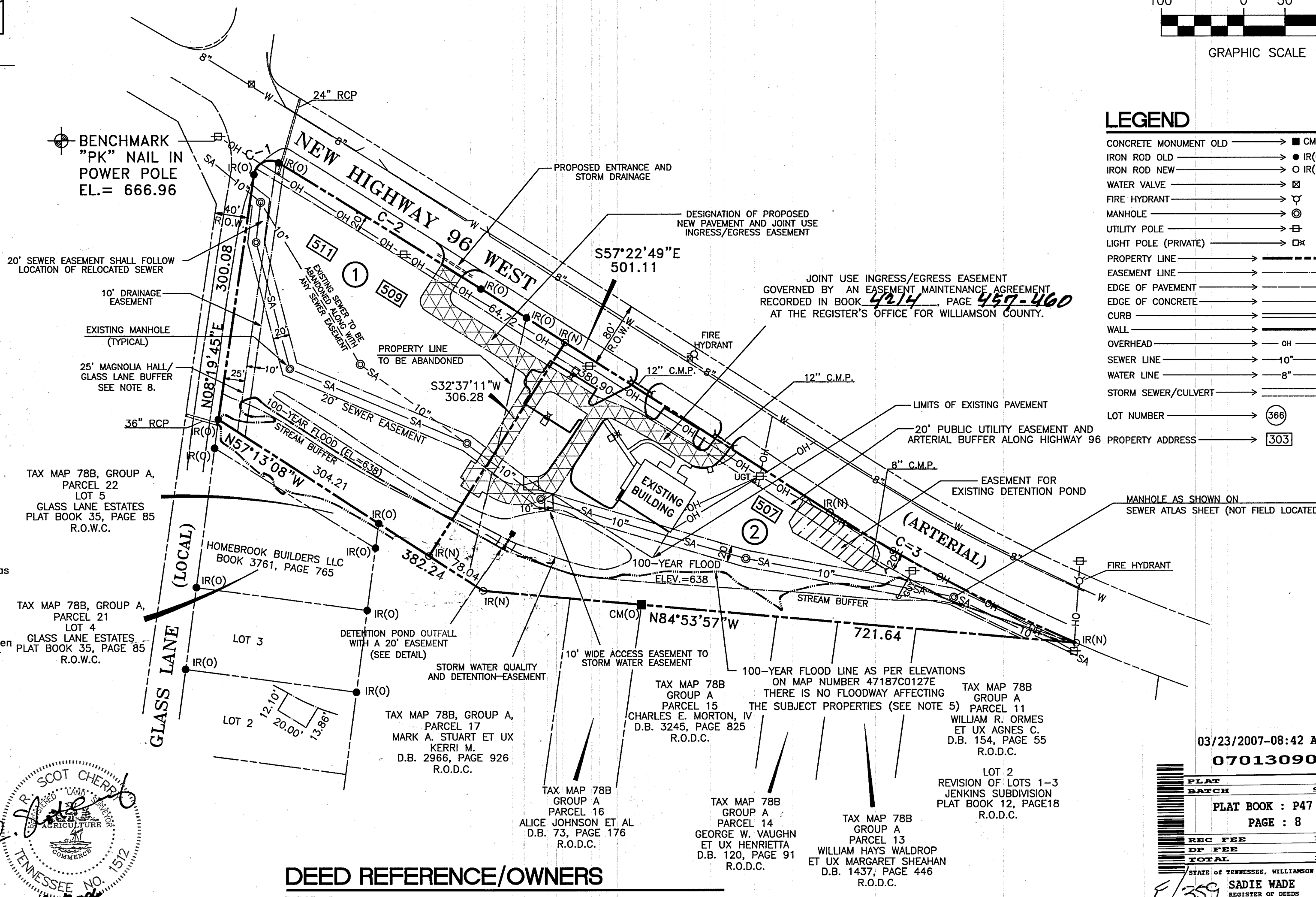


TN STATE PLANE



LEGEND

CONCRETE MONUMENT OLD	CM(O)
IRON ROD OLD	IR(O)
IRON ROD NEW	IR(N)
WATER VALVE	WV
FIRE HYDRANT	FH
MANHOLE	MH
UTILITY POLE	UP
LIGHT POLE (PRIVATE)	LP
PROPERTY LINE	PL
EASEMENT LINE	EL
EDGE OF PAVEMENT	EP
EDGE OF CONCRETE	EC
CURB	C
WALL	W
OVERHEAD	OH
SEWER LINE	SA
WATER LINE	WL
STORM SEWER/CULVERT	SS
LOT NUMBER	366
PROPERTY ADDRESS	303



03/23/2007-08:42 AM
07013090

PLAT	95461
BATCH	
PLAT BOOK :	P47
PAGE :	8
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
SADIE WADE	
REGISTER OF DEEDS	

P47/8

DEED REFERENCE/OWNERS

PARCEL 5:
DEED REFERENCE FOR THE PROPERTY SURVEYED IS DEED BOOK 103, PAGE 429, OF RECORD IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. OWNER OF RECORD: FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION.

PARCEL 4:
DEED REFERENCE FOR THE PROPERTY SURVEYED IS BOOK 3709, PAGE 79 OF RECORD IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE. OWNER OF RECORD: LCM PROPERTIES, LLC.

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 14TH day of JUNE 2006.

Surveyor: R. Scot Cherry
Tenn. License No. 1512
Date: 12-12-06

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name And Street Names Approved By The Williamson County Department of Emergency Communications.
Williamson County
Emergency Management Agency
Date: 3-8-07

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record (SEE DEED REFERENCE/OWNERS) and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lots 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 lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book 3709, Page 79, R.O.D.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 3709, Page 79, R.O.D.C.

By: R. Chris Magil, Chief Manager
Date: 3/8/07

By: John Schroer, Chairman
Date: 3/8/07

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the sewer system designated in Corporate Woods Office Park Subdivision has been installed in accordance with City specifications, or (2) a performance bond in the amount of \$14,000 for the water system and \$2,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

*Sewer Maintenance
Date: 3/19/07

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Corporate Woods Office Park Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$14,000 for streets and \$2,000 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

*Inc. Stormwater Detention
Date: 3-8-07

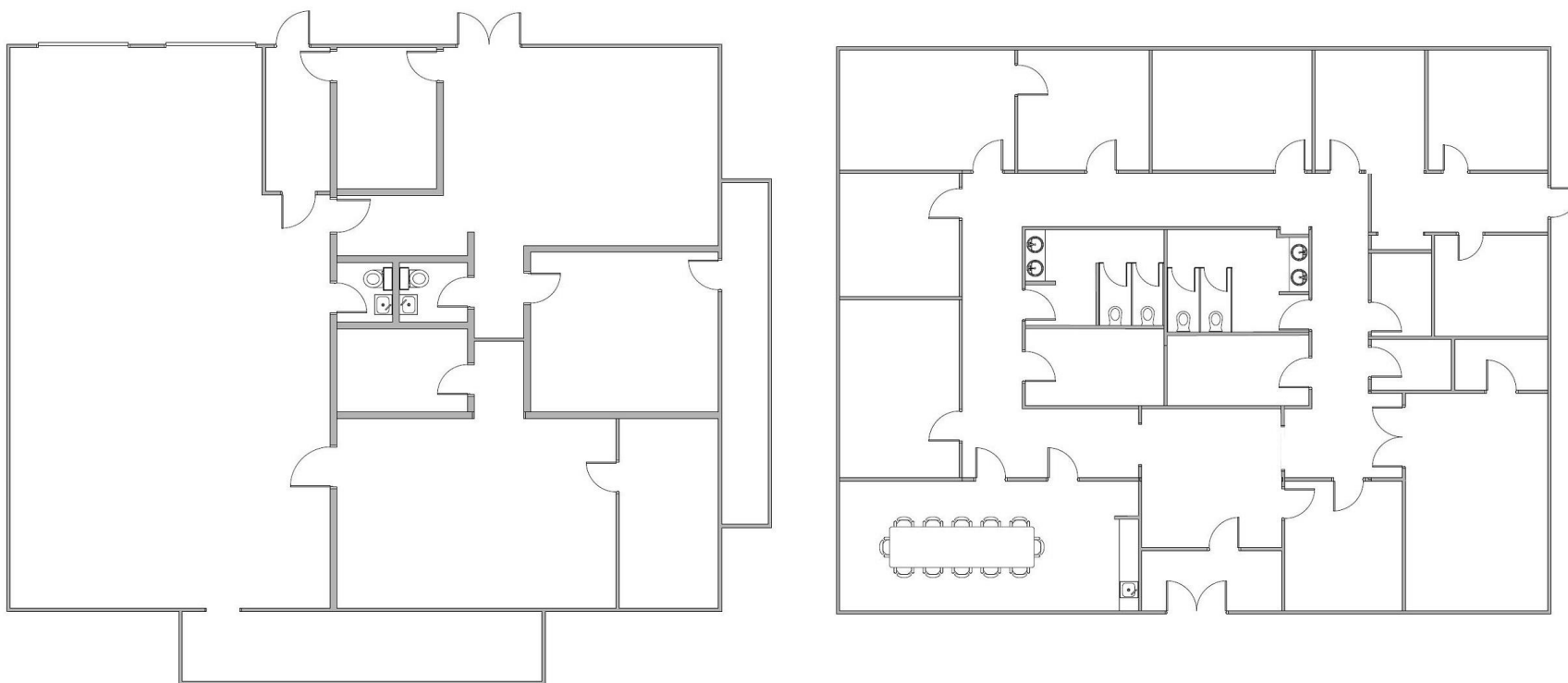
CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the 26th day of October 2006, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: 3-20-07

FINAL SUBDIVISION PLAT AND
PUD SUBDIVISION
**CORPORATE WOODS
OFFICE PARK**
C.O.F. # 1232
NEW HIGHWAY 96 AT GLASS LANE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.275± TOTAL LOTS: 2
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000
SCALE: 1" = 100' DATE: DECEMBER 12, 2006



FSSD Central Office

507 New Highway 96 West
Franklin, Tennessee 37064





File #: 21-0808

DATE: October 23, 2024
TO: Board of Mayor and Aldermen
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

*Consideration Of 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). Establishing A Public Hearing On November 26, 2024
FMPC 10/24/24, 9-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-34 by a vote of 9-0.

Staff recommends approval of Ordinance 2024-34.

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.~~SΘ~~ 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:

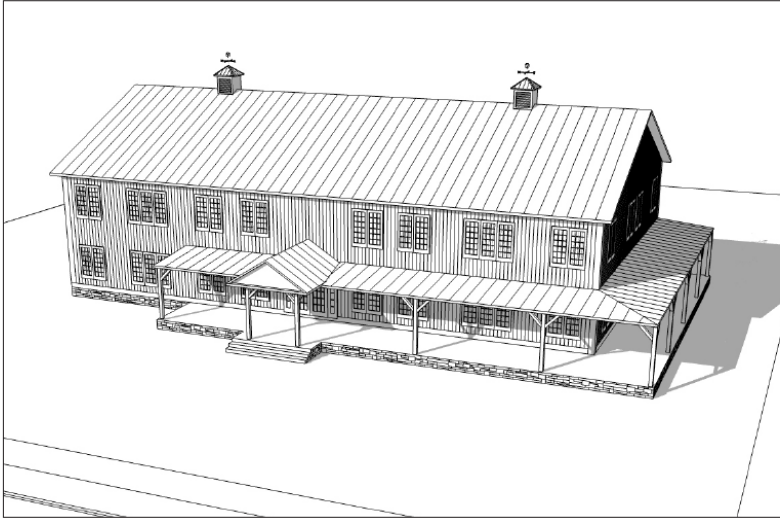
...

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:

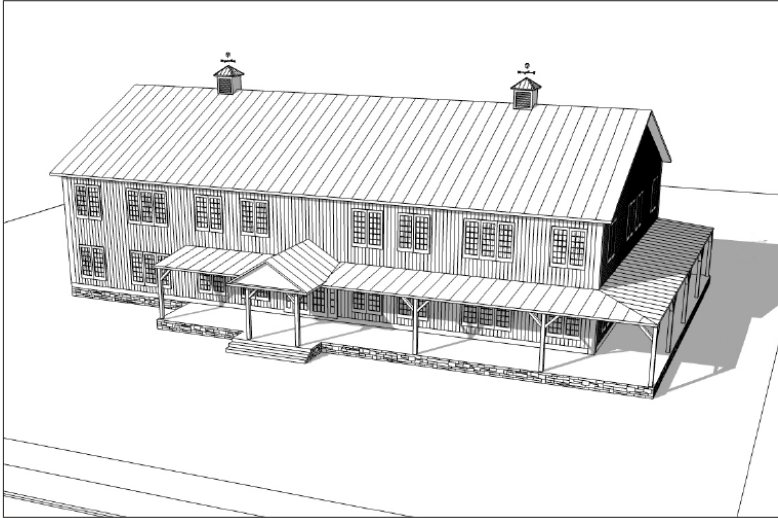
Colors Up to three colors **per front façade of each dwelling unit,**...

...

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.~~ ~~a.~~ ~~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 ~~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:

...

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 ~~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:

...

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.

...

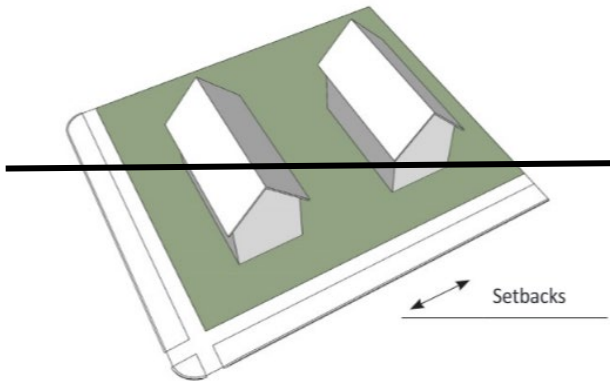
Rural Retreats

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.

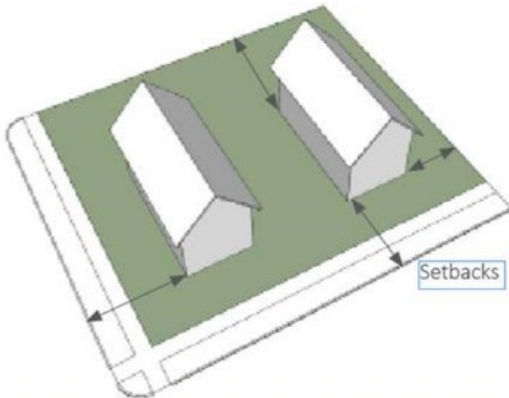
...

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
321 BILLINGSLEY CT #5	061 00109C00608061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01708061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00508061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00708061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01608061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01508061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00808061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C00908061		RC6	RC4
321 BILLINGSLEY CT #5	061 00109C01008061		RC6	RC4
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321 BILLINGSLEY CT #5	061 00104C01608061		RC6	RC4
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

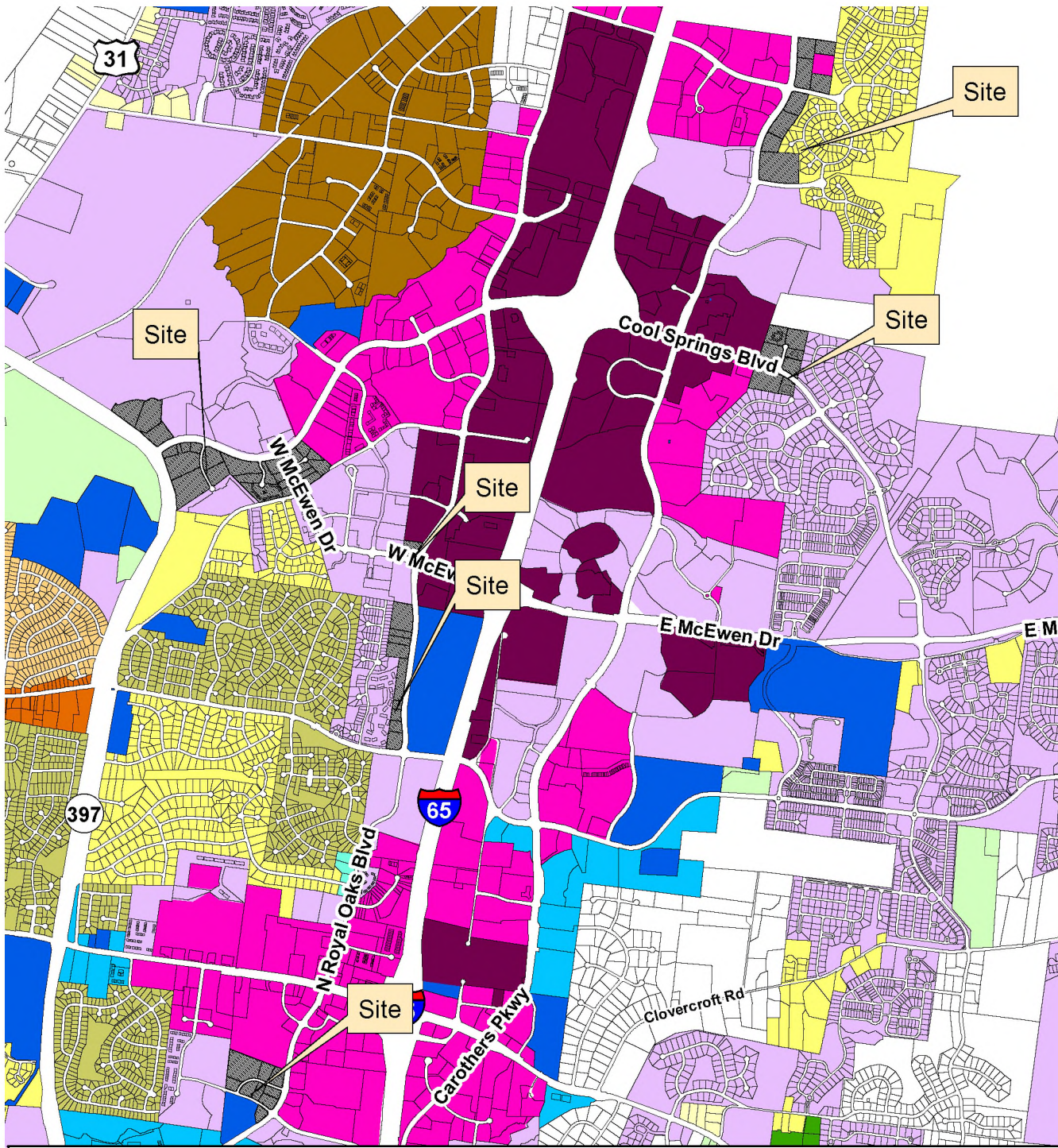
PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

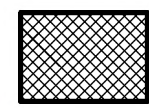
PASSED SECOND READING:

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.



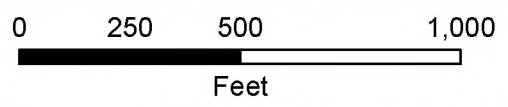
Subject Parcels to be rezoned to RC4

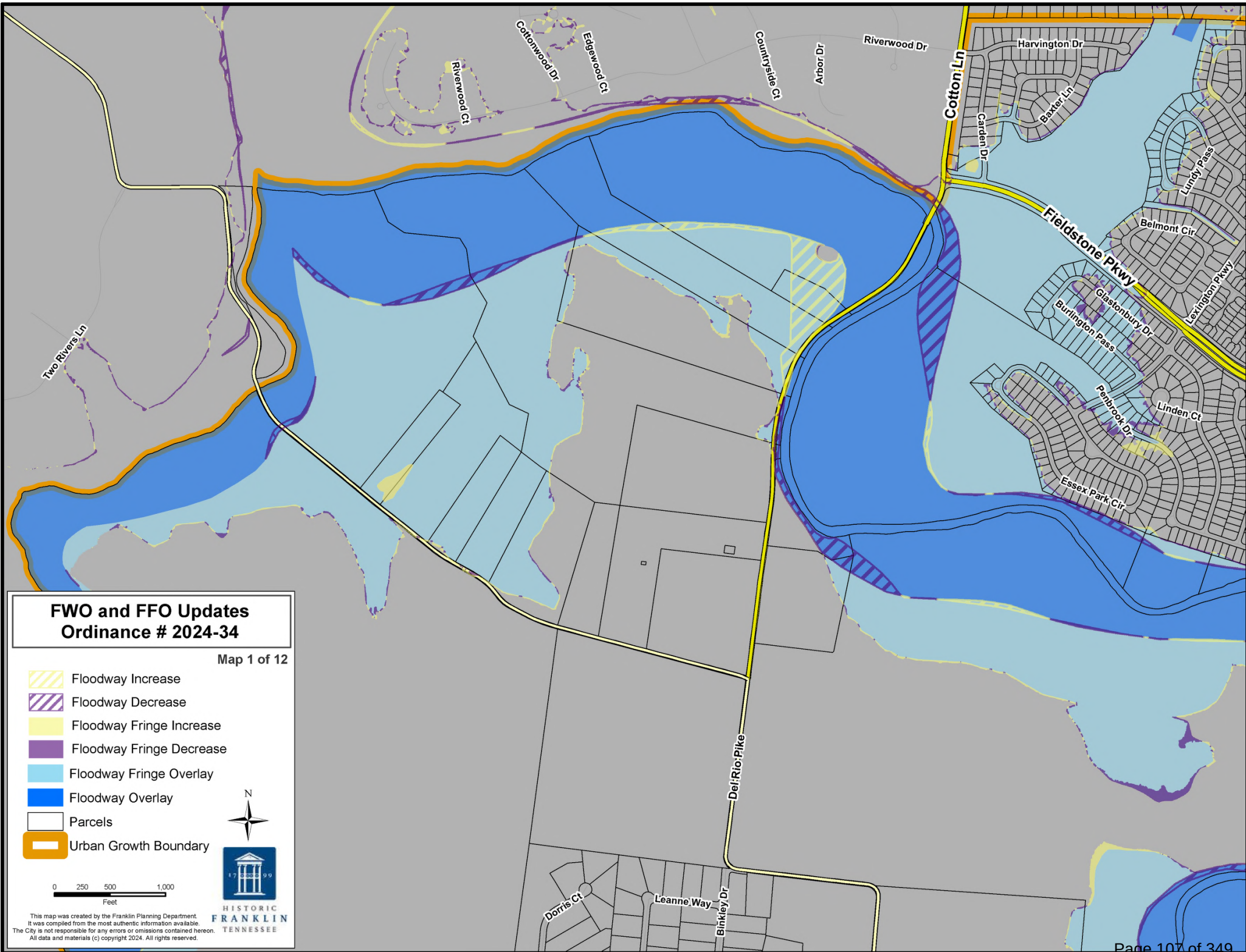
Legend

- 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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**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

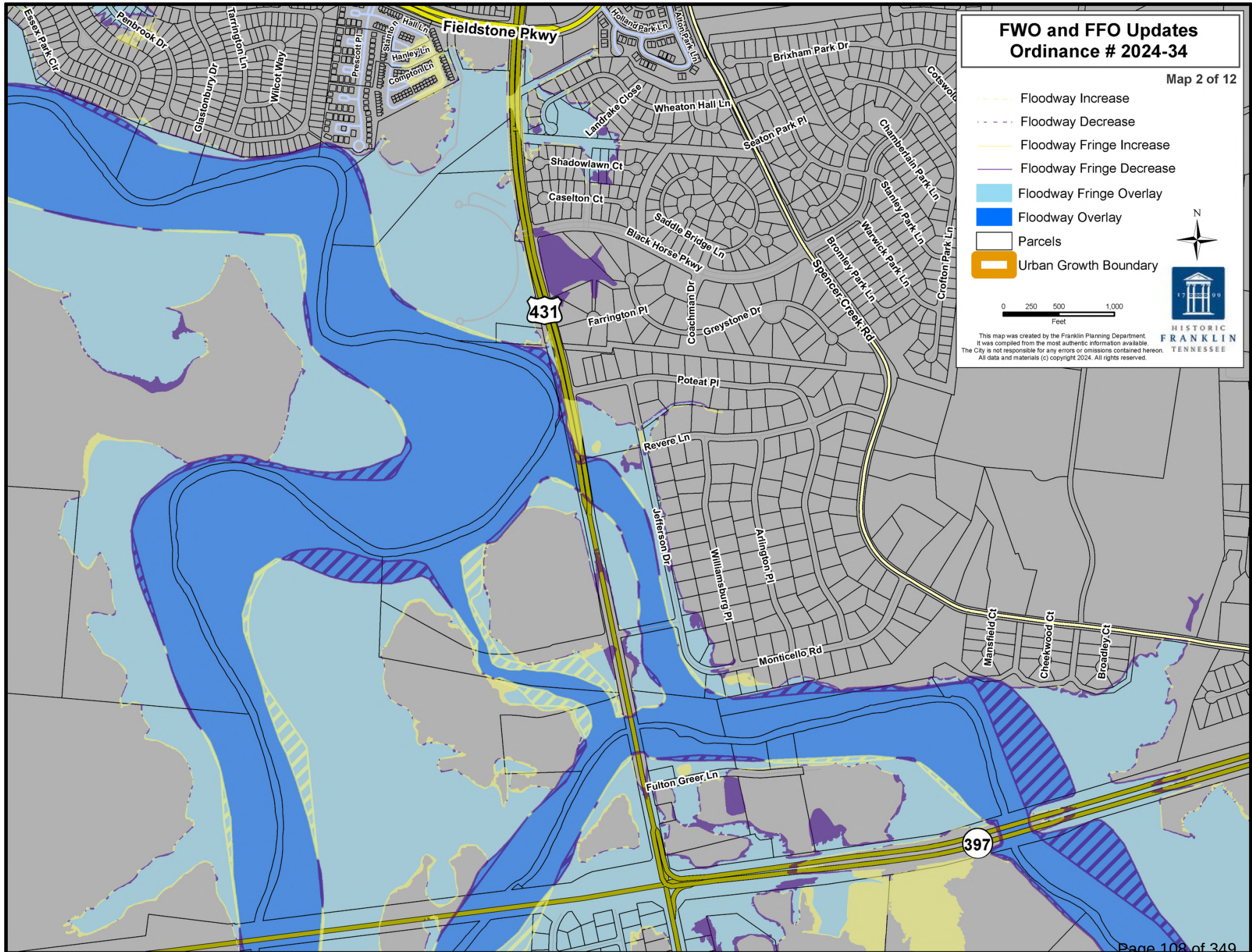
Map 2 of 12

- 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



HISTORIC
FRANKLIN
TENNESSEE

0 250 500 1,000
Feet

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FWO and FFO Updates Ordinance # 2024-34

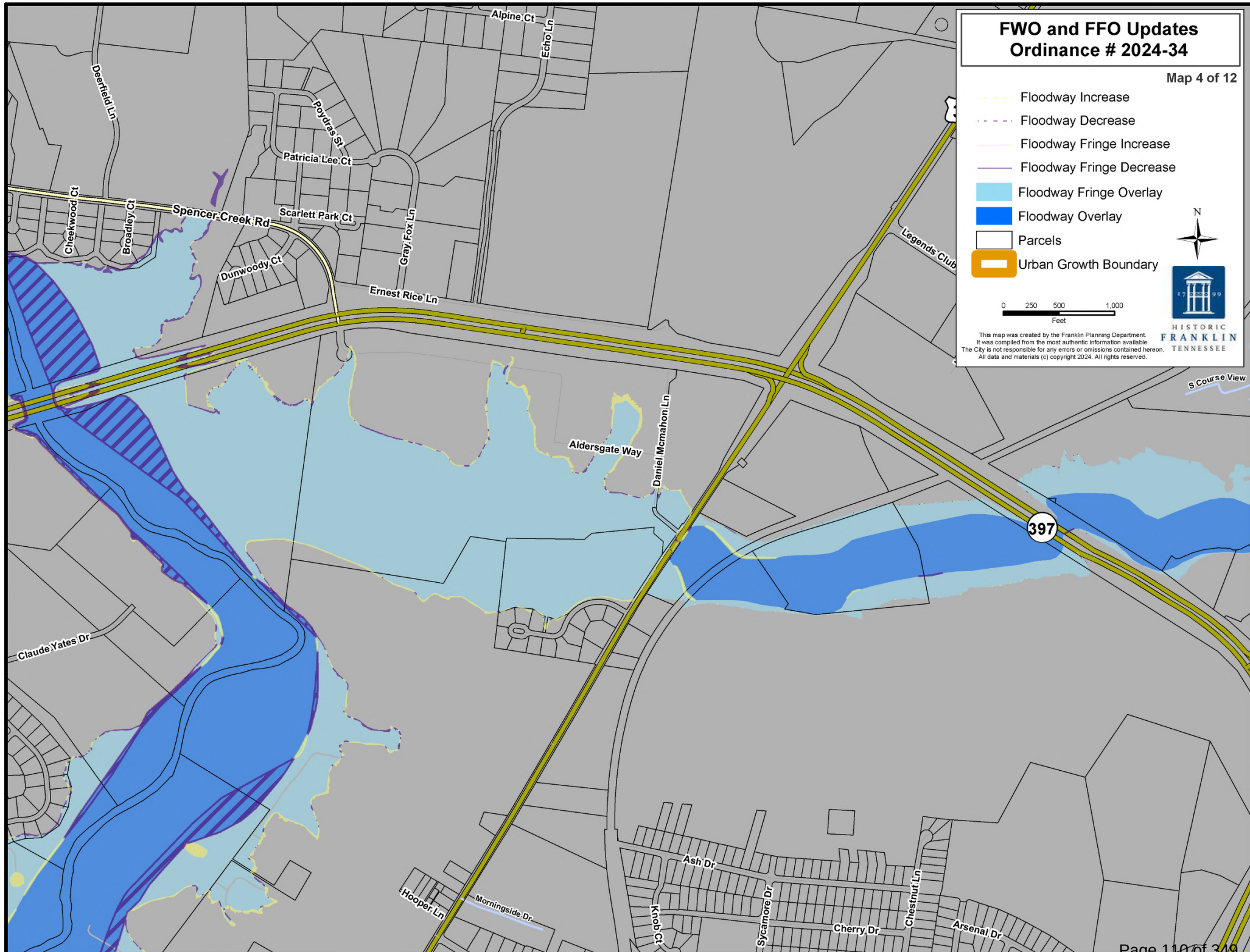
Map 4 of 12

- 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



HISTORIC
FRANKLIN
TENNESSEE

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Feet

FWO and FFO Updates Ordinance # 2024-34

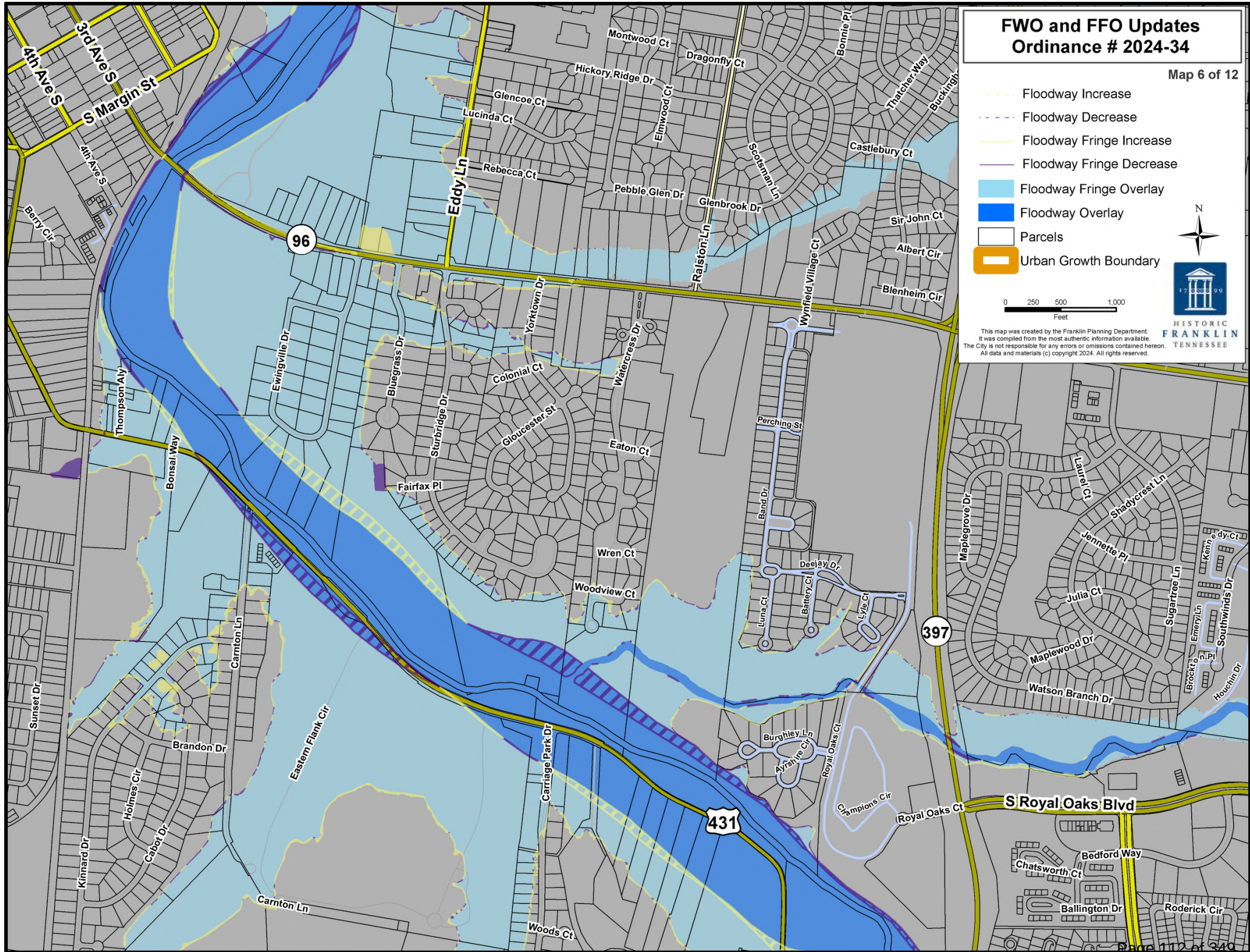
Map 6 of 12

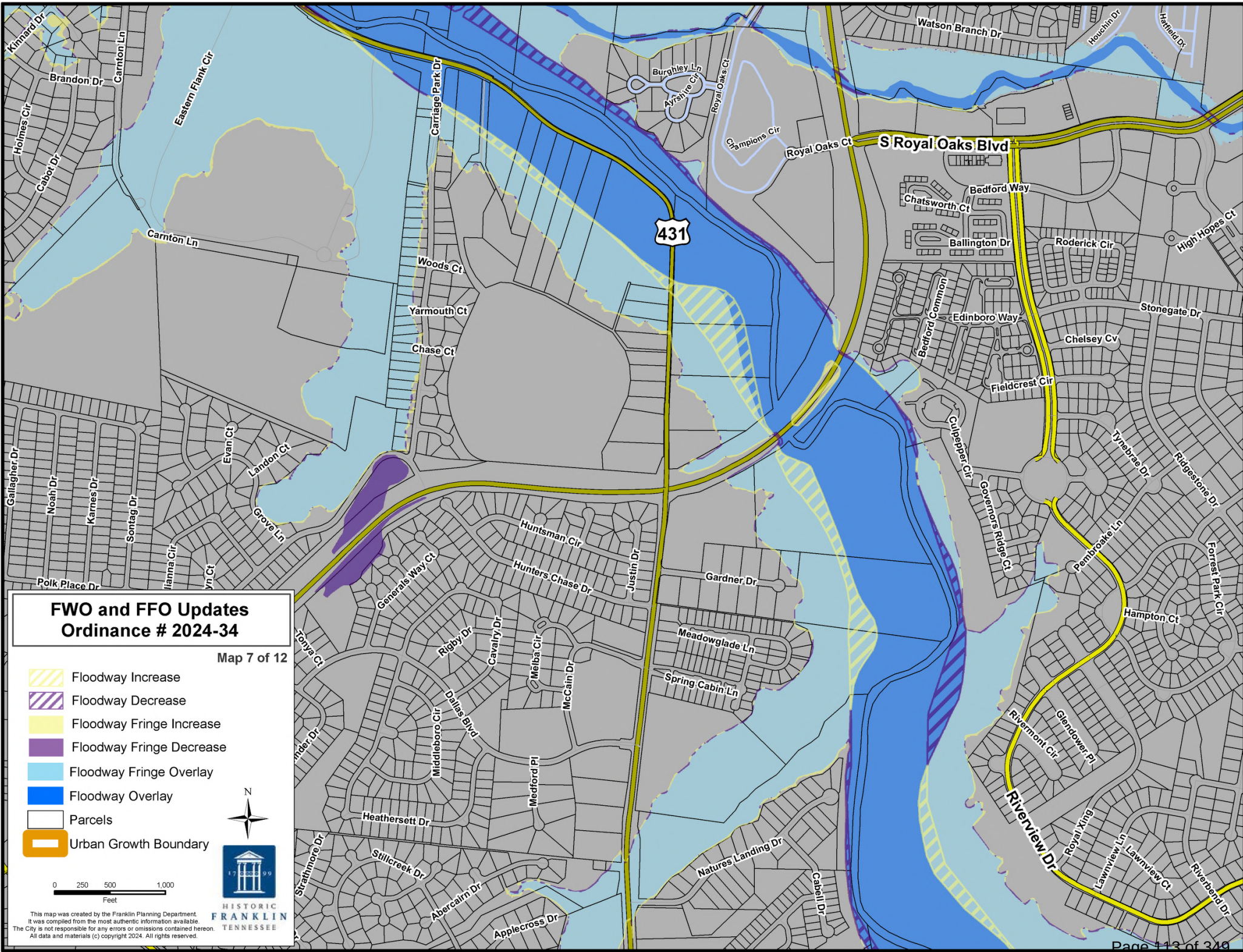
- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Floodway Fringe Overlay
- Floodway Overlay
- Parcels
- Urban Growth Boundary

0 250 500 1,000
Feet



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FWO and FFO Updates Ordinance # 2024-34

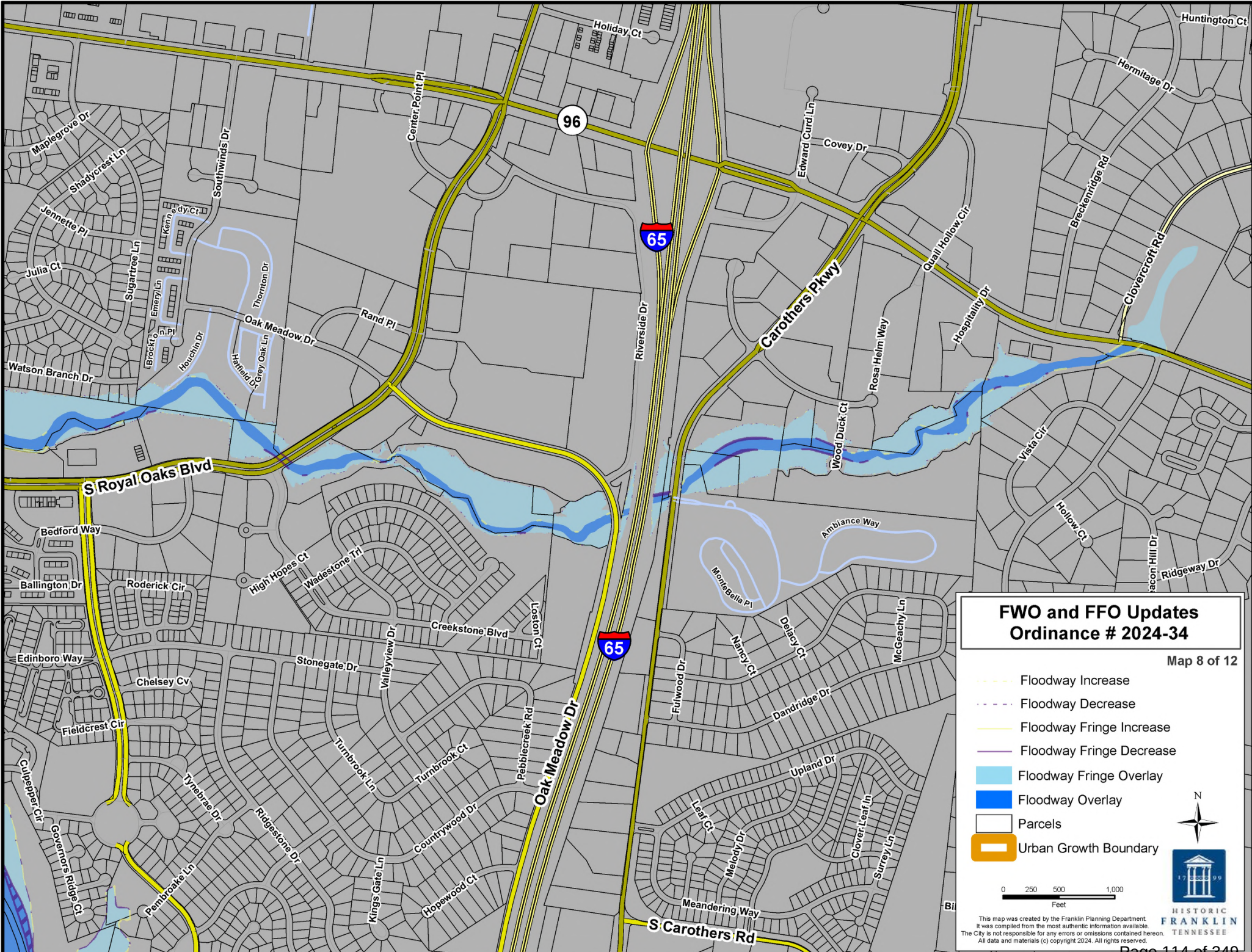
Map 7 of 12

- Floodway Increase
- 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 8 of 12

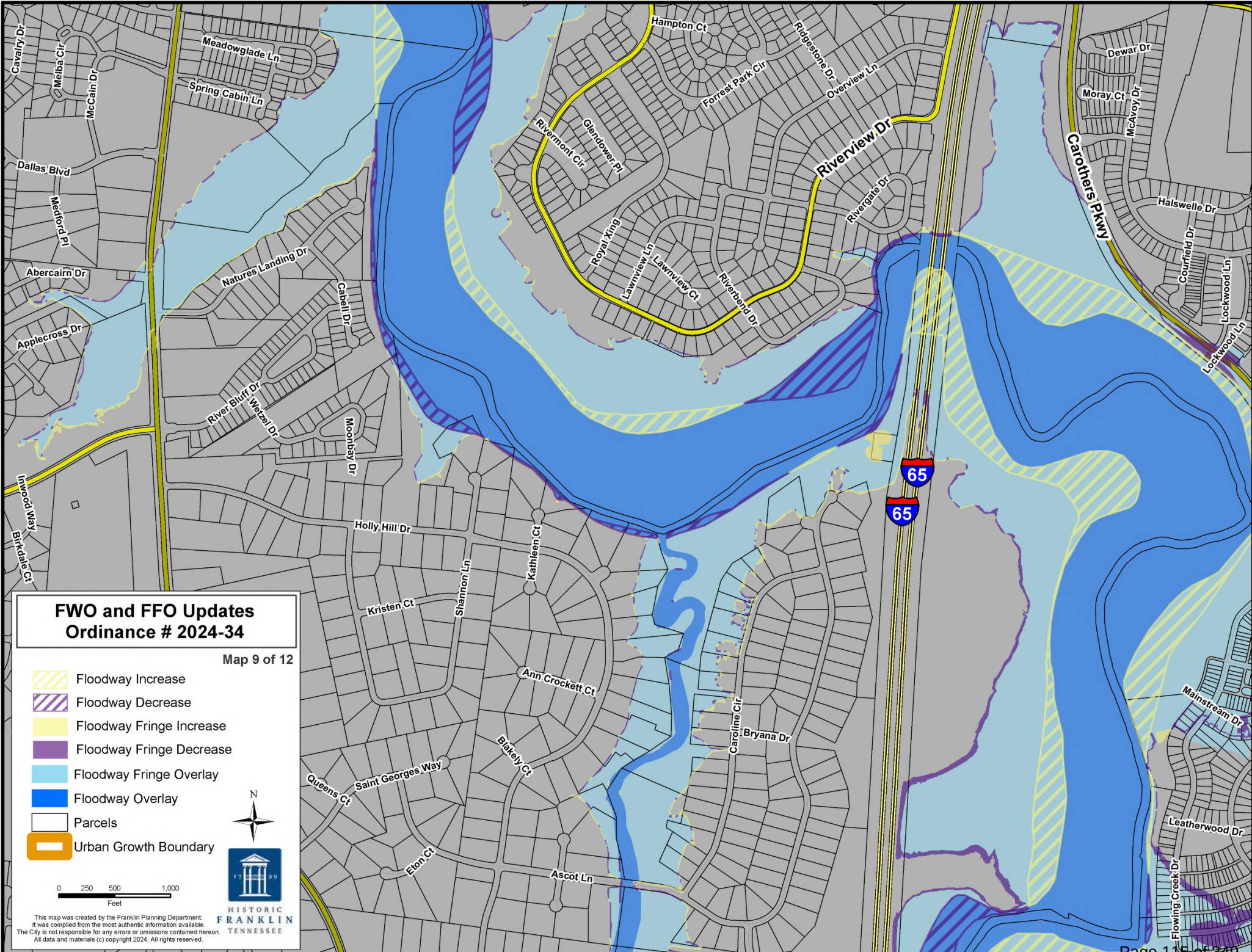
- Floodway Increase
- Floodway Decrease
- Floodway Fringe Increase
- Floodway Fringe Decrease
- Light Blue Floodway Fringe Overlay
- Dark Blue Floodway Overlay
- White Parcels
- Orange Urban Growth Boundary



0 250 500 1,000
Feet

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**FWO and FFO Updates
Ordinance # 2024-34**

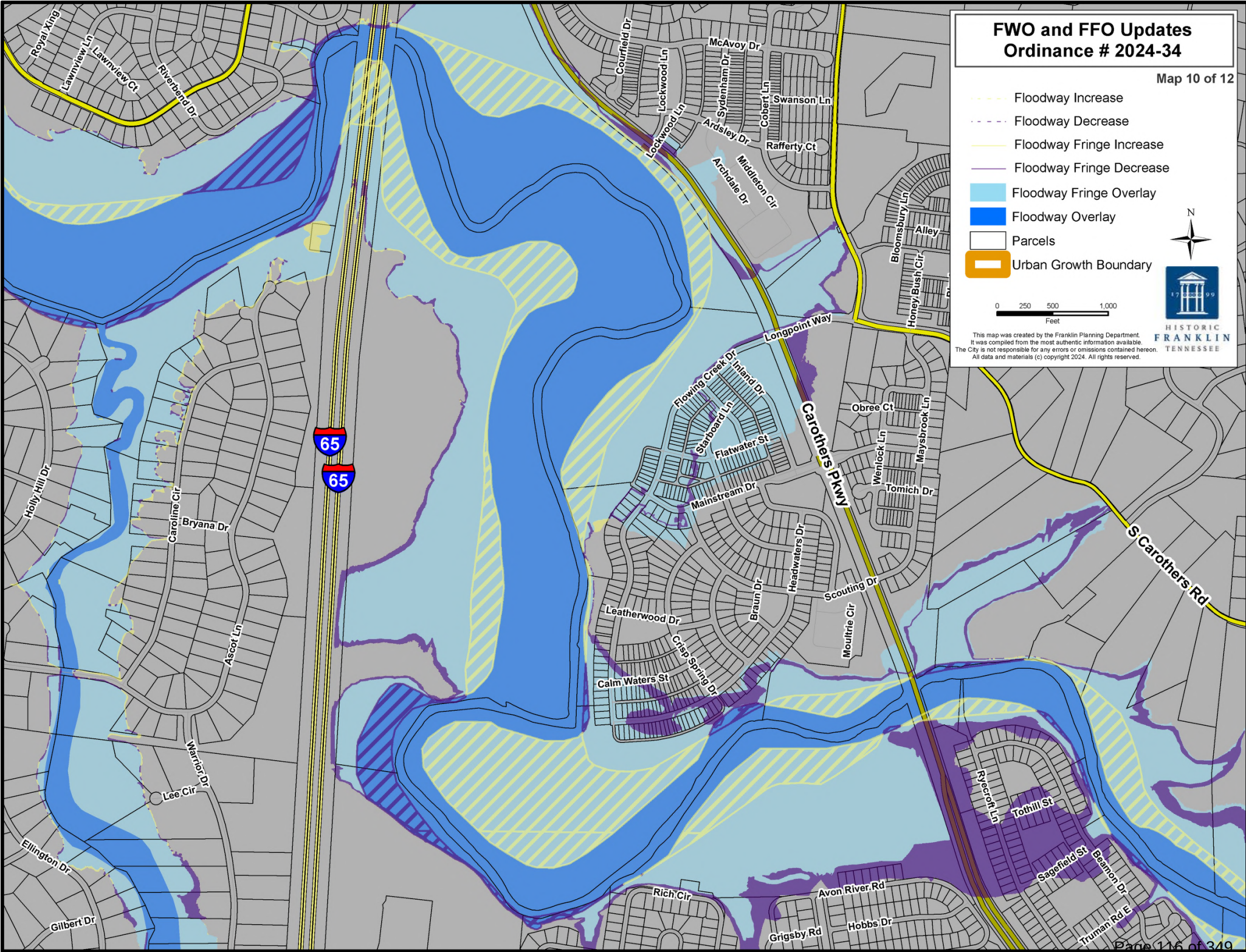
Map 9 of 12

-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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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

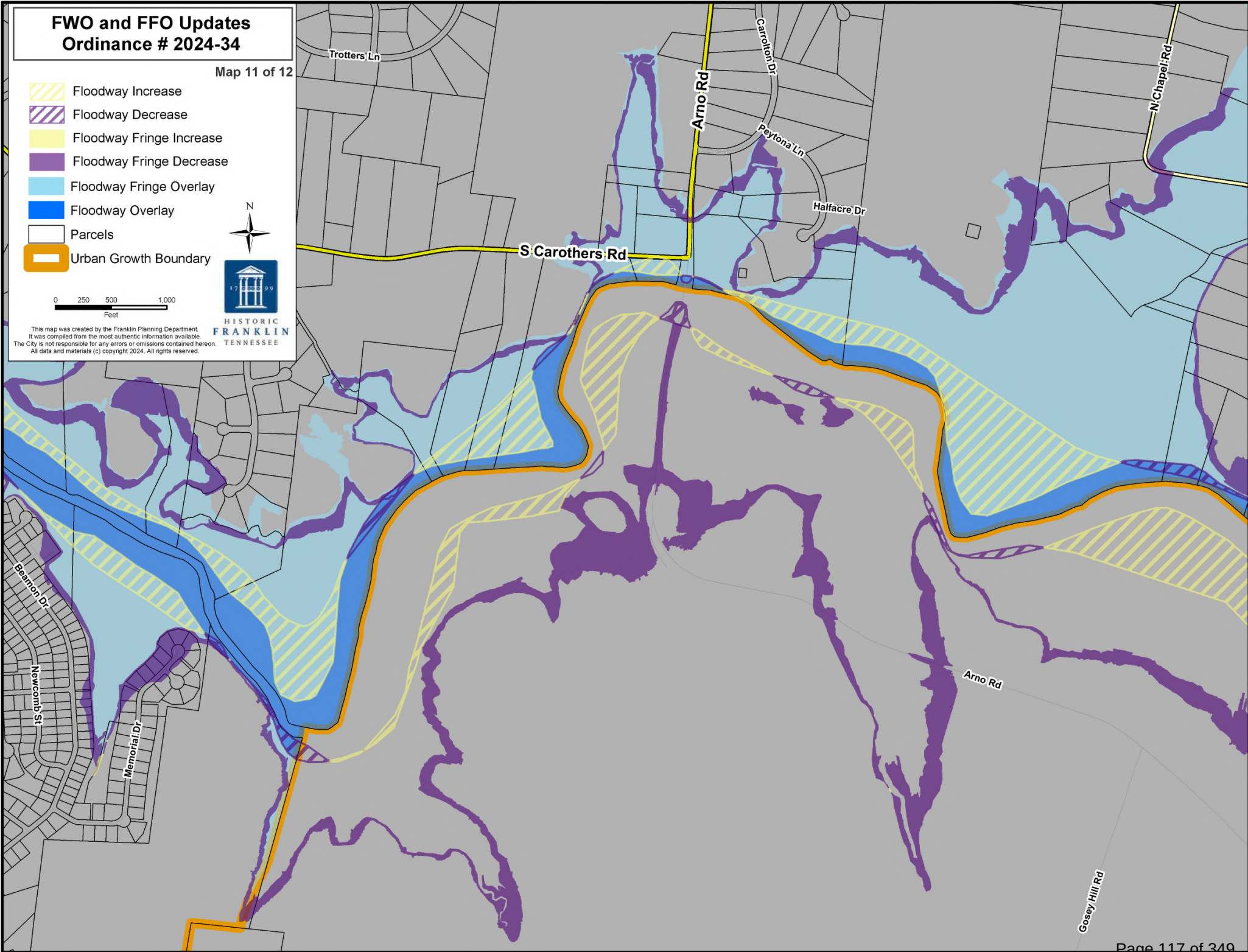
-  Floodway Increase
-  Floodway Decrease
-  Floodway Fringe Increase
-  Floodway Fringe Decrease
-  Floodway Fringe Overlay
-  Floodway Overlay
-  Parcels
-  Urban Growth Boundary



0 250 500 1,000
Feet

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



FWO and FFO Updates Ordinance # 2024-34

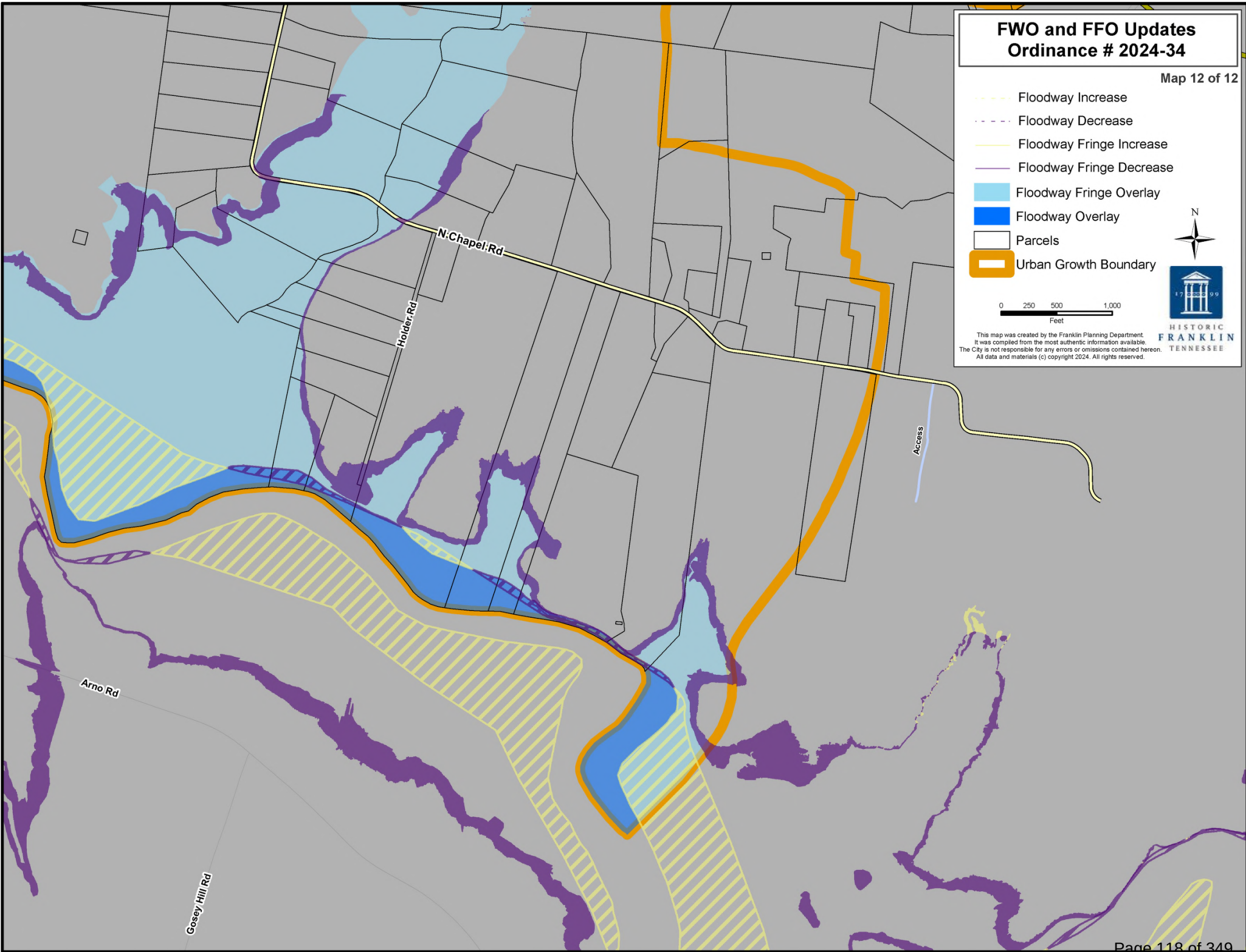
Map 12 of 12

- 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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BOMA Worksession November 12, 2024

5-Year Zoning Ordinance Update Overview

Zoning Update Areas

Topics from
BOMA/FMPC
Members

Envision
Franklin

Modification of
Standards

Variances

State Law
Changes/
Best Practices

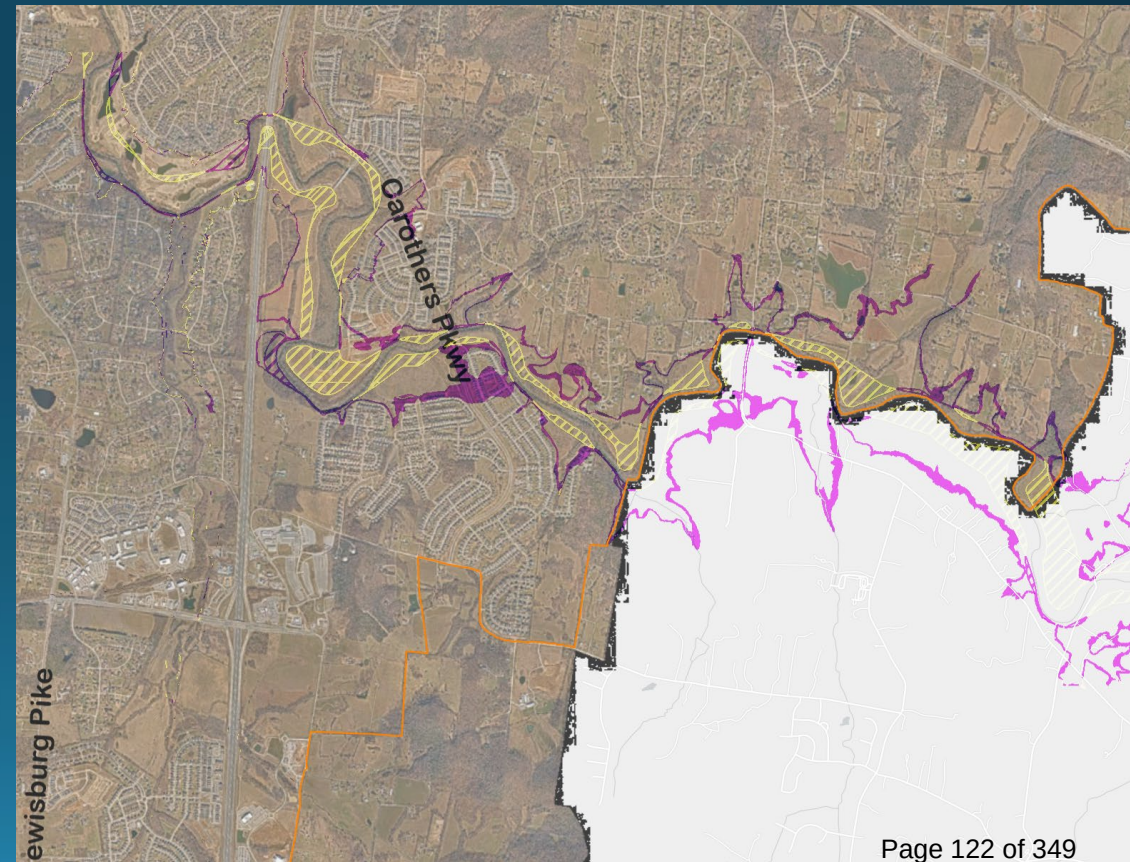
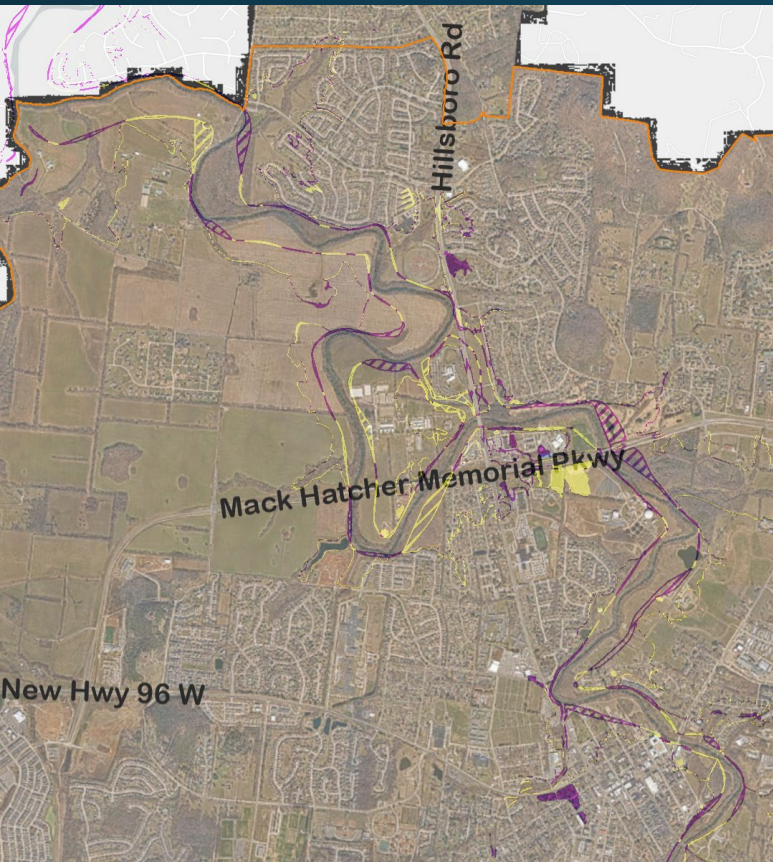
FEMA
Floodplain Map
Updates

State Law Changes

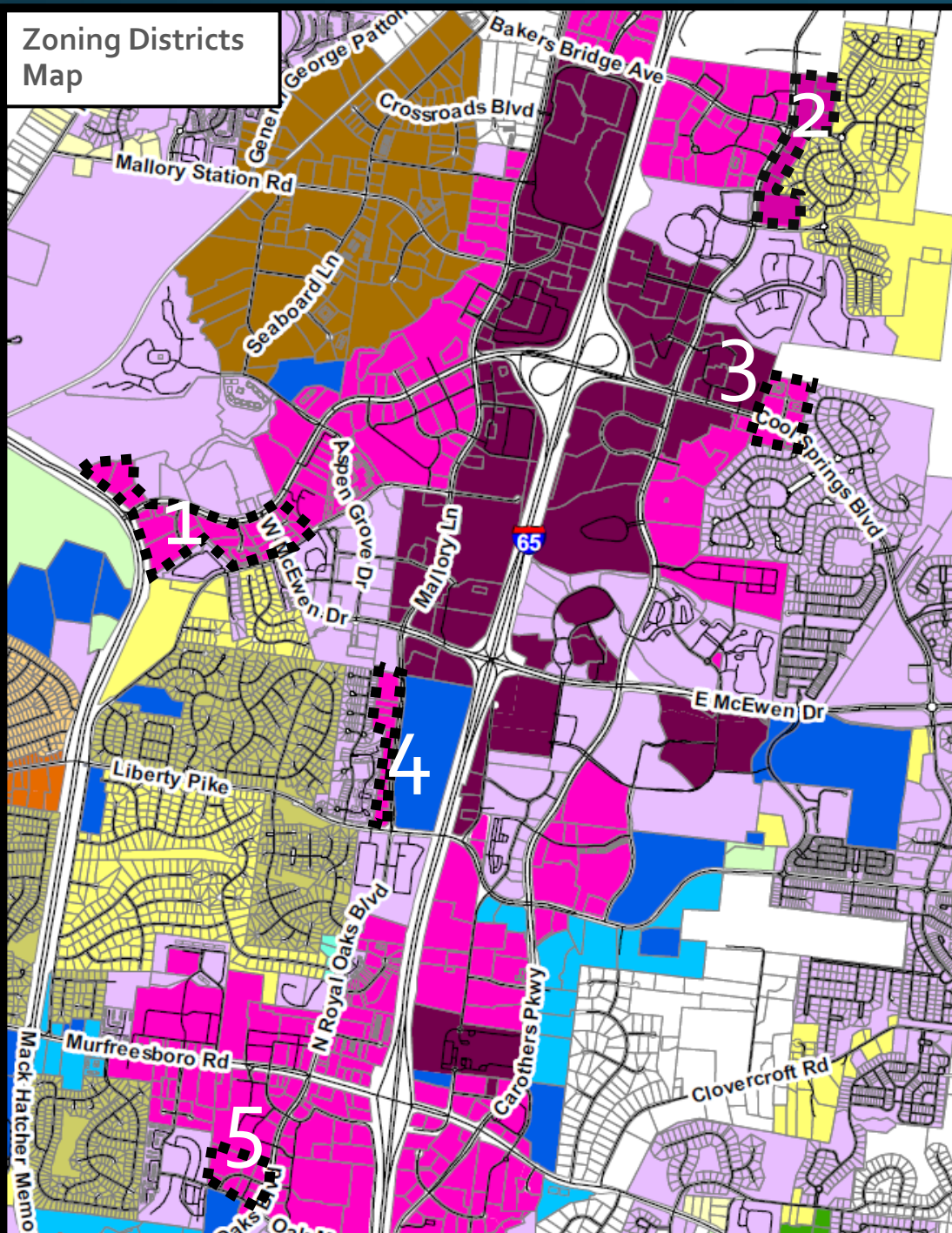
- Maximum review/approval timeframes for telecommunication towers shall not exceed 90 days for collocation facilities and 150 days for all other applications.
- Annexation and rezoning changes related to timing of public notification in the paper.
- Privately owned-landfills or solid waste facilities require BOMA approval (Resolution 2024-22, the Jackson Law).
- Case Law Change from Knight v. Metro Nashville: 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.

Floodplain Map Updates

- Floodplain Insurance Rate Map updates have been finalized by the Federal Emergency Management Agency and provided to the City, which are required to be adopted before the end of the calendar year.
- The Floodway Overlay District (FWO) and Floodway Fringe Overlay District (FFO) boundaries will be amended to match the new FIRM boundaries.



Zoning Districts Map



New RC4 District

- Envision Franklin designated a maximum building height of four stories for specific areas of Cool Springs to help transition down in intensity from I-65 or to help balance building heights at intersections.
- Dashed areas proposed for RC4:

Legend

Parcels

Zoning Districts

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

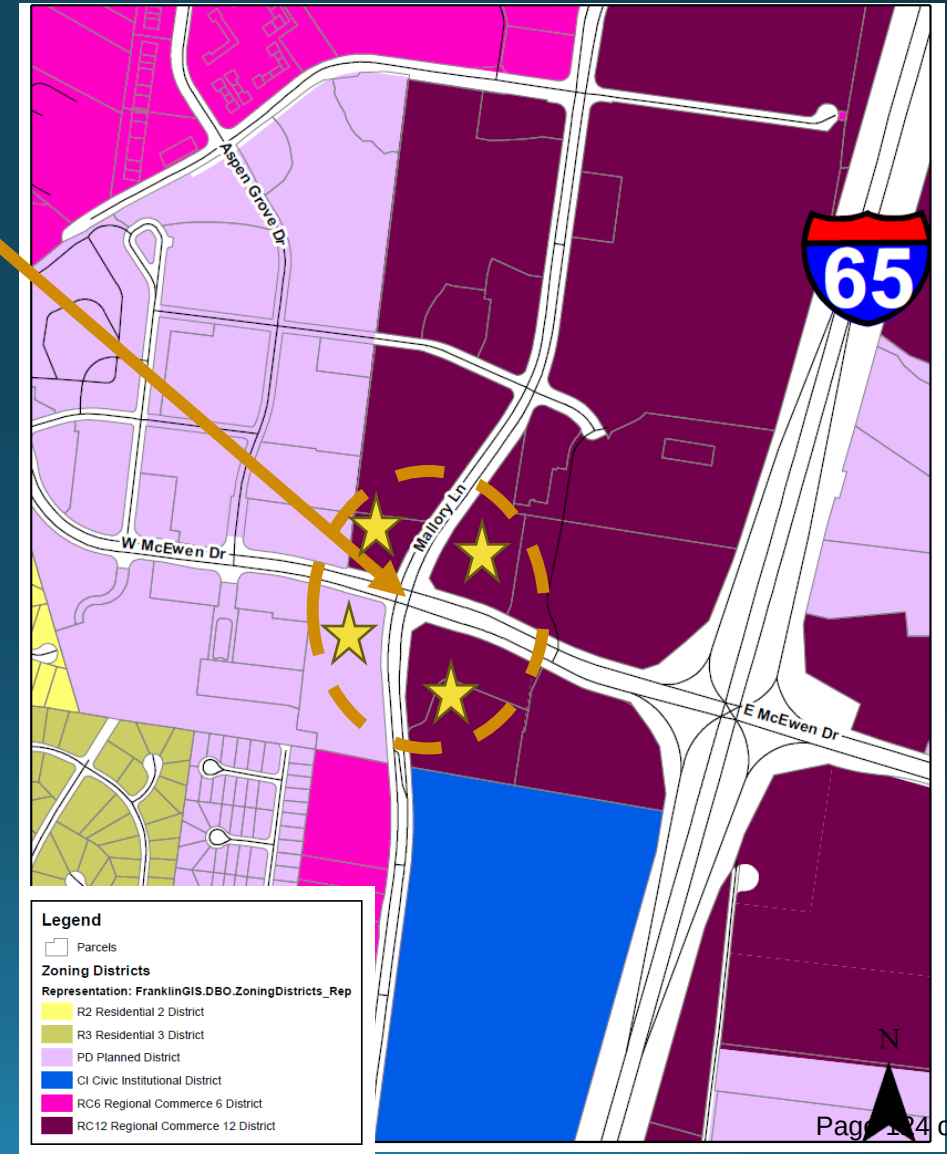
- AG Agricultural District
- ER Estate Residential District
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- R4 Residential 4 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District

1. Cool Springs BLVD near Mack Hatcher Parkway (24 parcels)
2. East of Carothers Parkway near Bakers Bridge (10 parcels)
3. Cool Springs BLVD and Billingsley Court (7 parcels)
4. Mallory Lane across from Centennial High School (9 parcels)
5. Rand Place (8 parcels)

McEwen and Mallory Lane Intersection

Add Envision Franklin language to the Transitional Features Chapter:

Building heights may be up to eight stories on sites around the intersection (of Mallory Lane and McEwen Drive) if the massing and scale is graduated and 20-foot building stepbacks are utilized by the top of the fourth story. The vacant parcel located between Centennial High School and McEwen Drive shall also 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.



Farmstead Residential Building Type

- Provide a new building type for Farmstead Residential which would be an agrarian-styled building containing 5-8 units.
 - Provide flexibility for rural architectural character
 - Add to definitions
 - Add to Planned District (PD) Zoning District

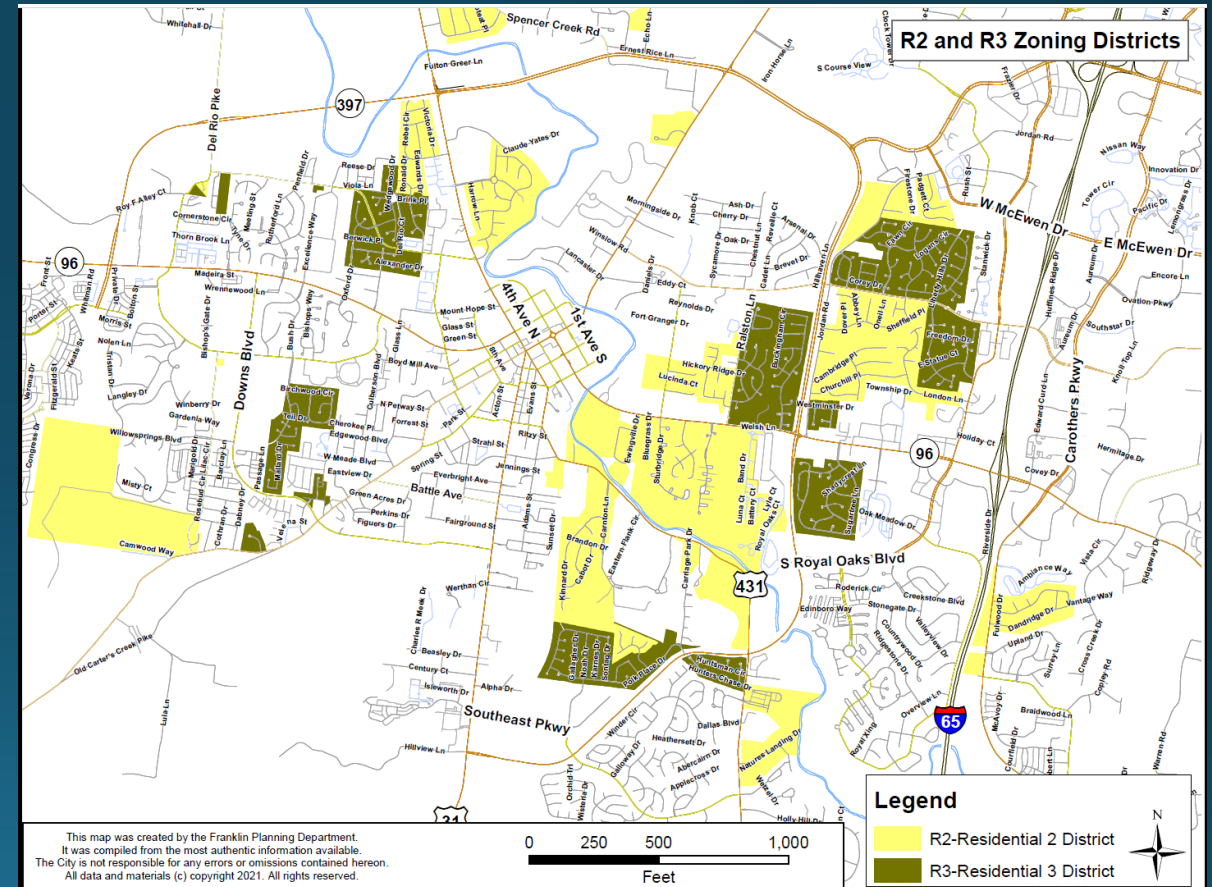


Source: <https://renovated.com/what-is-a-barndominium/>



Accessory Dwellings in Single Family Residential Districts

- Envision Franklin was amended to include accessory dwellings in the Single Family Residential Design Concept.
- All but two residential districts already permit accessory dwellings as an accessory use.
- Amendment will add accessory dwellings in R2 and R3 zoning districts.



Rural Retreats

Guest accommodations, which include individual rooms, suites, buildings, tent campsites, recreational vehicle campsites, or glamping.



Add a Rural Retreat use to the permitted use table for the Planned District (PD) Zoning District, to be approved by development plan.

Modeled after the Williamson County use and regulations.

- A minimum development size of 20 acres.
- Vehicular access to an adjacent arterial or collector street.
- Maximum size based on amount of acreage and scales up to a maximum of 80 guest accommodations.
- Allows for multiple buildings and different sizes and building orientation on a 'campus' setting.
- Setbacks of a minimum of 200 feet from property lines and 300 feet from existing residential dwellings on surrounding lots.
- Allows for secondary recreational uses such as swimming pools, boating facilities, equestrian facilities, etc.
- Allows for event venues with a minimum of 40 acres for the overall development and requires 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.

Live/Work Units

A dwelling unit that has both a nonresidential use and a living space where the same person occupies both spaces.

Add this use to the list of potential permitted uses in the PD district where recommended per Envision Franklin.

The requirements below provide consistency with building codes requirements:

- Within the townhouse building type.
- Maximum size of 3,000 square feet.
- 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.
- The nonresidential area shall be limited to the office use type with no customers on-site.
- Not more than five nonresidential workers or employees are permitted to occupy the nonresidential area at any one time.



Microbreweries/ Craft Distilleries

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.

- Limited to 10 percent of the total square footage of the restaurant principal use.
- Any beer or alcohol production that exceeds these requirements shall be considered under the industrial use classification.

Light Industrial/General Warehousing in Planned District (PD)

Light Industrial Uses

The manufacturing, processing, or assembly of products within a fully enclosed structure where noise, odor, light, or vibrations are not noticeable from the adjacent properties.

- There are some changing trends re: maker spaces, artisanal manufacturing, or microbreweries/craft distilleries.
- Use of evolving retail where product is stored on-site but transactions take place elsewhere or on-line or there is a very small retail sales area, so the use falls into warehousing.

General Warehousing

Structures used for the storage or distribution of goods where there is no sale of items to retailers or the general public unless permitted as an accessory use to the warehouse.

- Add light industrial uses and general warehousing to the PD district to allow for approval by development plan where the applicant defines the specific use characteristics for BOMA/FMPC consideration.

Infill in Existing Commercial Shopping Centers

Provide additional flexibility to promote infill in existing commercial shopping centers.

- Any new infill complies with one of the permitted frontage types.
- Any existing building can continue its nonconforming condition regardless of the placement of the new buildable lot or building site.
- When the new lot or building site fronts a private street or internal drive, then the private street or internal drive must be provided in front of the building and to the public street.



Telecommunication Aesthetics

Require all traditional telecommunications towers to be concealed or 'stealth' towers by imitating:

1. An architectural structure (e.g. steeple, belltower, parapet, art); or
2. Nature that is context based found in this geographical area (no palm trees, cacti).



Additional Screening Between New Nonresidential and Existing Residential

- Require the nonresidential development to have a fence, wall, or berm along the edge when next to existing houses, duplexes, multiplexes, or townhouses.
- Shall be sited to maximize the screening from the residential lots.

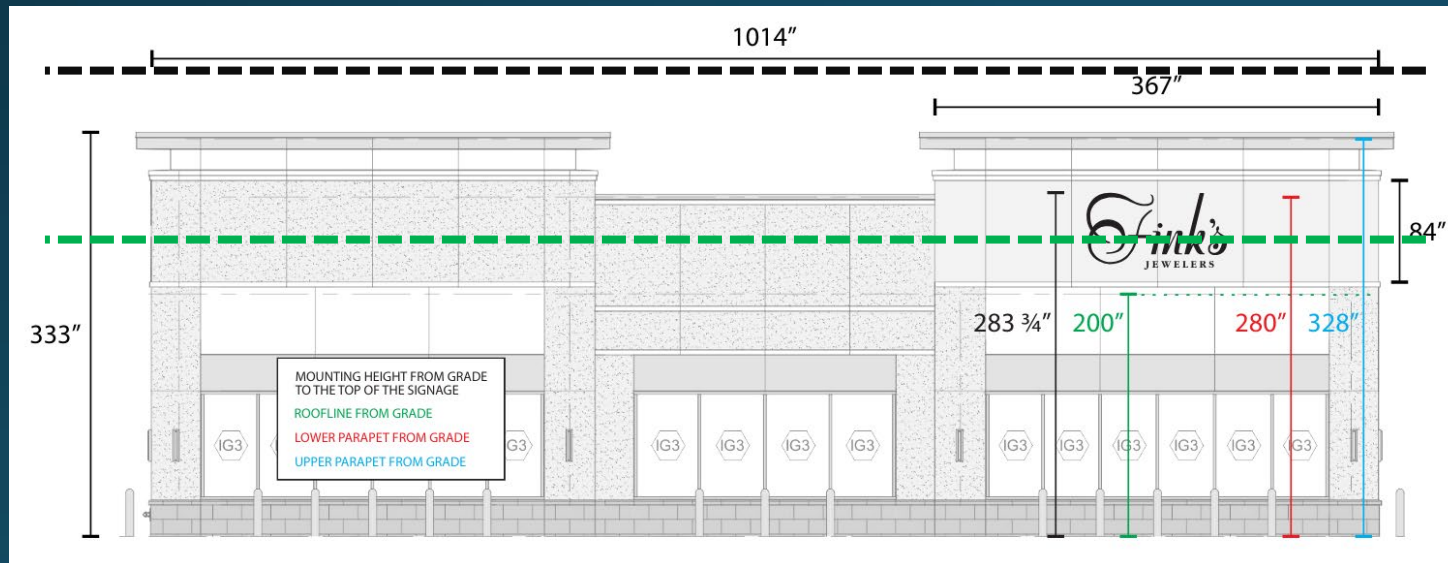


Parking Standards

Use	Minimum Vehicle Parking Spaces	Reduced Minimum Vehicle Parking Spaces in CFO, CAO ₁ , CAO ₂ , and CAO ₃
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
...	...	...
Offices	3 ¼ spaces per 1,000 square feet ²	2.85 spaces per 1,000 square feet ²
...	...	...
Rural Retreats	Variable ¹	No reduction
...		

Signage on Parapets

- For one-story buildings with retail storefronts, allow for signage up to five feet above the roofline when the parapet wraps all the way around the building.
- Provides flexibility for low-scale buildings with high glazing needs.



Expiration of a Variance

- Extend the Variance expiration to 2 years; with allowable 6-month extension if requested.
- For plans considered vested, the expiration will coincide with the duration of the vesting period.

20.10.10 Time Limit

- 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.

Other Minor Changes

- Hierarchy and organizational changes in ordering for enhanced usability for Streets and Circulation, Parking and Transit, and Historic Resources Chapters
- Definition clarifications, reference updates, and other minor wording adjustments and corrections.

Timeline

October 24	JCW	Overview of Ordinance Amendment
October 24	FMPC	Ordinance Recommendation
November 12	BOMA	Worksession/1st Reading
November 26	BOMA	2nd Reading and Public Hearing
December 10	BOMA	3rd and Final Reading
January 1, 2025		Effective Date







File #: 21-0743

DATE: October 25, 2024
TO: Board of Mayor and Aldermen
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 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). Establishing A Public Hearing On December 10, 2024
FMPC 10/24/24, 9-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-31 by a vote of 9-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-31.

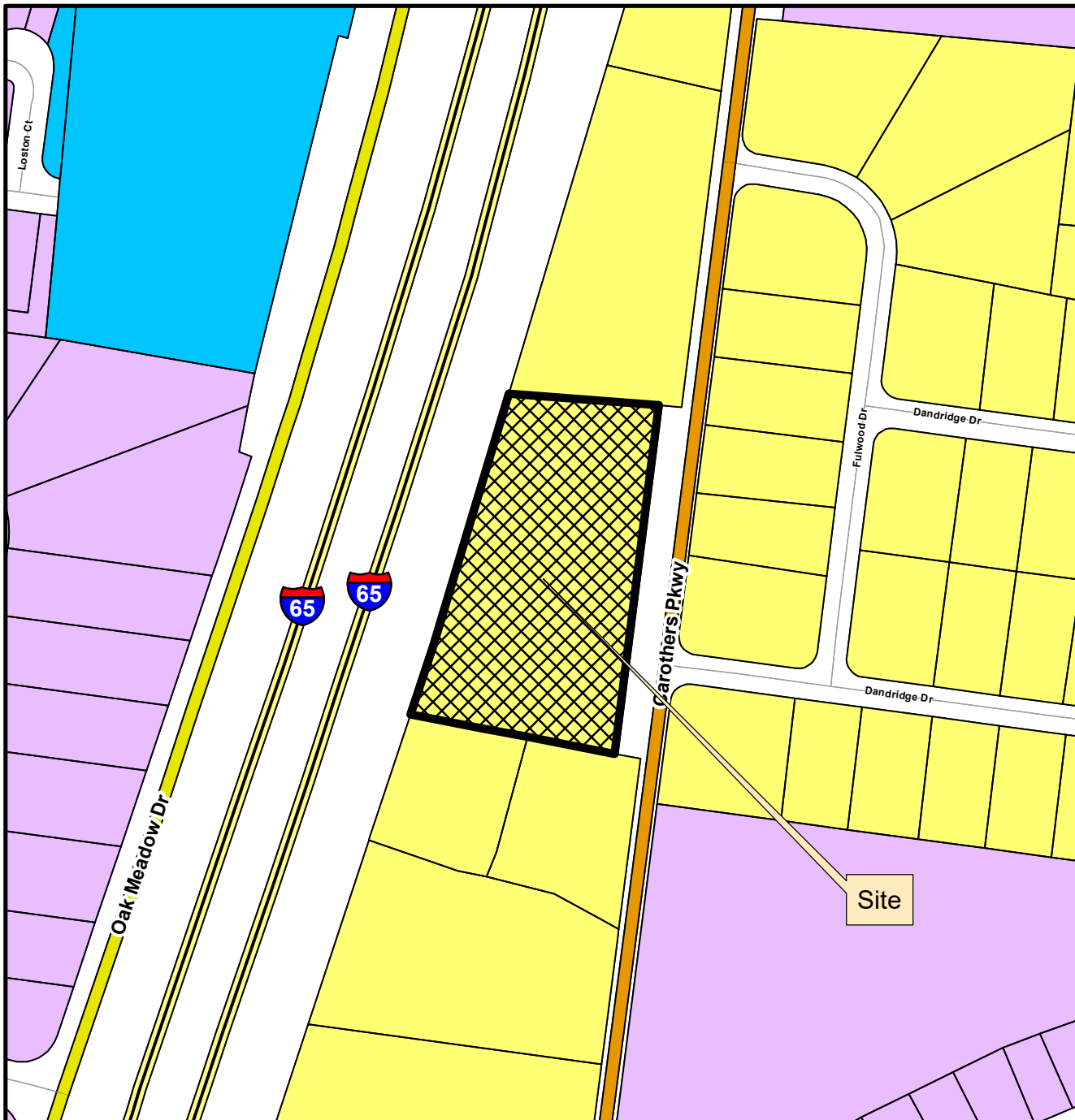
**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

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
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-  CC Central Commercial District
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0 250 500 1,000
Feet



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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:

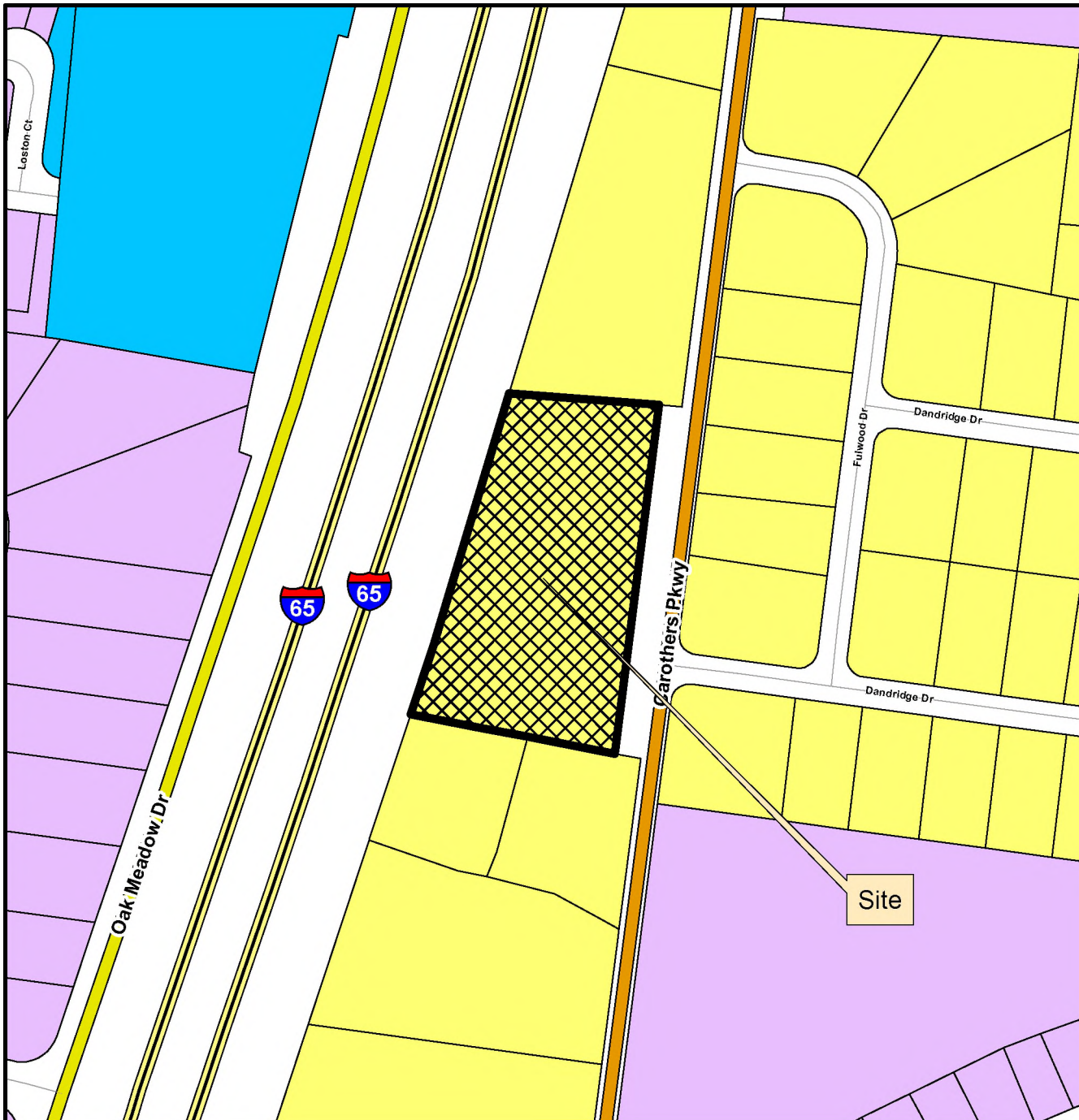
**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

Project Information

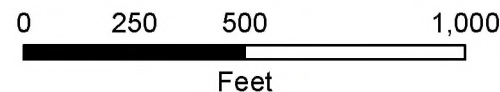
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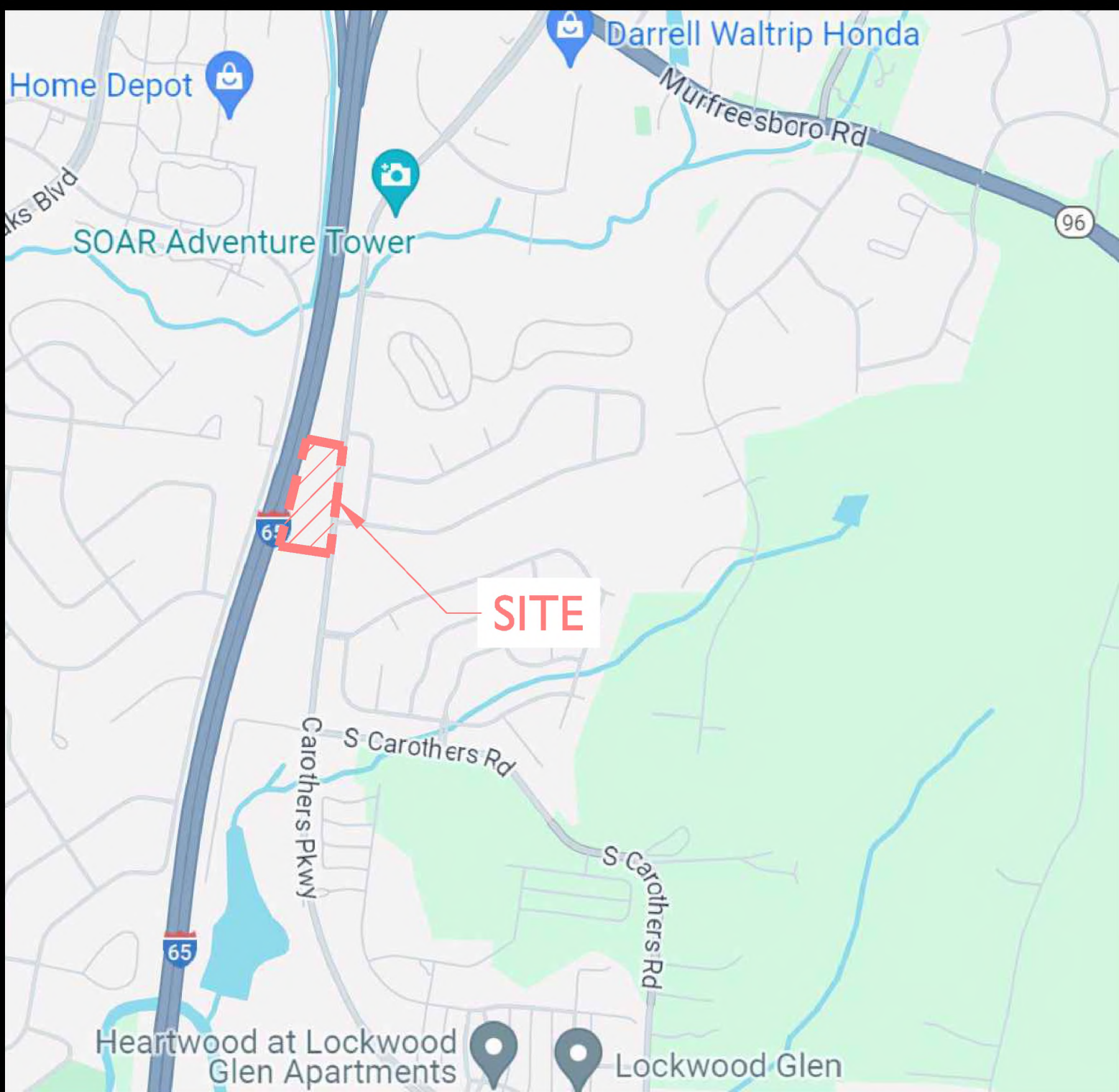
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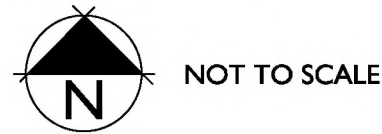
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TENNESSEE

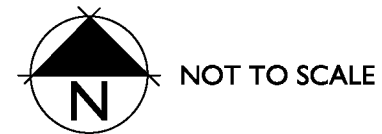


VICINITY MAP



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

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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
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



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

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

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

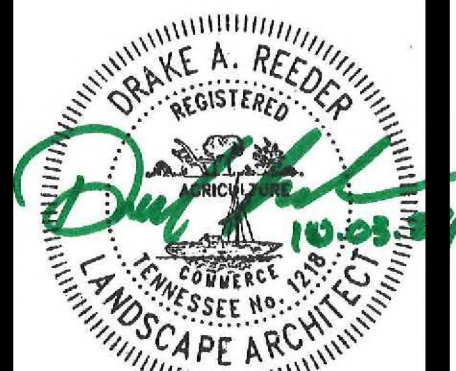
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089 02601 00009089
2.55 AC / 111,248 SF
SEE TABLE

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PROPOSED ZONING:
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PD - PLANNED DEVELOPMENT
MR - MIXED RESIDENTIAL

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



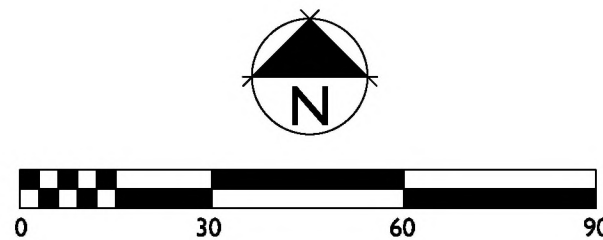
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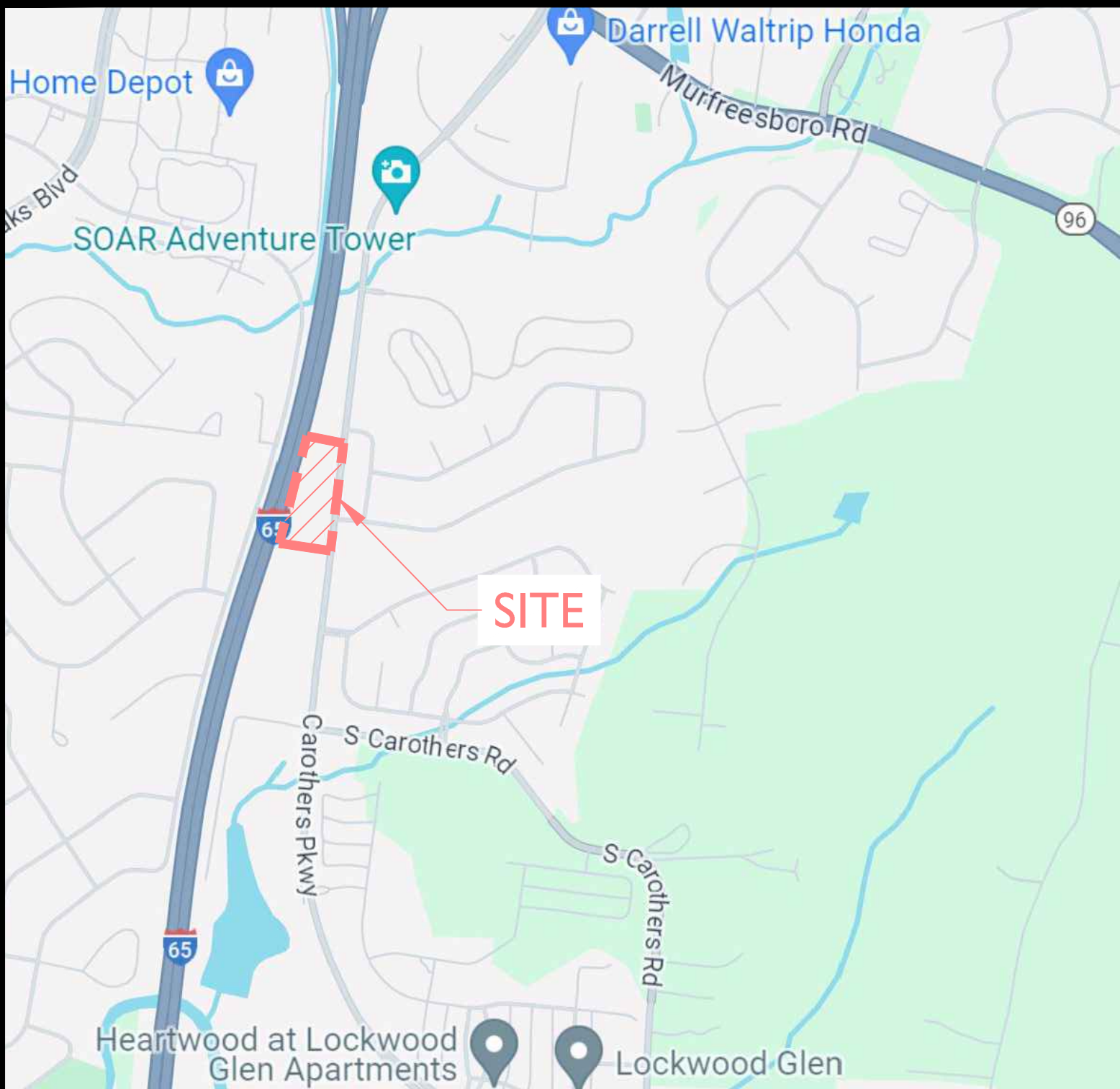
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EXISTING
CONDITIONS PLAN
SHEET

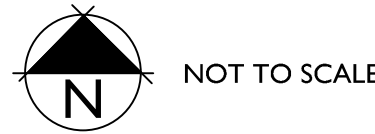
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COF # 8577



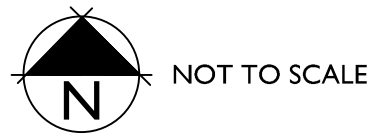


VICINITY MAP



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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



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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

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PROJECT NUMBER:
ADDRESS:

PARCEL(S):
ACREAGE / SF OF SITE:
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PROPOSED ZONING:
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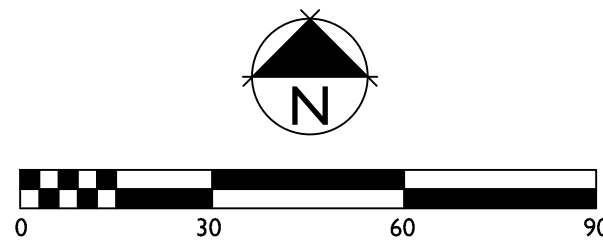
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SEE TABLE

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PD - PLANNED DEVELOPMENT
MR - MIXED RESIDENTIAL

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



REVISION DATE	
△	
△	
△	
△	





File #: 21-0817

DATE: October 23, 2024
TO: Board of Mayor and Aldermen
FROM: Vernon Gerth, Asst. City Administrator Community Development
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning

SUBJECT:

*Consideration Of 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. Establishing A Public Hearing On November 26, 2024

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

FMPC 10/24/24, 9-0

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:

Franklin Municipal Planning Commission recommends approval of Ordinance 2024-36 by a vote of 9-0.

Staff recommends approval of Ordinance 2024-36.

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:



File #: 21-0744

DATE: October 23, 2024
TO: Board of Mayor and Aldermen
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. Establishing A Public Hearing On December 10, 2024
FMPC 10/24/24, 9-0 (MOS 1: 9-0)

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.

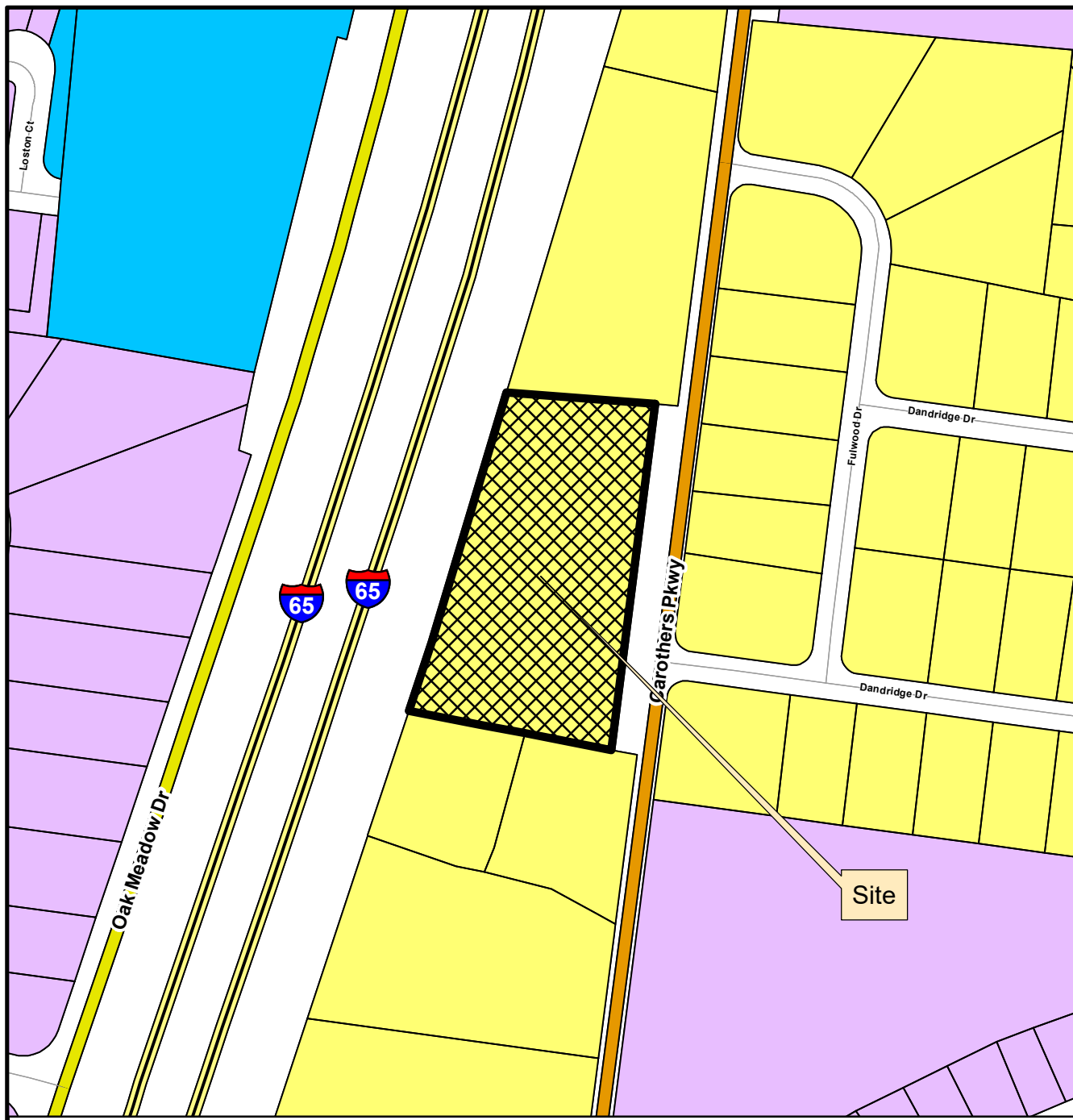
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Franklin Municipal Planning Commission recommends approval of Resolution 2024-83 with conditions by a vote of 9-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 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
-  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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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:

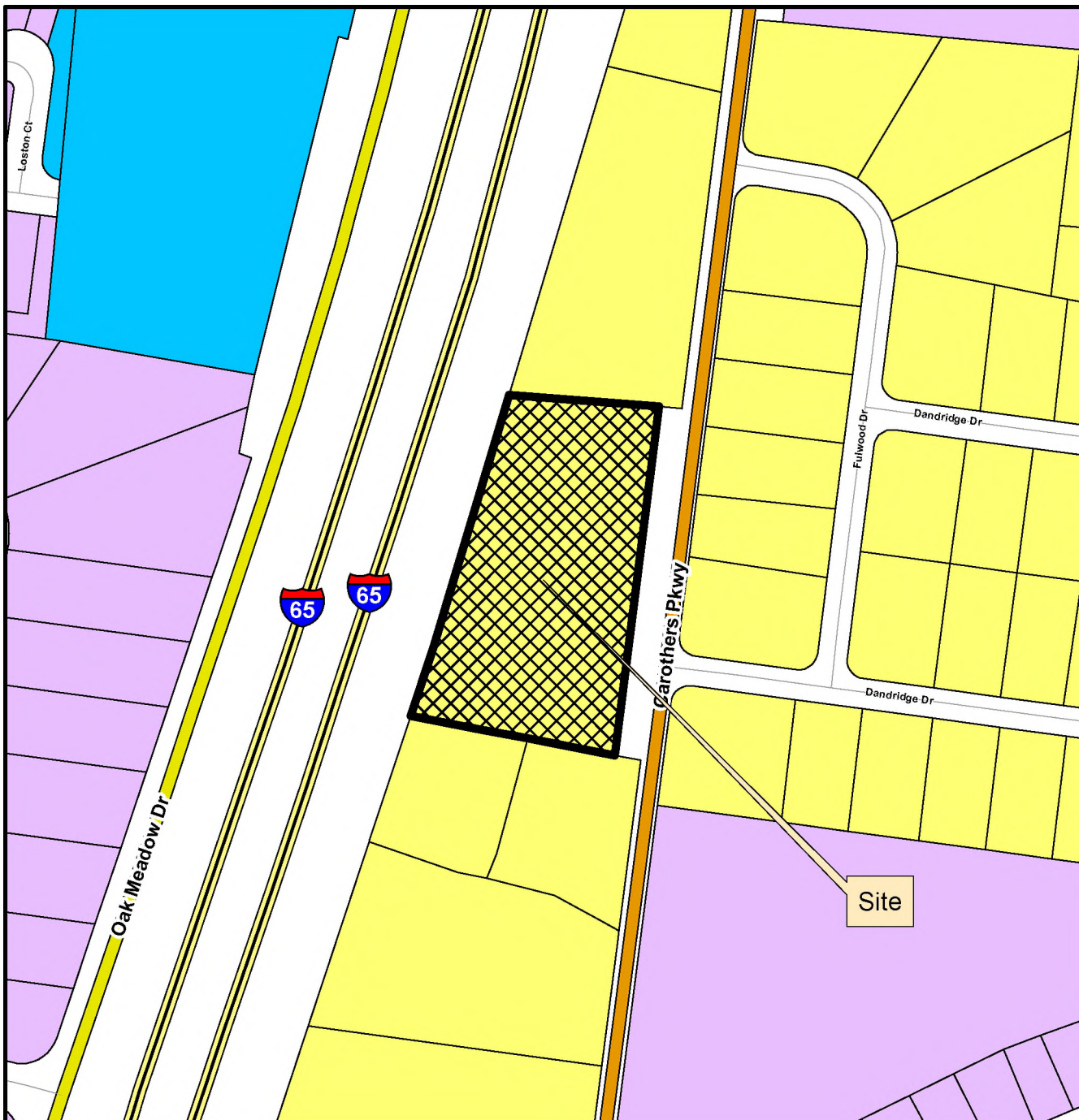
**THE LOFTS AT CHP PUD SUBDIVISION
ORDINANCE 2024-31
RESOLUTION 2024-83**

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
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-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional 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



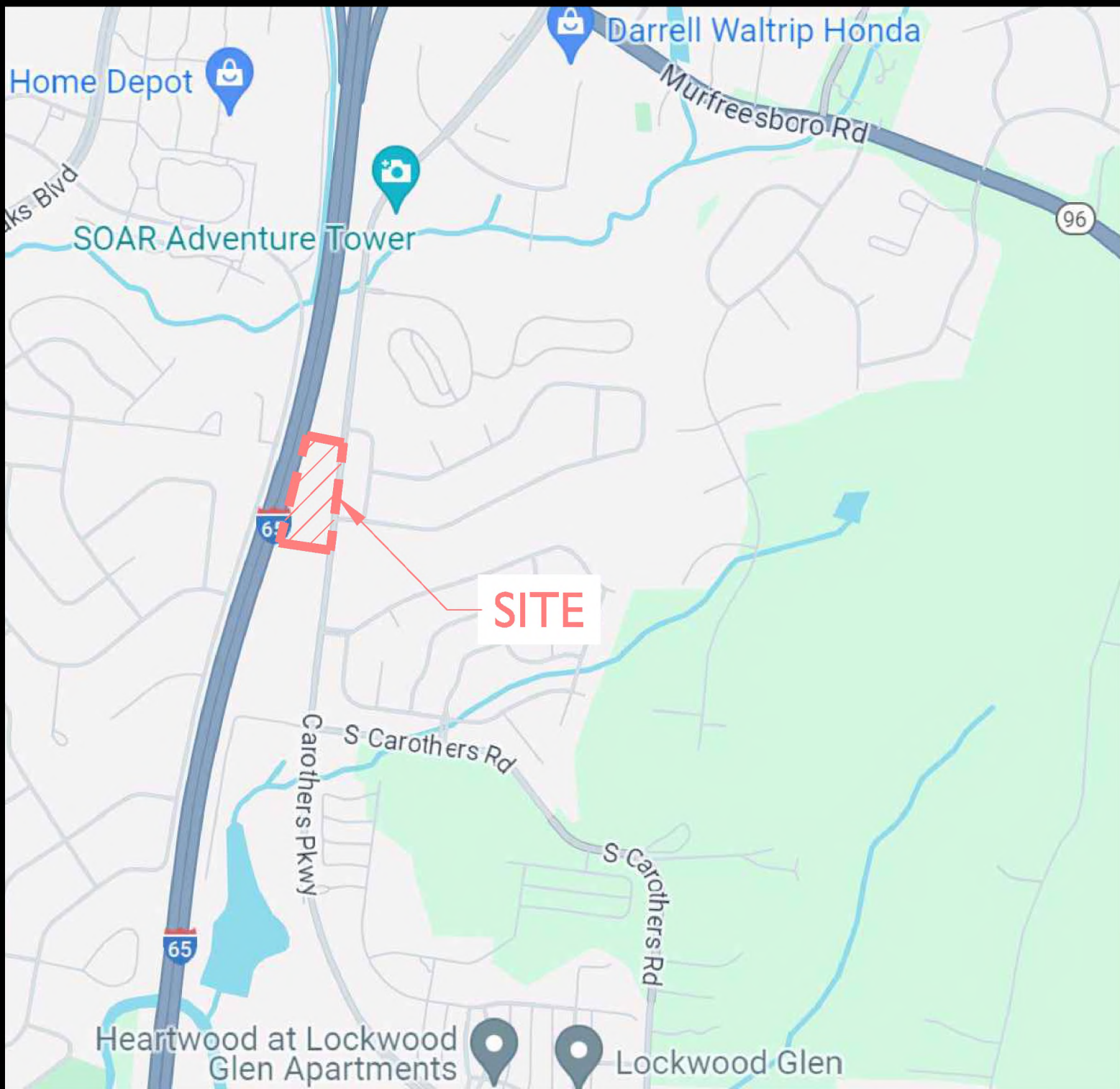
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Feet



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

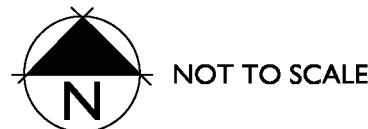
PURPOSE STATEMENT:
COMMUNITY HOUSING PARTNERSHIP DESIRES TO CREATE AN AFFORDABLE HOUSING OPPORTUNITY WITHIN THE CITY OF FRANKLIN THAT FOCUSES ON OUR INDEPENDENT LIVING SENIORS AND SPECIAL NEEDS ADULTS. THIS ADAPTIVE REUSE DEVELOPMENT RE-PURPOSES A BUILDING AND PROPERTY THAT HAS BECOME VACANT TO A NEW 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	
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PROPOSED ZONING:	PD 11.76
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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
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OPEN SPACE REQUIRED:	5% - 0.13 AC (5,563 SF)
OPEN SPACE PROVIDED:	6.5% - 0.16 AC (6,909 SF)
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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

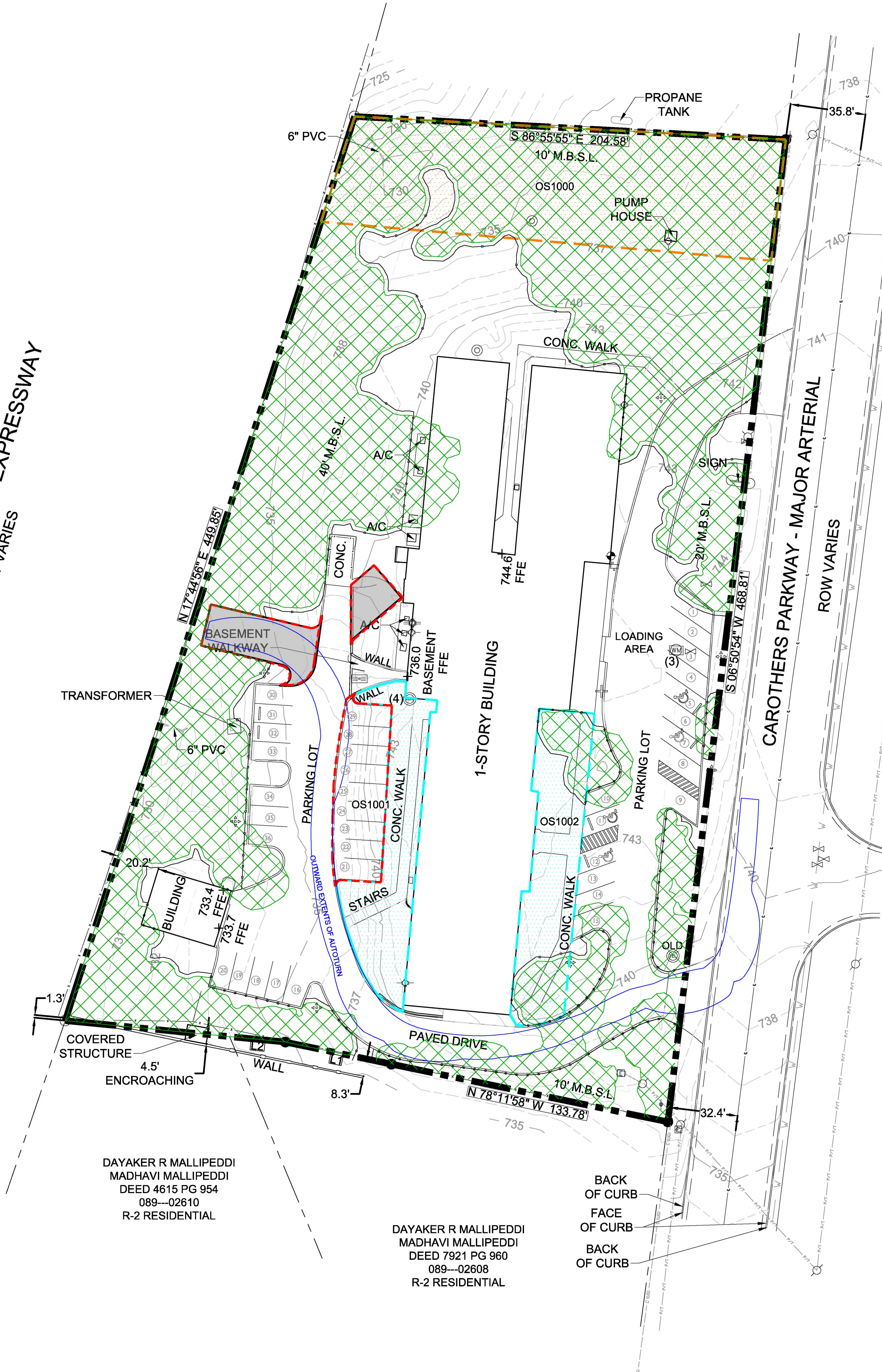
THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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

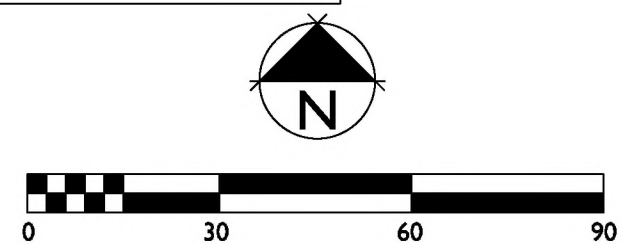
WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

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

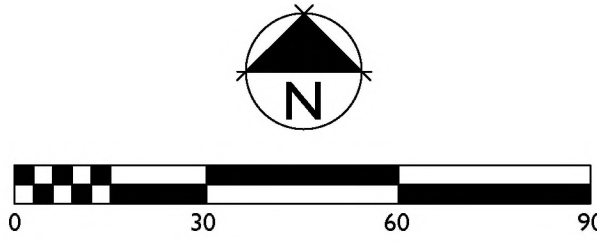
AS OBSERVED AND ESTIMATED BY FHA. ONLY 30 RESIDENTS HAVE SPACES AT THIS FACILITY.

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
△
△
△
△

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

Steering: Front Only

Width: 8.33

Front Axle Group

Axes: 1

Track: 8.00 ft

50.04

6.56

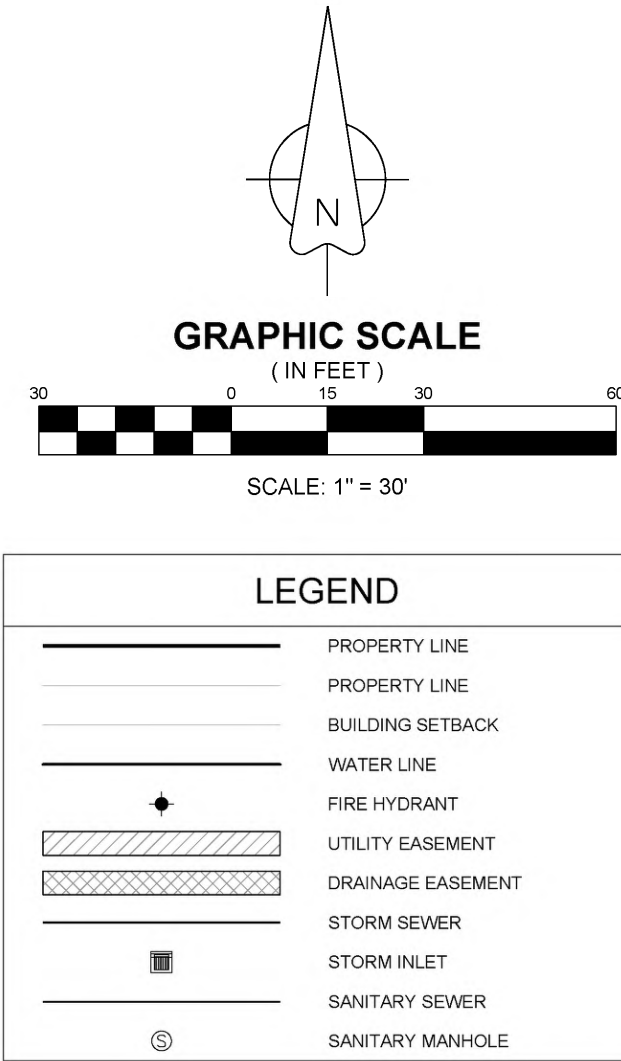
19.29

21.17

Rear Axle Group

Axes: 2

Track: 8.00 ft

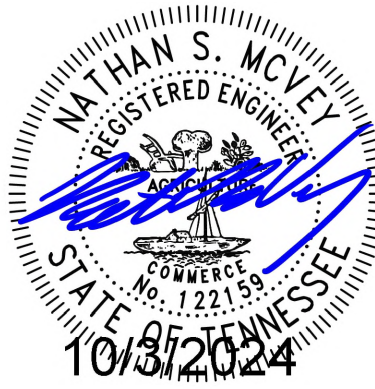


OWNER OF RECORD
COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOWLKES STREET #124
FRANKLIN, TN 37069
APPLICANT
T-SQUARE ENGINEERING
111 SE PKWY CT
FRANKLIN, TN 37064
615.678.8212



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

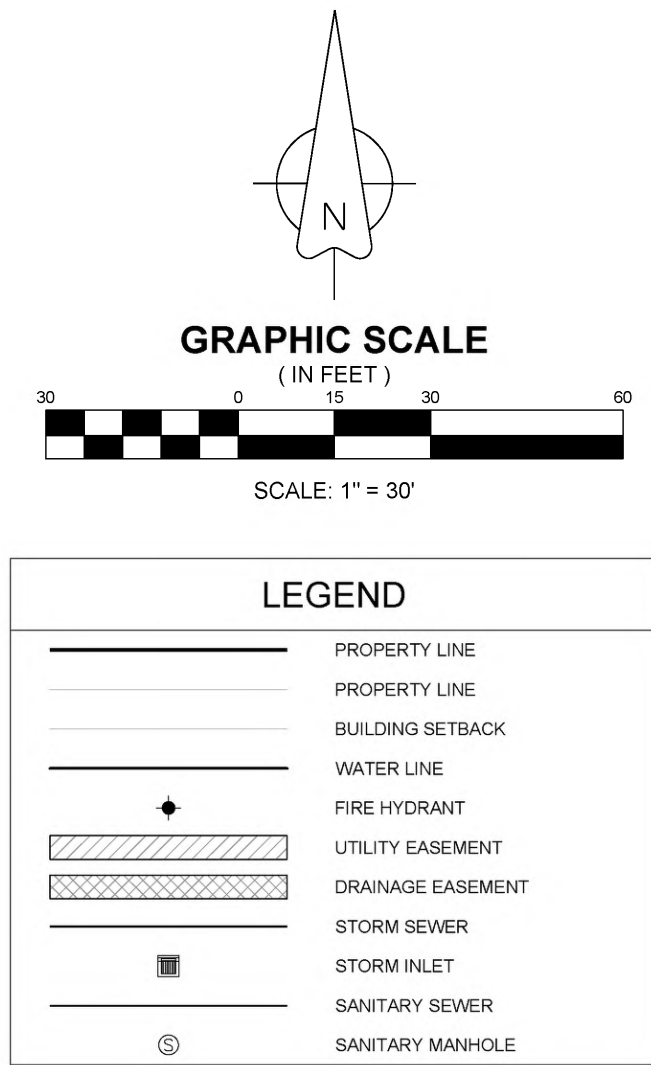
TURNING TEMPLATE - FIRE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



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



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

TURNING TEMPLATE - REFUSE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-6.1

THE LOFTS AT CHP



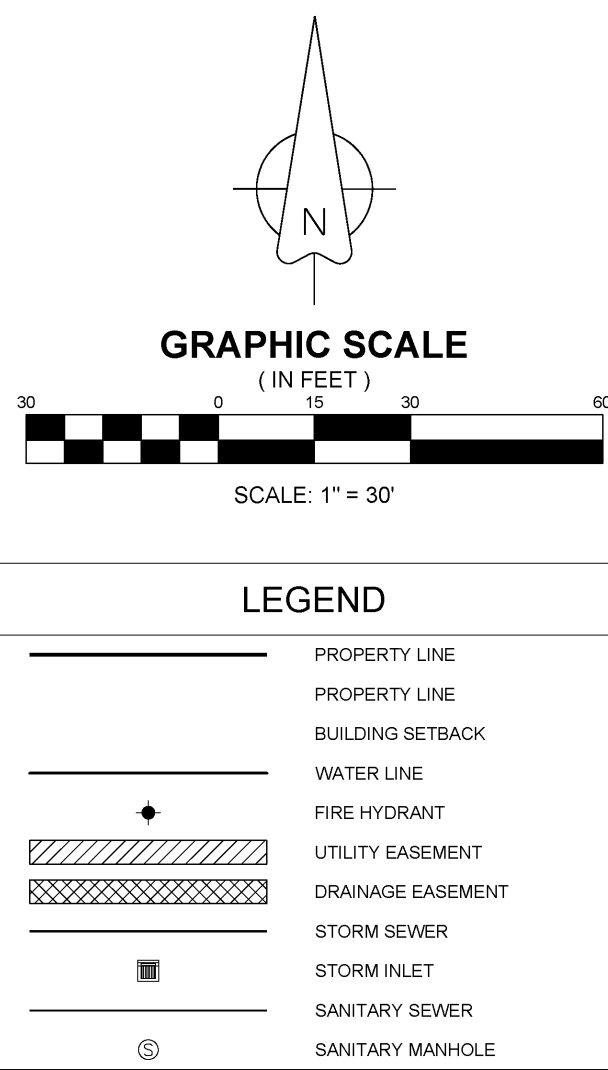
WATER:
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN
615-794-4554

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN
615-794-2596

SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN
615-794-4554

ELECTRIC
MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN
615-595-4693

- NOTES:
- 1) NO CHANGE IS PROPOSED TO EXISTING INFRASTRUCTURE SERVICING THE BUILDING.
 - 2) IT IS ASSUMED THAT THE BASEMENT LEVEL OF THE STRUCTURE CONVEYS WASTEWATER VIA A GRINDER PUMP TO THE FIRST FLOOR, WHICH THEN GRAVITY FEEDS TO THE EXISTING SEWER MAIN. DISCUSSIONS WITH C.O.F. SEWER DEPARTMENT ARE ON GOING TO CONFIRM.



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

UTILITY PLAN
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-7.0



THE LOFTS AT CHP



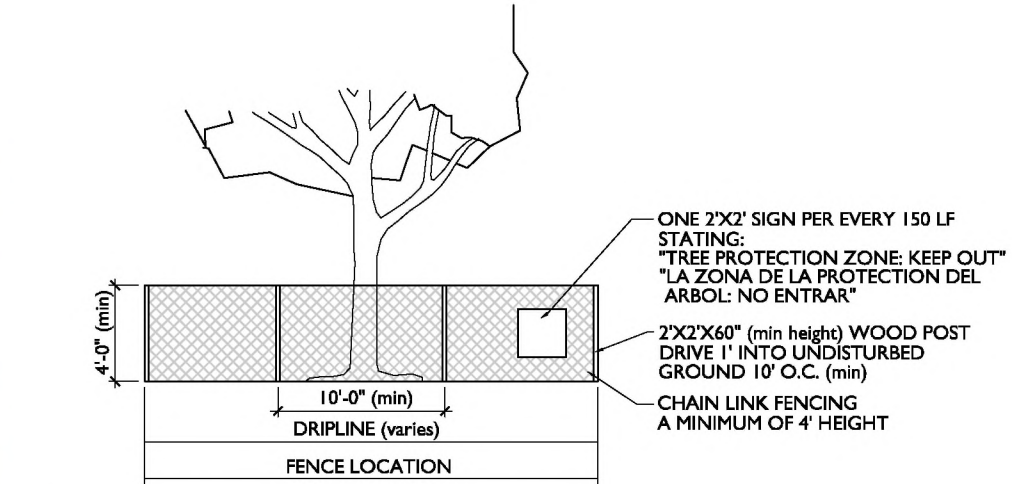
KEY

	REMOVED TREE CANOPY
	PRESERVED TREE CANOPY
	TREE PRESERVATION FENCE
	SPECIMEN TREES

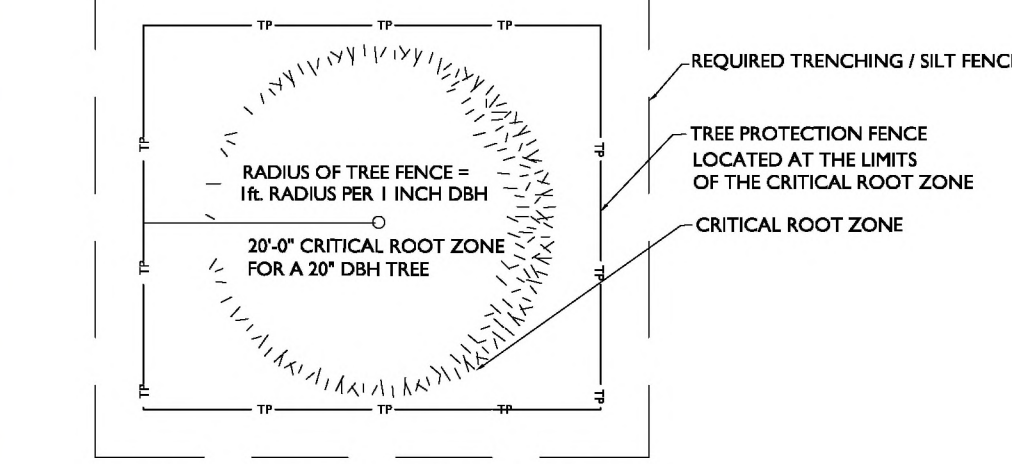
SITE DATA CHART

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 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	



RADIUS OF TREE FENCE = 1" RADIUS PER 1" DBH OF TREE TRUNK



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS

TREE PROTECTION FENCING DETAIL

- 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
△
△
△
△

TREE PRESERVATION
PLAN
SHEET
L1.0
COF # 8578

FRONT VIEW



SIDE VIEWS



REAR VIEW



CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Checklist

General Issues

32. Parking

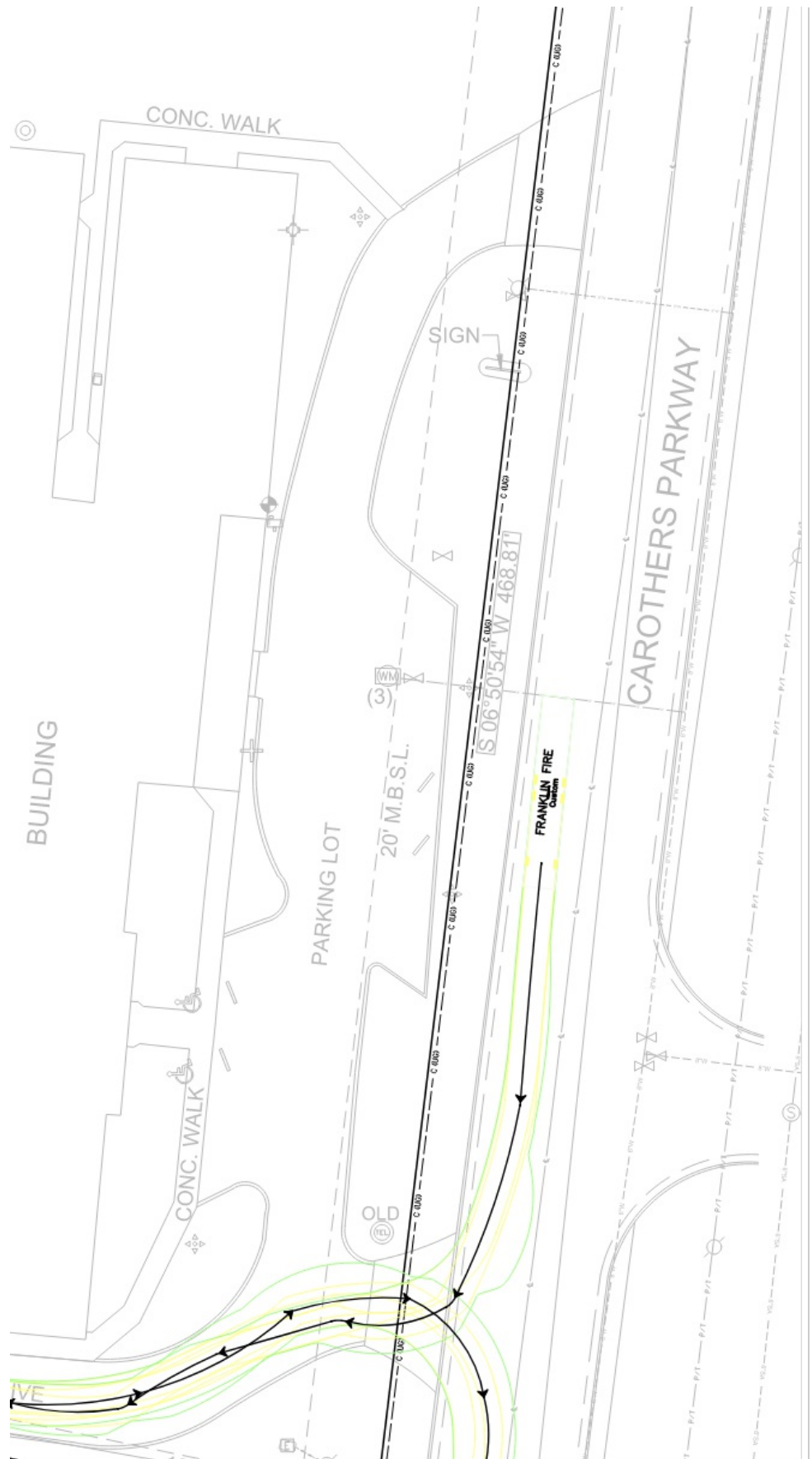
lance.fittro@franklintn.gov The previous comment has not been properly addressed. Applicant shall add the striping of parking stalls to the Autoturn analysis sheet C6.0 to illustrate where parked vehicles may be in conflict with Fire apparatus maneuvering through the site, and shall make adjustments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

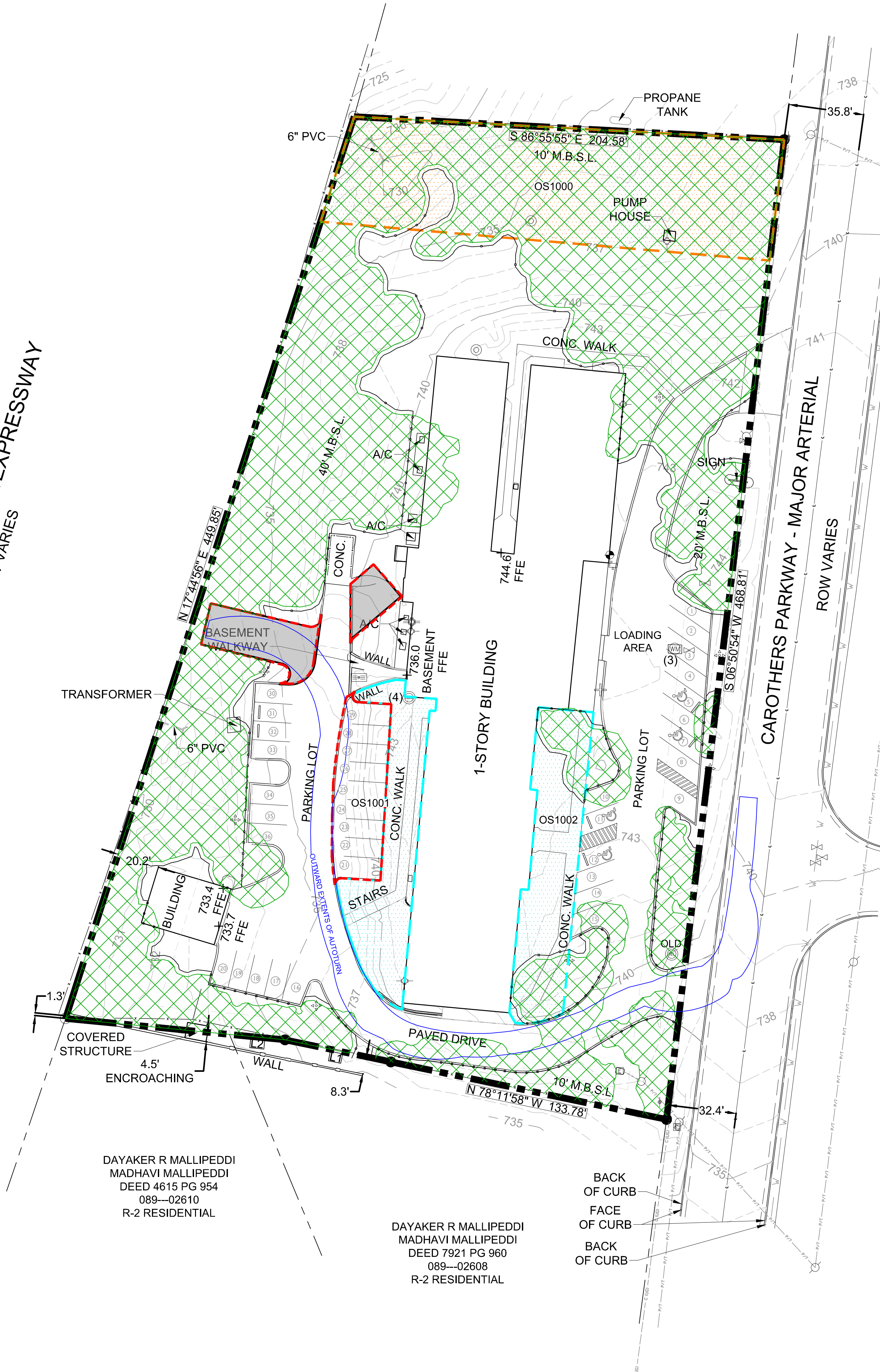
Water/Sewer

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

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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

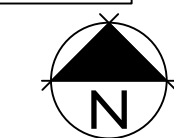
WATER FACILITIES
REFER TO UTILITY SHEETS FOR WATER FACILITIES.
30 UNITS x 350 GPD = 10,500 GPD

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

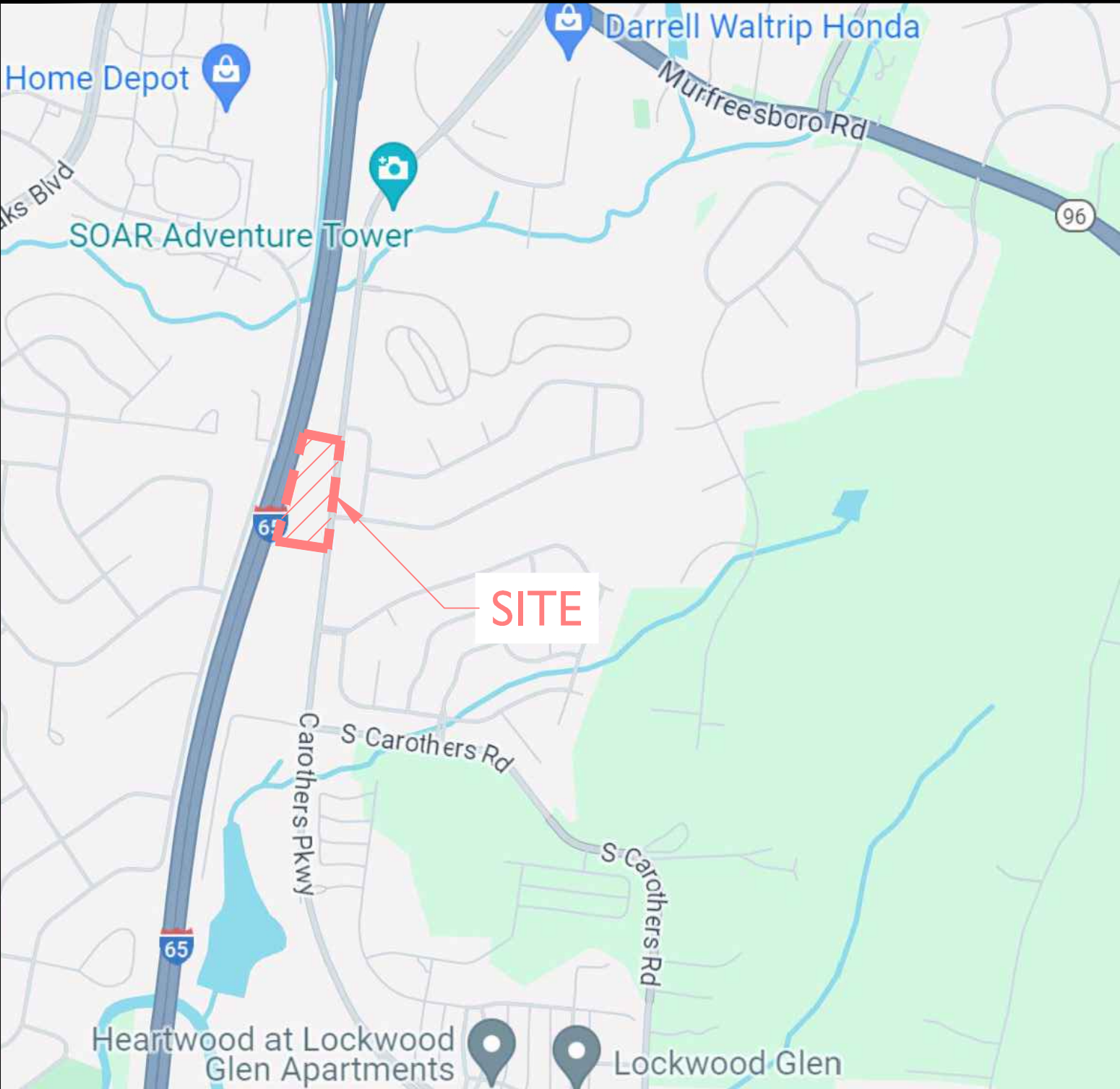


SIDE VIEWS



REAR VIEW





VICINITY MAP

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

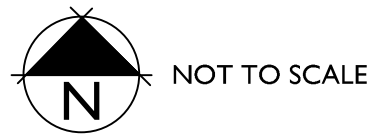
PURPOSE STATEMENT:
COMMUNITY HOUSING PARTNERSHIP DESIRES TO CREATE AN AFFORDABLE HOUSING OPPORTUNITY WITHIN THE CITY OF FRANKLIN THAT FOCUSES ON OUR INDEPENDENT LIVING SENIORS AND SPECIAL NEEDS ADULTS. THIS ADAPTIVE REUSE DEVELOPMENT RE-PURPOSES A BUILDING AND PROPERTY THAT HAS BECOME VACANT TO A NEW 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	1/1/2022
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

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	
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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)
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EMAIL:	greg.gamble@gdc-tn.com
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

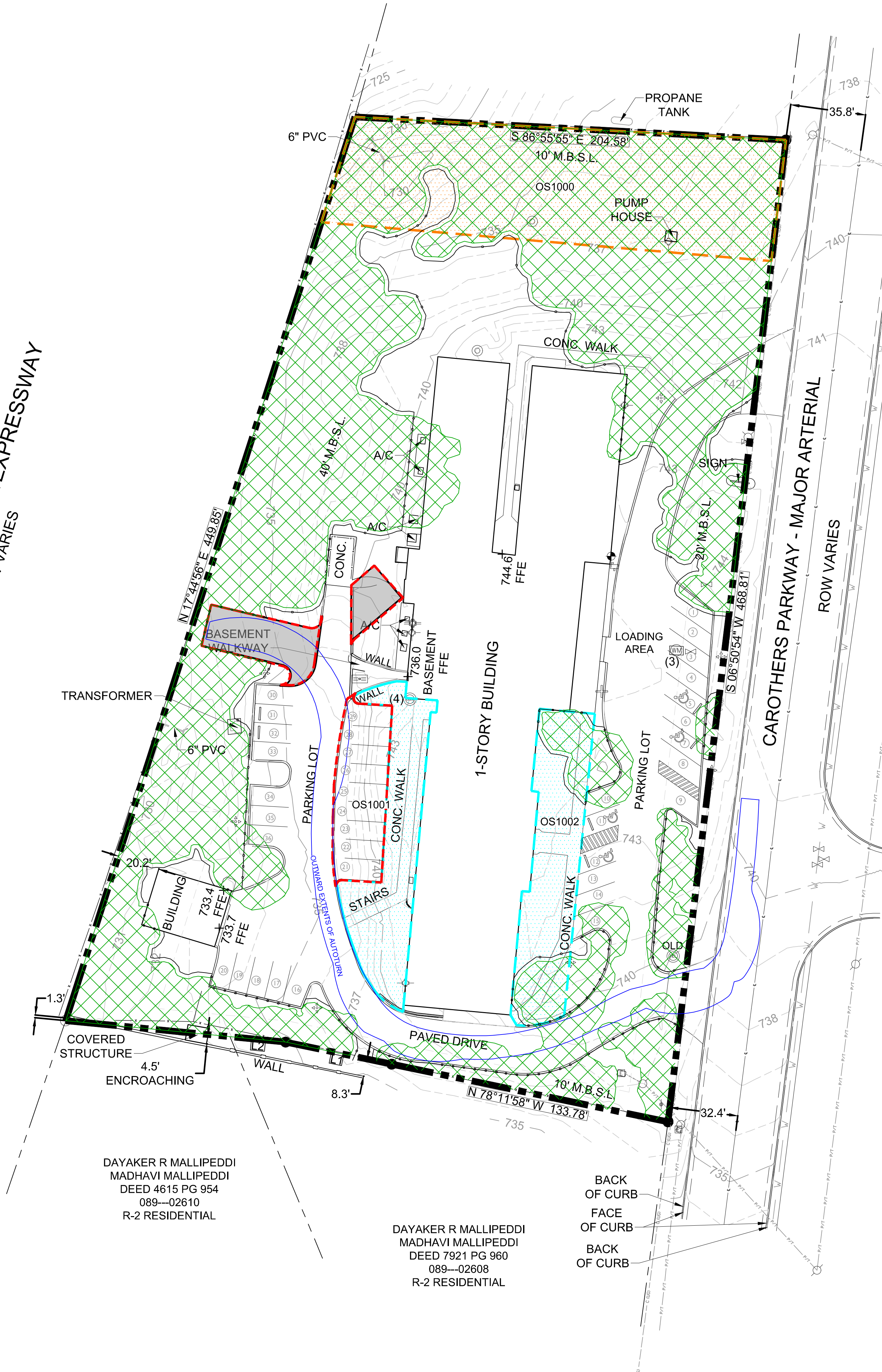
THE LOFTS AT CHP PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

REVISION DATE

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△	_____
△	_____
△	_____
△	_____

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

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EMAIL:	greg.gamble@gdc-tn.com
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STATEMENT OF IMPACTS

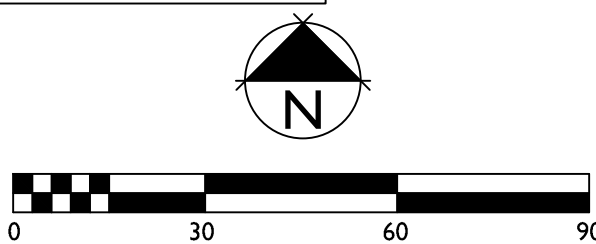
WATER FACILITIES
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SEWER FACILITIES
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NEAREST RECREATIONAL FACILITY: 4.3MI (FRANKLIN FAMILY YMCA)

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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



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

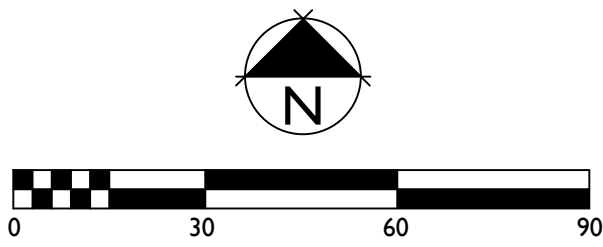
AS OBSERVED AND ESTIMATED BY FHA. ONLY 30 RESIDENTS HAVE SPACES AT THIS FACILITY.

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
△
△
△
△
△

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

Steering: Front Only

Width: 8.33

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



N

GRAPHIC SCALE

(IN FEET)

0 15 30 60

SCALE: 1" = 30'

LEGEND

PROPERTY LINE

PROPERTY LINE

BUILDING SETBACK

WATER LINE

OWNER OF RECORD
COMMUNITY HOUSING PARTNERSHIP (CHP)
129 WEST FOULKES 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

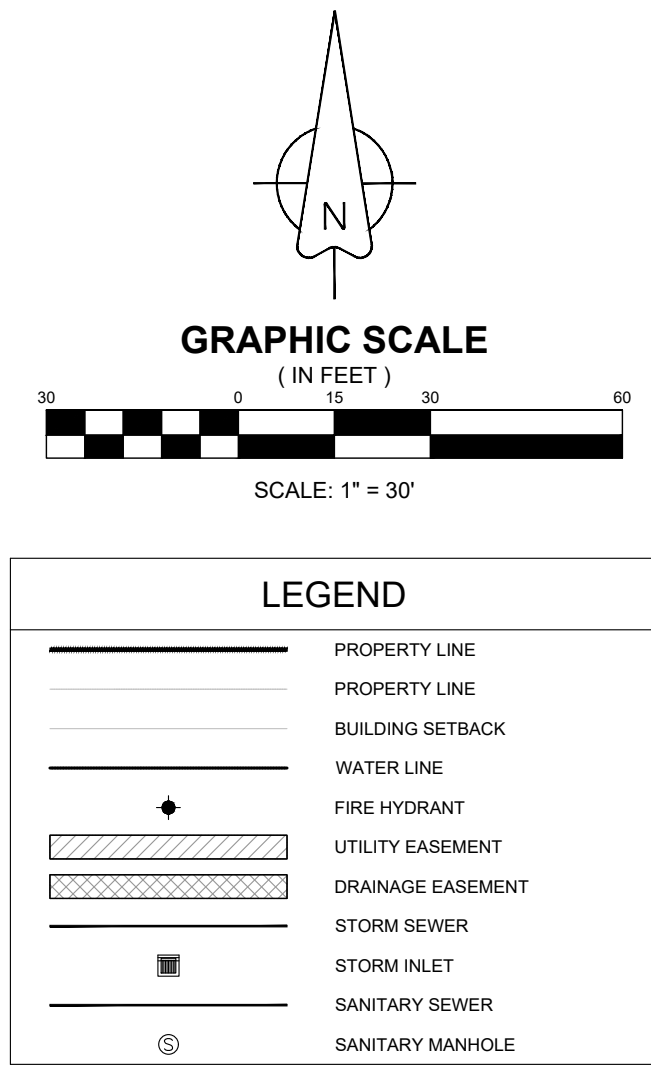
TURNING TEMPLATE - FIRE
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



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



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

P:\Projects\2024\24-0411 (3595 Carothers Pkwy) - Wayne Weaver\Production\24-0411 Utility Plan.dwg, 10/3/2024 2:41:52 PM



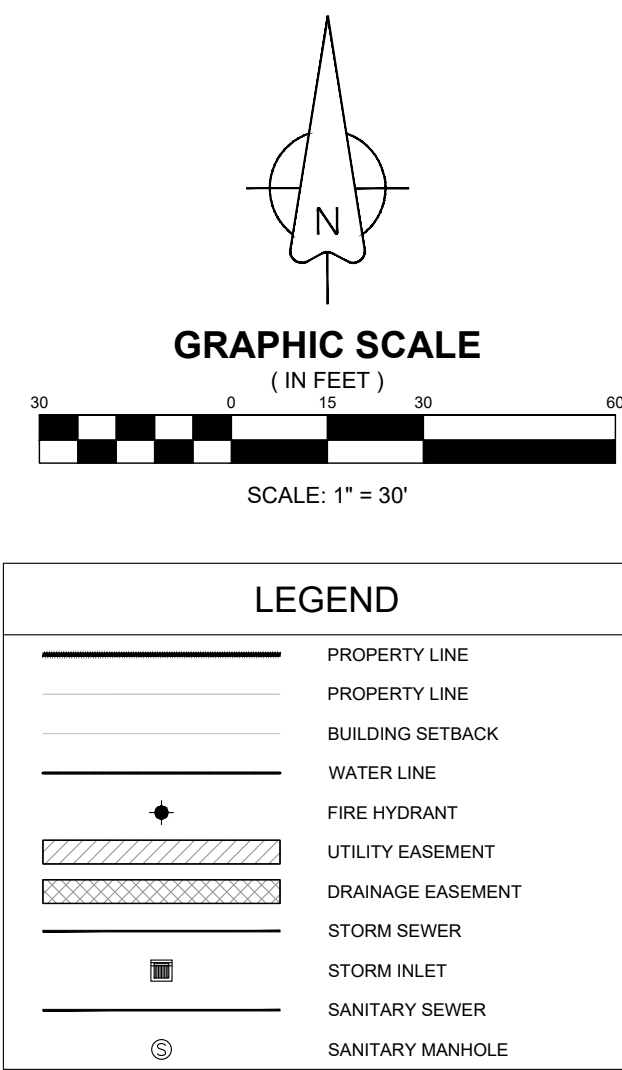
WATER:
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN
615-794-4554

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN
615-794-2596

SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN
615-794-4554

ELECTRIC
MIDDLE TENNESSEE ELECTRIC
2156 EDWARD CURD LN
FRANKLIN, TN
615-595-4693

- NOTES:
- 1) NO CHANGE IS PROPOSED TO EXISTING INFRASTRUCTURE SERVICING THE BUILDING.
 - 2) IT IS ASSUMED THAT THE BASEMENT LEVEL OF THE STRUCTURE CONVEYS WASTEWATER VIA A GRINDER PUMP TO THE FIRST FLOOR, WHICH THEN GRAVITY FEEDS TO THE EXISTING SEWER MAIN. DISCUSSIONS WITH C.O.F. SEWER DEPARTMENT ARE ON GOING TO CONFIRM.



LEGEND	
	PROPERTY LINE
	PROPERTY LINE
	BUILDING SETBACK
	WATER LINE
	FIRE HYDRANT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	STORM SEWER
	STORM INLET
	SANITARY SEWER
	SANITARY MANHOLE

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



UTILITY PLAN
3595 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE



PROJECT
24-0411
(COF #8578)

SHEET
C-7.0

THE LOFTS AT CHP

DATE:	NO.	DATE	REVISIONS PER CITY COMMENTS
8/12/24	1	9/5/2024	

SCALE:	AS SHOWN	DRAWN BY:	REVIEWER:
		T-SQUARE	NSM



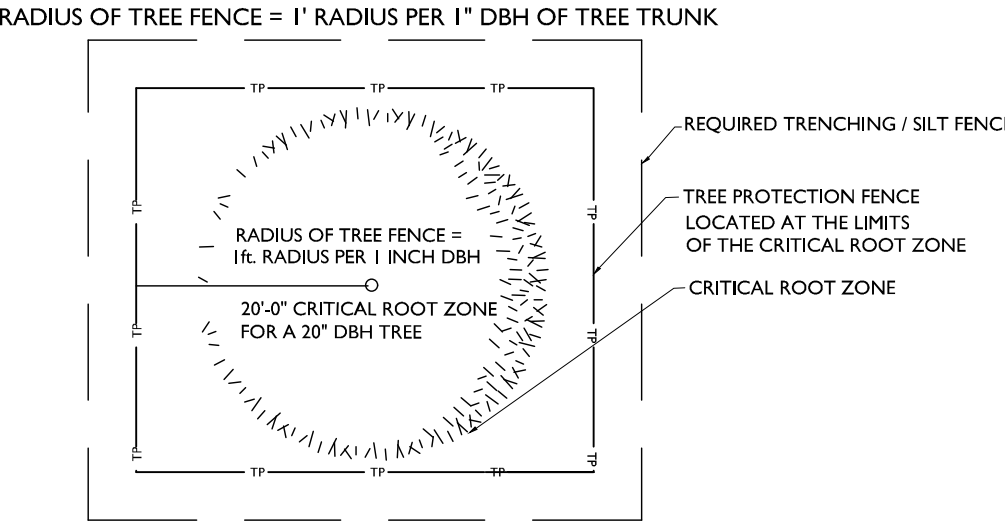
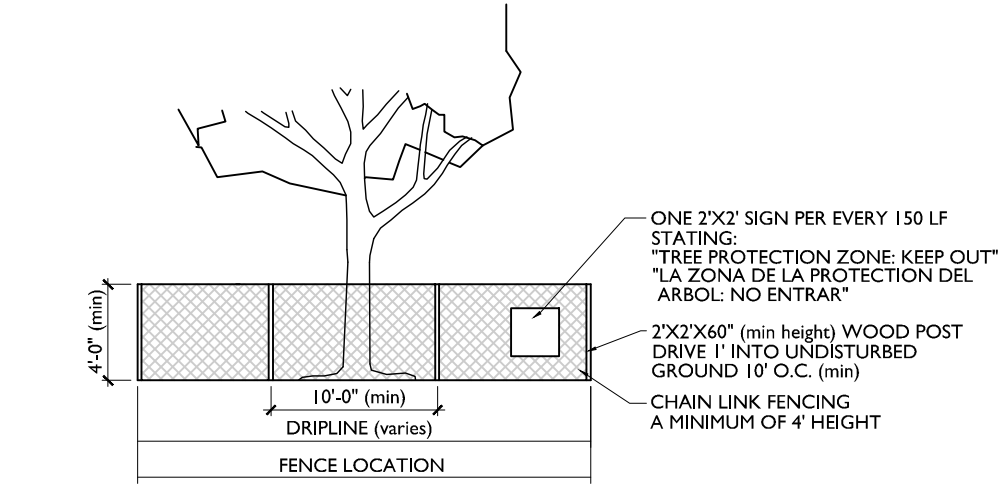
KEY

- 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 BEDROOM/STUDIO
MULTIFAMILY:	
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)
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

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	



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS
TREE PROTECTION FENCING DETAIL

- 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 #: 21-0830

DATE: November 1, 2024
TO: Board of Mayor and Aldermen
FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-91, 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. Establishing A Public Hearing For December 10, 2024.
FMPC 10/24/24, 9-0

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the 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 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. Planning Commission recommended approval by a vote of 9-0.

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.
--	---

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

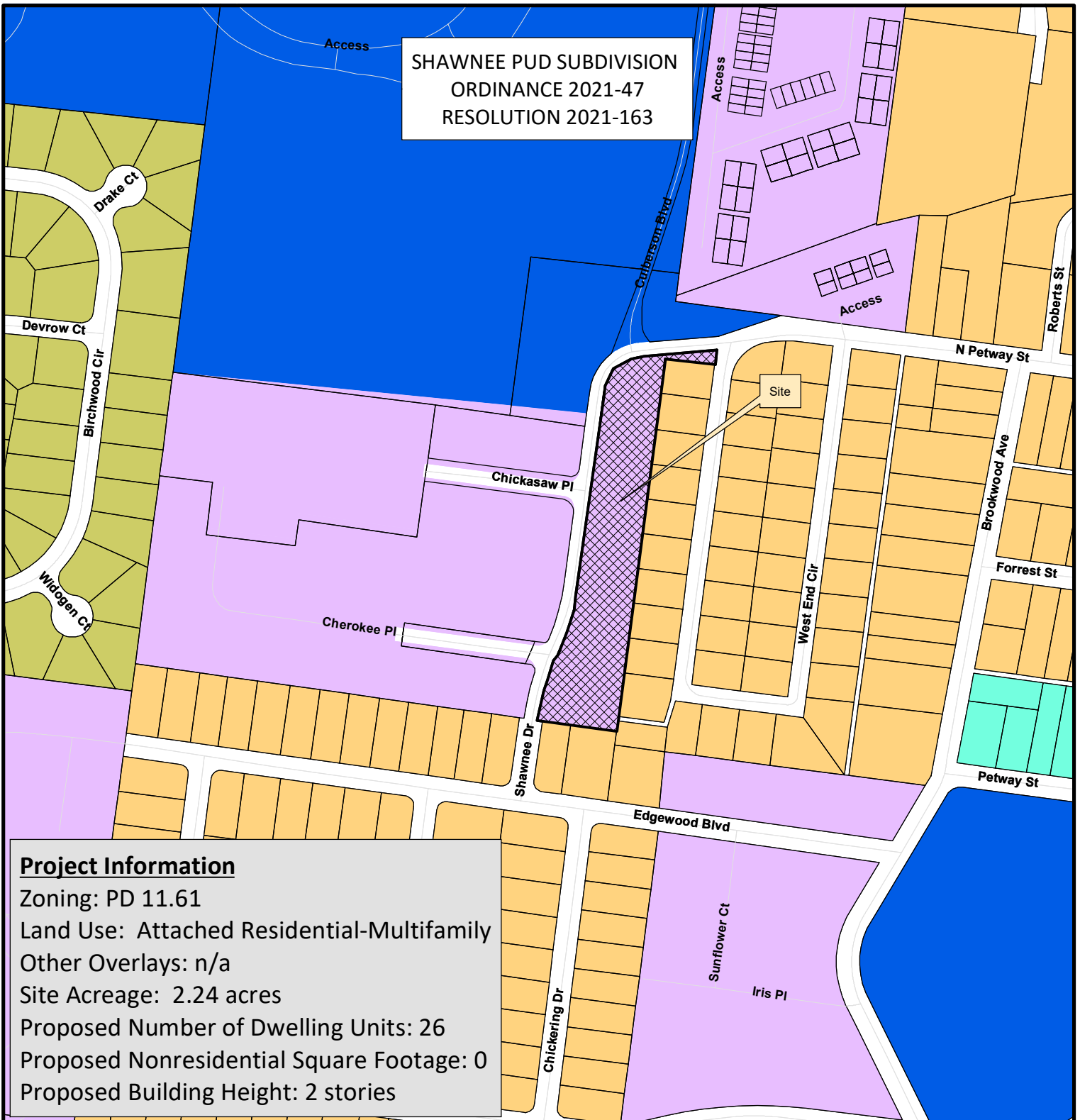
Approved as to form by:

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	



0 145 290 580 Feet

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

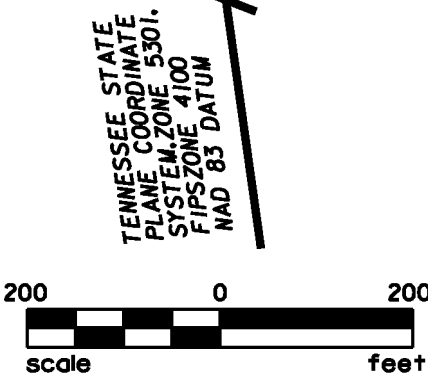
ARCHITECT
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

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
REASON FOR
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

JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
NO. 102890
STATE OF TENNESSEE
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.

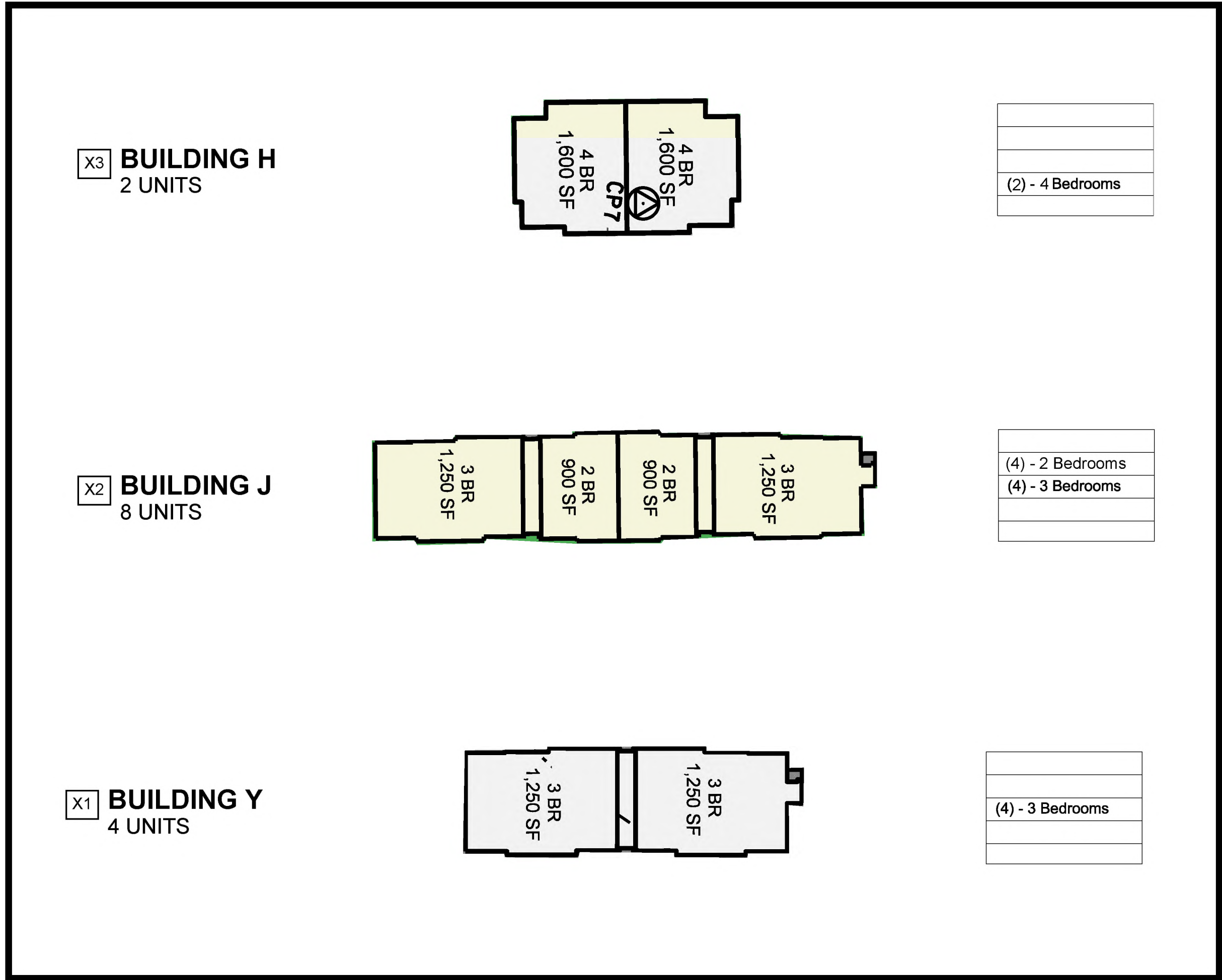
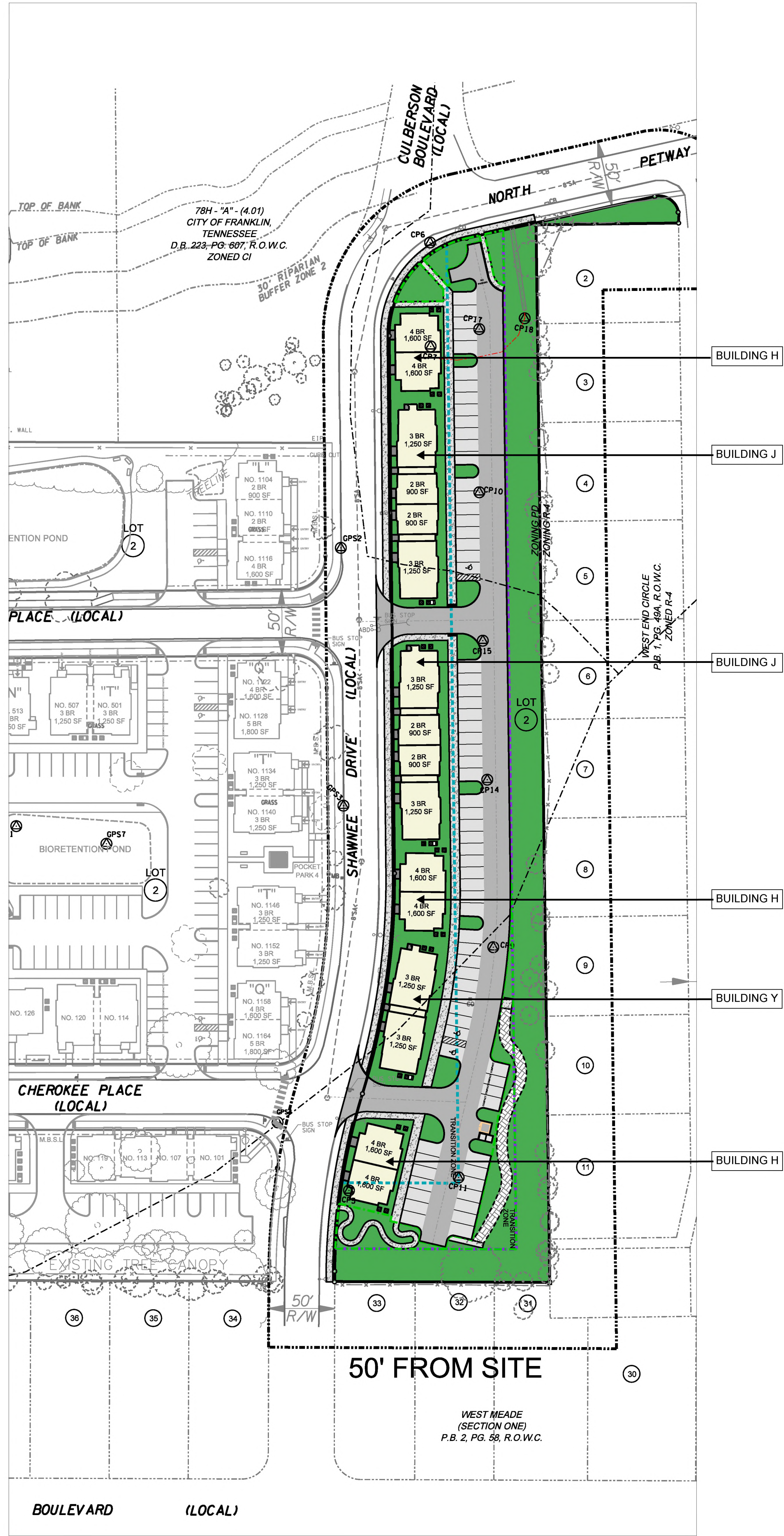
The applicant requests that approximately 550 SF of a new residential building footprint be permitted to be within Transition Zone 2. Impact is lessened compared with the existing conditions, since an existing residential building has been lying over the same area since the 1970s and already lies within 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.

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



One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.



DEVELOPMENT PLAN

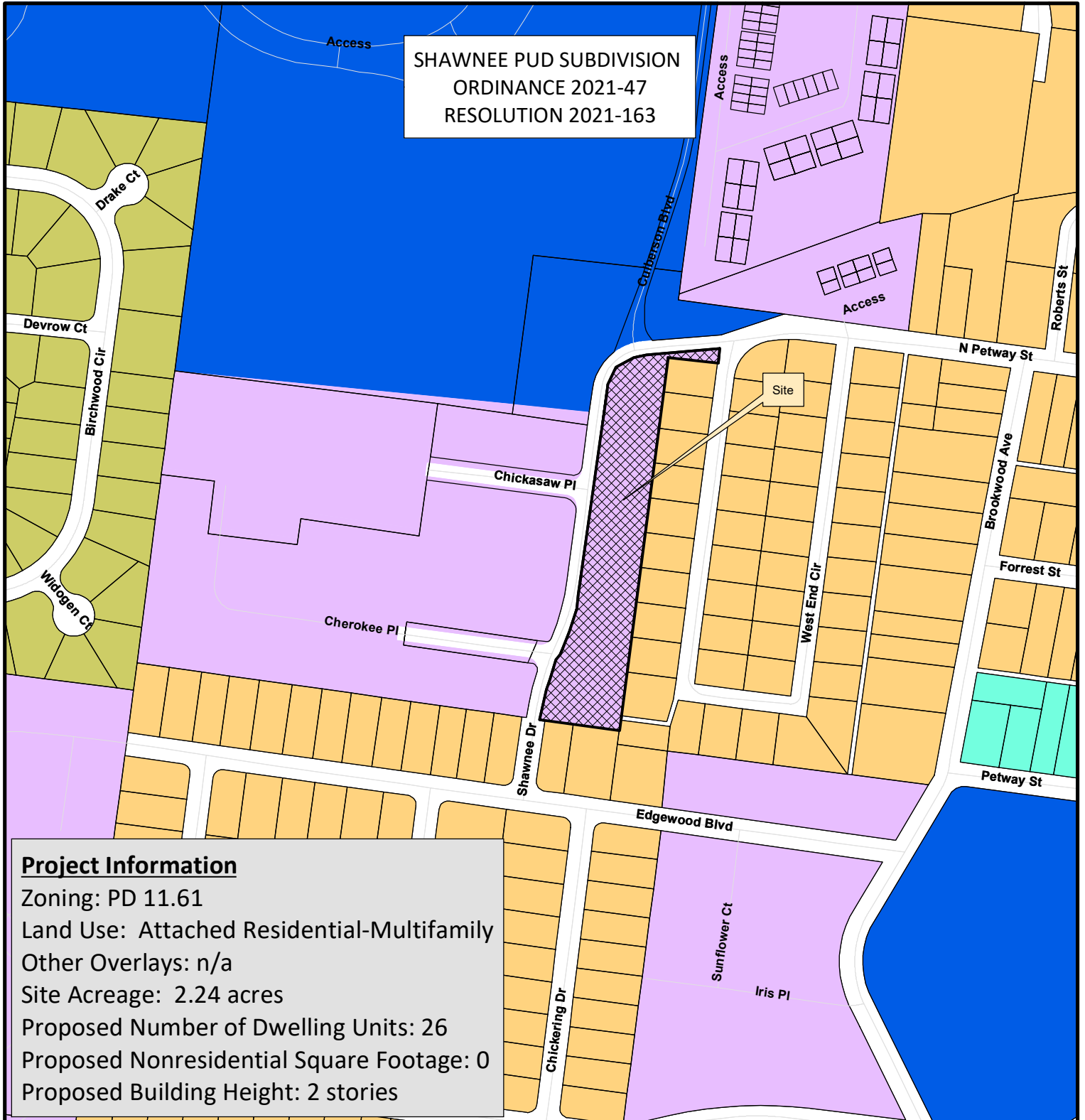
SHAWNEE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

A1

SITE PLAN

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	



0 145 290 580 Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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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 #: 21-0836

DATE: October 4, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

*Consideration Of Resolution 2024-92, A Resolution Authorizing The Use Of A Competitively Sealed Proposal Procurement Method For The Preparation Of A Transit Master Plan For The Franklin Transit Authority

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the use of a competitive sealed proposal procurement method for the preparation of a new Transit Master Plan for the Franklin Transit Authority.

BACKGROUND/STAFF COMMENTS:

Tennessee law and City ordinance both require the Board of Mayor and Aldermen to authorize use of the competitive sealed proposal procurement method for choosing suppliers and/or service providers whenever the Board determines that the use of competitive sealed bidding is either not practicable or not advantageous for the City.

For the planned procurement of a consultant/contractor for the preparation of a Transit Master Plan, there is more than one solution to this purchasing issue and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider based on cost of services, experience, and qualifications.

Other procurement methods, including a solicitation for bids or a request for qualifications, would not be best suited for this procurement.

FINANCIAL IMPACT:

The financial impact of the procurement remains to be determined with 80% of the funding coming from the Federal Transportation Grants 10% from TDOT, and 10% from the City of Franklin as noted in the previous agenda item.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-92.

RESOLUTION 2024-92

A RESOLUTION AUTHORIZING THE USE OF A COMPETITIVE SEALED PROPOSAL PROCUREMENT METHOD FOR THE PREPARATION OF A TRANSIT MASTER PLAN FOR THE FRANKLIN TRANSIT AUTHORITY

WHEREAS, pursuant to Tenn. Code Ann. § 12-3-1207 the City may use competitive sealed proposals rather than competitive sealed bids when the City adopts a process for the use of competitive sealed proposals and determines that the use of competitive sealed bidding is either not practicable or not advantageous to the City; and

WHEREAS, Section 5-504 of the Franklin Municipal Code authorizes the use of the competitive sealed proposal procurement method; and

WHEREAS, on May 5, 2003, the Board of Mayor and Aldermen ("BOMA") approved a resolution authorizing the creation of a municipal transit authority ("Franklin Transit Authority") pursuant to T.C.A. § 7-56-101 et seq., as amended, and granted full power and authority to acquire, purchase, construct, extend, improve, maintain, own and operate a system of suitable vehicles primarily for the transportation for hire of passengers and incidental activities; and

WHEREAS, on June 18, 2024, the Franklin Transit Authority entered into an agreement for the purchase of transit services with The TMA Group in COF Contract 2023-0233; and

WHEREAS, City Staff advise the use of a consultant to prepare a new Transit Master Plan for the Franklin Transit Authority in order to establish vision, goals, and objectives relative to the FTA and provide recommendations, associated funding, and implementation plans that will serve the mobility needs now and in the future for the City.

WHEREAS, the Board of Mayor and Aldermen find that the use of the competitive sealed proposal procurement method is advantageous to the City because qualifications, experience, and competence are more important than price in making the purchase, there is more than one solution to this purchasing issue, and the competitive sealed proposal procurement method will assist in choosing the best solution and service provider.

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

The City is hereby authorized to use the competitive sealed proposal procurement method pursuant to the standards set forth in Municipal Code § 5-504 for determining which service provider to recommend for the preparation of a Transit Master Plan for the Franklin Transit Authority.

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: _____
William E. Squires
Assistant City Attorney



File #: 21-0924

DATE: October 29, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mayor Ken Moore
Shauna Billingsley, City Attorney
Kevin Townsel, Director of Human Resources

SUBJECT:

Consideration Of Amendment 1 To COF Contract No. 2020-0246, Employment Agreement With City Administrator Eric Stuckey

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 1 To Contract Agreement With City Administrator Eric Stuckey.

BACKGROUND/STAFF COMMENTS:

Eric Stuckey, City Administrator, was hired by the City of Franklin effective January 1, 2009. The City has exercised its right to extend his employment agreement through the following years. The City desires to extend the current employment agreement to continue to employ Mr. Stuckey as City Administrator for another five years.

FINANCIAL IMPACT:

The financial impact includes an annual salary and a matching contribution of up to 5% for retirement benefits.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 1 to COF Contract No. 2020-0246, Employment Agreement with City Administrator Eric Stuckey.

**AMENDMENT NO. 1 TO EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF FRANKLIN TENNESSEE AND ERIC S. STUCKEY
COF Contract No. 2020-0246**

THIS AMENDMENT TO THE EMPLOYMENT AGREEMENT WITH ERIC S. STUCKEY is entered into by and between the CITY OF FRANKLIN, TENNESSEE (City) and Eric S. Stuckey (Stuckey) as of this _____ day of _____, 2024.

RECITALS:

WHEREAS, the City hired Eric S. Stuckey effective January 1, 2009; and

WHEREAS, the City extended Mr. Stuckey's employment by contract effective January 1, 2014 (COF Contract No. 2013-0014); and

WHEREAS, the City extended Mr. Stuckey's employment agreement effective January 1, 2016 (COF Contract No. 2015-0349) and later exercised its option to extend the agreement for an additional two years effective January 1, 2020 and ending on December 31, 2021 (Resolution 2018-59); and

WHEREAS, the City entered into a new employment agreement retaining Mr. Stuckey as the City Administrator (COF Contract No. 2020-0246) effective January 1, 2021 and ending on December 31, 2025; and

WHEREAS, COF Contract No. 2020-0246 requires the City to notify Mr. Stuckey of its intent to extend, not extend, or renegotiate the Employment Agreement no later than December 31, 2024; and

WHEREAS, the City desires to extend the Employment Agreement thereby retaining Mr. Stuckey as City Administrator; and

WHEREAS, Mr. Stuckey desires to continue in the position as City Administrator for the City.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties that the Employment Agreement (COF Contract No. 2020-0246) shall be amended as follows and any other provisions not specifically amended below shall remain in full force and effect:

1. Section 2. Term, Paragraph A shall be deleted in its entirety and replaced with the following:

This Agreement shall remain in full force and effect for five (5) years beginning January 1, 2025.

2. Section 2. Term, Paragraph C shall be deleted in its entirety and replaced with the following:

The City agrees that no later than December 31, 2029, it will notify Mr. Stuckey of its intent to extend, not extend, or renegotiate the Employment Agreement with Mr. Stuckey.

3. Section 4. Salary and Evaluation, Paragraph A shall be deleted in its entirety and replaced with the following:

The City agrees to pay Mr. Stuckey for his services rendered pursuant hereto, an annual initial base salary of \$264,624.36/year, payable in installments at the same time as the other employees of the City are paid.

4. Waiver. Neither party's failure nor delay to exercise any of its rights or powers under this Amendment will constitute or be deemed a waiver or forfeiture of those rights or powers. For a waiver of a right or power to be effective, it must be in writing signed by the waiving party. An effective waiver of a right or power shall not be construed as either (a) a future or continuing waiver of that same right or power, or (b) the waiver of any other right or power.

5. Severability. If any term or provision of the Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of the Amendment will not be affected.

6. Precedence. In the event of conflict between this Amendment and the provisions of the previous Agreement(s), or any other contract, agreement or other document to which this Amendment may accompany or incorporate by reference, the provisions of this Amendment will, to the extent of such conflict (or to the extent the Agreement is silent), take precedence unless such document expressly states that it is amending this Amendment.

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

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

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

10. Survival. This Amendment shall survive the completion of or any termination of the original contract, revised contract, or agreement or other document to which it may accompany or incorporate by reference.

11. All other provisions of the Employment Agreement (COF Contract No. 2020-0246) dated December 7, 2020 are unchanged and remain in full force and effect.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____

Dr. Ken Moore, Mayor

Date: _____

EMPLOYEE

By: _____

Eric S. Stuckey, City Administrator

Date: _____

APPROVED AS TO FORM BY:

Shauna R. Billingsley, City Attorney

**EMPLOYMENT AGREEMENT
BETWEEN THE CITY OF FRANKLIN, TENNESSEE AND ERIC S. STUCKEY
COF Contract No. 2020-0246**

THIS AGREEMENT, which becomes effective on January 1, 2021, is by and between the **City of Franklin, Tennessee**, a municipal corporation, its assigns and successors, ("the City" or "the City"), and **Eric S. Stuckey**, ("Employee"), and both of whom agree as follows:

WITNESS:

WHEREAS, the City hired Eric Stuckey effective January 1, 2009; and

WHEREAS, the City extended Mr. Stuckey's employment by contract effective January 1, 2014 (Contract No. 2013-0014); and

WHEREAS, the City extended Mr. Stuckey's employment contract effective January 1, 2016 (COF Contract No. 2015-0349) and later exercised its option to extend the contract for an additional two years effective January 1, 2020 and ending on December 31, 2021 (Resolution 2018-59); and

WHEREAS, the City desires to enter into a new employment agreement thereby retaining Mr. Stuckey as City Administrator; and

WHEREAS, Mr. Stuckey desires to continue in the position as City Administrator for the City.

NOW, THEREFORE, in consideration of the mutual covenants and consideration, both parties covenant and agree as follows:

SECTION 1. Duties

- A. The City hereby agrees to continue to employ Eric Stuckey as the City Administrator to perform legally permissible functions and duties specified and assigned by the Board of Mayor and Aldermen and in accordance with the Franklin Municipal Code and Charter. Mr. Stuckey shall live within the City limits of the City of Franklin, Tennessee.
- B. Mr. Stuckey agrees to perform the duties and responsibilities set forth in the City Administrator Job Description, as may be amended.

SECTION 2. Term

- A. This Agreement shall remain in full force in effect for five (5) years beginning January 1, 2021.
- B. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board of Mayor and Aldermen to terminate the services of Mr. Stuckey at any time. However, said termination shall be subject to the provisions set forth in Section 3, Paragraph A of this Agreement. Mr. Stuckey understands he serves at the pleasure of the Board of Mayor and Aldermen.
- C. The City agrees that no later than December 31, 2024, it will notify Mr. Stuckey of its intent to extend, not extend, or renegotiate the Employment Agreement with Mr. Stuckey.

- D. Nothing in the Agreement shall prevent, limit or otherwise interfere with the right of Mr. Stuckey to resign at any time from his position with the City, subject to the provision set forth in Section 3, Paragraph B and C of this Agreement.

SECTION 3. Termination and Severance Pay

- A. As part of the 2008 employment agreement, the parties agreed that in the event Mr. Stuckey is terminated and Mr. Stuckey is willing and able to perform the duties of the position under this Agreement, the City agrees to pay Mr. Stuckey installment payments equal to six (6) months aggregate salary, and continued benefit coverage for six (6) months. The Employee has worked for the City for twelve (12) years at the effective date of this Agreement and has thereby accumulated an additional six (6) months of severance pay for a total of twelve (12) months per the 2008 employment agreement. Continuation of benefit coverage in the event of termination will be equal to the duration of the severance period. However, in the event Mr. Stuckey is terminated because Mr. Stuckey has been convicted of a misdemeanor (which involves fraud, theft, dishonesty, or moral turpitude) or a felony; or if the City reasonably determines that Mr. Stuckey has engaged in unprofessional and improper practice and breach of public trust, including but not limited to illegal acts involving personal gain or moral turpitude; or malfeasance or misfeasance, the City shall be entitled to terminate Mr. Stuckey immediately without any severance pay or indemnification as specified in this Agreement.
- B. In the event the City at any point during the term of this Agreement reduces the salary or other financial benefits of Mr. Stuckey in a greater percentage than reductions to all other employees of City; or if City refuses, following a written request, to comply with any provision benefiting Mr. Stuckey herein; or if Mr. Stuckey resigns following an offer to accept resignation, whether formal or informal, by the City as representative of the majority of the governing body that Mr. Stuckey resign, then Mr. Stuckey may declare a termination as of the date of the suggestion.
- C. In the event Mr. Stuckey voluntarily resigns his position with the City then Mr. Stuckey shall give the City sixty (60) days written notice in advance, unless the parties otherwise agree. The severance pay agreement detailed in Section 3, Paragraph A. shall not apply to a voluntary resignation.
- D. In the event Mr. Stuckey is unable to perform his duties because of illness, accident, injury, or mental incapacity for a period of at least twelve (12) weeks and no reasonable accommodations are available, the City shall have the option to terminate employment pursuant to the Human Resources Manual in effect at that time and other applicable law.

SECTION 4. Salary and Evaluation

- A. The City agrees to pay Mr. Stuckey for his services rendered pursuant hereto, an annual initial base salary of \$201,060.34 /year, payable in installments at the same time as other employees of the City are paid.
- B. The Mayor, in conjunction with the Director of Human Resources, may evaluate Mr. Stuckey's salary by undertaking a market study of the position and salary.
- C. The Mayor shall evaluate Mr. Stuckey annually. The Mayor and Mr. Stuckey agree that the evaluation may include input by the Aldermen.

- D. The City agrees that Mr. Stuckey may receive increases in base salary and benefits due Mr. Stuckey based on Mr. Stuckey's performance and evaluation scores so long as increases in base salary and benefits are provided to other employees of the City and are approved by the Board of Mayor and Aldermen.
- E. Mr. Stuckey shall also receive the same cost of living adjustments as a percentage of annual salary as all other full-time City employees receive that year.

SECTION 5. Hours of Work

Mr. Stuckey shall report to work for such reasonable hours as are required by the job based upon the job description and as determined by the Mayor.

SECTION 6. Automobile and Other Equipment

In lieu of being furnished with a City vehicle, Mr. Stuckey shall be paid an automobile allowance of four hundred dollars (\$400.00) per month. This amount shall be renegotiated annually. Employee agrees to adequately insure said vehicle and furnish proof of such insurance annually and shall carry such rider as will insure the city, the cost of which shall be paid by Mr. Stuckey. The City will provide for cellular phone and/or radio as necessary and approved by Board of Mayor and Aldermen, subject to the City's communication equipment policy.

SECTION 7. Disability, Health, Dental, and Life Insurance

The City agrees to put in force and make premium payments for Long-Term Disability, Dental, and Health Insurance policies on behalf of Mr. Stuckey and dependents at a level of coverage available to other City employees. Mr. Stuckey may choose not to cover himself or his dependents if other coverage is available. Life insurance will be provided as allowed by the Human Resources Manual as may from time to time be amended. Mr. Stuckey further agrees to undergo the required initial physical examination required of all employees and understands this offer is conditioned upon passing the physical examination.

SECTION 8. Retirement Benefits

Mr. Stuckey shall participate in the City of Franklin Employees Pension Plan. Additionally, Mr. Stuckey shall contribute to the City's old 401(a) program and the City shall match up to three percent (3%) of Mr. Stuckey's salary. In addition to the City's Pension Plan and old 401(a) plan, Mr. Stuckey can contribute to a new 457 plan and the City shall match up to five percent (5%) of Mr. Stuckey's salary. Mr. Stuckey's contribution and the City's match will be made on each regularly scheduled pay period.

SECTION 9. Vacation and Sick Leave

The prior agreement between the City and Mr. Stuckey inadvertently stated that Mr. Stuckey was only allowed to roll over 80 hours of unused vacation time, which was not the same process as all other employees. As such, over the life of the prior agreement, Mr. Stuckey lost 88 hours of vacation. The City agrees that it will restore the 88 hours of vacation time to Mr. Stuckey's accruals on January 1, 2021.

The City shall credit Mr. Stuckey with vacation hours at the same rate as other general full-time employees on January 1 of each year. Mr. Stuckey may carry over vacation hours and roll over hours the same as other general full-time employees as provided for in the Human Resources Manual. Mr. Stuckey

shall accrue sick leave at the same rate as other general full-time employees of the City. Upon termination of this agreement, Mr. Stuckey will not be compensated for any unused sick leave, unless retiring.

In the event Mr. Stuckey retires and meets the criteria under the City's retirement plan, Mr. Stuckey shall have all options relative to retirement as all other full-time employees of the City.

SECTION 10. Dues, Subscriptions and Professional Development

- A. The City agrees to pay Mr. Stuckey's annual membership dues, subscriptions and conference expenses to the International City/County Management Association (ICMA) and the Tennessee City Management Association (TCMA) incurred by Mr. Stuckey in conjunction with Mr. Stuckey's duties, not to exceed the budgeted amount and subject to prior approval by the Board of Mayor and Aldermen.
- B. The City agrees to pay the travel and subsistence expenses of Mr. Stuckey for professional and official travel, meetings and occasions adequate to continue the professional development of Mr. Stuckey and to adequately pursue necessary official and other functions for the City, not to exceed the budget and subject to prior approval by the Board of Mayor and Aldermen. In-State mileage shall not be paid when Mr. Stuckey is able to drive his vehicle, as this travel is considered to be covered by the automobile allowance.
- C. The City agrees to pay the dues and meal expenses for Employee's membership in a civic club within the City.

SECTION 11. Other Terms and Conditions of this Agreement

- A. The Board of Mayor and Aldermen may fix any other reasonable terms and conditions of employment as it may determine from time to time relating to the performance of Mr. Stuckey provided such terms and conditions are not inconsistent with or in conflict with other provisions of this Agreement or City Charter, Franklin Municipal Code, or Human Resources Manual.
- B. All provisions of the City Charter, The Franklin Municipal Code, the Human Resources Manual and other rules and regulations relating to benefits, vacation, sick leave, retirement, pension system contribution, holidays, and other fringe benefits as they now exist or as may be amended shall apply to Mr. Stuckey as they would to all other full time employees, except for those benefits specifically addressed in this Agreement.
- C. The Board of Mayor and Aldermen at its reasonable discretion may conduct a formal or informal evaluation of Mr. Stuckey's performance. Such evaluation may include mutually agreed upon performance criteria.
- D. At the termination of employment relationship between the parties herewith, Mr. Stuckey expressly agrees if requested to cooperate with and assist any newly appointed City Administrator during the period of transition. Mr. Stuckey further agrees if requested to assist in any legal proceeding or litigations including returning to the City if requested to testify or give depositions or otherwise assist the City, provided the City shall reimburse Mr. Stuckey for all reasonable travel and lodging expenses associated with the City Administrator transition.

SECTION 12. General Performance

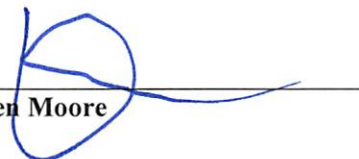
- A. This Agreement as it exists or as it may be amended shall constitute the entire agreement between the parties.
- B. If any provision or portion of this Agreement is held to be invalid or unenforceable, the remainder of this agreement or portion thereof shall be inseverable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, all parties have affixed their hand and seal, on the day and year above written.


Eric S. Stuckey
Employee

Date: 11-30-2020

City of Franklin, Tennessee

By: 
Dr. Ken Moore
Mayor

Date: 12-7-2020

Approved as to Form:


Shauna R. Billingsley
City Attorney



File #: 21-05972

DATE: January 23, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Michelle Hatcher, Director of Water Management

SUBJECT:

Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the cost of service study performed by Hazen and Sawyer for the impact to the water, sewer, and reclaimed rates.

BACKGROUND/STAFF COMMENTS:

The Water Management enlisted the help of Hazen and Sawyer to perform a cost of service study in 2023 to determine the sufficiency of water and sewer rates with respect to the current and proposed operation of the utility, and with respect to future growth that is anticipated for the area. This presentation will discuss revenue requirements for each utility in addition to identifying proposed rate structure for water, sewer, and reclaimed water.

The presentation will also discuss the proposed increase to impact fees based upon the revenue needed for a new Southeast Clean Water Facility.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen provide guidance regarding the findings of the cost of service review.

Hazen

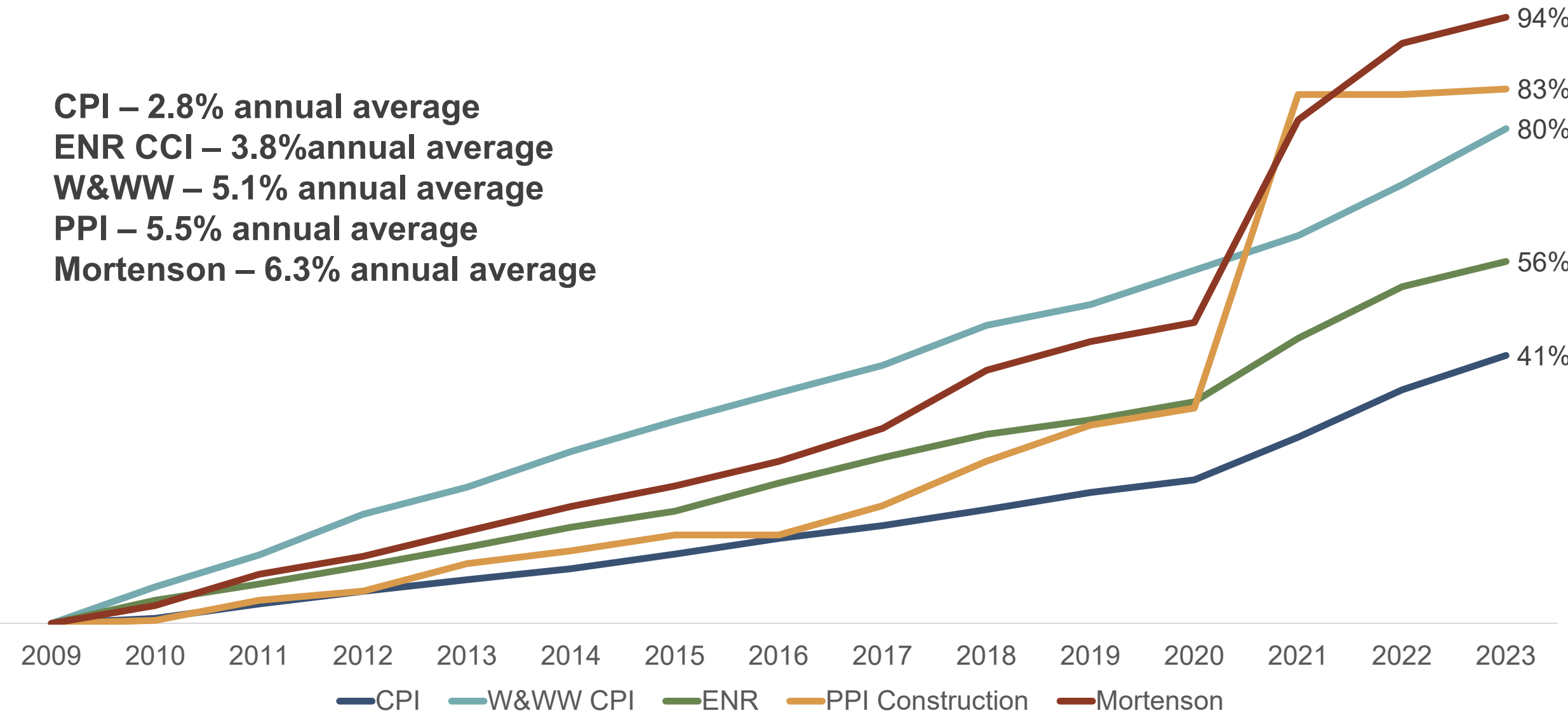
Franklin, TN Rate Study Update

Agenda

- Introduction
- Water and Wastewater Industry Trends
- Rate Studies 101
- Impact Fee Results
- Results and Scenarios

National Water and Wastewater Inflation Trends Since 2009

CPI – 2.8% annual average
ENR CCI – 3.8% annual average
W&WW – 5.1% annual average
PPI – 5.5% annual average
Mortenson – 6.3% annual average



Water and Sewer Utilities Are Among the Most Capital Intensive in the World*

\$ investment in physical assets for every \$1.00 in revenue



\$0.20



\$0.61



\$0.45



\$0.79



\$3.73

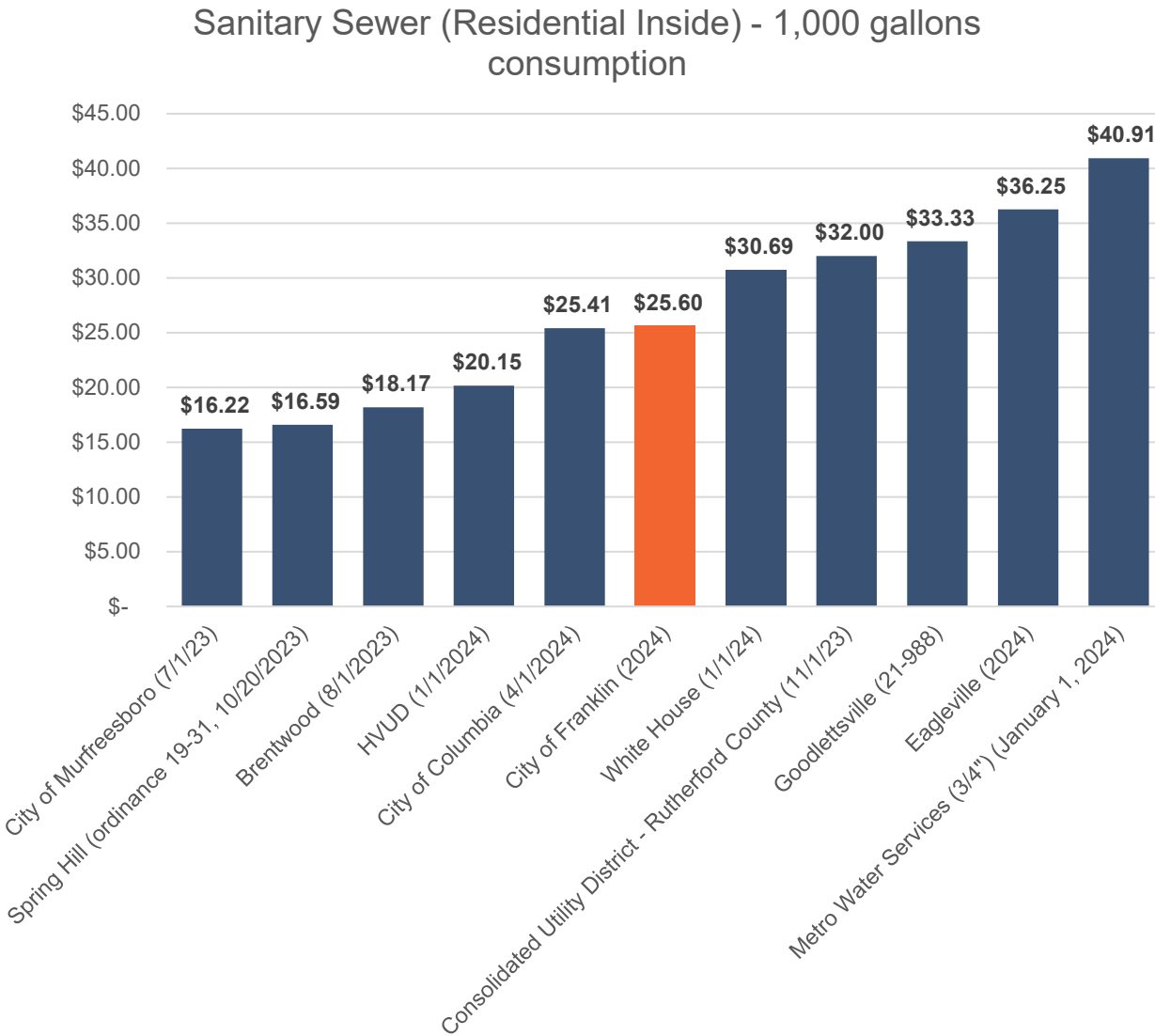
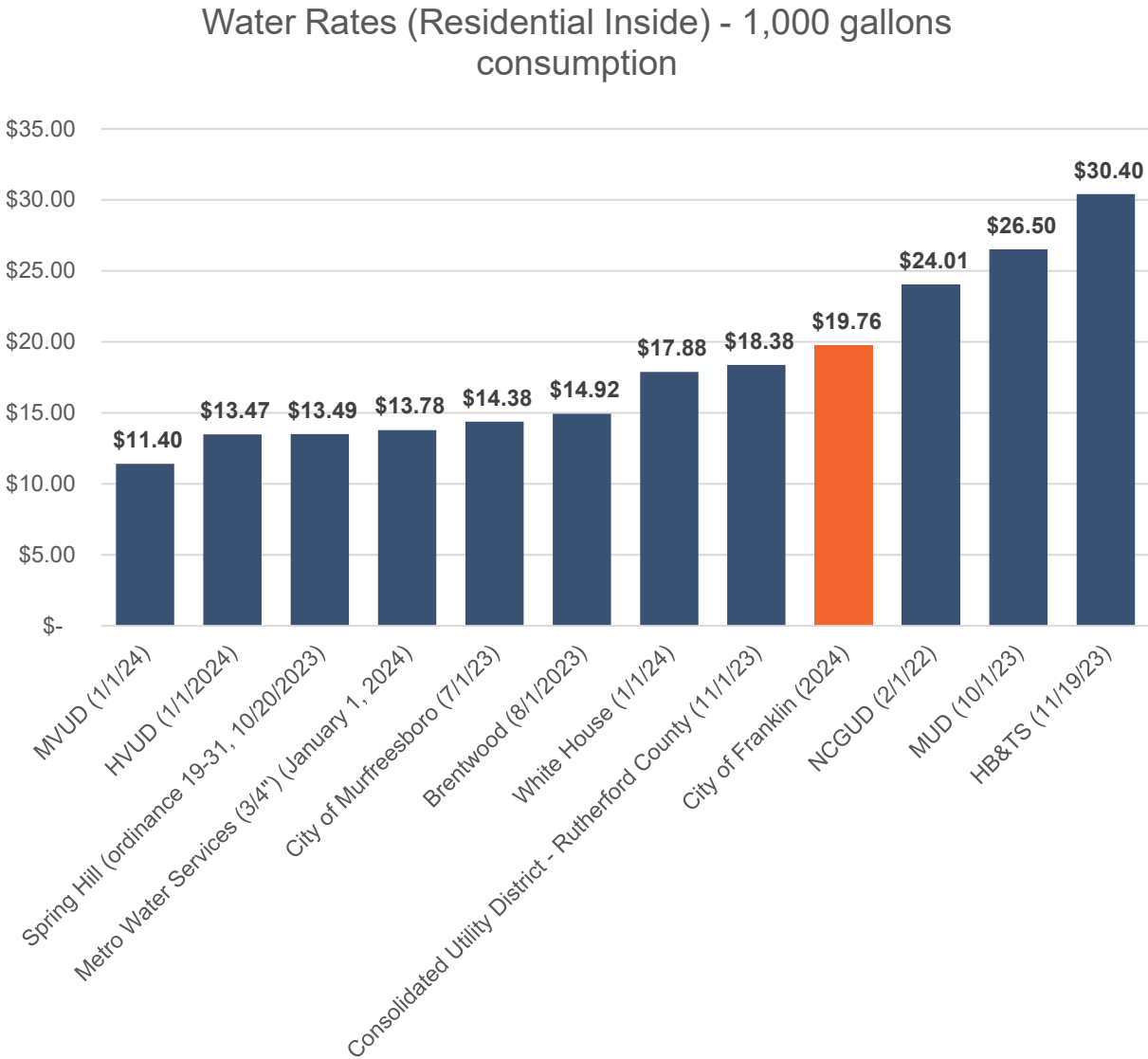
*based on most recent 12 months reported on SEC 10K report

W&WW UTILITIES INVESTMENT IN ASSETS FOR EACH \$1.00 IN REVENUE

Franklin W&WW	\$8.28
Clarksville W&WW	\$8.35
Nashville Water	\$8.87
Murfreesboro	\$8.68
Denver	\$10.11

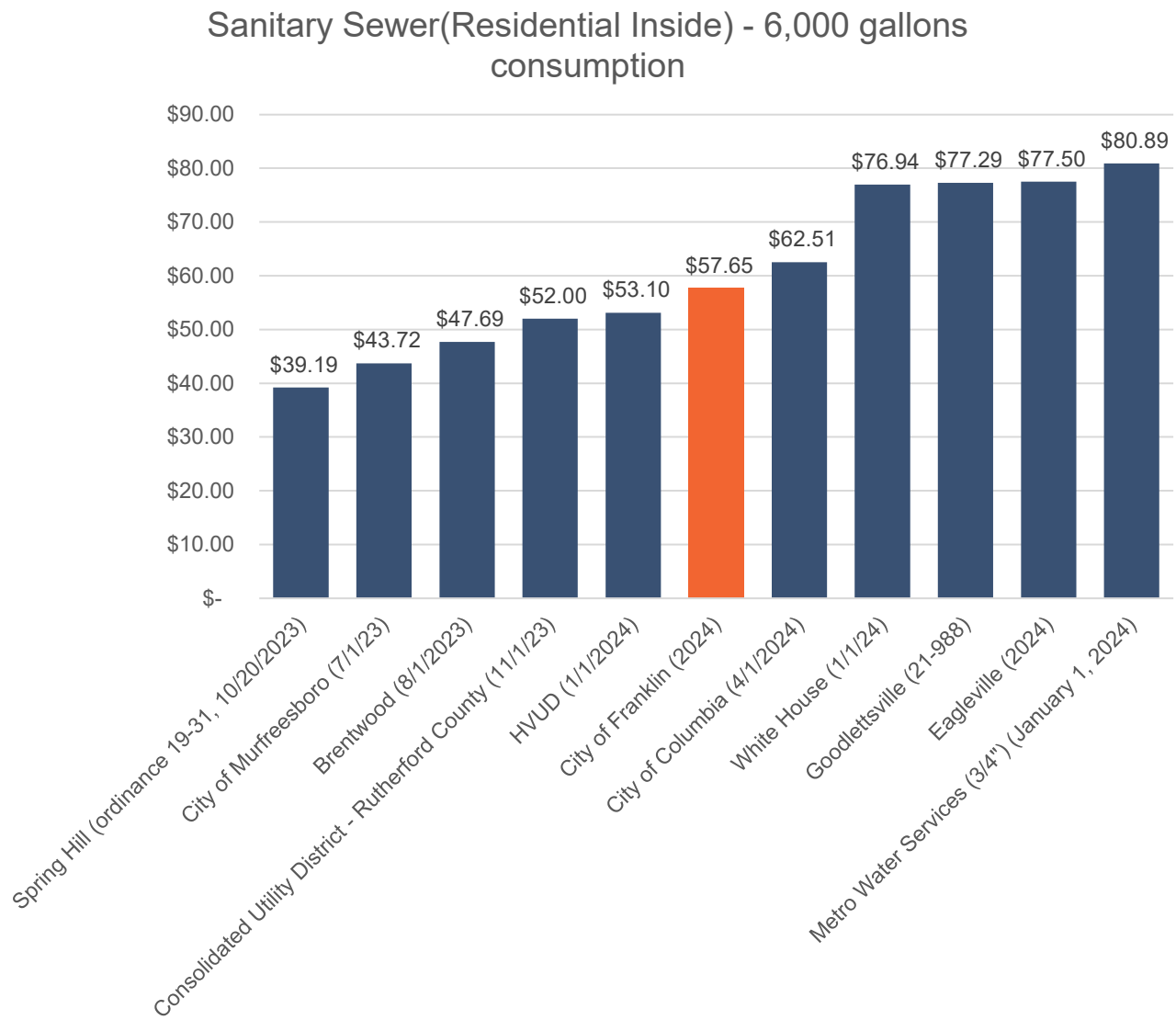
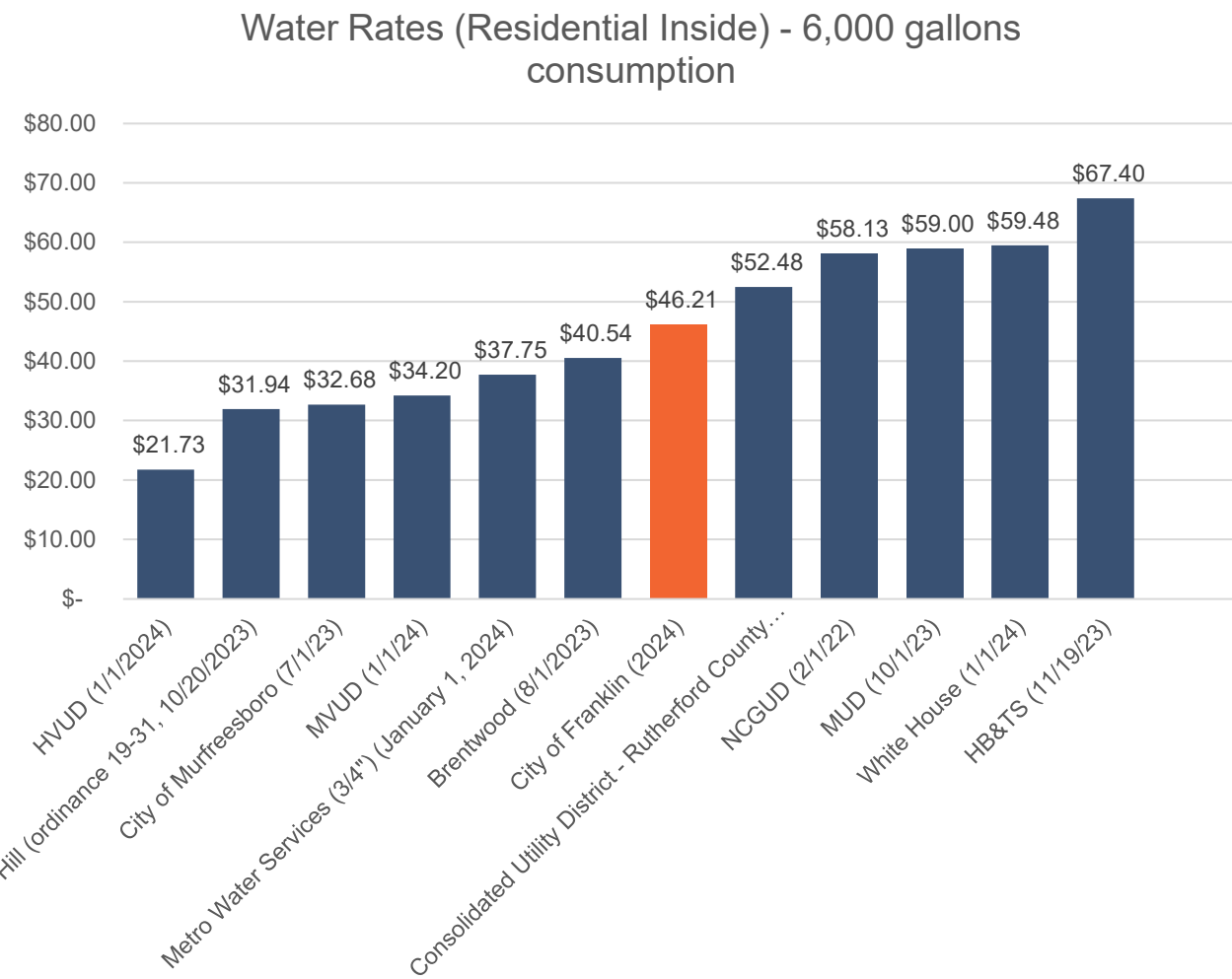
Franklin's Current Benchmarking

Comparison of nearby utilities at 1,000 gallons of usage



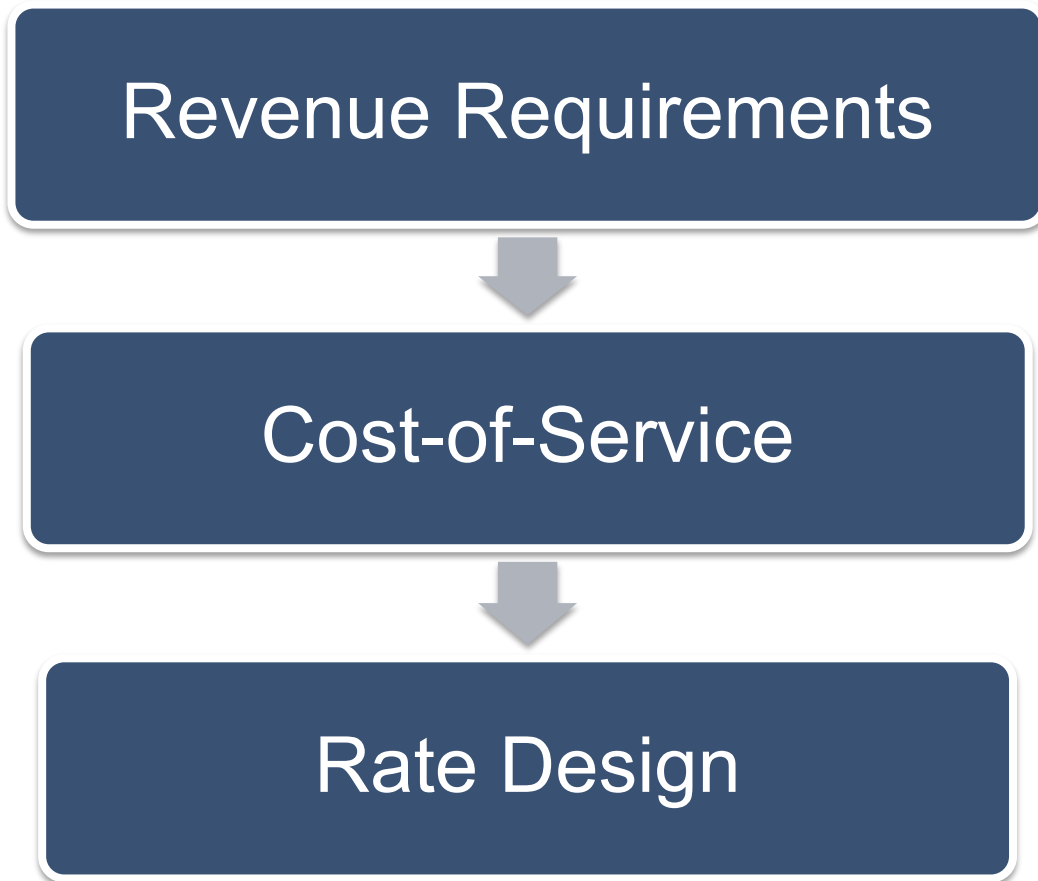
Franklin's Current Benchmarking

Comparison of nearby utilities at 6,000 gallons of usage



Rate Setting Process – Cost-of-service and Rate Analysis

The Rate Setting Process

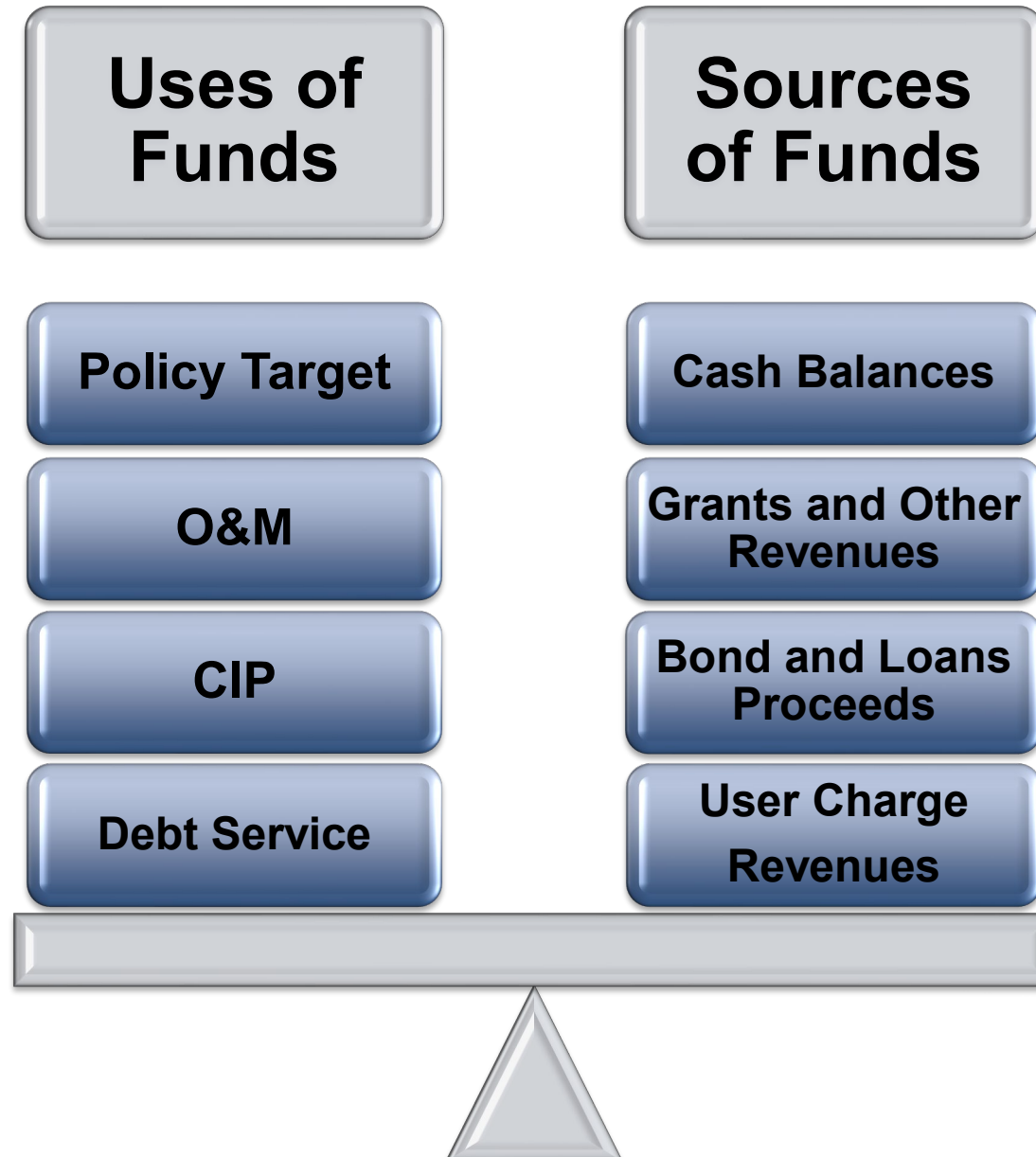


- Compares the revenues of the utility to its expenses to determine the overall level of rate adjustment
- Equitably allocates the revenue requirements between the various customer classes of service
- Design rates for each class of service to meet the revenue needs of the utility, along with any other rate design goals and objectives

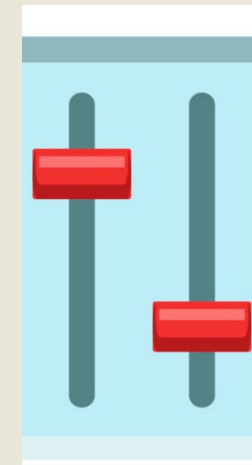
Financial Planning 101

Cash flow model

- DSC – 1.25x without Impact Fees
- 60 days of O&M minimum cash balance
- Positive changes in statutory net position

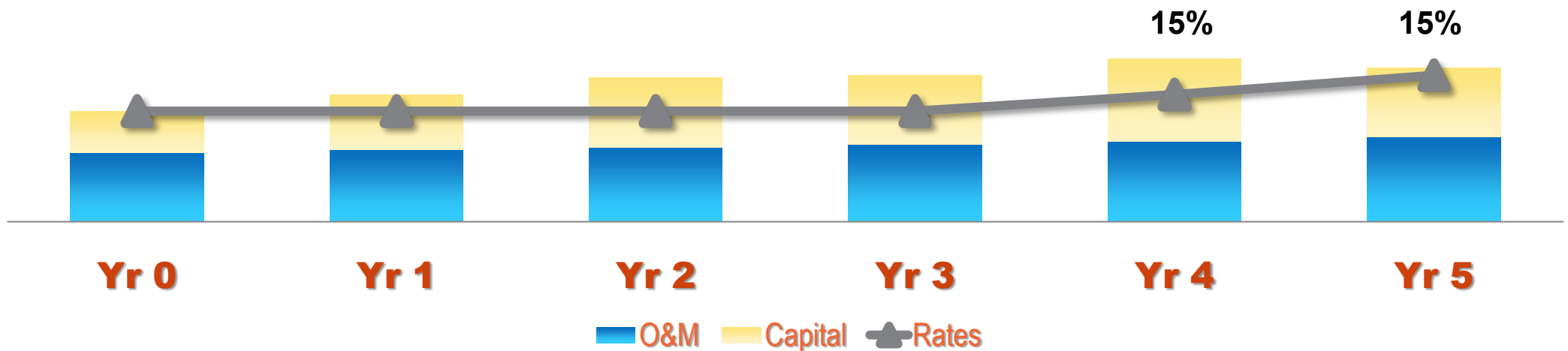
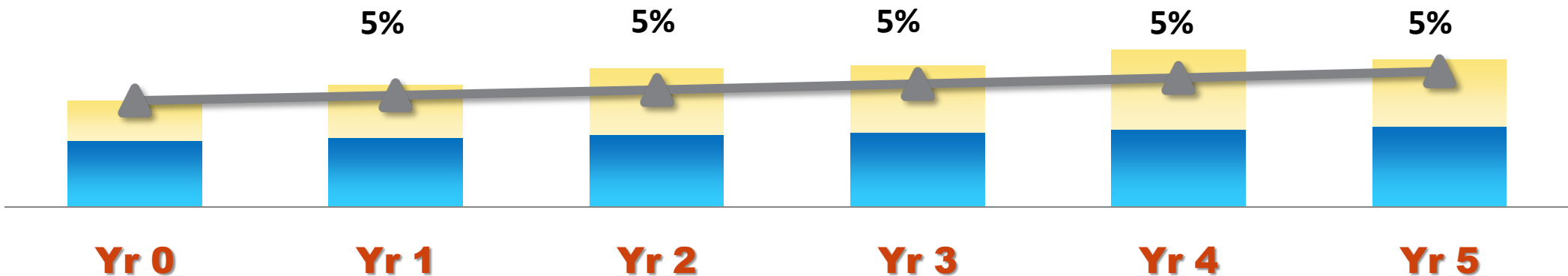


Main Decision Levers to calibrate a Financial Plan



- Debt Issuance
- Rate Increases
- Impact Fee

Why Financial Planning is Important



O&M Capital Rates

Sewer Impact Fee Update

Impact Fee Methodology

One-time charge for new customer demand - Follows the principle of growth-pays-for-growth

$$\frac{\text{System Value (existing or new facilities)}}{\text{System Capacity (available or new capacity)}} \times \text{New Customer Capacity Demands} = \text{Impact Fee}$$

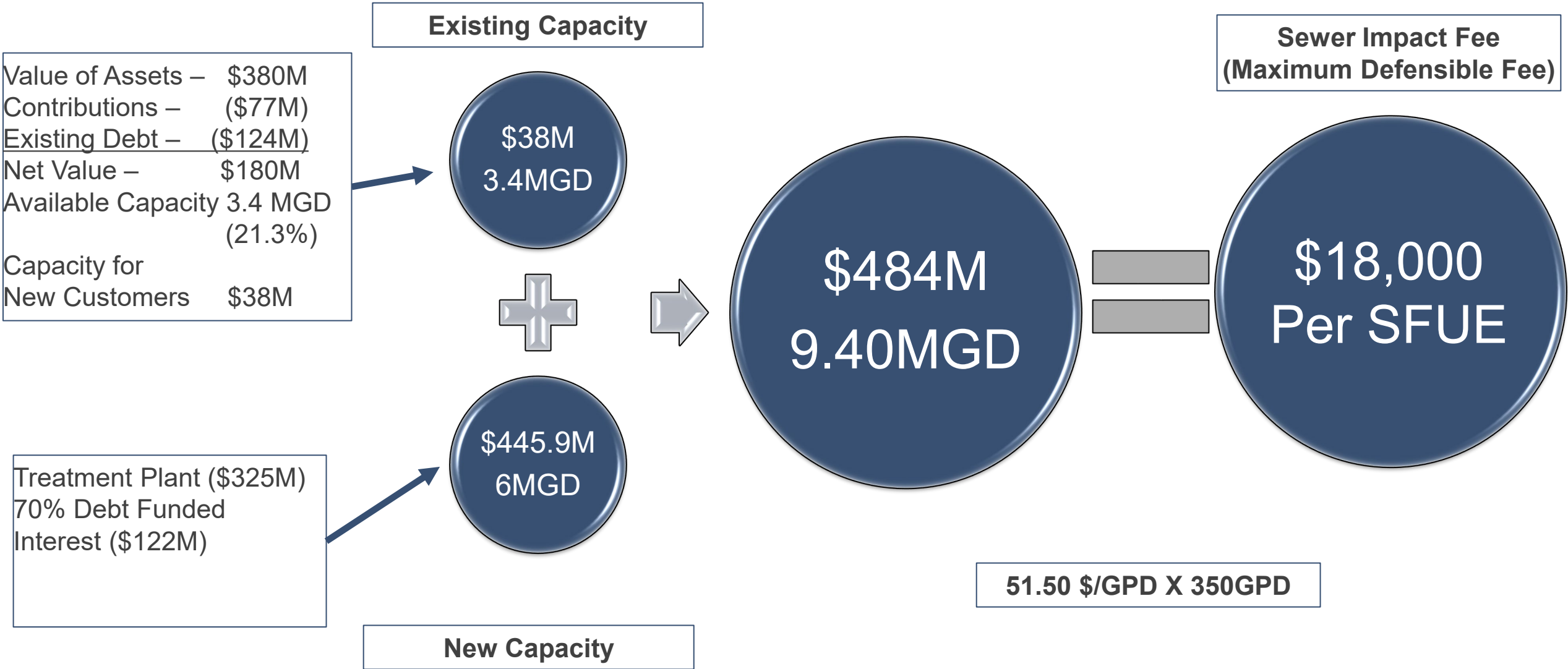
Impact Fee is an economic analysis not a cash flow analysis

Buy-In Approach: utilities with available capacity for growth

Incremental Approach: utilities with no available capacity for growth

Hybrid Approach: utilities with available capacity and planned future capacity

Franklin's Sewer Impact Fee Calculation



Sewer Impact Fee Summary

- Impact Fee results in a maximum defensible fee of \$18,000 per SFE
- A lower fee can be approved as a policy decision
- Adopted Fee and timing of implementation has an impact to existing customer's rates.

Preliminary Results Sewer

General Assumptions

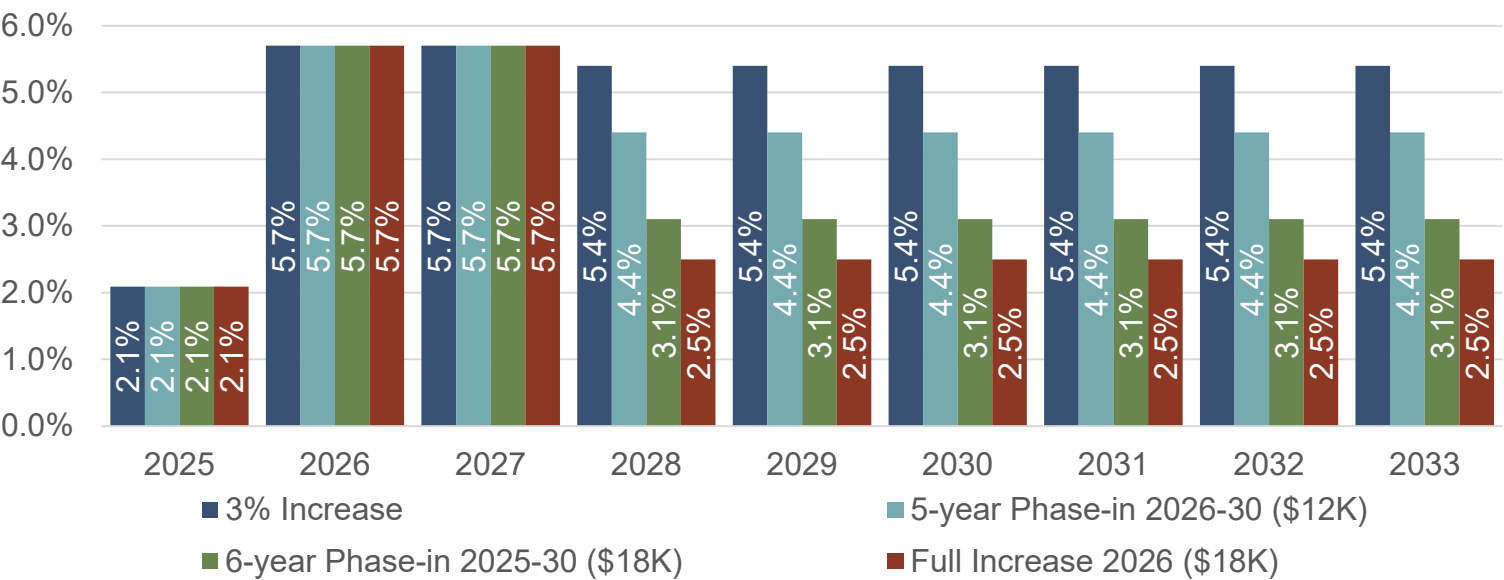
Item	Water	Sewer
Growth	0%	3% (1,000 tap)
Debt Issuance	30years /3.5%	30years /3.5%
Labor	5.0%	5.0%
Chemicals	3.5%	3.5%
Power	3.0%	3.0%
Benefits	10.0%	10.0%
General inflation	3.0%	3.0%
HVUD	5.0%	
CIP Inflation (Starting in 2028)	5.0%	5.0%

Important Assumptions that have impact in the results

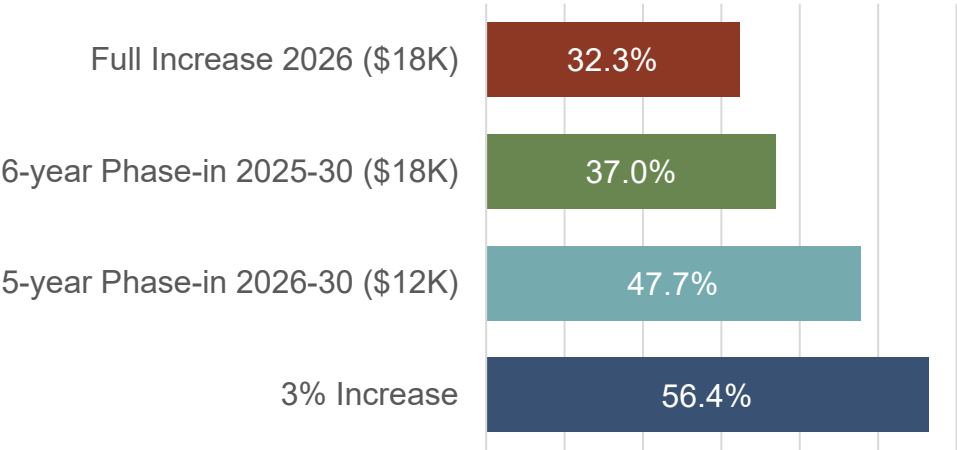
- Growth
- Impact Fee increases
- New FTEs
- Debt Assumptions
- Sewer Grants \$13.3M
- Treatment Plant Costs

Sewer Scenarios

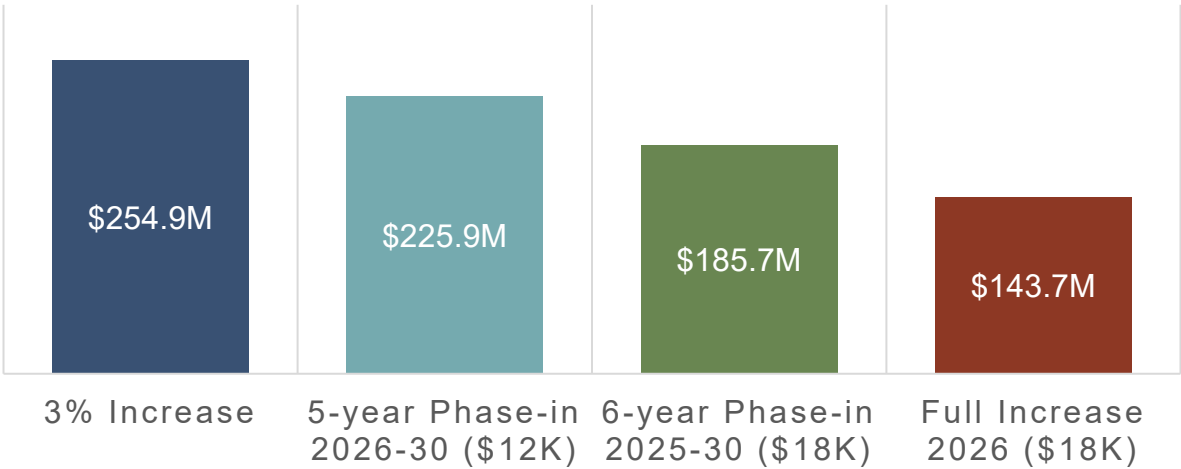
Four Scenarios, Existing Impact Fee (3%), 5-year Phase-in (\$12K), 6-year Phase-in (\$18K), Full Increase 2026 (\$18K)



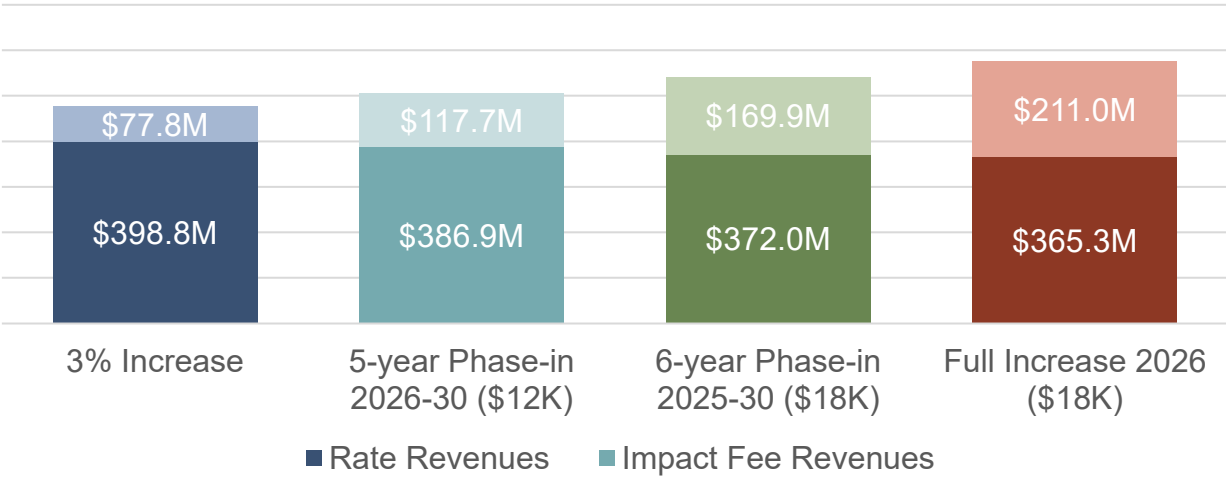
2025-2033 Cumulative Rate Increase



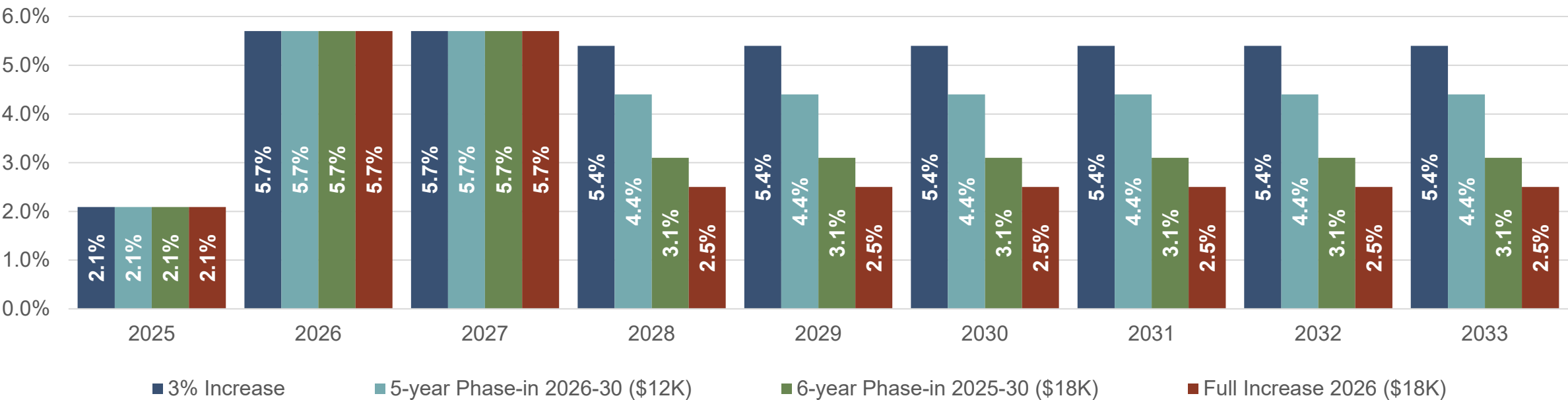
Total Debt Issued



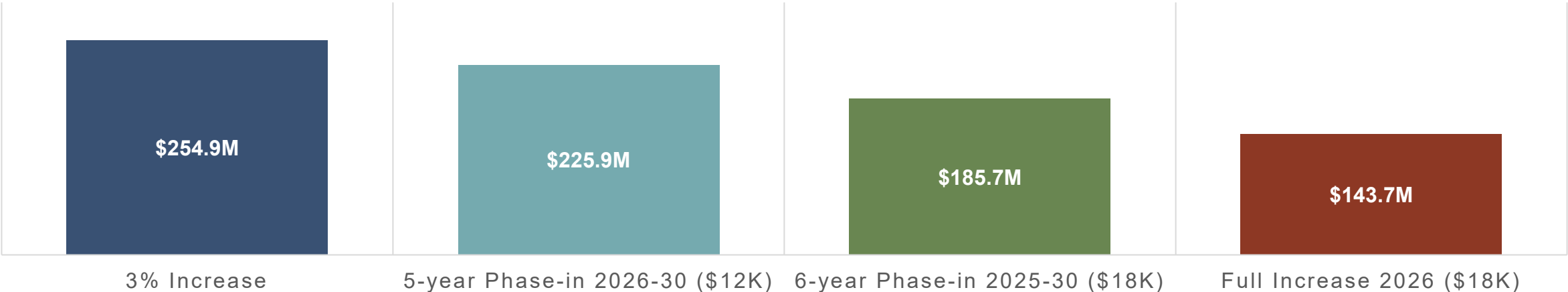
Capacity Fee Revenue Vs Rate Revenues 2025-2034



Summary Sewer Scenarios

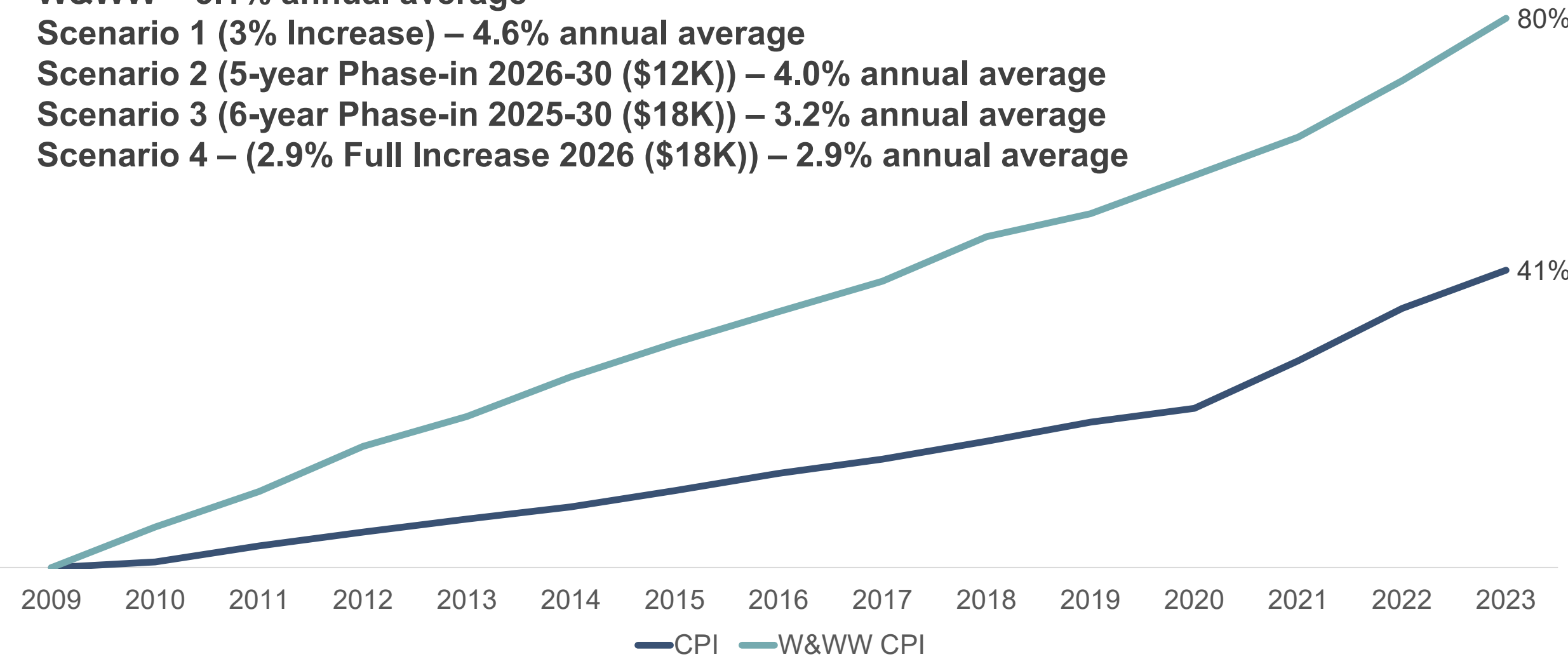


Total Debt Issued



Average Annual Increases Comparison

- CPI – 2.8% annual average
- W&WW – 5.1% annual average
- Scenario 1 (3% Increase) – 4.6% annual average
- Scenario 2 (5-year Phase-in 2026-30 (\$12K)) – 4.0% annual average
- Scenario 3 (6-year Phase-in 2025-30 (\$18K)) – 3.2% annual average
- Scenario 4 – (2.9% Full Increase 2026 (\$18K)) – 2.9% annual average



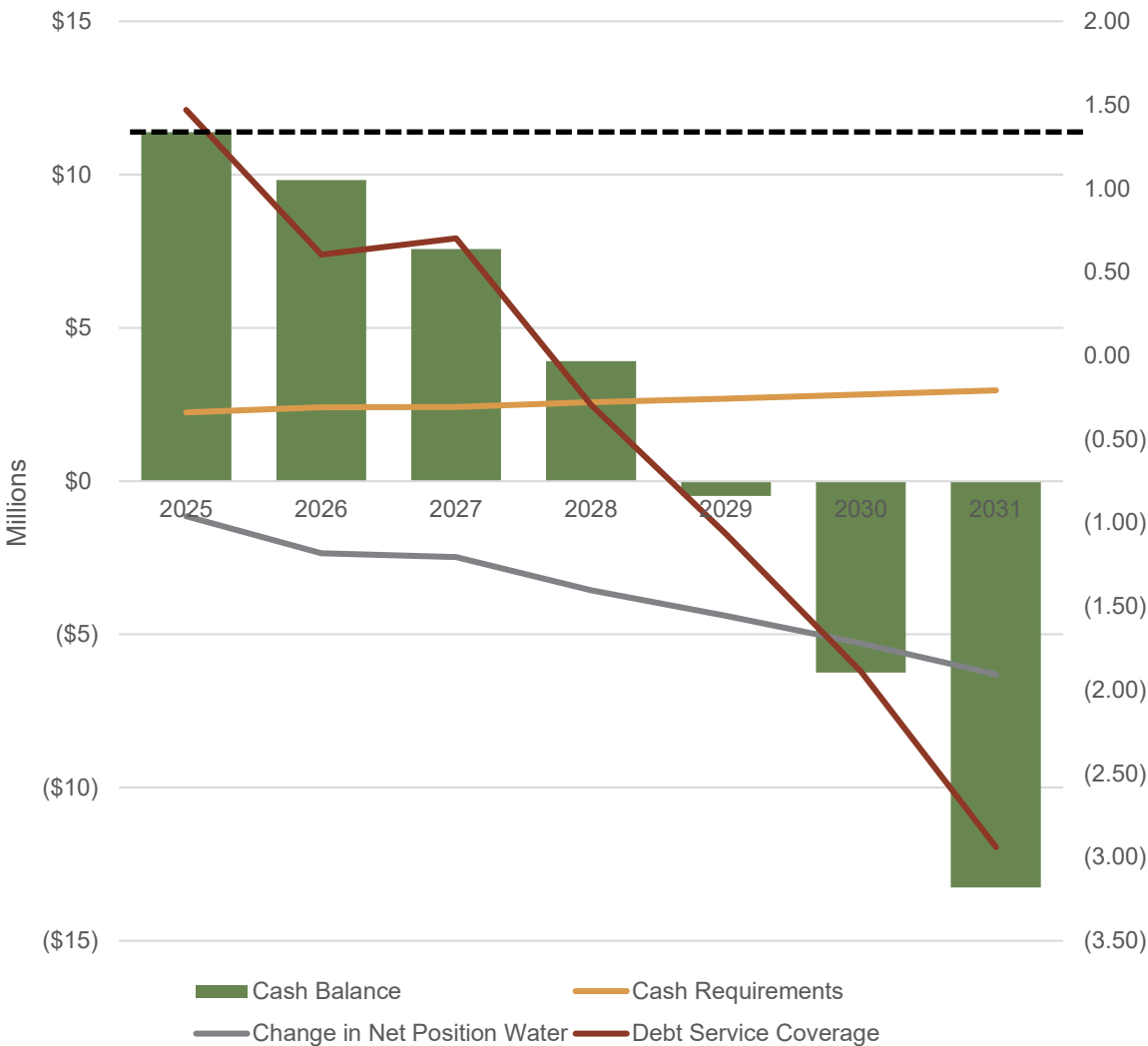
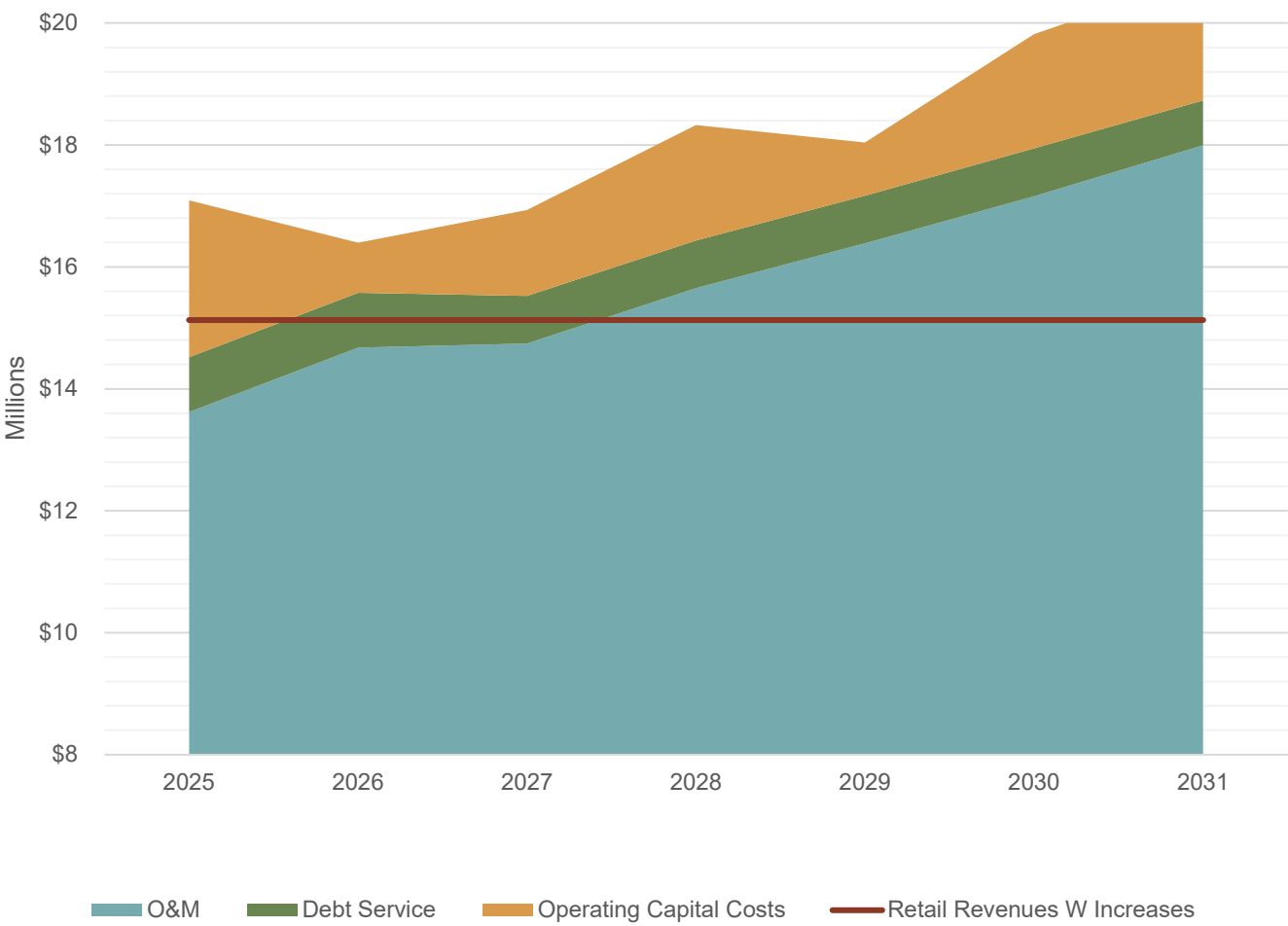
Preliminary Results Water

Water Financial Plan

Projected O&M, Capital, Debt Service, Cash Balances and Debt Service Coverage

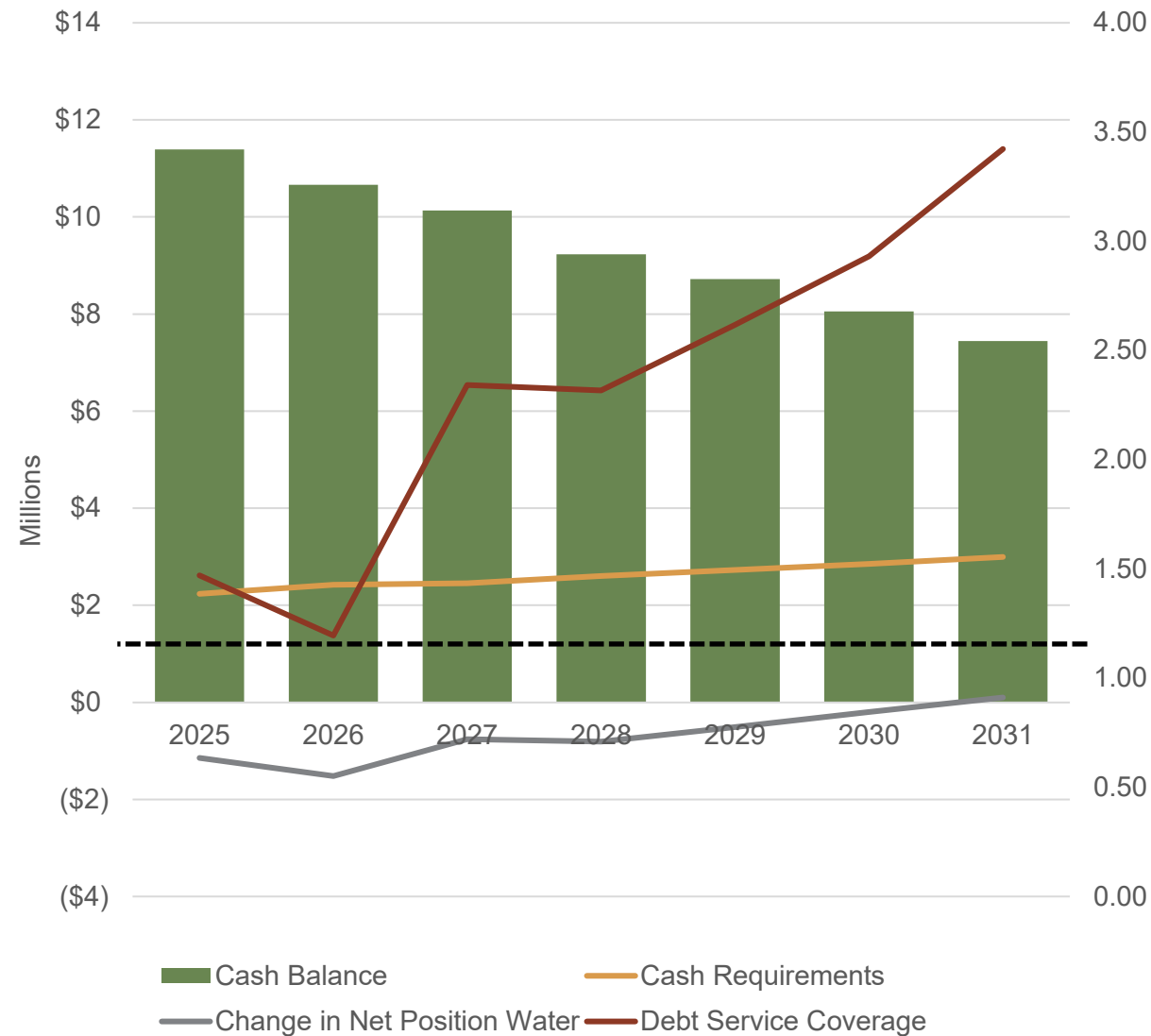
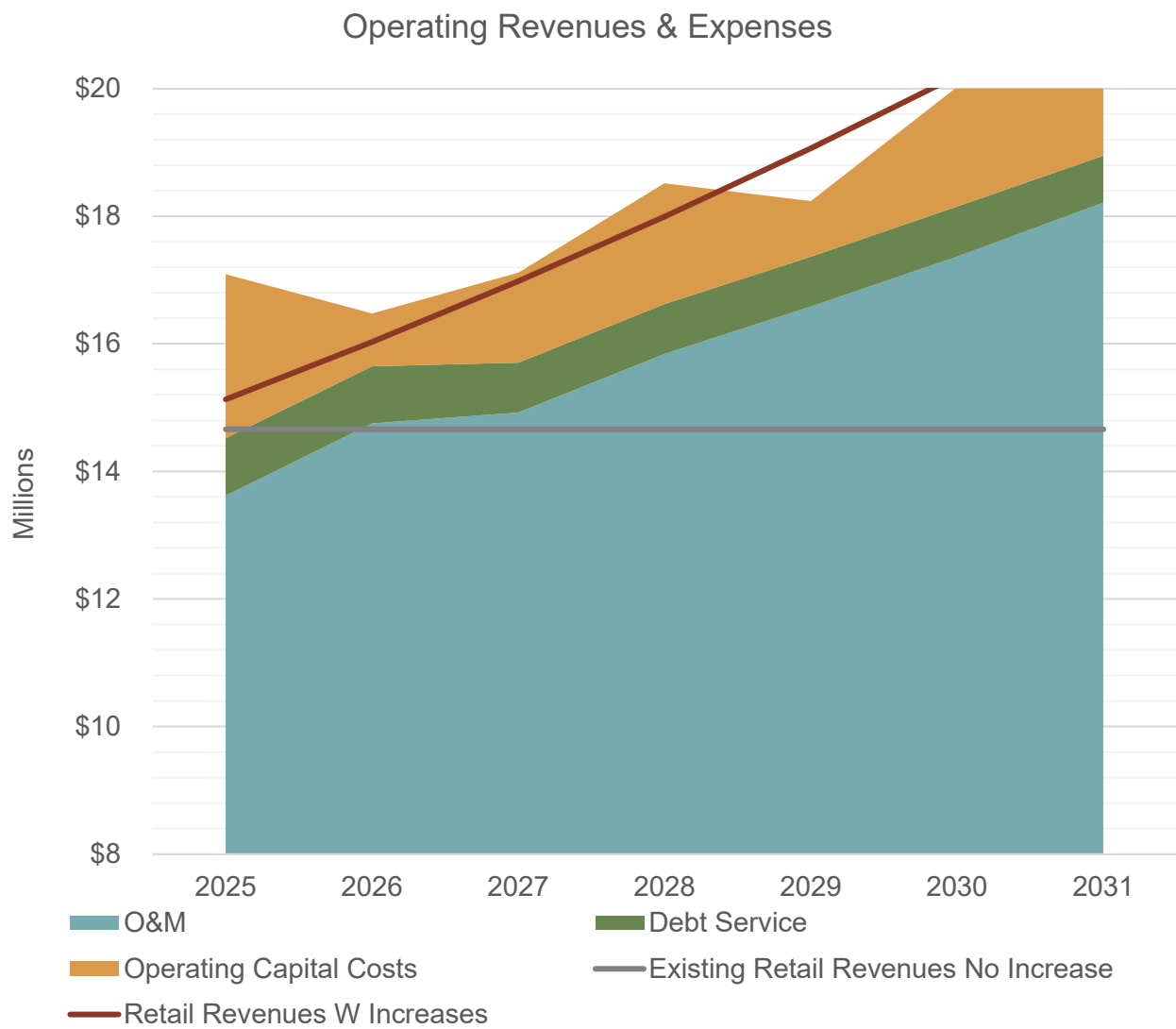
Growth 0%

Operating Revenues & Expenses



Water Financial Plan

To meet minimum 60 days of O&M, cash reserves, and debt service coverage (1.30x) – 6.0% Rate Increases (2026-2031)



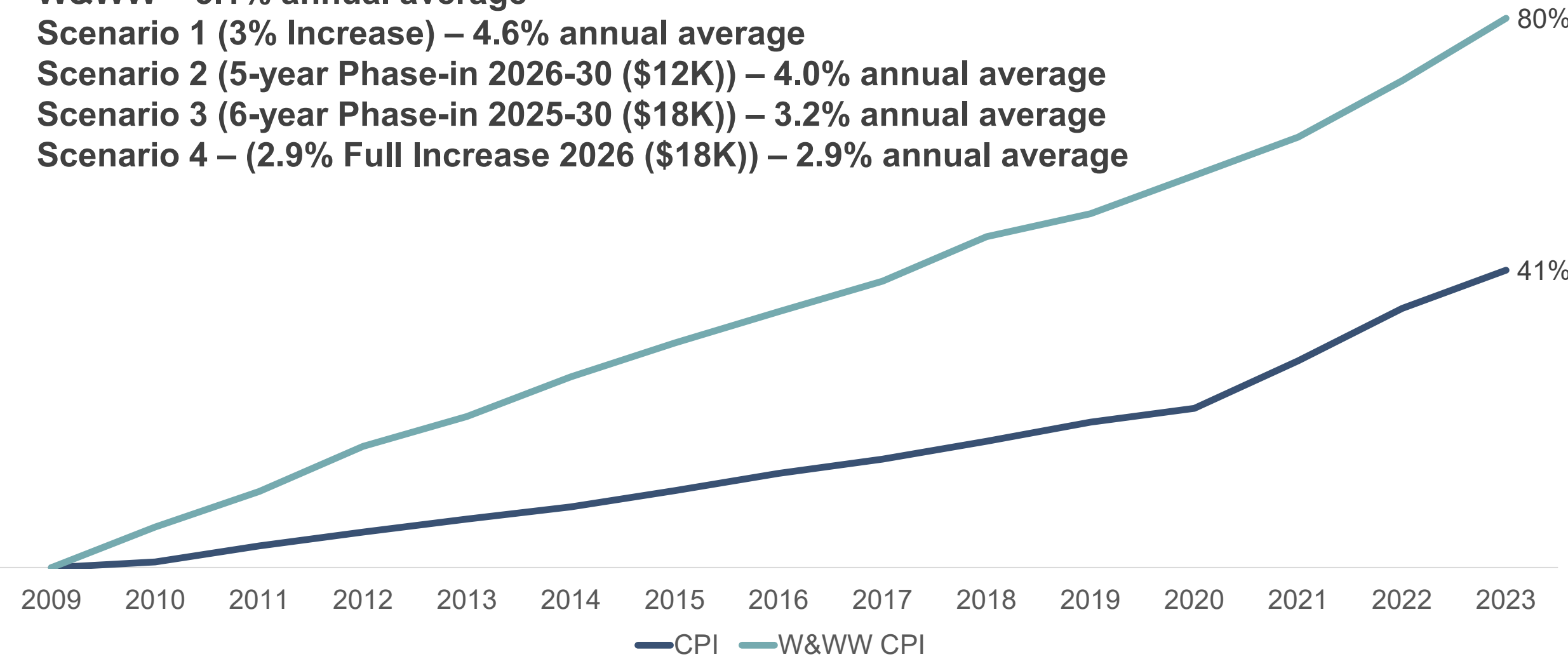
Preliminary Results Reclaimed

Summary of Proposed Revenue Adjustment

Year	Water	Sewer
2025	3.2% (Ordinance)	2.1% (Ordinance)
2026	6.0%	5.7%
2027	6.0%	5.7%
2028	6.0%	TBD
2029	6.0%	TBD
2030	6.0%	TBD
2031	6.0%	TBD

Average Annual Increases Comparison

- CPI – 2.8% annual average
- W&WW – 5.1% annual average
- Scenario 1 (3% Increase) – 4.6% annual average
- Scenario 2 (5-year Phase-in 2026-30 (\$12K)) – 4.0% annual average
- Scenario 3 (6-year Phase-in 2025-30 (\$18K)) – 3.2% annual average
- Scenario 4 – (2.9% Full Increase 2026 (\$18K)) – 2.9% annual average



Hazen

Questions?



City of Franklin

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

File #: 21-0923

DATE: October 28, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Lisa Clayton, Director of Parks
Kevin Lindsey
Heather Eusebio, Research & Planning Specialist
Chris Franklin, Public Works Operations Analyst

SUBJECT:

Presentation For Proposed Parkland Impact Fee Ordinance Amendment

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the discussion for the proposed Parkland Impact Fee Ordinance Amendment.

BACKGROUND/STAFF COMMENTS:

The Parkland Impact Fee Ordinance was adopted at the current amount of Four Thousand Three-Hundred Four And No/100 Dollars (\$4,304.00) per dwelling unit in 2016. In 2020, the Ordinance was amended to allow for clarification of definitions for dwelling units, Parkland dedication, Phase and the Total Parkland Impact Fee. The restructure of the timing of payments collected at the first final plat, or first building permit when a plat is not required, with the remainder of fees collected at a pro-rated rate per permit pulled. In 2023, the Ordinance was amended to include accessory dwelling units, fees being paid in full for 12 dwelling units or less and to allow for both public and private offsets to receive 75% eligible reimbursement. The Parkland Impact Fee Ordinance calls for an update to the fees since the last census.

FINANCIAL IMPACT:

There is no financial impact at this time, but will come at a later date.

RECOMMENDATION:

Staff recommends providing the Board of Mayor and Alderman options for implementation of Parkland Impact Fees for the following five year cycle.

PRESENTED BY:

ACA PUBLIC WORKS,
MARK HILTY

PARKS DIRECTOR, LISA
CLAYTON

PARKS FACILITIES
SUPERINTENDENT, KEVIN
LINDSEY

PARKS RESEARCH AND
PLANNING SPECIALIST,
HEATHER EUSEBIO

PUBLIC WORKS
OPERATIONS ANALYST,
CHRIS FRANKLIN

Proposed Parkland Impact Fee Ordinance Amendment

RECAP IN 2020: GENERAL AMENDMENTS

- Clarifications to the definitions for Dwelling Units, Parkland Dedication, Phase, and Total Parkland Impact Fee
- Restructure of timing of payment with 25% of the fees collected (for Community Parks) at the first final plat, or first building permit when a plat is not required, with the remainder of the fee collected at a pro-rated rate for every building permit pulled
- Clarification of the time amenities must be constructed within a development
- Clarification for eligible off-sets. Based on density.

RECAP IN 2020: OFF-SET AMENDMENTS

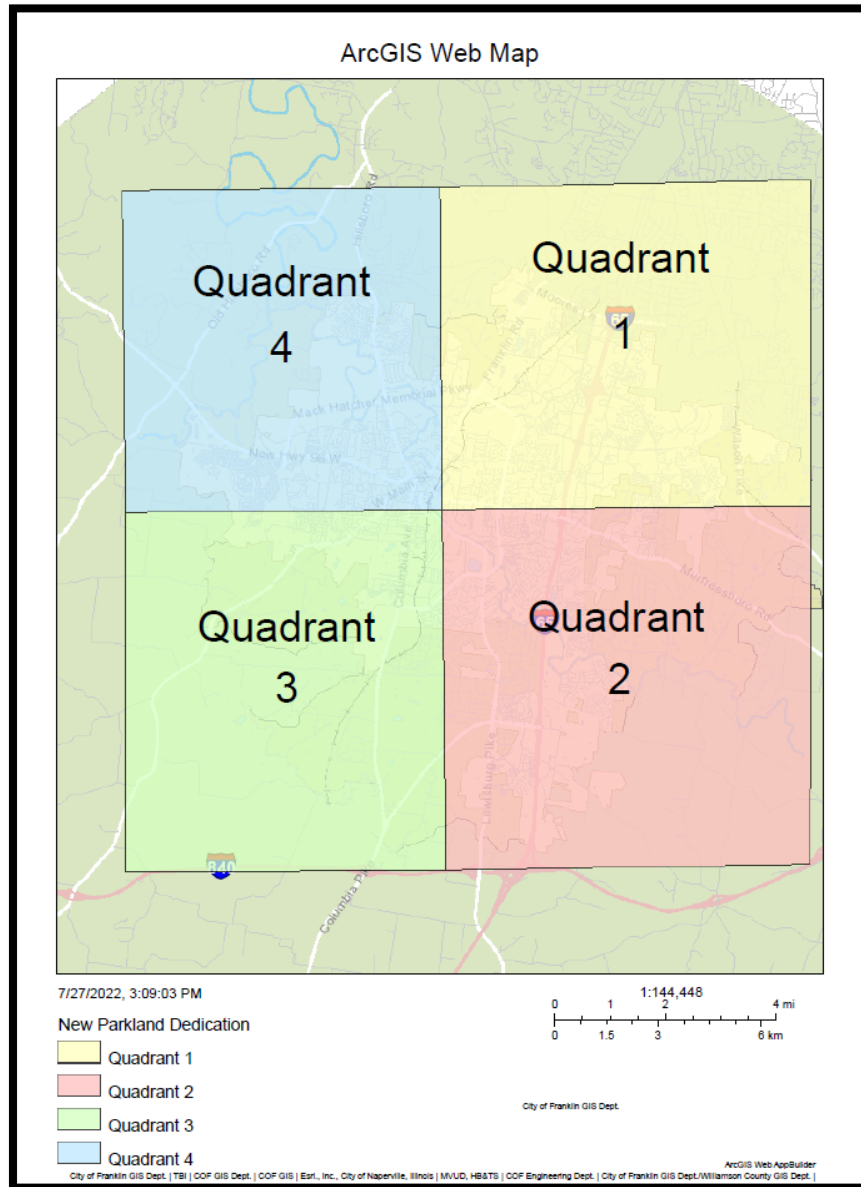
- Restructuring of the dedication levels:
 - 100% off-set for public parkland dedication equal to or exceeding five acres, when the density allows, and will include land value as determined in the ordinance
 - After initial 25% is deposited for Community Parks, the remaining 75% is eligible for an off-set which includes private parkland dedication open to the public (all-access public easement) and includes land value as determined in the ordinance
 - 50% off-set for private parkland improvements, land will not be considered, but the off-set amount has increased from 25%-50%

APPENDIX A, CHAPTER 25 AMENDMENTS

- Removal of redundant language
- Inserts figures which were previously included in Ordinance 2016-25, now being included in Appendix A, Chapter 25.
 - Improves efficiency for updating Municipal Code when these figures are updated in accordance with the County re-assessment every five (5) years.
 - Williamson County Reappraisal Scheduled 2025, 2029 (every four (4) years.)

RECAP IN 2023: GENERAL AMENDMENTS

- Offsets for Construction of Public & Private Park & Recreation Amenities Both Open & Not Open to the Public:
 - 25% of total required amount of total parkland will go to the City
 - 75% - Eligible for Offset (25% private & 50% public)
- Detached Accessory Dwelling Unit - fees only
- Any development with 12-units for less - fees only



Why PIF's? The Parkland Impact Fees are a one- time residential charge on new development collected & used by jurisdictions to fund the cost of public facilities (parks) that are necessary to serve new growth.

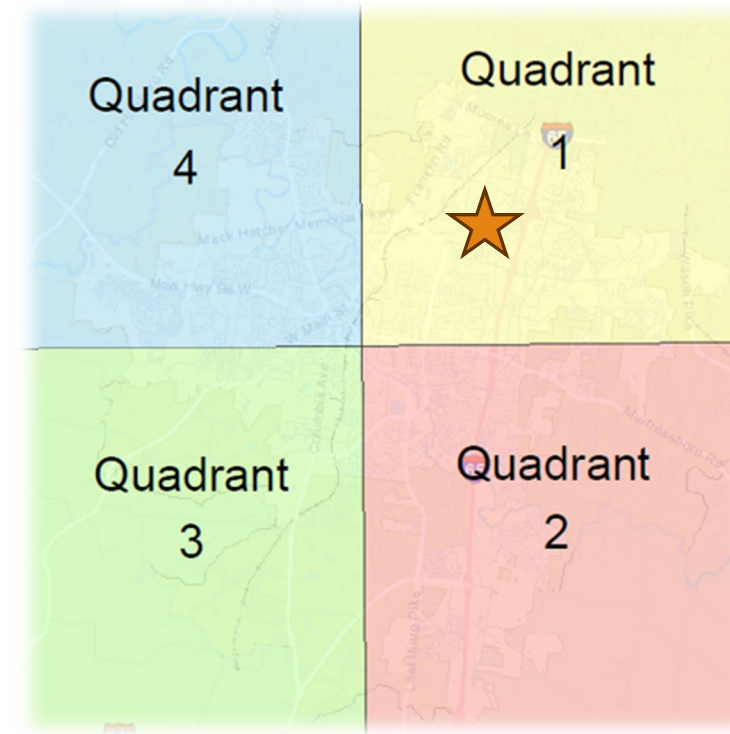
Historical park property do not utilize PIF's as other funds supplement the development of these sites. COF policy decision.

NEXUS:
Impact Fee
Amount
Based on A
Reasonable
Relationship.

Parkland Impact Fees are based on a reasonable nexus, or connection, between new development and the need for and corresponding costs of the capital park facilities and improvements included in the fee program.

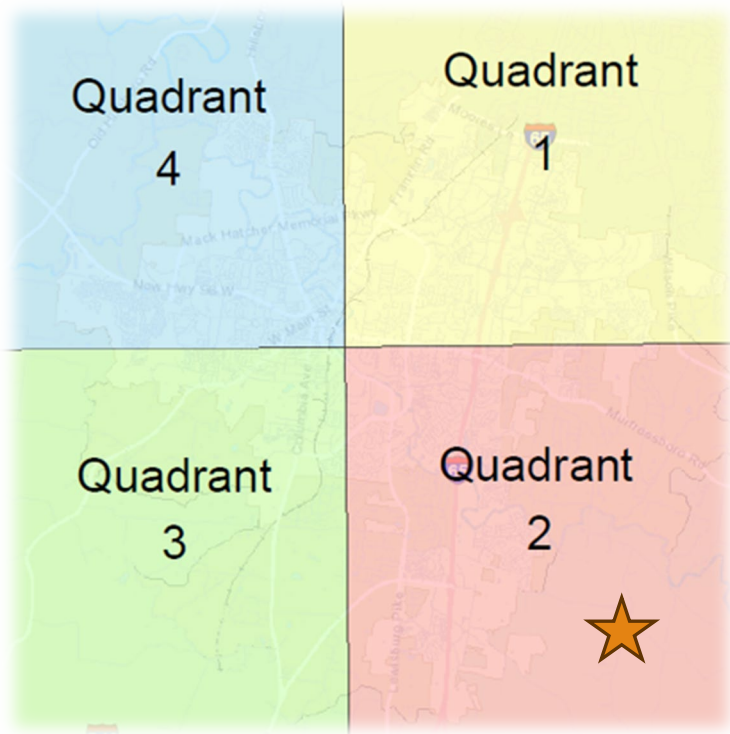
Franklin's PIF's are based in quadrants and fees are spent in the same quadrant where the residential impact takes place. The City may also demonstrate a nexus by crossing quadrant lines if the residential impact is closer to an existing or new park/trail/amenity versus staying only in the quadrant.

Circle at Resource Centre PUD	\$986,706.00	06/'13
Amelia Park Subdivision	\$51,336.00	01/'14
The Artesa PUD	\$1,048,008.00	04/'14
Ralston Row PUD	\$49,762.00	04/'14
Nichol Mill Lofts PUD	\$1,478,305.00	11/'15
Avenida of Cool Springs	\$660,564.00	02/'19
Iron Horse PUD	\$1,138,260.00	04/'18
Wynfield Village Sub	\$50,292.00	04/'18
Jordan Road PUD	\$52,680.00	09/'18
Carothers Crossing West	\$1,411,712.00	07/'19
107 Cadet	\$4,304.00	07/'22
Gateway	\$25,824.00	07/'22
Huffines Ridge	\$1,833,504.00	10/'22
Township Williamson Sq	\$150,640.00	09/'22
Taylor Sub	\$4,304.00	4/'23
Oakbrook(Mallory Station)	\$383,056.00	08/'20
Optima	\$1,497,792.00	12/'23
Woodwick Stone	\$4,304.00	8/'24
602 Murfreesboro Rd. - Anderson Garage	\$4,304.00	10/'24
328 Franklin Road (The Hills Sub)	\$4,304.00	08/'23
SUBTOTAL	\$10,839,961.00	



Parkland Fees Collected:
 Quadrant 1 (2013 –Present)
 * Neighborhood Parks (6) & Counting....

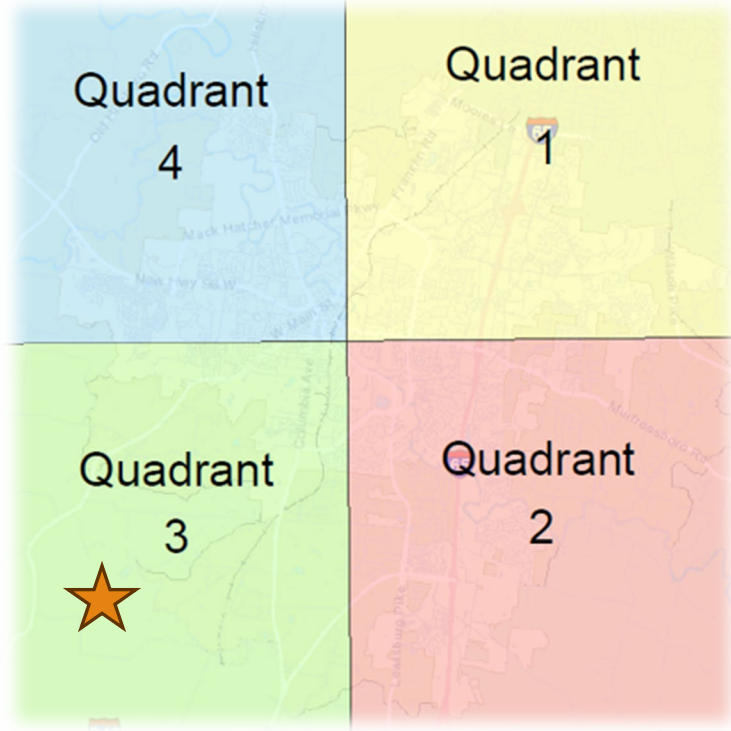
Silver Grace / Fountains of Franklin	\$75,240.00	04/'14
Tap Root Hill PUD	\$137,454.00	08/'16
Somerby of Franklin (Watson Glen Sub)	\$395,640.00	07/'15
Simmons Ridge PUD	\$49,199.64	04/'16
Bushnell Farm PUD	\$24,720.00	12/'18
Moss Property PUD (Foxglove Farm)	\$107,640.00	11/'18
October Park PUD	\$88,008.00	03/'18
Laguna (formerly Tavistock)	\$5,380.00	11/'22
"Laguna (formerly Tavistock)"	\$16,140.00	04/'23
Wood Duck Ct	\$802,696.00	03/'24 & 05/'24
Southvale	\$741,364.00	4/'24
Riverbluff PUD	\$45,858.45	10/'18
Poplar Farms PUD	\$868,332.00	4/'24
Poplar Farms PUD - Section 3	\$119,436.00	10/'24
Woodlands Rev 9	\$292,672.00	10/'20
Vintage at Watson Glen PUD	\$1,037,264.00	02/'21
Southbrooke PUD phase 1	\$346,472.00	09/'21
Southbrooke PUD phase 3	\$132,348.00	10/'21
Southbrook PUD phase 3	\$142,032.00	3/'23
SUBTOTAL	\$4,625,200.09	
** \$505,401.77 utilized for the purchase of Robinson Lake property. (Quad 2)		\$505,401.77



Parkland Fees Collected: Quadrant 2 (2014 –Present)

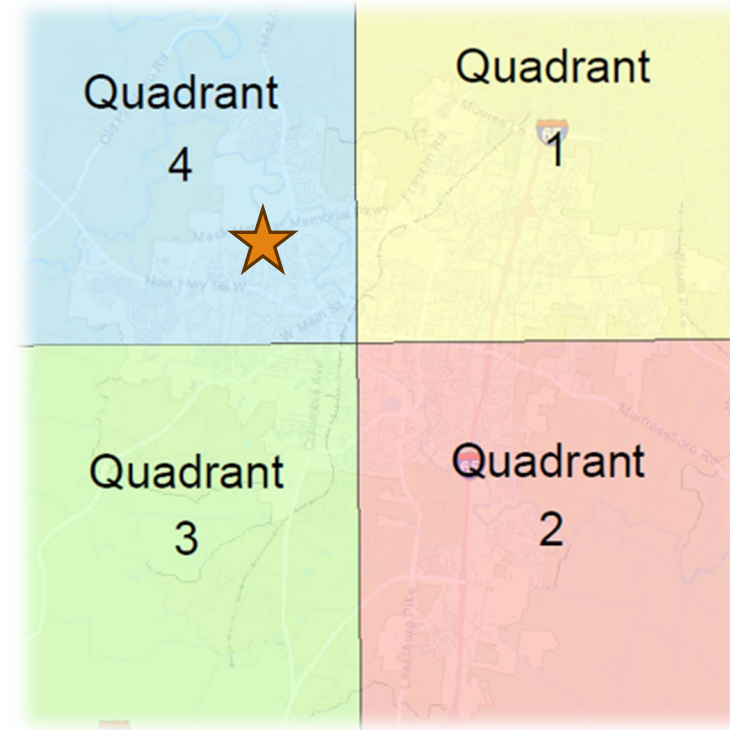
* Neighborhood Parks (16) & Counting....

Rucker Park PUD	\$88,200.00	02/'15
Rucker Park PUD addition	\$22,400.00	06/'18
Village at West Main sub	\$134,710.00	01/'18
Avondale Cottages PUD	\$168,300.00	03/'19
Shadow Green/Hillside	\$279,930.00	03/'19
SUBTOTAL	\$693,540.00	



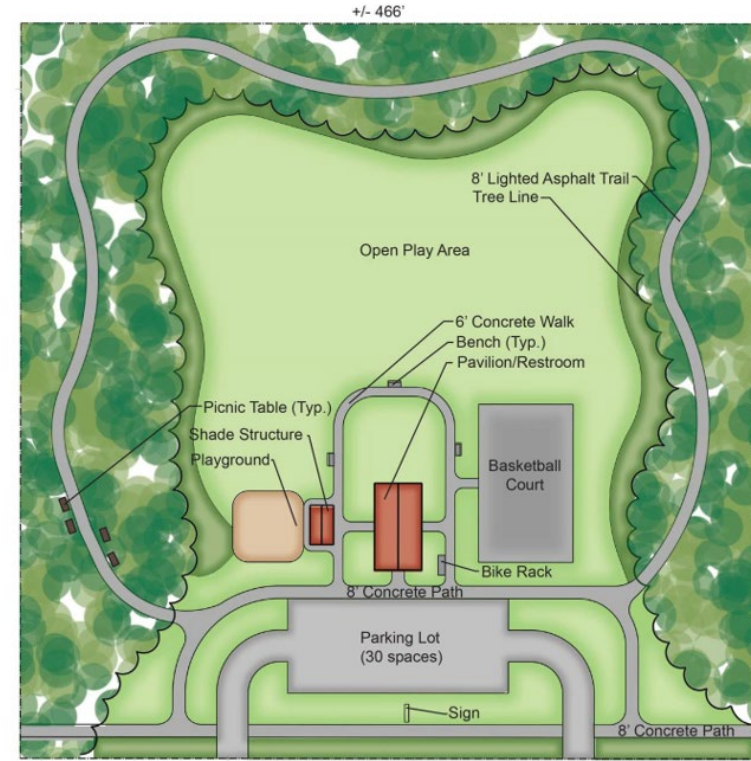
Parkland Fees Collected:
 Quadrant 3 (2015 –Present)
 * Neighborhood Parks (1) & Counting....

Vandalia Cottages Sub.	\$69,067.00	10/'13
Morning Pointe Franklin	\$66,240.00	07/'14
Blossom Park PUD	\$57,408.00	02/'15
Harpeth Square PUD	\$509,641.88	10/'17
Cardel Village PUD	\$66,744.00	05/'18
Wards Mill /Bishops Gate	\$52,488.00	12/'19
The Arlington At West Main PUD	\$55,080.00	04/'19
Chickasaw Dev	\$228,582.00	12/'18
Pray Project	\$4,304.00	08/'20
Cherokee Place PUD	\$120,512.00	06/'21
Poteat Place - North	\$12,912.00	9/'23
Magnolia Hall PUD	\$43,040.00	10/'23
324 3rd Ave S	\$4,304.00	12/'23
Hard Bargain	\$8,608.00	05/'24
Westhaven	\$785,480.00	09/'24
316 Bridge St.	\$4,304.00	10/'24
425 Boyd Mill Ave.	\$4,304.00	10/'24
Shawnee PUD	\$43,040.00	02/'22
SUBTOTAL	\$2,136,058.88	



Parkland Fees Collected:
 Quadrant 4 (2013 –Present)
 * Neighborhood Parks (2) & Counting....

	Subtotal	\$ 850,464.00
Contractor General Conditions & Mobilization @ 8%	\$ 68,037.12	
	Subtotal	\$ 918,501.12
10 % Contingency	\$ 137,775.17	
	Subtotal	\$ 1,056,276.29
Survey & Design	\$ 126,753.15	
Design & Construction Total	\$ 1,183,029.44	



Franklin Generic Neighborhood Park
Scale: 1:60

GENERIC CONCEPT PLAN FOR 5-ACRE PARK OPCC FROM 2015 PARKS MASTER PLAN



GENERIC CONCEPT PLAN FOR 5-ACRE PARK OPCC
FROM 2024 PARKS MASTER PLAN (Design & Construction - \$2,848,909)

CURRENT FEES IN 2023

Parkland Impact Fee	\$4,304 per Dwelling Unit
Parkland Dedication in Lieu of Parkland Impact Fee Off-sets	(Amount of Parkland Dedicated or set-side x Cost of 1 Acre of Land) Cost of 1 Acre of Land Located Outside Floodplain: \$62,121 Cost of 1 Acre of Land Located Inside Floodplain: \$45,757
Service Levels for Parkland and Park/Greenway Improvements	Parkland = 69.41 Dwelling Units Per 1 Acre Cost of Park/Greenway Improvements = \$ 3,409 per Dwelling Unit *Consideration for Off-Sets in-lieu of Parkland Impact Fees shall not exceed the Service Level for either the amount of Parkland or value of Improvements, individually.

Item/Formula	Parkland Impact Fee Methodology	Ordinance 2016-25 (2017) #'s Based on Special Census 7/1/2017	2023 (All Residential)
A	COF Population	70,908	88,615
B	Acres of Non-Historic Parkland and Trails	378.66	522.00
C	Plus, Private Pools	47.00	59.00
D (B+C)	Total Acres of Non-Historic Parkland, Trails & Pools	425.66	581.00
E (A/D)	Service Level (Population/Acres of Parkland)	166.58	152.52
F	People Per Dwelling Unit	2.4	2.3
G (A/F)	Dwelling Units (Total)	29,545	38,448
H (E/F)	Dwelling Units/Acre Parkland Target Service Level (Alt Calc)	69.41	66.31
I	Cost of 1 Acre of Land (Non-Floodplain)	\$ 62,121.00	\$ 150,321.12
K	Cost of 1 Acre of Land (Floodplain & Hillside)	\$ 45,757.00	\$ 44,183.61
L (I/H)	Cost of Parkland per Dwelling Unit (Non-Floodplain)	\$ 894.99	\$ 2,266.94
M (K/H)	Cost of Parkland per Dwelling Unit (Floodplain/Hillside)	\$ 659.23	\$ 666.28
N	5 Acre Neighborhood Park Development Cost	\$ 1,183,029.00	\$ 2,848,909.18
O (H x 5)	Number of DU's Served by 5 Acre Park	347.05	331.57
P (N/O)	Cost to Develop a 5 Acre Neighborhood Park per DU	\$ 3,408.82	\$ 8,592.22
Q (L+P)	Total Parkland Fee Per DU Target Level Of Service	\$ 4,303.81	\$ 10,859.16

Total Fee Per DU

2023 PIF'S ANALYSIS

DISCUSSION GOAL:

Is the Parkland Impact Fee Program Working For Residential Development to Pay Their Proportionate Share? YES...The current program is a predictable outcome.

Option 1: Leave 2017 Fee Active Until New Census Data Can be Provide?

Option 2: Increase to 2023 Fee?

Option 3: Add an inflationary % Yearly to the 2017 PIF Until New Census Data Can be Provide (*next slide*)

Item/Formula	Parkland Impact Fee Methodology	Ordinance 2016-25 (2017) #'s Based on Special Census 7/1/2017	2017 - 2024 CPI Inflationary development increase only
A	COF Population	70,908	
B	Acres of Non-Historic Parkland and Trails	378.66	
C	Plus, Private Pools	47.00	
D (B+C)	Total Acres of Non-Historic Parkland, Trails & Pools	425.66	
E (A/D)	Service Level (Population/Acres of Parkland)	166.58	
F	People Per Dwelling Unit	2.4	
G (A/F)	Dwelling Units (Total)	29,545	
H (E/F)	Dwelling Units/Acre Parkland Target Service Level (Alt Calc)	69.41	69.41
I	Cost of 1 Acre of Land (Non-Floodplain)	\$ 62,121.00	\$ 62,121.00
K	Cost of 1 Acre of Land (Floodplain & Hillside)	\$ 45,757.00	\$ 45,757.00
L (I/H)	Cost of Parkland per Dwelling Unit (Non-Floodplain)	\$ 894.99	\$ 894.99
M (K/H)	Cost of Parkland per Dwelling Unit (Floodplain/Hillside)	\$ 659.23	\$ 659.23
N	5 Acre Neighborhood Park Development Cost	\$ 1,183,029.00	\$ 1,517,332.31
O (H x 5)	Number of DU's Served by 5 Acre Park	347.05	347.05
P (N/O)	Cost to Develop a 5 Acre Neighborhood Park per DU	\$ 3,408.82	\$ 4,372.09
Q (L+P)	Total Parkland Fee Per DU Target Level Of Service	\$ 4,303.81	\$ 5,267.08

Total Fee Per DU

•Option #3

• This option incorporates a year-over-year CPI increase to the 5-acre neighborhood park development cost from June of 2017 till June of 2024.

• The U.S. Bureau of Labor Statistics CPI Inflation Calculator was used to estimate the new 5-acre neighborhood park development cost based on the estimated cost in 2017.

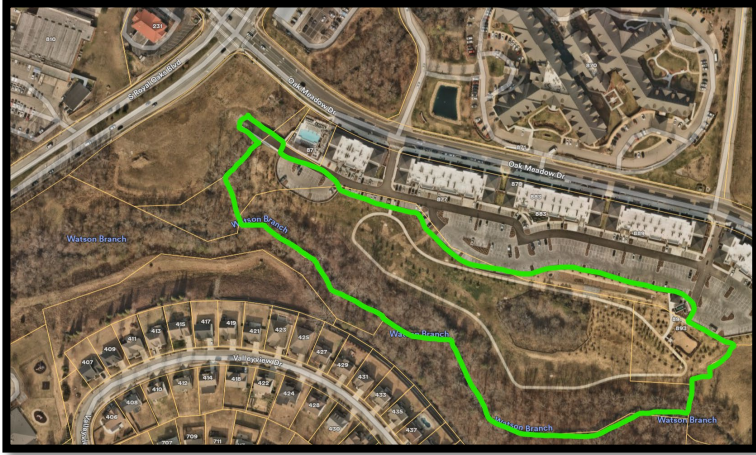
• The CPI is best practice tool to estimate park development cost due to the various goods and services incorporated in the development of a park.

*****Note Option IV: Estimated 1-acre land value of \$150,321.00 the new fee would be \$6,537.80**

Item/Formula	Parkland Impact Fee Methodology	January 1, 2025 Proposed Impact Fee	January 1, 2026 Fee with 5% CPI on Park Cost	January 1, 2027 Fee with 5% CPI on Park Cost	January 1, 2028 Fee with 5% CPI on Park Cost	January 1, 2029 Fee with 5% CPI on Park Cost
L	Cost of Parkland per Dwelling Unit (Non-Floodplain)	\$ 894.99	\$ 894.99	\$ 894.99	\$ 894.99	\$ 894.99
M	Cost of Parkland per Dwelling Unit (Floodplain/Hillside)	\$ 659.23	\$ 659.23	\$ 659.23	\$ 659.23	\$ 659.23
N	5 Acre Neighborhood Park Development Cost	\$ 1,517,332.31	\$ 1,593,198.93	\$ 1,672,858.87	\$ 1,756,501.82	\$ 1,844,326.91
O	Number of DU's Served by 5 Acre Park	347.05	347.05	347.05	347.05	347.05
P (N/O)	Cost to Develop a 5 Acre Neighborhood Park per DU	\$ 4,372.09	\$ 4,590.70	\$ 4,820.23	\$ 5,061.25	\$ 5,314.31
Q (L+P)	Total Parkland Fee Per DU Target Level Of Service	\$ 5,267.08	\$ 5,485.69	\$ 5,715.22	\$ 5,956.23	\$ 6,209.30

Projected Parkland Impact Fees: Option 3

Vintage Parkland Reimbursement



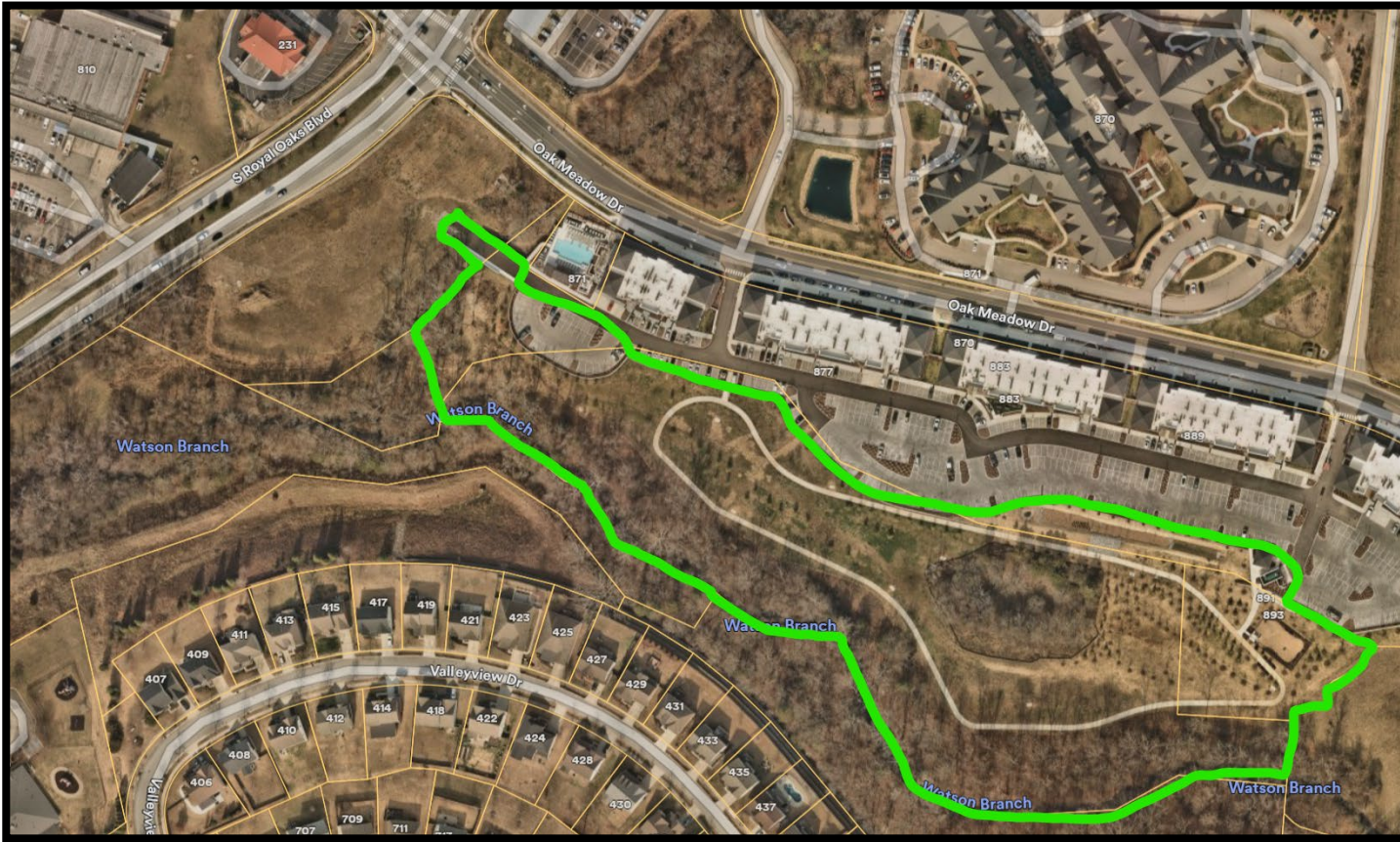
Public Amenities (eligible for 75%) Offset

- Approximately 5 Acre Park
- 9 Hole Disc Golf Course
- Dog Park
- Approximately ½ mile walking trail

Actual Costs Incurred Under Current PIF

- 241 Dwelling Units
- Total Parkland Fee Paid - \$1,037,264
- Total Reimbursed at 75% of Fee Paid - \$777,948
- Actual Amount Submitted for Reimbursement - \$1,454,275.78

Vintage Parkland Reimbursement



Public Amenities (eligible for 75%) Offset

- Approximately 5 Acre Park
- 9 Hole Disc Golf Course
- Dog Park
- Approximately ½ mile walking trail

Actual Costs Incurred Under Current PIF

- 241 Multifamily Units
- Total Parkland Fee Paid - \$1,037,264
- Total Reimbursed at 75% of Fee Paid - \$777,948
- Actual Amount Submitted for Reimbursement - \$1,454,275.78

Hypothetical Costs Incurred Using CPI Rates

Fee paid with proposed inflationary development increase - \$1,269,908

- Actual Amount Submitted for Reimbursement - \$1,454,275.78
- Total Reimbursed at 75% - \$952,431



Vintage Parkland Incorporated Outside Scope



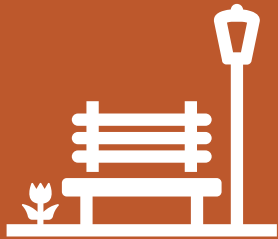
McEwen Place Town Center Parkland Amenities



Item/Formula	Parkland Impact Comparison	Actual 2017	Proposed 2024
A	Actual Park Cost	\$1,454,275.78	\$1,454,275.78
B	Impact Fee	\$1,037,264.00	\$1,269,908.88
C (A+B)	Total Paid Impact Fee + Park Cost	\$2,491,539.78	\$2,724,184.66
D (B *0.75)	Amount Reimbursed at 75%	\$777,948.00	\$952,431.66
E (C-D)	Total Developer Paid after Reimbursement	\$1,713,591.78	\$1,771,753.00
	Additional Paid by Developer with new Impact Fee	\$58,161.22	

Vintage Parkland Impact Fee Comparison

Question To Be Addressed:



Is The Parkland Impact Fee Program Working For Residential Development To Pay Their Proportionate Construction or Offsets When Adjusting the Final Dwelling Unit Cost?



City of Franklin

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

File #: 21-0845

DATE: October 22, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Shanna McCoy, Zoning Administrator
Adam Moser, Traffic Engineer

SUBJECT:

Discussion Of Downtown Paid Parking And Parking Management
WS 7/9/24; 10/22/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning pay parking in downtown Franklin.

BACKGROUND/STAFF COMMENTS:

There have been two recent requests for consideration by the Board of Mayor and Aldermen for private paid parking lots in the downtown area. This presentation and discussion is intended to provide clarity on previous and current parking requirements and approval processes, data regarding availability of downtown parking from the last study that the City conducted, and information regarding the recent requests for paid parking.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the Discussion of Downtown Pay Parking.

DOWNTOWN PAY PARKING

Shanna McCoy, CFM

Adam Moser, P.E.

Emily Wright, AICP



Zoning Ordinance Background



- Prior to the adoption of 2019 Zoning Ordinance, all land uses were required to meet the standard parking requirements in the Zoning Ordinance. **Parking could be free or paid.**
- As the 2019 Zoning Ordinance was being drafted, there was a concern from elected and appointed officials about the rise in paid parking lots in the downtown area. There was not a required review process for paid parking lots at the time.
- With the adoption of 2019 Zoning Ordinance, all land uses are still required to meet the standard parking requirements in the Zoning Ordinance, and the following statement was added: **Required parking spaces shall be free and accessible to the public, unless otherwise determined by the BOMA.**

Current Pay Parking Requests



There are currently two requests for paid parking lots in downtown:

1. 94-98 East Main Street

- 41 spaces on site and 4 spaces in state R.O.W.
- Proposed Uses require 93 spaces (deficit of 48 spaces)

2. 127 2nd Ave South

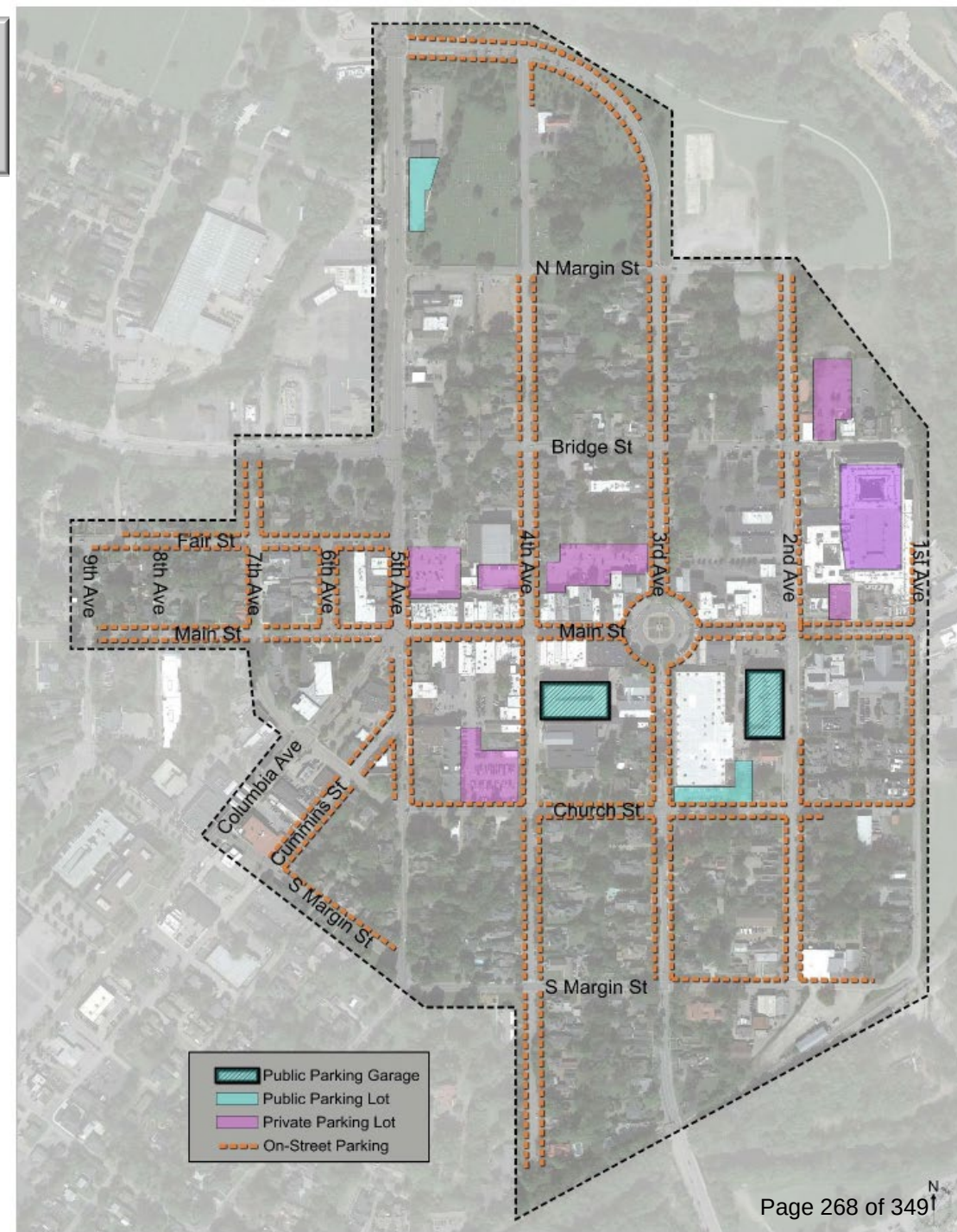
- 54 spaces on site
- Current Uses require 19 spaces (excess of 35 spaces)
- There may be change of use proposed soon that would change the number of required spaces.

Downtown Parking Study Recap

Parking Capacity*

On-Street		755
2nd Avenue Garage		252
4th Avenue Garage		345
Public Lots		90
Private (Pay) Lots		356
Harpeth Hotel (Pay)		367
Total Free		1442
Total Pay		723
Total		2165

*There is additional capacity outside of study area; Pay lots do not include all 'private' parking spaces, only those available to the public



Downtown Parking Study Recap

Parking Occupancy

	Total Available	Thursday Midday % Occupied	Friday Midday % Occupied
On-Street	755	77%	78%
2nd Avenue Garage	252	95%	93%
4th Avenue Garage	345	97%	98%
Public Lots	90	57%	58%
Private (Pay) Lots	356	50%	53%
Harpeth Hotel (Pay)	367	4%	3%

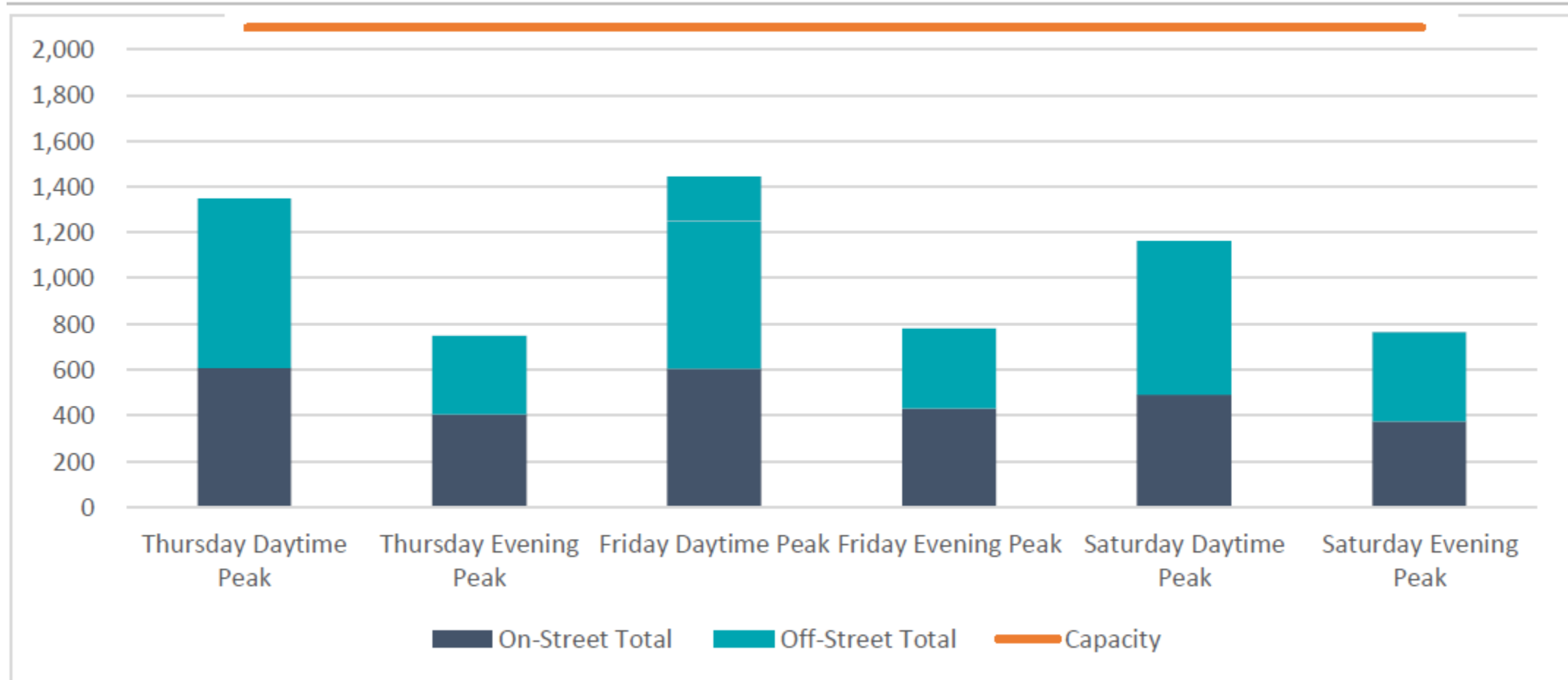
- **Weekday Peak (12:30 pm)**
 - 65% Total Spaces Occupied
 - 83% 'Free' Spaces Occupied
- **Weekend Peak (12:30 pm)**
 - 49% Total Spaces Occupied
 - 66% 'Free' Spaces Occupied



Downtown Parking Study Recap



Exhibit 3: Observed Parking Occupancy Peaks, by Day



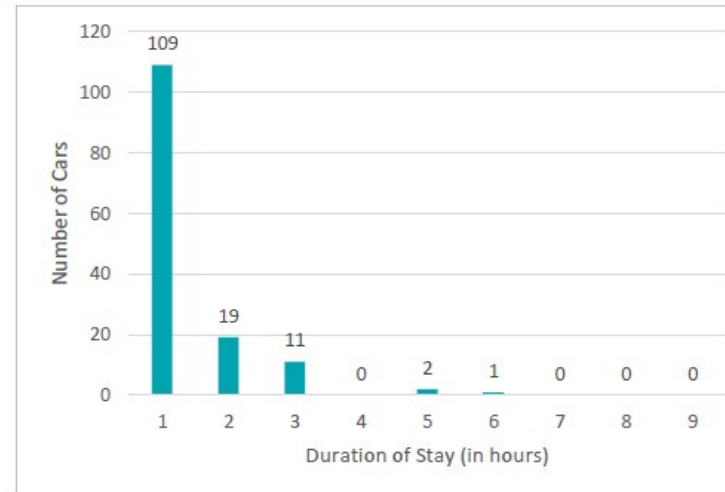
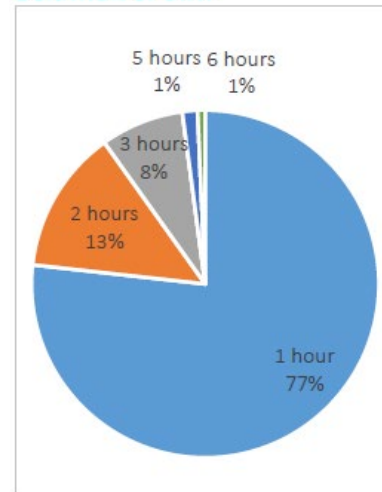
Downtown Parking Study Recap



- **2022: 90% of time limit spaces staying 2 hours or less (90% compliance)**
 - Approximately 70% of time-limited spaces are staying 1 hour or less
- **2016: In comparison, 70% of time limited spaces were 2 hours or less**
 - Approximately 50% of time-limited spaces stayed 1 hour or less

Turnover of these spaces has increased since going to 2-hour time limit

DURATION OF STAY



Duration of vehicles parked around the square shown above

Downtown Parking Considerations



There are planned increases to the downtown parking supply:

1. New City Hall: 128 Spaces (net gain on site)
2. Bicentennial Park Surface Lot: 47 Spaces

Concerns



As paid parking lots continue to increase in downtown, the following concerns arise:

1. Impact to adjacent/nearby residential neighborhoods
2. Impact to downtown businesses
3. Impact to free public parking garages
4. Additional traffic generated by those searching for limited free parking
5. Possible negative perception of the City due to the high cost of private parking citations and difficulties in reaching a person to speak to since payments are to be made online.
 - One option could be that a local permit/license be implemented for private paid parking lots that includes approval criteria and process for signage, the technology used for collecting of fees, and the management of citations by private operators.

Questions/Discussion/Next Steps





File #: 21-0859

DATE: October 22, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:

Presentation & Discussion Of 10-Year Capital Improvement Plan (CIP) Rankings

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the prioritization of projects within the City's 10-Year Capital Improvement Plan (CIP) and to identify areas of consensus.

BACKGROUND/STAFF COMMENTS:

As part of the process to update the City's 10-year Capital Investment Plan, the Board of Mayor and Aldermen (BOMA) was tasked with reviewing and prioritizing potential projects for inclusion in the City's 10-year Capital Improvement Plan (CIP). Each member ranked the projects based on their perceived importance, ensuring that the total funding did not exceed the allocated budget of \$150,000,000. It is important to note that the Mack Hatcher Projects were excluded from this process due to ongoing discussions between the City of Franklin and TDOT regarding potential funding partnerships. Additionally, any projects that had already secured funding were not part of the ranking.

The purpose of this prioritization exercise is to gain valuable insights into areas where Board members' priorities are aligned, as well as to highlight differences in perspective. By focusing on the areas of consensus and engaging in discussions about projects requiring further evaluation, we can ensure that the final Capital Improvement Plan reflects both the community's best interests and the City's long-term strategic goals.

FINANCIAL IMPACT:

No financial impact at this time.

RECOMMENDATION:

No recommendation at this time. This item is for discussion only and for staff to obtain feedback from the BOMA.

City of Franklin, Tennessee
FY 2024-2033 Capital Investment Program
BOMA Priority Projects - **Non-Weighted Rankings for All Projects**

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The following factors were used, in the order listed, to develop the overall project priority list: (1) **TOTAL** number of votes received from BOMA members, (2) By **STAFF RANKING**.

RANK	PROJECT	CATEGORY	STAFF RANKING	EST. COST	BORD OF MAYOR AND ALDERMEN									RUNNING TOTAL
					BAGGETT	BARNHILL	BLANTON	BROWN	BURGER	CAESAR	MOORE	PETERSEN	POTTS	
1	FD19003 - Fire Station 3 Upgrades	Emergency Services	4	\$10,500,000	1	1		1	1		1	1	1	7
2	ST24003A - Eddy Lane (SR96-Fort Granger Park)	Transportation	3	\$4,750,000	1	1	1	1		1	1	1		7
3	ST24003B - Eddy Lane (Fort Granger Park-Liberty Pike)	Transportation	3	\$4,750,000	1		1	1	1	1	1	1		7
4	ST24006 - Battle Ave Bridge Replacement	Transportation	4	\$740,000	1	1	1		1		1		1	6
5	ST16003 - Goose Creek Bypass and Carothers Pkwy Extension	Transportation	4	\$40,000,000		1		1	1		1	1	1	6
6	PK19015 - Winstead Hill Park	Parks & Recreation	3	\$1,150,000	1	1	1			1	1	1		6
7	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	2	\$1,000,000	1	1	1	1		1			1	6
8	PK24006 - Collins Farm Structure(s) Stabilization and Roof	Parks & Recreation	4	\$430,000	1		1				1	1	1	5
9	ST24004 - South Margin St. and 5th Ave Intersection Imp	Transportation	4	\$3,150,000	1		1			1	1		1	5
10	ST24001 - Mallory Ln. and Cool Springs Blvd. Improvements	Transportation	4	\$4,300,000	1				1		1	1	1	5
11	PK24001 - Chestnut Bend Trail Improvements Project	Parks & Recreation	4	\$2,150,000	1		1	1	1				1	5
12	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	3	\$1,927,200	1			1	1	1			1	5
13	ST24002 - Mallory Ln and W. McEwen Dr. Intersection Imp.	Transportation	4	\$3,300,000	1				1		1		1	4
14	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	4	\$900,000	1			1				1	1	4
15	FD24001 - Station 2 Improvements	Emergency Services	3	\$650,000	1	1				1			1	4
16	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	\$26,300,000					1	1		1	1	4
17	FM24002 - South Salt Storage Facility	General Services	3	\$1,350,000	1		1				1		1	4
18	PK16008 - Jim Warren Park Renovations	Parks & Recreation	2	\$23,000,000		1	1			1	1			4
19	ST16022A - Carothers Pkwy (Long Ln - S. Carothers Rd)	Transportation	2	\$21,800,000		1	1			1			1	4
20	ST24009 - Old Liberty Pike Improvements	Transportation	2	\$4,240,000			1	1	1	1				4
21	FD19004 - New Fire Traning Center	Emergency Services	3	\$4,500,000	1						1		1	3
22	FD24002 - Emergency Services / Traffic Technology Project	Emergency Services	3	\$3,775,000	1						1		1	3
23	ST24011 - West Meade Blvd Sidewalk	Transportation	3	\$2,915,000	1	1	1							3
24	PK16006 - 4 Worker Houses (Harlinsdale)	Parks & Recreation	3	\$2,750,000	1		1	1						3
25	PK24005 - Collins Farm Trail & Parking Project	Parks & Recreation	2	\$600,000	1		1					1		3
26	ST16022B - Carothers Pkwy (Ladd Park Temporary Sidewalk)	Transportation	2	\$1,500,000	1						1		1	3
27	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	2	\$5,352,960	1		1			1				3
28	ST16027 - Boyd Mill Ave (South of SR96 - Downs Blvd)	Transportation	2	\$8,600,000	1					1	1			3
29	PK24003 - Bicentennial Park - East Parking Lot	Parks & Recreation	2	\$3,950,000	1			1	1					3
30	ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	2	\$15,000,000	1	1	1							3
31	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	1	\$3,400,000			1	1		1				3
32	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	1	\$12,900,000		1	1		1					3
33	PK24007 - Liberty Park - Phase 2	Parks & Recreation	3	\$6,500,000		1				1				2
34	PK24008 - Fieldstone Concession and Pavilion Rehabilitation	Parks & Recreation	3	\$3,800,000		1		1						2
35	ST16016 - Lewisburg Pike (Donelson Crk Pkwy - Mack Hatcher)	Transportation	3	\$21,200,000				1					1	2
36	ST24008 - Franklin Road (SR397 - SR441)	Transportation	3	\$44,400,000	1			1						2
37	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	\$5,250,000	1		1							2
38	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	2	\$1,100,000			1			1				2
39	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	2	\$15,800,000						1		1		2
40	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	\$23,100,000			1					1		2
41	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	2	\$34,300,000					1		1			2
42	ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	1	\$2,200,000			1			1				2
43	ST16025 - Oxford Glen Dr Multiuse Trail (Candytuft Ct. - E. McEwen Dr)	Transportation	1	\$1,100,000					1	1				2
44	PK24002 - Southeast Park - Phase 2	Parks & Recreation	3	\$16,350,000								1		1
45	PK16005 - Power Station & Museum	Parks & Recreation	3	\$11,000,000	1									1
46	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	2	\$2,550,000			1							1
47	FD19002 - Fire Station 10 (East of I-65)	Emergency Services	1	\$12,900,000						1				1
48	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	\$2,520,000										0
49	PK24004 - FSSD (Freedom Middle and Poplar Grove)	Parks & Recreation	2	\$4,300,000										0
50	FD19006 - Safety Education Village	Emergency Services	2	\$3,900,000										0

City of Franklin, Tennessee

FY 2024-2033 Capital Investment Program

BOMA Priority Projects -Weighted Rankings for All Projects

Below is the compilation of individual BOMA member responses to the City Administrator's request for CIP project priority rankings. The least number of projects selected by any BOMA member was 13. The #1 project in each BOMA member's list was awarded 13 points. The #2 project was awarded 12 points. This process continues through the #13 project in each list, which is awarded 1 point. All remaining contained in a BOMA member's individual list are assigned a value of 1. The TOTAL of points possible for any given project is 117 points (9 BOMA members x13 Points for a #1 Vote). The number of BOMA member's voting for a project, or "Count", was used as a tiebreaker for any tied "TOTAL" values.

RANK	PROJECT	CATEGORY	STAFF RANKING	NON-WEIGHTED VOTES	EST. COST	BORD OF MAYOR AND ALDERMEN									RUNNING TOTAL
						BAGGETT	BARNHILL	BLANTON	BROWN	BURGER	CAESAR	MOORE	PETERSEN	POTTS	
1	ST16003 - Goose Creek Bypass and Carothers Pkwy Extension	Transportation	4	6	\$40,000,000		13		11	12		13	13	13	75
2	ST24003A - Eddy Lane (SR96-Fort Granger Park)	Transportation	3	7	\$4,750,000	13	1	4	13		7	9	11		58
3	ST24003B - Eddy Lane (Fort Granger Park-Liberty Pike)	Transportation	3	7	\$4,750,000	12		5	12	2	8	8	10		57
4	ST24004 - South Margin St. and 5th Ave Intersection Imp	Transportation	4	5	\$3,150,000	10		6			12	7		6	41
5	FD19003 - Fire Station 3 Upgrades	Emergency Services	4	7	\$10,500,000	1	11		7	6		6	6	3	40
6	ST24001 - Mallory Ln. and Cool Springs Blvd. Improvements	Transportation	4	5	\$4,300,000	1				9		11	8	8	37
7	PK16008 - Jim Warren Park Renovations	Parks & Recreation	2	4	\$23,000,000		9	13			9	4			35
8	ST16015 - Carothers Pkwy (Falcon Creek - SR96E)	Transportation	3	4	\$26,300,000					5	6		12	11	34
9	ST24006 - Battle Ave Bridge Replacement	Transportation	4	6	\$740,000	8	4	1		7		1		5	26
10	ST24002 - Mallory Ln and W. McEwen Dr. Intersection Imp.	Transportation	4	4	\$3,300,000	1				8		10		7	26
11	FD19001 - Fire Station 9 (East Side of Franklin)	Emergency Services	1	3	\$12,900,000		12	11		1					24
12	ST16025 - Oxford Glen Dr Multiuse Trail (Candytuft Ct. - E. McEwen Dr)	Transportation	1	2	\$1,100,000					13	11				24
13	PK16007 - North Pavilion & Restroom Facility (Harlinsdale)	Parks & Recreation	2	6	\$1,000,000	2	2	12	5		1			1	23
14	ST16027 - Boyd Mill Ave (South of SR96 - Downs Blvd)	Transportation	2	3	\$8,600,000	9					1	12			22
15	ST16016 - Lewisburg Pike (Donelson Crk Pkwy - Mack Hatcher)	Transportation	3	2	\$21,200,000				10					12	22
16	ST16023 - 1st Ave Multiuse Trail (S Margin St - Bridge St)	Transportation	1	2	\$2,200,000			9			10				19
17	FD24001 - Station 2 Improvements	Emergency Services	3	4	\$650,000	1	10				5			1	17
18	ST16022A - Carothers Pkwy (Long Ln - S. Carothers Rd)	Transportation	2	4	\$21,800,000		5	1			1			10	17
19	PK19015 - Winstead Hill Park	Parks & Recreation	3	6	\$1,150,000	1	8	1			1	1	4		16
20	PK24006 - Collins Farm Structure(s) Stabilization and Roof	Parks & Recreation	4	5	\$430,000	11		1				1	2	1	16
21	ST24009 - Old Liberty Pike Improvements	Transportation	2	4	\$4,240,000			1	8	1	4				14
22	PK16006 - 4 Worker Houses (Harlinsdale)	Parks & Recreation	3	3	\$2,750,000	4		7	3						14
23	ST16028 - Clovercroft Rd (SR96-Oxford Glen Dr)	Transportation	2	2	\$34,300,000					11		3			14
24	PK16012 - Greenway (1st Ave North to Bicentennial)	Parks & Recreation	3	5	\$1,927,200	6			1	4	1			1	13
25	PK24003 - Bicentennial Park - East Parking Lot	Parks & Recreation	2	3	\$3,950,000	1			2	10					13
26	FD19002 - Fire Station 10 (East of I-65)	Emergency Services	1	1	\$12,900,000						13				13
27	ST16035 - Columbia Ave (Downs Blvd to Fowlkes St)	Transportation	2	3	\$15,000,000	1	1	10							12
28	ST24008 - Franklin Road (SR397 - SR441)	Transportation	3	2	\$44,400,000	3			9						12
29	FD19005 - Safe Rooms for Fire Station 1-6	Emergency Services	4	4	\$900,000	1			1				5	4	11
30	ST16022B - Carothers Pkwy (Ladd Park Temporary Sidewalk)	Transportation	2	3	\$1,500,000	1						1		9	11
31	FD19004 - New Fire Traning Center	Emergency Services	3	3	\$4,500,000	5						5		1	11
32	FD24002 - Emergency Services / Traffic Technology Project	Emergency Services	3	3	\$3,775,000	7						2		2	11
33	PK24001 - Chestnut Bend Trail Improvements Project	Parks & Recreation	4	5	\$2,150,000	1		1	4	3				1	10
34	ST16019 - N Royal Oaks Blvd (Alexander Plaza - Liberty Pike)	Transportation	2	2	\$15,800,000						3		7		10
35	ST16032 - West Main St (Natchez St. to Downs Blvd)	Transportation	2	2	\$23,100,000			1					9		10
36	ST16013 - Aspen Grove Dr. & Seaboard Ln Int Improvements	Transportation	1	3	\$3,400,000			2	6		1				9
37	PK19007 - Greenway (Pinkerton Park to Franklin Road Bridge)	Parks & Recreation	2	2	\$5,250,000	1		8							9
38	PK24007 - Liberty Park - Phase 2	Parks & Recreation	3	2	\$6,500,000		7				1				8
39	PK24008 - Fieldstone Concession and Pavilion Rehabilitation	Parks & Recreation	3	2	\$3,800,000		6		1						7
40	PK24005 - Collins Farm Trail & Parking Project	Parks & Recreation	2	3	\$600,000	1		1					3		5
41	ST24011 - West Meade Blvd Sidewalk	Transportation	3	3	\$2,915,000	1	3	1							5
42	SW16004 - Figuers Drive Area Drainage Improvements	Stormwater	2	3	\$5,352,960	1		3			1				5
43	FM24002 - South Salt Storage Facility	General Services	3	4	\$1,350,000	1		1				1		1	4
44	SW16005 - Jordan Branch (Cool Springs E) Stream Restoration	Stormwater	2	2	\$1,100,000			1			2				3
45	PK24002 - Southeast Park - Phase 2	Parks & Recreation	3	1	\$16,350,000								1		1
46	PK16019 - Harlinsdale Farm Interurban Trail Connection	Parks & Recreation	2	1	\$2,550,000			1							1
47	PK16005 - Power Station & Museum	Parks & Recreation	3	1	\$11,000,000	1									1
48	PK24004 - FSSD (Freedom Middle and Poplar Grove)	Parks & Recreation	2	0	\$4,300,000										0
49	FD19006 - Safety Education Village	Emergency Services	2	0	\$3,900,000										0
50	PK19005 - Greenway (Aspen Grove to Mallory Station Rd)	Parks & Recreation	2	0	\$2,520,000										0



File #: 21-0367

DATE: June 14, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Lisa Clayton, Director of Parks

SUBJECT:

Consideration Of Resolution 2024-46, A Resolution To Adopt Phase I Of The FY 2024-2033 Capital Investment Program (CIP) Through The Modification Of Several Projects As Previously Approved As A Part Of The FY 2019-2028 CIP Via Resolution 2019-68
WS 6/11/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2024-46.

BACKGROUND/STAFF COMMENTS:

Resolution 2024-46 represents a critical step in the ongoing strategic planning for the City of Franklin's Capital Improvement Plan. It builds upon the foundation established by Resolution 2019-68, which outlined the FY 2019-2028 CIP and provided a framework for prioritized projects and resource allocation.

Key Points of Resolution 2024-46:

1. Modification of Projects:

- **Carlisle Ln (SR96W-Future Mack Hatcher Pkwy):** This project, originally approved in the FY 2019-2028 CIP but not initiated, shall be removed entirely from the upcoming FY 2024-2033 CIP, as the total estimated cost to complete the project as risen to approximately \$20,000,000.
- **Long Lane and Old Peytonsville:** This project, originally approved in the FY 2019-2028 CIP and has already spent \$5,316,316 in funds for design and right-of-way acquisition, shall be reduced in size and scope to the "Minimum Build" option as presented to the BOMA. This reduced project would still provide the intended connectivity, while reducing the estimated total completion cost from \$45,700,000 to \$28,200,000.

2. Sidewalk/Multi-use Trail Projects:

- The following sidewalk/multi-use trail projects shall be funded through the environmental, design, and right-of-way phases, to best position these projects to pursue and obtain state and/or federal grant funding:

- Greenway Aspen Grove Park to Mack Hatcher
- Mack Hatcher Pkwy Trail (Franklin Road - Hillsboro Road)
- Greenway (Pinkerton Park to Franklin Road Bridge)
- Lewisburg Avenue Multiuse Trail Phase 2 (Carriage Park Drive to Collins Farm)
- Lewisburg Avenue Multiuse Trail Phase 3 (SR397 to Carriage Park Drive)

FINANCIAL IMPACT:

With the adoption of this resolution, the Board of Mayor and Aldermen will have approximately \$85.7 million to allocate to phase II of the FY 2024-2033 CIP.

The summary of the changes from the date of the last comprehensive update to the financial model (January 26, 2024) to tonight's proposed resolution 2024-46 is shown below:

Revenues - FY 2024-2033 CIP

<u>A</u>	Projected Financing as of January 26, 2024	\$ 517,717,391
<u>B</u>	<i>less amount spent on completed projects</i>	<u>\$ 56,858,967</u>
<u>C</u>	<i>Modifications of Financing (reduced grants for greenways and trails (design only))</i>	<u>\$ 7,500,000</u>
<u>D (A-B-C)</u>	Total Available Financing as of June 25, 2024	\$ 453,358,424

Expenses - FY 2024-2033 CIP

<u>E</u>	Estimated CIP Project costs as of January 26, 2024	\$ 482,413,781
<u>B</u>	<i>less amount spent on completed projects</i>	<u>\$ 56,858,967</u>
<u>F (E-B)</u>	Total unfinished CIP Project Costs as of June 11, 2024	\$ 425,554,814
<u>G</u>	<i>less Carlisle Lane</i>	<u>\$ 20,000,000</u>
<u>H</u>	<i>less reduction of scope to Long Lane & Old Peytonsville Road</i>	<u>\$ 17,535,967</u>
<u>I</u>	<i>less reduction of sidewalk/parks projects to design only</i>	<u>\$ 20,412,311</u>
<u>J (F-G-H-I)</u>	Total unfinished CIP Project Costs proposed in Resolution 2024-46	\$ 367,606,536

Summary - Forecast Revenues vs. Expenses

<u>D</u>	Total Available Financing as of June 25, 2024	\$ 453,358,424
<u>J</u>	Total unfinished CIP Project Costs proposed in Resolution 2024-46	<u>\$ 367,606,536</u>
<u>K (D-J)</u>	Total Unprogrammed Financing Available	\$ 85,751,888

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-46.

RESOLUTION 2024-46

A RESOLUTION TO ADOPT PHASE I OF THE FY 2024-2033 CAPITAL INVESTMENT PROGRAM (CIP) THROUGH THE MODIFICATION OF SEVERAL PROJECTS AS PREVIOUSLY APPROVED AS A PART OF THE FY 2019-2028 CIP VIA RESOLUTION 2019-68

WHEREAS, the Board of Mayor and Aldermen (BOMA) recognizes the importance of continual improvement and development to meet the evolving needs of the community and to ensure sustainable growth; and

WHEREAS, the Capital Improvement Program (CIP) serves as a vital tool for outlining long-term investments in infrastructure, facilities, and other assets crucial for the well being and progress of the community; and

WHEREAS, the BOMA last adopted a comprehensive CIP for FY 2019-2028 via Resolution 2019-68 on August 13, 2019, which has been instrumental in guiding prioritized projects and allocating resources efficiently; and

WHEREAS, the BOMA understands that the periodic review and reapproval of the CIP is essential to adapt to changing circumstances, emerging priorities, and new opportunities;

WHEREAS, updates and additional information about previously approved yet incomplete capital projects, as well as new project needs for FY 2024-2033 CIP, has been presented to the BOMA by city staff; and;

WHEREAS, in an effort to free up funding for other projects, the BOMA has decided to modify some of the projects that were previously approved as a part of the FY 2019-2028 CIP.

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

Section 1. The “**Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)**” capital investment project, which was originally approved with the FY 2019-2028 CIP, but has not yet started, shall not proceed, and shall be removed entirely from the upcoming FY 2024-2033 CIP, as the total estimated cost to completion has risen to approximately \$20,000,000.

Section 2. The “**Long Lane and Old Peytonsville**” capital investment project, which was originally approved with the FY 2019-2028 CIP and has already spent \$5,316,316 in funds for design and right-of-way acquisition, shall be reduced in size and scope to the “Minimum Build” option as presented to the BOMA. This reduced project would still provide the intended connectivity, while reducing the estimated total completion costs from \$45,700,000 to \$28,200,000.

Section 3. The following sidewalk/multi-use trail projects shall be funded through the environmental, design, and right-of-way phases, to best position these projects to pursue and obtain state and/or federal grant funding:

Project	Env/Design/ROW Estimated Cost	Construction Estimated Cost	Total Project Estimated Cost
1. Greenway Aspen Grove Park to Mack Hatcher	\$750,000	\$2,700,000	\$3,450,000
2. Mack Hatcher Pkwy Trail (Franklin Road - Hillsboro Road)	\$800,000	\$4,000,000	\$4,800,000
3. Greenway (Pinkerton Park to Franklin Road Bridge)	\$350,000	\$4,900,000	\$5,250,000
4. Lewisburg Avenue Multiuse Trail Phase 2 (Carriage Park Drive to Collins Farm)	\$900,000	\$3,200,000	\$4,100,000
5. Lewisburg Avenue Multiuse Trail Phase 3 (SR397 to Carriage Park Drive)	\$1,700,000	\$3,600,000	\$5,300,000
Totals:	\$4,500,000	\$18,400,000	\$22,900,000

Furthermore, city staff is directed to pursue grant opportunities to fund the construction phase(s) of these projects.

Section 4. The Board of Mayor and Alderman commits to regular reviews of the Capital Investment Program (CIP), to ensure its continued effectiveness in meeting the evolving needs of the City of Franklin.

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



City of Franklin

RESOLUTION 2024-46 - Phase I 2024-2033 Capital Investment Program EXHIBIT A

Project Descriptions	Total Cost
Under Construction	
Bicentennial Park	\$ 11,715,112
USACE - Home Raising Project	\$ 11,610,367
Main Barn Restoration (Harlinsdale)	\$ 4,000,004
Jordan Road	\$ 3,541,764
Bundled Bridges Construction & Rehabilitation Contract	\$ 3,863,035
Right-of-Way/Acquisition/Bidding	
Southeast Municipal Complex - Ph.1	\$ 48,198,382
East McEwen Drive - Phase 4	\$ 47,000,706
Lockwood Glen Park	\$ 14,287,873
Lewisburg Sidewalk - to Collins Farm	\$ 4,156,145
Design - Committed	
New City Hall	\$ 99,690,597
Long Lane & Old Peytonsville	\$ 28,200,000
McEwen Phase 5	\$ 19,800,687
Liberty Park Improvements	\$ 11,672,355
Design - Uncommitted	
Mallory/N Royal Oaks/Liberty	\$ 21,723,895
Church Street	\$ 16,532,450
Peytonsville Rd & Pratt Ln Int. Improvements	\$ 14,100,000
Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	\$ 750,000
Greenway (Aspen Grove to Mack Hatcher)	\$ 800,000
Greenway (Pinkerton Park to Franklin Road Bridge)	\$ 350,000
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$ 900,000
Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	\$ 1,700,000
Main St Sidewalk Repair Project	\$ 3,013,164
Revenue Category Totals	\$ 367,606,536



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model w/ Detailed Project Sheets

January 26, 2024



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

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HISTORIC
FRANKLIN
TENNESSEE

City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Capital Financing Model - January 2024

Executive Summary

This financing model has been updated to determine answers to the following questions:

- What is the amount of available resources from all funds which can be spent on Capital Projects over the next ten years?
- How much will the FY 2024-2033 Capital Improvement Program cost? And,
- What will be the impact on the City's debt capacity and overall debt service?

This model has three main sections:

- 1) This Executive Summary with summaries of current and future resources, annual and cumulative cost estimates for all Phase I CIP projects and a revised Debt Capacity Analysis given the revised cost of projects.
- 2) 10-year Financing Analysis with detailed forecasts for most major internal funds of the City of Franklin.
- 3) Project Detail Sheets, which itemize the annual and cumulative funding needs by source by project.

In building this model, staff has tried to be conservative with our revenue projections and prudent when determining available resources. "Available fund balances" are current unaudited balances in most funds as of June 30th, less amounts reserved either through state law or BOMA policy.

This model has been updated since last presented in December 2023 to include applicable Water/Sewer funding of certain transportation projects, additional grant funding for McEwen Phase and a revised debt issuance structure which maximizes available cash funding. As a result, the Cash/Debt Ratio of funding for approved CIP projects now stands at 54% Cash/46% Debt.



10-Year Financing Analysis



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Existing Resources (Cash)

The following shows the various funding sources currently available for use on Capital projects. While the City aggressively looks for outside funding to assist in stretching taxpayer dollars, the vast majority of resources available to the City are internal in nature.

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Internal							
110 General							
Capital Funding Account (<45%)	\$ 8,347,536	\$ 8,101,435	\$ 13,836,612	\$ 8,034,291	\$ 11,712,027	\$ 9,649,454	\$ 29,364,325
1.5 Cent Capital Set-Aside	\$ 508,038	\$ 1,034,046	\$ -	\$ -			
Invest Franklin	\$ -	\$ -	\$ 2,968,915	\$ 4,564,635	\$ 6,159,077	\$ 6,159,077	\$ 6,159,077
124 Sanitation Fund	\$ -	\$ -	\$ -	\$ 334,543			\$ -
128 Road Impact Fund	\$ 397,796	\$ 5,014,098	\$ 4,160,044	\$ 9,998,301	\$ 15,913,647	\$ 22,442,977	\$ 23,167,147
130 City Facilities Tax	\$ 6,717,764	\$ 6,976,276	\$ 9,260,411	\$ 15,091,276	\$ 14,031,618	\$ 10,034,987	\$ 9,920,658
132 County Facilities Tax	\$ -	\$ -	\$ 3,488,072	\$ 4,404,141	\$ 5,095,626	\$ 4,438,423	\$ 4,048,948
135 Stormwater	\$ 5,511,065	\$ 4,783,235	\$ 4,687,695	\$ 4,171,436	\$ 3,800,010	\$ 2,383,343	\$ 1,860,803
150 Hotel Motel	\$ 2,749,596	\$ 2,634,109	\$ 3,827,284	\$ 5,722,086	\$ 5,722,086	\$ 7,031,803	\$ 5,334,634
155 Parkland	\$ 2,494,076	\$ 4,425,966	\$ 4,584,138	\$ 6,141,130	\$ 6,141,130	\$ 6,281,730	\$ 6,795,595
Sub-Total Internal Resources	\$ 26,725,871	\$ 32,969,165	\$ 46,813,171	\$ 58,461,838	\$ 68,575,221	\$ 68,421,795	\$ 86,651,186
Total All Available Resources	\$ 26,725,871	\$ 32,969,165	\$ 46,813,171	\$ 58,461,838	\$ 68,575,221	\$ 68,421,795	\$ 86,651,186



City of Franklin

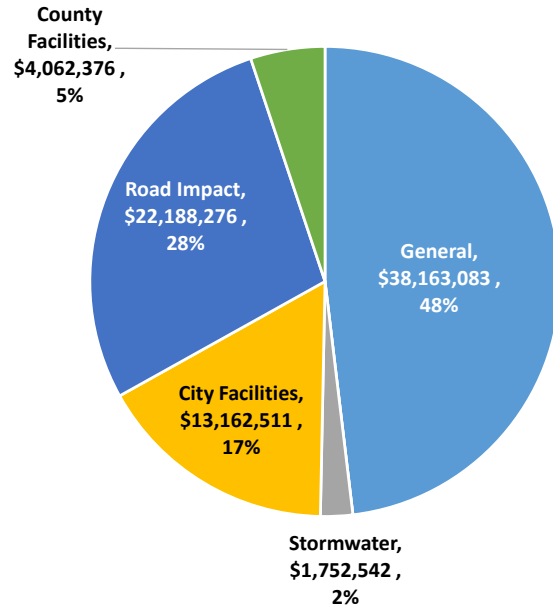
FY 2024-2033 Capital Improvement Program Financing Model

Projected Resources (Cash)

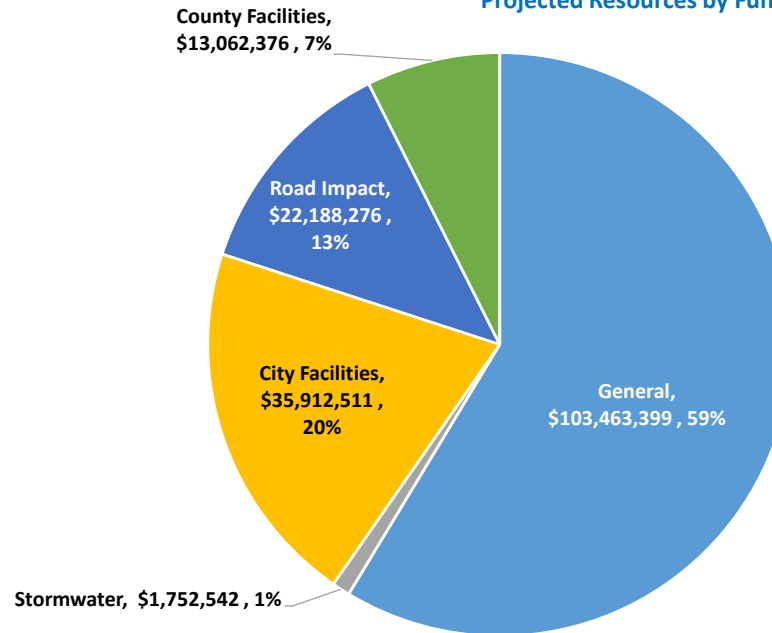
This summarizes the projected cash resources available to the City for the FY 2024-2033 Capital Improvement Program. Existing Fund Balance is shown at the far left, while annual anticipated revenue contributions are provided for the ten-year timeframe of the program.

	Fund Balance Available	Ongoing Resources										Total Available
		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General												
Capital Funding Account	\$ 38,163,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,163,083
Invest Franklin	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TIF Roll-Off (eff. 2024)	\$ -	\$ 1,200,000	\$ 1,224,000	\$ 1,248,480	\$ 1,273,450	\$ 1,298,919	\$ 1,324,897	\$ 1,351,395	\$ 1,378,423	\$ 1,405,991	\$ 1,434,111	\$ 13,139,665
.5% Sales Tax (eff. 2022)	\$ -	\$ 4,550,000	\$ 4,686,500	\$ 4,827,095	\$ 4,971,908	\$ 5,121,065	\$ 5,274,697	\$ 5,432,938	\$ 5,595,926	\$ 5,763,804	\$ 5,936,718	\$ 52,160,651
Road Impact Fund	\$ 22,188,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,188,276
City Facilities Tax	\$ 13,162,511	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 35,912,511
County Facilities Tax	\$ 4,062,376	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 13,062,376
Stormwater	\$ 1,752,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,752,542
Hotel Motel	\$ 8,622,983	\$ (4,070,884)	\$ 2,526,655	\$ 2,875,097	\$ 3,034,035	\$ 3,279,466	\$ 3,457,662	\$ 3,655,607	\$ 4,130,681	\$ 4,334,640	\$ 4,901,819	\$ 36,747,760
Parkland Dedication	\$ 6,281,730	\$ (2,681,143)	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,658	\$ 1,076,659	\$ 13,290,503
Total	\$ 94,233,500	\$ 2,172,973	\$ 12,688,812	\$ 13,202,329	\$ 13,531,049	\$ 13,951,107	\$ 14,308,913	\$ 14,691,597	\$ 15,356,687	\$ 15,756,094	\$ 16,524,309	\$ 282,617,941

Existing Resources by Fund - FY 2023



Projected Resources by Fund - FY 2023-2033





City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Debt Capacity Analysis

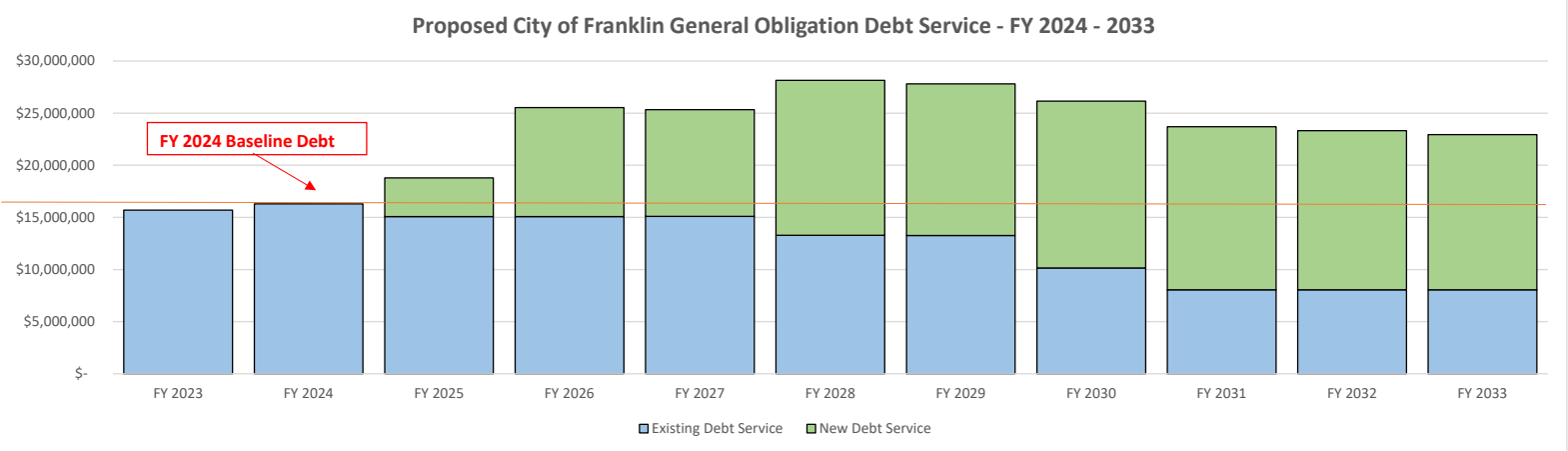
This summarizes the impact upon the City's G.O. Bonds should the City take projected cash resources to extend the available resources to fund capital projects through the issuance of additional bonds.

Proposed Debt Issuances			FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Balance (FY 2034-FY 2055)
FY	Interest Rate	Issuance Amt.												
2025	5.00%	\$ 37,000,000	\$ -	\$ -	\$ 3,700,000	\$ 3,607,500	\$ 3,515,000	\$ 3,422,500	\$ 3,330,000	\$ 3,237,500	\$ 3,145,000	\$ 3,052,500	\$ 2,960,000	\$ 23,587,500
2026	4.50%	\$ 87,000,000	\$ -	\$ -	\$ -	\$ 6,848,333	\$ 6,723,833	\$ 6,599,333	\$ 6,474,833	\$ 6,350,333	\$ 6,225,833	\$ 6,101,333	\$ 5,976,833	\$ 61,097,833
2028	4.50%	\$ 51,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,845,000	\$ 4,730,250	\$ 4,615,500	\$ 4,500,750	\$ 4,386,000	\$ 4,271,250	\$ 43,592,250
2030	4.00%	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,760,000	\$ 1,720,000	\$ 1,680,000	\$ 19,800,000
A	New Debt Service		\$ -	\$ -	\$ 3,700,000	\$ 10,455,833	\$ 10,238,833	\$ 14,866,833	\$ 14,535,083	\$ 16,003,335	\$ 15,631,585	\$ 15,259,836	\$ 14,888,087	\$ 148,077,583
B	Existing Debt Service		\$ 15,705,460	\$ 16,294,016	\$ 15,085,602	\$ 15,083,002	\$ 15,098,486	\$ 13,285,990	\$ 13,274,040	\$ 10,142,850	\$ 8,062,200	\$ 8,062,201	\$ 8,062,202	\$ 33,427,035
C (A + B)	Cumulative G.O. Debt Service		\$ 15,705,460	\$ 16,294,016	\$ 18,785,602	\$ 25,538,835	\$ 25,337,319	\$ 28,152,823	\$ 27,809,123	\$ 26,146,185	\$ 23,693,785	\$ 23,322,037	\$ 22,950,289	\$ 181,504,618

Summary:

A key financing component to the FY 2024-2033 Capital Improvement Plan is the issuance of debt. Staff is recommending the additional issuance of \$195,000,000 worth of General Obligation (G.O.) bonds in four separate issuances for a duration of 20 years (except for \$80,000,000 being issued for 30 years for a New City Hall in 2026).

The impacts on the overall debt service are shown above and to the right.



Debt Funding Analysis

How the debt is issued is dependent upon many factors; but none more important than the ability to pay. The chart below shows the annual increase in debt service necessary to service the roughly \$195,000,000 in new bonds (Row A). Row B shows the available resources to be generated in tax revenue coming first from the City's portion of the .5% Sales Tax initiative originally raised for funding Williamson County Schools but has now returned to the City and is split 1/2 to capital and 1/2 to operations. The second portion of Row B is from the retiring of the TIF district, which began to produce property tax revenues in FY 2023 for the General Fund. Row C is the difference on an annual basis which will be required to be funded from accumulated capital cash reserves. Finally, Row D shows the ongoing balance of the G/F Capital Funding Account through 2033 if \$195,000,000 in additional bonds are issued.

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
A Additional Net Debt Service from FY 2024 Levels	\$ -	\$ -	\$ 2,491,586	\$ 9,244,819	\$ 9,043,303	\$ 11,858,807	\$ 11,515,107	\$ 9,852,169	\$ 7,399,769	\$ 7,028,021	\$ 6,656,273
B Capital Commitments from new Taxes (TIF Roll-off, .5% Sales Tax)	\$ -	\$ 5,750,000	\$ 5,910,500	\$ 6,075,575	\$ 6,245,357	\$ 6,419,984	\$ 6,599,594	\$ 6,784,333	\$ 6,974,349	\$ 7,169,795	\$ 7,370,829
C (A-B) Amount needed from G/F Cash	\$ -	\$ 5,750,000	\$ 3,418,914	\$ (3,169,244)	\$ (2,797,946)	\$ (5,438,824)	\$ (4,915,513)	\$ (3,067,836)	\$ (425,420)	\$ 141,774	\$ 714,556
D Balance of G/F Capital Cash	\$ 38,163,083	\$ 43,913,083	\$ 47,331,997	\$ 44,162,753	\$ 41,364,807	\$ 35,925,983	\$ 31,010,470	\$ 27,942,633	\$ 27,517,213	\$ 27,658,987	\$ 28,373,542



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

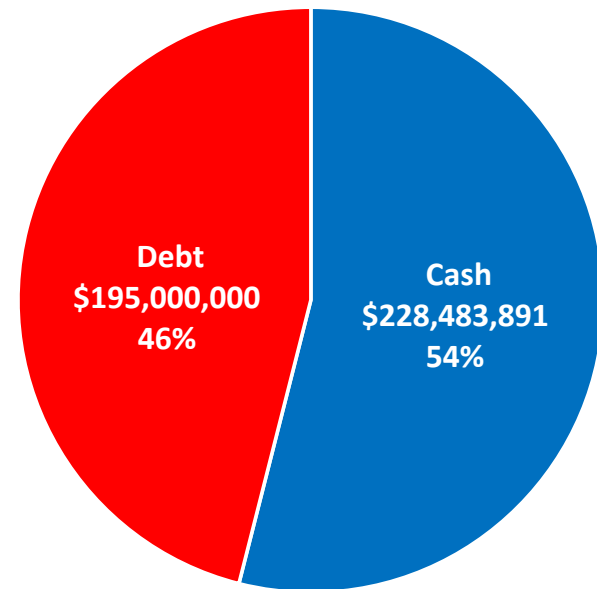
Resources Cash v. Debt

The following shows the anticipated balances in available funding at the end of the ten-year CIP horizon in both cash and debt financing.

FY 2024-2033 Projected

Resources

Internal		Cash & Debt
110 General		
Pay-as-you-go Cash ¹	\$	28,373,542
Additional Debt ²	\$	195,000,000
124 Sanitation Fund	\$	-
128 Road Impact Fund	\$	22,188,276
130 City Facilities Tax	\$	35,912,511
132 County Facilities Tax	\$	13,062,376
135 Stormwater	\$	1,752,542
150 Hotel Motel	\$	36,747,760
155 Parkland Dedication	\$	13,290,503
421 Water	\$	4,572,467
431 Sewer	\$	4,539,858
External		
Federal	\$	39,225,000
State	\$	9,800,000
Local	\$	16,782,458
Utilities	\$	664,522
Private	\$	1,572,076
Total		\$ 423,483,891



Notes:

¹ Pay as you go cash includes the balance of the Capital Funding Account (over 45% of fund balance in the General Fund) and the accumulated total of the 1.5 Cent property tax allocation for capital projects.

² Debt Service resource is an estimated amount of \$195,000,000 based upon the amount of capacity gained from the amount of existing debt service to be retired.



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Change over time in CIP Financing

The following shows the difference between what we planned, what we have budgeted, what we have appropriated and what is left.

Total Change in Revenues & Expenditures, 2019 to Today

<u>A</u> Original 2019-2028 CIP Financing	\$	301,899,016
Revised CIP Financing 2024-2033		
+ Existing Resources (Cash-in-hand)	\$	94,233,500
+ Future Funding (Cash & Debt)	\$	423,483,891
<u>B</u> Revised CIP Financing 2024-2033	\$	517,717,391
<u>C (B-A)</u> Increase in CIP Funding (\$)	\$	215,818,375
<u>D (A/B-1)</u> Increase in CIP Funding (%)		71.5%
<u>E</u> Original 2019-2028 CIP Project Total Cost	\$	281,510,872
<u>F</u> Revised CIP Project Cost 2024-2033	\$	482,413,781
<u>G (E-F)</u> Increase in Project Costs (\$)	\$	200,902,909
<u>H (E/F-1)</u> Increase in Project Costs (%)		71.4%
<u>I (C-G)</u> Difference Revised Funding to Costs	\$	14,915,466

Change in Overall Revenues & Expenses

<u>B</u> New Projected Financing - 2024-2033	\$	517,717,391
<u>F</u> Estimated Remaining CIP Project Costs	\$	482,413,781
<u>J (B-F)</u> Difference remaining Funding vs. Costs (New)	\$	35,303,610



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Year-By-Need Overall Analysis

The following shows the annual financial need for capital projects by funding source. Detailed funding sheets by project are available later in this packet.

	Actual	Projected										Total
Year by Year Need	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Spent & Requested
Internal												
General												
Cash	\$ 2,600,592	\$ 7,984,209	\$ 12,173,448	\$ 13,123,745	\$ 9,186,188	\$ 4,449,629	\$ 1,000,000	\$ 512,635	\$ -	\$ -	\$ -	\$ 51,030,446
Debt	\$ 41,167,067	\$ -	\$ 37,000,000	\$ 87,000,000	\$ -	\$ 51,000,000	\$ -	\$ 20,000,000	\$ -	\$ -	\$ -	\$ 236,167,067
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 9,138,128	\$ 1,000,000	\$ 3,125,571	\$ 1,400,000	\$ 7,150,000	\$ 7,150,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 29,963,699
Stormwater	\$ 1,516,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,516,643
City Facilities Tax	\$ 12,829,851	\$ 3,500,000	\$ 14,179,990	\$ -	\$ -	\$ -	\$ 2,247,800	\$ 2,500,000	\$ 150,000	\$ 650,000	\$ 4,000,000	\$ 40,057,641
County Facilities Tax	\$ 3,350,000	\$ -	\$ -	\$ -	\$ -	\$ 9,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,375,000
Hotel Motel	\$ 5,071,873	\$ 2,656,662	\$ 3,182,134	\$ 2,502,200	\$ -	\$ 150,000	\$ 539,479	\$ -	\$ 389,479	\$ 500,000	\$ -	\$ 14,991,827
Parkland Dedication	\$ 7,463,358	\$ 284,995	\$ 3,354,000	\$ 3,276,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,379,061
Water Funding	\$ 2,672,467	\$ -	\$ -	\$ 300,000	\$ 350,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,572,467
Sewer Funding	\$ 1,339,858	\$ -	\$ 333,333	\$ 633,333	\$ 1,033,334	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,539,858
External												
Federal Funding	\$ 721,739	\$ 1,706,250	\$ 1,706,250	\$ 1,706,250	\$ 1,706,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,546,739
State Funding	\$ 3,900,000	\$ 4,500,000	\$ 7,500,000	\$ 7,500,000	\$ 10,740,000	\$ -	\$ 3,500,000	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 42,140,000
County Funding	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
Other Municipalities	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,050,259	\$ -	\$ -	\$ -	\$ 11,050,259
FSSD	\$ 3,458,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,458,757
Utility Reimbursements	\$ 664,522	\$ -	\$ 727,205	\$ -	\$ -	\$ 1,013,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,405,427
Private Fundraising	\$ 716,585	\$ 1,309,180	\$ 2,459,375	\$ 459,375	\$ 459,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,403,890
Total	\$ 97,426,440	\$ 23,941,296	\$ 86,741,306	\$ 119,901,611	\$ 31,125,147	\$ 75,738,329	\$ 10,787,279	\$ 26,562,894	\$ 539,479	\$ 5,650,000	\$ 4,000,000	\$ 482,413,781



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Summary

The following shows the difference between what we planned, what we have budgeted, what we have appropriated and what is left.

Proposed vs. Approved CIP Projects

<u>A</u> Total Proposed CIP	\$ 1,071,370,964
<u>B</u> Total Approved CIP (Existing)	\$ 482,413,781
<u>C (A-B)</u> Total Additional Projects for Consideration	<u>\$ 588,957,183</u>

Funding Reconciliation

Approved CIP Projects

<u>D</u> Internal (Local Source - COF)	\$ 414,369,725
<u>E</u> External (Grants, Private, Utility)	\$ 68,044,056
<u>F (D+E)</u> Total Funding	<u>\$ 482,413,781</u>

Proposed CIP Projects

<u>G</u> Internal (Local Source - COF)	\$ 35,303,610
<u>H</u> External (Grants, Private, Utility)	\$ 208,500,187
<u>I (G+H)</u> Total Funding	<u>\$ 243,803,797</u>
<u>A</u> Total All Projects Proposed - FY 2024-2033 CIP (73 Projects)	\$ 1,071,370,964
<u>J (F+I)</u> Total All Available and Proposed Funding	\$ 726,217,578

<u>K (J-A)</u> Funding Surplus/(Deficit)	<u>\$ (345,153,386)</u>
--	-------------------------



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Financial Model Summaries

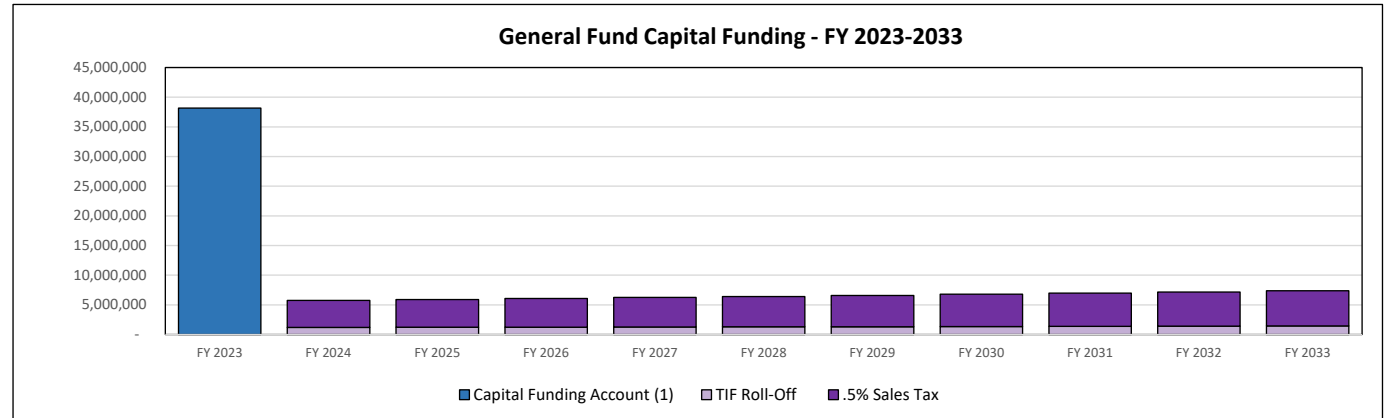


City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	General Fund	Percent of Total CIP Revenues	36.6%
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General Fund: The largest funding source for Capital Projects is the General Fund. The property tax and sales tax contribute to capital resources within the General Fund. Over the last ten-years, the City has dedicated increased recurring resources from the property tax to capital expenditure - in the form of the *Invest Franklin* initiative, 1/2 of the .5% Sales Tax increase (which went to Williamson County Schools until FY 2022) and 1/2 of the money which annually serviced debt on the now finished TIF district.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Capital Funding Account ⁽¹⁾	38,163,083	-	-	-	-	-	-	-	-	-	-	38,163,083
TIF Roll-Off	-	1,200,000	1,224,000	1,248,480	1,273,450	1,298,919	1,324,897	1,351,395	1,378,423	1,405,991	1,434,111	13,139,665
.5% Sales Tax	-	4,550,000	4,686,500	4,827,095	4,971,908	5,121,065	5,274,697	5,432,938	5,595,926	5,763,804	5,936,718	52,160,651
Totals	\$ 38,163,083	\$ 5,750,000	\$ 5,910,500	\$ 6,075,575	\$ 6,245,357	\$ 6,419,984	\$ 6,599,594	\$ 6,784,333	\$ 6,974,349	\$ 7,169,795	\$ 7,370,829	\$ 103,463,399

Assumptions

(1) Balance of Capital Funding Account (that portion of G.F. Reserves over 45% of fund balance) varies annually.



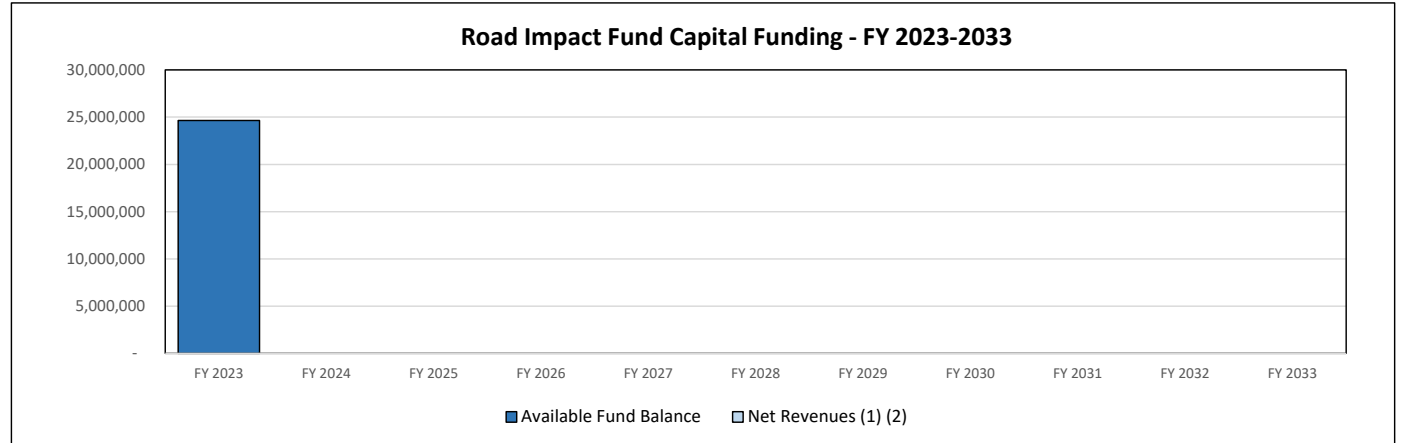
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	Road Impact	Percent of All Revenues	7.9%
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Road Impact Fund: The Road Impact Fund is the special revenue fund created for the accounting of expenditures in accord with City Ordinance 88-13 on the proceeds of road impact fees from new development. These funds can be used to pay for new arterial roads, directly or through payment of debt service on bonds associated with the projects.

During the FY 2024-2033 CIP horizon, the debt service obligation assigned the Road Impact Fund is over \$25 million. (Bonds are set to be retired in 2023 in this fund). Assuming the current balance is maintained as a sinking fund and reasonable collections remain to come into the fund, this obligation should be able to be met. But few - if any - new obligations should be planned at this time beyond 2024. No change in the fees are assumed in this projection.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	10-year
Available Fund Balance	24,653,640	-	-	-	-	-	-	-	-	-	-	24,653,640
Arterial (1)	11,901,404											11,901,404
Collector Area 1 (1)	3,429,992											3,429,992
Collector Area 2 (1)	7,908,528											7,908,528
Collector Area 3 (1)	320,779											320,779
Collector Area 4 (1)	332,979											332,979
Misc./Interest Income/Transfers	759,958											759,958
Less one month reserve (1)	(2,465,364)											(2,465,364)
Net Revenues (1) (2)	-	-	-	-	-	-	-	-	-	-	-	-
Totals	\$ 22,188,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,188,276

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.

(2) Net Revenues less Debt Service and possible offsets.

(3) Assumes average of \$4,500,000 collected annually from FY 2024-FY 2033.

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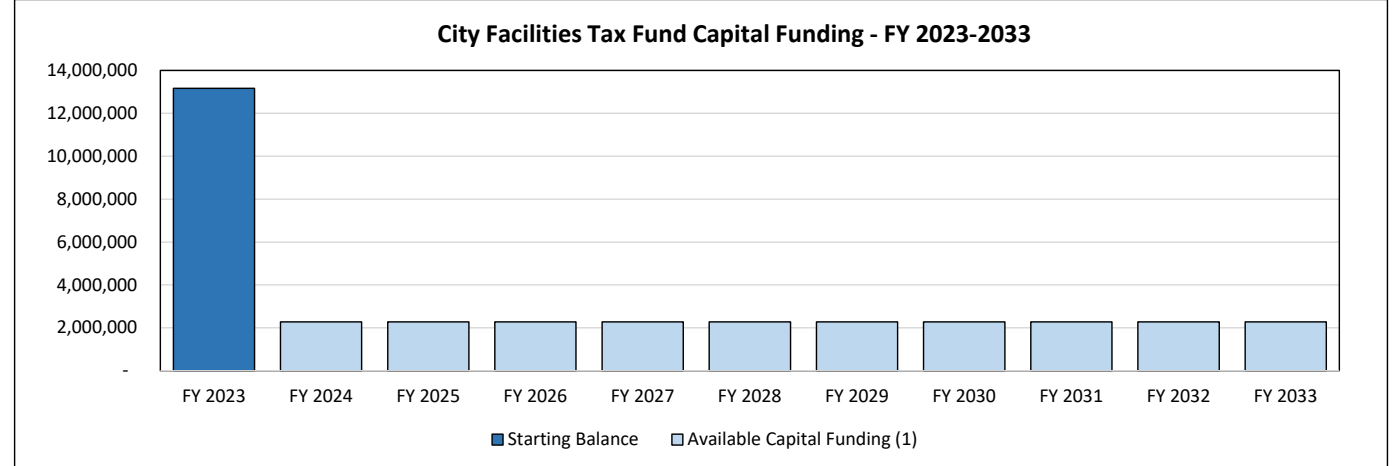
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	City Facilities Tax Fund	Percent of All Revenues	12.7%
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Facilities Tax Fund: A special revenue fund used to account for the proceeds authorized by a private act of the Tennessee General Assembly of 1987 for the City to levy and collect a privilege tax on new development to provide that new development contribute its fair share of providing new public facilities made necessary by growth. Such taxes may be expended only upon police, fire, sanitation, and parks and recreation.

With Fire Station 7 complete, ample resources are available to spend from the Facilities Tax on eligible capital projects during the 10-year CIP horizon.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	10-Year
Starting Balance	13,162,511	-	-	-	-	-	-	-	-	-	-	13,162,511
Available Capital Funding (1)	-	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	2,275,000	22,750,000
Totals	\$ 13,162,511	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 2,275,000	\$ 35,912,511

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



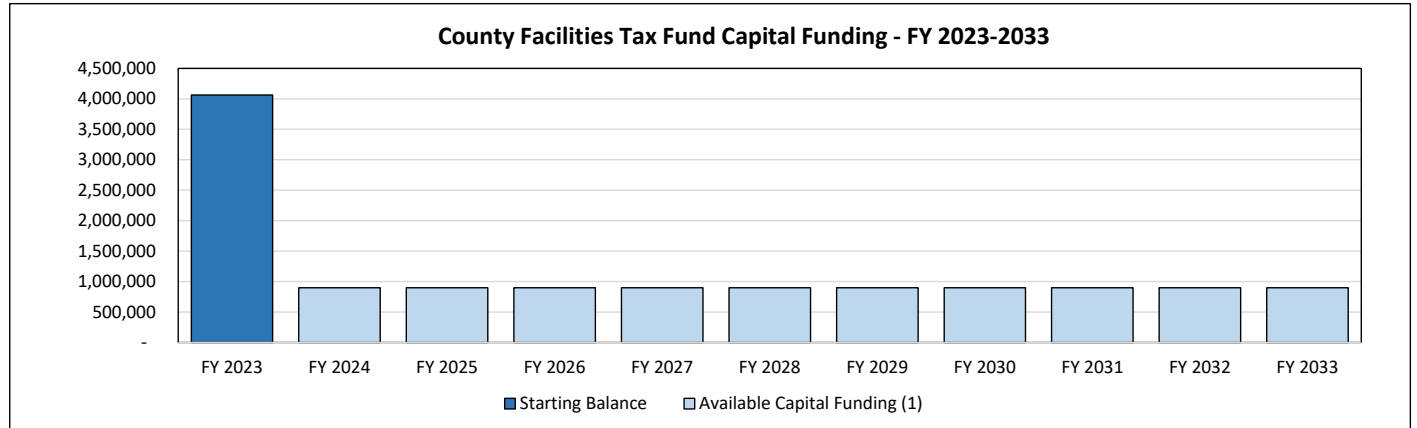
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	County Facilities Tax Fund	Percent of All Revenues	4.6%
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Facilities Tax Fund: The County Facilities Tax Fund is a new special revenue fund used to account for the City's share of the County's Adequate School Facilities Tax. 30% of the proceeds are distributed to incorporated cities within the county, and another 30% is divided pro rata among the incorporated cities based on population in the last decennial census. The City began collecting a share of the County Facilities Tax in FY 2012.

Prior to FY 2017, monies collected had been deposited within the Capital Projects Fund. Funds are to be used for the purpose of providing public facilities.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	10-Year
Starting Balance	4,062,376	-	-	-	-	-	-	-	-	-	-	4,062,376
Available Capital Funding (1)	-	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	9,000,000
Totals	\$ 4,062,376	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 13,062,376

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.



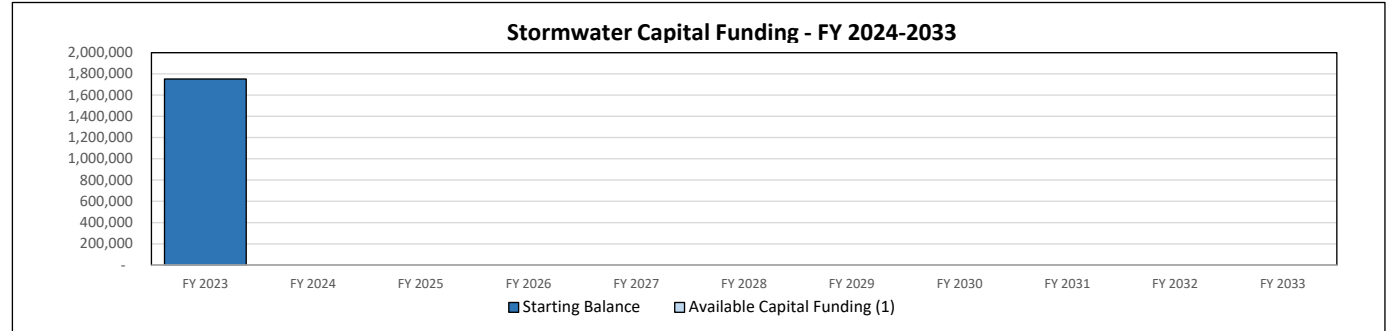
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	Stormwater	Percent of Total CIP Revenues	0.6%
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Stormwater Fund: A special revenue fund used to account for the City's Stormwater drainage projects and operations that prevent water issues. Revenues are primarily from charges to residential and commercial customers based on roofs and paved areas.

This is another fund dependent upon development. Should development increase faster than projected, or fees are increased, more money maybe come available for capital needs/requests. As it is, little annual surplus is forecast after operational concerns are met.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Starting Balance	1,752,542	-	-	-	-	-	-	-	-	-	-	1,752,542
Available Capital Funding (1)	-	-	-	-	-	-	-	-	-	-	-	-
Totals	\$ 1,752,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,752,542

Assumptions

(1) Available Capital Funding is annual anticipated collections less two-month reserve for State cash/fund balance requirements, allowance for operations AND \$500,000 set aside for emergencies.



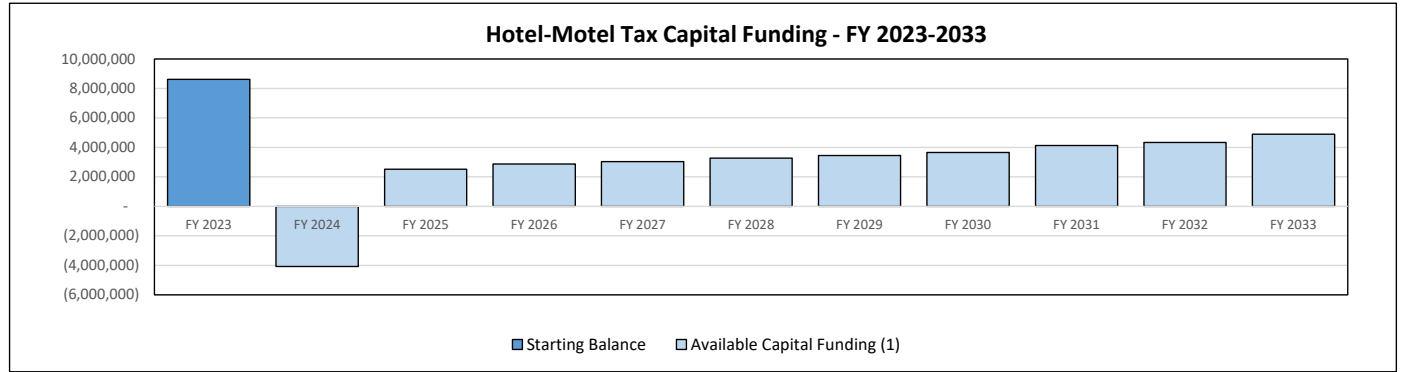
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	Hotel Motel Tax	Percent of Total CIP Revenues	13.0%
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Hotel Motel Tax: The Hotel/Motel Tax has been used in the past for those types of infrastructure projects which promote recreation and tourism. Specifically, these monies have been used for servicing debt related to the acquisition of the Carter's Hill Battlefield, Eastern Flank Battlefield and the Park at Harlinsdale Farm.

Future growth assumes continued growth from hotel & short-term rental stays annually, less all known costs (existing debt service and the City's contribution to the Williamson County Convention & Visitors Bureau). Debt significantly drops in FY 2033.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Starting Balance	8,622,983	-	-	-	-	-	-	-	-	-	-	8,622,983
Available Capital Funding (1)	-	(4,070,884)	2,526,655	2,875,097	3,034,035	3,279,466	3,457,662	3,655,607	4,130,681	4,334,640	4,901,819	28,124,777
Totals	\$ 8,622,983	\$ (4,070,884)	\$ 2,526,655	\$ 2,875,097	\$ 3,034,035	\$ 3,279,466	\$ 3,457,662	\$ 3,655,607	\$ 4,130,681	\$ 4,334,640	\$ 4,901,819	\$ 40,051,917

Assumptions

(1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements and allowance for operations.



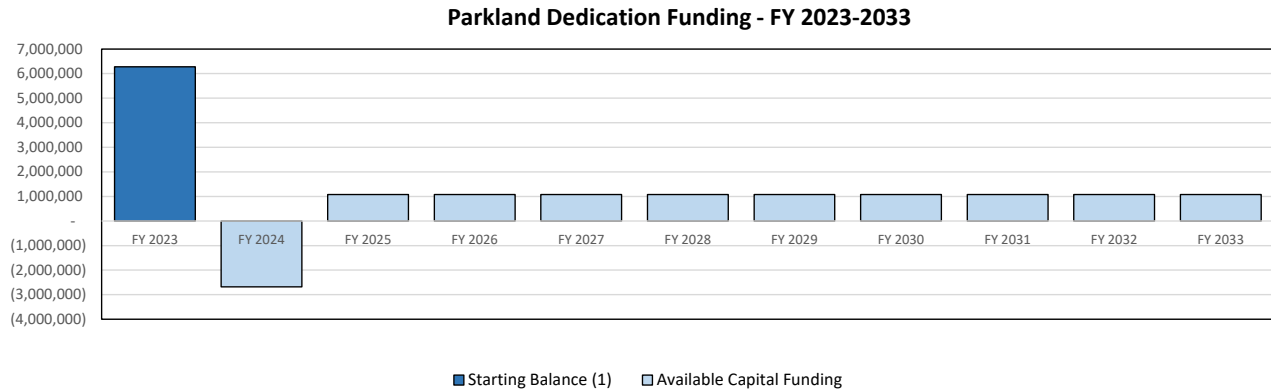
City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Fund:	Parkland Dedication	Percent of Total CIP Revenues	4.7%
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In Lieu of Parkland Fund: The In Lieu of Parkland Fund was created in FY 2015 for the purpose of satisfying requirements of Section 5.5.4 of the City of Franklin Zoning Ordinance for developers seeking alternatives to the development of green space within developments. Funds can be used only for the acquisition or development of public parks, greenways/blue ways, open space sites, and related facilities.

The important issue of concern with these funds is the nexus issue: funds can only be spent in the quadrant of the community in which they are collected. Although funds are likely to be generated annually in excess of a million dollars, they cannot be spent City-wide. This limits how much can be spent on a particular project.



	Actual	Projections										Totals
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Starting Balance (1)	6,281,730	(2,681,143)	-	-	-	-	-	-	-	-	-	3,600,587
Quadrant 1 (2)	5,054,257	(827,137)										4,227,120
Quadrant 2 (2)	1,950,788	(1,854,006)										96,782
Quadrant 3 (2)	473,540											473,540
Quadrant 4 (2)	473,106											473,106
Misc./Interest Income/Transfers	(971,991)											(971,991)
Less one month reserve (1)	(697,970)											(697,970)
Available Capital Funding	-	-	1,076,657	1,076,657	1,076,657	1,076,657	1,076,657	1,076,657	1,076,657	1,076,658	1,076,659	9,689,916
Totals	\$ 6,281,730	\$ (2,681,143)	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,657	\$ 1,076,658	\$ 1,076,659	\$ 13,290,503

Assumptions

- (1) Available Capital Funding is annual anticipated collections less one-month reserve for State cash/fund balance requirements.
- (2) Available balances in quadrants at end of FY 2024 inclusive of monies collected less those transferred to Capital Project Fund for various projects.



Detailed Project Sheets



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Projects by Category

Completed

Project

Total Cost

Franklin Road	\$	14,499,509
Major Road Resurfacing	\$	8,425,000
Fire Station 7	\$	8,160,909
FSSD (Freedom Middle/Poplar Grove)	\$	6,605,349
SR96W Trail	\$	5,890,103
Sanitation Facility	\$	3,422,366
100 Block Battle Avenue Drainage	\$	1,516,643
McEwen Drive Interchange Modifications	\$	807,792
Maplewood Stormwater Project	\$	469,114
5th Avenue Parking Lot	\$	211,946
Eastern Flank Circle (Loop Road) Repair	\$	191,503

Total Spent - Completed Projects

\$ 50,200,234



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

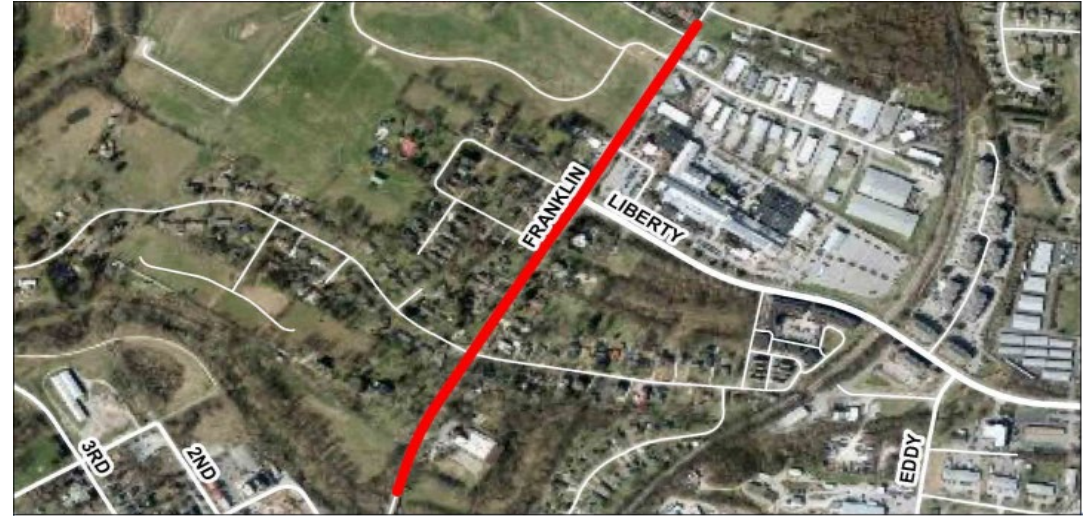
Project #: ST16009

Franklin Road Improvements & Streetscape

Board Priority: ☆☆☆☆

CIP: FY 2017-2026

Improvement of Franklin Road, from the bridge at the Harpeth River to Hooper Lane. The project shall be constructed as a three (3) facility. Project shall include: curb & gutter, street lights, ITS Infrastructure, sidewalks, and typical streetscape elements. Approximate project length of 3,500 LF.



Expenditure Summary

Original Project Cost Estimate	\$	18,178,952
Current Project Cost Estimate	\$	15,000,000
Dollars Spent as of July 2023	\$	14,499,509

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
Franklin Road	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 317,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,061
General - Bond Proceeds	\$ 11,780,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,780,825
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ 1,065,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065,081
Sewer Funding	\$ 788,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788,045
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ 548,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 548,497
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 14,499,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,499,509

Final Cost: \$ 14,499,509

Remaining Funding Needed: \$ -



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16009

Major Road Resurfacing/Paving

Board Priority:

☆☆☆☆

CIP:

FY 2017-2026

The resurfacing (e.g. paving) of major roadways within the City are proposed to be included in the Capital Investment Plan (CIP) as follows:

2017 - Cool Springs Blvd, from Mack Hatcher Pkwy to East McEwen Dr.

2019 - Royal Oaks Blvd/Mallory Ln, from Mack Hatcher Pkwy to Cool Springs Blvd.

2021 - Mallory Ln, from Cool Springs Blvd to Moores Ln.

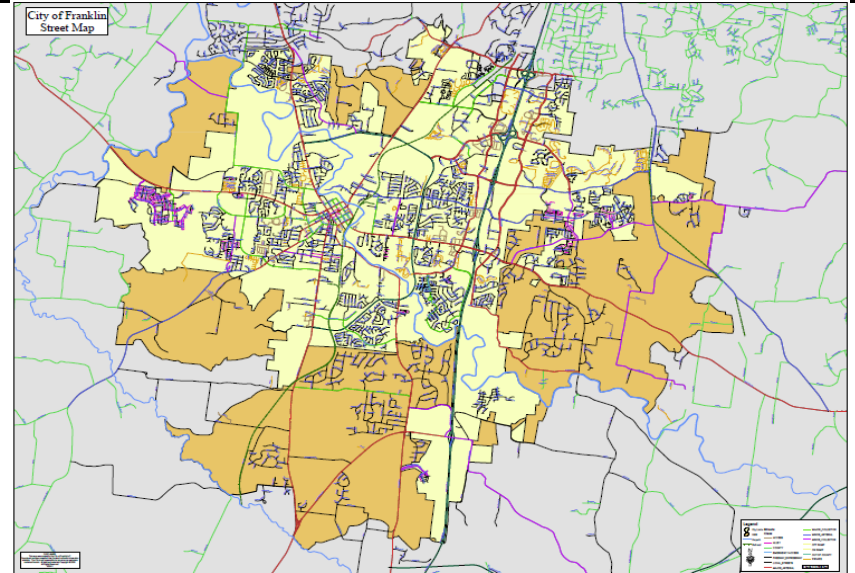
Expenditure Summary

Original Project Cost Estimate	\$	8,425,000
Current Project Cost Estimate	\$	8,425,000
Dollars Spent as of August 2021	\$	8,425,000

Project Status

Current Phase

Completed



Financing Summary

	Actual	Projected										Total Available
Major Road Resurfacing	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 8,425,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,425,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,425,000

Final Cost: \$ 8,425,000

Remaining Funding Needed: \$ -



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FD16001

Fire Station 7

Board Priority: ☆☆☆☆☆

CIP: FY 2017-2026

New Fire Station at the Williamson
County AG Complex



Expenditure Summary

Original Project Cost Estimate	\$	7,062,500
Final Cost	\$	8,160,909
Dollars Spent as of December 2023	\$	8,160,909

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
Fire Station 7	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 7,345,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,345,909
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 8,160,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,160,909



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK19001

FSSD (Freedom Middle/Poplar Grove)

Board Priority:

CIP:

FY 2017-2026

In 2017, the Board of Mayor and Alderman and the Franklin Special School District Board approved a concept master plan. The first phase will be a major renovation project to the existing baseball field, softball field, adding a batting cage to be shared by both boys and girls along with a concession stand/restroom facility that is much needed for the property. A Memorandum of Understanding for each phase will be completed to divide cost and maintenance/shared use responsibilities for each party. Located in Parkland Dedication Quadrant 4.



Expenditure Summary

Original Project Cost Estimate	\$	5,150,000
Current Project Cost Estimate	\$	7,051,300
Dollars Spent as of July 2023	\$	6,605,349

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
FSSD (Freedom Middle/Poplar Grove)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (1,740,908)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,740,908)
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600,000
Hotel Motel	\$ 1,787,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,787,500
Parkland Dedication (Q4)	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FSSD	\$ 3,458,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,458,757
Total	\$ 6,605,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 6,605,349

Final Cost \$ 6,605,349
Remaining Funding Needed: \$ (0)



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

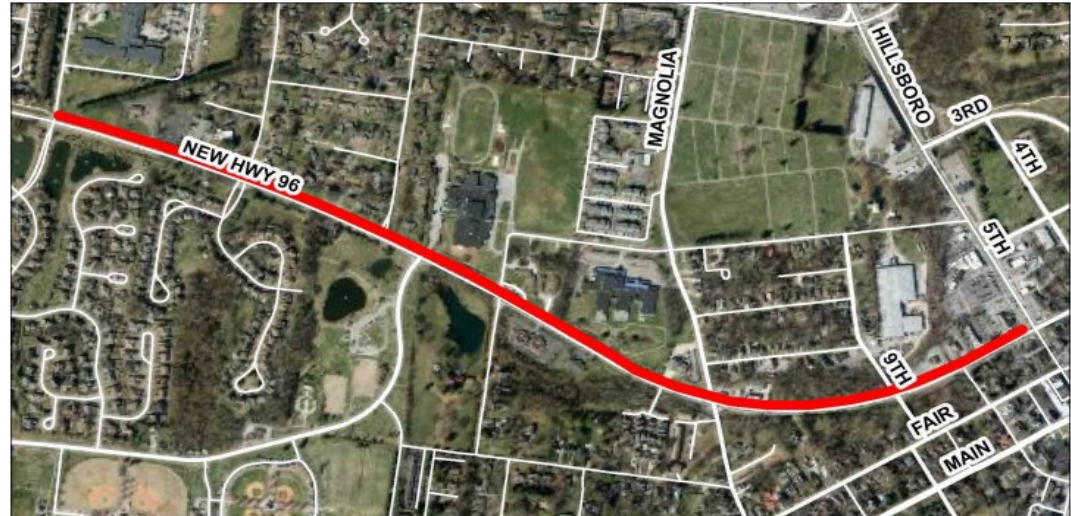
Project #: ST16020

SR96W Multiuse Trail (Vera Valley Dr-5th Ave N)

Board Priority:

CIP: FY 2017-2026

Extend ten (10) foot multi-use trail from Vera Valley Drive to 9th Avenue in Downtown Franklin. Approximate project length is 5,800 LF.



Expenditure Summary

Original Project Cost Estimate	\$	5,300,000
Final Cost	\$	5,890,103
Dollars Spent as of July 2023	\$	5,890,103

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
SR96W Trail	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (1,579,572)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,579,572)
General - Bond Proceeds	\$ 3,212,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,212,058
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ 591,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 591,592
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800,000
Utility Reimbursements	\$ 116,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116,025
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 5,890,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,890,103



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FM19003

Sanitation Facility Improvements

Board Priority:

CIP: FY 2019-2028

The pavement at the Municipal Services Complex continues to fail and needs full depth pavement restoration. In addition, we need to make some modifications to the drainage system of the transfer station.

Expenditure Summary

Original Project Cost Estimate	\$	3,150,000
Current Project Cost Estimate	\$	3,422,366
Dollars Spent as of August 2021	\$	3,422,366

Project Status

Current Phase **Completed**



Financing Summary

	Actual	Projected										Total Available
Sanitation Facility	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ 3,422,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,422,366
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,422,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,422,366



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: SW16003

100 Block Battle Avenue Drainage Improvements

Board Priority:

CIP: FY 2019-2028

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



Expenditure Summary

Original Project Cost Estimate	\$	2,500,000
Current Project Cost Estimate	\$	1,850,000
Dollars Spent as of August 2021	\$	1,516,643

Project Status

Current Phase **Completed**

Financing Summary

	Actual	Projected										Total Available
100 Block Battle Avenue Drainage	thru 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ 1,516,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,516,643
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,516,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,516,643



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST19004

McEwen Drive Interchange Modifications

Board Priority:

CIP: FY 2019-2028

Add an additional turn west to southbound turn lane to improve the capacity of the McEwen Interchange.

Expenditure Summary

Original Project Cost Estimate	\$	1,000,000
Current Project Cost Estimate	\$	1,002,749
Dollars Spent as of July 2023	\$	807,792

Project Status

Current Phase **Completed**



Financing Summary

McEwen Drive Interchange Modificia	Actual	Projected										Total Available
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ (192,208)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (192,208)
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Art.)	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 807,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807,792



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: SW16007

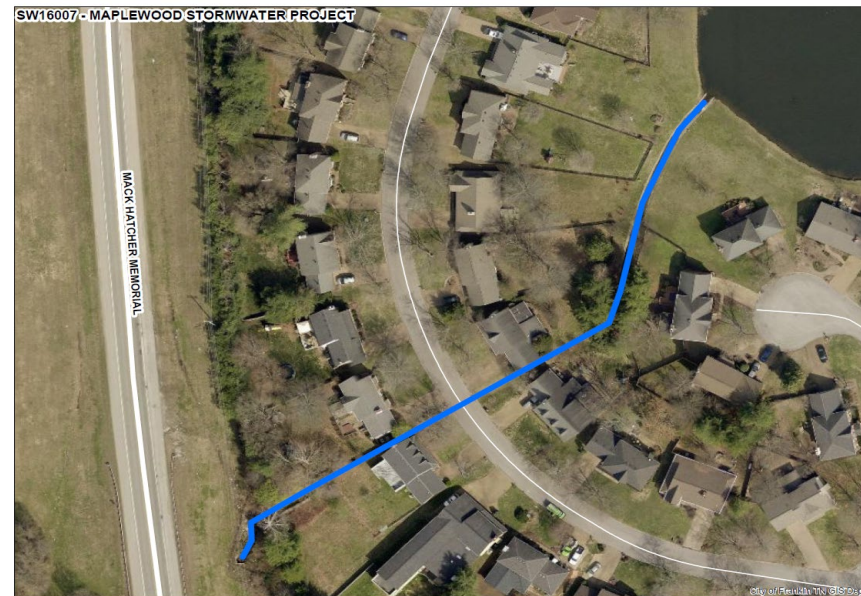
Maplewood Stormwater Project

Board Priority:

CIP:

Replace failing 72" CMP within the Maplewood Subdivision.

SW16007 - MAPLEWOOD STORMWATER PROJECT



Expenditure Summary

Original Project Cost Estimate	\$	530,000
Current Project Cost Estimate	\$	469,114
Dollars Spent as of July 2023	\$	469,114

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
Maplewood Stormwater Project	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 469,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,114
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 469,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 469,114



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FM19001

5th Avenue Parking Lot

Board Priority:

CIP:

This project includes the construction of a regional detention pond located between 107 Battle Avenue and 101 Fairground Street. This project will include a design for a 100-year storm event and a new stormwater pump station.



Expenditure Summary

Original Project Cost Estimate	\$	500,000
Final Cost	\$	211,946
Dollars Spent as of July 2023	\$	211,946

Project Status

Current Phase

Completed

Financing Summary

	Actual	Projected										Total Available
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
5th Avenue Parking Lot												
Internal												
General - Cash	\$ (38,054)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (38,054)
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 211,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,946



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16018

Eastern Flank Circle (Loop Road) Repair

Board Priority:

CIP: FY 2019-2028

Cover existing DBST with West TN Mix.

Expenditure Summary

Original Project Cost Estimate	\$	175,000
Current Project Cost Estimate	\$	192,000
Dollars Spent as of July 2023	\$	191,503

Project Status

Current Phase **Completed**



Financing Summary

	Actual	Projected										Total	
Eastern Flank Circle (Loop Road) Rep	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Available	
Internal													
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ 191,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,503	
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 191,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 191,503	



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Projects by Category

Under Construction

<u>Project</u>		<u>Total Cost</u>
Bicentennial Park	\$	11,715,112
USACE - Home Raising Project	\$	11,610,367
Greenway & Bridge	\$	4,481,388
Bundled Bridges Construction & Rehabilitation Contract	\$	3,863,035
Hayes Home Restoration (Harlinsdale)	\$	1,672,350
Thompson Alley Neighborhood Park	\$	504,995
Total Budgeted - Under Construction Projects	\$	33,847,247



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16020

Bicentennial Park

Board Priority:

CIP:

FY 2019-2028

The Bicentennial Park Improvements project is located in the City of Franklin between 3rd Avenue North, North Margin Street, and the Harpeth River. It consists of approximately 10 acres. The project includes the construction of an open-air pavilion, development of the park, restroom facilities, and general upgrades to establish a new event space for the City. The intent and purpose of this park is to serve multiple uses by the City of Franklin Parks Department, including as an event venue for community performances or movies in the park. Located in Parkland Dedication Quadrant 4.

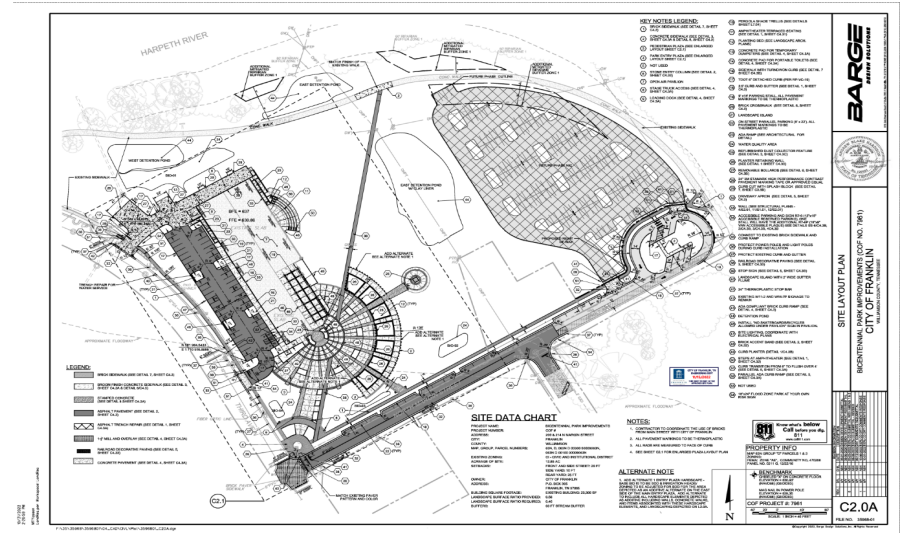
Expenditure Summary

Original Project Cost Estimate	\$	4,220,000
Current Project Cost Estimate	\$	11,715,112
Dollars Spent as of July 2023	\$	715,112

Project Status

Current Phase

Under Construction



Financing Summary

	Actual	Projected										Total Available
	Thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Bicentennial Park												
Internal												
General - Cash	\$ -	\$ 3,067,095	\$ 1,019,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,087,034
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 2,000,000	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (#4)	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ 128,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,078
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,628,078	\$ 4,067,095	\$ 4,019,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,715,112



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16013

Greenway & Bridge (Harlinsdale to Chestnut Bend)

Board Priority:

CIP:

FY 2019-2028

This trail segment connects large sections of existing trails located in the Chestnut Bend HOA through open space along the Harpeth to The park at Harlinsdale Farms. A bridge to connect the internal trails at the Park at Harlinsdale to the existing Chestnut Bend trails.

Expenditure Summary

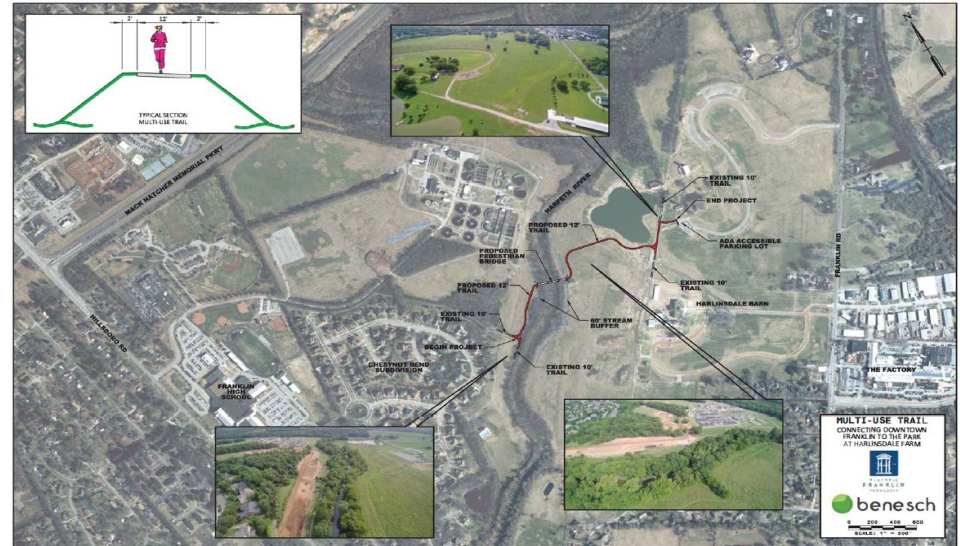
Original Project Cost Estimate	\$	3,032,960
Current Project Cost Estimate	\$	4,481,388
Dollars Spent as of July 2023	\$	2,030,815

Project Status

Current Phase

Under Construction

Park16013 – Greenway & Bridge (Harlinsdale to Chestnut Bend)



Financing Summary

	Actual	Projected										Total Available
Greenway & Bridge	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Arterial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ 425,000	\$ 2,056,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,481,388
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,425,000	\$ 2,056,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,481,388



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: SW16003

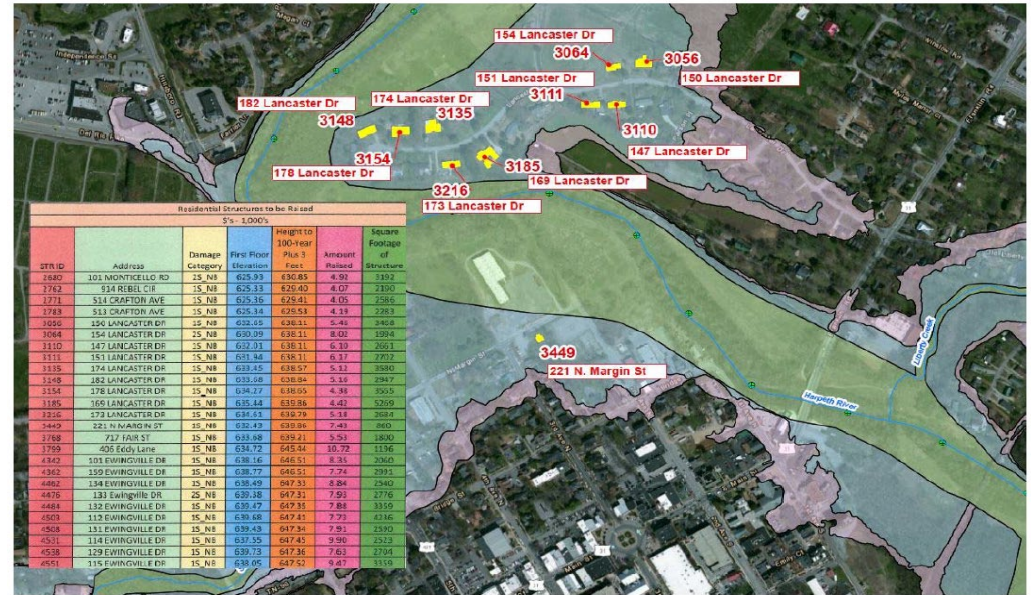
USACE - Home Raising Project

Board Priority:

CIP:

FY 2019-2028

Voluntary Program for 35 home raising as identified by the USACE. The project is 65% funded by the USACE and 35% funded by either the City or the Homeowner.



Expenditure Summary

Original Project Cost Estimate	\$	4,000,000
Current Project Cost Estimate	\$	11,610,367
Dollars Spent as of July 2023	\$	1,110,368

Project Status

Current Phase

Under Construction

Financing Summary

	Actual	Projected										Total
USACE - Home Raising Project	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Available
Internal												
General - Cash	\$ 700,000	\$ 332,953	\$ 332,953	\$ 332,954	\$ 332,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,814
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ 721,739	\$ 1,706,250	\$ 1,706,250	\$ 1,706,250	\$ 1,706,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,546,739
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 194,314	\$ 459,375	\$ 459,375	\$ 459,375	\$ 459,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,031,814
Total	\$ 1,616,053	\$ 2,498,578	\$ 2,498,578	\$ 2,498,579	\$ 2,498,579	\$ -	\$ -	\$ -	\$ -			\$ 11,610,367



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16005B

Bundled Bridges Construction & Rehabilitation Contract

Board Priority:

CIP:

This project includes repairs, widening, and/or replacement of 5 (five) separate bridges across the City: 1) West Main Street (SR-246) Bridge Widening, 2) Pratt Lane Bridge Demolition and Reconstruction, 3) Spencer Creek Road Pipe Removal and Box Culvert Construction, 4) Bakers Bridge Avenue Repairs and 5) Mallory Lane Bridge Repairs.

Expenditure Summary

Original Project Cost Estimate	\$	2,700,000
Current Project Cost Estimate	\$	3,863,035
Dollars Spent as of July 2023	\$	395,639

Project Status

Current Phase

Under Construction

Financing Summary

	Actual	Projected										Total Available
Bundled Bridges Construction & Reh	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 278,874	\$ 3,584,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,863,035
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 278,874	\$ 3,584,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,863,035



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16001

Hayes Home Restoration (Harlinsdale)

Board Priority:

CIP:

Restoration started on the exterior of the home in 2012 through receiving grants and utilizing funding from the Hotel/Motel fund for the stabilization of the foundation and specific features which included the porches, foundation, chimney, and gutter systems. The City of Franklin is partnering with the Friends of Franklin group to renovate the Hayes House located at the Park at Harlinsdale Farm. The house will be used for educational purposes (history of the farm), to host special events, and as offices to support The Park at Harlinsdale Farm.



Expenditure Summary

Original Project Cost Estimate	\$	482,870
Current Project Cost Estimate	\$	1,672,350
Dollars Spent as of July 2023	\$	222,271

Project Status

Current Phase	Under Construction
---------------	--------------------

Financing Summary

	Actual	Projected										Total Available
Hayes Home Restoration (Harlinsdale)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ 100,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,274
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 222,271	\$ 849,805	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,572,076
Total	\$ 222,271	\$ 950,079	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,672,350



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK19010

Thompson Alley Neighborhood Park

Board Priority:

CIP: FY 2019-2028

Obtained post-flood 2010, the Parks Department maintains the vacant land on a weekly mowing basis. The Parks Master Plan identified the need in the study to identify and construct more neighborhood parks. Due to being a FEMA property, the Parks Department identified the existing seven FEMA properties as potential neighborhood parks. The purpose of this project is to create a small, neighborhood park on a small, city-owned property on Thompson Alley. The park will include amenities such as: a pergola-covered picnic area, outdoor foosball table, outdoor ping-pong table, outdoor chess table, and a grill.

Located in Parkland Dedication Quadrant 3.

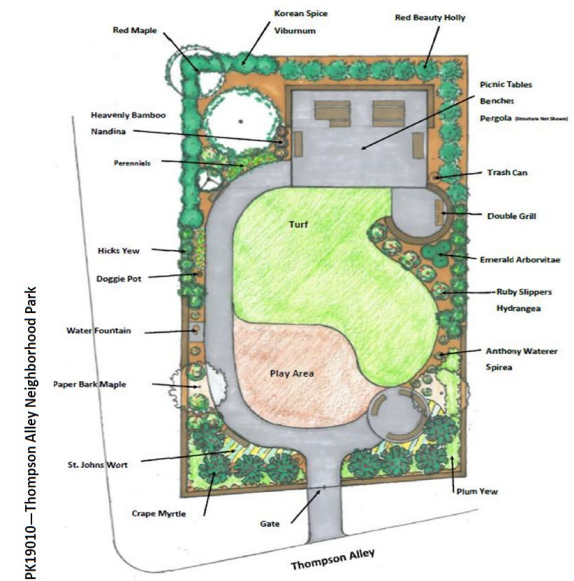
Expenditure Summary

Original Project Cost Estimate	\$	220,000
Current Project Cost Estimate	\$	504,995
Dollars Spent as of July 2023	\$	5,000

Project Status

Current Phase

Under Construction



Financing Summary

	Actual	Projected										Total	
Thompson Alley Neighborhood Park	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Available	
Internal													
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication (Q3)	\$ 220,000	\$ 284,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,995	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ 220,000	\$ 284,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504,995	



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Projects by Category

Right-of-Way/Acquisition/Bidding

<u>Project</u>		<u>Total Cost</u>
Southeast Municipal Complex - Ph.1	\$	48,198,382
East McEwen Drive - Phase 4	\$	47,000,706
Lockwood Glen Park	\$	14,287,873
Lewisburg Sidewalk - to Collins Farm	\$	4,156,145
Jordan Road	\$	3,541,764
Total Budgeted - Right-of-Way/Acquisition/Bidding Projects	\$	117,184,870



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16014

Southeast Municipal Complex Phase I

Board Priority:

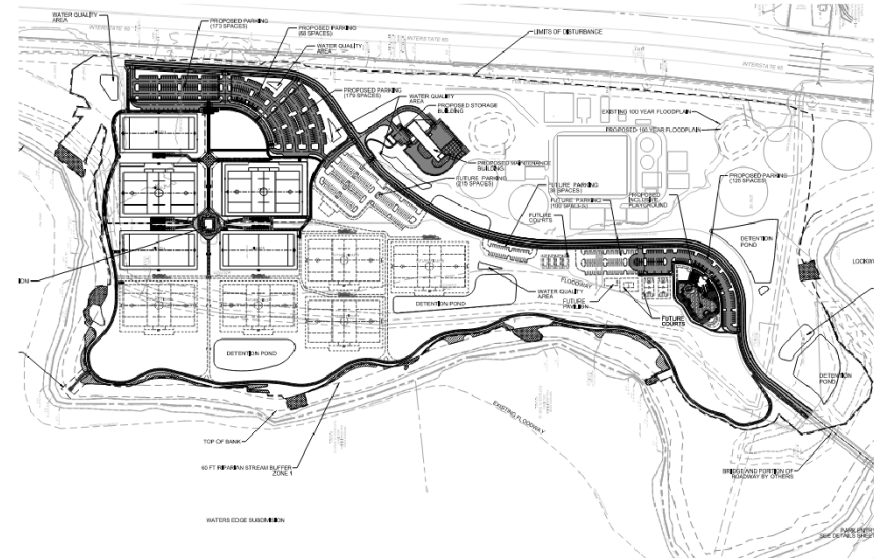
CIP:

FY 2019-2028

This new park would be built on the City-owned parcel 180 acres in size located between I-65 and the Harpeth River just south of Robinson Lake. The parcel is planned to be used as the site of a future City wastewater treatment plant. The park master plan has been adopted by the Board of Mayor and Aldermen.

Located in Parkland Dedication Quadrant 2.

PK16014 - Southeast Park 2023



Expenditure Summary

Original Project Cost Estimate	\$	31,200,000
Current Project Cost Estimate	\$	48,198,382
Dollars Spent as of July 2023	\$	12,048,382

Project Status

Current Phase - Bridge

Construction

Current Phase - Main Park

ROW/Bidding

Financing Summary

	Actual	Projected										Total Available
Southeast Municipal Complex - Ph.1	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
General - Bond Proceeds	\$ 9,464,436	\$ -	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,464,436
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 881,642	\$ 2,500,000	\$ 9,494,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,876,059
Hotel Motel	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Parkland Dedication (Q2+Misc.)	\$ 418,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418,358
Water Funding	\$ 1,015,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015,794
Sewer Funding	\$ 423,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,735
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Total	\$ 12,203,965	\$ 3,000,000	\$ 32,994,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,198,382



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16007

East McEwen Drive - Phase 4

Board Priority:

CIP: FY 2017-2026

Improvement of East McEwen Drive, from 800 feet east of the roundabout at Cool Springs Boulevard/Oxford Glen Drive to Wilson Pike (SR-252). The project shall be constructed as a four (4) lane, median divided facility with turn lanes as required. Project shall include: access management (as allowable), curb & gutter, street lights, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 8,200 LF.

Expenditure Summary

Original Project Cost Estimate	\$	34,057,000
Current Project Cost Estimate	\$	47,000,706
Dollars Spent as of July 2023	\$	4,750,741

Project Status

Current Phase **ROW/Bidding**



Financing Summary

	Actual	Projected										Total Available
East McEwen Drive - Phase 4	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,257,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,257,856
General - Bond Proceeds	\$ 4,291,838	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,291,838
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 3,000,000	\$ -	\$ 483,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,483,807
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ 333,333	\$ 333,333	\$ 333,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
External												
MPO/TDOT	\$ -	\$ 4,500,000	\$ 7,500,000	\$ 7,500,000	\$ 10,740,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,240,000
Utility Reimbursements	\$ -	\$ -	\$ 727,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 727,205
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 7,291,838	\$ 4,500,000	\$ 14,044,345	\$ 8,833,333	\$ 12,331,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,000,706



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16016

Lockwood Glen (Robinson Lake) Dam & Park Project

Board Priority:

CIP:

FY 2019-2028

In 2015, the City entered into a Professional Service Agreement with Edge Planning Landscape Architecture & Urban Design to provide design services for the approximately 80 acre Lockwood Glen Park. Edge will be providing a final master plan for the park as the City of Franklin and Crescent Communities assume responsibility in for the total cost of the master plan. The goal is to develop a working plan that can be considered a passive public park in the near future. Located adjacent to the Carothers's South Parkway. Part of the plan will include programming the 12-acre lake, public parking areas, public restrooms and walking trails around the Harpeth and the property.



Expenditure Summary

Original Project Cost Estimate	\$	5,530,000
Current Project Cost Estimate	\$	14,287,873
Dollars Spent as of July 2023	\$	1,187,873

Project Status

Current Phase

ROW/Bidding

Financing Summary

	Actual	Projected										Total Available
Lockwood Glen Park	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Arterial)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ 2,602,300	\$ -	\$ 1,685,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,287,873
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication (Q2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,602,300	\$ -	\$ 11,685,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,287,873



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16030

Lewisburg Ave Sidewalk to Collins Farm

Board Priority:

CIP:

The purpose of this project is to improve pedestrian access within our historic downtown. The project includes sidewalks and trails from Collins Farm to West of Stewart St.

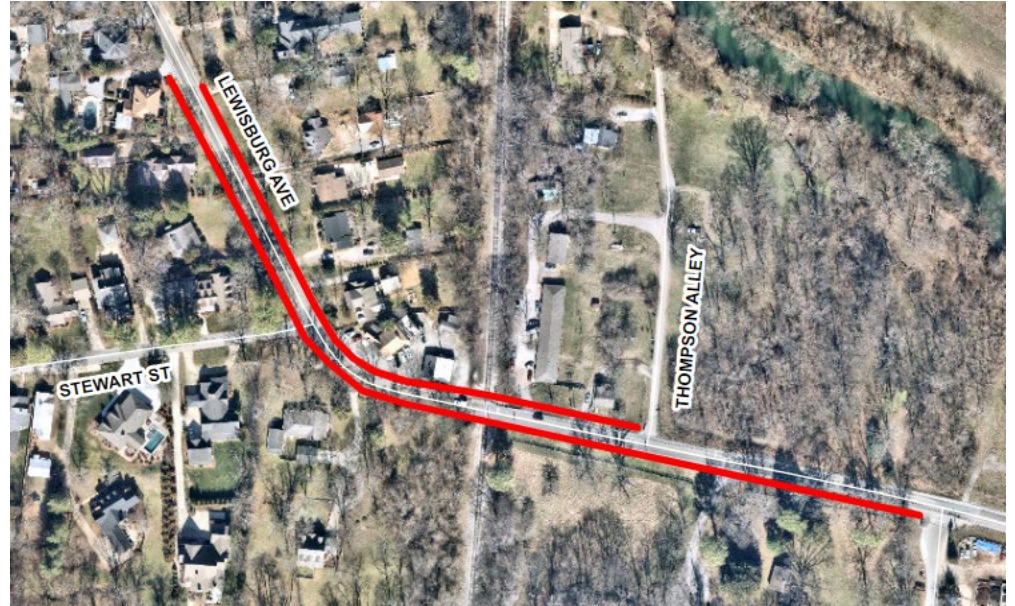
The project will include: roadway construction, utility upgrades/relocations, curb & gutter, and accommodations for pedestrians and bicycles. Approximate project length of 1,379 LF.

Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	4,156,145
Dollars Spent as of July 2023	\$	89,479

Project Status

Current Phase **ROW/Bidding**



Financing Summary

	Actual	Projected										Total Available
Lewisburg Sidewalk	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 426,380	\$ -	\$ 879,765	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,556,145
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Sewer Funding	\$ -	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 426,380	\$ -	\$ 879,765	\$ 2,850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,156,145



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST160006

Jordan Road (Aspen Grove Dr-Mallory Ln)

Board Priority:

CIP: FY 2019-2028

Improvement of Jordan Road, from Aspen Grove Road to Mallory Lane. Reconstruction of Jordan Road to City standard two (2) lane facility with turn lanes as required. Project shall include: curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 1,700 LF.



Expenditure Summary

Original Project Cost Estimate	\$	4,670,480
Current Project Cost Estimate	\$	3,541,764
Dollars Spent as of July 2023	\$	429,764

Project Status

Current Phase **ROW/Bidding**

Financing Summary

	Actual	Projected										Total Available
Jordan Road	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (CA1)	\$ 300,000	\$ -	\$ 1,241,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,541,764
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 300,000	\$ -	\$ 3,241,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,541,764



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Projects by Category

Design - Committed

<u>Project</u>		<u>Total Cost</u>
New City Hall	\$	99,690,597
Long Lane & Old Peytonsville	\$	45,735,967
McEwen Phase 5	\$	19,800,687
Liberty Park Improvements	\$	11,672,355
Main Barn Restoration (Harlinsdale)	\$	4,000,004
Total Budgeted - Committed	\$	180,899,610



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: FM16001

New City Hall Plaza

Board Priority:

CIP: FY 2019-2028

New City Hall Plaza. Redevelopment of existing site, including new City Hall, 200 space underground parking, streetscape along 3rd Avenue, limited expansion of retail space along 3rd Avenue and 1 ac. Park at corner of 3rd and Church.



Expenditure Summary

Original Project Cost Estimate	\$	24,500,000
Current Project Cost Estimate	\$	99,690,597
Dollars Spent as of July 2023	\$	740,597

Project Status

Current Phase **Design-Committed**

Financing Summary

	Actual	Projected										Total Available
New City Hall	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 636,010	\$ 1,000,000	\$ 4,000,000	\$ 5,000,000	\$ 4,054,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,690,597
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ 85,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 636,010	\$ 1,000,000	\$ 4,000,000	\$ 90,000,000	\$ 4,054,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,690,597



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16017

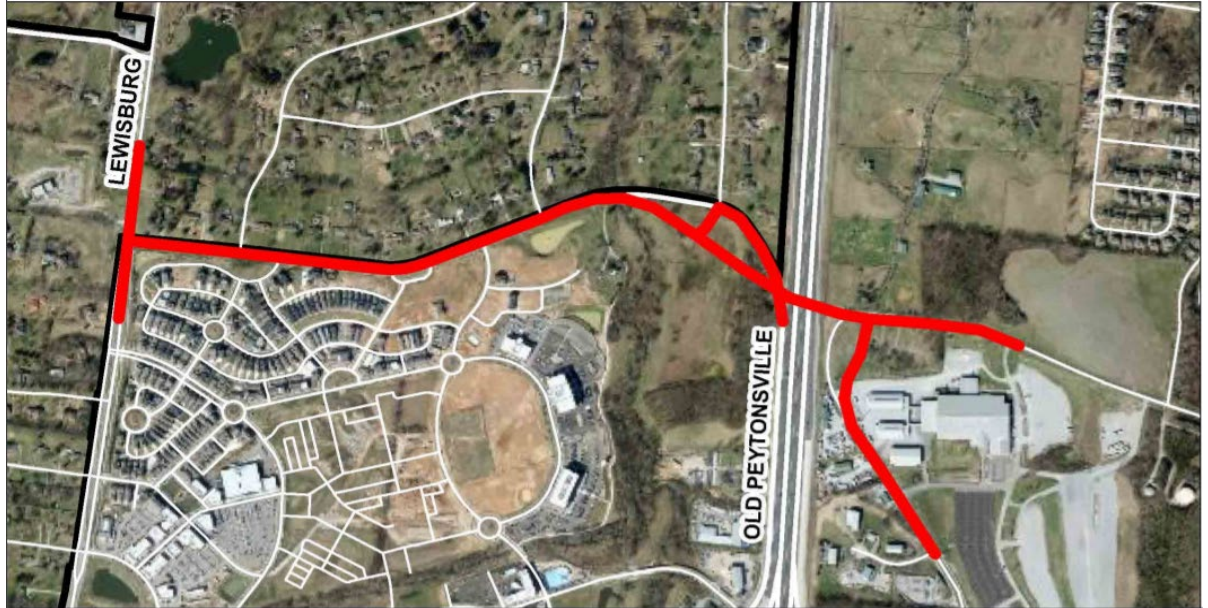
Long Ln and Old Peytonville Rd Connector

Board Priority:

CIP: FY 2019-2028

Included in the update to the Major Thoroughfare Plan are 2 crossings of I-65. This project is one of those crossings as is intended to connect Old Peytonville Road with Long Lane. The main advantage of this crossing is to allow for traffic interconnectivity across I-65 without having to use Goose Creek By-Pass or Highway 96. Limits of construction are from Five Mile Creek Bridge to 500 feet east of Baskin Property. Approximately 2,500 LF.

Project located in Collector Service Area 2.



Expenditure Summary

Original Project Cost Estimate	\$	22,288,800
Current Project Cost Estimate	\$	45,735,967
Dollars Spent as of July 2023	\$	5,202,633

Project Status

Current Phase **Design-Committed**

Financing Summary

	Actual	Projected										Total Available
Long Lane & Old Peytonville	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 2,500,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,967,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,967,054
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (Coll.SA 2)	\$ 3,755,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,755,213
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,013,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,013,700
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 6,255,213	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 34,980,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,735,967



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16022

E McEwen Dr. Ext. (Wilson Pike to City Limits)

Board Priority:

CIP: FY 2019-2028

Extension of East McEwen Drive from Wilson Pike (SR-252) to the Franklin/Brentwood City Limits. This project shall be constructed as a two (2) lane facility with earthwork to support a future expansion to a four (4) lane, median divided facility. This project shall include: access management (as possible), curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles.

Expenditure Summary

Original Project Cost Estimate	\$	19,634,800
Current Project Cost Estimate	\$	19,800,687
Dollars Spent as of August 2021	\$	1,120,687

Project Status

Current Phase

Design-Committed



Financing Summary

	Actual	Projected										Total Available
McEwen Phase 5	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 250,000	\$ -	\$ 500,000	\$ 500,000	\$ 750,000	\$ 1,167,249	\$ 1,000,000	\$ 512,635	\$ -	\$ -	\$ -	\$ 4,679,884
General - Bond Proceeds	\$ 570,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 570,544
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 250,000	\$ 250,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 3,500,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
In Lieu of Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 2,000,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 3,050,259	\$ -	\$ -	\$ -	\$ 11,050,259
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 820,544	\$ 2,000,000	\$ 2,000,000	\$ 3,000,000	\$ 1,500,000	\$ 1,917,249	\$ 4,500,000	\$ 4,062,894	\$ -	\$ -	\$ -	\$ 19,800,687



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16009

Liberty Park Improvements

Board Priority:

CIP: FY 2019-2028

Liberty Park Improvements: The first phase of Liberty Park was completed in 2003 with the second phase completed in 2008. The proposed project would complete the park by adding two parking areas, tennis courts or pickle ball, basketball courts, a lighted multipurpose field, mountain biking trails and a restroom/pavilion combination facility.

Expenditure Summary

Original Project Cost Estimate	\$	5,400,000
Current Project Cost Estimate	\$	11,672,355
Dollars Spent as of July 2023	\$	322,355

Project Status

Current Phase **Design-Committed**

Financing Summary



	Actual	Projected										Total Available
Liberty Park Improvements	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000
Parkland Dedication (Q1)	\$ 3,750,000	\$ -	\$ 2,000,000	\$ 1,922,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,672,355
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 3,750,000	\$ -	\$ 4,000,000	\$ 3,922,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,672,355



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: PK16002

Main Barn Restoration (Harlinsdale)

Board Priority:

CIP:

In 2005, a master plan was completed by Archimania, but was more of an overview of the site. The objective of the updated master plan is to evaluate specific structures and develop concepts that broaden their usefulness. In FY19, the Parks Department has budgeted for a master plan update for architectural services to include the Main Barn. The master plan will identify the history/current use; proposed programming/use, HVAC/Sprinkler (dry system) and existing conditions which will result in concept drawings. The consultant will provide a conceptual opinion of probable cost for the total restoration project.

Expenditure Summary

Original Project Cost Estimate	\$	1,809,070
Current Project Cost Estimate	\$	4,000,004
Dollars Spent as of July 2023	\$	400,004

Project Status

Current Phase

Design-Committed



Financing Summary

	Actual	Projected										Total Available
Main Barn Restoration (Harlinsdale)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ 2,417,870	\$ -	\$ 1,182,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600,004
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total	\$ 2,817,870	\$ -	\$ 1,182,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,004



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Projects by Category

Design - Uncommitted

<u>Project</u>		<u>Total Cost</u>
Mallory/N Royal Oaks/Liberty	\$	21,723,895
Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)	\$	20,000,000
Church Street	\$	16,532,450
Peytonsville Rd & Pratt Ln Int. Improvements	\$	14,100,000
Lewisburg Sidewalk - Collins Farm to Carriage Park Drive	\$	5,389,479
Greenway (Aspen Grove to Mack Hatcher)	\$	5,283,353
Greenway (Pinkerton Park to Franklin Road Bridge)	\$	5,250,000
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	\$	4,800,000
Lewisburg Sidewalk - Carriage Park Drive to Mack Hatcher	\$	4,189,479
Main St Sidewalk Repair Project	\$	3,013,164
Total Budgeted - Uncommitted	\$	100,281,820



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16014

Mallory/N Royal Oaks & Liberty Int. Imp.

Board Priority:

CIP:

This project includes Improvements to Mallory Ln, North Royal Oaks Boulevard and Liberty Pike . This section of roadway is projected to be at a failure level in the next 3-4 years based on the proposed development along Mallory Lane and Carothers Parkway. If this project is not completed, there will be significant delays along these sections of roadway.

The project will include roadway construction, access management (as allowed), utility upgrades/relocations, curb & gutter, bridge construction, and accommodations for pedestrians and bicycles. Approximate project length of 4,652 LF.



Expenditure Summary

Original Project Cost Estimate	\$	15,000,000
Current Project Cost Estimate	\$	21,723,895
Dollars Spent as of July 2023	\$	723,895

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Mallory/N Royal Oaks/Liberty	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 323,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 323,895
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 475,000
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax - City	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax - County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,025,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,025,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 798,895	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 18,925,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,723,895



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16001

Carlisle Ln (SR96W-Future Mack Hatcher Pkwy)

Board Priority:

CIP: FY 2019-2028

Carlisle Lane include improvements from Highway 96 West (SR-96) to the future Mack Hatcher improvements. The typical section will include two (2) lanes with turn lanes; bike lanes; sidewalks, curb/gutter and drainage improvements. Approximate project length of 4,830 LF

Project located in Collector Service Area 4

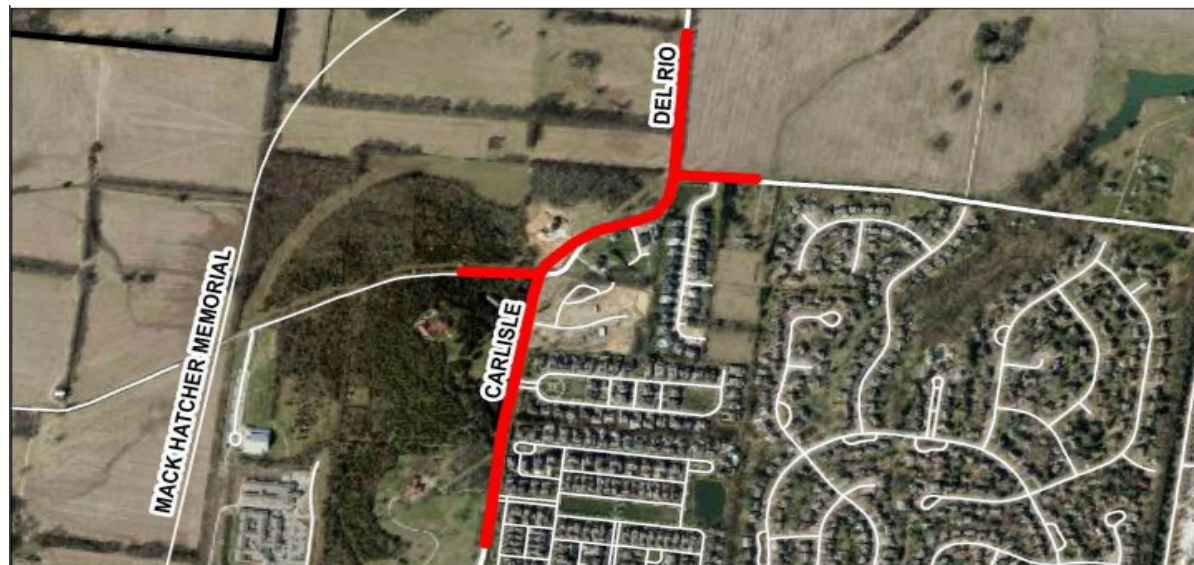
Expenditure Summary

Original Project Cost Estimate	\$	8,490,720
Current Project Cost Estimate	\$	20,000,000
Dollars Spent as of July 2023	\$	-

Project Status

Current Phase

Design - Uncommitted



Financing Summary

	Actual	Projected										Total
Carlisle Ln (SR96W-Future Mack Hatcher)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	Available
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ -	\$ 20,000,000
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA4)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ -	\$ 20,000,000



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST19006

Church Street

Board Priority:

CIP: FY 2019-2028

This project is to upgrade Sanitary Sewer, Water and Stormwater infrastructure in our historic downtown area. We are having issues with all utilities along this corridor and they are in need of upgrades and replacement.

The existing stormwater system needs to be upgraded to provide service to the Parkview area. This area has been a problem since the early 80's with no improvements made. The roadways lack drainage infrastructure. This infrastructure is needed to help protect localized flooding during heavy rain events. This project would also include the install of a water quality feature at the Harpeth River. The goal is to extend infrastructure into the Parkview Area to address localized flooding.



Original Project Cost Estimate	\$	11,231,644
Current Project Cost Estimate	\$	16,532,450
Dollars Spent as of July 2023	\$	390,784

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Church Street	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ 624,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,824,535
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund (SA1)	\$ 303,957	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,303,957
Road Impact Fund (SA2)	\$ 303,958	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,303,958
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ 700,000	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400,000
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 607,915	\$ -	\$ -	\$ 600,000	\$ 7,650,000	\$ 7,674,535	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,532,450



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

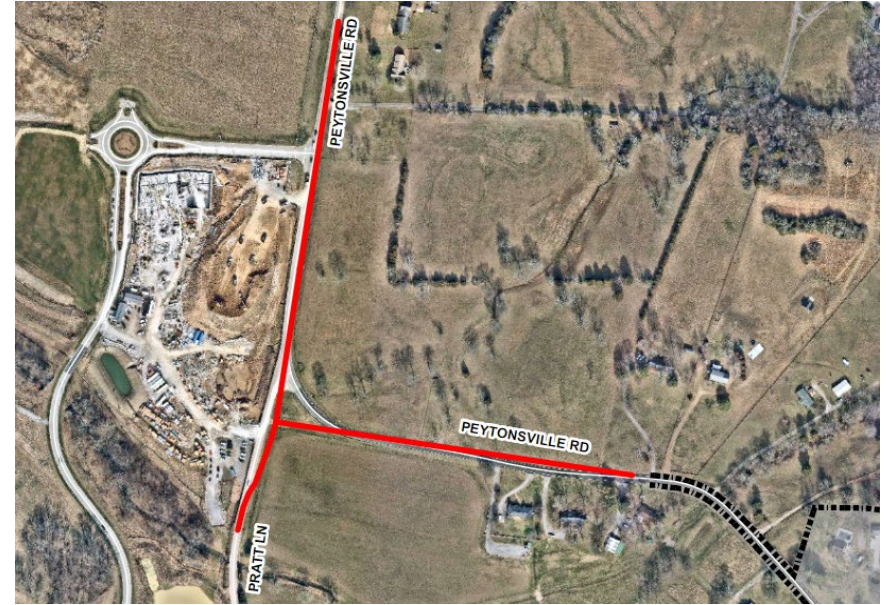
Project #: ST16005A

Peytonsville Rd & Pratt Ln Int. Improvements

Board Priority:

CIP: FY 2019-2028

Reconstruction of the intersection of Peytonsville Road and Pratt lane to a conventional T-intersection. The included section Old Peytonsville Road shall be reconstruction as a four (4) lane, median divided facility, while the included section of Pratt Lane shall be reconstructed as a two (2) lane facility. Both streets shall have turn lanes as required. Project shall include: access management (as allowable), curb & gutter, ITS Infrastructure, and accommodations for pedestrians and bicycles. Approximate project length of 2,300 LF. Project located in Collector Service Area 3.



Expenditure Summary

Original Project Cost Estimate	\$	9,913,416
Current Project Cost Estimate	\$	14,100,000
Dollars Spent as of July 2023	\$	-

Project Status

Current Phase **Design - Uncommitted**

Financing Summary

	Actual	Projected										Total Available	
Peytonsville Rd & Pratt Ln Int. Impro	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033		
Internal													
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	10,000,000	
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Road Impact Fund (SA2)	\$ -	\$ -	900,000	900,000	900,000	900,000	\$ -	\$ -	\$ -	\$ -	\$ -	3,600,000	
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	500,000	\$ -	\$ -	\$ -	\$ -	\$ -	500,000	
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
External													
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total	\$ -	\$ -	\$ 900,000	\$ 900,000	\$ 900,000	\$ 11,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,100,000	



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16030

Lewisburg Ave Trail Carriage Park Dr. to Mack Hatcher (SR-397)

Board Priority:

CIP:

This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.

The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,266 LF

Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	5,389,479
Dollars Spent as of July 2023	\$	89,479

Project Status

Current Phase

Design - Uncommitted



Financing Summary

	Actual	Projected										Total Available
Lewisburg Sidewalk	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,479	\$ 500,000	\$ -	\$ 889,479
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,479	\$ 5,000,000	\$ -	\$ 5,389,479



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

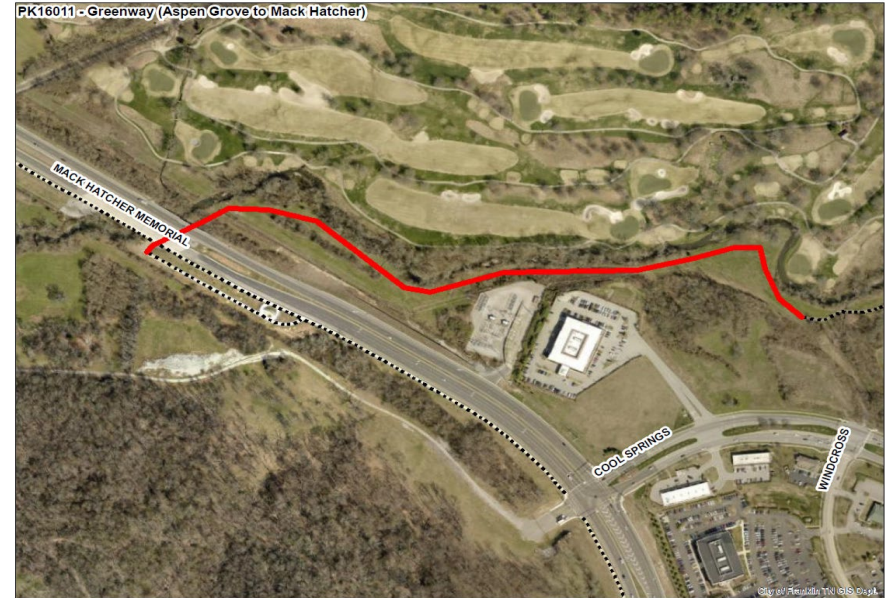
Project #: PK16011

Greenway (Aspen Grove to Mack Hatcher)

Board Priority:

CIP: FY 2019-2028

Aspen Grove Trail Connection is identified in the Parks Master Plan as 1/2-mile trail~greenway connection that will link pedestrians from the Cool Springs area to the Mack Hatcher trailhead and multipurpose pathway located on Mack Hatcher Parkway. The existing multipurpose pathway is connected to Harlinsdale Farm and ultimately to the historic downtown. Land acquisition and construction will be part of constructing the missing link.



Expenditure Summary

Original Project Cost Estimate	\$	1,555,000
Current Project Cost Estimate	\$	5,283,353
Dollars Spent as of July 2023	\$	83,353

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
Greenway (Aspen Grove to Mack Ha	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ 75,000	\$ -	\$ 1,354,000	\$ 1,354,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,783,353
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 75,000	\$ -	\$ 2,604,000	\$ 2,604,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,283,353



City of Franklin

FY 2022-2031 Capital Improvement Program Financing Model

Project #: PK19007

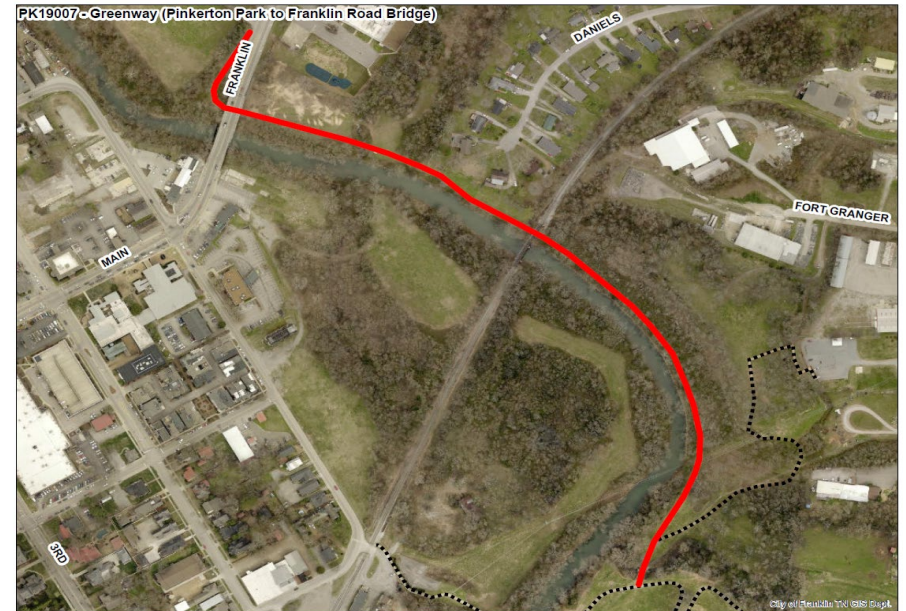
Greenway (Pinkerton Park to Franklin Road Bridge)

Board Priority:

CIP: FY 2019-2028

From the existing trail inside Pinkerton Park, the greenway would head north and west along the banks of the Harpeth, this time hugging a small shelf below Fort Granger as the trail approaches Downtown Franklin and would connect under the Franklin Road Bridge leading to the new sidewalk toward the Park at Harlinsdale Farm or south into downtown Franklin.

Dependent upon the bridge on franklin Road.



Expenditure Summary

Original Project Cost Estimate	\$	5,328,400
Current Project Cost Estimate	\$	5,250,000
Dollars Spent as of July 2023	\$	-

Project Status

Current Phase **Design - Uncommitted**

Financing Summary

	Actual	Projected										Total Available
Greenway (Pinkerton Park to Franklin Road Bridge)	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,247,800	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 4,747,800
Hotel Motel	\$ -	\$ -	\$ -	\$ 502,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 502,200
Parkland Dedication (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Municipalities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ 502,200	\$ -	\$ -	\$ 2,247,800	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 5,250,000



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16024

Mack Hatcher Multiuse Trail (Franklin-Hillsboro)

Board Priority:

CIP: FY 2019-2028

The Mack Hatcher Parkway (SR-397) has been designed with a multi-use path on the south side of the road. A 12' multi-use path exists from Franklin Road to Daniel McMahon Lane.



Expenditure Summary

Original Project Cost Estimate	\$	3,600,000
Current Project Cost Estimate	\$	4,800,000
Dollars Spent as of July 2023	\$	-

Project Status

Current Phase **Design - Uncommitted**

Financing Summary

	Actual	Projected										Total Available
Mack Hatcher Multiuse Trail (Franklin-Hillsboro)	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,000	650,000	4,000,000	4,800,000
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 650,000	\$ 4,000,000	\$ 4,800,000



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST16030

Lewisburg Ave Trail Collins to Carriage Park Dr.

Board Priority:

CIP:

This project includes the construction of multi purpose trail along the south side of Lewisburg Pike. Staff is working on the design and will try to obtain future federal funding to help move this project forward.

The project will include utility upgrades/relocations, curb & gutter, bridge construction/rehabilitation, and accommodations for pedestrians and bicycles. Approximate project length of 4,000 LF



Expenditure Summary

Original Project Cost Estimate	\$	1,162,160
Current Project Cost Estimate	\$	4,189,479
Dollars Spent as of July 2023	\$	89,479

Project Status

Current Phase

Design - Uncommitted

Financing Summary

	Actual	Projected										Total Available
	thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Lewisburg Sidewalk												
Internal												
General - Cash	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund Arterial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 539,479	\$ -	\$ -	\$ -	\$ -	\$ 689,479
Parkland	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Reimbursements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Developer Agreements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 4,039,479	\$ -	\$ -	\$ -	\$ -	\$ 4,189,479



City of Franklin

FY 2024-2033 Capital Improvement Program Financing Model

Project #: ST19001

Main St Sidewalk Repair Project

Board Priority:

CIP: FY 2019-2028

Main Streets Streetscape project was completed in the early 90's. The existing brick pavers are faded and uneven creating numerous ADA issues along our main street. In addition, the tree grates need to be replaced. Staff is proposing to replace all the brick pavers and crosswalks to bring



Expenditure Summary

Original Project Cost Estimate	\$	2,200,000
Current Project Cost Estimate	\$	3,013,164
Dollars Spent as of July 2023	\$	13,164

Project Status

Current Phase **Design - Uncommitted**

Financing Summary

		Projected										Total Available
Main St Sidewalk Repair Project	Thru FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	
Internal												
General - Cash	\$ 250,000	\$ -	\$ 690,791	\$ 690,791	\$ 690,791	\$ 690,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013,164
General - Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sanitation Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Impact Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hotel Motel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parkland Dedication	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
External												
Federal Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPO/TDOT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Facilities Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Private Fundraising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 250,000	\$ -	\$ 690,791	\$ 690,791	\$ 690,791	\$ 690,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,013,164

Current Project Cost Estimate: \$ 3,013,164

Remaining Funding Needed: \$ -

