City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, December 12, 2024 **7:00 PM** **Board Room**

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

The typical process for discussing an item is as follows:
1. *Staff Presentation*
2. *Public comments*
3. *Applicant presentation, and*
4. *Motion / discussion / vote*

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 24, 2024, FMPC Meeting Minutes.

2. Consideration Of Approval Of The December 2, 2024, Special FMPC Meeting Minutes.

Sponsors:

ANNOUNCEMENTS

CONSENT AGENDA

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

3. Consideration Of Approval Of Items 4-10, 13-14, 25-29, And 36-39 On The Consent Agenda.

SITE PLAN SURETIES

4. Berry Farms Town Center PUD Subdivision, Final Plat, Section 4; Accept The Streets Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Sidewalks Improvements To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage); Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Carothers Crossing East PUD Subdivision, Site Plan, Lot 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025; Accept The Streets Private Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement; Reduce The Performance Agreement For Drainage Improvement By 75% To $79,750.00 And Extend To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Creekstone Commons PUD Subdivision, Final Plat, Section 1, Revision 2; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Echelon PUD Subdivision, Site Plan, Sections 1-3; Call On Letter Of Credit For Performance Agreement For Landscaping Buffers Improvement; Call On Letter Of Credit For Maintenance Agreement For Landscaping Open Space Improvement.

Sponsors: Melodie Brady

12. Echelon PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Performance Agreement For Drainage Improvement; Call On Letter Of Credit For Maintenance Agreement For Green infrastructure Improvement.

Sponsors: Melodie Brady

13. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Drainage Improvement To December 11, 2025; Extend The Performance Agreement For Sidewalks Improvement To June 26, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 19; Extend The Performance Agreement For Green Infrastructure Improvement To December 11, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Lockwood Glen PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Maintenance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

16. Lockwood Glen PUD Subdivision, Final Plat, Section 4; Call On Letter Of Credit For Maintenance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

17. Lockwood Glen PUD Subdivision, Final Plat, Section 5; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

18. Lockwood Glen PUD Subdivision, Final Plat, Section 6; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

19. Lockwood Glen PUD Subdivision, Final Plat, Section 7; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrasructure Improvements.

Sponsors: Melodie Brady

20. Lockwood Glen PUD Subdivision, Site Plan, Section 8; Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

21. Lockwood Glen PUD Subdivision, Final Plat, Section 8; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

Sponsors: Melodie Brady

22. Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

Sponsors: Melodie Brady

23. Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel); Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

Sponsors: Melodie Brady

24. Standard At Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1); Call On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement.

Sponsors: Melodie Brady

25. Schaefer Equestrian Center Subdivision, Site Plan; Accept The Performance Agreement For Drainage And Green Infrastructure Improvements, Release The Performance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

26. Travel Centers Of America Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

27. Westhaven PUD Subdivision, Final Plat, Section 27, Revision 1; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

28. Westhaven PUD Subdivision, Final Plat, Section 40; Accept The Drainage Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

29. Wynfield Village Subdivision, Site Plan; Accept The Green Infrastructure Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

ENVISION FRANKLIN PLAN AMENDMENTS

30. PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept (Withdrawn by Applicant).
9/24/2024 FMPC, Deferral to 12/12/24 (8-0)

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

31. PUBLIC HEARING: Consideration Of Resolution 2024-95, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A "Property Located East Of Five Mile Creek, South Of Five Mile Crossing, North Of Goose Creek Bypass, And West Of Interstate 65" Special Consideration For The Regional Commerce Design Concept.

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

REZONINGS/DEVELOPMENT PLANS

32. Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway.

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

33. Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdvision).

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

34. Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

35. Gant Ridge Subdivision, Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road.

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

36. Hamilton PUD Subdivision, Final Plat, Creating 58 Residential Lots, 3 Open Space Lots, Dedicating Right-Of-Way, Vacating Tract Lines, And Creating Easements On 58.62 Acres, Located North Of Charlotte Pike E And West Of Mack Hatcher Memorial Parkway, At 841 Old Charlotte Pike E. (CONSENT AGENDA)

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

37. Natchez And Granbury Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 0.095 Acres, Located At 409 Natchez Street. (CONSENT AGENDA)

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

38. Poteat Place South Subdivision, Final Plat, Creating 4 Single Family Residential Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

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

39. West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, October 24, 2024 | **7:00 PM** | **Board Room**

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CALL TO ORDER

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

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

Commissioners Absent: None

Staff Members Present: Bill Squires, Emily Wright, Amy Diaz-Barriga, Joseph Bryan, Tia Holden, Ariella Stanford, Kelly Dannenfelser, William Holcomb, and Jimmy Wiseman

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

Chair Lindsey asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. DRAFT September 26 2024 FMPC Minutes

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, to Approve the Minutes from the September 26, 2024 meeting. The motion carried 9-0.

ANNOUNCEMENTS

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

CONSENT AGENDA

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

Sponsors:

Attachments: None

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, to approve Items 3-18 and 22-24 as presented on the Consent Agenda. The motion carried 9-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. Amelia Park PUD Sub, FP, section 1 - action request for drainage improvement
2. Amelia Park PUD Sub, FP, section 1 - inspection punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. Berry Farms Town Center PUD Sub, SP, sec 4, lot 203 - inspection punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

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

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

Attachments:
1. RES_2024-91_VestingExtensionShawneePUD_Combined_LawApproved
2. MAP Shawnee PUD vesting extension
3. Shawnee-Vesting Extension Request

Staff: Joey Bryan. 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 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 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. 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. 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. 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.

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

Public: None

Applicant: None

Motion
Commissioner McLemore motioned to recommend approval to BOMA of Resolution 2024-91 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, seconded by Commissioner Allen.

Discussion: None

The motion carried 9-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:
1. MAP The Lofts at CHP PUD Subdivision, Rezoning and Development Plan
2. ORD_2024-31_LoftsCHPPUDSubRez_Combined_LawApproved02
3. 2024-10-03 The Lofts at CHP - Rezoning Resubmittal

Staff: Ariella Stanford. Ms. Stanford noted that the correct Planned District is 11.76 which is lower in density than the Planned District 13.73, which was noticed to the public. 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.

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

Citizen Comments: Evonne Sanchez, 101 Fulwood Drive. Ms. Sanchez noted her concerns about the details of the development and potential increase in traffic.

Applicant: Greg Gamble, representing Community Housing Partnership (CHP). CHP purchased Southern Living Care with the intent to repurpose the building for senior independent living and for adult special needs independent living. The master plan is for 30 apartment-style units with a request for one modification of standards to reduce the number of parking spaces from 1.5 to 1.1. This modification of standards for parking is in alignment with parking allowances for Reddick Senior Living residences. It is anticipated that the residents will have fewer cars and will use more public transportation. CHP will manage and maintain the property.

Motion: Commissioner Franks motioned to recommend approval to BOMA - 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), seconded by Commissioner McLemore.

Discussion: Commissioner Mann stated that this is a great project and thanked CHP for bringing the project forward to the Planning Commission.

The motion carried 9-0.

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

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

Attachments:
1. MAP The Lofts at CHP PUD Subdivision, Rezoning and Development Plan
2. RES_2024-83_LoftCHPPUDSubDevPlan_Combined_LawApproved02
3. Conditions of Approval

4. Development Plan Sheet
5. Elevations Sheet
6. Resubmittal Plan Set
7. Franklin Housing Authority's Reddick Senior Community - Parking Letter

Staff: Ariella Stanford. 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.

1. 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. 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.

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

Citizen Comments: None

Applicant: Greg Gamble, representing Community Housing Partnership (CHP). Mr. Gamble did not have anything else to add but would be happy to answer any questions.

Main Motion
Commissioner Harrison motioned to recommend approval to BOMA with conditions, 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, seconded by Commissioner Allen.

Modification Of Standards Motion
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.

Commissioner Orr recommended approval of MOS #1, a 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, seconded by Commissioner McLemore.

Discussion: None

The modification of standards #1 carried 9-0.

Main Motion (including MOS #1)
The motion carried 9-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

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

Attachments:
1. MAP Williamson County Innovation Hub Subdivision, Site Plan
2. 8583 WCS Innovations Sub SP_Conditions of Approval_01
3. 1-5 Pages from Franklin Innovations Hub 9-5-24
4. 6-10 Pages from Franklin Innovations Hub 9-5-24-2
5. 11-15 Pages from Franklin Innovations Hub 9-5-24-3
6. 16-21 Pages from Franklin Innovations Hub 9-5-24-4

The item was Approved on Consent Agenda.

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

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

Attachments:
1. MAP Poplar Farms PUD Subdivision, Final Plat, Section 3
2. FINAL PLAT Poplar Farms PUD Subdivision, Final Plat, Section 3
3. COF 8550 Poplar Farms PUD Subdivision, Final Plat, Section 3 Conditions of Approval_01

The item was Approved on Consent Agenda.

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

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

Attachments:
1. MAP Middle Eight PUD Subdivision, Final Plat
2. 8602 Middle Eight PUD Sub FP_Conditions of Approval_01
3. 1032801_McKeehan Property Revision 1 Final Plat_2024-10-03

The item was Approved on Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

25. Ordinance 2024-34, An Ordinance To Amend The Franklin Zoning Ordinance Text As Part Of A Five-Year Update And Amend The Zoning Maps Of The City Of Franklin, Tennessee To Establish And Rezone Property Into The New Regional Commerce 4 District (RC4) And Adopt The Federal Emergency

Management Agency (FEMA) Floodplain Insurance Rate Maps (FIRMS) Updated Maps Into The Floodway District (FWO) And The Floodway Fringe Overlay District (FFO).

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

Attachments: 1. ORD_2024-34_AmendZO_Combined_LawApproved

Staff: Kelly Dannenfelser. 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 FEMA boundaries.

Citizen Comments: Dewayne Brown, 818 Victoria Drive. Mr. Brown asked to see a map and requested more information regarding development projections relating to Brownland Farm and the land across Hillsboro Road, considering the FEMA flood map updates (residential or commercial development).

Ms. Dannenfelser explained that there are 12 map panels that detail the Floodway Overlay and the Floodway Fringe Overlay. The Floodway increase is noted by the yellow hatch areas on the map. The Floodway decrease is noted by the purple area on the map. The Floodway Overlay is the most dangerous and hazardous areas of moving water during a rain event. The Floodway Fringe Overlay is the area where water backs up during a rain event. The Floodway Fringe increase is noted with a solid yellow area and the Floodway Fringe decrease is noted with a solid purple color.

Mr. Wiseman stated that there would be very little change in developable land regarding the FEMA map updates. An extensive hydrologic and hydraulic study would be required before any development plans could be considered for any floodplain. Basically, for development of land in a floodplain, manipulation of the land grade is required so that the land is moved out of the flood plain. A requirement of the study is to show that manipulation of the land does not create a negative impact on the land upstream or downstream from the area of study.

Chair Lindsey stated that there is a slight widening of the floodway area around Brownland Farms.

Ms. Wright also noted that Envision Franklin places this area in the conservation design concept, which states development of land should be very limited with little alterations of the land recommended.

Mike Nixon, 1015 Reece Drive. Mr. Nixon noted his concerns about changes to the FEMA Floodway maps over the years. What can Rizer Point residents expect to see regarding long term development plans upstream? Will the subdivision continue to move into the floodway and is the floodway increasing due to the amount of development in the area?

Chair Lindsey noted that with respect to the map and Rebel Meadows, there is not an extension of the Flood plain into Rebel Meadows. Although there is a floodway increase.

JC Connelly, 5014 Rizer Point Drive. Mr. Connelly stated his concerns about how the increase in floodway was determined for Rizer Point. According to the new maps, six homes may be required to purchase flood insurance. Upstream, new developments don't appear to be affected by the new FEMA maps. What developments are expected in the future that may increase the need for flood insurance in Rizer point?

Mr. Wiseman explained that the recent FEMA update is a broad study/update to the Flood Maps. Additionally, other developments upstream from Rizer Point may have a CLOMR and/or a LOMR approved by FEMA that would have manipulated the land by moving it out of the Floodplain. Mr. Wiseman suggested Mr. Connelly go by the city engineering department so that staff could review the specifics considering the CLOMR/LOMR of his property and Rizer Point. Mr.

Wiseman noted that the Lancaster development did have a CLOMR/LOMR approved by FEMA. Those maps would not be approved if the study showed negative affects upstream or downstream. The current updated FEMA maps are a result of a study for the entire drainage basin.

Williams Morgan, 3110 Del Rio Pike. Mr. Morgan stated that the FEMA website is unavailable and asked where the best place to view the updated FEMA maps.

Ms. Dannenfelser stated that the maps are available through the COF website through the October FMPC meeting documents.

Chair Lindsey. Once the FEMA website is up and running again, the maps will be available, also. The maps will show up as pending as it has passed into the 180 period. The maps will become effective maps after the date of passage.

Mr. Wiseman noted that the city of Franklin was required to adopt the maps during the 180-day period.

Ms. Dannenfelser stated that she would be happy to answer any questions.

Motion
Commissioner Mann motioned to recommend approval to BOMA - 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), seconded by Commissioner Orr.

Discussion: Alderman Petersen noted that the changes to R2 and R3 dwelling units, the lots are small enough that if one chose to build an accessory building, it would be extremely close to the neighbor.

Commissioner Mann stated that one of the most important issues for the city of Franklin is flooding and the FMPC takes all flooding discussions very seriously. Citizens concerned about flooding on their property are considered significant to FMPC.

Commissioner Allen agreed with Commissioner Mann about FMPC's careful consideration of flooding questions and discussions. The FMPC has an asset in Chair Lindsey as he is very knowledgeable about floodplains as part of his profession. Commissioner Allen also noted her concerns about reduction of parking spaces in certain situations.

The motion carried 9-0.

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

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

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

Attachments: 1. ORD_2024-36_AmendZOMaterials_LawApproved

Staff: Kelly Dannenfelser. 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. The intent of the design concept is to have more limited farm or agriculture styled buildings of 5-8 units of multifamily associated with the Village Green Design type. 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. Ms. Dannenfelser added that the city has received a few requests to add wire fencing behind the four-board horse fencing.

Citizen Comments: None

Ms. Dannenfelser stated that she would be happy to answer any questions.

Motion
Commissioner Mann motioned to recommend approval of an Ordinance To Amend The Franklin Zoning Ordinance Text Regarding Materials, Specifically Materials In Farmstead Residential And The Use Of Wire Fencing, seconded by Commissioner Harrison.

Discussion: None

The motion carried 9-0.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Adjourn. The motion carried 9-0.

There being no further business, the meeting adjourned at 7:52 PM.

_____ _____
Chair Date

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Monday, December 2, 2024 | **5:00 PM** | **Boardroom**

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

The typical process for discussing an item is as follows:

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

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

CALL TO ORDER

Mrs. Billingsley asked for a motion to elect a Chair for the December 3, 2024, meeting. A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to elect Commissioner Mann as Chair. The motion carried 5-0.

Chair Mann called the meeting to order at 5:09 PM.

Commissioners Present: Jimmy Franks, Scott Harrison, Nick Mann, Alma McLemore, and Alderman Ann Petersen

Commissioners Absent: Marcia Allen, Roger Lindsey, Michael Orr, and Jennifer Williamson

Staff Present: Shauna Billingsley, Amy Diaz-Barriga, Kelly Dannenfelser, and Tia Holden

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

Chair Mann asked for citizen comments. There were none.

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

ANNOUNCEMENTS

Chair Mann asked if Staff had any announcements. There were none.

ZONING ORDINANCE TEXT AMENDMENTS

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

Sponsors: Vernon Gerth, Emily Wright, Kelly Dannenfelser

Attachments:
1. ORD_2024-34_AmendZOAsAmended_Combined_LawApproved02
2. ORD_2024-34_AmendZO_Combined_LawApproved

Staff Presentation: Kelly Dannenfelser. This item was recently recommended by the FMPC to BOMA for approval. At First Reading on November 12, the BOMA passed an amendment to allow sports fields in the Floodway Overlay District (FWO) with fencing outside of the ten-year flood zone. State law requires that any changes to the Zoning Ordinance first receive a recommendation by the FMPC, so this amendment is returning to the FMPC for a recommendation on the amendment. A special FMPC meeting was called due to the timeline required by FEMA for adoption of the updated FIRMS.

Recommendation: Staff recommends that the Franklin Municipal Planning Commission recommend approval of Ordinance 2024-34, as amended, to the Board of Mayor and Aldermen.

Motion

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to recommend approval of Ordinance 2024-34 as amended, to the Board of Mayor and Alderman. The motion carried 5-0.

NON-AGENDA ITEMS

Chair Mann asked if there were any non-agenda items to be presented. There were none.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to Adjourn. The motion carried 5-0.

There being no further business, the meeting adjourned at 5:14 PM.

_____ _____

Chair Date

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
September 16, 2024

RE: BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 4; STREETS IMPROVEMENT

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

✓ Release to Maintenance Agreement ____ *Reduce and extend to _____ *(not less than six mos)* ____ Extend to _____ *(not less than six mos)* SIGNED: _____ Developer or Representative	***If requesting reduction, indicate amount complete:*** _____ % ***Note in margin-How did you arrive at this percentage?*** ***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ _____ *Reductions shall not exceed 75%. or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED AND PROFESSIONAL SEAL:

RYAN MCMASTER
REGISTERED ENGINEER
No. 108982
STATE OF TENNESSEE

Engineer or Landscape Architect (sign and date on seal)

9/30/24

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 4 – COF 2959

Improvement:	Streets
Surety Type:	Performance
Original Amount:	$303,000.00
Current Amount:	$303,000.00
Request:	RELEASE TO MA
Recommendation:	release to maintenance
Date of Inspection:	11-November-2024
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

CAROTHERS CROSSING EAST SUBDIVISION, SITE PLAN, LOT 5 (SELF-STORAGE)

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

DRAINAGE IMPROVEMENT

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

✓ Release	*If requesting reduction, indicate amount complete: _____%
____ *Reduce and extend to _____ *(not less than six mos)*	*Note in margin-How did you arrive at this percentage? If requesting reduction and less than 90% complete,* estimate remaining amount to complete this improvement: $ _____
____ Extend to _____ *(not less than six mos)*	*Reductions shall not exceed 75%, or minimum maintenance amount.
SIGNED: _____ Developer or Representative	

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

MATHEW A. TAYLOR REGISTERED ENGINEER STATE OF TENNESSEE No. 112515 AGRICULTURE COMMERCE

9/30/2021

Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to Melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS CROSSING EAST SUBDIVISION, SITE PLAN, LOT 5 (SELF-STORAGE) – COF 6380

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$205,000.00
Current Amount:	$205,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/18/2024
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
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No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

Date Submitted

CAROTHERS CROSSING EAST PUD SUBDIVISION, SITE PLAN, LOT 1

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

DRAINAGE IMPROVEMENT

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

✓ Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED: _____
Developer or Representative

**If requesting reduction, indicate amount complete:*
_____%
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

MATTHEW A. TAYLOR REGISTERED ENGINEER No. 112515 STATE OF TENNESSEE AGRICULTURE COMMERCE

Matthew A. Taylor 9/30/2020

Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS CROSSING EAST PUD SUBDIVISION, SITE PLAN, LOT 1 – COF 6071

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$835,000.00
Current Amount:	$209,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/18/2024
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

09-30-2024
Date Submitted

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision. section. revision, lot number and name of building
STREETS

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

✔ Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED:

_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____ 100 _***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

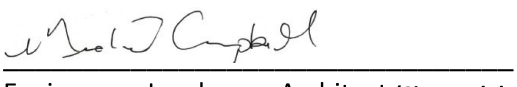
For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. *(Incomplete requests will not be accepted)*

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:



Engineer or Landscape Architect **(Sign and date on seal)**



09/30/2024

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CENTENNIAL BUSINESS PARK SUBDIVISION, FINAL PLAT, LOT 9, REVISION 8 – COF 6511

Improvement:	Streets private
Surety Type:	Performance
Original Amount:	$45,000.00
Current Amount:	$45,000.00
Request:	RELEASE TO MA
Recommendation:	Go to Maintenance
Date of Inspection:	4-November-2024
Inspector:	Daniel Brady
Staff Comments:	

A review of this project revealed the following deficiency*:

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0942

DATE: October 31, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Cottages At 509 Hill Drive PUD Subdivision, Final Plat; Extend The Performance Agreement For Drainage, Green Infrastructure, Sewer And Streets Improvements To December 11, 2025. (CONSENT AGENDA)

PURPOSE:

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

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

FINANCIAL IMPACT:

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

RECOMMENDATION:

Staff recommends

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST

9-19-2024 (date)

RE: CREEKSTONE COMMONS PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 2; DRAINAGE IMPROVEMENT

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

✓ Release to Maintenance Agreement	*If requesting reduction, indicate amount complete: _____%
_____ *Reduce and extend to _____ *(not less than six mos)*	*Note in margin-How did you arrive at this percentage?*
_____ Extend to _____ *(not less than six mos)*	*If requesting reduction and less than 90% complete,* estimate remaining amount to complete this improvement: $ _____
SIGNED: Hailey J. Contenucci	*Reductions shall not exceed 75%, or minimum maintenance amount.
Developer or Representative	

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

LAWRENCE J. KILGORE REGISTERED ENGINEER AGRICULTURAL COLLEGE NO. 108400 STATE OF TENNESSEE 9-19-2024

_____
Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CREEKSTONE COMMONS PUD SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 2 – COF 2130

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$434,000.00
Current Amount:	$108,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/15/2024
Inspector:	Doug Noonan/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

City of Franklin

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

File #: 21-01187

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Echelon PUD Subdivision, Site Plan, Sections 1-3; Call On Letter Of Credit For Performance Agreement For Landscaping Buffers Improvement; Call On Letter Of Credit For Maintenance Agreement For Landscaping Open Space Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Echelon PUD Subdivision, Site Plan, Sections 1-3.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Echelon PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $55,000.00 of improvements unfinished in the Echelon PUD Subdivision, Site Plan, Sections 1-3, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment, and the sureties associated with this site plan are represented by Letter of Credit # TFTS-909883.

FINANCIAL IMPACT:

Unkonwn.

RECOMMENDATION:

Staff recommends that FMPC declare the performance and maintenance agreement for Echelon PUD Subdivision, Site Plan, Sections 1-3 to be in default and authorize the calling of the agreements and surety for the completion of the improvements.

RECEIVED
JUN 23 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT HELM, LLC,** (hereinafter "Principal"), a Delaware Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **ECHELON PUD SUBDIVISION, SITE PLAN, SECTIONS 1-3, PROJECT 2895,** in the penal sum of **TWO HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($248,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT HELM, LLC,** is a Delaware Limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Site Plan of **ECHELON PUD SUBDIVISION, SITE PLAN, SECTIONS 1-3, PROJECT 2895,** a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said site plan prepared by Fisher and Arnold, Inc., dated October 14, 2013.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **landscaping section 1** is **ONE HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS ($113,000.00);** to **landscaping section 2** is **NINETY NINE THOUSAND AND NO/100 DOLLARS ($99,000.00);** and to **landscaping section 3** is **THIRTY SIX THOUSAND AND NO/DOLLARS ($36,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this performance agreement and an irrevocable letter of credit from **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an

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JUN 23 2015
BY:

amount equal to TWO HUNDRED FORTY EIGHT THOUSAND AND NO/100 DOLLARS ($248,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to November 13, 2015, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before November 13, 2015, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, Engineer, and Landscape Architect of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of

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BY:

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BY

the required improvements and works are not completed on or before November 13, 2015, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $248,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $248,000.00 pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 19th day of June, 2015.

CRESCENT HELM, LLC
A Delaware Limited liability company

BY: T. Keith Glenn

TITLE: Vice President

STATE OF NC)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of **CRESCENT HELM, LLC**, a Delaware Limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 19th day of June, 2015.

Kay H. Arnette
NOTARY PUBLIC

My Commission Expires: 6-28-19

Kay H. Arnette Notary Public Mecklenburg County, NC

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com

615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 19, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

ECHELON PUD SUBDIVISION, SITE PLAN, SECTIONS 1-3 – COF 2895

Improvement:	Landscaping open space
Surety Type:	Maintenance
Original Amount:	$31,000.00
Current Amount:	$31,000.00
Request:	
Recommendation	**No Release – Extend One Year, See Below**
Date of Inspection:	1/2/2024
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	**No improvements were made. Same punch list as last inspection.**

A review of this project revealed the following deficiency*:

- **34 Dead / Missing Trees**
- **46 Dead / Missing Shrubs**

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

File #: 21-0944

DATE: October 31, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Echelon PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Performance Agreement For Drainage Improvement; Call On Letter Of Credit For Maintenance Agreement For Green infrastructure Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Echelon PUD Subdivision, Final Plat, Section 3.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Echelon PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $41,600.00 of improvements unfinished in the Echelon PUD Subdivision, Final Plat, Section 3, staff feels it is imperative to call the remaining sureties. The $41,600.00 is the total of $17,100 associated with the maintenance agreement for the green infrastructure improvement and $24,500 associated with the remaining amount on the performance agreement for the drainage improvement, after it was previously approved for a reduction. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment, and the sureties associated with this final plat are represented by Letter of Credit # TFTS-903407.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance and maintenance agreement for Echelon PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreements and surety for the completion of the improvements.

RECEIVED
JUL 10 2017
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT HELM, LLC,** a Delaware limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Echelon PUD Subdivision, Final Plat, Section 3, Project 6444,** in the penal sum of **SEVEN HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($710,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT HELM, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Echelon PUD Subdivision, Final Plat, Section 3, Project 6444, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated May 8, 2017.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance

with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **NINETY EIGHT THOUSAND AND NO/100 DOLLARS ($98,000.00); streets** is **THREE HUNDRED FORTY THREE THOUSAND AND NO/100 DOLLARS ($343,000.00); drainage** is **NINETY EIGHT THOUSAND AND NO/100 DOLLARS ($98,000.00);** and **green infrastructure** is **ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100 DOLLARS ($171,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or**

Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to SEVEN HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($710,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all

of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $710,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $710,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 5TH day of JULY, 2017.

CRESCENT HELM, LLC
a Delaware limited liability company

BY: _____

TITLE: VICE PRESIDENT

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

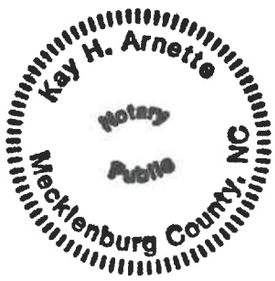
Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, Rob Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of **CRESCENT HELM, LLC,** a Delaware limited liability company, and that (s)he as

such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 5th day of July, 2017.

Kay H Arnette
NOTARY PUBLIC

My Commission Expires: 6-28-2019



THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

MAINTENANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT HELM, LLC** (hereinafter "Principal"), a Delaware Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 3, PROJECT 6444,** in the penal sum of **SEVENTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($17,100.00)** good and lawful money of the United States of America, for securing the maintenance of improvements, as hereinafter set forth, and for the payment of which sum well and truly to be made, the undersigned does hereby bind itself, its heirs, executors, administrators and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT HELM, LLC** is a Delaware Limited Lability Company, having a mailing address of 11 Village Park Square, Bluffton, South Carolina 29910.

2. The Principal has submitted a Final Plat of ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 3, PROJECT 6444 a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said Final Plat prepared by Energy Land and Infrastructure, dated May 8, 2017.

3. The Franklin Municipal Planning Commission has approved the Final Plat and the necessary permits have been issued.

4. All improvements to green infrastructure have been fully completed and City of Franklin, on March 28, 2024, conditionally accepted those improvements subject to the execution of this agreement so as to insure the maintenance of these improvements for ECHELON PUD SUBDIVISION, FINAL PLAT,

SECTION 3, PROJECT 6444, pursuant to the applicable rules and regulations of the City of Franklin, Tennessee.

5. Maintenance agreement amount is established as follows: to **green infrastructure** is **SEVENTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($17,100.00)**.

6. To secure the release of the Performance Agreement, Principal provides this Maintenance Agreement and a blanket irrevocable letter of credit, issued by **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable with the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or Franklin Municipal Planning Commission in an amount equal to SEVENTEEN THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($17,100.00).

NOW THEREFORE,

If Principal shall, for a period of one year from date of acceptance by the City of Franklin fully maintain all improvements above described in ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 3, PROJECT 6444, in the condition in which such improvements existed at the time of conditional acceptance by the City of Franklin, then this obligation shall be void. In the event that any of the required improvements and works are not maintained for one year in the same condition in which they existed at the time of conditional acceptance by the City of Franklin, then the entire penal sum of $17,100.00, with respect to that improvement shall be forfeited and paid to the City of Franklin and/or the Franklin Municipal Planning Commission by Principal as liquidated damages for such default. The City of Franklin shall then use said funds to pay for completion of the required maintenance, refunding any unused portion of said funds. Action by the City of Franklin through the City Attorney in calling on the letter of credit to pay $17,100.00 pursuant to the terms of this Maintenance Agreement shall not

be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Maintenance Agreement.

Witness my hand this the ___ day of _____, 2024.

CRESCENT HELM, LLC
a Delaware Limited Liability Company

BY: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged (her)himself to be the _____ of **CRESCENT HELM, LLC,** a Delaware Limited Liability Company, and that (s)he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the _____ day of _____, 2024.

_____
NOTARY PUBLIC
My Commission Expires: _____

City of Franklin

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

File #: 21-01190

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 3; Call On Letter Of Credit For Maintenance Agreement For Drainage Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 3.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $14,700.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 3, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-909799.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
JUL 17 2014
Per

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** a Delaware Limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 3, Project 4527,** in the penal sum of **SIX HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS ($662,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware Limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 3, Final Plat, Project 4527, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Gresham Smith and Partners, dated October 22, 2013.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **drainage** is **ONE HUNDRED FORTY SEVEN THOUSAND AND NO/100 DOLLARS ($147,000.00); sidewalks** is **SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00); streets** is **THREE HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS ($314,000.00);** and to **sewer** is **ONE HUNDRED THIRTY ONE THOUSAND AND NO/100 ($131,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **First Tennessee Bank, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee,** the proceeds of which are payable to the City

of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to SIX HUNDRED SIXTY TWO THOUSAND AND NO/100 DOLLARS ($662,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to May 22, 2015, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before May 22, 2015, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Gresham Smith and Partners-Engineering and Construction Division, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/ Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all

of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before May 22, 2015, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $662,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $662,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 16th day of July, 2014.

CRESCENT LOCKWOOD, LLC
A Delaware Limited liability company

BY: T. Keith Glenn

TITLE: VICE PRESIDENT

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of

CRESCENT LOCKWOOD, LLC, a Delaware Limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 16th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 6-28-2019

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01191

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 4; Call On Letter Of Credit For Maintenance Agreement For Drainage And Green Infrastructure Improvements.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 4.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $26,400.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 4, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-909836.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 4 to be in default and authorize the calling of the agreements and surety for the completion of the improvements.

RECEIVED
NOV 17 2014
Per

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** a Delaware Limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 4, Project 4664,** in the penal sum of **ONE MILLION TWO HUNDRED TWENTY TWO THOUSAND AND NO/100 DOLLARS ($1,222,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware Limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 4, Final Plat, Project 4664, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated August 21, 2014.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **ONE HUNDRED NINE THOUSAND AND NO/100 DOLLARS ($109,000.00); streets** is **FOUR HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS ($426,000.00); drainage** is **ONE HUNDRED SEVENTY TWO THOUSAND AND NO/100 DOLLARS ($172,000.00); green infrastructure** is **NINETY TWO THOUSAND AND NO/100 DOLLARS ($92,000.00);** and to **sewer** is **FOUR HUNDRED TWENTY THREE THOUSAND AND NO/100 ($423,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **First Tennessee Bank, containing an automatic renewal**

feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to ONE MILLION TWO HUNDRED TWENTY TWO THOUSAND AND NO/100 DOLLARS ($1,222,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to October 23, 2015, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before October 23, 2015, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all

conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the

required improvements and works are not completed on or before October 23, 2015, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $1,222,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $1,222,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 14th day of November, 2014.

CRESCENT LOCKWOOD, LLC
A Delaware Limited liability company

BY: T. Keith Glenn

TITLE: Vice President

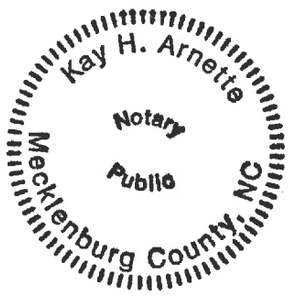
STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am person-

ally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of **CRESCENT LOCKWOOD, LLC,** a Delaware Limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 14th day of November, 2014.



NOTARY PUBLIC

My Commission Expires: June 28, 2019

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01189

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 5; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 5.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $42,750.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 5, staff feels it is imperative to call the remaining sureties. This drainage improvement was previously approved for a one-time 75% reduction because the majority of the work had been inspected and deemed complete. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-921025.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 5 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
JUL 10 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC**, a Delaware limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 5, Project 5753,** in the penal sum of **ONE MILLION TWO HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS ($1,226,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 5, Final Plat, Project 5753, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated December 15, 2014.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

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JUL 10 2015
BY:

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **ONE HUNDRED TWENTY ONE THOUSAND AND NO/100 DOLLARS ($121,000.00); streets** is **SIX HUNDRED THIRTY FOUR THOUSAND AND NO/100 DOLLARS ($634,000.00); drainage** is **ONE HUNDRED SEVENTY ONE THOUSAND AND NO/100 DOLLARS ($171,000.00); green infrastructure** is **EIGHTY EIGHT THOUSAND AND NO/100 DOLLARS ($88,000.00);** and to **sewer** is **TWO HUNDRED TWELVE THOUSAND AND NO/100 ($212,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **a financial institution meeting the requirements of the**

RECEIVED
JUL 10 2015
BY:

City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to ONE MILLION TWO HUNDRED TWENTY SIX THOUSAND AND NO/100 DOLLARS ($1,226,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to January 22, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before January 22, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and require-

RECEIVED
JUL 10 2015
BY:

ments of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before January 22, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $1,226,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $1,226,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 6th day of July, 2015.

CRESCENT LOCKWOOD, LLC
A Delaware limited liability company

BY: _____

TITLE: Vice President

STATE OF North Carolina)

COUNTY OF Mecklenburg)

Personally appeared before me, Glenda F. Aldridge a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon

RECEIVED
JUL 10 2015
BY:

oath, acknowledged (her)himself to be the Vice President of **CRESCENT LOCKWOOD, LLC**, a Delaware limited liability company, and that (s)he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 6th day of July, 2015.

Glenda D. Kludge
NOTARY PUBLIC

My Commission Expires: 03/11/2018

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com

615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

INSPECTION PUNCH LIST

INSPECTION CYCLE: May 25, 2023
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 5753

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$171,000
Current Amount:	$42,750
Request:	RELEASE TO MA
Recommendation:	Deny release extend 1 year
Date of Inspection:	5/1/23
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-built drawings required,
Per past discussions, drainage bonds shall not be reduce/released until the connecting pond has been converted and accepted by the City

City of Franklin

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

File #: 21-01197

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 6; Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 6.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $20,750.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 6, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-909835.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 6 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
DEC 07 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** a Delaware limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 6, Project 5919,** in the penal sum of **SIX HUNDRED TWENTY NINE THOUSAND AND NO/100 DOLLARS ($629,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 6, Final Plat, Project 5919, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated September 2, 2015.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

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DEC 07 2015
BY:

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **SEVENTY ONE THOUSAND AND NO/100 DOLLARS ($71,000.00); streets** is **TWO HUNDRED FIFTY EIGHT THOUSAND AND NO/100 DOLLARS ($258,000.00); drainage** is **EIGHTY THREE THOUSAND AND NO/100 DOLLARS ($83,000.00); access** is **TEN THOUSAND AND NO/100 DOLLARS ($10,000.00);** and to **sewer** is **TWO HUNDRED SEVEN THOUSAND AND NO/100 ($207,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature**

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DEC 07 2015
BY:

with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to SIX HUNDRED TWENTY NINE THOUSAND AND NO/100 DOLLARS ($629,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to September 24, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before September 24, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all

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DEC 07 2015
BY:

conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before September 24, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $629,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $629,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 3rd day of December, 2015.

CRESCENT LOCKWOOD, LLC
A Delaware limited liability company

BY: _____

TITLE: Vice-President

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of

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DEC 07 2015
BY:

CRESCENT LOCKWOOD, LLC, a Delaware limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 3rd day of December, 2015.

Kay H. Arnette
NOTARY PUBLIC

My Commission Expires: 6-28-19

Kay H. Arnette Notary Public Mecklenburg County NC

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01198

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 7; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrasructure Improvements.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 7.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $69,750.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 7, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-841004.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 7 to be in default and authorize the calling of the agreement and surety for the completion of the improvements.

RECEIVED
MAY 01 2016
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** a Delaware limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 7, Project 6047,** in the penal sum of **ONE MILLION TWO HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS ($1,224,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 7, Final Plat, Project 6047, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated February 8, 2016.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

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MAY 0 1 2016
BY:

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100 DOLLARS ($157,000.00); streets** is **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00); drainage** is **TWO HUNDRED THIRTEEN THOUSAND AND NO/100 DOLLARS ($213,000.00); green infrastructure** is **THIRTY THREE THOUSAND AND NO/100 DOLLARS ($33,000.00);** and to **sewer** is **FOUR HUNDRED TWENTY ONE THOUSAND AND NO/100 ($421,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable letter of credit, issued by **a financial institution meeting the requirements of the**

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MAY 0 1 2016
BY:

City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to ONE MILLION TWO HUNDRED TWENTY FOUR THOUSAND AND NO/100 DOLLARS ($1,224,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning

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MAY 01 2016
BY

Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $1,224,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $1,224,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 26th day of April, 2016.

CRESCENT LOCKWOOD, LLC
A Delaware limited liability company

BY: T. Keith Glenn

TITLE: VICE PRESIDENT

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kayth. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of

RECEIVED
MAY 01 2016
BY:

CRESCENT LOCKWOOD, LLC, a Delaware limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 26th day of April, 2016.

Kay H. Arnette
Notary
Public
Mecklenburg County, NC

Kay H Arnette
NOTARY PUBLIC

My Commission Expires: 6-28-19

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,



Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
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TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
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TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01194

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Site Plan, Section 8; Call On Letter Of Credit For Performance Agreement For Landscaping Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Site Plan, Section 8.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $66,000.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Site Plan, Section 8, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-927910.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Site Plan, Section 8 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
AUG 2 2 2017
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** (hereinafter "Principal"), a Delaware Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **LOCKWOOD GLEN PUD SUBDIVISION, SITE PLAN, SECTION 8, PROJECT 5896,** in the penal sum of **EIGHTY SEVEN THOUSAND AND NO/100 DOLLARS ($87,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Site Plan of **LOCKWOOD GLEN PUD SUBDIVISION, SITE PLAN, SECTION 8, PROJECT 5896,** a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said site plan prepared by Energy Land and Infrastructure, dated July 13, 2015.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **landscaping** is **EIGHTY SEVEN THOUSAND AND NO/DOLLARS ($87,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this performance agreement and an irrevocable letter of credit from **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to EIGHTY SEVEN THOUSAND AND NO/100 DOLLARS ($87,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, Engineer, and Landscape Architect of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $87,000.00, with respect to that

improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $87,000.00 pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 8th day of August, 2017.

CRESCENT LOCKWOOD, LLC
a Delaware limited liability company

BY: _____

TITLE: Vice President

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, Rob Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of **CRESCENT LOCKWOOD, LLC,** a Delaware limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 8th day of August, 2017.

Kay H. Arnette NC Notary Public Mecklenburg County

Kay H Arnette
NOTARY PUBLIC

My Commission Expires: 6/28/19

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01196

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Final Plat, Section 8; Call On Letter Of Credit For Performance Agreement For Drainage And Green Infrastructure Improvements.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Final Plat, Section 8.

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $136,500.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Final Plat, Section 8, staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-927888.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 8 to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
AUG [illegible] 2017
BY:.....

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** a Delaware limited liability company (hereinafter "Principal"), is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **Lockwood Glen PUD Subdivision, Final Plat, Section 8, Project 6412,** in the penal sum of **ONE MILLION SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($1,740,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Final Plat of Lockwood Glen PUD Subdivision, Section 8, Final Plat, Project 6412, a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Energy Land and Infrastructure, dated April 6, 2017.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm streets/alleys, sanitary sewers, water lines and street improvements, street

lights, landscaping and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **sidewalks** is **ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 DOLLARS ($156,000.00); streets** is **FIVE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS ($575,000.00); streets private** is **NINETY FIVE THOUSAND AND NO/100 DOLLARS ($95,000.00); drainage** is **FOUR HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($410,000.00); green infrastructure** is **THIRTY FOUR THOUSAND AND NO/100 DOLLARS ($34,000.00);** and to **sewer** is **FOUR HUNDRED SEVENTY THOUSAND AND NO/100 ($470,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and an irrevocable

letter of credit, issued by **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee,** the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to ONE MILLION SEVEN HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($1,740,000.00).

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Energy Land and Infrastructure, which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in

accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $1,740,000.00, or so much thereof as is necessary to complete the improvements in question, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $1,740,000.00, or such lesser amount as is necessary, pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 8th day of August, 2017.

CRESCENT LOCKWOOD, LLC
a Delaware limited liability company

BY: RADA

TITLE: Vice President

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, Rob Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon

oath, acknowledged (her)himself to be the Vice-President of **CRESCENT LOCKWOOD, LLC,** a Delaware limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal this the 8th day of August, 2017.

Kay H. Arnette
NOTARY PUBLIC

My Commission Expires: 6/29/19

Kay H. Arnette Notary Public Mecklenburg County, NC

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

LC #	Project	Beneficiary	Amount
TFTS-909883	Crescent Helm, LLC	City of Franklin, TN	55,000.00
TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
TFTS-909799	Crescent Lockwood	City of Franklin, TN	14,700.00
TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01192

DATE: November 15, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading); Call On Letter Of Credit For Performance Agreement For Drainage Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading).

BACKGROUND/STAFF COMMENTS:

On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not in a position to complete the remaining work in the Lockwood Glen PUD Subdivision, and that they intend to dissolve their company on or before December 31, 2024. As there is still $156,000.00 of improvements unfinished in the Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading), staff feels it is imperative to call the remaining sureties. A list of the individual sections and their associated unfinished infrastructure is provided as an attachment and the amount represented by this plat is shown as TFTS-909872.

FINANCIAL IMPACT:

Unkown.

RECOMMENDATION:

Staff recommends that FMPC declare the performance agreement for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 (Mass Grading) to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

RECEIVED
JUL 07 2015
BY:

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **CRESCENT LOCKWOOD, LLC,** (hereinafter "Principal"), a Delaware Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **LOCKWOOD GLEN PUD SUBDIVISION, SITE PLAN, SECTIONS 8-11 (MASS GRADING), PROJECT 5828,** in the penal sum of **ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 DOLLARS ($156,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **CRESCENT LOCKWOOD, LLC,** is a Delaware Limited liability company, having a mailing address of 227 West Trade Street, Suite 1000, Charlotte, North Carolina, 28202.

2. The Principal has submitted a Site Plan of **LOCKWOOD GLEN PUD SUBDIVISION, SITE PLAN, SECTIONS 8-11 (MASS GRADING), PROJECT 5828,** a site located in the 14th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said site plan prepared by Energy Land and Infrastructure, dated April 13, 2015.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

RECEIVED
JUL 07 2015
BY:

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **drainage** is **ONE HUNDRED FIFTY SIX THOUSAND AND NO/DOLLARS ($156,000.00).**

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this performance agreement and an irrevocable letter of credit from **a financial institution meeting the requirements of the City of Franklin Zoning Ordinance, containing an automatic renewal feature with no expiration date, callable within the physical limits of Williamson and/or Davidson County, Tennessee**, the proceeds of which are payable to the City of Franklin, Tennessee and/or the Franklin Municipal Planning Commission in an amount equal to ONE HUNDRED FIFTY SIX THOUSAND AND NO/100 DOLLARS ($156,000.00).

RECEIVED
JUL 07 2015
BY:

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and providing of the surety, understanding that this agreement is subject to the condition that the Principal will, prior to May 20, 2016, complete the construction of all required improvements and works, as herein set forth, and obtain their inspection, approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall, on or before May 20, 2016, fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan, which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, Engineer, and Landscape Architect of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed on or before May 20, 2016, and in accordance with each of the aforesaid rules, regulations and requirements, then

RECEIVED
JUL 07 2015
BY:

the entire penal sum of $156,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in calling on the letter of credit to pay $156,000.00 pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 30th day of June, 2015.

CRESCENT LOCKWOOD, LLC
A Delaware Limited liability company

BY: T. Keith Glenn

TITLE: Vice-President

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

Personally appeared before me, Kay H. Arnette, a Notary Public of said County and State, T. Keith Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (her)himself to be the Vice-President of **CRESCENT LOCKWOOD, LLC,** a Delaware Limited liability company, and that (s)he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 30th day of June, 2015.



Kay H Arnette
NOTARY PUBLIC

My Commission Expires: 6/28/19

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Jon Michael
jon.michael@thompsonburton.com
615-465-6000

November 8, 2024

VIA EMAIL

Shauna Billingsley
City Attorney
City of Franklin, Tennessee

CC: William Squires
Asst. City Attorney
City of Franklin, Tennessee

Re: *Surrender of Funds Pledged to the City of Franklin, TN, in connection with development of Echelon/Lockwood Glen Subdivision*

Ms. Billingsley,

As you know, we represent Legacy Palmetto Bluff Company, LLC, in connection with the Echelon subdivision development in Franklin, Tennessee. As indicated in our prior discussions, Legacy Palmetto Bluff Company, LLC is not in a position to complete the infrastructure work contemplated in the Performance Agreement for Echelon Section 1.

Accordingly, my clients intend to immediately surrender all remaining funds associated with the Letters of Credit pledged as security within the Performance Agreement. The aforementioned Letters of Credit are described in more detail in Exhibit A, attached to this letter.

Please provide any release documents or related forms from the City's side that may require our attention. We have contacted the applicable financial institutions to authorize release of these funds.

Please be aware that our clients intend to dissolve Legacy Palmetto Bluff Company, LLC on or before December 31, 2024. If you believe that Legacy Palmetto Bluff owes any ongoing obligations not satisfied by the release of funds described above, please notify us within 30 days of receipt of this letter. Acceptance of released funds will be considered satisfaction in full of all obligations owed under the Performance Agreement.

Thank you for time, work, and continued communications over many months regarding this matter. My clients and I both appreciate it.

Respectfully,

Jon Michael

Exhibit A:

Palmetto Bluff Company, LLC - LC Cash Collateral

Bank Reconciliation Report
LOC Balances by LOC#
9/30/24

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TFTS-909877	Crescent Helm, LLC	City of Franklin, TN	20,100.00
TFTS-903407	Crescent Helm, LLC	City of Franklin, TN	41,600.00
		Echelon Total	**116,700.00**
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TFTS-909836	Crescent Lockwood	City of Franklin, TN	26,400.00
TFTS-909872	Crescent Lockwood	City of Franklin, TN	156,000.00
TFTS-921025	Crescent Lockwood	City of Franklin, TN	42,750.00
TFTS-909835	Crescent Lockwood	City of Franklin, TN	20,750.00
TFTS-841004	Crescent Lockwood	City of Franklin, TN	69,750.00
TFTS-927888	Crescent Lockwood	City of Franklin, TN	136,500.00
TFTS-927910	Crescent Lockwood	City of Franklin, TN	66,000.00
		Lockwood Total	**532,850.00**
		Grand Total	**649,550.00**

City of Franklin

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

File #: 21-01328

DATE: December 3, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel); Call On Letter Of Credit For Maintenance Agreement For Landscaping Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Standard at Cool Springs Subdivision, Site Plan, revision 1, lot 1 (TRU Hotel).

BACKGROUND/STAFF COMMENTS:

On November 12, 2024, the City was notified that a non-renewal letter from Regions Bank stating that the Letter of Credit # 55109629 will not extend beyond 1/31/2025. There is still $14,750.00 of landscaping improvement unfinished in the Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel) and as such, staff feels it is imperative to call the remaining sureties. The improvements are in their maintenance obligation period, and the funds will be used to repair and/or replace deficiencies that have occurred since the improvement was released from its performance obligation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that FMPC declare the maintenance agreement for Standard at Cool Springs Subdivision, Site Plan, revision 1 (TRU Hotel) to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

REGIONS®

2050 PARKWAY OFFICE CIRCLE, 2ND FLOOR, HOOVER, AL 35244.
S.W.I.F.T. UPNBUS44XXX
PHONE (866)828-6928 FAX (205)905-5051

DATE: NOVEMBER 12, 2024

NOTICE OF NON-RENEWAL OF LETTER OF CREDIT NO. 55109629

BENEFICIARY:
CITY OF FRANKLIN, TN, AND/OR
THE FRANKLIN MUNICPAL PLANNING
109 THIRD AVENUE SOUTH, SUITE 133
COMMISSION
FRANKLIN, TN 37064

APPLICANT:
PHG FRANKLIN II LLC
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH, NC 27609

REGIONS BANK ELECTS NOT TO RENEW STANDBY LETTER OF CREDIT NO. 55109629 FOR ANY ADDITIONAL PERIOD. THIS LETTER OF CREDIT WILL NOT BE EXTENDED BEYOND 1/31/2025.

KINDLY RETURN THE ORIGINAL LETTER OF CREDIT AND AMENDMENTS, IF ANY, FOR SURRENDER/CANCELLATION TO THE ADDRESS SHOWN BELOW IF YOU HAVE NO FURTHER NEED FOR IT OR WHEN IT EXPIRES, WHICHEVER SHALL FIRST OCCUR.

REGIONS BANK
ATTN: STANDBY LETTER OF CREDIT DEPARTMENT
2050 PARKWAY OFFICE CIRCLE, 2ND FLOOR
HOOVER, AL. 35244
PHONE: (866) 828-6928
FAX: (205) 905-5051

SINCERELY,

Nadic Gatha
(AUTHORIZED SIGNATURE)

NOV - 5 2019

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **PHG FRANKLIN II, LLC,** (hereinafter "Principal"), a North Carolina Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **STANDARD AT COOL SPRINGS SUBDIVISION, SITE PLAN, REVISION 1, LOT 1 (TRU HOTEL) PROJECT 6964** in the penal sum of **FIFTY NINE THOUSAND AND NO/100 DOLLARS ($59,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **PHG FRANKLIN II, LLC,** a North Carolina Limited Liability Company, having a mailing address of 4242 Six Forks Road, Suite 1600, Raleigh, North Carolina, 27609.

2. The Principal has submitted a Site Plan of STANDARD AT COOL SPRINGS SUBDIVISION, SITE PLAN, REVISION 1, LOT 1 (TRU HOTEL) PROJECT 6964, a site located in the 9th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said Site Plan prepared by Kimley-Horn and Associates, Inc., dated May 2, 2019.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the Site Plan of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, landscaping and other improvements are completed and installed in accordance with

the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **landscaping** is **FIFTY NINE THOUSAND AND NO/100 DOLLARS ($59,000.00)**.

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and FIFTY NINE THOUSAND AND NO/100 DOLLARS ($59,000.00) cash to be deposited into an escrow account by the City of Franklin.

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning

Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved Site Plan prepared by Kimley-Horn and Associates, Inc., which Site Plan was reviewed and approved by the Franklin Municipal Planning Commission, and which Site Plan was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $59,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City

Attorney in withdrawing the $59,000.00 cash pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 30th day of SEPTEMBER, 2019.

PHG FRANKLIN II, LLC,
a North Carolina Limited Liability Company, qualified to do business in Tennessee

BY: Ramesh Patel

TITLE: MANAGER.

STATE OF NORTH CAROLINA)

COUNTY OF WAKE)

Personally appeared before me, Chuck T. Cordell, a Notary Public of said County and State, RAMESH PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, ~~upon oath,~~ acknowledged (her) himself to be the MANAGER of **PHG FRANKLIN II, LLC,** a North Carolina Limited Liability Company, and that (s)he as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 30th day of SEPTEMBER, 2019.

Chuck T. Cordell
NOTARY PUBLIC

My Commission Expires: 1/16/2022

Chuck T Cordell
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 01/16/2022

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 19, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

STANDARD AT COOL SPRINGS SUBDIVISION, SITE PLAN, REVISION 1, LOT 1 (TRU HOTEL) – COF 6964

Improvement:	Landscaping
Surety Type:	Maintenance
Original Amount:	$14,750.00
Current Amount:	$14,750.00
Request:	
Recommendation	**No Release – Extend One Year, See Below**
Date of Inspection:	12/14/2023
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	

A review of this project revealed the following deficiency*:

- **62 Dead and or Missing Shrubs**

* Landscape inspections are a "snapshot in time". The requirements for release of the bond may not be limited to the deficiencies listed in this punch list since we are dealing with living things that can die, become damaged, be cut back, or be removed. The entire site must perform to warrant release of the bond.

City of Franklin

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

File #: 21-01329

DATE: December 3, 2024

TO: Franklin Municipal Planning Commission

FROM: Melodie Brady, Surety Coordinator

SUBJECT:

Standard At Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1); Call On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the letter of credit for Standard At Cool Springs, Final Plat, Revision 3 (Resub of Lot 1).

BACKGROUND/STAFF COMMENTS:

On November 12, 2024, the City was notified that a non-renewal letter from Regions Bank stating that the Letter of Credit # 55109630 will not extend beyond 1/31/2025. There is still $2,500.00 of green infrastructure improvement unfinished in the Standard At Cool Springs Subdivision, Final Plat, revision 3 (resub of lot 1) and as such, staff feels it is imperative to call the remaining sureties. The improvements are in their maintenance obligation period, and the funds will be used to repair and/or replace deficiencies that have occurred since the improvement was released from its performance obligation.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that FMPC declare the maintenance agreement for Standard at Cool Springs Subdivision, Final Plat, revision 3 (resub of lot 1) to be in default and authorize the calling of the agreement and surety for the completion of the improvement.

REGIONS®

2050 PARKWAY OFFICE CIRCLE, 2ND FLOOR, HOOVER, AL 35244.
S.W.I.F.T. UPNBUS44XXX
PHONE (866)828-6928 FAX (205)905-5051

DATE: NOVEMBER 12, 2024

NOTICE OF NON-RENEWAL OF LETTER OF CREDIT NO. 55109630

BENEFICIARY:
CITY OF FRANKLIN, TN, AND/OR
THE FRANKLIN MUNICPAL PLANNING
109 THIRD AVENUE SOUTH, SUITE 133
COMMISSION
FRANKLIN, TN 37064

APPLICANT:
PHG FRANKLIN II LLC
4242 SIX FORKS ROAD, SUITE 1600
RALEIGH, NC 27609

REGIONS BANK ELECTS NOT TO RENEW STANDBY LETTER OF CREDIT NO. 55109630 FOR ANY ADDITIONAL PERIOD. THIS LETTER OF CREDIT WILL NOT BE EXTENDED BEYOND 1/31/2025.

KINDLY RETURN THE ORIGINAL LETTER OF CREDIT AND AMENDMENTS, IF ANY, FOR SURRENDER/CANCELLATION TO THE ADDRESS SHOWN BELOW IF YOU HAVE NO FURTHER NEED FOR IT OR WHEN IT EXPIRES, WHICHEVER SHALL FIRST OCCUR.

REGIONS BANK
ATTN: STANDBY LETTER OF CREDIT DEPARTMENT
2050 PARKWAY OFFICE CIRCLE, 2ND FLOOR
HOOVER, AL. 35244
PHONE: (866) 828-6928
FAX: (205) 905-5051

SINCERELY,

Nadia Gad

(AUTHORIZED SIGNATURE)

NOV - 5 2019

PERFORMANCE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That **PHG FRANKLIN II, LLC,** (hereinafter "Principal"), a North Carolina Limited Liability Company, is indebted and firmly bound unto the CITY OF FRANKLIN, TENNESSEE for the use and benefit of the Franklin Municipal Planning Commission of Franklin, Tennessee, and for the use and benefit of all future lot owners within that certain site known as **STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT, REVISION 3 (RESUBDIVISION OF LOT 1) PROJECT 7065,** in the penal sum of **FIFTY NINE THOUSAND AND NO/100 DOLLARS ($59,000.00)** good and lawful money of the United States of America, for securing the performance of certain improvements and works, as hereinafter set forth, and for the payment of which sum well and truly to be made the undersigned does hereby bind itself, its heirs, executors, administrators, successors and assigns, firmly by these presents, and in support thereof represents, acknowledges and agrees as follows:

Recitals

1. That **PHG FRANKLIN II, LLC,** is a North Carolina Limited Liability Company, having a mailing address of 4242 Six Forks Road, Suite 1600, Raleigh, North Carolina, 27609.

2. The Principal has submitted a Final Plat of STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 3 (RESUBDIVISION OF LOT 1) PROJECT 7065, a site located in the 9th Civil District of Williamson County, Tennessee, and situated within the corporate limits of the City of Franklin, Tennessee, said final plat prepared by Barge Design Solutions, Inc., dated, September 4, 2019.

3. The approval of the Franklin Municipal Planning Commission is a condition precedent to the right of the Principal to receive necessary construction permits.

4. The Franklin Municipal Planning Commission will not approve the final plat of the subdivision for issuance of necessary permits until all grading, ditching, storm drainage, sanitary sewers, water lines and street improvements, street lights, water and other improvements are completed and installed in accordance with the regulations and specifications of the City of Franklin and the conditions established by the Franklin Municipal Planning Commission, or until a satisfactory Performance Agreement with sufficient surety is furnished.

5. It is the desire of the Principal to have necessary building permits issued so as to provide for the orderly development and transfer of property, and to have said permits issued prior to the actual completion of construction and installation of the improvements and works.

6. It is estimated that the cost of completing all improvements to **drainage** is **TWENTY FOUR THOUSAND AND NO/100 DOLLARS ($24,000.00);** to **green infrastructure** is **EIGHTEEN THOUSAND AND NO/100 DOLLARS ($18,000.00);** and **sidewalk** is **SEVENTEEN THOUSAND AND NO/100 ($17,000.00)**.

7. Pursuant to the procedures followed by the Franklin Municipal Planning Commission, it is permissible for the Principal, in lieu of the completion of said improvements and works prior to issuance of necessary permits, to execute a agreement with good and sufficient surety satisfactory to the Franklin Municipal Planning Commission and the City of Franklin in an amount equal to the estimated cost of completion of the construction and installation of the required improvements and works, providing and insuring that said improvements and works will be constructed.

8. To secure installation of the aforesaid improvements and works, and to induce the Franklin Municipal Planning Commission and the City of Franklin to allow issuance of necessary building permits prior to completion of the required improvements and works, Principal provides this Performance Agreement and

FIFTY NINE THOUSAND AND NO/100 DOLLARS ($59,000.00) cash to be deposited into an escrow account by the City of Franklin.

9. The Franklin Municipal Planning Commission and the City of Franklin are willing to authorize the issuance of necessary permits upon the execution of this agreement by the Principal and the providing of the surety, understanding that this agreement is subject to the condition that the Principal will satisfactorily complete the construction of all required improvements and works, as herein set forth, and obtain their inspection approval and acceptance by the Franklin Municipal Planning Commission and the City of Franklin as required by the City of Franklin, but no less often than annually.

10. Principal agrees to have a registered professional engineer and/or registered landscape architect, depending on the type of improvements, involved in the construction phase of the project for the purpose of monitoring construction in order to determine conformity with approved plans and specifications of City of Franklin. All costs for the aforementioned professional services shall be borne by Principal.

NOW THEREFORE,

In the event said Principal shall fully comply with all the terms hereof, and shall construct, install and complete all of the required improvements and works, as hereinafter enumerated, and as are shown on the approved final plat prepared by Barge Design Solutions, Inc., which final plat was reviewed and approved by the Franklin Municipal Planning Commission, and which final plat was reviewed and approved by the Superintendents of Streets, Water/Wastewater, and Engineer of the City of Franklin, and as also stated herein, which installation and completion shall be in accordance with the regulations of the City of Franklin, Tennessee, and also in accordance with the regulations and requirements of the Franklin Municipal Planning Commission, and in accordance with all conditions established by the Franklin Municipal Planning Commission as set forth in the minutes of its

meetings, and do all of said work in a proper and workmanlike manner to the satisfaction of the City of Franklin, Tennessee, then this obligation shall be void. In the event that any of the required improvements and works are not completed in accordance with each of the aforesaid rules, regulations and requirements, then the entire penal sum of $59,000.00, with respect to that improvement, shall be forfeited and paid to the Franklin Municipal Planning Commission and the City of Franklin by Principal and/or Surety as liquidated damages for such default. The Franklin Municipal Planning Commission and/or the City of Franklin shall then use said funds to pay for completion of the required improvements and works, refunding any unused portion of said funds. Action by the City of Franklin and/or the Franklin Municipal Planning Commission through the City Attorney in withdrawing the $59,000.00 cash pursuant to the terms of this Performance Agreement shall not be deemed a release of Principal for any liability hereunder. The Principal acknowledges that it is liable for all obligations under this Performance Agreement.

Witness my hand this the 30th day of SEPTEMBER, 2019.

PHG FRANKLIN II, LLC,
A North Carolina Limited Liability Company

BY: Ramesh Patel

TITLE: MANAGER

STATE OF NORTH CAROLINA)

COUNTY OF WAKE)

Personally appeared before me, CHUCK T. CORDELL, a Notary Public of said County and State, RAMESH PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, ~~upon oath, a~~cknowledged (~~her~~himself) to be the MANAGER of **PHG FRANKLIN II, LLC,** a North Carolina Limited Liability Company, and

that ~~(s)~~he as such MANAGER, being authorized so to do, executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal, this the 30th day of SEPTEMBER, 2019.

Chuck T. Cordell
NOTARY PUBLIC

My Commission Expires: 1/16/2022

Chuck T Cordell
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 01/16/2022

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 19, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT, REVISION 3 (RESUB OF LOT 1) – COF 7065

Improvement:	Green infrastructure
Surety Type:	Maintenance
Original Amount:	$2,500.00
Current Amount:	$2,500.00
Request:	
Recommendation:	Deny release extend one year12/22/2023Bristol Snider
Date of Inspection:	
Inspector:	
Staff Comments:	

A review of this project revealed the following deficiency*:

Erosion on the slopes of the bioretentionsCurb cut erosion and washout of river rock that has not been maintainedSilt built up in curb cuts that have not been maintained

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

9/5/24
Date Submitted

Schaefer Equestrian Center - Site Plan (COF # 6023)
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Stormwater/Drainage
TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

X Release	***If requesting reduction, indicate amount complete:** _____ %
_____ *Reduce and extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
_____ Extend to _____ *(not less than six mos)*	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ _____
SIGNED: Camille T. Schaefer Developer or Representative	*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

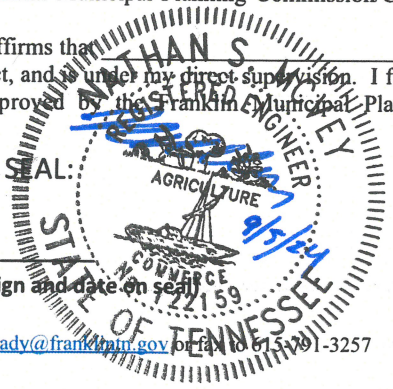
For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect. *(Incomplete requests will not be accepted)*

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:



_____
Engineer or Landscape Architect (Sign and date on seal)

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SCHAEFER EQUESTRIAN CENTER SUBDIVISION, SITE PLAN – COF 6023

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$16,000.00
Current Amount:	$16,000.00
Request:	RELEASE TO MA
Recommendation:	Full release
Date of Inspection:	11/15/2024
Inspector:	Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

Full release, no maintenance period required.

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SCHAEFER EQUESTRIAN CENTER SUBDIVISION, SITE PLAN – COF 6023

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$48,000.00
Current Amount:	$48,000.00
Request:	RELEASE TO MA
Recommendation:	Full release
Date of Inspection:	11/15/2024
Inspector:	Doug Noonan
Staff Comments:	

A review of this project revealed the following deficiency*:

Full release, no maintenance period required.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

RECEIVED
NOV 04 2024

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST
10/30/2024 **(Date)**

RE: TRAVEL CENTERS OF AMERICA SUBDIVISION, SITE PLAN; GREEN INFRASTRUCTURE IMPROVEMENT

· Review For LANDSCAPE ONLY

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

X Release to Maintenance Agreement _____ *Reduce and extend to _____ *(not less than six mos)* _____ Extend to _____ *(not less than six mos)* SIGNED: _____ Developer or Representative	***If requesting reduction, indicate amount complete:*** _____ % ***Note in margin-How did you arrive at this percentage?*** ***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement: $ _____ *Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

For a release or reduction to be considered, the following statement must be completed by the developer's engineer, or for landscaping improvements, by the developer's landscape architect.

(Incomplete requests will not be accepted)

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL:

_____
Engineer or Landscape Architect (sign and date on seal)

11-13-24

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

TRAVEL CENTER OF AMERICA SUBDIVISION, SITE PLAN – COF 4637

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$21,000.00
Current Amount:	$21,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/15/2024
Inspector:	Ellen Moore
Staff Comments:	

A review of this project revealed the following deficiency*:

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

12/01/2024
Date Submitted

Westhaven P.U.D. Subdivision, Final Plat, Section 27 Revision 1 of Lot 1085 (COF 2836)

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Drainage

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

✔ Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED: Matthew Shallcross Digitally signed by Matthew Shallcross DN: C=US, E=matt.shallcross@southernland.com, O=Southern Land Company, OU=Project Engineer, CN=Matthew Shallcross Date: 2024.11.22 12:55:55-06'00'

Developer or Representative

If requesting reduction, indicate amount complete:
_____***%***
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

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

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

SIGNED, DATED, PROFESSIONAL SEAL:

11-22-24
Engineer or Landscape Architect **(Sign and date on seal)**

Forward completed request to COF Planning Dept., ATTN: Melodie Brady, email to melodie.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 27, REVISION 1 – COF 2836

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$89,000.00
Current Amount:	$22,250.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/15/2024
Inspector:	Doug Noonan
Staff Comments:	

A review of this project revealed the following deficiency*:

Continue to maintain the site per the recorded Long Term Maintenance Plan and Agreement.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example: request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

10/01/2024
Date Submitted

Westhaven PUD Subdivision, Final Plat, Section 40 (COF 4548)

Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Drainage

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

✓ Release

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

_____ Extend to _____ *(not less than six mos)*

SIGNED:

_____
Developer or Representative

If requesting reduction, indicate amount complete:
_____ %
Note in margin-How did you arrive at this percentage?
If requesting reduction and less than 90% complete,
estimate remaining amount
to complete this improvement:
$ _____
*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

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

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

SIGNED, DATED, PROFESSIONAL SEAL:

_____
Engineer or Landscape Architect (sign and date on seal)

DEREK BAALBERGEN — REGISTERED ENGINEER — XVI — AGRICULTURE — NO. 001088 — STATE OF TENNESSEE

9/27/24

Forward completed request to COF Planning Dept., ATTN: Meredith Brady, email: meredith.brady@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 40 – COF 4548

Improvement:	Drainage
Surety Type:	Performance
Original Amount:	$394,000.00
Current Amount:	$98,500.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/15/2024
Inspector:	Ellen Moore/Landon Fleeman/Casey Chrisman
Staff Comments:	

A review of this project revealed the following deficiency*:

As-builts approved

RECEIVED

MAY 2 8 2024

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Wright, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

ACTION REQUEST – REQUEST FOR EARLIER AGENDA

Completed requests received by the first of the month will be placed on the following month's agenda
(example request received on April 1st will be placed on May's agenda)
No landscaping can be placed on agendas for the months of February, March, July, August, November and December
Landscaping limited to maximum 25% reduction when at least 50% complete

5/28/2024
Date Submitted

Wynfield Village, Site Plan

Complete name of project – indicate whether site plan or final plat
Where applicable, include subdivision, section, revision, lot number and name of building

Stormwater (Green Infrastructure)

TYPE OF IMPROVEMENT
A separate action request must be submitted for each improvement

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

X Release to Maintenance	***If requesting reduction, indicate amount complete:***
_____*Reduce and extend to _____ *(not less than six mos)*	_____%
_____ Extend to _____ *(not less than six mos)*	***Note in margin-How did you arrive at this percentage?***
SIGNED: _____	***If requesting reduction and less than 90% complete,*** estimate remaining amount to complete this improvement:
Developer or Representative	$ _____
	*Reductions shall not exceed 75%, or minimum maintenance amount.

***See new guidelines for details related to reductions at http://www.franklintn.gov/home/showdocument?id=288**

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

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

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

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

SIGNED/DATED/PROFESSIONAL SEAL

_____

Engineer or Landscape Architect (Sign and date or seal)

5-24-24

Forward completed request to COF Planning Dept., ATTN: Melodie Bradley, email to melodie.bradley@franklintn.gov or fax to 615-791-3257

INSPECTION PUNCH LIST

INSPECTION CYCLE: December 12, 2024
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

WYNFIELD VILLAGE SUBDIVISION, SITE PLAN – COF 6170

Improvement:	Green infrastructure
Surety Type:	Performance
Original Amount:	$25,000.00
Current Amount:	$25,000.00
Request:	RELEASE TO MA
Recommendation:	Release to maintenance
Date of Inspection:	11/18/2024
Inspector:	Bristol Snider
Staff Comments:	

A review of this project revealed the following deficiency*:

City of Franklin

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

File #: 21-01168

DATE: November 13, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2024-80, A Resolution To Adopt An Envision Franklin Plan Amendment For A Parcel Located At 354 Franklin Road, Known As Map 063 Parcel 02800 To Change The Design Concept From Rural Reserve To Village Green And Add A Special Consideration To The Village Green Design Concept (Withdrawn by Applicant).
9/24/2024 FMPC, Deferral to 12/12/24 (8-0)

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning Resolution 2024-80.

BACKGROUND/STAFF COMMENTS:

This application is for the property located at 354 Franklin Road, bordered by Mack Hatcher Parkway to the north and Franklin Road to the west. The FMPC voted to defer this item at the September 24, 2024 FMPC meeting to the December 12, 2024 FMPC meeting. However, the applicant requested withdrawal of the application on November 13, 2024. The Williamson Herald had already published notice of the public hearing to meet the 30-day public notice state law requirement, so the public hearing must be held. The applicant's Initial Submittal application is included as an attachment since no new information was provided at the Resubmittal deadlines.

This item was discussed at the September 24, 2024 Joint Conceptual Workshop.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Franklin Municipal Planning Commission hold the public hearing for Resolution 2024-80 as advertised and make a motion/vote to withdraw the item.

Andrew Orr

From: Drake Reeder <drake@gdc-tn.com>
Sent: Wednesday, November 13, 2024 2:58 PM
To: Andrew Orr; Greg Gamble
Cc: Emily Wright
Subject: RE: 354 Franklin Road

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hey Andrew,

We want to withdraw the EFA application from the 12/12 planning commission.

Best,

Drake Reeder | PLA
Landscape Architect

drake@gdc-tn.com
Mobile: (334) 750-5776
3020 Stansberry Lane, Suite 201, Franklin, TN 37069
www.gdc-tn.com

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Monday, November 11, 2024 5:21 PM
To: Greg Gamble <greg.gamble@gdc-tn.com>; Drake Reeder <drake@gdc-tn.com>
Cc: Emily Wright <emily.wright@franklintn.gov>
Subject: RE: 354 Franklin Road

Hey Greg,

Just checking in on this. Please let me know the status. Thanks!

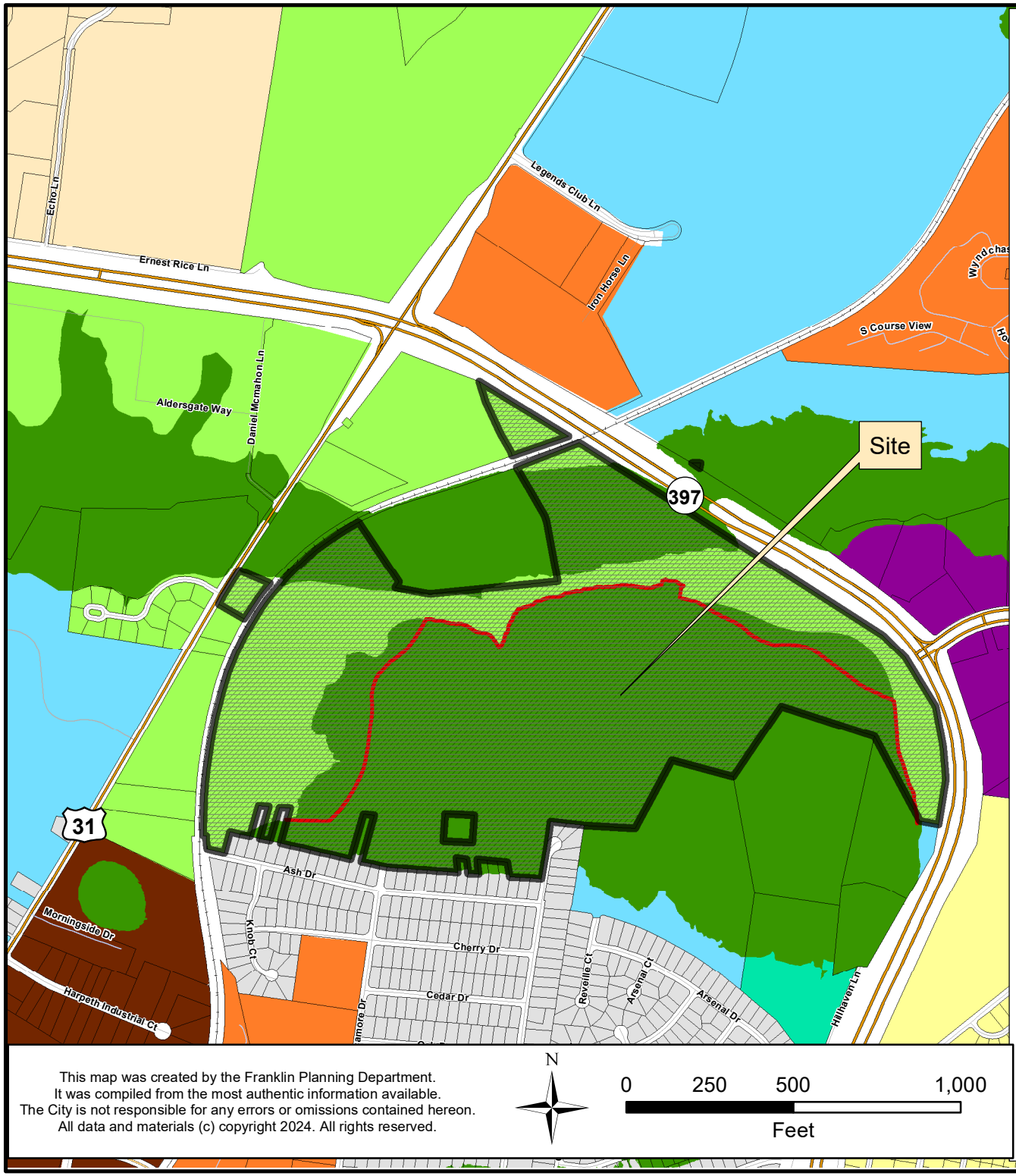
From: Andrew Orr
Sent: Friday, November 8, 2024 9:25 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>; Drake Reeder <drake@gdc-tn.com>
Cc: Emily Wright <emily.wright@franklintn.gov>
Subject: 354 Franklin Road

Good Morning,

I hope y'all are doing well. We did not receive a resubmittal application for 354 Franklin Road. Can you confirm your desire is to withdraw the application or confirm that it is your intent to use the application that was submitted to the FMPC at the September meeting?

Thanks,

Andrew Orr, AICP | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
615.550.6741 | andrew.orr@franklintn.gov



354 FRANKLIN ROAD
ENVISION FRANKLIN PLAN AMENDMENT

Project Information
Existing Design Concept: Rural Reserve
Proposed Design Concept: Village Green
Proposed Reduction of Conservation
Current Land Use: Vacant
Overlay Districts: HHO, FWO, FFO, CFO, SCO, HPO
Site Acreage: 198.46 acres

Legend

354 Franklin Road

Design Concepts

- Civic and Recreation
- Factory District
- Historic Residential
- Large Lot Residential
- Multifamily Residential
- Neighborhood Green
- Regional Commerce
- Rural Reserve
- Single Family Residential
- Conservation
- Railroad

Proposed Conservation

- Proposed Boundary Reduction

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

N

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Feet

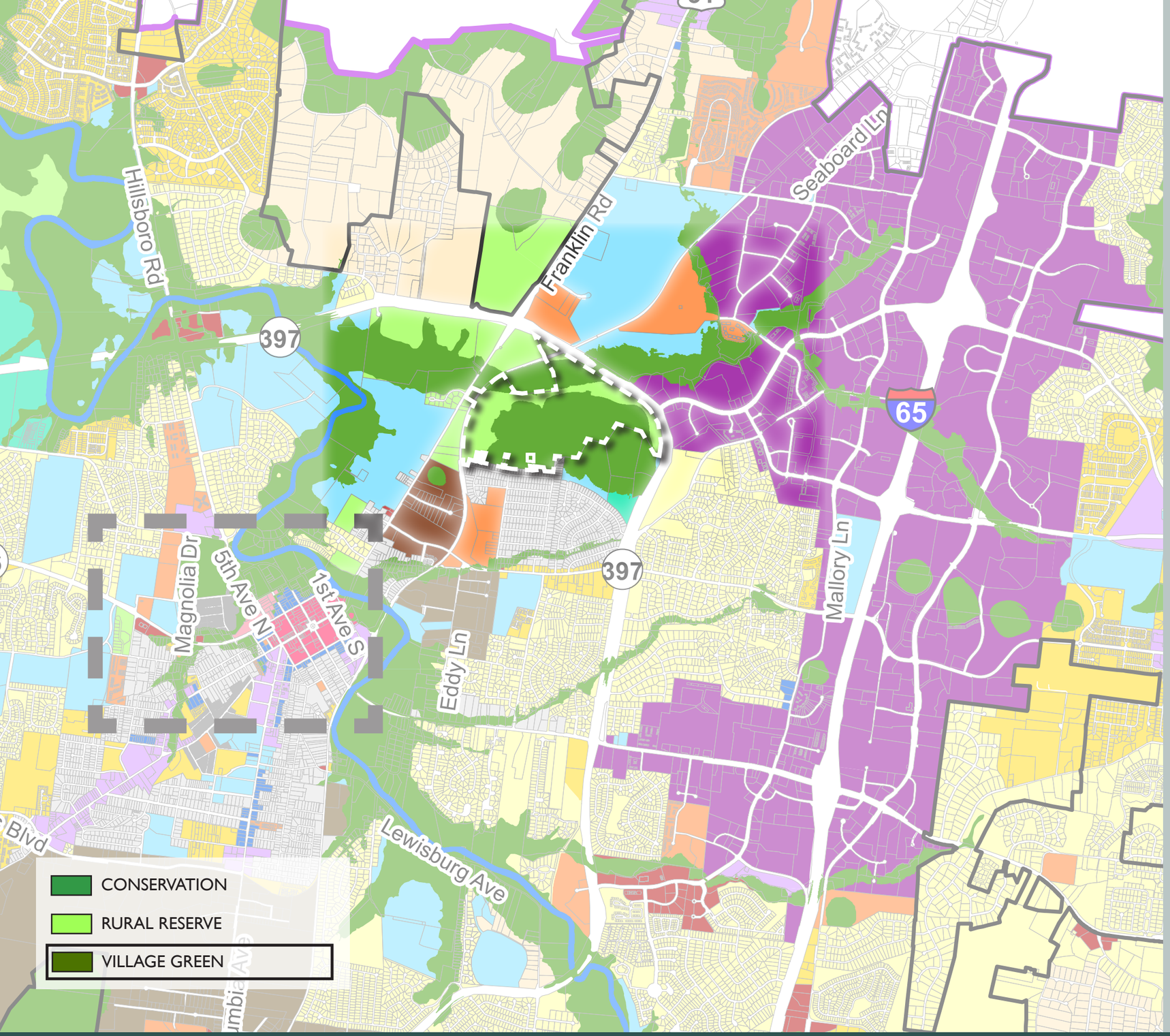
HISTORIC FRANKLIN TENNESSEE

354 FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT | INITIAL SUBMITTAL

08/12/2024

GAMBLE DESIGN COLLABORATIVE



EXISTING DESIGN CONCEPT:

RURAL RESERVE

The Rural Reserve Design Concept is intended to help preserve the natural beauty of Franklin through innovative design that helps celebrate nature while transitioning from the more densely populated City to the rural County. Preliminary design considerations for new development should focus on identifying the natural features that should be preserved within a required 50 percent open space in a meaningful way, followed after by new residential lots of one-half acre minimum.

Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails.

ENVISION FRANKLIN, PAGE 103

PROPOSED DESIGN CONCEPT:

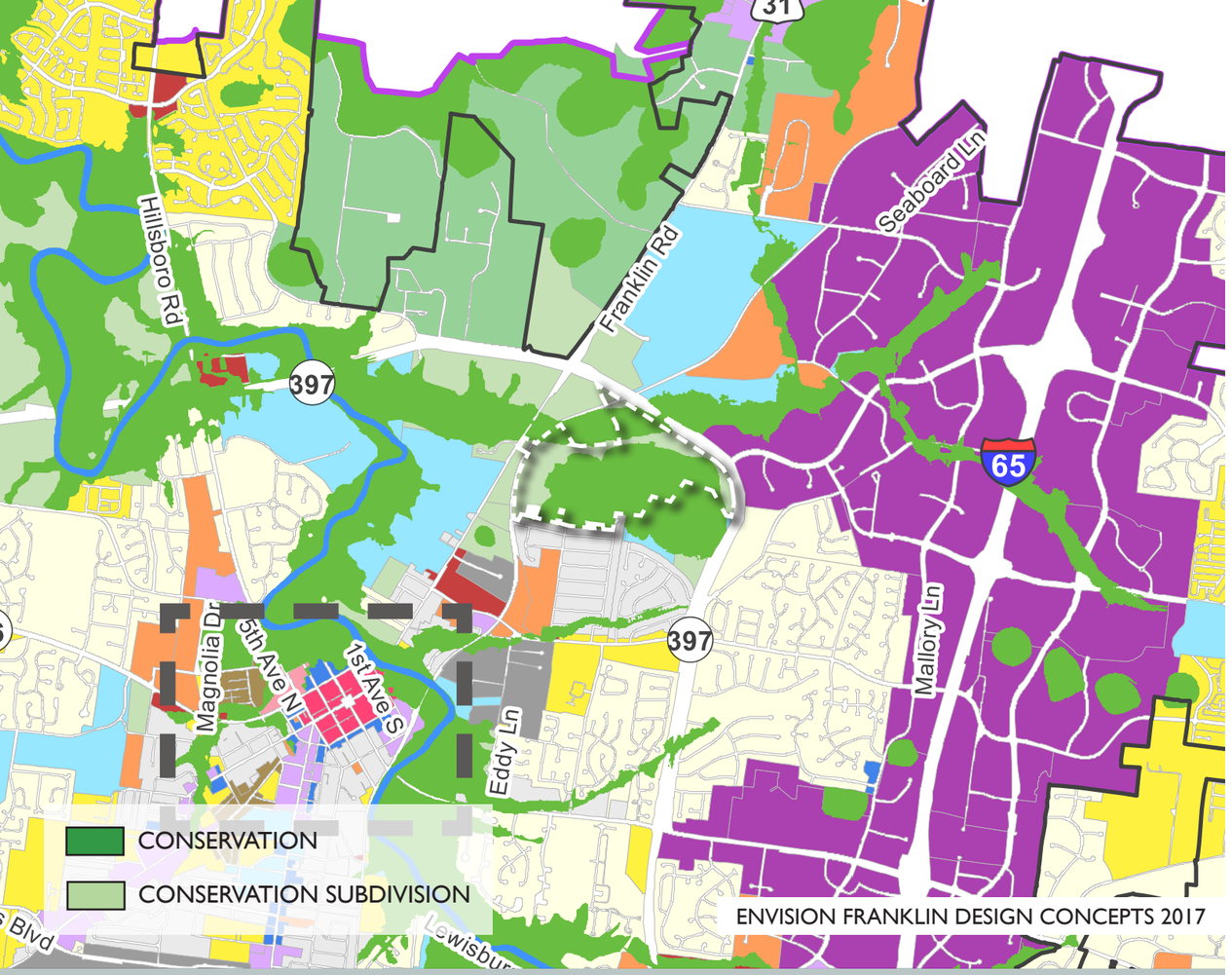
VILLAGE GREEN

The Village Green design concept is intended to provide the ability to establish a wider variety of housing options while prioritizing the preservation of open space. Desirable natural features should be identified first and set aside as part of the required 70 percent open space.

Diverse options for residential and commercial uses are encouraged within Village Green developments to create a truly unique experience of living in a small village community surrounded by nature, while still being located within Franklin city limits. Commercial uses within Village Green should serve the Village and surrounding areas but should not generate significant regional traffic. Mixed-use buildings incorporating small-scale multifamily residential above first floor commercial uses are appropriate.

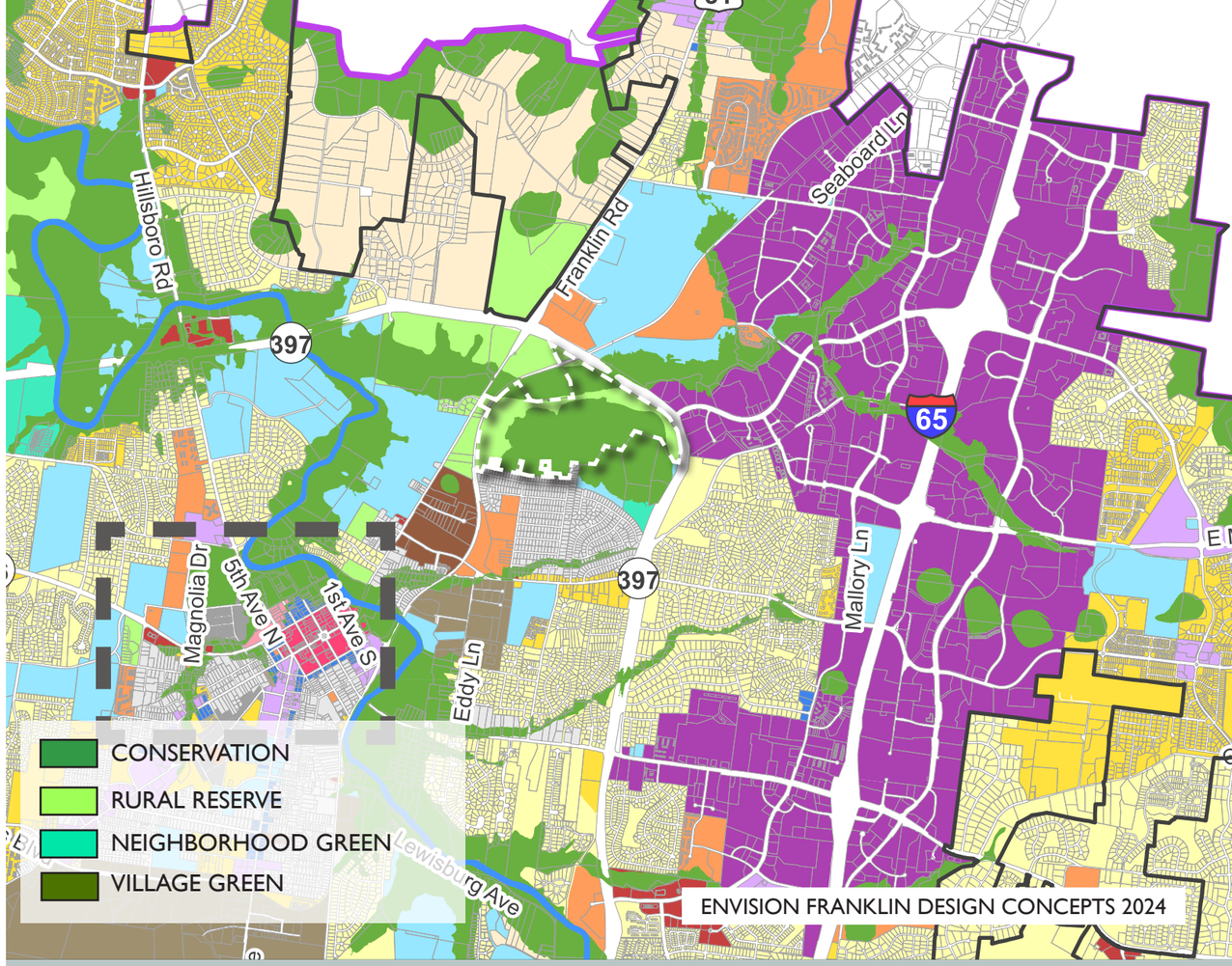
Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

ENVISION FRANKLIN, PAGE 113

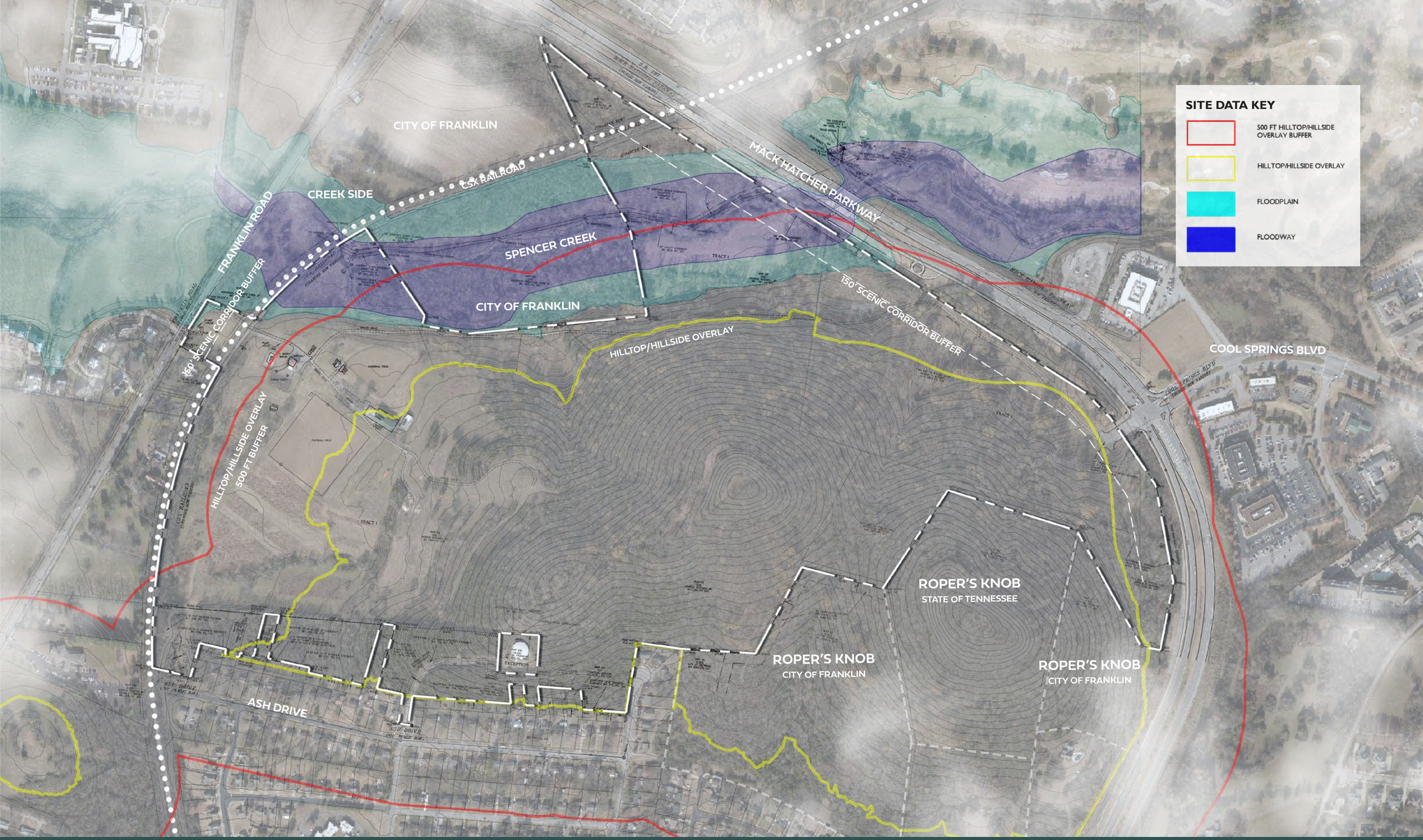


Public input shared throughout the process of creating the 2024 Envision Franklin update provided clear guidance that residents of Franklin had a strong desire to preserve certain areas of the City of Franklin as open space and that development patterns in those areas should be focused on preservation as a key element of any proposed development. In recognition of this, the updated Envision Franklin split Conservation Subdivision design concept into three new conservation-based design concepts. The new design concepts seek to accomplish open space preservation while also allowing for a mix of housing types and, in some cases, commercial uses. The three new design concepts are as follows:

- The Rural Reserve Design Concept contemplates large single-family lots with 50% preserved open space.
- The Neighborhood Green Design Concept provides a mix of housing types with while 60% of the site is preserved as open space.
- The Village Green Design Concept was tailored to maximize open space while allowing for a variety of housing types and commercial uses clustered into concentrated pockets such that 70% of the site can be preserved as open space.



The subject parcel was designated as Rural Reserve design concept, but the Village Green design concept preserves even more open space while allowing for the integration of commercial uses as an appropriate transition from the office and commercial environment of the Cool Springs area to the north and east to Ropers Knob and single-family residential uses found to the south. Village Green design also allows for greater place-making opportunities through the integration of a clustered, mixed-use core with both residential and commercial offerings. It is envisioned that trail markers and trailheads would provide better access and better interpretive and educational signage calling attention to the historic events at Ropers Knob.



354 FRANKLIN ROAD
EXISTING CONDITIONS

ENVISION FRANKLIN AMENDMENT

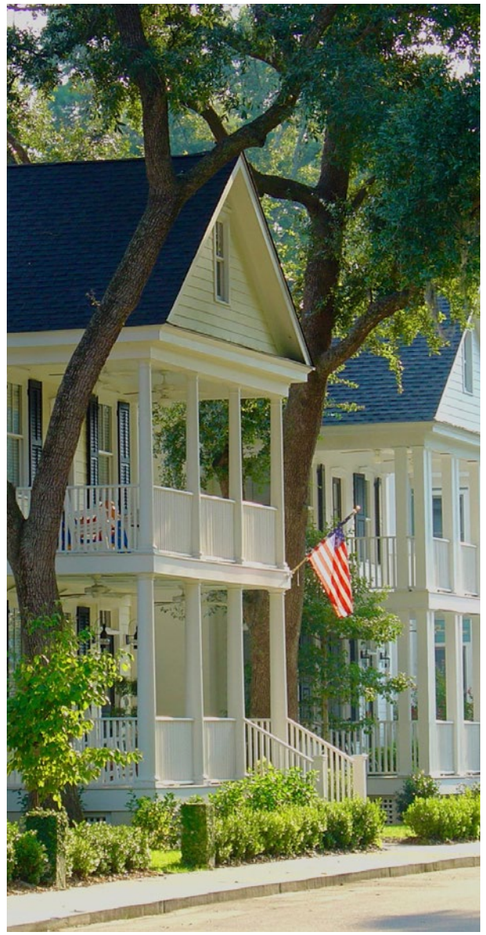
GAMBLE DESIGN COLLABORATIVE



354 FRANKLIN ROAD
CONCEPTUAL MASTER PLAN

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE


















FRESHFIELDS



Preserved open space is a valued amenity and should be the focal point of this design concept by clustering residential and commercial uses around preserved environmental features and identified open spaces. A network of trails should be provided throughout the open spaces to provide access and encourage use of these areas. Multi-use trails should also connect to the broader community-wide system of sidewalks and multi-use trails. Access for the public is encouraged.

(Envision Franklin, Village Green, page 113)

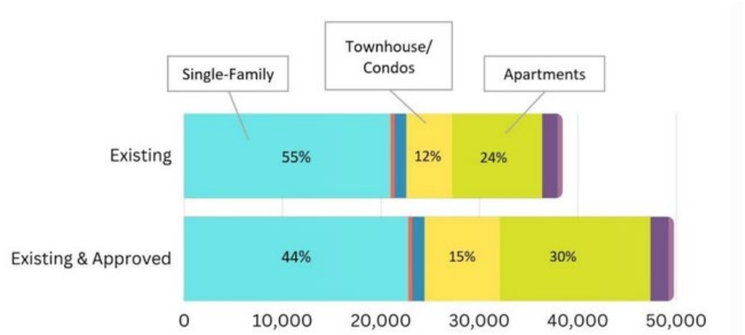
354 FRANKLIN ROAD
DEVELOPMENT CONSERVATION PLAN

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

KEY FINDINGS

- Missing middle housing offers a valuable focus for housing options beyond single-family homes and large apartment buildings.
- Managing impact fees strategically could help to encourage missing middle housing options and encourage priority development types.
- Envision Franklin design concepts can be updated to support a greater variety of housing types.
- More senior-friendly housing options are needed to accommodate an aging Baby Boomer population. Predictability in the development process is important for both local governments and developers. Streamlining the review and approvals process helps to make project development more efficient and to lower costs.



Other housing types represented above: Manufactured Home, Duplex, Assisted Living, Berry Farms Town Center Non-Single-Family Units, Westhaven Units, Residential Special Place

Data Source: 2022 City of Franklin Development Report

The 20-Minute Suburb

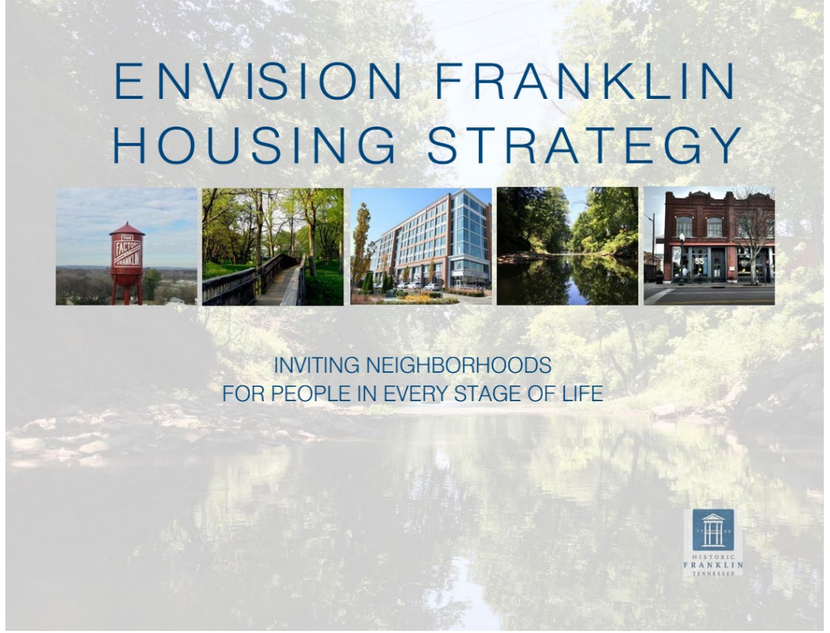
The 20-minute suburb offers a framework for reconnecting communities and expanding economic and social mobility. It envisions retrofitting suburban communities to become places where residents can meet all of their daily needs within a 20-



minute walk. Developed by Skidmore, Owings & Merrill, this study re-envisions American suburbs as more affordable, interconnected, sustainable, and inclusive. This is a worthy vision for Franklin, particularly as part of the greater Nashville metro region.

Recommended resource: *Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges*, by June Williamson and Ellen Dunham-Jones, director of the urban design program at Georgia Tech.

For more information: https://www.som.com/research/the-20-minute-suburb/



RECOMMENDATIONS

Several of Envision Franklin's Guiding Principles are central to supporting a local housing strategy. These include:

- Vibrant Neighborhoods
- Managed Growth
- Exceptional Design
- Connected Community

A housing strategy can and should meet multiple goals, including supporting social equity and affordability. As one example, there are many people who work in Franklin and serve the community – such as teachers, firefighters, and police officers – who may not be able to afford to live in the City. Expanding housing options to make it possible for those who serve the community and wish to live in Franklin has multiple benefits, including: a greater stake in the community they serve, higher retention for employers, and shorter/fewer car trips to commute.

Other trends that are shaping the local housing market include aging Baby Boomers, the generation born between 1946 and 1964. The largest generation in the United States, they are starting to retire in growing numbers and often seeking smaller, single-story homes that are easy to maintain. Housing that is close to amenities, such as restaurants, shops, and healthcare providers is also sought after. Younger generations–Gen X,

neighborhoods, while looking for energy efficient, environmentally -friendly homes that they can afford.

IMAGES PROVIDED BY THE ENVISION FRANKLIN HOUSING STRATEGY PUBLICATION

(PUBLISHED SEPTEMBER 7, 2023)

354 FRANKLIN ROAD

VIEW LOOKING SOUTH FROM INTERSECTION OF MACK HATCHER AND FRANKLIN ROAD

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

354 FRANKLIN ROAD

VIEW LOOKING EAST IN VILLAGE CORE

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

NEIGHBORHOOD MEETING WORKSHOP:

SUMMARY AND THEMES FROM THE VOLUNTARY NEIGHBORHOOD MEETING WORKSHOP HELD AT THE MOCKINGBIRD THEATER ON JULY 16, 2024.



COMMUNITY INPUT:

DEVELOPMENT TYPE

No one chose 1/2 acre lots as a preferable lot type.

There is an opportunity to create something special that combines conservation subdivision and neighborhood mixed use.

COMMUNITY PREFERENCES:

CONSISTENT THEMES NEIGHBORHOOD WORKSHOP

1. CONSERVATION OF LAND

2. SMALL DEVELOPMENT FOOTPRINT

3. PRESERVATION OF FRANKLIN ROAD
   (PRESERVING THE RURAL GATEWAY)

4. TRAILS

5. ACCESS TO ROPER'S KNOB







MIXED OPINIONS:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP

1. MIXED-USE VS NO COMMERCIAL

2. NO DEVELOPMENT VS. CONSERVATION DESIGN

3. NO DEVELOPMENT VS. MISSING MIDDLE HOUSING

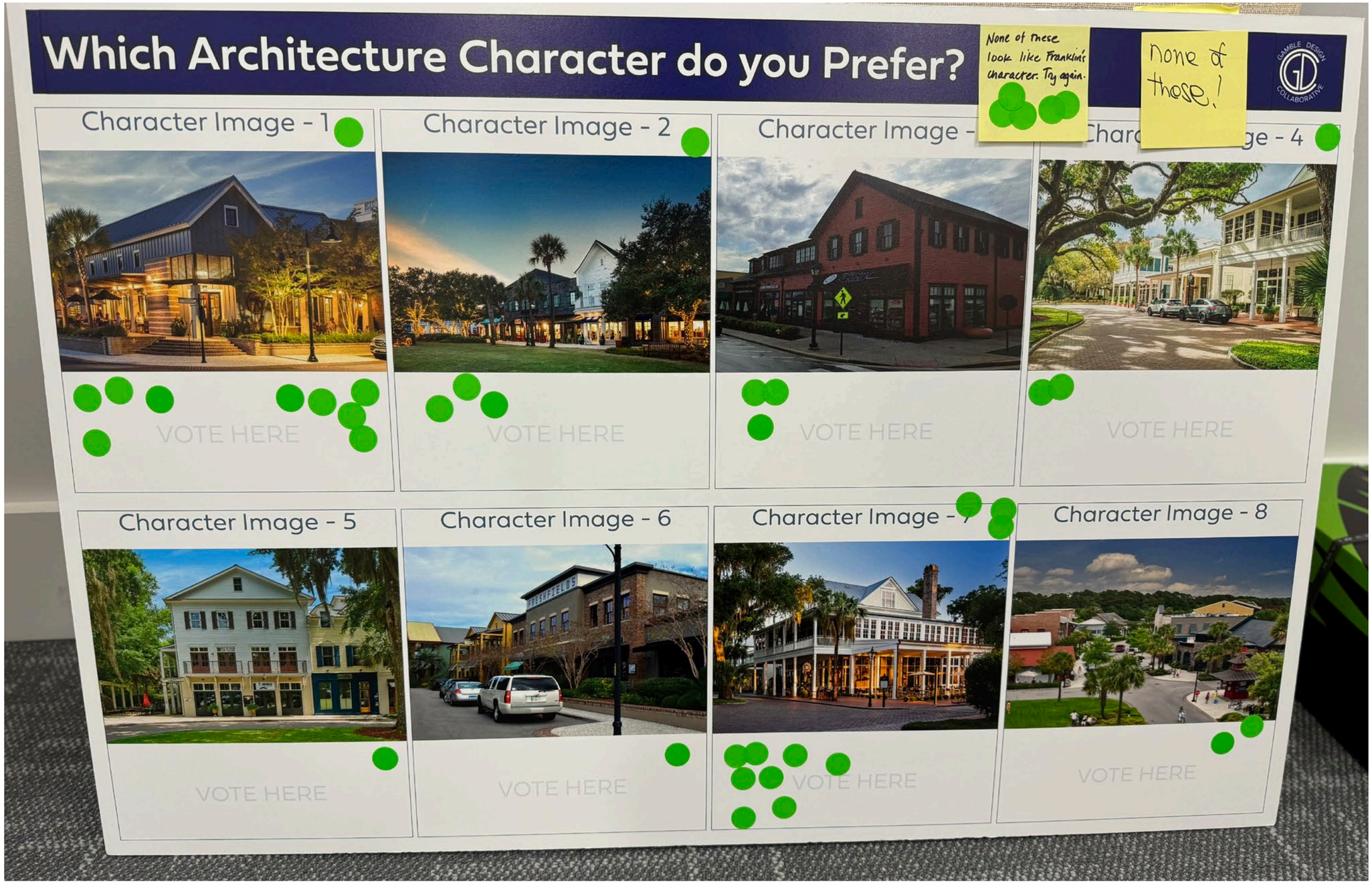






MIXED-USE VS. NO COMMERCIAL:

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP



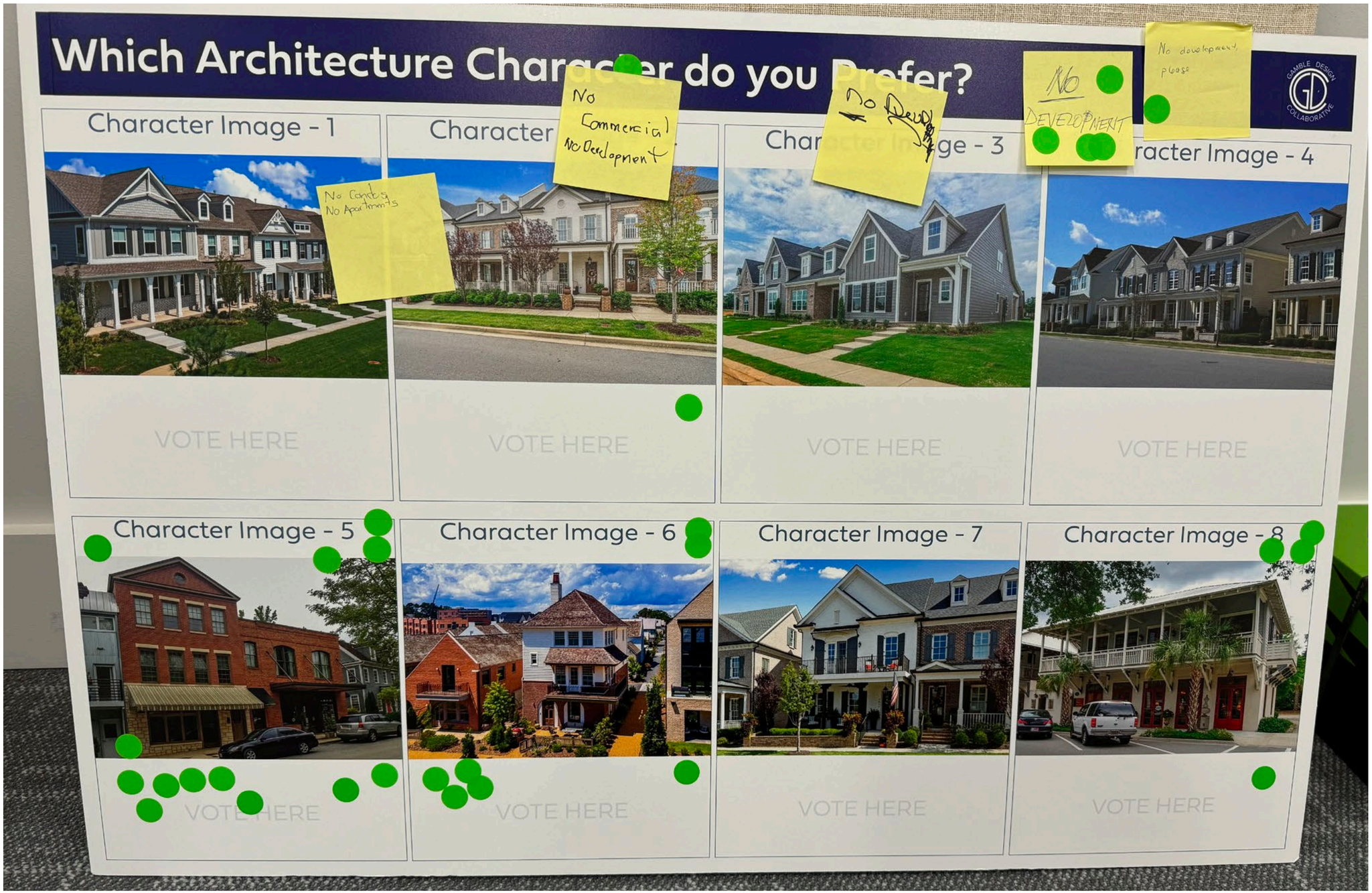
NO DEVELOPMENT VS. CONSERVATION DESIGN

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP



NO DEVELOPMENT VS. MISSING MIDDLE HOUSING

TAKE AWAYS FROM NEIGHBORHOOD WORKSHOP





APPROVAL CRITERIA

A. *Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:*
The City of Franklin has made significant investment by purchasing properties intended to preserve the existing character of the intersection of Franklin Road and Mack Hatcher Parkway. While the current Rural Reserve design concept does have preservation of open space as one of its intended outcomes, Village Green provides for even more preservation while also allowing for greater place-making opportunities through the integration of limited commercial uses and provides for an appropriate transition between the existing commercial uses in the Cool Springs area located just to the north and east of the site and the existing historic site and residential uses to the south.

B. *The proposal is consistent with the overall intent of Envision Franklin:*
The proposed design concept has a higher level of open space preservation with small pockets of clustered development. This design concept is very consistent with Envision Franklin's intentions while also providing for a wider range of housing opportunities as described in the City of Franklin's Housing Strategy Report.

C. *The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture:*
The pattern of preservation, especially around the perimeter of the site, as described in the Village Green design concept ensures that there is no abrupt change in massing, form, or architecture. Furthermore, the geometry of the parcel and the location of areas of Hilltop and Hillside Overlay areas encourage the majority of proposed development to be nestled out of view from surrounding streets and public spaces. Along Mack Hatcher Parkway neighborhood scale commercial uses provide an appropriate transition from the commercial uses which are currently present in the Cool Springs area to the north of the site.

D. *The proposal does not adversely affect the health, safety, and welfare of the public:*
The design concept encourages preservation of natural areas which will be used as trails providing for increased opportunities for walking and hiking and improving access to one of the City's significant historic sites, Roper's Knob. Extending roads and infrastructure through the site will also increase interconnectivity for surrounding residential areas.

E. *Substantial improvements in the quality of life for Franklin citizens will be achieved:*
The proposed design concept will encourage a development pattern consistent with 6 of Envision Franklin's 7 major goals for the city. The proposed design concept allows for greater place-making opportunities, allows for better preservation and better access to a historic area, strategically locates neighborhood commercial in a pedestrian oriented development reducing traffic and trip lengths, provides for greater variety of housing options, proposes to connect land uses through trails and sidewalks, and it protects Franklin's natural beauty by preserving scenic corridors and viewsheds.



SPECIAL CONSIDERATION

VILLAGE GREEN:

Special consideration for the property located at 354 Franklin Road

On the east side of the property, between the HHO and Franklin road, the establishment of a "Main Street" form may be appropriate to create neighborhood scale commercial uses. This neighborhood scale commercial could be comprised of mixed-use buildings and jewel box type architecture to support and complement the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the commercial environment. These commercial businesses are to be boutique in nature and could include retail, restaurant, personal services, and live work units. Chain restaurants are discouraged in this area.

On the west side of the property, between the HHO and the Mack Hatcher parkway, hospitality may be an appropriate use. This use could include a boutique hotel up to 120 rooms as well as accessory uses to support the hospitality use. These accessory uses could include: a café/ restaurant, food and beverage service, meeting spaces, health/wellness, and other accessory uses. Boutique office may also be an appropriate use and could include a mixed-tenet style office campus with a max of 30,000 square feet per building that keeps in mass and scale of a small-scale multifamily building.

RESOLUTION 2024-80

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR A PARCEL LOCATED AT 354 FRANKLIN ROAD, KNOWN AS MAP 063 PARCEL 02800 TO CHANGE THE DESIGN CONCEPT FROM RURAL RESERVE TO VILLAGE GREEN, REDUCE THE CONSERVATION DESIGN CONCEPT, AND ADD A SPECIAL CONSIDERATION TO THE VILLAGE GREEN DESIGN CONCEPT

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the property located 354 Franklin Road from Rural Reserve to Village Green; and

WHEREAS, a new Special Consideration be established for the property located at 354 Franklin Road, as shown in the attached section of Envision Franklin; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Village Green Design Concept.

SECTION IV. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION V. That this Resolution shall take effect upon approval by the FMPC on September 26, 2024, the health, safety, and welfare of the citizens requiring it.

ATTEST:

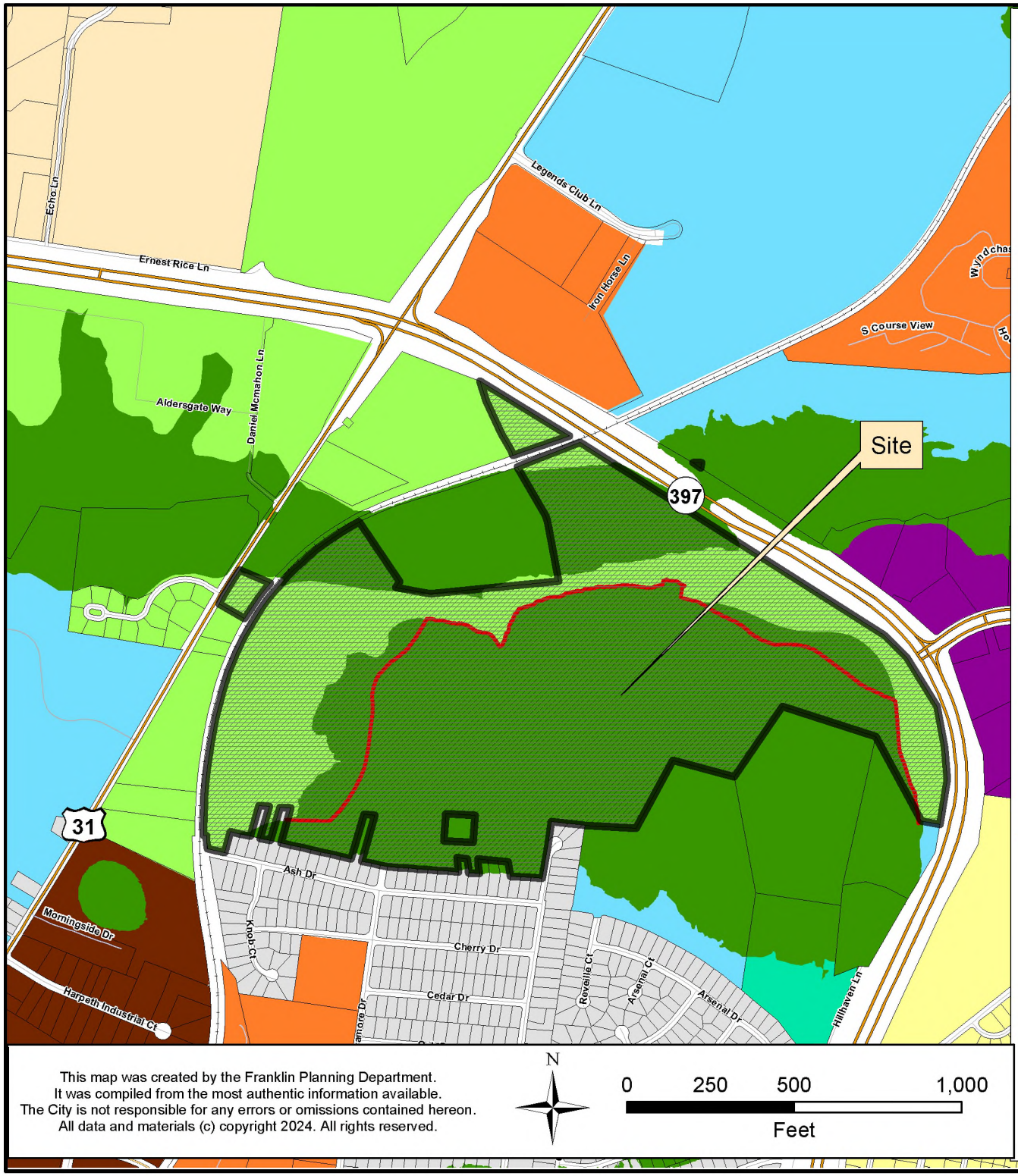
By:_____
Emily Wright
Secretary

CITY OF FRANKLIN, TENNESSE

By:_____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



354 FRANKLIN ROAD
ENVISION FRANKLIN PLAN AMENDMENT

Project Information
Existing Design Concept: Rural Reserve
Proposed Design Concept: Village Green
Proposed Reduction of Conservation
Current Land Use: Vacant
Overlay Districts: HHO, FWO, FFO, CFO, SCO, HPO
Site Acreage: 198.46 acres

Legend

354 Franklin Road

Design Concepts

- Civic and Recreation
- Factory District
- Historic Residential
- Large Lot Residential
- Multifamily Residential
- Neighborhood Green
- Regional Commerce
- Rural Reserve
- Single Family Residential
- Conservation
- Railroad

Proposed Conservation

- Proposed Boundary Reduction

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HISTORIC FRANKLIN TENNESSEE

VILLAGE GREEN

	For the property located south of Mack Hatcher Parkway and east of Franklin Road	On the west side of the property, between Franklin Road and the HHO, the establishment of a "Main Street" form may be appropriate to create neighborhood scale commercial uses. This neighborhood scale commercial could be comprised of mixed-use buildings and jewel box type architecture to support and complement the neighborhood. Neighborhood-scale commercial is encouraged to utilize residential above the commercial to activate and support the commercial environment. These commercial businesses are to be boutique in nature and could include retail, restaurant, personal services, and live work units. Chain restaurants are discouraged in this area. On the east side of the property, between Mack Hatcher Parkway and the HHO, hospitality may be an appropriate use. This use could include a boutique hotel up to 120 rooms as well as accessory uses to support the hospitality use. These accessory uses could include: a café/ restaurant, food and beverage service, meeting spaces, health/wellness, and other accessory uses. Boutique office may also be an appropriate use and could include a mixed-tenet style office campus with a max of 30,000 square feet per building that keeps in mass and scale of a small-scale multifamily building

City of Franklin

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

File #: 21-01166

DATE: November 13, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

PUBLIC HEARING: Consideration Of Resolution 2024-95, A Resolution To Adopt An Envision Franklin Plan Amendment To Establish A “Property Located East Of Five Mile Creek, South Of Five Mile Crossing, North Of Goose Creek Bypass, And West Of Interstate 65” Special Consideration For The Regional Commerce Design Concept.

PURPOSE:

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission regarding Resolution 2024-95, a request to adopt an Envision Franklin Plan Amendment to establish a "Property Located East of Five Mile Creek, South of Five Mile Crossing, North of Goose Creek Bypass, and West of Interstate 65" Sepcial Consideration for the Regional Commerce Design Concept.

PROJECT INFORMATION
COF Project Number: 8683
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: CameronGoose Creek Owner, LLC

BACKGROUND/STAFF COMMENTS:
This application is to amend Envision Franklin to create a new Special Consideration within the Regional Commerce Design Concept for an area defined as the “Property Located East of Five Mile Creek, South of Five Mile Crossing, North of Goose Creek Bypass, and West of Interstate 65”.

The Special Consideration, as proposed by the applicant, states that standalone multifamily residential development is appropriate in the identified area and that the maximum height for standalone multifamily residential uses in that location should be six stories. The exact language of the proposed Special Consideration can be found in the excerpt attached to this item in Civic Clerk, as well as attached to the included Resolution.

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

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

The applicant has provided responses to these criteria, which are provided as an attachment to this item in Civic Clerk.

The staff responses to these criteria are as follows:

1. No significant changes that directly pertain to this site have occurred since the adoption of Envision Franklin to necessitate the requested Special Consideration. Staff does not believe that this criterion is met.
2. Envision Franklin states that the Multifamily Residential use is appropriate in the Regional Commerce Design Concept when part of a master planned, mixed-use development, and should be vertically mixed with ground floor commercial and upper story residential. "Additional multifamily residential in stand-alone buildings may be a part of a master planned mixed-use development, but single-use multifamily development is not contemplated in this Design Concept and should be reserved for the Multifamily Residential Design Concept." Envision Franklin is very clear regarding standalone multifamily uses within the Regional Commerce Design Concept and being generally close to a mixed-use development such as Berry Farms Town Center, which already contains multifamily uses, does not meet the intent of these statements. Staff does not believe that this criterion is met.
3. The site design included with this application is conceptual and will be fully reviewed in future processes if this request is approved; the Regional Commerce Design Concept allows for tall structures, especially when directly adjacent to the interstate. This proposal would not cause an abrupt change in massing or form anymore than a by-right development at the location. Staff believes this criterion is met.
4. This proposal would not negatively impact the health or safety of residents. The property is located along Interstate-65 and has pedestrian connectivity available along Goose Creek Bypass; while this connectivity is provided, however it is not considered a 'comfortable' walk for pedestrians due to the high number and speed of vehicles on the roadway. Additional pedestrian connectivity to the nearby mixed-use development is available, though not as direct, along Five Mile Crossing. Staff also has concerns regarding the placement of multifamily units, and therefore future residents directly adjacent to the interstate, as well as a self-storage facility and the noise pollution that those create.
5. Staff believes that amending Envision Franklin for this property would not make a noticeable improvement to the quality of life of the residents of Franklin.

A virtual neighborhood meeting was held on October 10, 2024. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

-

Project Considerations

Envision Franklin calls for standalone multifamily structures within Regional Commerce to be integrated into mixed-use developments, otherwise they should be limited to the Multifamily Residential Design Concept.

Due to the location of this proposal, staff does not believe it is appropriate to consider it integrated into Berry Farms Town Center. While pedestrian connectivity is available, the most direct route is not friendly or comfortable for pedestrians, should there be a walkway connection provided to Goose Creek Bypass. The alternative route for pedestrians along Five Mile Crossing is approximately a one-mile walk through the business park of Berry Farms to reach the retail 'main street' portion of the development. The direct route along Goose Creek Bypass only shortens the trip by one-tenth of a mile.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends dissaproval of Resolution 2024-95

RESOLUTION 2024-95

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT TO ESTABLISH A "PROPERTY LOCATED EAST OF FIVE MILE CREEK, SOUTH OF FIVE MILE CROSSING, NORTH OF GOOSE CREEK BYPASS, AND WEST OF INTERSTATE 65" SPECIAL CONSIDERATION FOR THE REGIONAL COMMERCE DESIGN CONCEPT

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on May 23, 2024, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached section of Envision Franklin, is to create the "Property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek Bypass, and west of Interstate 65" Special Consideration of the Regional Commerce Design Concept; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That *Envision Franklin* is hereby amended to include the attached Special Consideration for the Regional Commerce Design Concept.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on December 12, 2024, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
Emily Wright
Secretary

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By:_____
Roger Lindsey
Chair

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

REGIONAL COMMERCE

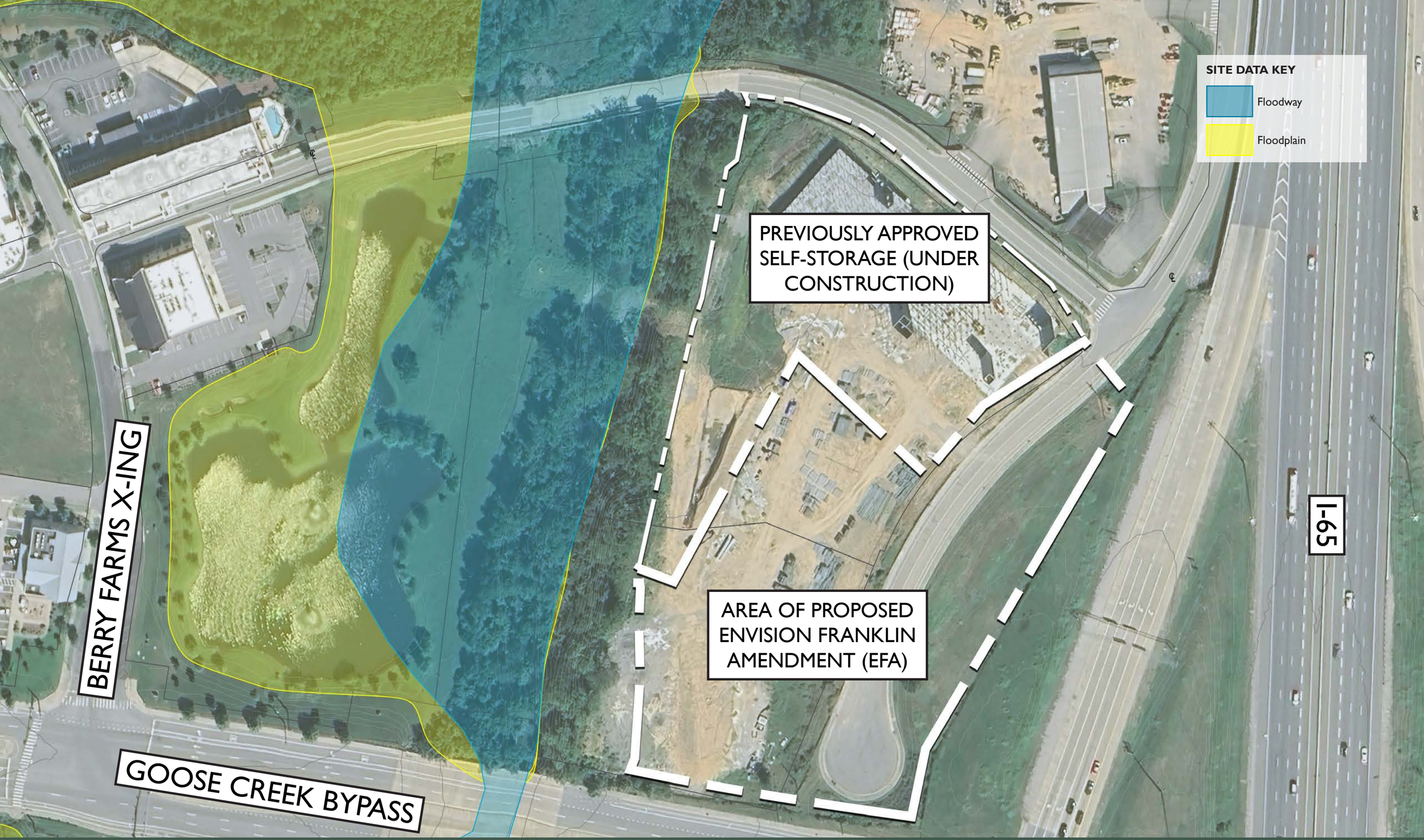
MOBILITY	Transit	Transit should be enhanced in this area to serve and support existing and future businesses, residents, and visitors. Sheltered transit stations should be provided along existing or planned routes. Employer-transportation programs are encouraged in order to reduce the percentage of trips made by single-occupant vehicles and to encourage transportation by alternate modes. Large developments should consider using shuttle systems service to provide for efficient vehicular transportation patterns.
SPECIAL CONSIDERATIONS	Big Box Retail	Big-box retail, where a single retail business encompasses more than 50,000 square feet in a single story, is limited to the west side of I-65 between Moores Lane and Oak Meadow Drive and east of I-65 south of Goose Creek Bypass.
	Carothers Parkway between Liberty Pike and Murfreesboro Road	Medical uses and supporting businesses are encouraged to remain and expand in this area.
	East of Five Mile Creek, South of Five Mile Crossing, North of Goose Creek Bypass, and West of Interstate 65	For the property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek By-Pass, and west of Interstate 65, a standalone multifamily development is appropriate along the frontage of Goose Creek Bypass and Interstate 65 frontage due to restricted access from Goose Creek Bypass, the proximity to commercial uses, and the availability of pedestrian infrastructure to the Berry Farms Town Center retail and office uses. The maximum height for a standalone multifamily building in this location should be six stories.
	East of I-65 and south of the Reams Fleming Tract of Berry Farms	New development south of the Reams-Fleming Tract will heavily depend upon the completion of Reams Fleming Boulevard, the Pratt Lane and Peytonsville Road intersection improvement, as well as the timing of the proposed I-65 flyover and east-west connector road. Limited development potential exists until such improvements are completed.
	East of Peytonsville Road and south of the Goose Creek Bypass Extension	The intersection of Goose Creek Bypass and Peytonsville Road will be a highly traveled area. Future transportation modeling show concerning delays and failures at the Goose Creek Bypass and I-65 interchange based upon the buildout of approved developments. Any additional large-scale nonresidential uses could have significant negative impacts on the projected delays near the I-65 interchange. Uses with non-peak trip generation patterns are encouraged as well as the following uses that may have a reduced demand on the transportation network: small-scale offices; local commercial uses; institutional uses; and other residential uses not listed in the Uses Section if the proper integration can be achieved.

2408 GOOSE CREEK BYPASS

ENVISION FRANKLIN AMENDMENT | RESUBMITTAL

11/7/2024

GAMBLE DESIGN COLLABORATIVE



2408 GOOSE CREEK BYPASS

EXISTING CONDITIONS

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

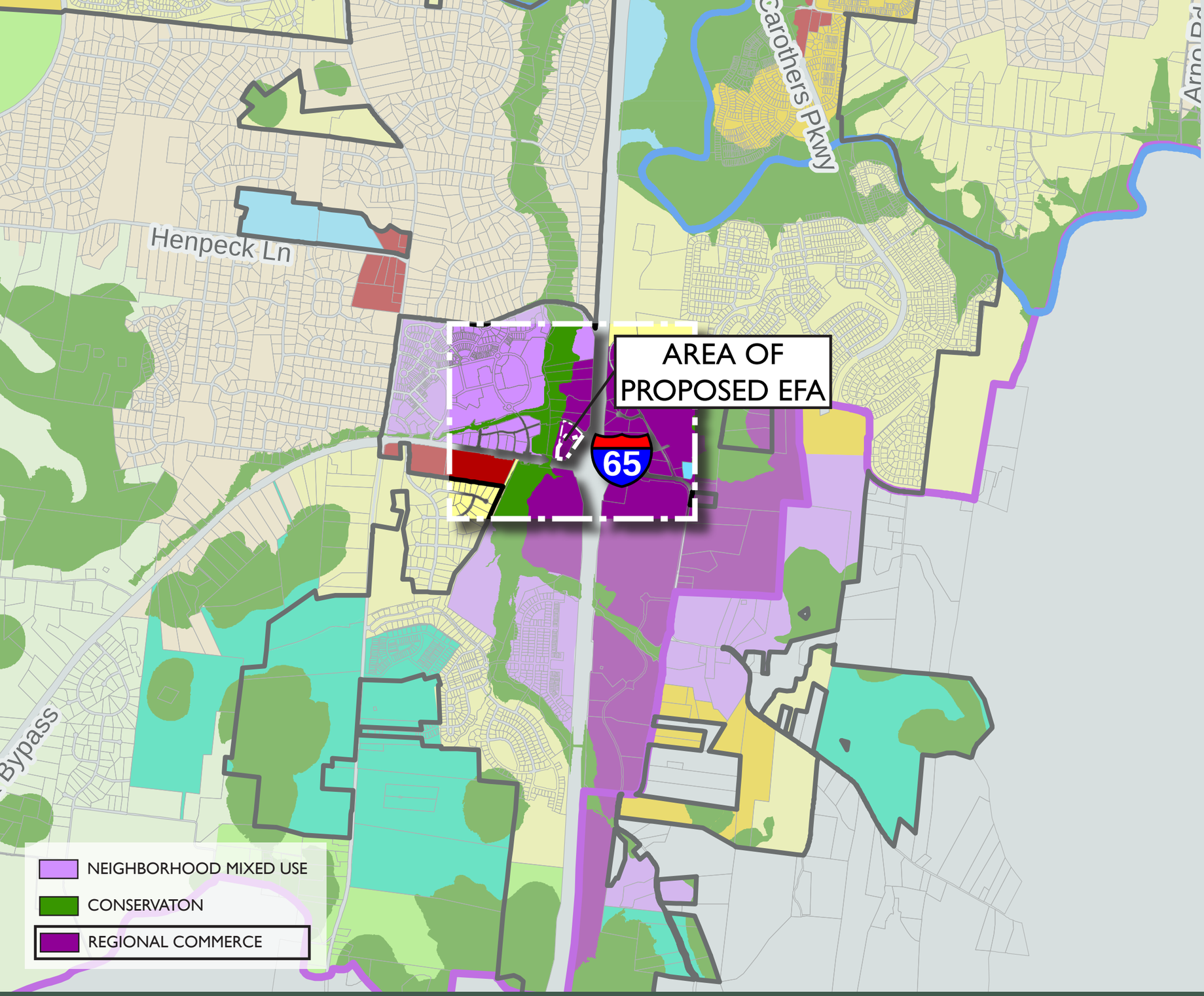


2408 GOOSE CREEK BYPASS

CONTEXT MAP

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



EXISTING DESIGN CONCEPT:

REGIONAL COMMERCE

The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City, These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play.

Regional Commerce areas have a high level of visibility along I-65 and arterial streets, which are important gateways into Franklin. New development should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. Interchange locations are limited in number and should be efficiently planned to capitalize on economic development potential. Infill buildings and parking structures are encouraged to replace existing surface parking lots. Sufficient transportation infrastructure is needed to accommodate the increasing travel demands created by these land uses which could include alternative transportation options.

Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character.

ENVISION FRANKLIN, PAGE 96

PROGRAM
SITE ACREAGE: 9.8
MULTI-FAMILY HOMES: 170
SALT BARN SF: 1500

PREVIOUSLY APPROVED SELF-STORAGE (UNDER CONSTRUCTION)

FIVE MILE CROSSING

RETENTION

148 PARKING SPACES / LEVEL

4TH SURFACE PARKING SPACES

PROPOSED SALT BARN

I-65

RETAINING WALL

AREA OF PROPOSED EFA

GOOSE CREEK BYPASS

2408 GOOSE CREEK BYPASS
CONCEPTUAL MASTER PLAN

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE













2408 GOOSE CREEK BYPASS

CONCEPTUAL ARCHITECTURAL CHARACTER

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE







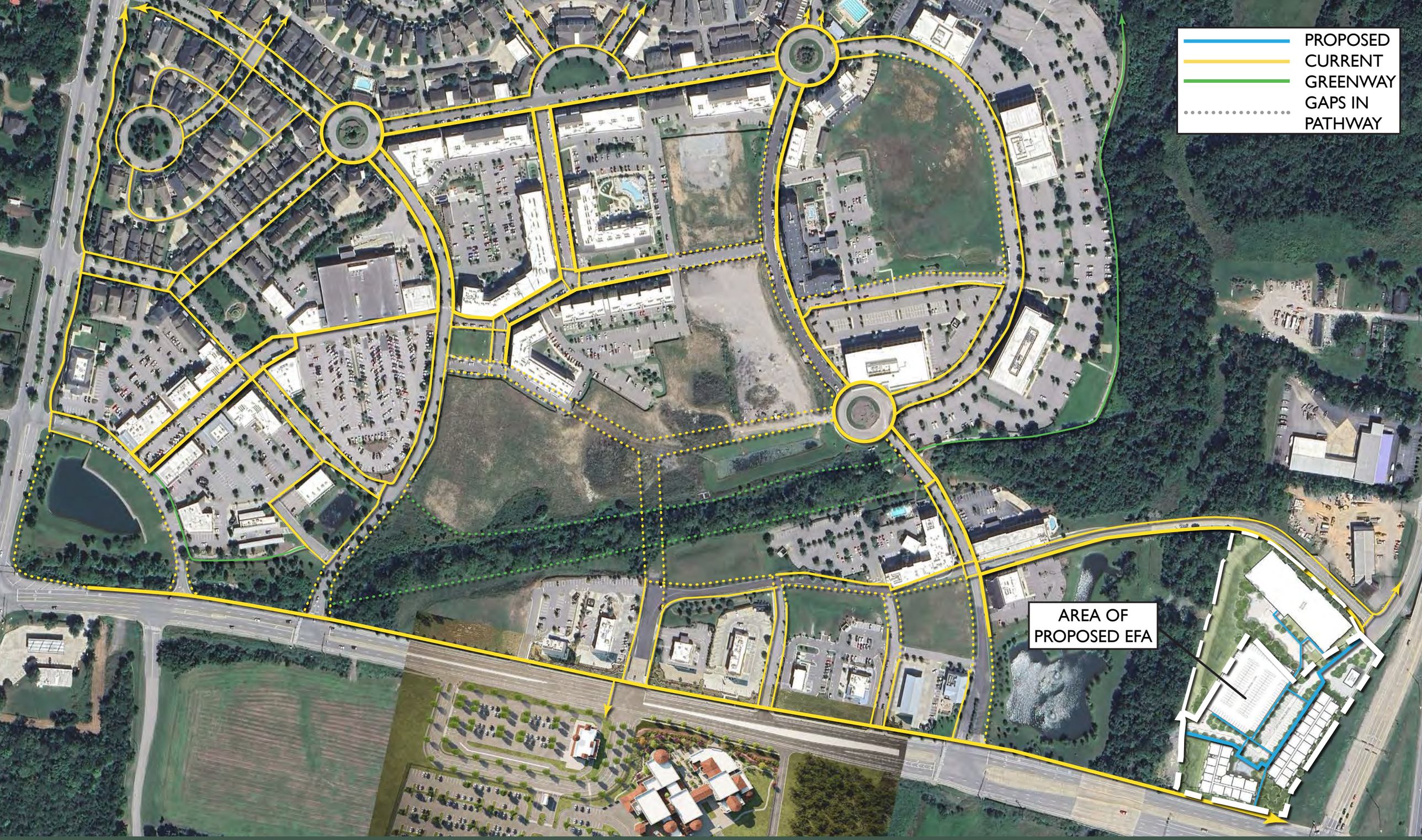


2408 GOOSE CREEK BYPASS

CONCEPTUAL ARCHITECTURAL CHARACTER

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



2408 GOOSE CREEK BYPASS

PEDESTRIAN CONNECTIONS

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE

COMMERCIAL
RESIDENTIAL

AREA OF PROPOSED EFA

2408 GOOSE CREEK BYPASS

VEHICULAR ACCESS

ENVISION FRANKLIN AMENDMENT

GAMBLE DESIGN COLLABORATIVE



APPROVAL CRITERIA

A. *Significant changes have occurred since the adoption of the plan that necessitate the proposed amendment:*

The recent construction commencement of the self-storage facility at 500 Old Peytonsville Road preceded the request for Multifamily Residential at 2408 Goose Creek Bypass. For this reason, they were not able to be considered together as a mixed-use development consistent with the Regional Commerce design concept. The self-storage facility at 500 Old Peytonsville is the same development group as 2408 Goose Creek Bypass, and considering the two projects together, this mixed-use area is very consistent with Regional Commerce design concept, but a special consideration to allow for stand-alone multi-family residential is required when considering them separately.

B. *The proposal is consistent with the overall intent of Envision Franklin:*

A special consideration allowing stand-alone multi-family residential at this location would allow for the intergration of additional residential home options in this highly mixed-use quadrant of the I-65 interchange at Goose Creek Bypass. This special consideration would continue the pattern of development already established in the greater Berry Farms area. It would also allow for pedestrian activation and pedestrian connectivity to Berry Farms while providing a diversity of housing opportunities as described in the City of Franklin's Housing Strategy Report.

C. *The proposal is compatible with the design concepts of the surrounding area and does not cause an abrupt change in massing, form, or architecture:*

The pattern of development established at Berry Farms where residential uses (including stand-alone multi-family residential) are mixed with commercial development would be consistent with the requested special consideration to allow for stand-alone Multifamily Residential on the area of the proposed development where the self-storage facility (approved and under construction) and the mulit-family use would be in close proximity. A stand-alone multi-family building could activate the Goose Creek Bypass street frontage with pedestrian access from the multi-family to Berry Farms. A stand-alone multi-family building could also provide a visual screen of the self-storage facility just to the north. The proposed building massing is similar to existing massing in this quadrant of the I-65 and Goose Creek Bypass interchange and is consistent with the approved I-65 corridor overlay height overlays.

D. *The proposal does not adversely affect the health, safety, and welfare of the public:*

The proposed land use special consideration does not adversely affect the health, safety, and welfare of the public. Instead, a special consideration to allow stand-alone Multifamily Residential at this location encourages a diversity of housing opportunities tied to one of the most walkable areas of Franklin.

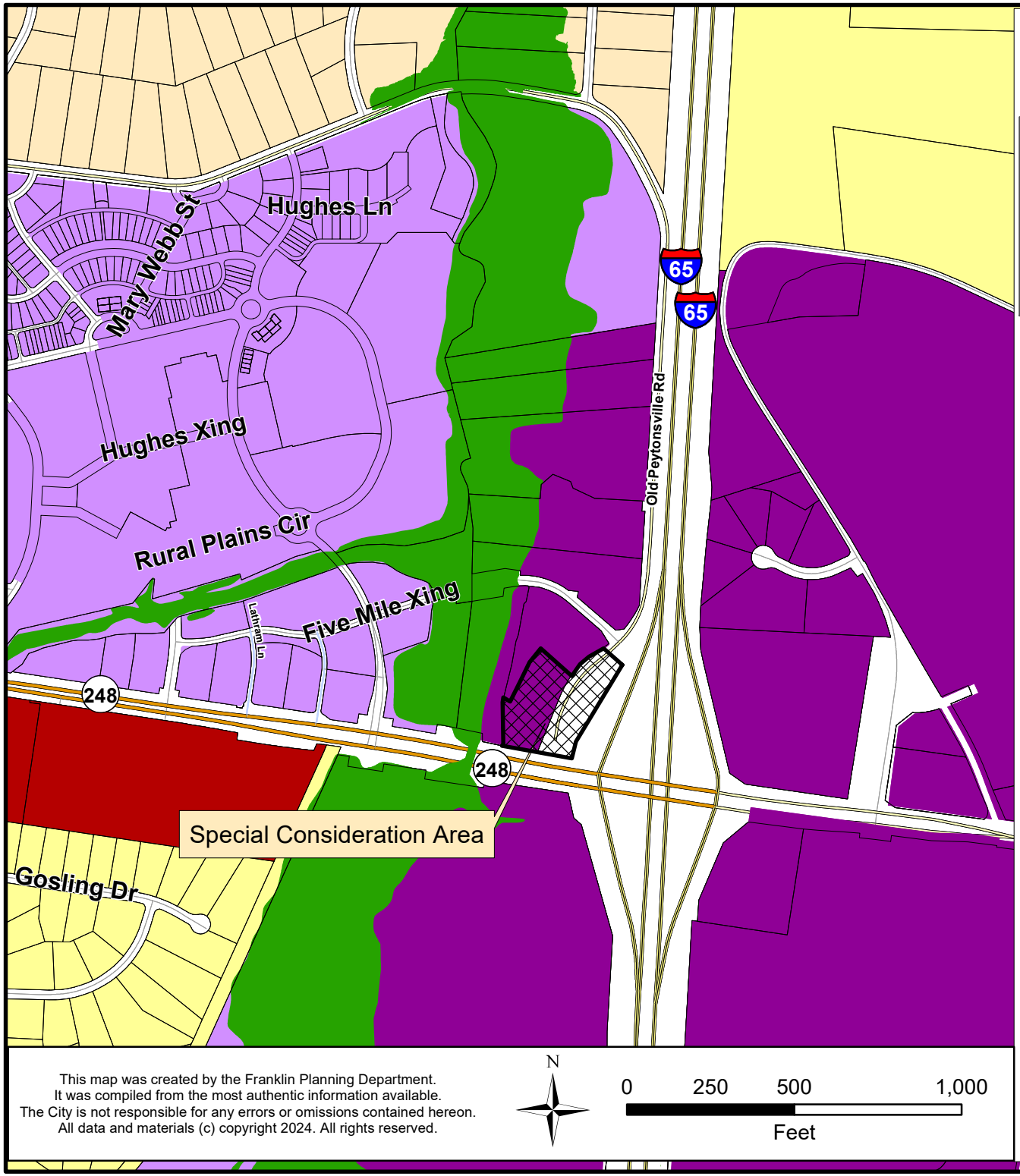
E. *Substantial improvements in the quality of life for Franklin citizens will be achieved:*

A special consideration allowing stand-alone Multifamily Residential will encourage a development pattern consistent with the major goals of Envision Franklin. This concept plan introduces an exceptional development which would direct higher intensity development near the I-65 corridor and would introduce a residential component consistent with the diverse housing goals of Envision Franklin. The proposed development's proximity to the vibrant, mixed-use Berry Farms community would encourage shorter vehicular trips between future residents and the offices, restaurants, retail uses, and recreational opportunities found at Berry Farms. This proposed development would provide additional residential options for the citizens of Franklin. Proposed paths and trails connecting to Berry Farms would also encourage multi-modal transportation uses for residents. The site of this proposed development was a dilapidated hotel and re-imagining the site as a multi-family residential use consistent with the architectural character of Berry Farms will not adversely affect natural beauty or viewsheds, nor will it negatively affect any historic areas of Franklin. Instead, the proposed development will be a place-making opportunity through the integration of an exceptional residential development.



PROPOSED SPECIAL CONSIDERATION

For the property located east of Five Mile Creek, south of Five Mile Crossing, north of Goose Creek By-Pass, and west of Interstate 65, a standalone multifamily development is appropriate along the frontage of Goose Creek Bypass and Interstate 65 frontage due to restricted access from Goose Creek Bypass, the proximity to commercial uses, and the availability of pedestrian infrastructure to the Berry Farms Town Center retail and office uses. The maximum height for a standalone multifamily building in this location should be six stories.



2408 GOOSE CREEK BYPASS
ENVISION FRANKLIN PLAN AMENDMENT

Project Information
Existing Design Concept: Regional Commerce
Proposed Special Consideration
Current Land Use: Vacant

Legend

- Conservation
- Civic and Recreation
- Large Lot Residential
- Mixed Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- Regional Commerce
- Single Family Residential
- Parcels
- 2408 Goose Creek Bypass

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HISTORIC FRANKLIN TENNESSEE

File #: 21-0928

DATE: October 29, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2024-42, An Ordinance To Rezone 13.42 Acres From Estate Residential (ER) District To Civic Institutional (CI) District For The Property Located At The Southwest Corner Of The Intersection Of Franklin Road And Mack Hatcher Memorial Parkway.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8630
Applicant: Mary McGowan, Kimley-Horn
Owner: Steve Bacon, Franklin Preservation Partners, LLC

BACKGROUND/STAFF COMMENTS:
The applicant is proposing to rezone 13.42 acres from Estate Residential (ER) District to Civic Institutional (CI) District. The Envision Franklin Land Use Plan places the subject parcel into the Rural Reserve Design Concept. The Rural Reserve Design Concept allows for institutional uses with a special consideration that states, "New Institutional uses and the expansion of existing institutions may be appropriate if the location does not adversely impact access, scale, and traffic of the surrounding area. New uses should be located along arterials or collectors and also located at intersections or designed within a master-planned development. A Traffic Impact Analysis may be required to assess the transportation impacts of the proposed development." The requested rezoning does align with the goals and recommendations of Envision Franklin as the site is along Franklin Road, which is a major arterial and at an intersection, Mack Hatcher Memorial Parkway and Franklin Road. Envision Franklin also promotes the preservation of 50% of the site in permanent open space, particularly in natural features such as scenic viewsheds. While rezoning to Civic Institutional (CI) District will not guarantee this specific minimum amount of open space is preserved with a proposed site design, the site is encumbered by Scenic Corridor Overlay (SCO) along both Franklin Road and Mack Hatcher, thereby preserving large contiguous portions of scenic viewshed.

If the rezoning request to Civic Institutional (CI) District is approved, the following uses would be allowed by-right through the site plan process, with approval by the Planning Commission:

Cemetaries
Charitable, Fraternal, or Social Organizations
Clinics
Continuum of Care Facilities, with additional use regulations
Educational Facilities
Entrepreneurship/Innovation Centers
Essential Services
Group Homes
Hospitals
Museums
Places of Public Assembly
Rehabilitation Centers

PROCEDURAL REQUIREMENTS:

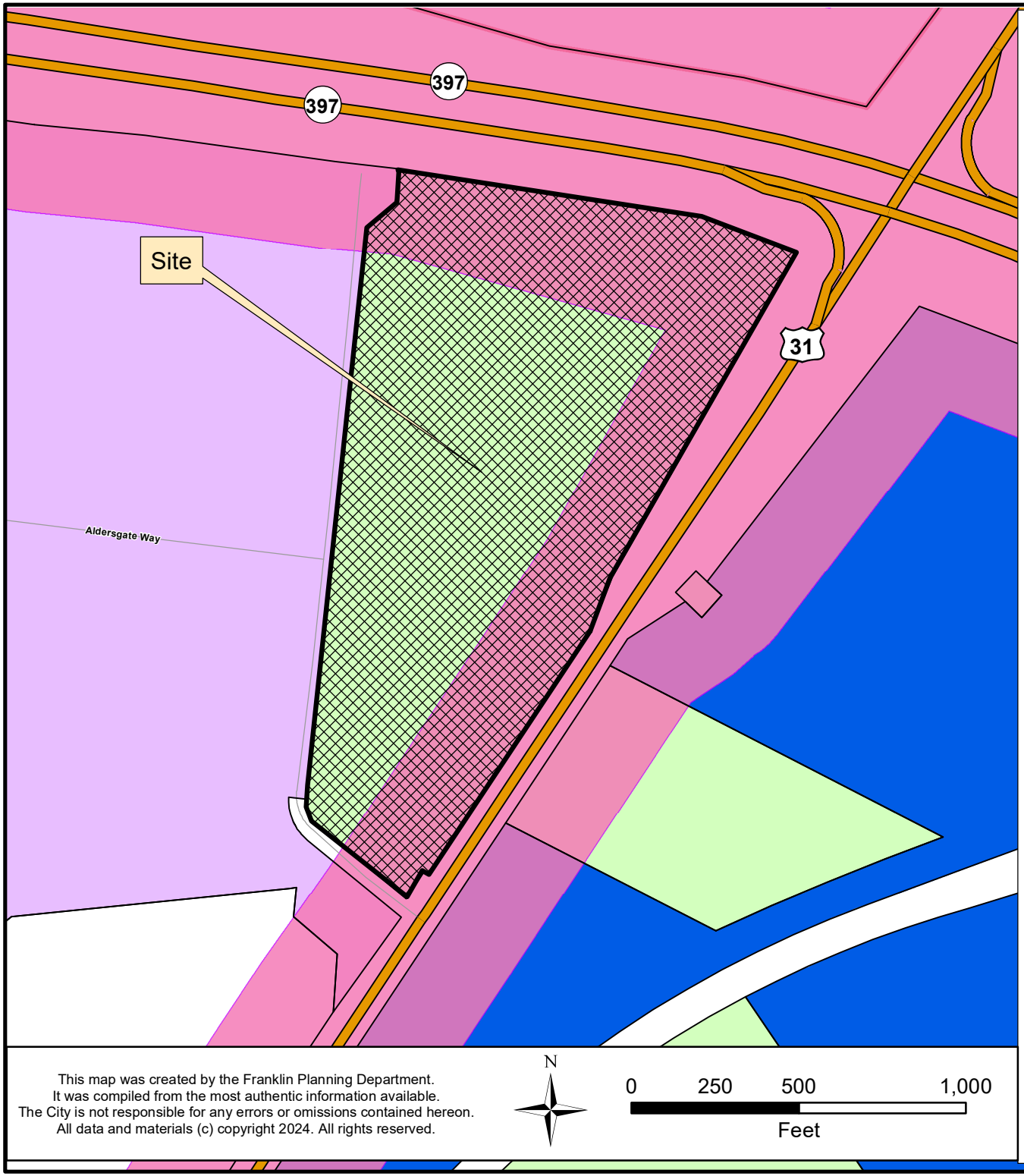
1. The City's project identification number shall be included on all correspondence with any City department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-42.



370 FRANKLIN ROAD SUBDIVISION
ORDINANCE 2024-42

Project Information
Existing Zoning: ER Estate Residential District
Proposed Zoning: CI Civic and Institutional District
Overlay Districts: SCO, CFO, HPO
Site Acreage: 13.42 acres

**The Central Franklin Overlay, and Historic Preservation Overlay are not shown on the map for clarity purposes.

Legend

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

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HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-42

AN ORDINANCE TO REZONE 13.42 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF FRANKIN ROAD AND MACK HATCHER MEMORIAL PARKWAY.

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

WHEREAS, the Civic Institutional (CI) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; 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 Estate Residential (ER)] District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
63-24.01	13.42
Total	13.42

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Law Dept approved 11.22.24

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

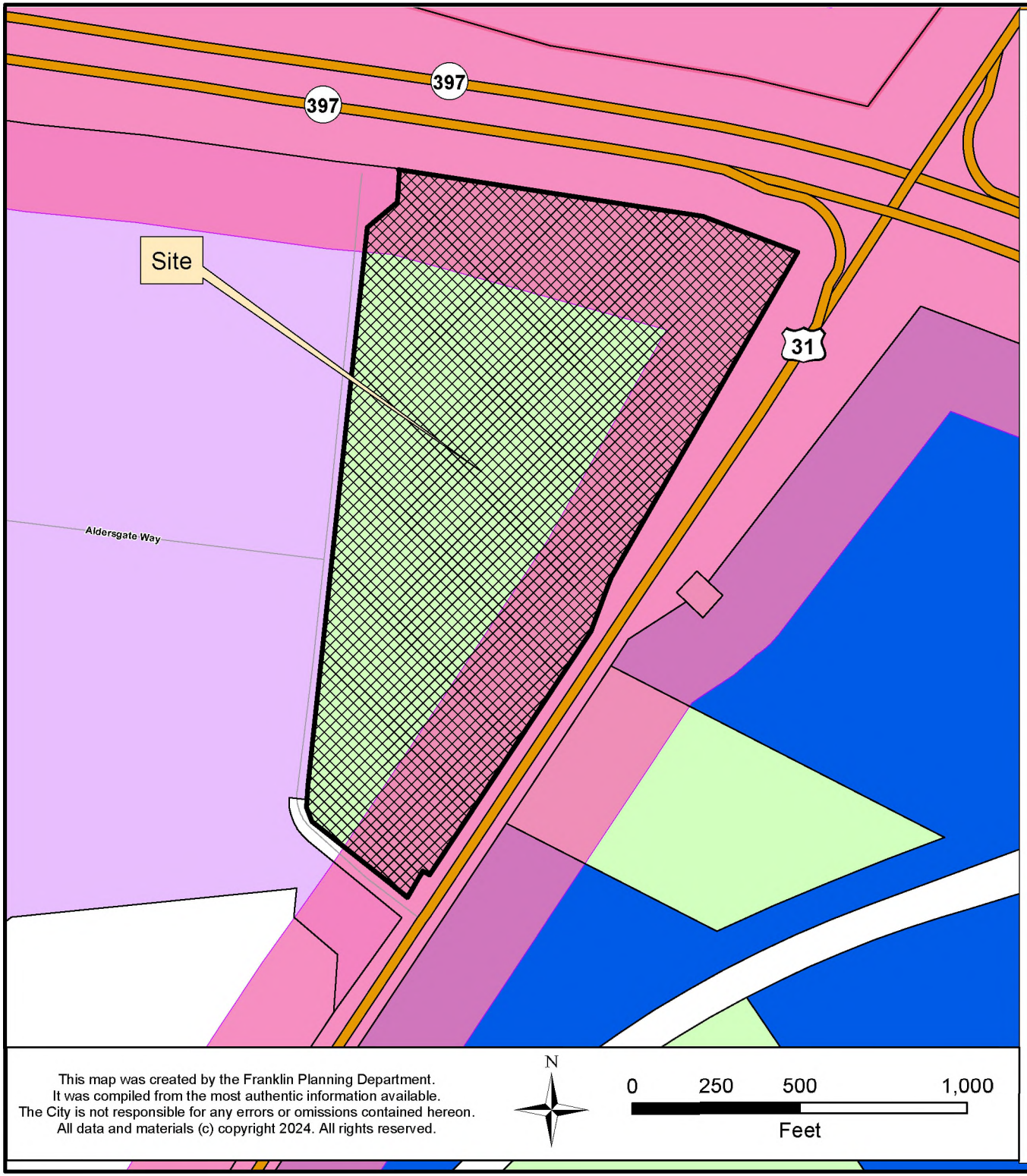
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



370 FRANKLIN ROAD SUBDIVISION
ORDINANCE 2024-42

Project Information
Existing Zoning: ER Estate Residential District
Proposed Zoning: CI Civic and Institutional District
Overlay Districts: SCO, CFO, HPO
Site Acreage: 13.42 acres

**The Central Franklin Overlay, and Historic Preservation Overlay are not shown on the map for clarity purposes.

Legend

- 370 Franklin Road
- Scenic Corridor Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
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- HI Heavy Industrial District

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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY SUBDIVISION
REZONING REQUEST
CI (CIVIC INSTITUTIONAL DISTRICT)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATEMENT OF IMPACTS

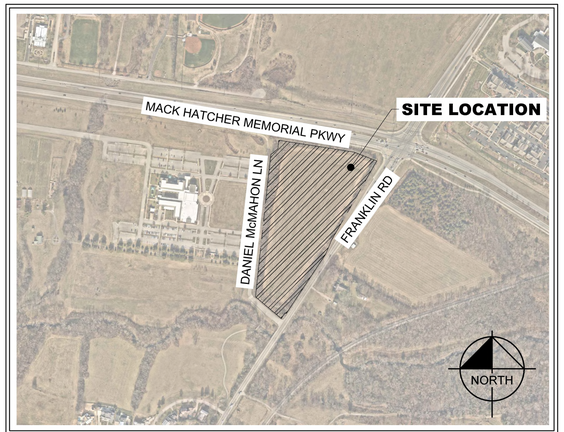
THE ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT ARE AS FOLLOWS:

STREET NETWORK ANALYSIS:	*PROJECTED TRIPS GENERATED BY THE DEVELOPMENT ARE ESTIMATED USING THE ITE TRIP GENERATION. THE FOLLOWING CALCULATIONS OUTLINE THE ANTICIPATED TRIP VOLUMES:*
SUNDAY PEAK HOUR TRIP GENERATION	
	ENTERING: 350 EXITING: 364 TOTAL PEAK HOUR TRIPS: 714
WATER FACILITIES:	THE WATER UTILITY DISTRICT SERVICING THE SITE IS THE CITY OF FRANKLIN. THE PROJECTED WATER FLOWS FOR THIS DEVELOPMENT ARE 15.0 TOTAL SFUE.
SEWER FACILITIES:	SANITARY SEWER SERVICE IS ALSO PROVIDED BY THE CITY OF FRANKLIN. THE PROJECTED SEWAGE FLOWS FOR THIS DEVELOPMENT ARE 15.0 TOTAL SFUE, WITH AN ESTIMATED PEAK FLOW OF 5,250 GALLONS PER DAY (GPD).
DRAINAGE FACILITIES:	THE PRIMARY OUTFALL FOR PROJECT SITE RUNOFF IS LOCATED ALONG THE SOUTHWEST PORTION OF THE SITE, DISCHARGING INTO SPENCER CREEK, A TRIBUTARY OF THE HARPETH RIVER. THE ESTIMATED IMPERVIOUS AREA TO BE ADDED TOTALS APPROXIMATELY 75,000 SQUARE FEET.

WHERE SPECIFIC DESIGN DETAILS WERE NOT AVAILABLE, PROJECTIONS WERE MADE BASED ON THE GENERAL INTENT OF THE DEVELOPMENT.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
MAP AND PARCEL ID:	MAP 63, PARCEL 24.01
U.S. FEMA FIRM PANEL:	4781C0203G DATED 12/22/2016
EXISTING ZONING:	ER (ESTATE RESIDENTIAL)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
EXISTING LAND USE:	VACANT



VICINITY MAP
1" = 500'

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-10	SURVEY BY OTHERS
C1-00	EXISTING CONDITIONS

SITE DATA TABLE

PROJECT NAME:	SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY SUBDIVISION, REZONING
COF PROJECT NUMBER:	8630
PARCEL ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE / SF OF SITE:	±13.42 AC (584,964 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	150' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY MCGOWAN, P.E.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: MARY MCGOWAN, PE
PHONE: (615) 564-2701

SURVEY
WILSON AND ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRAKNLIN, TENNESSE 37064
CONTACT: JAMES CAMPBELL
PHONE: (615) 794-2275

ARCHITECT
CENTRIC ARCHITECTURE
1206 BUCHANAN STREET
NASHVILLE, TENNESSE 37208
CONTACT: GINA EMMANUEL

LANDSCAPE ARCHITECT
GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TENNESSEE 37069
CONTACT: GREG GAMBLE

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TENNESSE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TENNESSE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

PLANS PREPARED BY

Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com

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PLAN REVISIONS

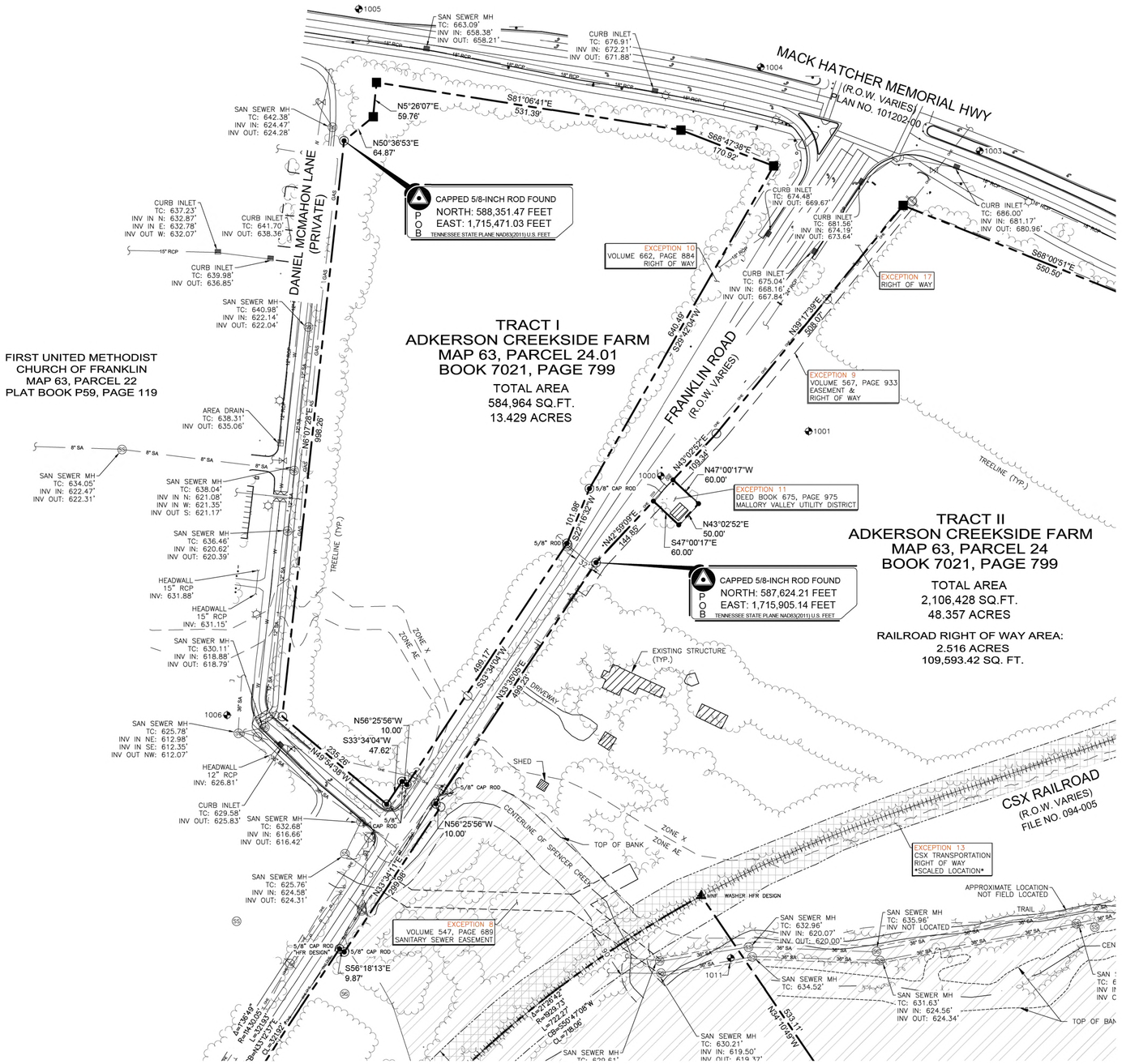
REVISION NO.	DATE	REMARKS

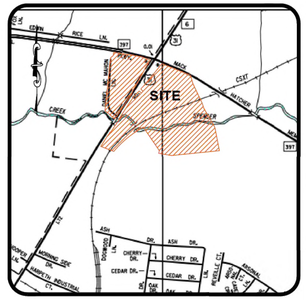
ENGINEER'S SEAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118722001	C0-00	3

811 Know what's below. Call before you dig.

Drawing name: K:\FRA_LDEV\118722001 – the belonging\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Nov 15, 2024 11:31am by: Keyshawn.Gallon





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 370 FRANKLIN ROAD, FRANKLIN TENNESSEE, 37064
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 24.00 & 24.01, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 7021, PAGE 799, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 23-0007, DATED APRIL 03, 2023, 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
10. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47181C0203G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 633.00-642.00. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE https://hazards.fema.gov/femaportal/vps/portal/NFHLWMS. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVAITONS.
13. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    a. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    b. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    c. DATE OF SURVEY: 06/02/2023
    d. HORIZONTAL ZONE/DATUM: TN-4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    e. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
    f. NO COMBINED GRID FACTORS WERE USED.
14. I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON AS CONTOURS AND ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	587,773.56	1,716,016.97	650.92	BASE
1001	587,850.51	1,716,271.45	658.29	TARGET WTP1 RBCS
1002	588,072.56	1,717,089.83	693.94	TARGET WTP2 RBCS
1003	588,334.09	1,716,566.28	688.46	TARGET NLS
1004	588,478.29	1,716,188.82	684.32	TARGET WTP4 RBCS
1005	588,578.66	1,715,496.33	660.75	TARGET WTP5 RBCS
1006	587,361.23	1,715,269.37	625.65	TARGET RBCS
1007	586,618.51	1,715,225.32	637.78	TARGET PKS
1008	586,708.71	1,717,552.59	636.22	TARGET RBCS
1009	586,426.37	1,716,332.96	667.90	TARGET RBCS
1010	587,505.20	1,716,973.56	644.25	TARGET RBCS
1011	586,942.28	1,716,137.48	631.03	TARGET RBCS

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES; NAD83(2011); NAVD88 (GEOID03 GRID 7 REVISED); U.S. SURVEY FEET; NO DATUM ADJUSTMENT.

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

LEGEND

PIPE, ROD, ETC. FOUND (SEE DESC.)	CONTROL POINT	ELECTRIC METER-BOX	EVERGREEN TREE	UNDERGROUND ELEC	UGE
5/8" CAPPED ROD SET	WATER METER	ELECTRIC MH	DECIDUOUS TREE	OVERHEAD ELEC	OHE
FENCE POST FOUND	WATER VALVE	LIGHT POLE	HANDICAP PARKING	GAS	GAS
FENCE POST SET	FIRE HYDRANT	UTILITY POLE	SIGN	COMMUNICATIONS	COM
CONC. MON. FOUND	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	BOUNDARY	
CONC. MON. SET	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	CENTERLINE	
PK FOUND	AREA DRAIN	COMMUNICATION MH	CEMETERY	FENCE	X
PK SET	CURB INLET	GAS METER	SANITARY SEWER SA	WATER FEATURE	
NON MONUMENTED POINT	STORM MH	GAS VALVE	WATER W	TREE LINE	

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON&ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JAMES E. CAMPBELL II
REGISTERED LAND SURVEYOR
No. 2656
STATE OF TENNESSEE
SUMMERTOWN
TENNESSEE NO. 2656
06/29/2023

ALTA/NSPS LAND TITLE SURVEY

MAP 63, PARCELS 24.00 & 24.01
370 FRANKLIN ROAD -FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
FOR: FRANKLIN PRESERVATION PARTNERS, LLC

DRAWN BY:	BAT
APPVD. BY:	JEC, II
DATE	06/29/2023
PROJ. No.	23-2056
SCALE:	1" = 100'

SHEET No.
1 OF 3

FIRST UNITED METHODIST CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119
CIVIC AND INSTITUTIONAL DISTRICT (CI)

DANIEL MCMAHON LANE (PRIVATE)

TRACT I
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24.01
BOOK 7021, PAGE 799

TRACT II
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24
BOOK 7021, PAGE 799
ESTATE RESIDENTIAL (ER)

FRANKLIN ROAD
(R.O.W. VARIES)

MACK HATCHER MEMORIAL HWY
(R.O.W. VARIES)
PLAN NO. 101202-00

HEADWALL
12" RCP
INV: 626.81'

HEADWALL
15" RCP
INV: 631.15'

HEADWALL
15" RCP
INV: 631.88'

CURB INLET
TC: 629.58'
INV OUT: 625.83'

CURB INLET
TC: 663.09'
INV: 658.21'

CURB INLET
TC: 676.91'
INV IN: 672.21'
INV OUT: 671.88'

CURB INLET
TC: 674.48'
INV OUT: 669.67'

25.0' REAR SETBACK

25.0' SIDE SETBACK

150.0' SETBACK

POWER POLE AND OHE (TYP.)

EXISTING SIGN

EXISTING FENCE

TREELINE (TYP.)

500 YEAR FLOODPLAIN

ZONE AE

ZONE X

CENTERLINE OF SPENCER CREEK

PROPERTY LINE

EXCEPTION 9
VOLUME 567, PAGE 933
EASEMENT &
RIGHT OF WAY

EXCEPTION 10
VOLUME 662, PAGE
884
RIGHT OF WAY

EXCEPTION 11
DEED BOOK 675, PAGE 975
MALLORY VALLEY UTILITY
DISTRICT

EXCEPTION 17
RIGHT OF WAY

N50° 36' 53.00"E
64.87'

N5° 25' 56.00"E
59.76'

S33° 34' 04.00"W
47.62'

N56° 25' 56.00"W
10.00'

S22° 16' 32.00"W
101.98'

S22° 16' 32.00"W
660.43'

S31° 08' 41.00"E
531.39'

S68° 47' 56.00"E
170.35'

N68° 47' 56.00"W
170.35'

N5° 07' 29.00"E
998.25'

SITE DATA TABLE

PROJECT NAME:	SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY SUBDIVISION, REZONING
COF PROJECT #	8630
PARCEL ADDRESS:	*ADDRESS HAS NOT BEEN ASSIGNED*
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE/SF OF SITE:	±13.42 AC (584,964 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY (HPO) SCENIC CORRIDOR OVERLAY (SCO) CENTRAL FRANKLIN OVERLAY (CFO)
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	150' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY MCGOWAN, P.E.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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SOUTHWEST CORNER OF THE INTERSECTION OF FRANKLIN ROAD AND MACK HATCHER MEMORIAL PARKWAY SUBDIVISION REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 9/20/2024
KIMLEY-HORN PROJECT NO. 118722001

EXISTING CONDITIONS

SHEET NUMBER
C1-00

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

370 FRANKLIN ROAD SUBDIVISION

REZONING REQUEST
CI (CIVIC INSTITUTIONAL DISTRICT)
FRANKLIN, WILLIAMSON, TENNESSEE

STATEMENT OF IMPACTS

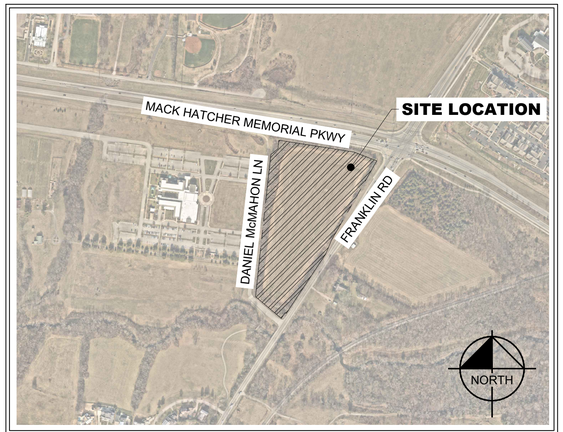
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WHERE SPECIFIC DESIGN DETAILS WERE NOT AVAILABLE, PROJECTIONS WERE MADE BASED ON THE GENERAL INTENT OF THE DEVELOPMENT.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	370 FRANKLIN ROAD FRANKLIN, TENNESSEE 37064
MAP AND PARCEL ID:	MAP 63, PARCEL 24.01
U.S. FEMA FIRM PANEL:	4781CO203G DATED 12/22/2016
EXISTING ZONING:	ER (ESTATE RESIDENTIAL)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY
EXISTING LAND USE:	VACANT



VICINITY MAP
1" = 500'

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-10	SURVEY BY OTHERS
C1-00	EXISTING CONDITIONS

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SANITARY SEWER
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FRANKLIN, TENNESSEE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

WATER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TENNESSE 37064
CONTACT: UTILITY INSPECTOR
PHONE: (615) 550-6855

PLANS PREPARED BY

Kimley»Horn

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PLAN REVISIONS

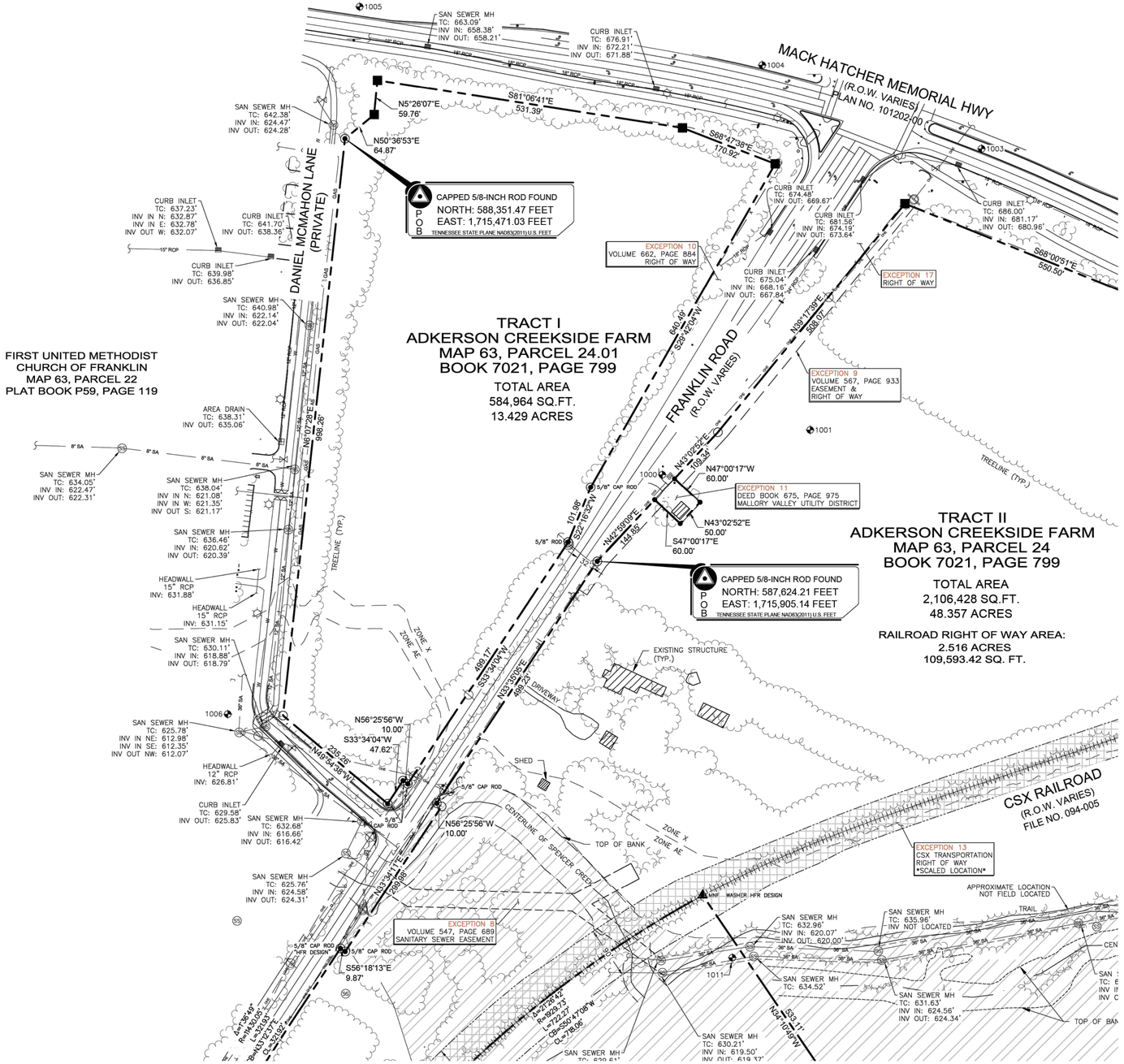
REVISION NO.	DATE	REMARKS

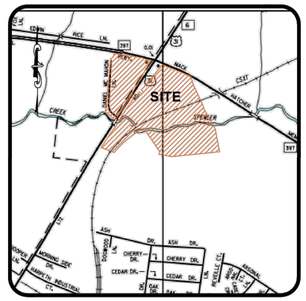
ENGINEER'S SEAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118722001	C0-00	3

811 Know what's below. Call before you dig.

Drawing name: K:\FRA_LDEV\118722001 - the belonging\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Nov 07, 2024 10:23am by: Keyshawn.Gallon





VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 370 FRANKLIN ROAD, FRANKLIN TENNESSEE, 37064
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 24.00 & 24.01, ON WILLIAMSON COUNTY TAX MAP 63. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 7021, PAGE 799, REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 23-0007, DATED APRIL 03, 2023, 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
9. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
10. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.
11. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
12. THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47181C0203G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 633.00-642.00. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE https://hazards.fema.gov/femaportal/vps/portal/NFHLWMS. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVAITONS.
13. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    a. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    b. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    c. DATE OF SURVEY: 06/02/2023
    d. HORIZONTAL ZONE/DATUM: TN-4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    e. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 7 REVISED).
    f. NO COMBINED GRID FACTORS WERE USED.
14. I HEREBY CERTIFY THAT THE TOPOGRAPHIC INFORMATION DEPICTED HEREON AS CONTOURS AND ELEVATIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND ARE BASED ON AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION.

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEV.	DESCRIPTION
1000	587,773.56	1,716,016.97	650.92	BASE
1001	587,850.51	1,716,271.45	658.29	TARGET WTP1 RBCS
1002	588,072.56	1,717,089.83	693.94	TARGET WTP2 RBCS
1003	588,334.09	1,716,566.28	688.46	TARGET NLS
1004	588,478.29	1,716,188.82	684.32	TARGET WTP4 RBCS
1005	588,578.66	1,715,496.33	660.75	TARGET WTP5 RBCS
1006	587,361.23	1,715,269.37	625.65	TARGET RBCS
1007	586,618.51	1,715,225.32	637.78	TARGET PKS
1008	586,708.71	1,717,552.59	636.22	TARGET RBCS
1009	586,426.37	1,716,332.96	667.90	TARGET RBCS
1010	587,505.20	1,716,973.56	644.25	TARGET RBCS
1011	586,942.28	1,716,137.48	631.03	TARGET RBCS

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES; NAD83(2011); NAVD88 (GEOID03 GRID 7 REVISED); U.S. SURVEY FEET; NO DATUM ADJUSTMENT.

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

LEGEND

PIPE, ROD, ETC. FOUND (SEE DESC.)	CONTROL POINT	ELECTRIC METER-BOX	EVERGREEN TREE	UNDERGROUND ELEC	UGE
5/8" CAPPED ROD SET	WATER METER	ELECTRIC MH	DECIDUOUS TREE	OVERHEAD ELEC	OHE
FENCE POST FOUND	WATER VALVE	LIGHT POLE	HANDICAP PARKING	GAS	GAS
FENCE POST SET	FIRE HYDRANT	UTILITY POLE	SIGN	COMMUNICATIONS	COM
CONC. MON. FOUND	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	BOUNDARY	
CONC. MON. SET	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	CENTERLINE	
PK FOUND	AREA DRAIN	COMMUNICATION MH	CEMETERY	FENCE	X
PK SET	CURB INLET	GAS METER	SANITARY SEWER	WATER FEATURE	
NON MONUMENTED POINT	STORM MH	GAS VALVE	WATER	TREE LINE	

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

JAMES E. CAMPBELL II
REGISTERED LAND SURVEYOR
No. 2412
STATE OF TENNESSEE
06/29/2023

ALTA/NSPS LAND TITLE SURVEY

MAP 63, PARCELS 24.00 & 24.01
370 FRANKLIN ROAD -FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
FOR: FRANKLIN PRESERVATION PARTNERS, LLC

DRAWN BY:	BAT
APPVD. BY:	JEC, II
DATE	06/29/2023
PROJ. No.	23-2056
SCALE:	1" = 100'

SHEET No.
1 OF 3

FIRST UNITED METHODIST CHURCH OF FRANKLIN
MAP 63, PARCEL 22
PLAT BOOK P59, PAGE 119
CIVIC AND INSTITUTIONAL DISTRICT (CI)

DANIEL MCMAHON LANE (PRIVATE)

TRACT I
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24.01
BOOK 7021, PAGE 799

TRACT II
ADKERSON CREEKSIDE FARM
MAP 63, PARCEL 24
BOOK 7021, PAGE 799
ESTATE RESIDENTIAL (ER)

FRANKLIN ROAD
(R.O.W. VARIES)

MACK HATCHER MEMORIAL HWY
(R.O.W. VARIES)
PLAN NO. 10120-00

HEADWALL
12" RCP
INV: 626.81'

HEADWALL
15" RCP
INV: 631.15'

HEADWALL
15" RCP
INV: 631.88'

CURB INLET
TC: 629.58'
INV OUT: 625.83'

CURB INLET
TC: 663.09'
INV: 658.21'

CURB INLET
TC: 676.91'
INV IN: 672.21'
INV OUT: 671.88'

CURB INLET
TC: 674.48'
INV OUT: 669.67'

25.0' REAR SETBACK

25.0' SIDE SETBACK

150.0' SETBACK

POWER POLE AND OHE (TYP.)

EXISTING SIGN

EXISTING FENCE

TREELINE (TYP.)

500 YEAR FLOODPLAIN

PROPERTY LINE

EXCEPTION 10
VOLUME 662, PAGE 884
RIGHT OF WAY

EXCEPTION 11
DEED BOOK 675, PAGE 975
MALLORY VALLEY UTILITY DISTRICT

EXCEPTION 9
VOLUME 567, PAGE 933
EASEMENT &
RIGHT OF WAY

EXCEPTION 17
RIGHT OF WAY

CENTERLINE OF SPENCER CREEK

ZONE AE

ZONE X

N50° 36' 53.00"E
64.87'

N5° 25' 56.00"E
59.76'

N81° 07' 29.00"E
998.26'

S31° 08' 41.00"E
1,170.69'

S33° 34' 04.00"W
47.62'

N56° 25' 56.00"W
10.00'

S22° 16' 32.00"W
101.98'

S28° 42' 54.00"W
660.49'

S28° 42' 54.00"W
170.69'

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE DATA TABLE

PROJECT NAME:	370 FRANKLIN ROAD
COF PROJECT #	8630
PARCEL ADDRESS:	370 FRANKLIN ROAD FRANKLIN, TENNESSEE 37064
TAX MAP AND PARCEL NUMBER:	MAP 63, PARCEL 24.01
ACREAGE/SF OF SITE:	±13.42 AC (584,964 SF)
BASE ZONING:	ESTATE RESIDENTIAL DISTRICT (ER)
ZONING OVERLAY:	HISTORIC PRESERVATION OVERLAY
PROPOSED ZONING:	CIVIC INSTITUTIONAL DISTRICT (CI)
BUILDING TYPES APPLIED:	CIVIC BUILDING
FRONTAGE TYPES:	YARD FRONTAGE PARKING FRONTAGE LANDSCAPE FRONTAGE URBAN FRONTAGE
PRINCIPAL BUILDING SETBACKS:	
FRONT:	150' MIN.
SIDE:	25' MIN.
REAR:	25' MIN.
MAXIMUM PRINCIPAL BUILDING HEIGHT = 3 STORIES	
LANDSCAPE SURFACE AREA:	40% MIN.
APPLICANT:	KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	(615) 564-2701
EMAIL:	MARY.MCGOWAN@KIMLEY-HORN.COM
CONTACT:	MARY MCGOWAN, P.E.

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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370 FRANKLIN ROAD SUBDIVISION
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 9/20/2024
KIMLEY-HORN PROJECT NO. 118722001

EXISTING CONDITIONS

SHEET NUMBER
C1-00

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

File #: 21-01164

DATE: November 13, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdvision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8503
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: COOL SPRINGS MALL, LLC, Ken Wittler, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request for the property located west of Interstate 65 and south of Bakers Bridge Road. The property consists of 86.52 acres, and the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120) that corresponds to the accompanying development plan revision for the Cool Springs Galleria PUD Subdivision. The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms.

Envision Franklin places this property in the Regional Commerce Design Concept, which states that, "The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." It further states that, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character." In regard to new development on established sites, Envision Franklin recommends that infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots. The rezoning request with the

proposed entitlements are in keeping with the recommendations of Envision Franklin for redevelopment within the Regional Commerce area.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-22.

ORDINANCE 2024-22

AN ORDINANCE TO REZONE 86.52 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 6.94/1,659,584 /120) DISTRICT FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65 AND SOUTH OF BAKERS BRIDGE AVENUE, AT 1800 GALLERIA BOULEVARD (COOL SPRINGS GALLERIA PUD SUBDVISION)

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

WHEREAS, the Planned (PD 6.94/1,659,584/120) 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 2024-46, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Regional Commerce 12 (RC12) District to Planned (PD 6.94/1,659,584/120) District:

PREMISES CONSIDERED

Map-Parcel	Acres
53-117.00	53.35
53-117.03	11.76
53-117.04	9.23
53-139.00	12.18
Total	86.52

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

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

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

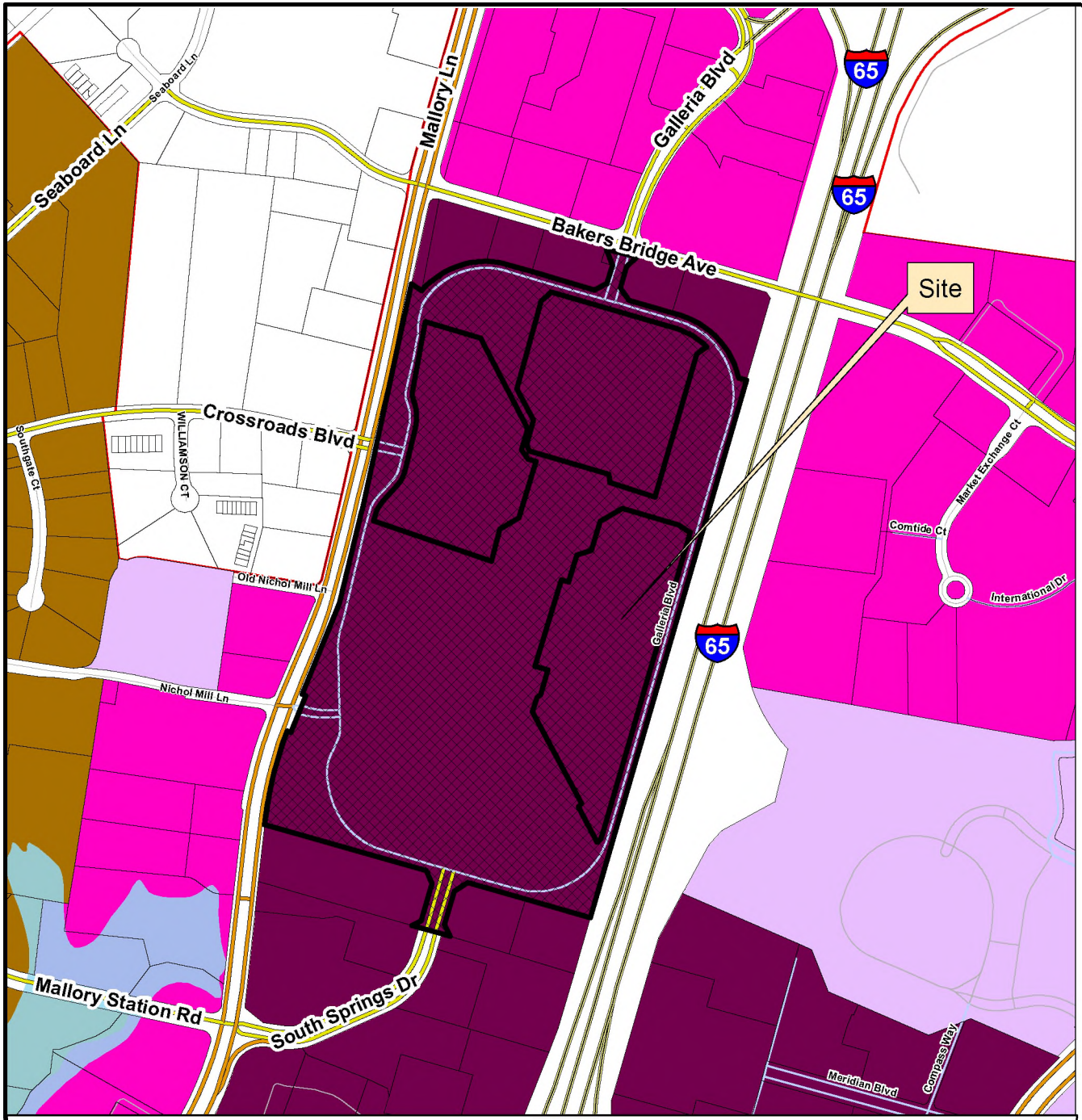
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

- Galleria Commercial Complex PUD Subdivision
- Floodway Fringe Overlay
- Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

LAND OWNERS

COOLSPRINGS MALL LLC/ CBL PROPERTIES

STEVEN LEBOVITZ - CEO
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001

THE MAY DEPT. STORES COMPANY (MACY'S)

TONY SPRING - CEO
151 WEST 34TH ST
NEW YORK, NY 10001

DILLARD TN OP. LTD PARTNERSHIP (DILLARD'S)

WILLIAM T. DILLARD II - CEO
1600 CANTRELL RD.
LITTLE ROCK, AR 72201
501-376-5200

PROJECT CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP DEVELOPMENT
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

CIVIL

ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

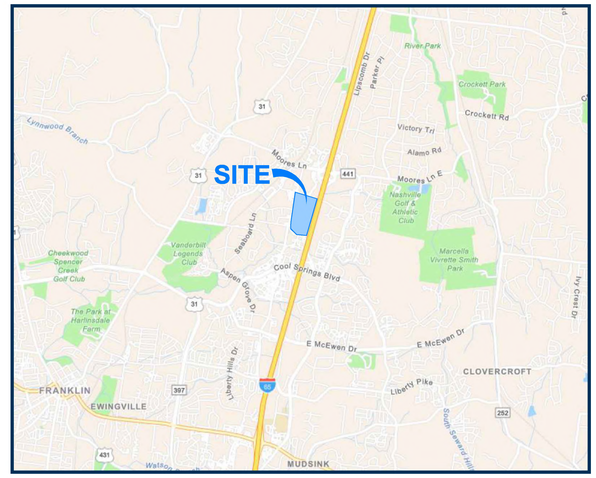
ARCHITECTURE

NICK IGEL, RA
505 DESIGN at Cooper Carry
1360 WALNUT STREET, SUITE 102
BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

LANDSCAPE ARCHITECTURE

SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
COF Project #:	8503
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0 S.F.
Vesting Date:	See Vesting Schedule - This Sheet
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Design Concept (Per Envision Franklin)	Regional Commerce
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)



LOCATION MAP
SCALE 1" = 1000'

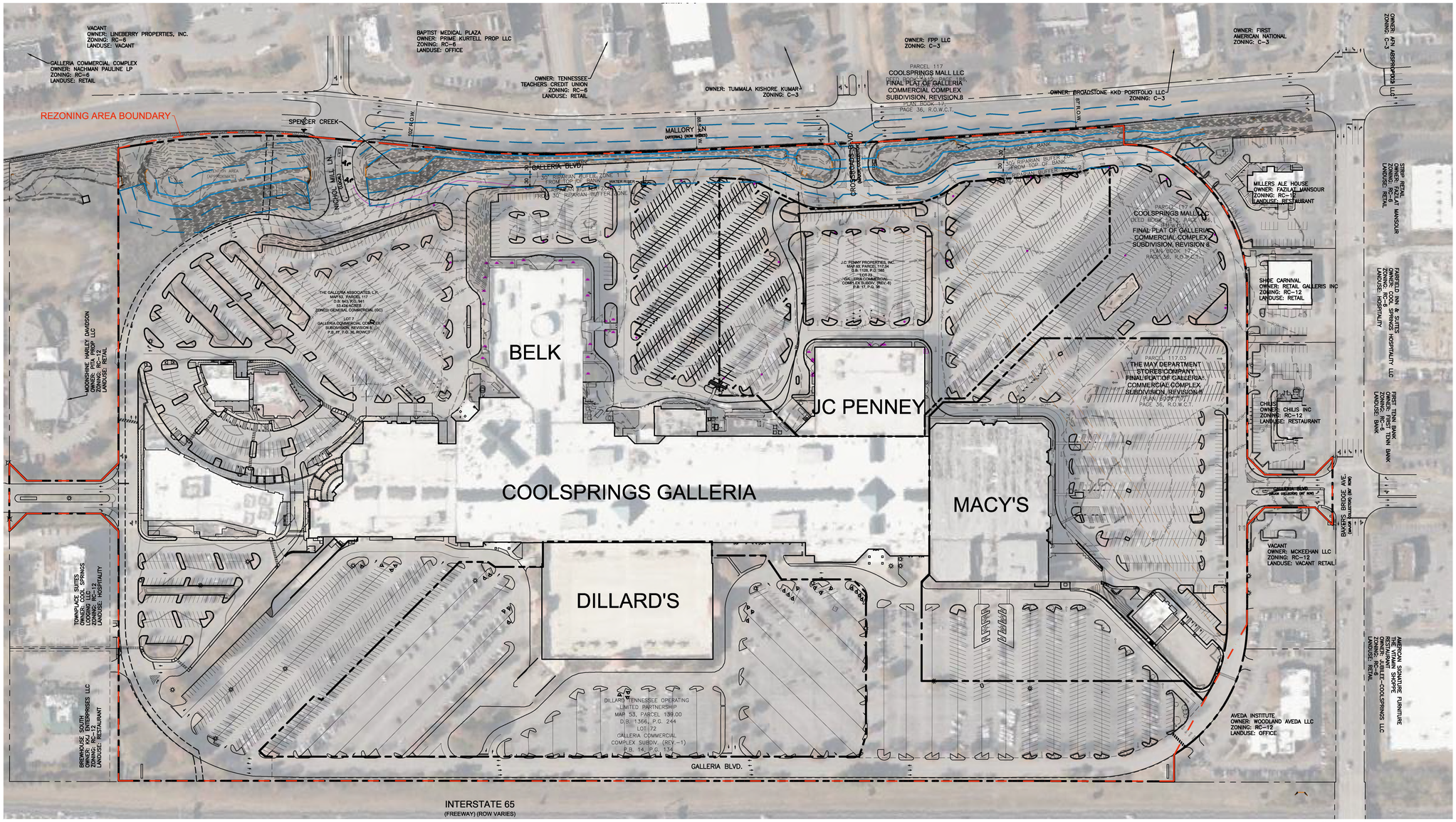
VESTING DEVELOPMENT STANDARDS

PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISON REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open space and the pedestrian experiences, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200

PERMITTED PRINCIPAL USES:

- -COMMUNITY GARDENS
- -ALL RESIDENTIAL USES
- -ALL RECREATION USES
- -ALL COMMERCIAL RECREATION USES
- -CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
- -CLINICS
- -CONTINUUM OF CARE FACILITIES
- -EDUCATIONAL FACILITIES
- -ENTREPRENEURSHIP/INNOVATION CENTERS
- -ESSENTIAL SERVICES
- -GROUP HOMES
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- -USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

RaganSmith
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SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 954
LANDSCAPE ARCHITECT

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8503
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

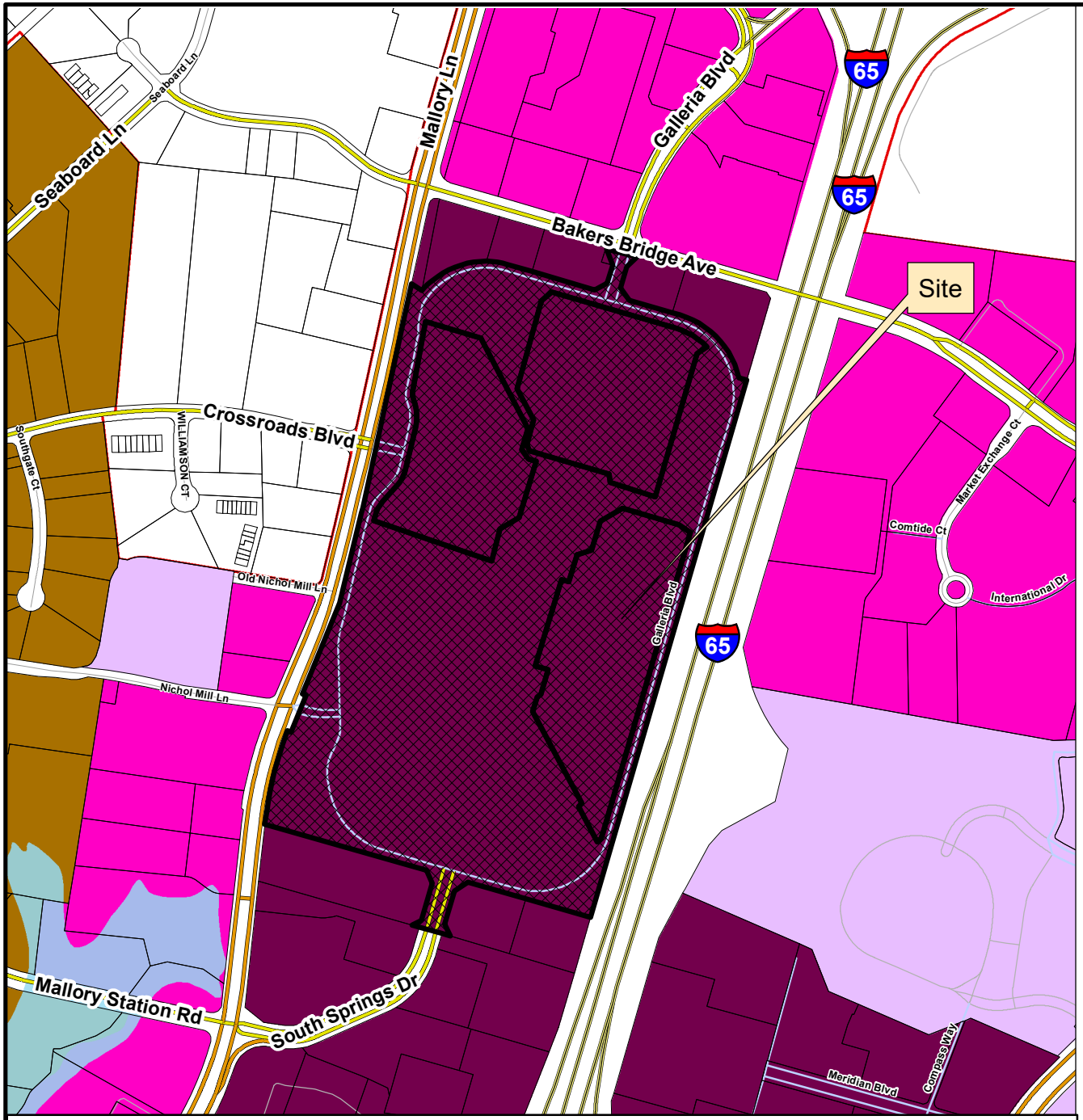
Scale:	1"=100'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	
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Drawing Title:
REZONING PLAN

Drawing No.
R0.1

Project No.
22-0073

© 2025 RTS CIVIL ENGINEERING | PLANNING | SURVEYING | LANDSCAPE ARCHITECTURE | 10/28/24 8:47 AM
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COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

- Galleria Commercial Complex PUD Subdivision
- Floodway Fringe Overlay
- Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

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

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

HISTORIC FRANKLIN TENNESSEE

LAND OWNERS

COOLSPRINGS MALL LLC/ CBL PROPERTIES

STEVEN LEBOVITZ - CEO
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001

THE MAY DEPT. STORES COMPANY (MACY'S)

TONY SPRING - CEO
151 WEST 34TH ST
NEW YORK, NY 10001

DILLARD TN OP. LTD PARTNERSHIP (DILLARD'S)

WILLIAM T. DILLARD II - CEO
1600 CANTRELL RD.
LITTLE ROCK, AR 72201
501-376-5200

PROJECT CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP DEVELOPMENT
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

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(615) 244-8591
eparl@ragansmith.com

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BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

LANDSCAPE ARCHITECTURE

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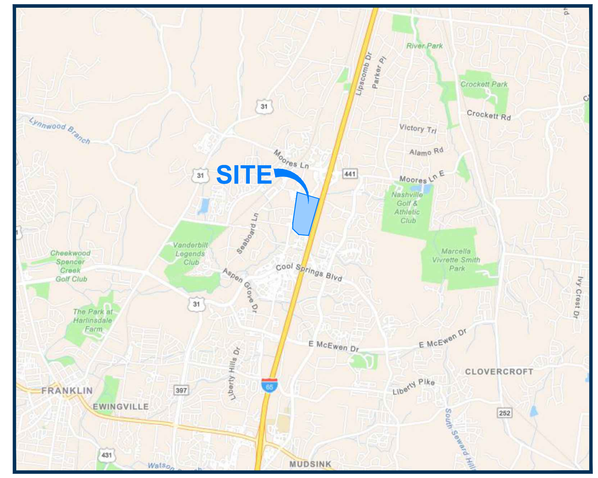
VESTING DEVELOPMENT STANDARDS
PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISON REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

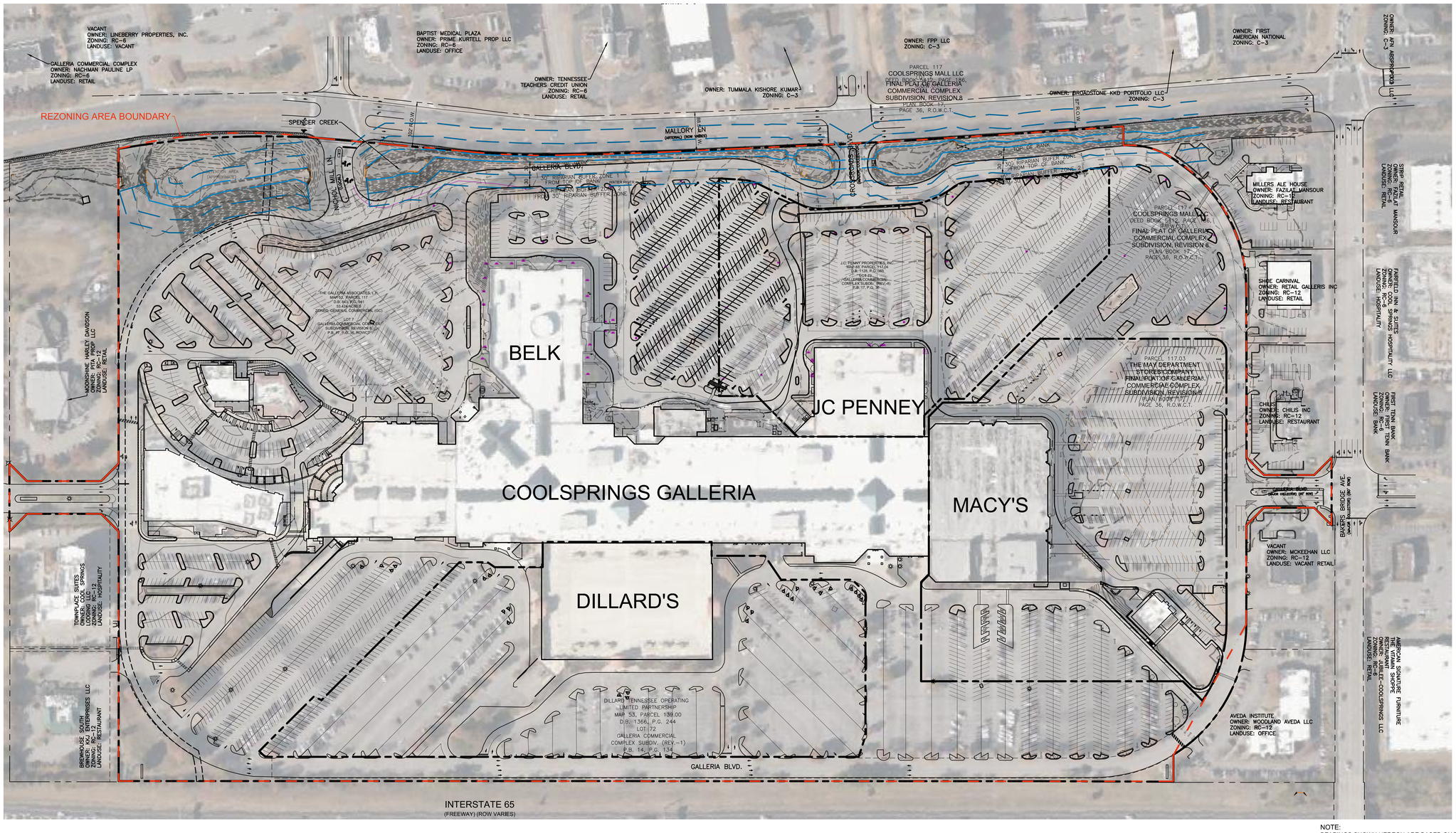
COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open space and the pedestrian experiences, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
COF Project #:	8503
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0 S.F.
Vesting Date:	See Vesting Schedule - This Sheet
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Design Concept (Per Envision Franklin)	Regional Commerce
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)



LOCATION MAP
SCALE 1" = 1000'



PERMITTED PRINCIPAL USES:

- -COMMUNITY GARDENS
- -ALL RESIDENTIAL USES
- -ALL RECREATION USES
- -ALL COMMERCIAL RECREATION USES
- -CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
- -CLINICS
- -CONTINUUM OF CARE FACILITIES
- -EDUCATIONAL FACILITIES
- -ENTREPRENEURSHIP/INNOVATION CENTERS
- -ESSENTIAL SERVICES
- -GROUP HOMES
- -HOSPITALS
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- -SHOWROOMS
- -USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 557
LANDSCAPE ARCHITECTURE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8503
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
- - - -
- - - -
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Drawing Title:
REZONING PLAN

Drawing No.
R0.1

Project No.
22-0073

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Plotted: 07 NOV 2024 - 9:37AM By: Eric Parl
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City of Franklin

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

File #: 21-01165

DATE: November 13, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8504
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: COOL SPRINGS MALL, LLC, Ken Wittler, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Cool Springs Galleria PUD Subdivision development plan for the property located west of Interstate 65 and south of Bakers Bridge Road at 1800 Galleria Boulevard. The property consists of 86.52 acres. With this development plan revision, the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120). The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms.

Envision Franklin places this property in the Regional Commerce Design Concept. Areas within Regional Commerce contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play. Development should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots.

The plan proposes new development in the existing surface-parking lots providing 84,555 square feet

of new restaurant and retail space as well as 600 multifamily units. For new multifamily residential uses, Envision Franklin recommends that the entire first floor facing the street should have commercial spaces with residential on upper levels. In locations where commercial use on the first floor is not viable due to topographical or environmental constraints or lack of visibility from a major street, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to an internal drive. The buildings range in height from 1 to 8 stories, including an 8-story hotel with 120 keys. The new construction offers retail and amenity space on the ground floor with multifamily residential units on the upper floors.

Envision Franklin recommends that buildings, where feasible, should be sited or designed to create public spaces, such as plazas, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks. While this project meets the minimum recommended policies of Envision Franklin for the Regional Commerce Design Concept, the proposed plan does not demonstrate the larger Guiding Principle of Exceptional Design in terms of integrating high quality design of buildings, public spaces, streets, pedestrian facilities, and landscaping in order to enhance the public realm and create exceptional places for people. The amount of usable open space provided is still minimal. Additional open space in the form of a large plaza or green with amenities could help make this a distinctive destination and contribute to the activation of the property. Staff acknowledges that retrofitting existing development sites to create new, special places for people is a challenge, and since the policies of the Regional Commerce Design Concept have ultimately been met with this revised development plan, staff recommends approval with conditions.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-70, with conditions.

RESOLUTION 2024-70

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR COOL SPRINGS GALLERIA PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65 AND SOUTH OF BAKERS BRIDGE AVENUE, LOCATED AT 1800 GALLERIA BOULEVARD

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 the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 87-58 on November 10, 1987; 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; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2024-22.

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 Revision, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
53-117.00	53.35
53-117.03	11.76
53-117.04	9.23
53-139.00	12.18
Total	86.52

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

SECTION III: That the overall entitlements, as amended, for the Cool Springs Galleria PUD Subdivision are as follows:

Entitlements	Cool Springs Galleria PUD
Original Base Zone District	RC 12
Requested Base Zone District	PD 6.94/1,659,584 /120
Other Zoning Overlays	n/a
Number of Dwelling Units	600
Number of Nonresidential Square Footage	1,659,584
Number of Hotel Rooms	120
Open Space Requirements	15%
Number of Phases in Development	6
Concept Plan Approval	Ordinance No. 87-58 Date of approval: 11-10-1987
Development Plan Revision Number	1

SECTION IV: That the Revised 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 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 V. That this Resolution shall take effect from and after the passage of Ordinance 2024-22, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
ANGIE SKARP
City Recorder

CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

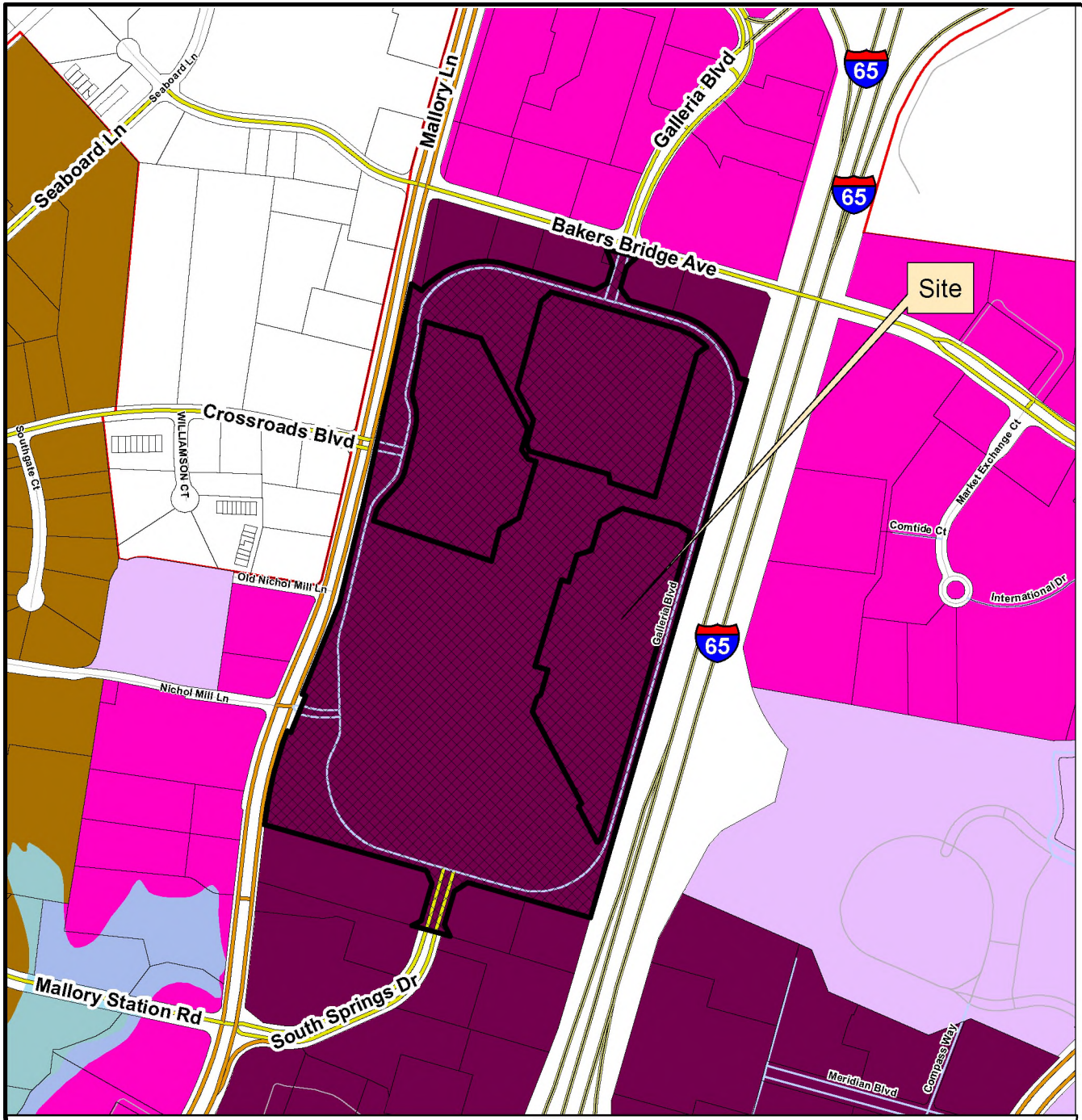
PREAPPLICATION CONFERENCE: ____4/2/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: ____6/27/24_____

NEIGHBORHOOD MEETING: ____5/8/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

- Galleria Commercial Complex PUD Subdivision
- Floodway Fringe Overlay
- Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

- 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
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- GO General Office District
- LI Light Industrial District
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HISTORIC FRANKLIN TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

TAX MAP 53, PARCELS 117, 117.03, 117.04, 139
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP
CBL PROPERTIES
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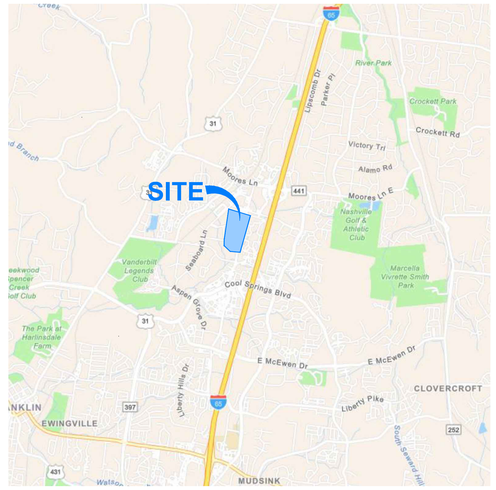
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LANDSCAPE ARCHITECTURE

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INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	SITE RENDERING
C2.1a	INTERNAL CONNECTIVITY RENDERING
C2.2	ENLARGED SITE LAYOUT PLAN
C2.3	DEVELOPMENT PHASING
C2.4	DEVELOPMENT PHASING
C2.5	PARKLAND DEDICATION
C2.6	PROPOSED LOT LINE EXHIBIT
C3.0	SITE GRADING & DRAINAGE PLAN
C3.1	ENLARGED SITE GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.0a	ENLARGED ROW & ACCESS PLAN
C4.1	TRANSPORTATION IMPROVEMENT PLAN
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C5.1	OVERALL WATER AND SEWER LINE REROUTING PLAN
C5.2	ENLARGED SITE UTILITY PLAN
C6.0	EMERGENCY MANAGEMENT PLAN
C7.1	STREAM BUFFER MANAGEMENT PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	HEIGHT ANALYSIS EXHIBIT
A2.1	ARCHITECTURAL RENDERINGS
A2.2	ARCHITECTURAL RENDERINGS
A2.3	ARCHITECTURAL RENDERINGS



LOCATION MAP
SCALE 1" = 1000'

SITE DATA

SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd, Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Mallory Ln)	20' Min.
Front Yard (Internal)	0' Min
Side Yard (External):	0' Min.
Side Yard (Internal):	0' Min.
Rear Yard (I-65)	25' Min
Rear Yard (Internal):	0' Min.
Dwelling Unit Count, By Type:	
Multi-Family:	600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F. , Maximum 8 Stories) [Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH, INC., DATED NOVEMBER 10, 2023.

PLAT REFERENCE:
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J.C. PENNEY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY ENGINEERING ASSESSMENT NOTE:
THIS PRELIMINARY ENGINEERING ASSESSMENT PLAN SET IS SCHEMATIC IN NATURE. FURTHER STUDY AND DEVELOPMENT OF THE SITE DESIGN (INCLUDING SITE LAYOUT, SITE UTILITIES, SITE GRADING AND DRAINAGE, STORMWATER QUALITY MEASURES) SHALL BE NECESSARY. VARIOUS PRELIMINARY LEVEL DESIGN ASSUMPTIONS HAVE BEEN MADE THAT SHALL BE FURTHER VETTED AND INVESTIGATED. AS THE CIVIL DESIGN PROGRESSES FROM PRELIMINARY TO FURTHER DETAILED DESIGN, FEEDBACK AND COORDINATION WITH THE PROJECT DESIGN TEAM AND ANY GOVERNING / JURISDICTIONAL AGENCIES SHALL OCCUR. IT SHALL BE ANTICIPATED THAT THE PRELIMINARY DESIGN CONTAINED WITHIN THIS SET MAY BE INFLUENCED BY THESE REVIEW AND COORDINATION EFFORTS.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #8504 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.5.

COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE 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.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISON REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK — REGISTERED — AGRICULTURE — TENNESSEE No. 607 — LANDSCAPE ARCHITECT — 11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FRANKLIN PROJECT #8504

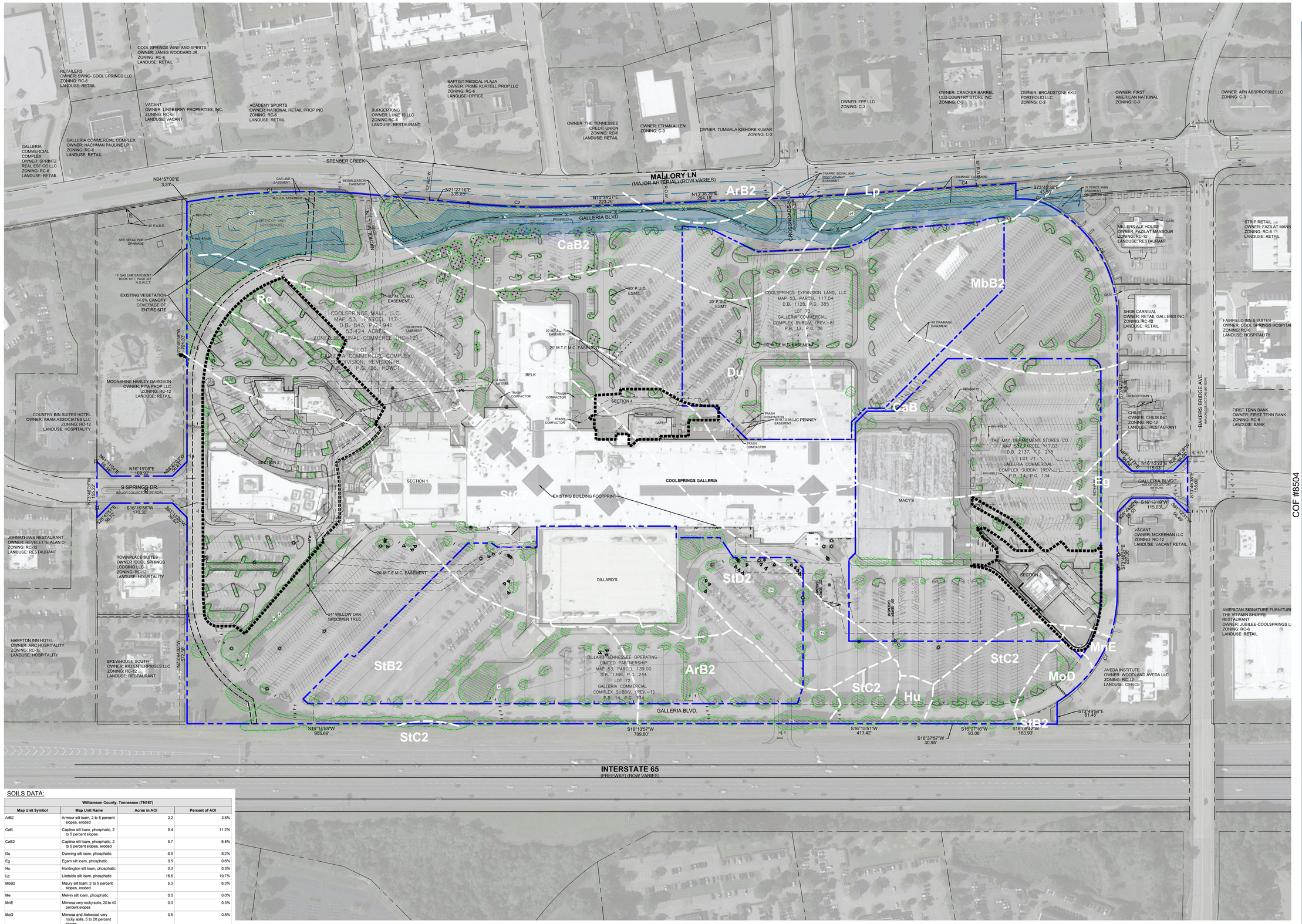
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Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	- - -
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Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
22-0073

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Plotted: 11/7/2024 4:43 PM By: SBERNICK Last Saved: 11/7/2024 4:43 PM By: SBERNICK



SOILS DATA:

Williamson County, Tennessee (TN187)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	3.2	3.8%
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes	9.4	11.2%
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded	5.7	6.8%
Du	Dunning silt loam, phosphatic	6.9	8.2%
Eg	Egam silt loam, phosphatic	0.5	0.6%
Hu	Huntington silt loam, phosphatic	0.3	0.3%
Lp	Lindside silt loam, phosphatic	16.5	19.7%
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	5.3	6.3%
Me	Melvin silt loam, phosphatic	0.0	0.0%
MnE	Mimosa very rocky soils, 20 to 40 percent slopes	0.3	0.3%
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	0.6	0.8%
Rc	Rockland	2.0	2.3%
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded	16.1	19.1%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	12.0	14.3%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	5.3	6.3%
Totals for Area of Interest		**84.0**	**100.0%**

A SOIL RESOURCE REPORT WAS CREATED USING THE USDA - NATURAL RESOURCES CONSERVATION SERVICE ONLINE SOFTWARE ON AUGUST 8, 2013. NO ON-SITE SOIL REPORT/ANALYSIS HAS BEEN CONDUCTED ON THIS PROPERTY. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

BOUNDARY CURVE DATA TABLE

CURVE	Δ	D	T	R	L	BEARING	CHORD
C1	13°36'56"	2°57'12"	231.59'	1939.95'	461.00'	N13°16'32"E	459.92'
C2	6°52'34"	2°47'22"	123.40'	2053.99'	246.51'	N18°01'38"E	246.36'
C3	1°24'02"	0°28'13"	148.97'	12186.86'	297.92'	N13°19'08"E	297.91'
C4	1°21'40"	0°29'52"	136.76'	11513.16'	273.51'	N11°53'29"E	273.50'
C5	32°31'12"	32°33'16"	51.33'	176.00'	99.89'	N28°04'03"E	98.56'
C6	61°52'28"	16°18'52"	210.50'	351.20'	379.26'	N75°16'24"E	361.10'
C7	58°25'37"	16°19'29"	196.26'	350.97'	357.90'	S44°33'49"E	342.59'
C8	27°32'34"	54°33'10"	25.74'	105.03'	50.49'	N33°23'30"E	50.00'
C9	30°00'01"	29°23'38"	52.23'	194.92'	102.06'	N01°32'09"W	100.90'
C10	28°18'36"	104°12'52"	13.87'	54.98'	27.17'	N02°22'43"W	26.89'
C11	14°59'57"	39°32'47"	19.07'	144.88'	37.93'	N04°14'09"E	37.82'
C12	14°59'58"	54°36'40"	13.81'	104.92'	27.47'	N04°14'09"E	27.39'
C13	89°50'42"	190°59'09"	29.92'	30.00'	47.04'	N61°19'24"E	42.37'
C14	35°00'24"	18°47'18"	96.27'	304.95'	186.50'	S56°15'57"E	183.61'
C15	3°01'48"	18°47'08"	8.07'	305.00'	16.13'	S17°44'41"W	16.13'

AREA CALCULATIONS:

TOTAL SITE AREA: 86.52 ACRES
EXISTING LSA: 12.89 ACRES (14.9%)

PROPERTY LINE LEGEND:

EXISTING PROPERTY LINE

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200

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RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
No. 121798
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF #8504

Scale: 1" = 100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
- . .
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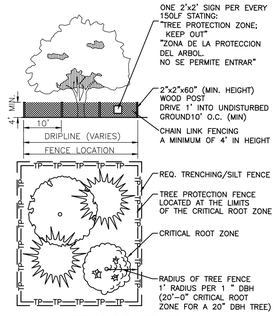
Drawing Title:
OVERALL EXISTING CONDITIONS

Drawing No.
C1.0

Project No.
22-0073

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
Project #:	8504
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
Existing Tree Canopy	11.53 AC (13% of Total Site Acreage)
Tree Canopy Required	2.54 AC (22% of Existing)

*TDEC 303(d) CLASSIFICATIONS:
SPENCER CREEK HAS BEEN INCLUDED IN THE LIST OF IMPAIRED AND THREATENED WATERS IN THE STATE OF TENNESSEE DUE TO THE FOLLOWING PARAMETERS:
1) ALTERATION IN STREAM-SIDE OR LITTORAL VEGETATIVE COVERS.
2) ESCHERICHIA COLI (E. COLI)
3) SEDIMENTATION/ SILTATION



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.

2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J. C. PENNY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 117.04 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53.

PLAT REFERENCE

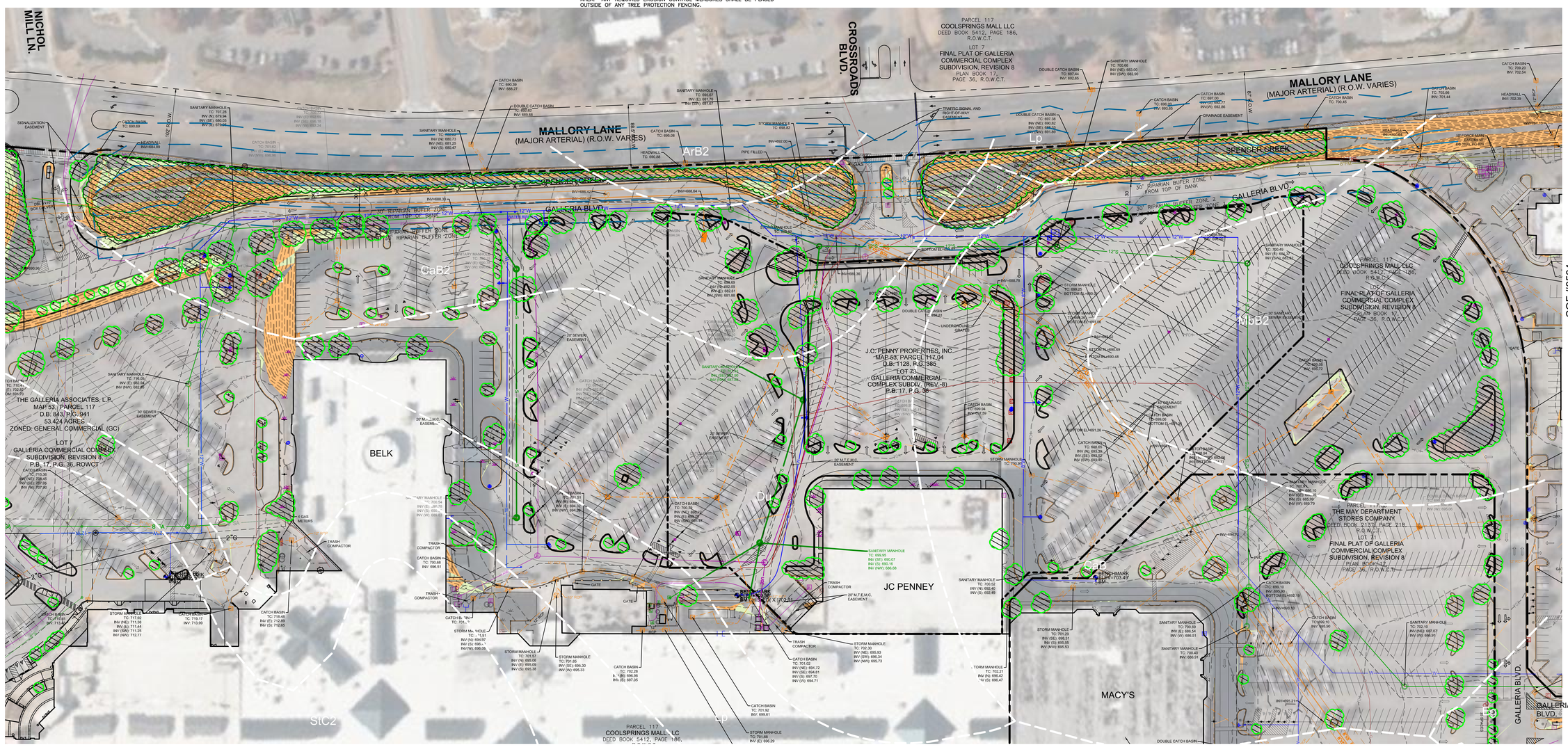
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

IR(O)	IRON ROD (OLD)	GAS VALVE	CATCH BASIN
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	GAS METER	AREA DRAIN
PK(O)	PK NAIL (OLD)	GAS LINE	STORM MANHOLE
	FIRE HYDRANT	CABLE TV BOX	REINFORCED CONCRETE PIPE STORM LINE
	WATER VALVE	TELEPHONE MANHOLE	LIGHT STANDARD
	WATER METER	UNDERGROUND TELEPHONE LINE	YARD LIGHT
	SIAMESE WATER CONNECTION	SANITARY SEWER LINE	ELECTRIC BOX
	POST INDICATOR VALVE	SANITARY SEWER MANHOLE	TRANSFORMER PAD
	WATER LINE	SEWER CLEAN-OUT	UNDERGROUND ELECTRIC LINE
	HYDROCOWL	SEWER VALVE	
			ASPHALT SURFACE
			BOLLARD
			HANDICAP PARKING
			SIGN
		R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

PROPERTY LINE LEGEND:

EXISTING PROPERTY LINE

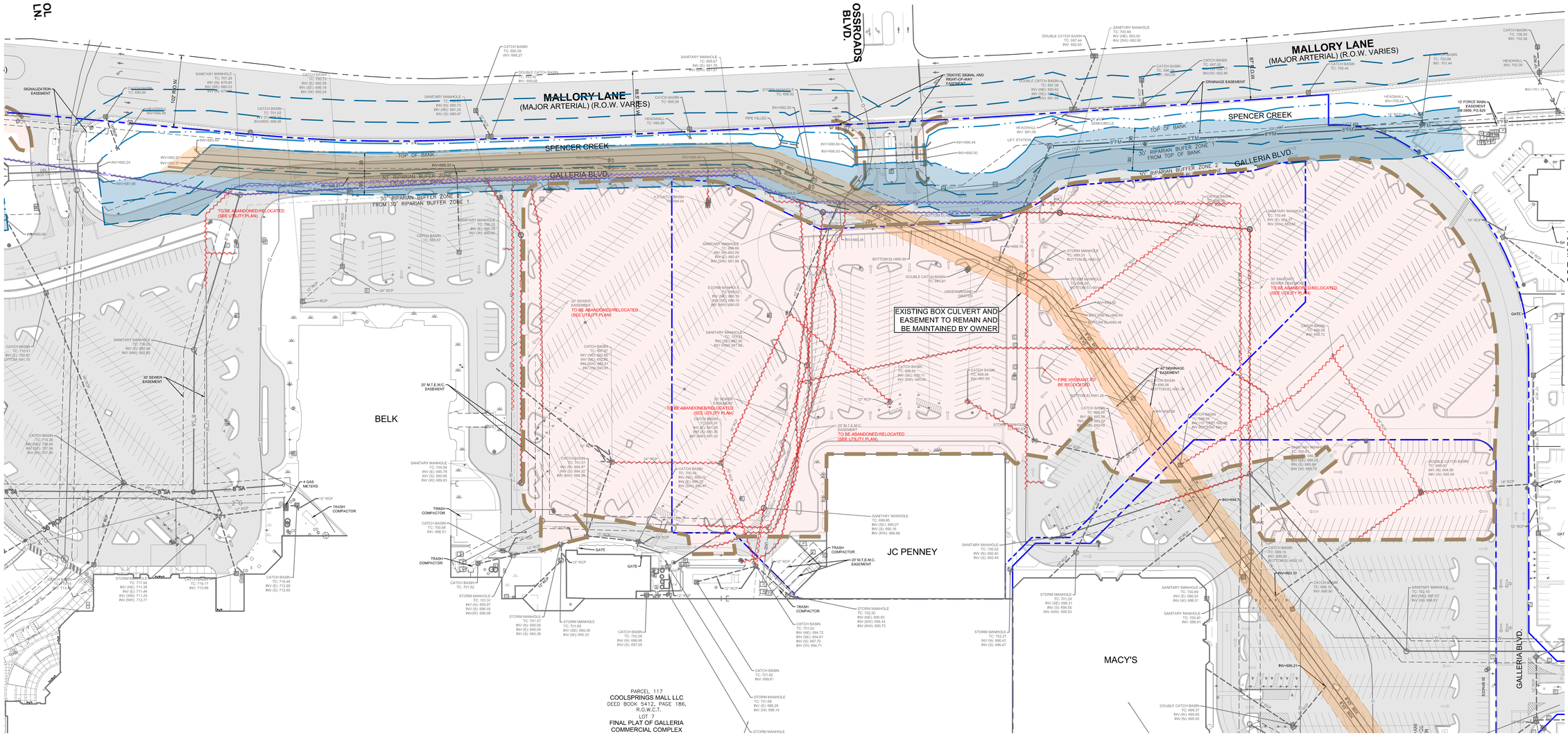

MALLORY LANE (MAJOR ARTERIAL) (R.O.W. VARIES)
NICHOL MILL LN.
CROSSROADS BLVD.
SPENCER CREEK
GALLERIA BLVD
PARCEL 117 COOLSPRINGS MALL LLC DEED BOOK 5412, PAGE 186, R.O.W.C.T.
LOT 7 FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 PLAN BOOK 17, PAGE 36, R.O.W.C.T.
THE GALLERIA ASSOCIATES, L.P. MAP 53, PARCEL 117 D.B. 843, P.G. 941 53.424 ACRES ZONED: GENERAL COMMERCIAL (GC)
LOT 7 GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 P.B. 17, P.G. 36, ROWCT
BELK
J.C. PENNY PROPERTIES, INC MAP 53, PARCEL 117.04 D.B. 1128, P.G. 385
LOT 73 GALLERIA COMMERCIAL COMPLEX SUBDIV. (REV.-8) P.B. 17, P.G. 36
JC PENNEY
MACY'S
THE MAY DEPARTMENT STORES COMPANY DEED BOOK 2113, PAGE 218, R.O.W.C.T.
LOT 71 FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 PLAN BOOK 17, PAGE 36, R.O.W.C.T.
PARCEL 112 COOLSPRINGS MALL LLC DEED BOOK 5412, PAGE 186, R.O.W.C.T.
LOT 72 FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 PLAN BOOK 17, PAGE 36, R.O.W.C.T.
PARCEL 117 COOLSPRINGS MALL LLC DEED BOOK 5412, PAGE 186,
BENCHMARK ELEV.=703.49 (NAVD 88)
ArB2
CaB2
StC2
W5B2
30' RIPARIAN BUFFER ZONE 2 FROM TOP OF BANK
30' RIPARIAN BUFFER ZONE 1 FROM TOP OF BANK
50' RIPARIAN BUFFER ZONE 1 FROM TOP OF BANK
100' R.O.W.
80' R.O.W.
120' R.O.W.
SIGNALIZATION EASEMENT
TRAFFIC SIGNAL AND RIGHT-OF-WAY EASEMENT
DRAINAGE EASEMENT
20' SEWER EASEMENT
20' M.T.E.M.C. EASEMENT
30' SANITARY SEWER EASEMENT
30' DRAINAGE EASEMENT
30' WATER EASEMENT
12" FORCE MAIN EASEMENT
SANITARY MANHOLE TC: 715.28 INV (N): 679.94 INV (W): 680.03 INV (S): 679.86
CATCH BASIN TC: 690.69
HEADWALL INV=684.89
CATCH BASIN TC: 691.62 INV(W): 686.36
SANITARY MANHOLE TC: 699.82 INV (N): 680.71 INV (NE): 681.25 INV (E): 680.47
CATCH BASIN TC: 690.39 INV: 688.27
DOUBLE CATCH BASIN TC: 695.42 INV: 689.68
SANITARY MANHOLE TC: 695.89 INV (E): 681.57 INV (SW): 681.67
CATCH BASIN TC: 695.08
STORM MANHOLE TC: 699.80 INV=692.00
PIPE FILLED
DOUBLE CATCH BASIN TC: 697.64 INV: 692.65
SANITARY MANHOLE TC: 700.68 INV (NE): 683.00 INV (SW): 682.90
CATCH BASIN TC: 697.00 INV(E): 692.66 INV(W): 692.86
CATCH BASIN TC: 696.35 INV: 693.65
CATCH BASIN TC: 709.20 INV: 702.54
SWITCH BASIN TC: 700.65 INV: 701.44
HEADWALL INV=700.25
HEADWALL INV: 702.28
INV=704.15
INV=684.12
INV=688.33
INV=688.42
INV=688.54
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DEMOLITION NOTES

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

LEGEND

- LIMITS OF DISTURBANCE
  SITE AREA = ±86.52 AC
  L.O.D. = ±13.61 AC
- PROPERTY LINE
- UTILITIES TO BE DEMOLISHED
- UTILITIES TO BE ABANDONED IN PLACE
- DEMOLITION SHADING



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 60 120

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

ERIC MICHAEL PARL — REGISTERED ENGINEER — AGRICULTURE — 11/07/2024 — No. 121598 — STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

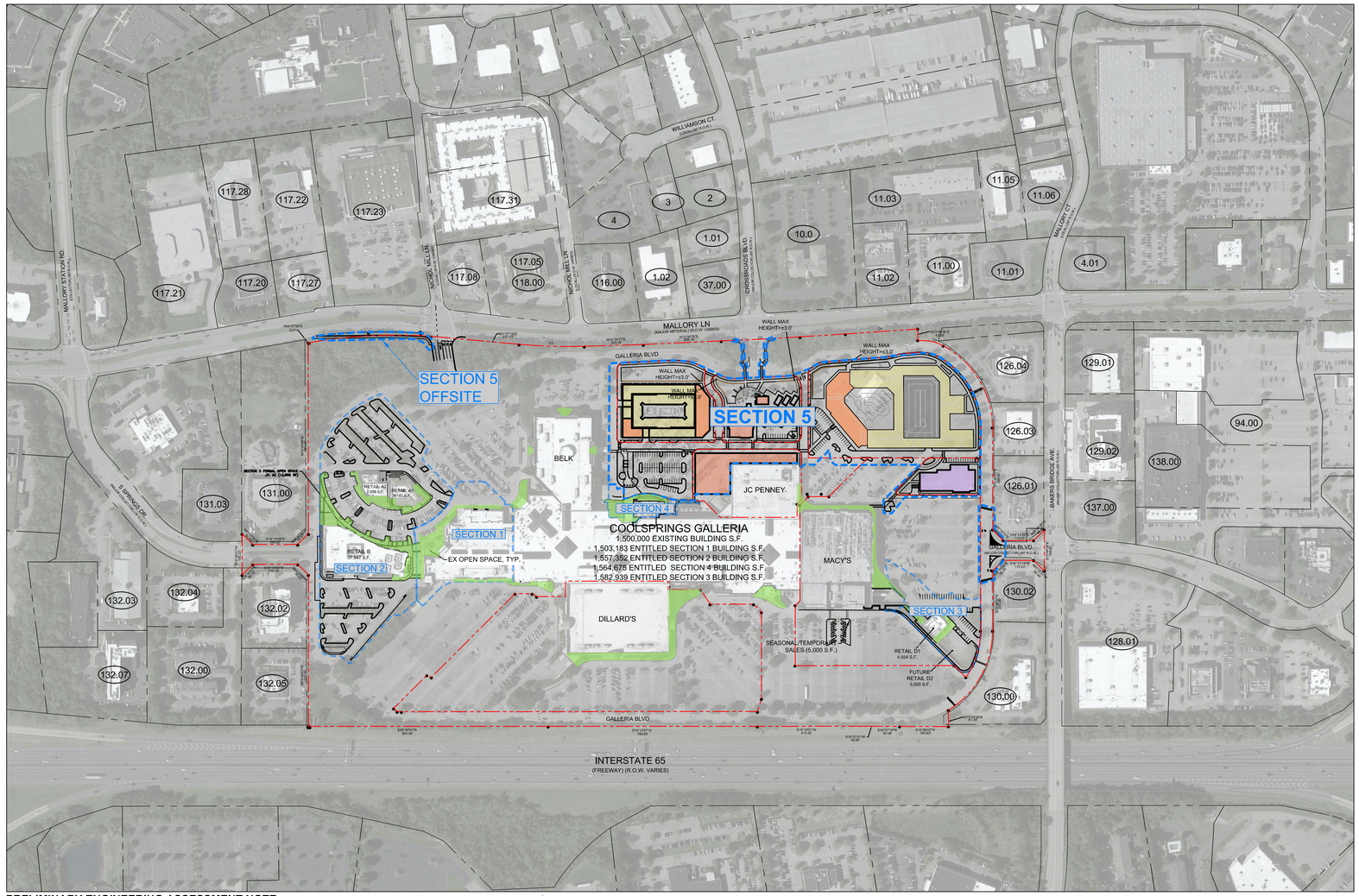
Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
DEMOLITION PLAN

Drawing No.
C1.2

Project No.
22-0073

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PLOTTED BY: Thomas Hutchison PLOT DATE: 11/7/2024 2:33 PM



TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage (GFA - COMMERCIAL)	Single-Family Units	Multi-Family Units	Hotel Keys	Parking Provided (Ex + Proposed)
Overall Entitlements	See Allowed Uses Chart	1,659,584± S.F.	N/A	600 Units	120 Keys	
EX. ENTITLED	Retail, Rest.	1,582,939± S.F.				5459 Spaces (Existing)
EX. LEASABLE	Retail, Rest.	1,174,428± S.F.				
EX. ENTITLED (REMAINING FROM SECTION 3)	Retail, Rest.	7,910± S.F.				
PROPOSED	New Non-Res.	84,555± S.F.				
NET INCREASE (LESS SECTION 3)	New Non-Res.	76,645± S.F.				
PHASE 1						5211 Spaces +/- (Cumulative)
	Multifamily		N/A	363 Units (445,000± S.F.)	0 Keys	
	Retail	14,400± S.F.	N/A	0 Units	0 Keys	
PHASE 2						5080 Spaces +/- (Cumulative)
	Retail	20,055± S.F.	N/A	0 Units	0 Keys	
PHASE 3						4943 Spaces +/- (Cumulative)
	Restaurant	15,000± S.F.	N/A	0 Units	0 Keys	
PHASE 4						5166 Spaces +/- (Cumulative)
	Mutlifamily		N/A	237 Units (330,000± S.F.)	0 Keys	
	Retail	8,100± S.F.		--	0 Keys	
	Restaurant	27,000± S.F.		--	0 Keys	
PHASE 5						5024 Spaces +/- (Cumulative)
	Hotel	--	N/A	0 Units	120 Keys (145,000± S.F.)	

NOTES:
1) SEE ALLOWED USES, THIS SHEET.
2) HOTEL & MULTI-FAMILY S.F. ARE NOT APPLIED TOWARDS THE OVERALL GFA COMMERCIAL S.F. AND QUANTIFIED VIA KEYS / UNITS.
3) PHASES AND USE LOCATIONS W/I PHASES MAY VARY BASED ON MARKET CONDITIONS AT TIME OF SITE PLAN APPLICATION.
4) NON-RESIDENTIAL USES IDENTIFIED IN TAKE-DOWN SCHEDULE ABOVE MAY BE COMPRISED OF ANY PERMITTED PRINCIPAL USE. USES AND AREAS LABELED/QUANTIFIED ON THE SITE RENDERING (SHEET C2.1) ARE FOR DESIGN INTENT ONLY.

SITE DATA

SITE INFORMATION

Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd, Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page

REGULATIONS

Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Mallory Ln)	20' Min.
Front Yard (Internal)	0' Min
Side Yard (External):	0' Min.
Side Yard (Internal):	0' Min.
Rear Yard (I-65)	25' Min
Rear Yard (Internal):	0' Min.
Dwelling Unit Count, By Type:	
Multi-Family:	600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F. , Maximum 8 Stories) [Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

PERMITTED PRINCIPAL USES:
-COMMUNITY GARDENS
-ALL RESIDENTIAL USES
-ALL RECREATION USES
-ALL COMMERCIAL RECREATION USES
-CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
-CLINICS
-CONTINUUM OF CARE FACILITIES
-EDUCATIONAL FACILITIES
-ENTREPRENEURSHIP/INNOVATION CENTERS
-ESSENTIAL SERVICES
-GROUP HOMES
-HOSPITALS
-MUSEUMS
-PLACES OF PUBLIC ASSEMBLY
-REHABILITATION CENTERS
-DAY CARE CENTERS
-EVENT VENUES
-GARDEN CENTERS
-GAS STATIONS
-HOTELS
-INDOOR ANIMAL SERVICES
-INDOOR/OUTDOOR ANIMAL SERVICES
-OFFICES
-PERSONAL SERVICES
-RESTAURANTS
-RETAIL
-SHORT-TERM VACATION RENTALS
-SHOWROOMS
-USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

Ratios/S.F./Uses Note:
Ratios/S.F./Uses, their locations, and/or their associated phases identified in Site Data table are subject to change at the Site Plan phase based on market conditions. All Uses shown above are permitted; however, shall not exceed the maximum Residential Density/Commercial S.F./or Hotel Keys proposed. Hotel is regulated via keys and Multi-Family is regulated via unit count, thus approx S.F. noted in Site Data chart is in addition to the "Commercial S.F., By Use (Total)".

PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further vetted and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing / jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

BUILDING TYPES NOTE

Buildings A,B,C, E, H are the Commercial/ Mixed Use building type. Building D is Large Scale Retail building type. Buildings F, G are Commercial/ Mixed use &/or Multifamily building type, as designated by vested ordinance. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

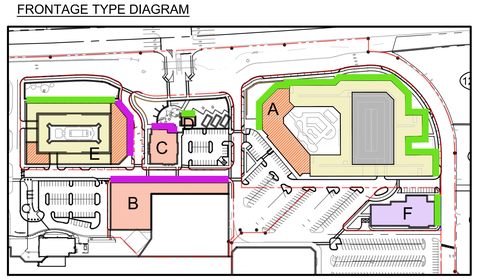
STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPETY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 206,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open space and the pedestrian experiences, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

FRONTAGE TYPE DIAGRAM



URBAN FRONTAGE TYPE
LANDSCAPE FRONTAGE TYPE

COOL SPRINGS GALLERIA: SHARED PARKING ANALYSIS

USE	Density / Keys	# 1-BED	% 1-BED	# 2-BED	% 2-BED	# 3-BED	% 3-BED	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED (SURFACE & PARALLEL)	PARKING PROVIDED (STRUCTURE)	PARKING PROVIDED (PARALLEL)	NEW PARKING PROVIDED (OFF-SITE)	ULI Shared Parking Reduction (Weekday)	ULI Shared Parking Reduction (Weekend)
EX. Retail/Restaurant	1,174,428	Leasable = 1,174,428 (PREV. APPROVED 1,590,849 SF / 1000 SF * 2.67 = 4,261 Spaces)									2.67	4,261				4,261						
Ex. Retail (94%±)	1,103,962										2.67	2,948				2,948	3733	0	0	0		
Ex. Restaurant (6%±)	70,466									169	10	705		169		874						
Retail**	42,555										2.67	114				114						
Restaurant**	42,000									168	10	420	0	168		588						
Hotel (Limited)	120							0		11	1	120	0	11	0	131	162	1,071	58	0	11.32%	15.92%
Multi-Family*	600	306	51.00%	258	43.00%	36	6.00%				1.5/2.5/3	1,212				1,212						
TOTAL																5,866	5,024					
																COF SHARED PARKING RATIO:	14.35%					
																PROPOSED PD SHARED PARKING RATIO:	15.00%					

*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared parking ratio approved during entitlements shall be utilized with Site Plans.

OPEN SPACE FEATURES

Open Space Type	Features
Plaza	Seating Elements
	Specialized Hardscape
	Pedestrian Scale Lighting
	Site Furnishings
Greenway	Multi-Use Path/ Greenway
Square/ Green	Seating Elements
	Internal Sidewalks
	Pedestrian Scale Lighting
	Furnishings
Pocket Park	Seating Elements
	Canopies/ Gazebos
	Furnishings
	Fountains, Sculptures, Art

OPEN SPACE REQUIREMENT - TOTAL DEVELOPMENT

SITE INFORMATION

Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Minimum Open Space Acreage Required:	188,441 ± S.F. (5% or 4.33 Ac.)
If Residential, Natural Area Required:	N/A

NEW OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Plaza	3,095± S.F.	--	--	N
2	Square/ Green	2,785± S.F.	--	--	N
3	Plaza	23,530± S.F.	--	--	N
4	Plaza	8,440± S.F.	--	--	N
5	Pocket Park	23,770± S.F.	--	--	N
6	Plaza	4,480± S.F.	--	--	N
	Total Provided:	66,100± S.F.			

EXISTING OPEN SPACE - TOTAL DEVELOPMENT

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	EXISTING	122,770± S.F.	--	--	N
	Total Provided:	122,770± S.F.			

NOTE:

PROPOSED OPEN SPACE IS SHOWN ON SHEET C2.2
EXISTING GALLERIA OPEN SPACE AREA IS SHOWN VIA GREEN HATCH ON PLAN ABOVE

RIPARIAN BUFFER NOTE:

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

HATCH LEGEND:
- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:
PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 200'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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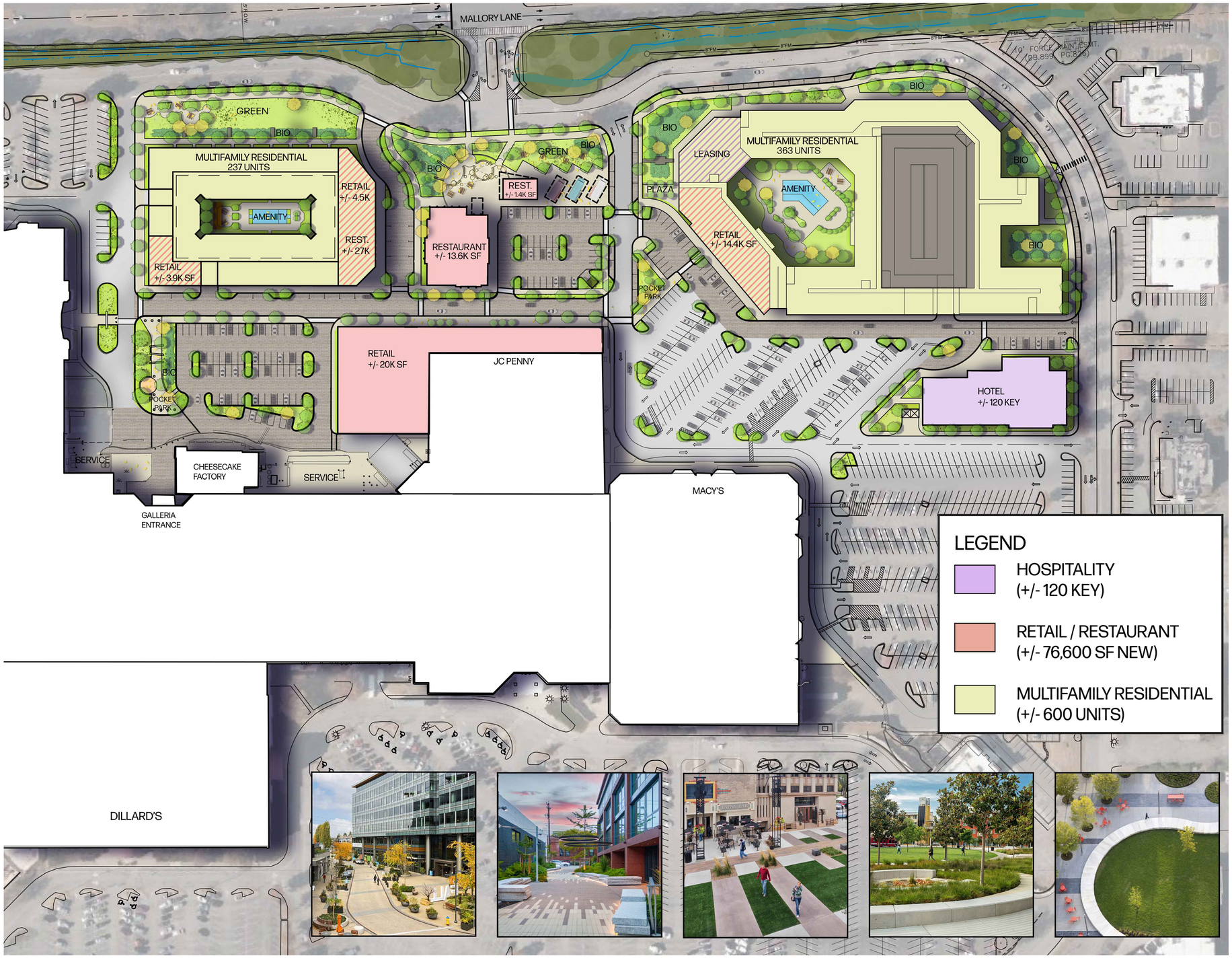
OVERALL DEVELOPMENT PLAN

Drawing No.

C2.0

Project No.

22-0073



NOTE:
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STATE OF TENNESSEE NO. 601
11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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Drawing Title:
SITE RENDERING

Drawing No.
C2.1

Project No.
22-0073



NOTE:
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TENNESSEE NO. 607
11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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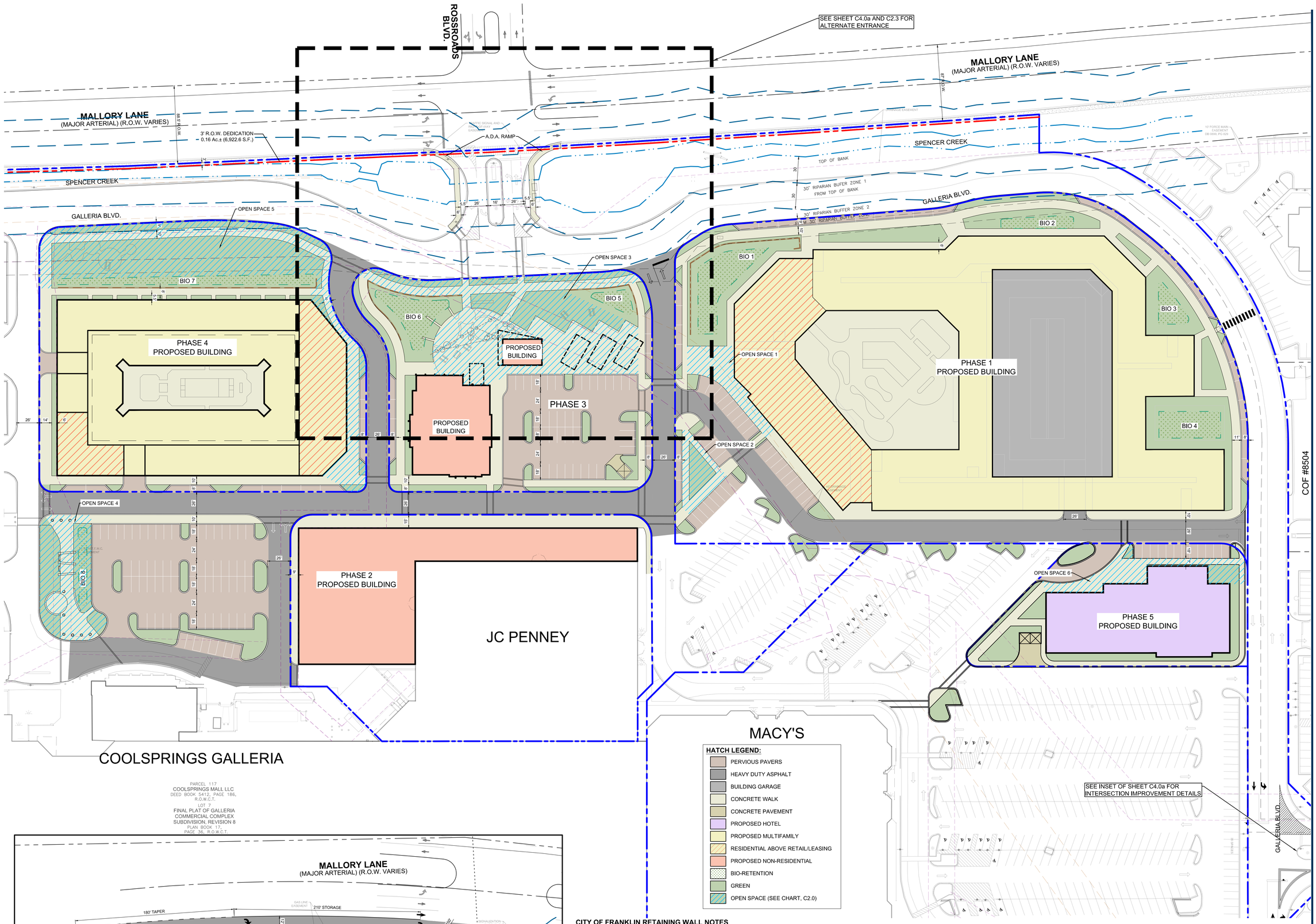
SITE CONNECTIVITY RENDERING

Drawing No.

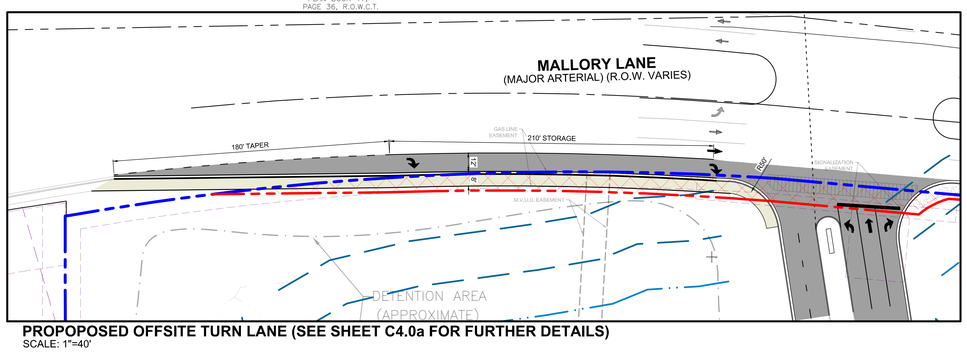
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Project No.

22-0073



PARCEL 117
COOLSPRINGS MALL LLC
DEED BOOK 5412, PAGE 186, R.O.W.C.T.
LOT 7
FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8
PLAN BOOK 17, PAGE 36, R.O.W.C.T.



PROPOPOSED OFFSITE TURN LANE (SEE SHEET C4.0a FOR FURTHER DETAILS)
SCALE: 1"=40'

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS. TIMBER WALLS AND ROCKERY WALLS SHALL NOT BE USED TO SUPPORT RIGHT-OF-WAY OR PUBLIC UTILITIES.
6. VEHICULAR BARRIERS FOR PASSENGER VEHICLES SHALL RESIST LOADING PRESCRIBED IN IBC 1607.9.
7. TOP OF WALL TO TRANSITION WITH GRADES DESIGN BY OTHERS.
8. ANY WALL OVER 30" REQUIRES A PEDESTRIAN BARRIER. VEHICULAR BARRIER REQUIRED ALONG ENTRANCE DRIVE WALLS.

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
EXISTING EASEMENTS PER PLAT BOOK 17, PAGE 36.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

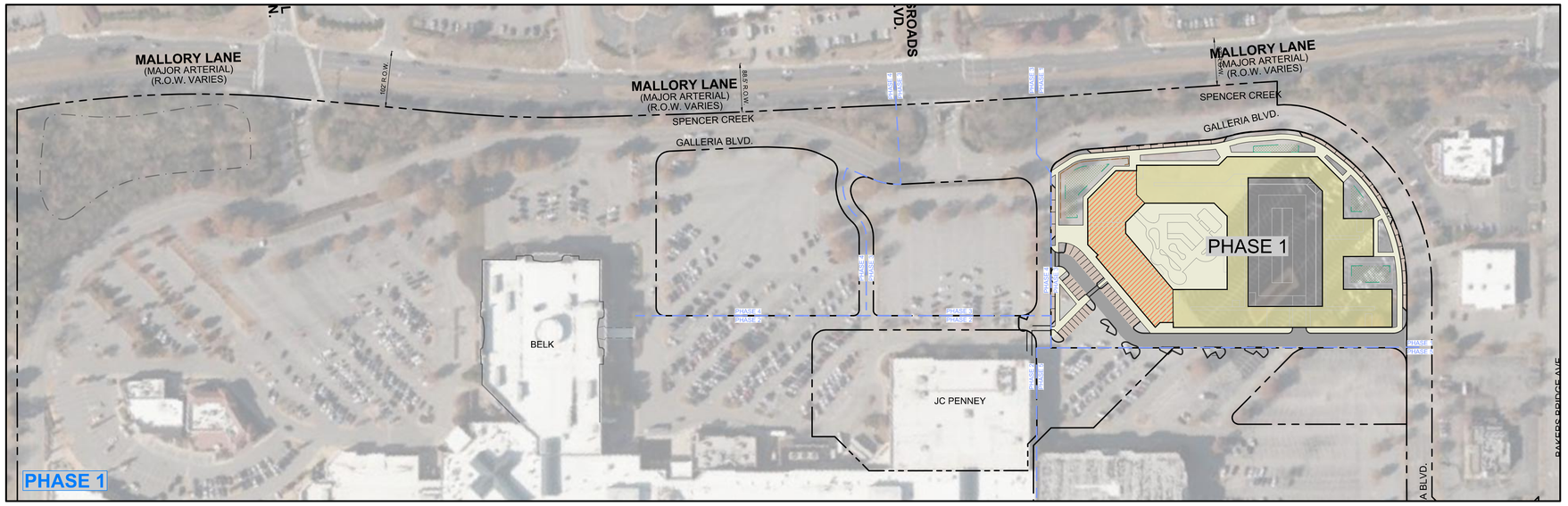
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Approved By: E. PARL
Revisions:

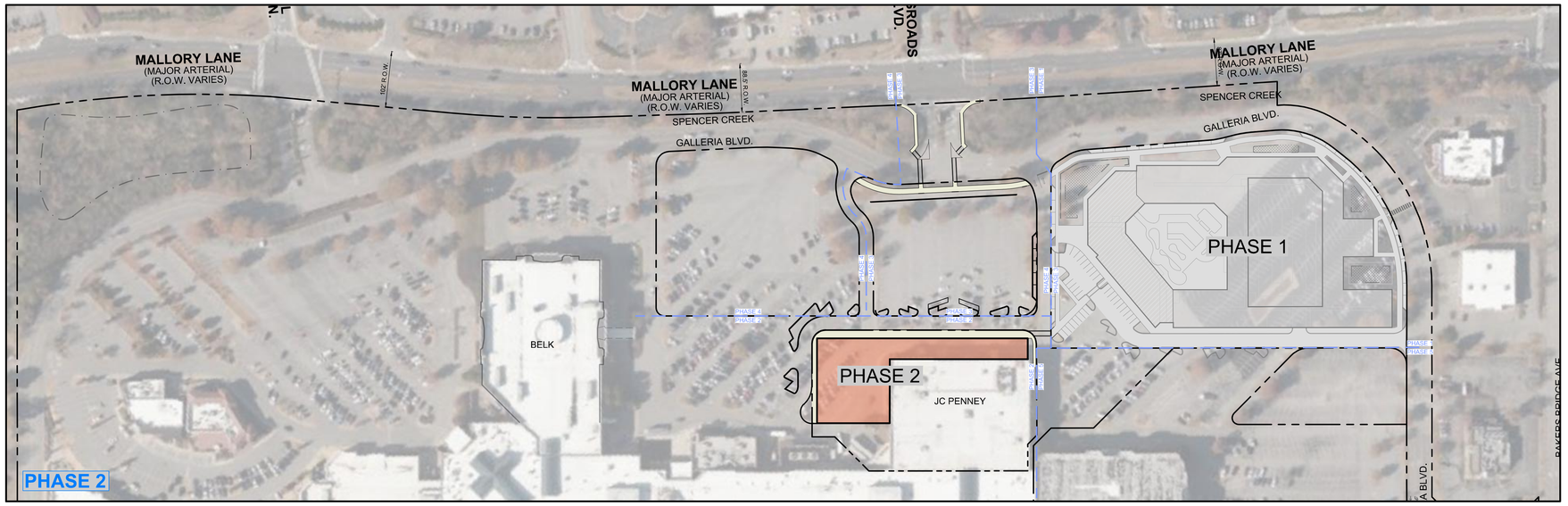
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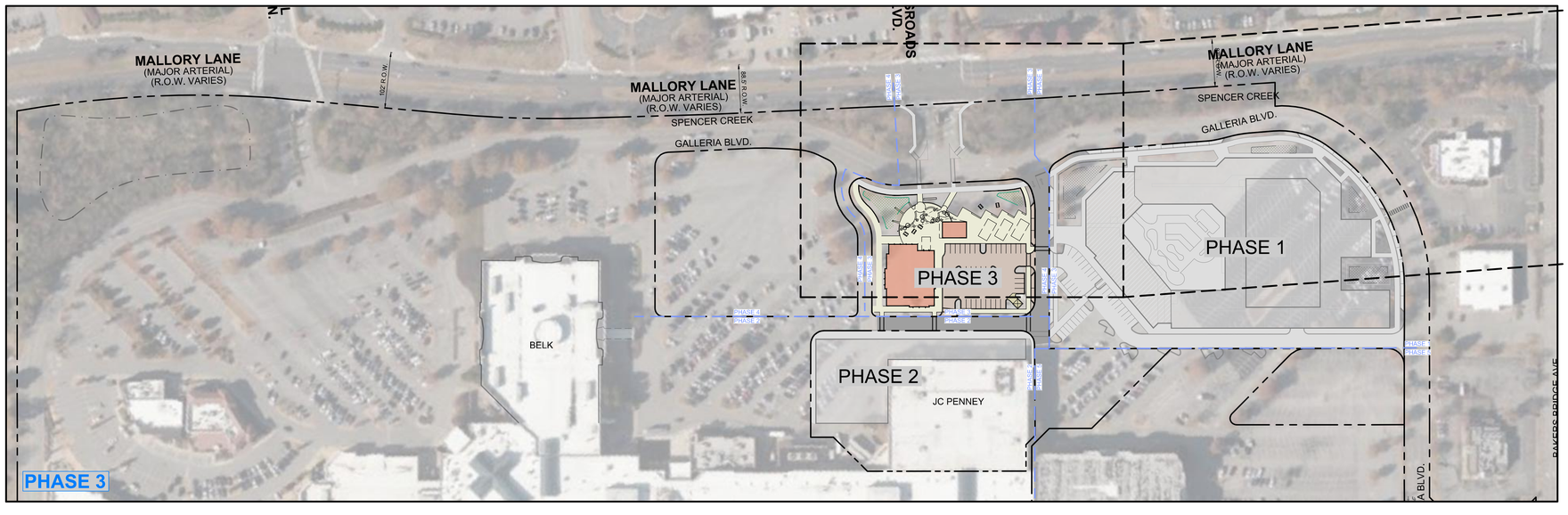
Drawing No.
C2.2

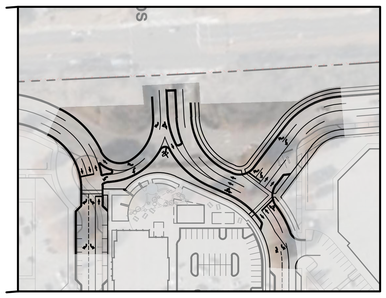
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22-0073

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Plotted: 07 Nov 2024 - 3:54PM By: Parl, Elizabeth
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Plotted: 07 Nov 2024 - 3:54PM By: Parl, Elizabeth









PROPOPOSED ALTERNATE ENTRANCE IMPROVEMENTS
***SEE SHEET C4.0a FOR FURTHER DETAIL**
SCALE: 1"=30'

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
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COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

DEVELOPMENT PHASING

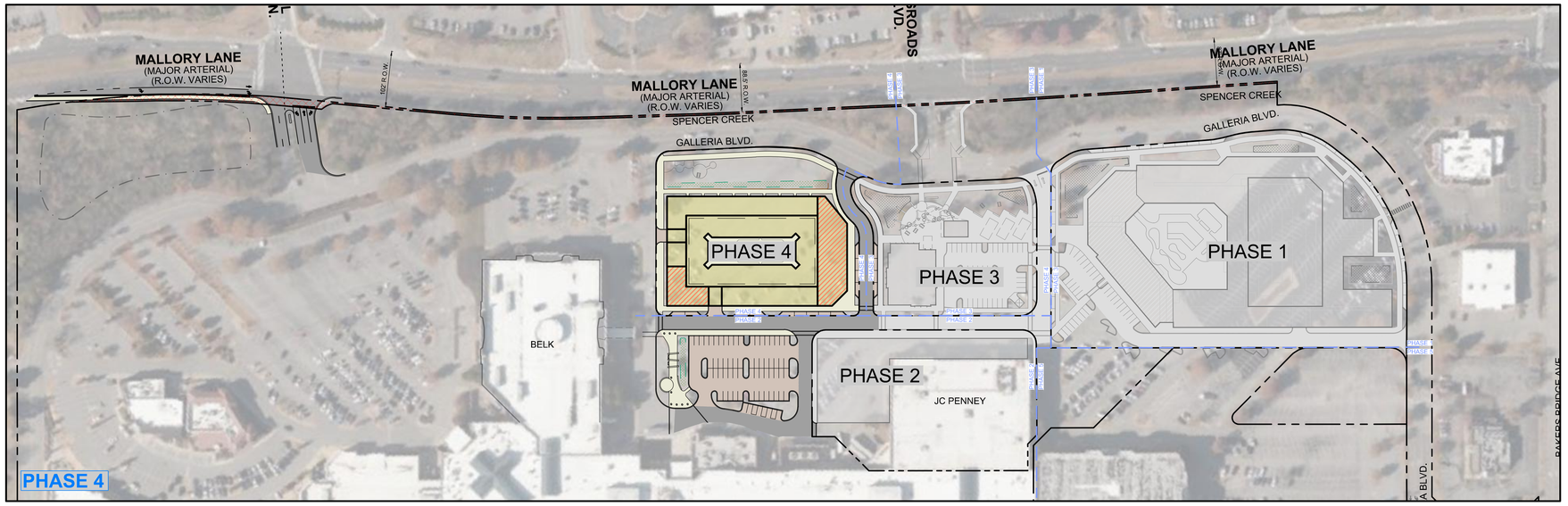
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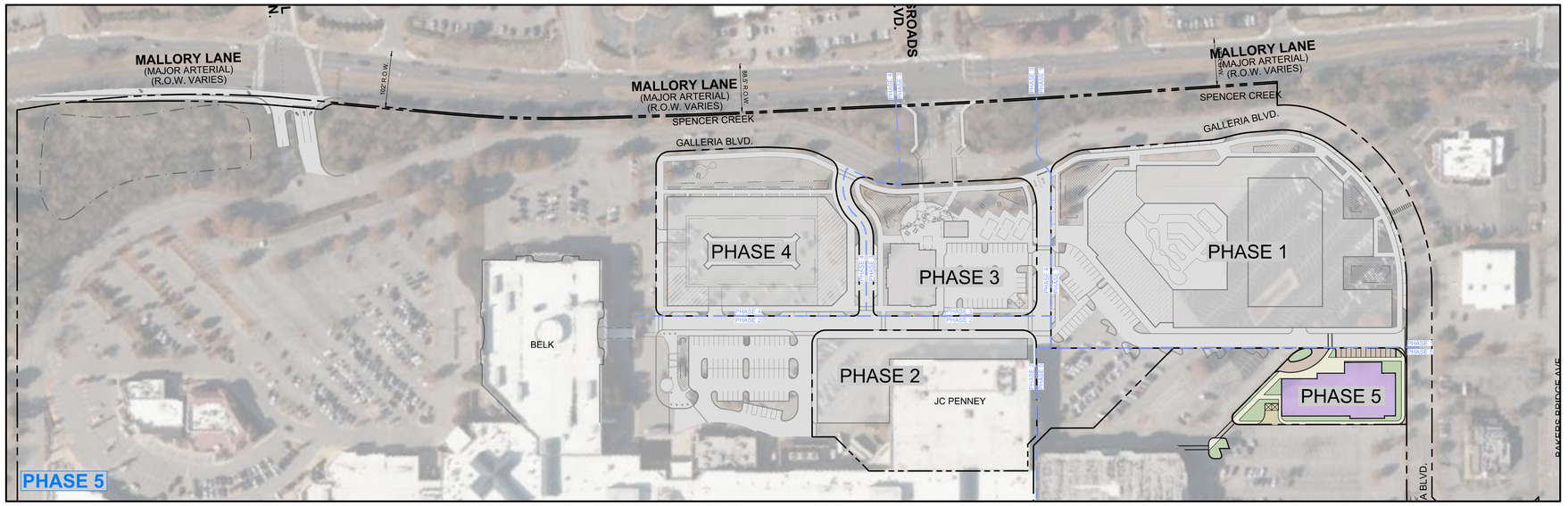
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Project No.

22-0073

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HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
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TENNESSEE NO. 6
LANDSCAPE ARCHITECT

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

DEVELOPMENT PHASING

Drawing No.

C2.4

Project No.

22-0073

PARKLAND DEDICATION CALCULATIONS

Parkland Impact Fee Requirement Calculations

	Description	%	Qty.	Units	Cost/Unit	Required Impact Fee
	Proposed Single Family Units		0	Units	$4,304.00	$0.00
	Proposed Multi-Family Units		600	Units	$4,304.00	$2,582,400.00
	Parkland Impact Fee Total (Pre-Offset)					**$2,582,400.00**
	Total Proposed Dwelling Units (DU)		600	DU		
	Minimum Service Level (Population / Acres of Parks)		69.41	DU/AC		
	Acres (AC) of Parks Eligible to Offset / Min. Service Level		8.64	AC		
	Total Proposed Parkland Dedication Area (Public+Private)		**0.74**	**AC**		
	Public Parkland 5+ AC (if approved) Offset Eligibility	100%	--	--	$4,304.00	$2,582,400.00
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	**25%**	**--**	**--**	$1,076.00	**$645,600.00**
	Public Parkland < 5 AC : Private or Public Offset Eligibility	**75%**	**--**	**--**	$3,228.00	**$1,936,800.00**
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		**$1,291,200.00**

Construction of Private Park and Recreation Amenities Off-sets (Not Open to Public)

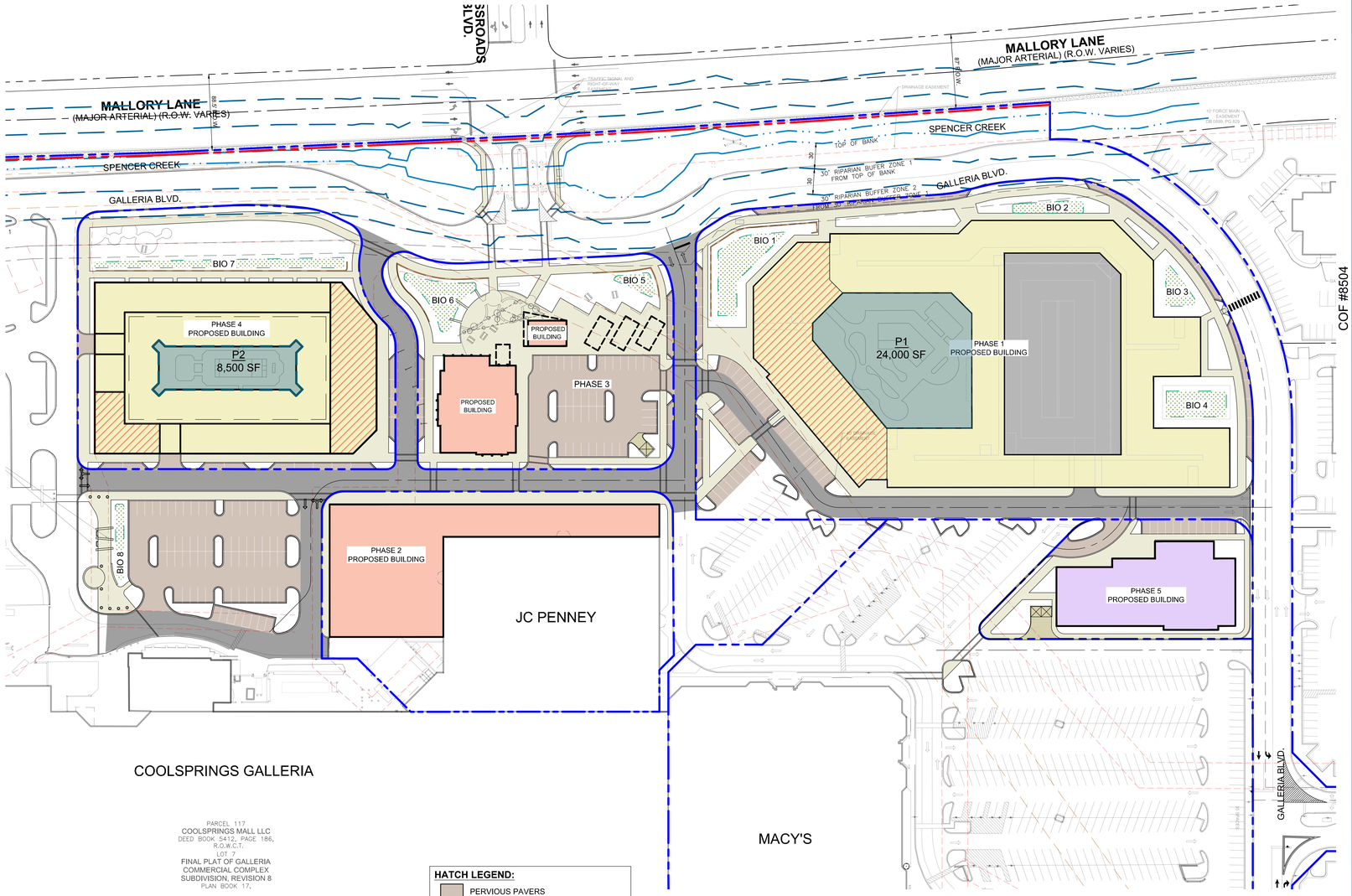
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool #1)	--	1	LS	--	$1,291,200.00
P2	Private Recreation Amenities (Swimming Pool #2)	--	1	LS	--	$1,291,200.00
	Total Construction of Public Park Offset Requested		**--**	**LS**	**N/A**	**$2,582,400.00**

Parkland Offset Summary

Key	Description					Total
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	**25%**	**--**	**--**		**$645,600.00**
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		$1,291,200.00
	Proposed Construction of Private Park ONLY					$2,582,400.00
	Proposed Offset for Construction of <5 AC Private Park ONLY	**50%**				**$1,291,200.00**
	Total Parkland Offset in Lieu of Payment Requested					**$1,291,200.00**

PARKLAND REQUIREMENTS:

600 UNITS X $4,304 = $2,582,400
25% OF TOTAL IS DUE AT FIRST PLAT FOR RESIDENTIAL = $645,600 FOR QUAD 1
PLUS, THE UNITS LISTED ON THAT PLAT AT A PRO-RATED AMOUNT OF $3,228 FOR
EACH UNIT, UNTIL ALL UNITS ARE CAPTURED. AFTER CONSTRUCTION IS COMPLETE FOR EACH PHASE,
REIMBURSEMENT COULD BE REQUESTED. SEE PARKLAND CONTRACT FOR SPECIFIC DETAILS.



PARCEL 117
COOLSPRINGS MALL LLC
DEED BOOK 5412, PAGE 186,
R.O.W.C.T.
LOT 7
FINAL PLAT OF GALLERIA
COMMERCIAL COMPLEX
SUBDIVISION, REVISION 8
PLAN BOOK 17,

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. DEDICATION

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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11/07/24

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

PARKLAND DEDICATION

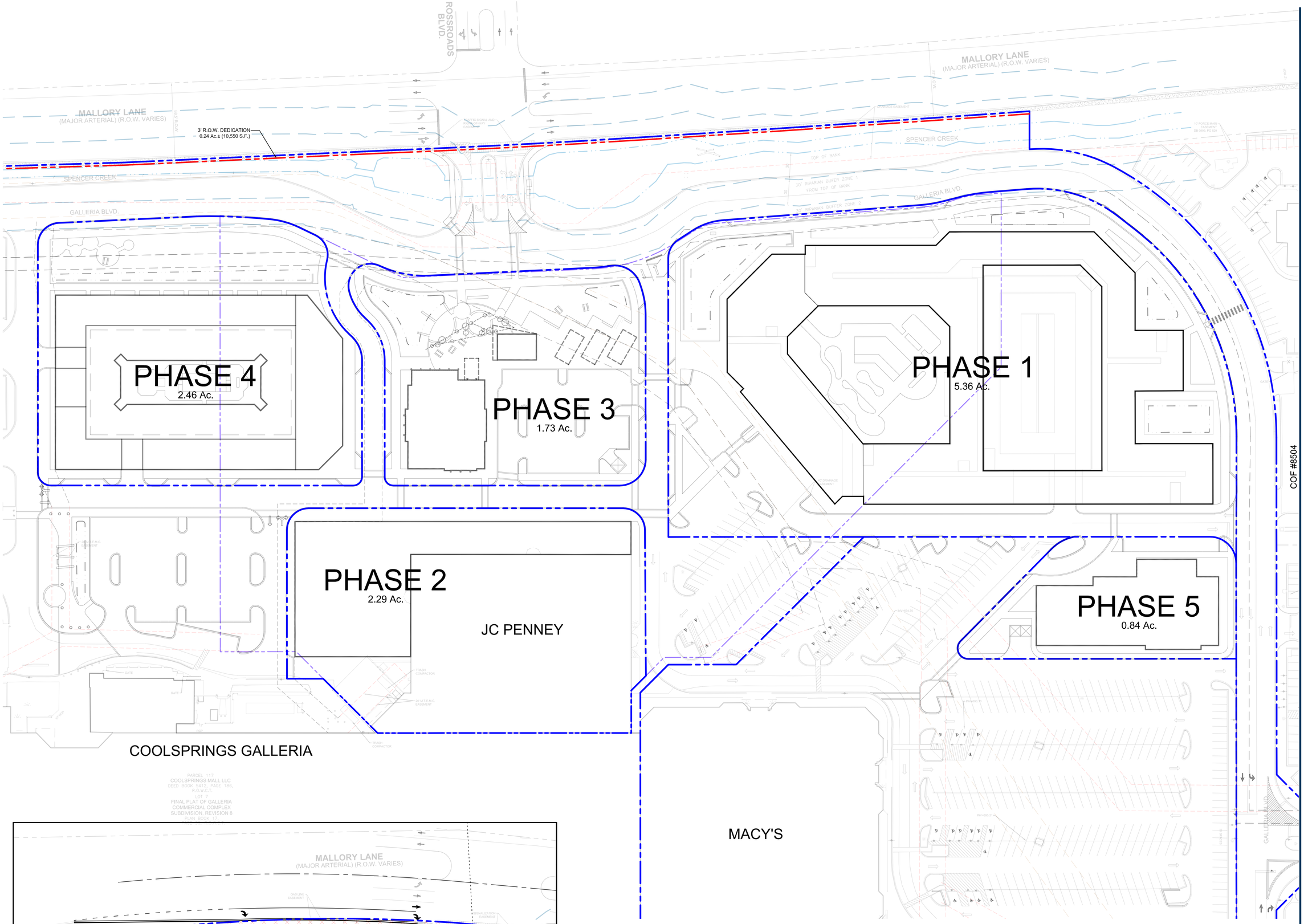
Drawing No.

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Project No.

22-0073

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OFFSITE PROPOSED TURN LANE AND RIGHT-OF-WAY DEDICATION

PROPERTY LINE LEGEND:

- EXISTING PROPERTY LINE (TO BE REMOVED/ADJUSTED VIA FINAL PLAT)
- PROPOSED FINAL PROPERTY LINE
- PROPOSED R.O.W. DEDICATION

TOTAL CONCEPTUAL LOT AREA = 12.68 Ac.±

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	1" = 40'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	-

Drawing Title:

PROPOSED LOT LINE EXHIBIT

Drawing No.

C2.6

Project No.

22-0073

GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED ON-SITE WITH BIORETENTION AREAS AND PERMEABLE PAVERS.

INFILTRATION TESTING NOTE

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOWN SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

RIPARIAN BUFFER NOTE:

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

RETAINING WALL NOTE:

1) ANY WALL HEIGHT ABPVE 30" WILL REQUIRE 42" GUARDRAIL.
2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.

ACCESSIBILITY NOTE:

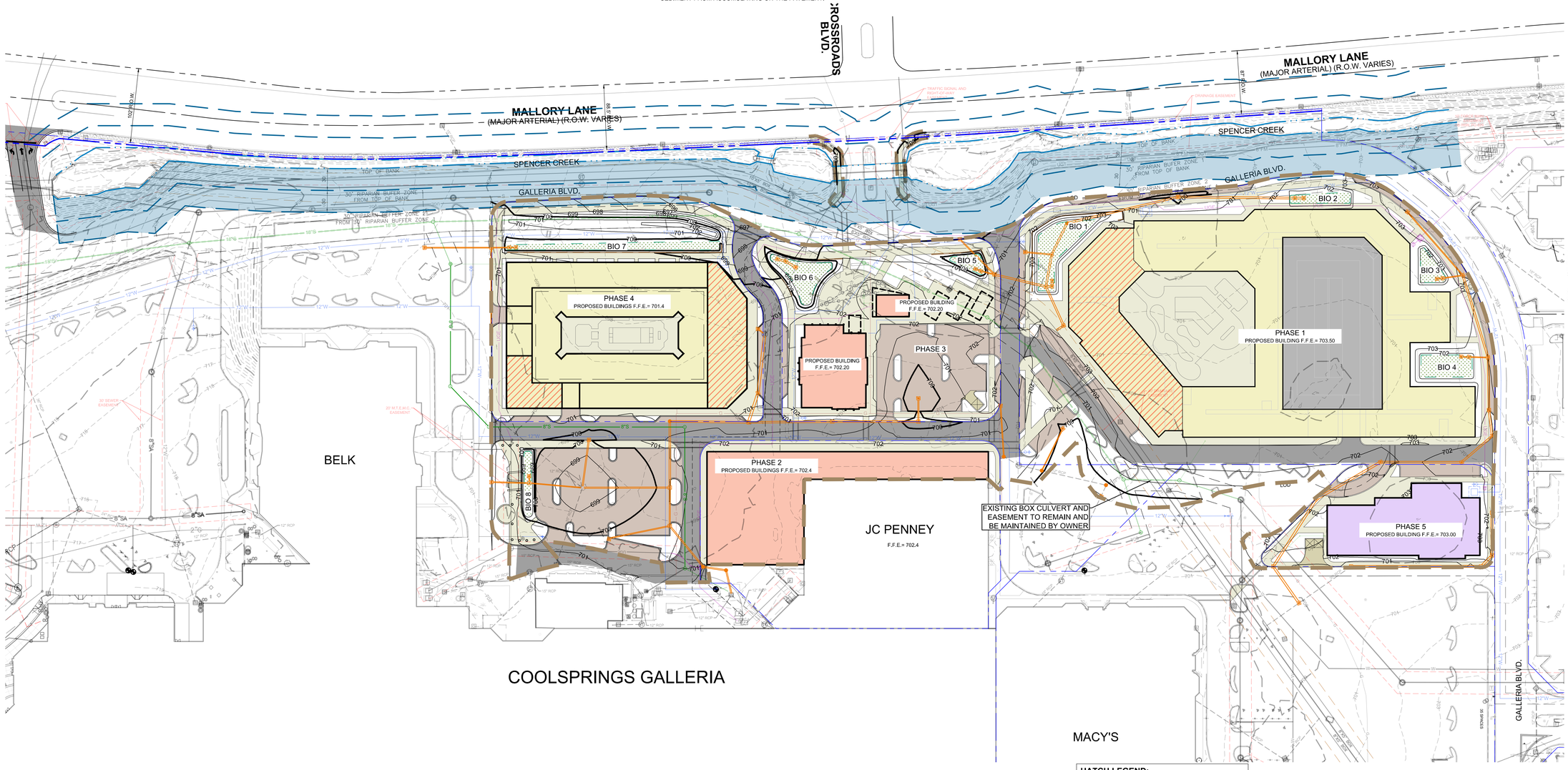
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE, IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
    a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
    b. IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
    c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
SIGNATURE
DATE 11/07/2024
No. 121398
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

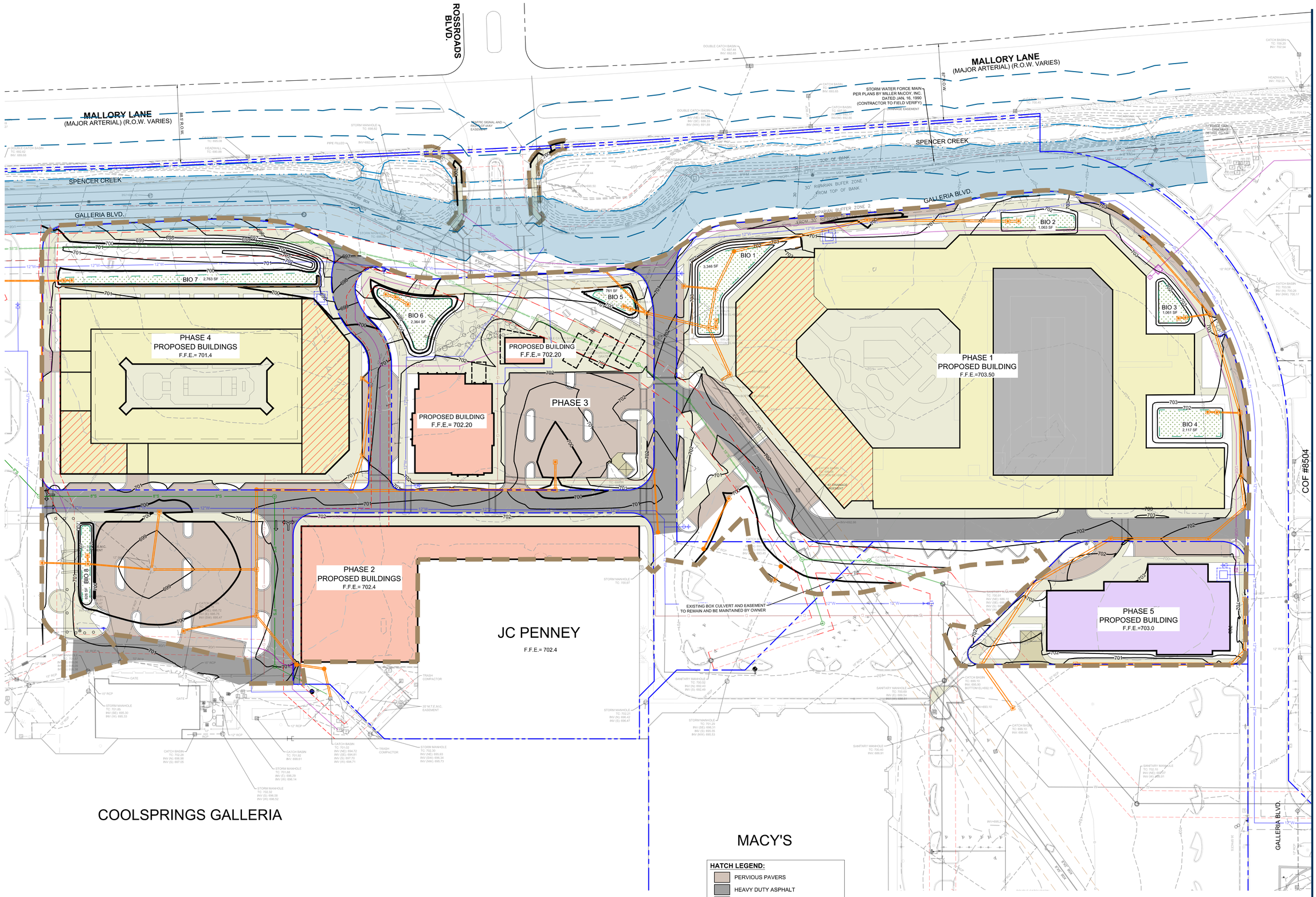
COF #8504

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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Drawing Title:
SITE GRADING & DRAINAGE PLAN

Drawing No.
C3.0

Project No.
22-0073



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

RETAINING WALL NOTE:

1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL.
2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.
4) MAXIMUM WALL HEIGHT PROPOSED IS 3 FT.

ACCESSIBILITY NOTE:

ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
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ERIC MICHAEL PARL
REGISTERED ENGINEER
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11/07/2024
No. 121598
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

ENLARGED SITE GRADING & DRAINAGE PLAN

Drawing No.

C3.1

Project No.

22-0073

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW, SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.

1. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
2. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
5. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
6. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
7. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS GENERAL NOTES:

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL.
3. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

STATEMENT OF IMPACTS:

THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) MEET THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

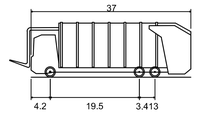
ROW & ACCESS DATA CHART:

DAILY TRIPS:	30,828 TOTAL TRIPS 12,143 TRIPS FROM PROPOSED DEVELOPMENT
AM PEAK HOUR TRIPS:	1,078 TOTAL TRIPS (652 ENTERING, 426 EXITING) 512 TRIPS FROM PROPOSED DEVELOPMENT (209 ENTERING, 303 EXITING)
MIDDAY PEAK HOUR TRIPS:	2,667 TOTAL TRIPS (1,398 ENTERING, 1,269 EXITING) 788 TRIPS FROM PROPOSED DEVELOPMENT (416 ENTERING, 372 EXITING)
PM PEAK HOUR TRIPS:	2,212 TOTAL TRIPS (1,092 ENTERING, 1,120 EXITING) 693 TRIPS FROM PROPOSED DEVELOPMENT (401 ENTERING, 292 EXITING)
SATURDAY MIDDAY PEAK HOUR TRIPS:	3,729 TOTAL TRIPS (2,122 ENTERING, 1,607 EXITING) 727 TRIPS FROM PROPOSED DEVELOPMENT (389 ENTERING, 338 EXITING)

ACCESS MANAGEMENT:
MIN. DISTANCE BETWEEN INTERSECTIONS: 1,130'±
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTION: 190'±

DRIVEWAY WIDTH: 65'± MIN. - 68'± MAX.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE LED LIGHT SOURCE.

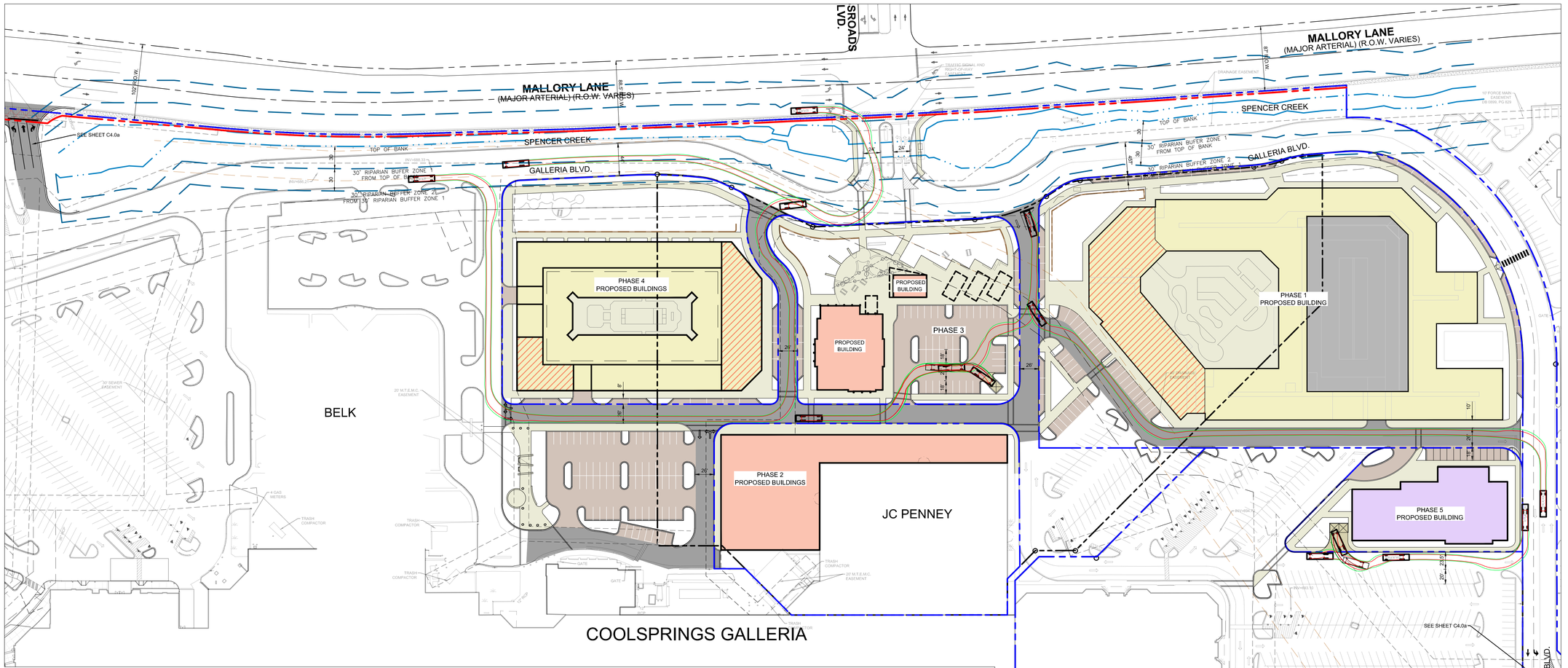


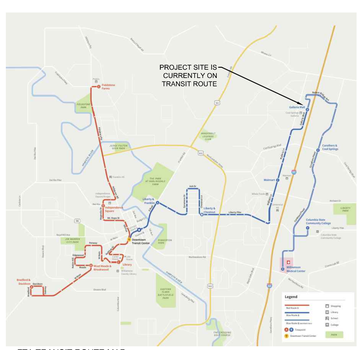
Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	18.500ft
Total Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Track Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft
Turning Diameter = 97.0 ft	

DESIGN SPEED = 5 MPH

EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS





FTA TRANSIT ROUTE MAP

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL — REGISTERED ENGINEER — AGRICULTURE — 2/4/2025 — STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

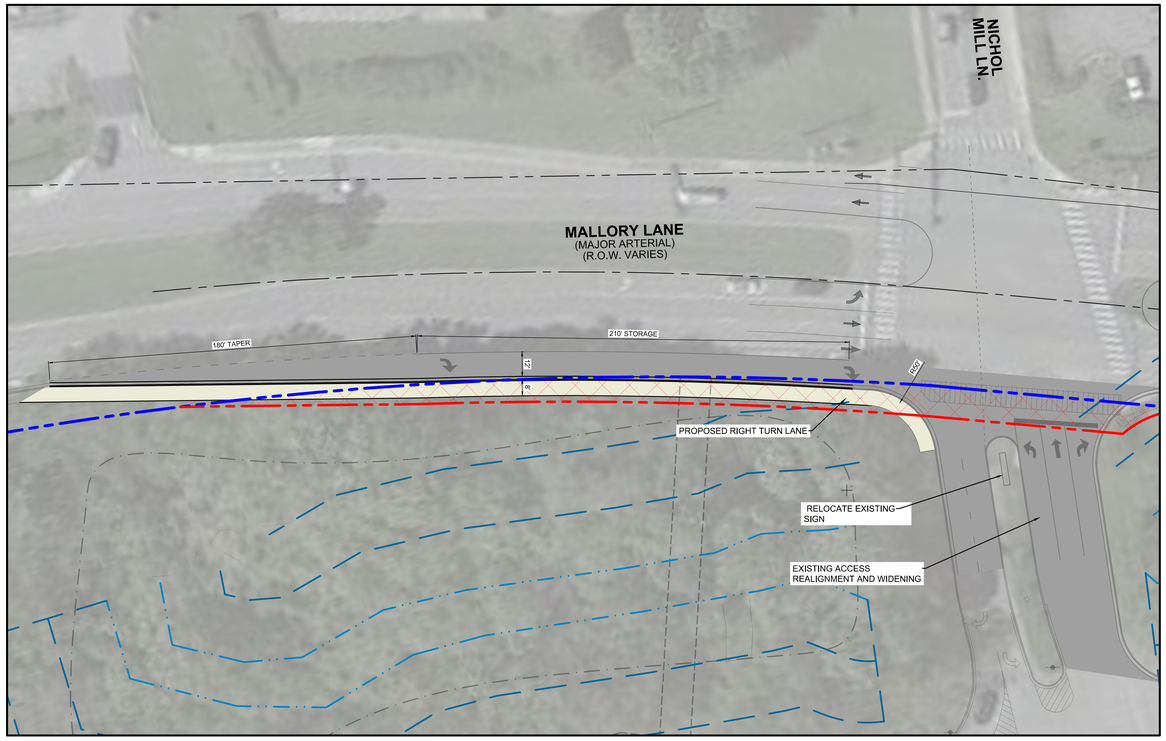
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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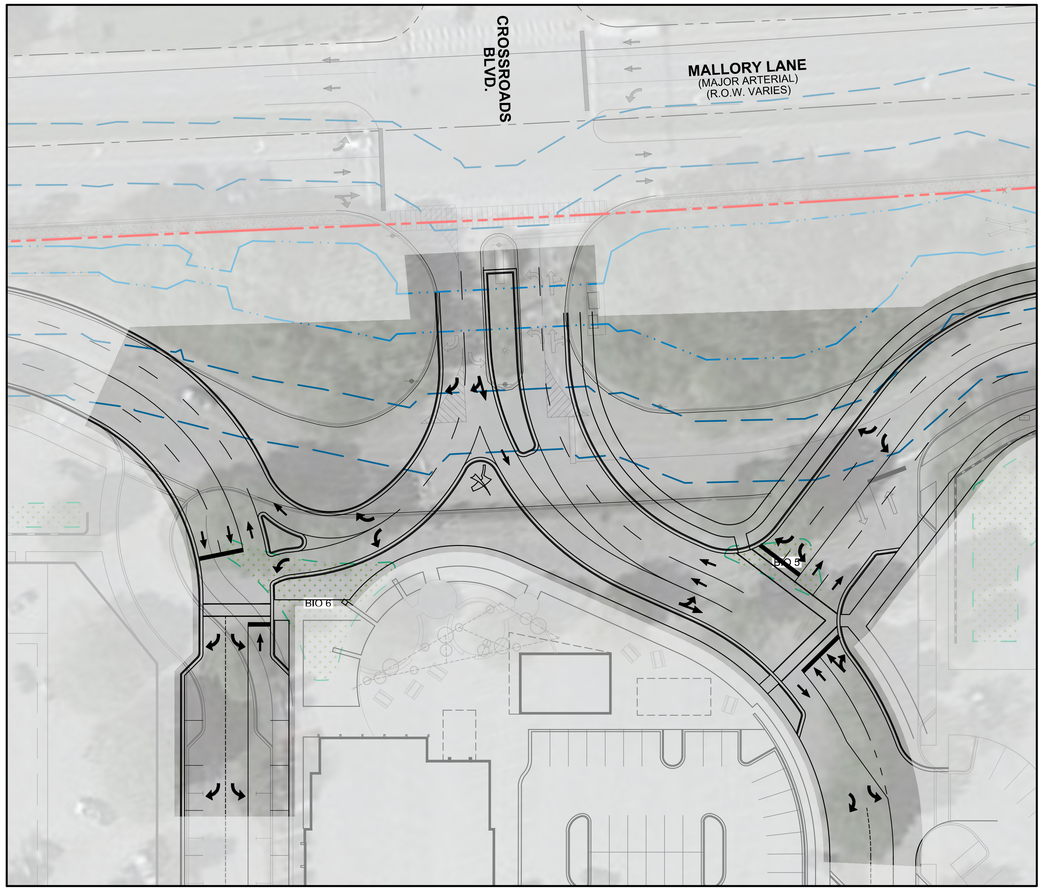
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ROW & ACCESS PLAN

Drawing No.
C4.0

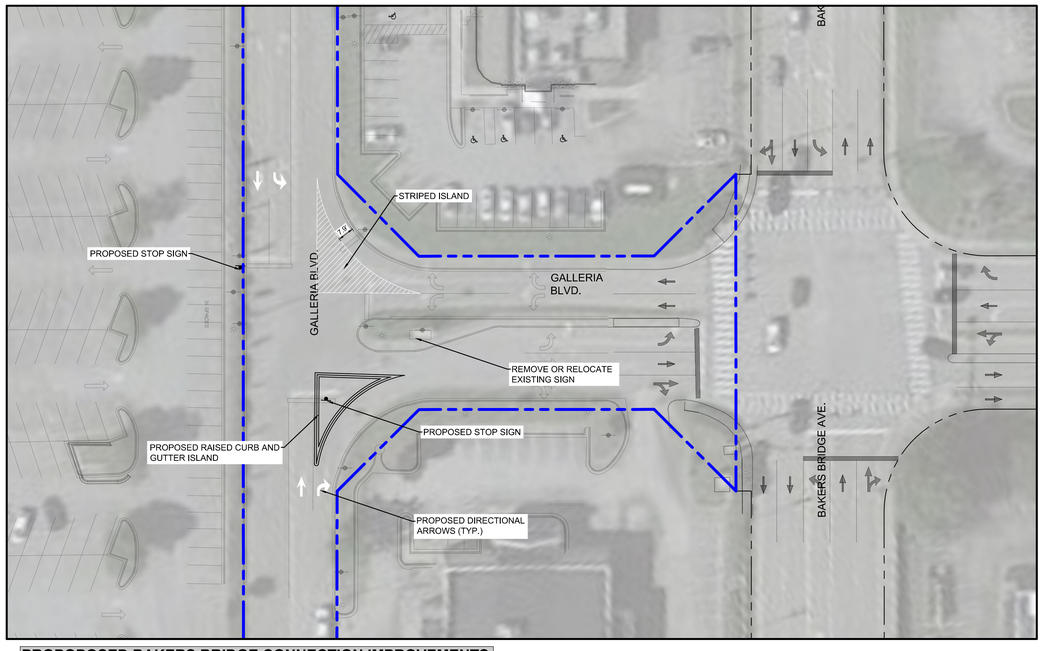
Project No.
22-0073



PROPOPOSED OFFSITE TURN LANE/SOUTH ENTRANCE
SCALE: 1"=30'



PROPOPOSED ALTERNATE ENTRANCE IMPROVEMENTS
SCALE: 1"=30'

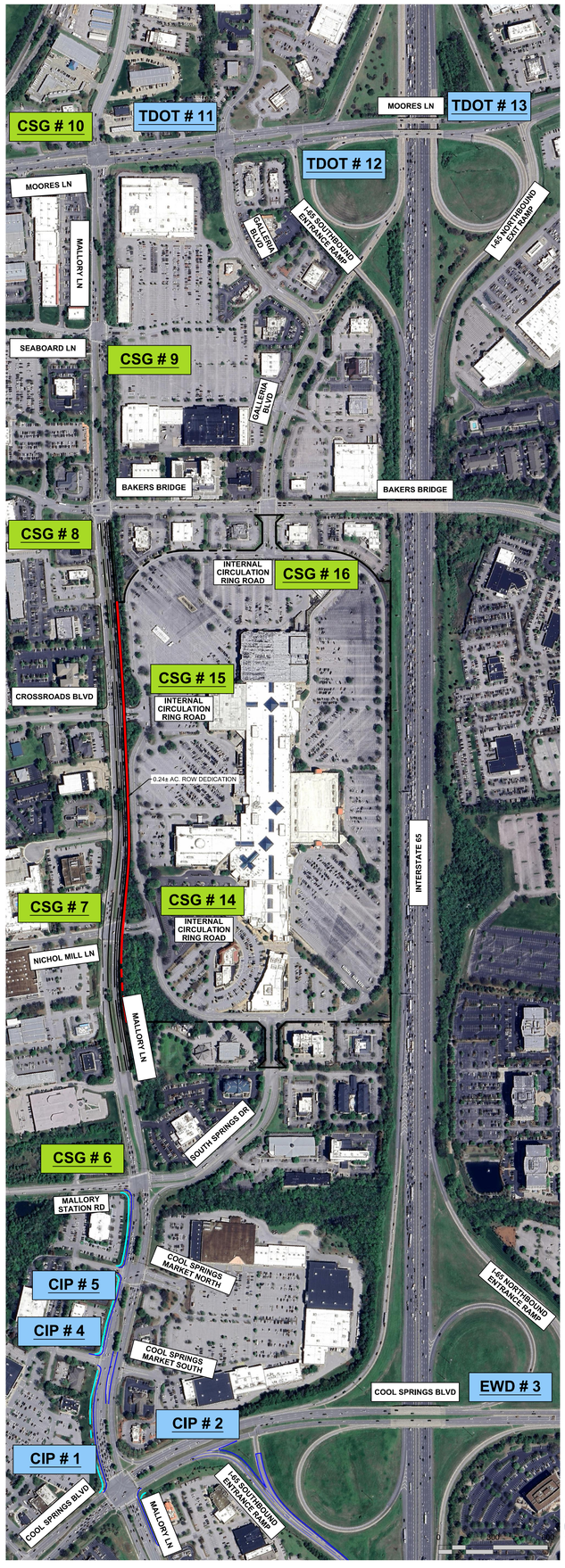


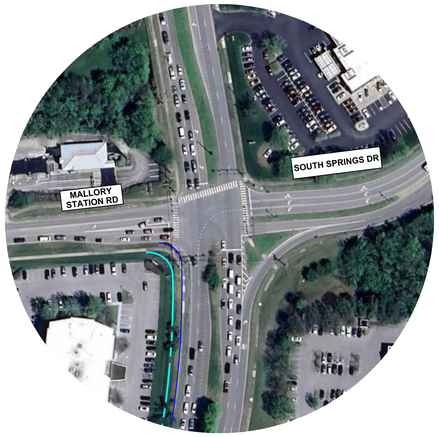
PROPOPOSED BAKERS BRIDGE CONNECTION IMPROVEMENTS
SCALE: 1"=30'

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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Xrefs: Xrefs: Xrefs:





CSG # 6

MALLORY LANE AT MALLORY STATION ROAD/SOUTH SPRINGS DRIVE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic on Mallory Station Road and due to CoolSprings Galleria site traffic on South Springs Drive.



CSG # 7

MALLORY LANE AT NICHOL MILL LANE

- Modify the lane assignment on the westbound approach to consist of a left turn lane, a through lane, and a right turn lane.
- Modify the existing traffic signal to provide protected/permitted left turn phasing for the westbound approach. Adjust the signal timings to accommodate the new westbound lane assignment and left turn phasing.
- Due to the difference in the widths and skew angles of the Nichol Mill Lane approaches, pavement marking line extensions should be added for through lanes with a lateral offset of greater than 12 feet and for left turn lanes to guide drivers and vehicles on the appropriate turn path.



CSG # 8

MALLORY LANE AT BAKERS BRIDGE AVENUE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.

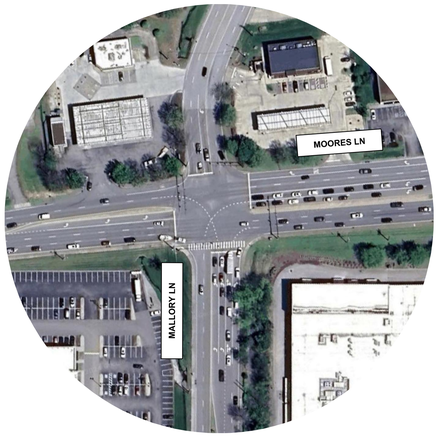


CSG # 9

MALLORY LANE AT SEABOARD LANE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.

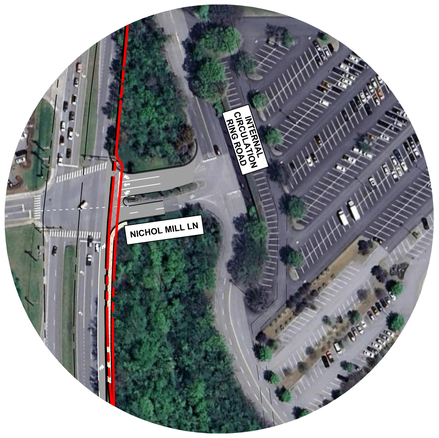
ACCESSIBILITY NOTE:
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.



CSG # 10

MOORES LANE AT MALLORY LANE

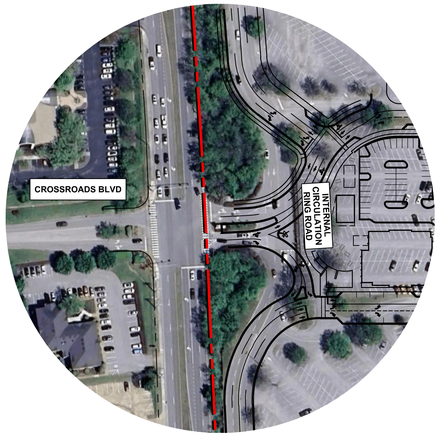
- Modify the traffic signal to provide a right turn overlap phase for the northbound right turn movement. The right turn overlap should run concurrently with the westbound left turn phase on Moores Lane.



CSG # 14

NICHOL MILL LANE AT INTERNAL CIRCULATION RING ROAD

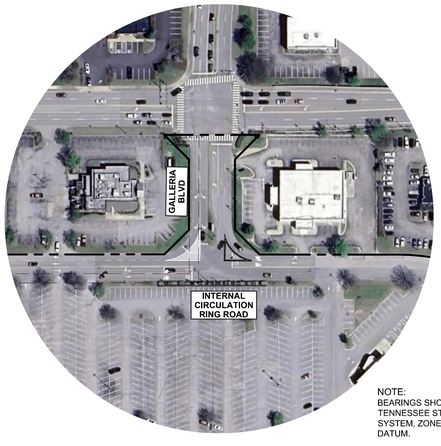
- The existing ring road north of Nichol Mill Lane may be impacted by future greenway and/or sidewalk improvements. The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.



CSG # 15

CROSSROADS BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- This intersection will be reconfigured to the east as part of the new proposed development at CoolSprings Galleria which will increase the spacing from the signalized intersection of Mallory Lane and Crossroads Boulevard.
- The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.
- See sheet C4.0a for alternate Crossroads Blvd. entrance to Galleria Blvd.



CSG # 16

GALLERIA BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- The intersection of Galleria Blvd and the Ring Road will be modified to remove the stop control on the southbound approach, change the lane assignment on the eastbound approach to a left turn lane and a through lane, and change the lane assignment on the westbound approach to a through lane and a right turn lane. The eastbound and westbound approaches will be stop controlled. The southbound approach will be free flowing into the intersection. A raised island will be added in the NE corner of the intersection and a striped island will be added in the NW corner of the intersection to delineate the new lane assignments and direct the flow of traffic at the intersection.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
SIGNATURE
No. 121998
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	AS NOTED
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL

Revisions:

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Drawing Title:

TRANSPORTATION IMPROVEMENT PLAN

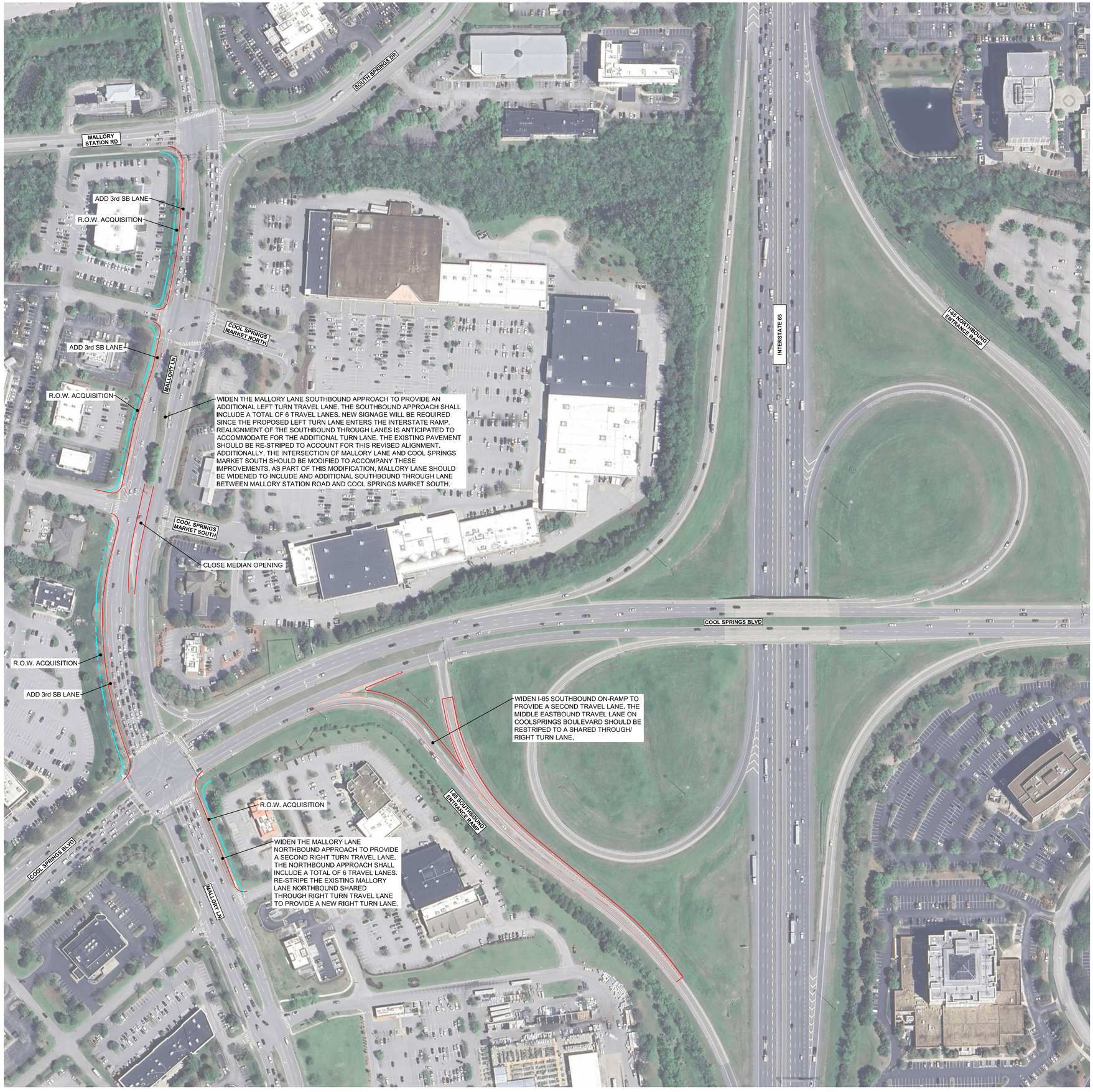
Drawing No.

C4.1

Project No.

22-0073

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Nov 07, 2024 - 3:34pm
ericparl



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
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CERTIFICATE
No. 121798
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

OFFSITE TRANSPORTATION IMPROVEMENT PLAN

Drawing No.

C4.2

Project No.

22-0073

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WATER & SEWER GENERAL NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE 'GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE' LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. THE APPLICANT SHALL BE AWARE THAT NO TREES ARE PERMITTED ON SANITARY SEWER EASEMENT. LANDSCAPING MUST BE LIMITED WITHIN THE EASEMENT AND FRANKLIN WILL NOT BE RESPONSIBLE FOR REPLACEMENT IN THE EVENT OF MAINTENANCE TO SANITARY SEWER.
9. IF ANY ALTERATIONS ARE TO BE MADE TO EXISTING MANHOLES, THE MANHOLES MUST BE RETESTED AT CURRENT SPECIFICATIONS.

CITY OF FRANKLIN WATER MANAGEMENT NOTE:

ALL EXISTING PUBLIC SANITARY SEWER FEATURES SHALL BE PROTECTED AT ALL TIMES. NO ALTERATION TO EXISTING MANHOLES WILL BE PERMITTED WITHOUT WRITTEN CONSENT FROM FRANKLIN WATER MANAGEMENT. EXISTING SANITARY SEWER SHALL FLOW UNIMPEDED BY DEMOLITION. IF AT ANY TIME THE SEWER IS ENCOUNTERED, THE CONTRACTOR MUST CONTACT FRANKLIN WATER MANAGEMENT. 615-794-4554.

FIRE DEPARTMENT NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY TENNESSEE LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE. https://franklin.idtplans.com/secure/ PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

ENGINEERED FILL NOTE:

WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STAT THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

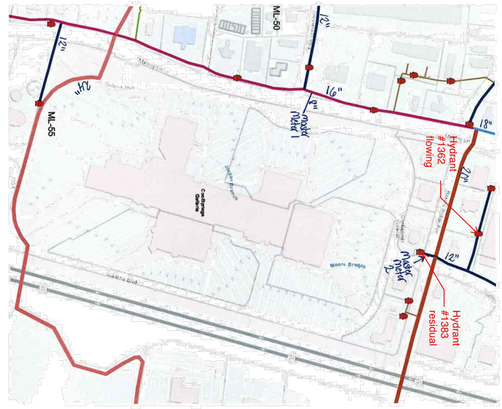
UTILITY NOTES:

1. CONTRACTOR TO ADJUST EXITING UTILITY CASTINGS AS NECESSARY.
2. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN.
3. THE SANITARY SERVICE LINES WILL NEED TO BE CORED INTO THE EXISTING PUBLIC MANHOLES. IF THE EXISTING PUBLIC MANHOLES CAN BE CORED PROPERLY WITHOUT ADDING ADDITIONAL HOLES, THEY CAN BE USED. IF AN ADDITIONAL HOLE IS NECESSARY AND YOU HAVE TO FILL THE EXISTING CORES, THE MANHOLES WILL NEED TO BE REPLACED WITH NEW MANHOLES SHOWING THE CORRECT ALIGNMENT.
4. 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. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.
5. EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN PER FIELD OBSERVATION, GIS DATA, AND UTILITY LOCATING SERVICE. CONTRACTOR TO VERIFY UTILITY MAIN AND SERVICE LOCATIONS PRIOR TO DISTURBANCE.
6. ALL PRIVATE MANHOLES SHALL HAVE CASTINGS LABELED AS "SANITARY SEWER".
7. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED SILVER.
8. MANHOLES LOCATED OUT OF THE PROPOSED STREETS SHALL BE PROTECTED AT ALL TIMES. ALL MANHOLES WILL BE RETESTED AT THE TIME OF FUTURE DEVELOPMENT.
9. UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL, SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH UTILITY PROVIDERS.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

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Civil & Environmental Consultants, Inc.

Hydrant Flow Calculations

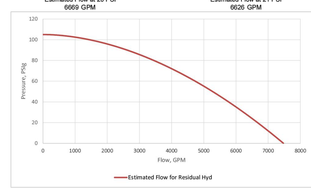
Project: Task 0002 - Cool Springs Mall Flow Test Date: 2/14/2024 Time: 10:58 AM
Performed by: Peter Chimera, CEC and Justin Maxwell, MVUD

Flowing Hydrant Information		Residual Hydrant Information	
Hydrant #	1362	Hydrant #	1383
Location	7086 Bakers Bridge Ave	Location	7083 Bakers Bridge Ave
Static Press.	104 PSI	Static Press.	105 PSI
Flow	1096 GPM	Residual Pres	102 PSI

Minimum Allowable
Pressure at Residual Hyd. 21 psi to maintain 20 psi at both hydrants

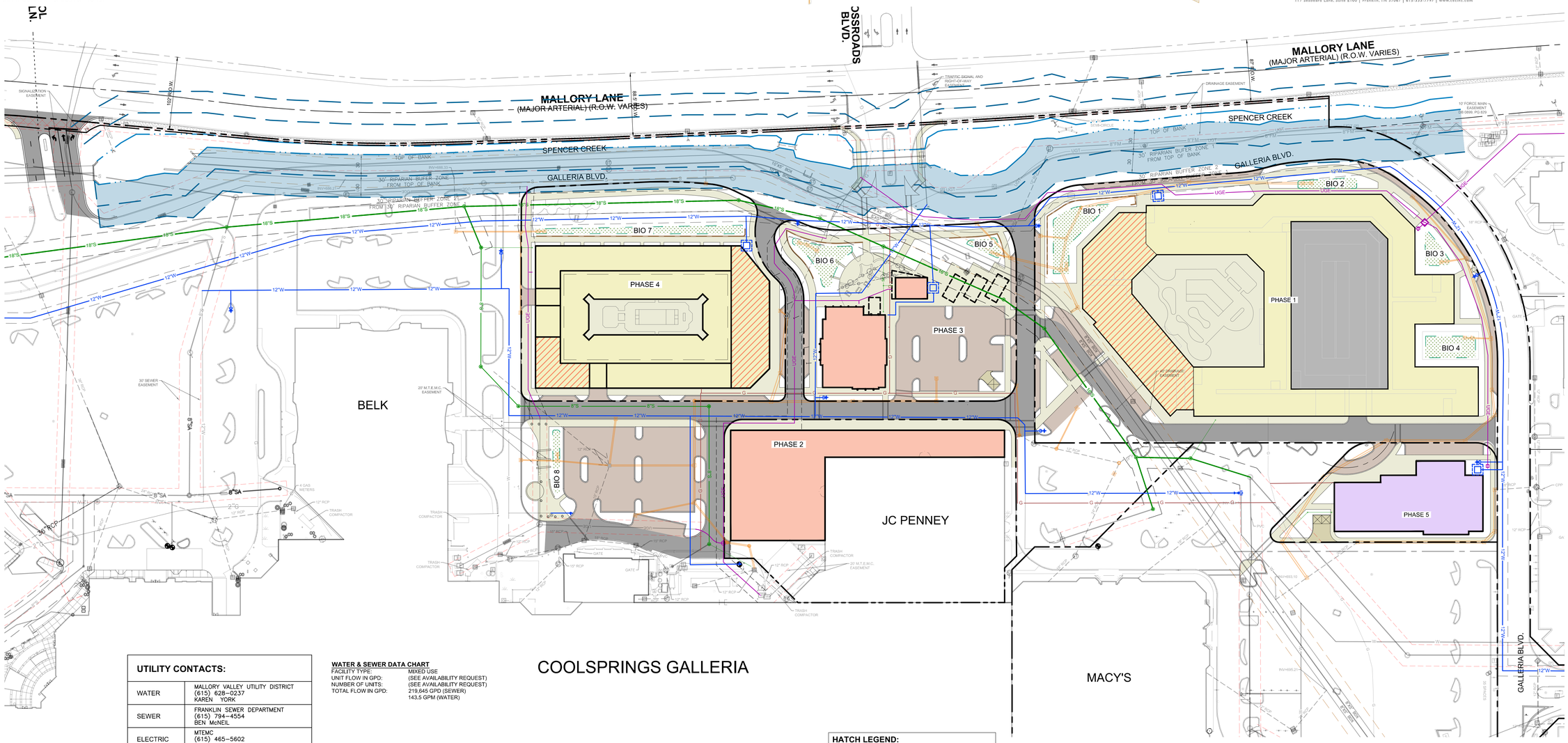
Estimated Flow for Residual Hyd

Estimated Flow at 20 PSI	Estimated Flow at 21 PSI
6669 GPM	6626 GPM



Notes:
1. Results provided are calculated at the point of connection to the MVUD system and do not include losses that may occur due to metering, service lines, backflow prevention, or multi-story construction.
2. Results provided are instantaneous readings. CEC and MVUD cannot ensure that the results represent actual fire hydrant flow conditions over any period of time.

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UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 477-3166 STACEY ANDERSON
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

WATER & SEWER DATA CHART

FACILITY TYPE:	MIXED USE
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	219,645 GPD (SEWER) 143.5 GPM (WATER)

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPETY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 206,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD), DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL DAVIS
REGISTERED ENGINEER
AGRICULTURE
SIGNATURE
DATE 11/07/2024
No. 121998
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

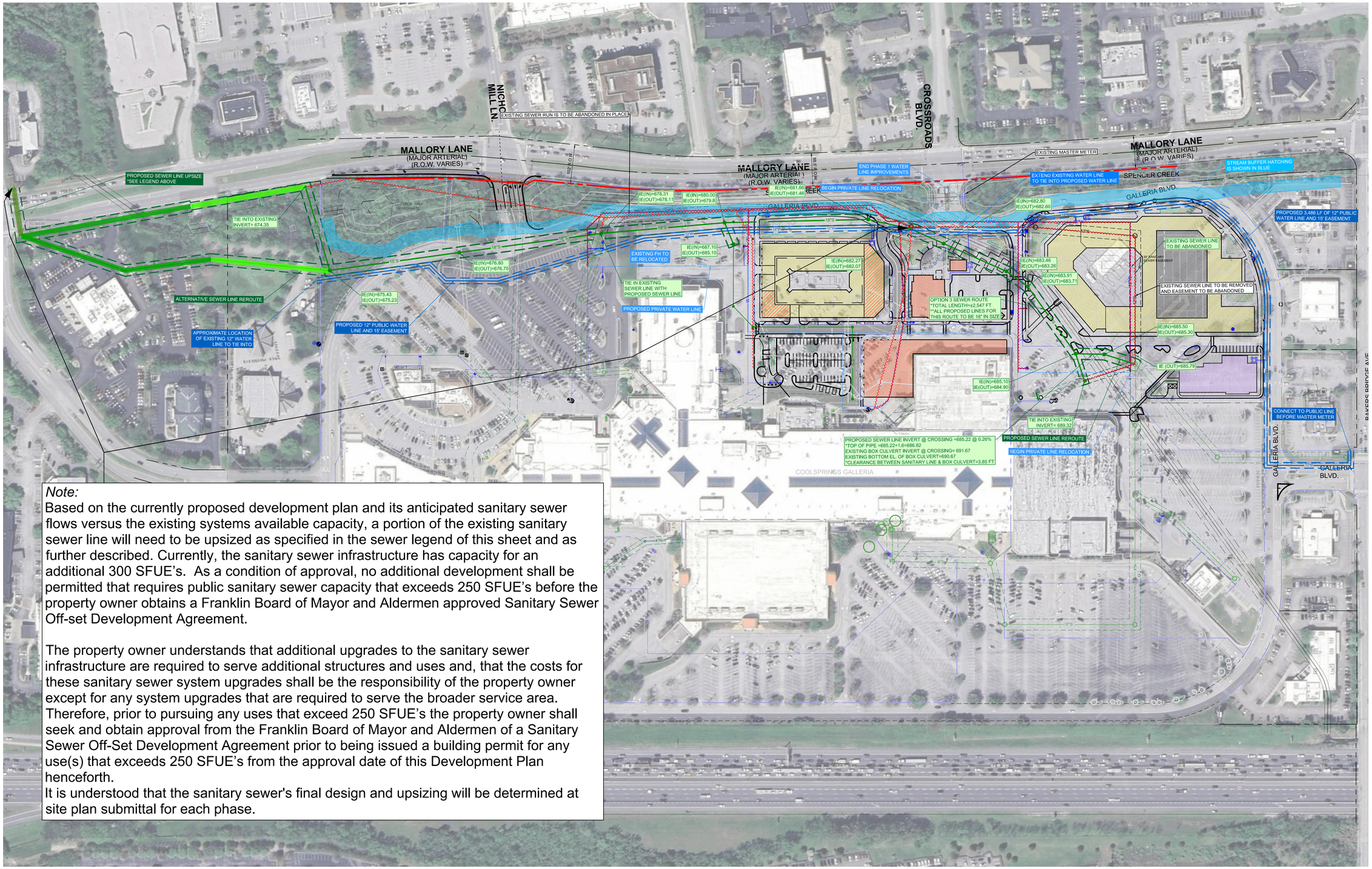
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Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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Drawing Title:
SITE UTILITY PLAN

Drawing No.
C5.0

Project No.
22-0073

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PLOTTED BY: PETER CHIMERA - LAST PLOTTED: 11/6/2024 1:38 PM



Note:
Based on the currently proposed development plan and its anticipated sanitary sewer flows versus the existing systems available capacity, a portion of the existing sanitary sewer line will need to be upsized as specified in the sewer legend of this sheet and as further described. Currently, the sanitary sewer infrastructure has capacity for an additional 300 SFUE's. As a condition of approval, no additional development shall be permitted that requires public sanitary sewer capacity that exceeds 250 SFUE's before the property owner obtains a Franklin Board of Mayor and Aldermen approved Sanitary Sewer Off-set Development Agreement.

The property owner understands that additional upgrades to the sanitary sewer infrastructure are required to serve additional structures and uses and, that the costs for these sanitary sewer system upgrades shall be the responsibility of the property owner except for any system upgrades that are required to serve the broader service area. Therefore, prior to pursuing any uses that exceed 250 SFUE's the property owner shall seek and obtain approval from the Franklin Board of Mayor and Aldermen of a Sanitary Sewer Off-Set Development Agreement prior to being issued a building permit for any use(s) that exceeds 250 SFUE's from the approval date of this Development Plan henceforth.
It is understood that the sanitary sewer's final design and upsizing will be determined at site plan submittal for each phase.

EXISTING SEWER UPSIZE LEGEND:
- EXISTING 15" SEWER LINE TO BE UPSIZED TO 18"
- EXISTING 18" SEWER LINE TO BE UPSIZED TO 24"
- EXISTING 24" SEWER LINE TO BE UPSIZED TO 30" OR REINSTALL AT A STEEPER SLOPE

SANITARY SEWER LEGEND:
- PROPOSED SEWER LINE- PUBLIC (18"S)
- PROPOSED SEWER LINE- PRIVATE (18"S)
- PROPOSED SEWER SERVICE LINE (S)
- EXISTING SEWER LINE (S)
- PROPOSED SEWER LINE EASEMENT

WATER LEGEND:
- EXISTING PROPERTY LINE (TO BE ABANDONED)
- PROPOSED PROPERTY LINE
- PROPOSED 15' WATER LINE EASEMENT
- EXISTING WATER LINE (W)
- PROPOSED WATER LINE- PUBLIC (12"W)
- PROPOSED WATER LINE- PRIVATE (W)
- PROPOSED WATER SERVICE LINE (W)

NOTE:
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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
NUMBER 121598
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

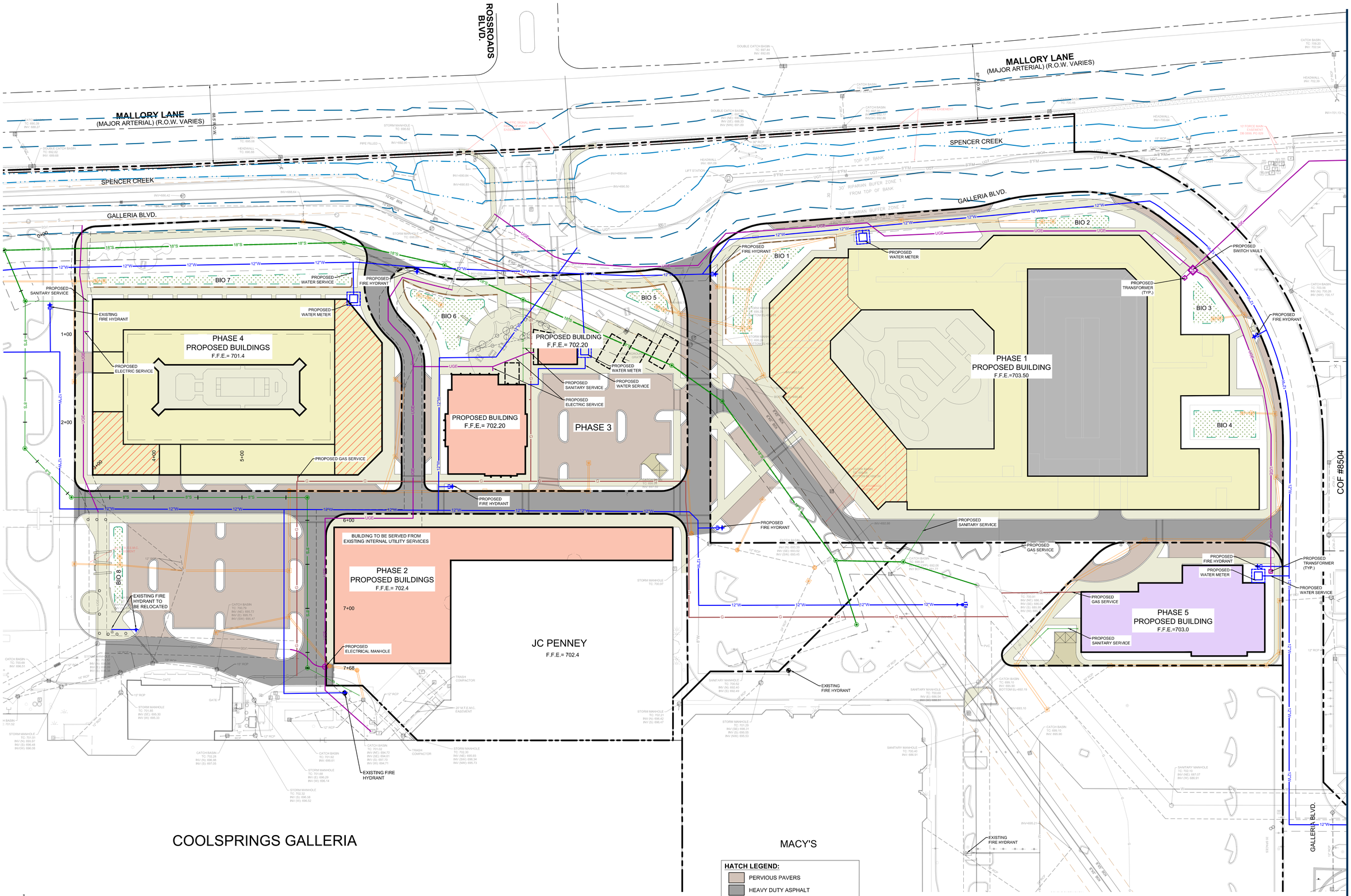
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Approved By: E. PARL
Revisions:
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Drawing Title:
OVERALL WATER AND SEWER LINE REROUTING PLAN

Drawing No.
C5.1

Project No.
22-0073

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HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

NOTE:
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ragansmith.com

ERIC MICHAEL PARL — REGISTERED ENGINEER — AGRICULTURE — 11/07/2024 — No. 121598 — STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

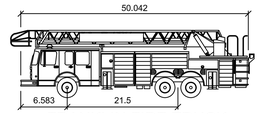
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ENLARGED SITE UTILITY PLAN

Drawing No.
C5.2

Project No.
22-0073



FRANKLIN FIRE TRUCK
(PER SD-7)

1.	Number of Front Axles:	1
	Front Track Width:	8.000ft
	Wheels on Each Front Axle:	2
	Number of Rear Axles:	2
	Rear Track Width:	8.000ft
	Wheels on each Rear Axle:	4
	Wheelbase:	19.292ft
	Rear Axle Spacing:	4.417ft
	Lock-to-Lock Time:	6 Sec.
	Turning Radius Wall to Wall	42ft
	Body Length:	50.042ft
	Body Width:	8.333ft
	Rear Overhang:	24.167ft
	Body Style:	Fire Truck
	Height:	13.5'
2.	Minimum Design Speed:	5mph

FIRE LANE NOTES:

PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

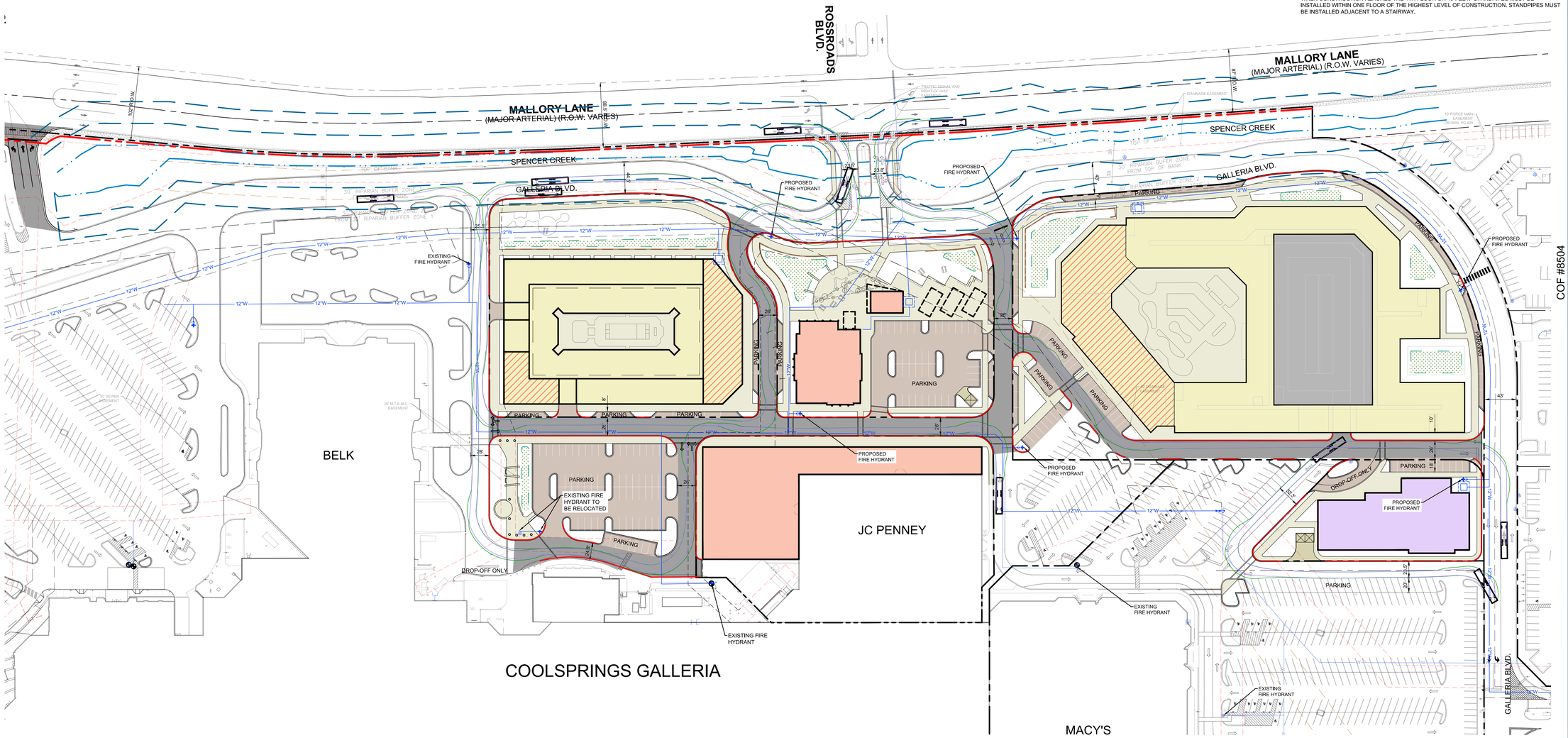
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

TEMPORARY ACCESS ROAD NOTES

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.

FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



KEY

FIRELANE MARKING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 60 120

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ERIC MICHAEL PARR
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
NUMBER
No. 121758
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale:	1" = 60'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	

Drawing Title:

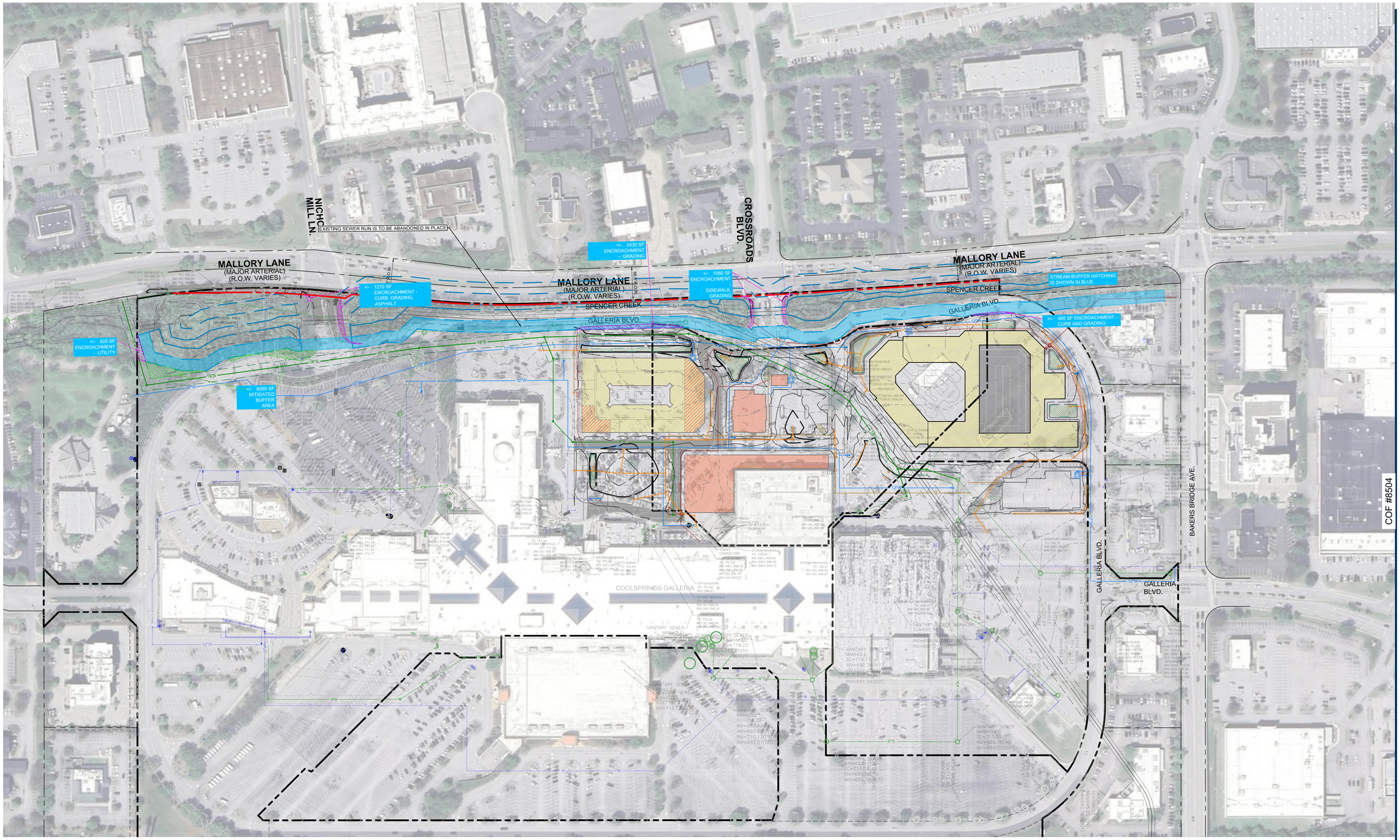
EMERGENCY MANAGEMENT PLAN

Drawing No.

C6.0

Project No.

22-0073



LEGEND:

- EXISTING PROPERTY LINE (TO BE ABANDONED)
- PROPOSED PROPERTY LINE
- PROPOSED 15' WATER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE- PUBLIC
- PROPOSED WATER LINE- PRIVATE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER LINE

STREAM BUFFER MITIGATION

TOTAL BUFFER IMPACT:	6090 SF (13.98 AC)
TOTAL MITIGATION AREA:	6090 SF (13.98 AC)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200

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SCOTT MICHAEL BERRICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 001
11/07/24

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1"=100'

Date: 11/04/2024

Approved By: E. PARL

Revisions:

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Drawing Title:

STREAM BUFFER MANAGEMENT PLAN

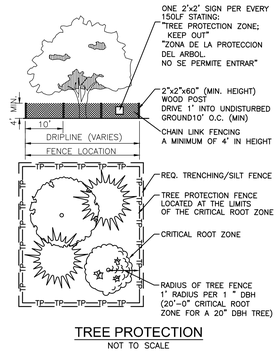
Drawing No.

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Project No.

22-0073

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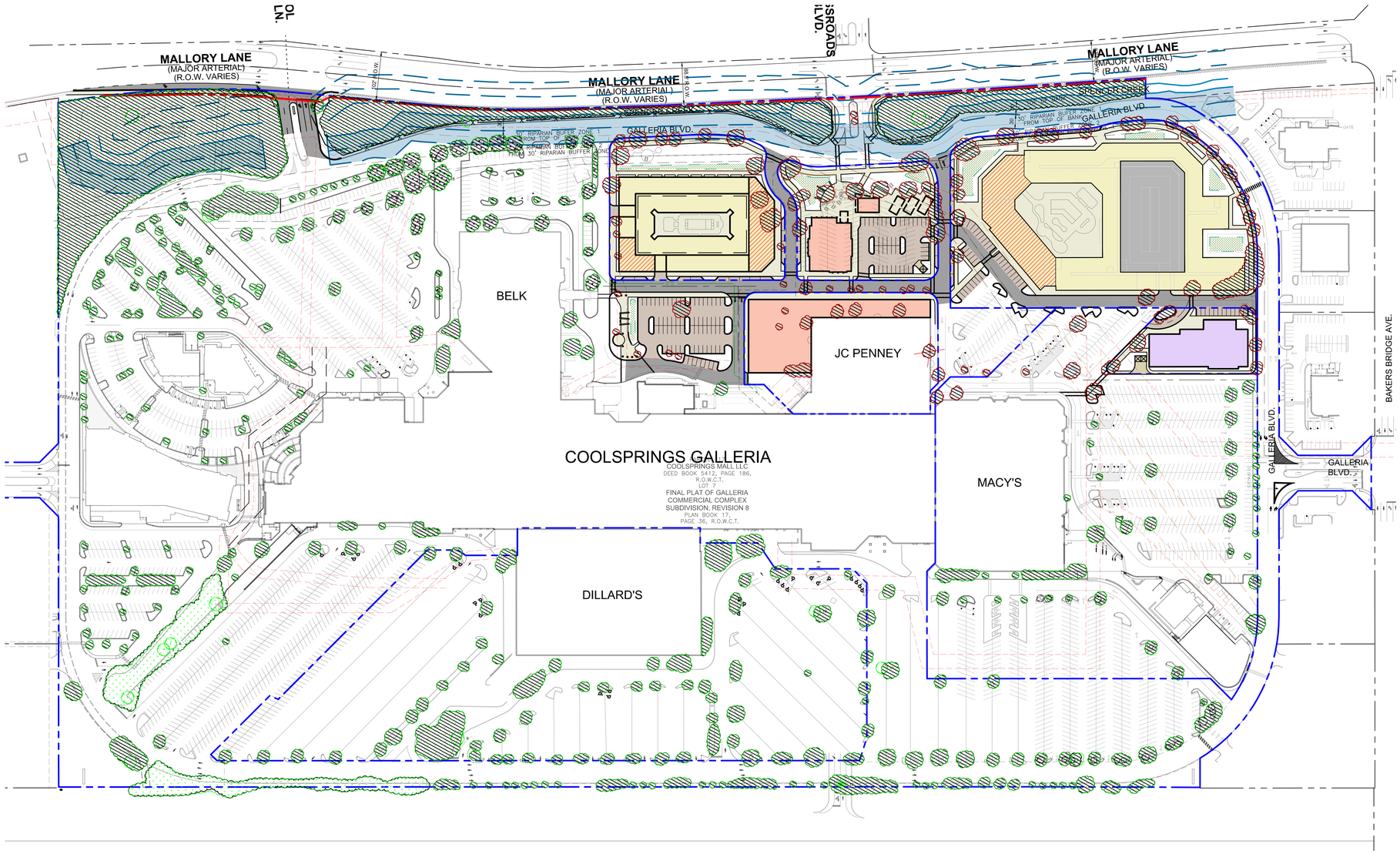


TREE PROTECTION

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE DATA	
SITE INFORMATION	
Acreage / Square Footage of Site:	86.53 Ac. / 3,768,811 ± S.F.
Site Zoning District and Applicable Overlays:	PD (PLANNED DISTRICT)
TREE CANOPY	
Percent and Acreage of Original Canopy Cover:	11.53 Ac. (13% of Total Site Acreage)
Percent and Acreage Tree Canopy Required:	2.54 Ac. (22% of existing canopy cover)
Percent and Acreage of Preserved Canopy Cover Provided:	9.37 Ac. (81%)
Number and DBH of Specimen Trees Removed:	None



EXISTING SPECIMEN TREE LIST					
TREE #	Caliper Inches	Specimen Name	TREE #	Caliper Inches	Specimen Name
2	26	Willow Oak	18	28	Willow Oak
3	26	Willow Oak	19	24	Bald Cypress
4	25	Willow Oak	23	28	Willow Oak
7	28	Willow Oak	25	24	Willow Oak
8	26	Willow Oak			
9	28	Willow Oak			
10	24	Willow Oak			
11	25	Willow Oak			
12	27	Pine			
14	31	Willow Oak			
16	24	Willow Oak			
17	28	Willow Oak			
		Specimen tree caliper inches to be removed:			0
		Specimen tree replacement DBH required (2:1 Replacement):			0

CANOPY TO BE PRESERVED

CANOPY TO BE REMOVED

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SCOTT MICHAEL BERWICK — REGISTERED — AGRICULTURE — 11/07/24 — TENNESSEE NO. 907 — LANDSCAPE ARCHITECT

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	1"=100'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	

Drawing Title:

TREE PRESERVATION PLAN

Drawing No.

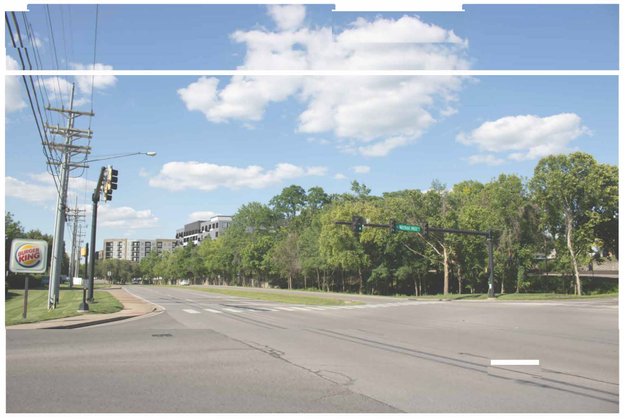
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Project No.

22-0073



VIEW 1

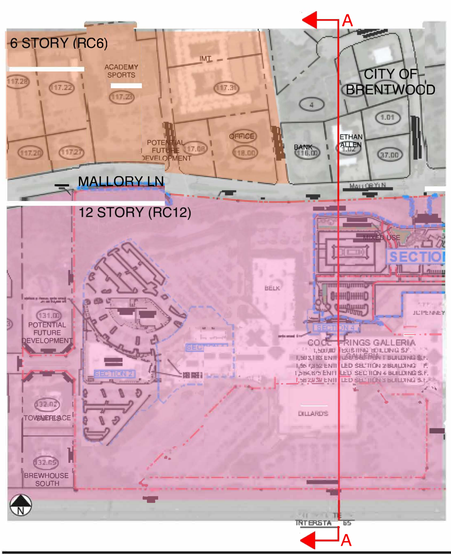


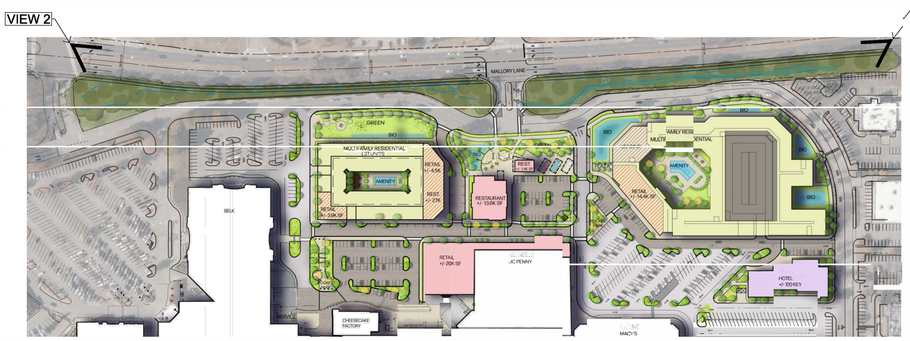
VIEW 2

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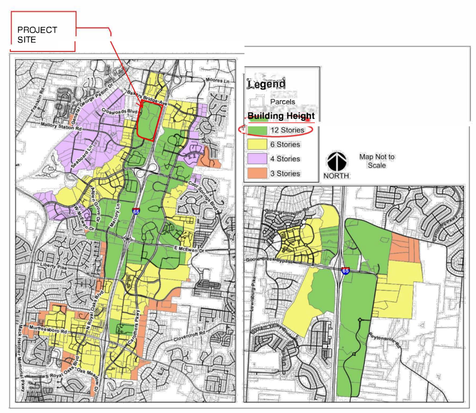
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STREET VIEW PERSPECTIVES KEY MAP



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SITE ELEVATION A:A
FRANKLIN, TN | WILLIAMSON COUNTY

COOLSPRINGS GALLERIA

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JOHN WARD
REGISTERED ARCHITECT
No. 106604
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #5 5d
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
OF #85d

Scale: NO SCALE
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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Drawing Title:
HEIGHT ANALYSIS EXHIBIT

Drawing No.
A1.0

Project No.
22-0073



PERSPECTIVE 1 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 1 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 2 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 2 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 3 - CENTRAL PLAZA ENLARGEMENT

BUILDING INFORMATION		
BUILDING	MAX HEIGHT (STORIES)	IBC BUILDING TYPE
1	7	1
2	2	2
3	2	5A
4	1	5A
5	8	1
6	7	1 PODIUM/ 3A ABOVE

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No. 106604
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

C BL PROPERTIES

CITY OF FRANKLIN PROJECT #5004

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C OR#850 4

Scale: NTS

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

ARCHITECTURAL RENDERINGS

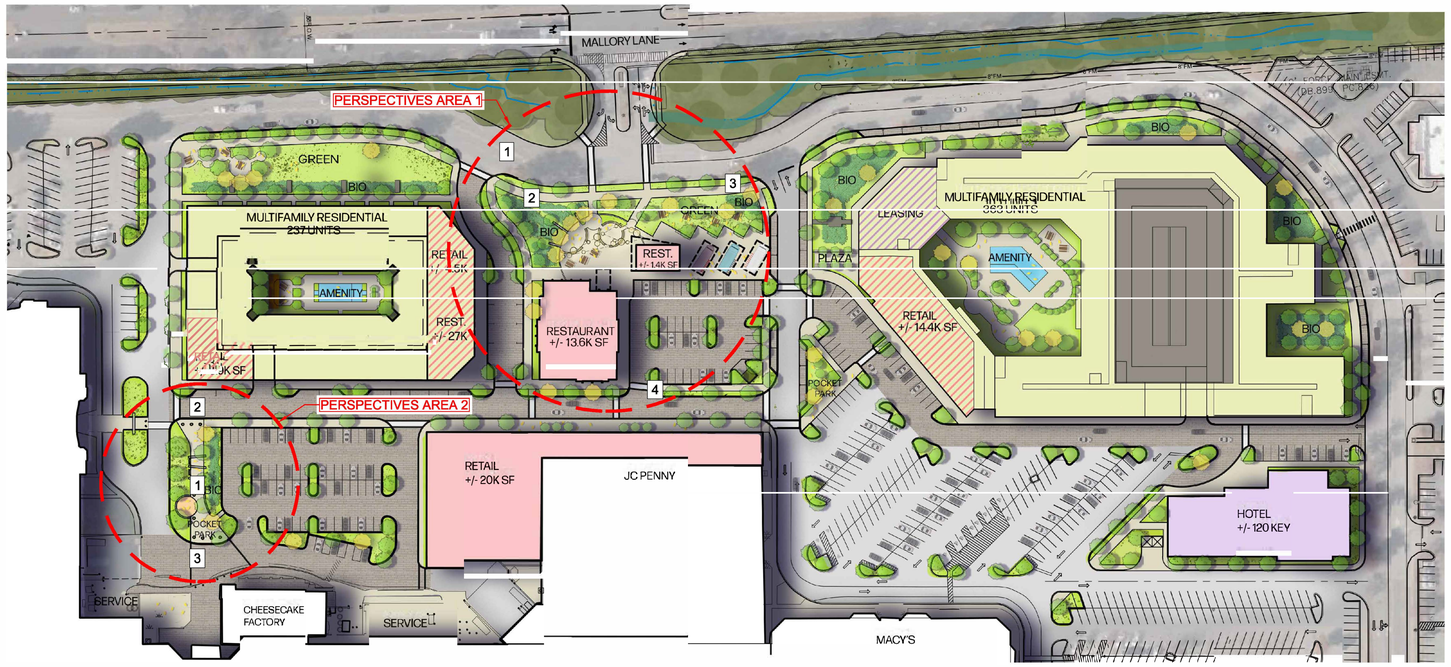
Drawing No.

A2.1

Project No.

22-0073

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Tue, Nov 12, 2024 - 12:48 PM
ARCHITECTURAL RENDERINGS



CONTEXT MAP

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PERSPECTIVE AREA 2 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 2



PERSPECTIVE AREA 2 - VIEW 2



PERSPECTIVE AREA 1 - VIEW 3



PERSPECTIVE AREA 1 - VIEW 4



PERSPECTIVE AREA 2 - VIEW 3

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JOHN WARD REGISTERED ARCHITECT No. 106604 STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

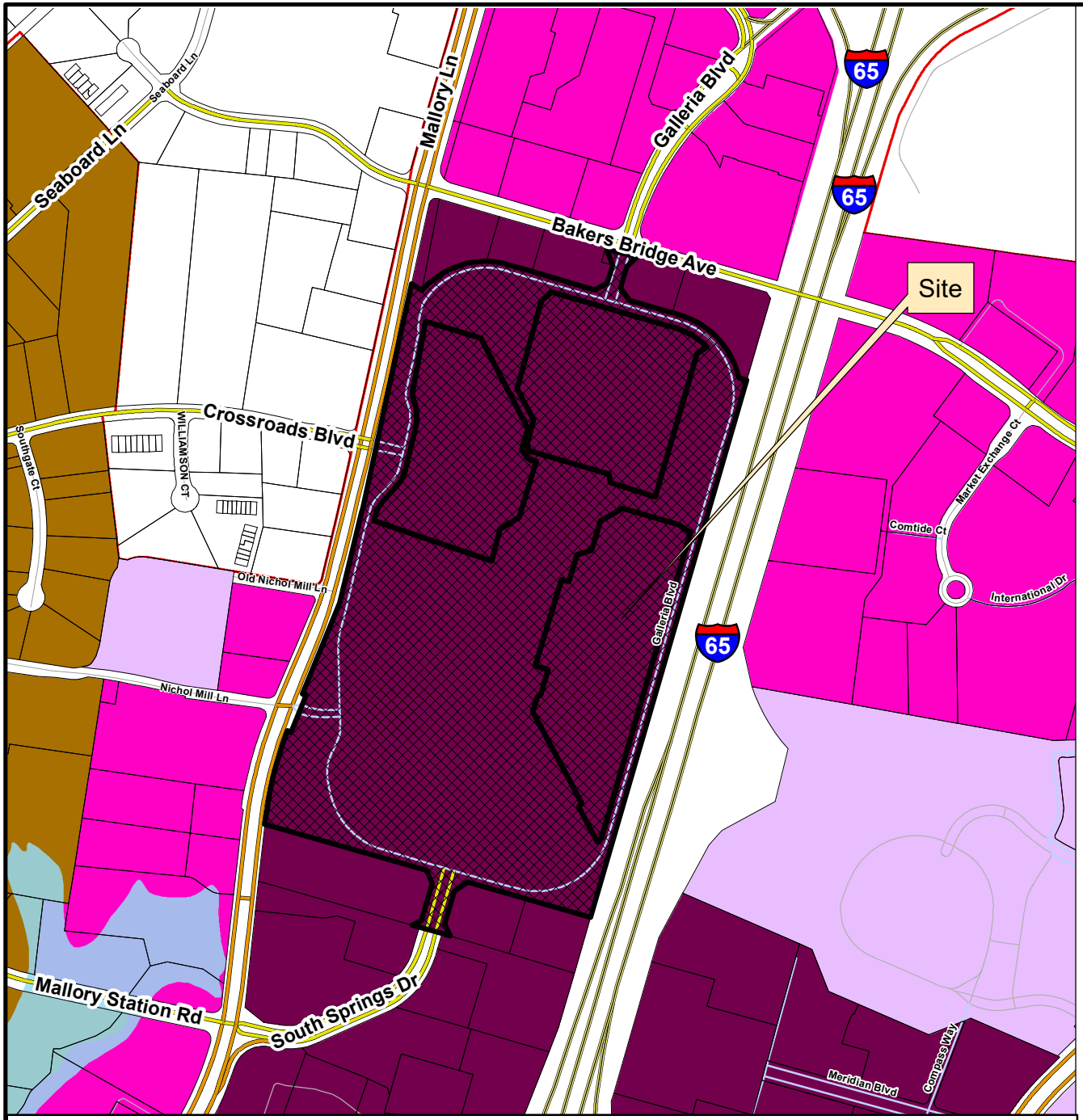
CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF #850

Scale: NTS
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ARCHITECTURAL RENDERINGS

Drawing No.
A2.2

Project No.
22-0073



COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

- Galleria Commercial Complex PUD Subdivision
- Floodway Fringe Overlay
- Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8504

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - Checklist

General Issues

65. Development Plan

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

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Engineering - Development Plan Checklist

General Issues

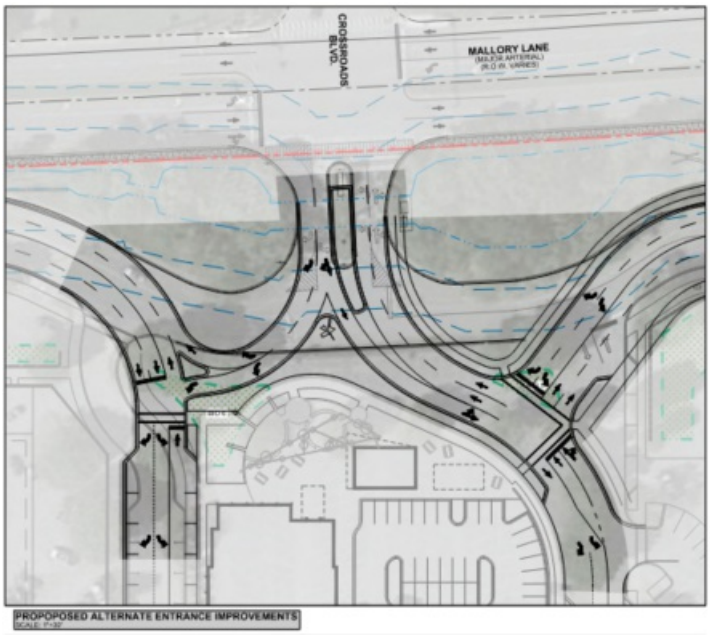
37. Sidewalk

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

Where feasible, the City will require an 8' sidewalk along Mallory Lane. This can be shown on the site plan submittal.

50. Internal Sidewalks

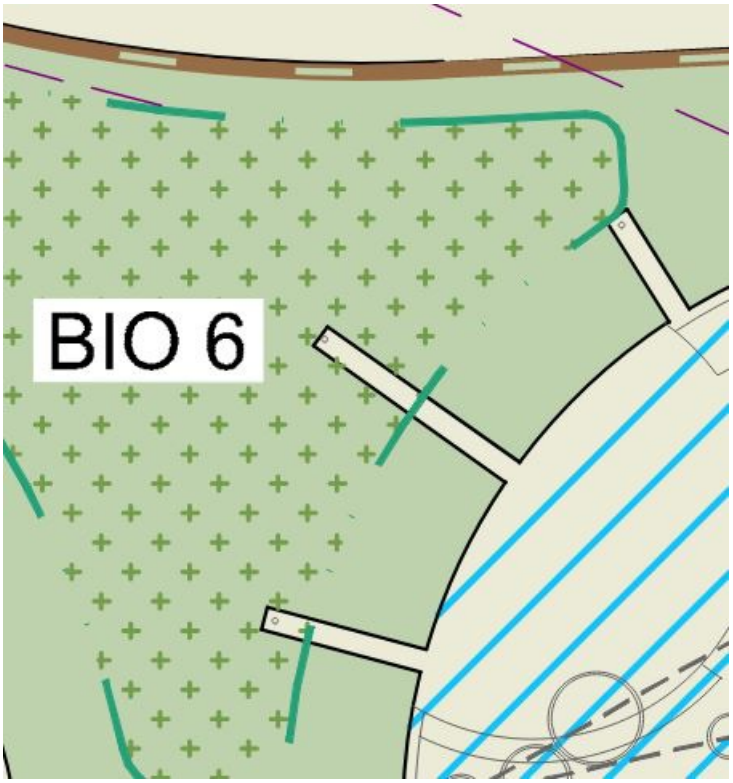
jimmy.wiseman@franklintn.gov The alternate entrance design shall be provided on all of the applicable development plan sheets at One Stop. Construction details shall be designed at Site Plan.



53. Bioretention

lance.fittro@franklintn.gov

Green Infrastructure Easements, including those required for bioretention areas, are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin. Any structures or walkways desired to encroach, cross or span bioretention areas shall require the design of the features to exclude area underneath the walkway or structure, and may require multi-cell design and construction, to be determined at site plan stage. Depiction of encroachments into bioretention or other green infrastructure practices on the Development Plan shall not be considered as entitlements or grounds for variance approval where standard design specifications per the current BMP Manual are not met.



81. ADA On-Street Parking

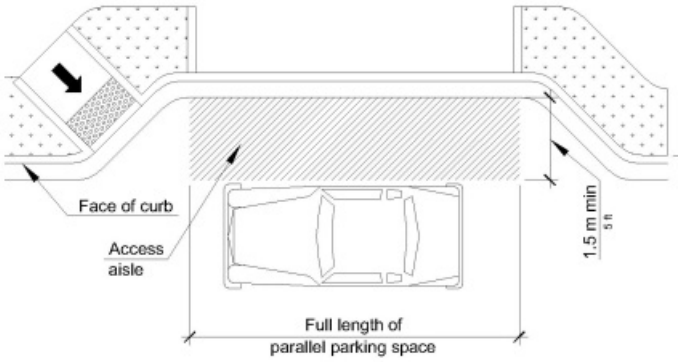
joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Where on-street parking is provided and is metered or designated by signs or pavement markings, at the Site Plan Stage, Applicant shall provide accessible on-street parking spaces meeting the following:

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

TABLE R211 ON-STREET PARKING SPACES

Total number of metered or designated parking spaces	Minimum required number of *accessible* parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.



82. Meeting Required Prior to One Stop

joe.marlo@franklintn.gov *One Stop is intended to consist of a short staff reviewto ensure the remaining comments have been addressed. Due to the significance of remaining comments in this submittal, a meeting is required.*

Prior to submitting for One Stop, Applicant shall schedule a meeting with Engineering, Water Management, and Planning staff to demonstrate that the comments made herein have been accurately understood and and incorporated into the project documents. *Submittal of the Development Plan will be deemed incomplete without meeting with city staff prior.*

After the corrections have been made, contact Joe Marlo (joe.marlo@franklintn.gov) at the City of Franklin to arrange a virtual meeting.

Parks

General Issues

27. Parkland Impact Fee

kevinl@franklintn.gov The parkland agreement has been submitted to Law for approval on 11-8-24. Once we have signatures from the applicant, this can move forward to BOMA for approval.

"Failed" will be the comment until we have signatures and the agreement has been placed on the BOMA agenda.
[Edited By Kevin Lindsey]

Planning

General Issues

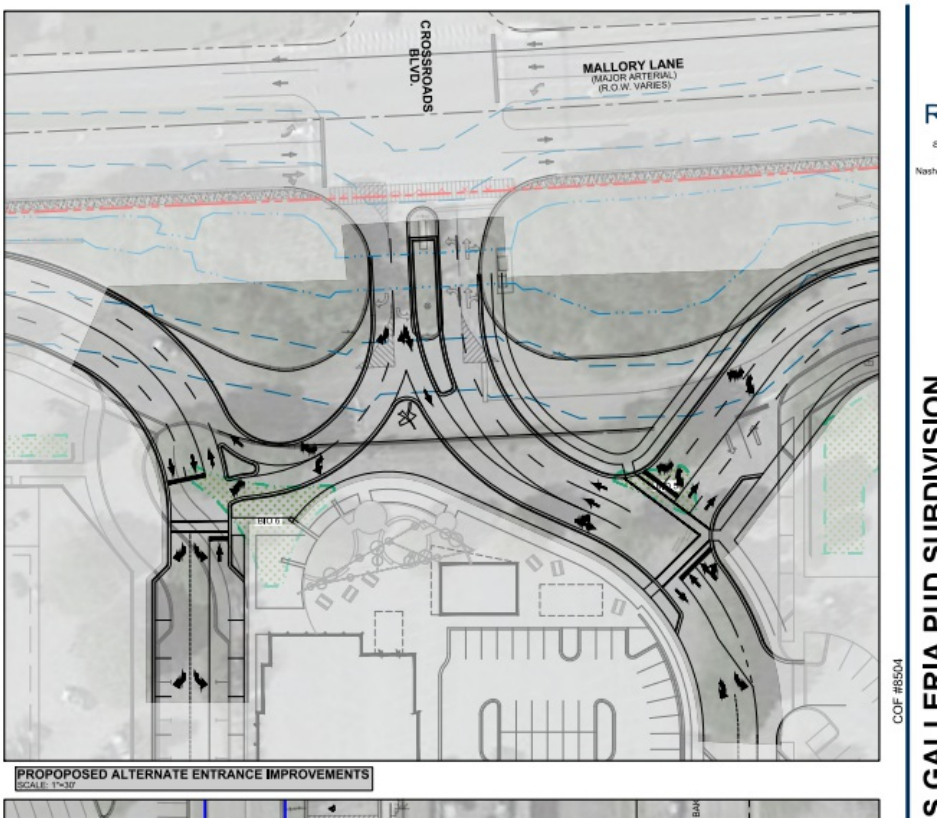
78. Project name

joseph.bryan@franklintn.gov Revise to "Cool Springs" with a space in between the words.

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

79. Access Plan

joseph.bryan@franklintn.gov Applicant shall revise all sheets to reflect what is shown on Sheet C4.0a ROW & Access Plan, specifically the alternate plan for the connection to Crossroads Boulevard.



80. Large Scale Office Building Type

joseph.bryan@franklintn.gov Applicant shall confirm whether the large scale office building type needs to be included with this development plan revision, and remove if staff determines it is not needed.

83. Parking

joseph.bryan@franklintn.gov Applicant shall revise the parking charts to show the existing mall SF requiring the previously approved minimum parking of 4,216 spaces. Along with the other uses, this brings the total parking required to 6,306 spaces. Applicant shall correct their share factor, to show they are requesting a 20.5% share factor across the site, reducing the parking need to 5,014 spaces.

It shall be noted that the share factor is for the FULL build-out, and not necessarily approved with each phase. At site plan, applicant will be expected to revisit the share factor based on uses being proposed within each section in conjunction with those also existing on site.

For reference:

Parking requirements

existing mall min required, per previous approvals	4216
new retail	114
new restaurant	588
new hotel	131
new multifamily	1212
total required without share factor	6306
20.5% share factor across site	20.5%
total minimum parking required, after share factor	5,014
total provided spaces	5,024

[Edited By Amy Diaz-Barriga]

85. Zoning/Entitlements

joseph.bryan@franklintn.gov Applicant shall revise the total nonresidential entitlements to 1,659,584 SF.

[Edited By Amy Diaz-Barriga]

86. previous approvals vs proposed entitlements

amy.diaz-barriga@franklintn.gov Applicant shall remove the documentation of existing square footage from the Take-Down Schedule as shown on sheet C2.0. The takedown chart shall only show the phasing of new development square footage; also remove parking provided. Per comment 83, this need per phase will be evaluated with each site plan.

Applicant will also provide a chart showing the previous development plan and revision entitlements, along with current buildout of the site, and also the total proposed new square footage and entitlements.

	SF	Units	Keys
original Mall approval	1,500,000 SF		
Additional SF Revision 1 (N & S areas)	76,883 SF		
Additional SF Revision 2 (cheesecake factory)	6056 SF		
Previous Entitlements approved, total	1,582,939 SF		
Actual Square Footage Constructed to date	**1,575,029 SF**		
additional SF/units/hotel keys Revision 3	**84,555 SF**	**600**	**120**
overall proposed entitlements	**1,659,584 SF**	**600**	**120**

87. entitlement reporting

amy.diaz-barriga@franklintn.gov	Applicant shall update these numbers on sheet C2.0 to reflect previously approved REVISONS (not sections), and actual CONSTRUCTED Square footage, to align with the chart required in comment #86.  [Edited By Amy Diaz-Barriga]

88. clarify gross sf

amy.diaz-barriga@franklintn.gov	Applicant shall remove all references to "leasable square footage" as this is not a number to calculate any Zoning Ordinance requirement. Locations to remove references include, but may not be limited to: • take down schedule; • parking analysis chart; • site data chart

Planning (Landscape)

General Issues

84. site numbers

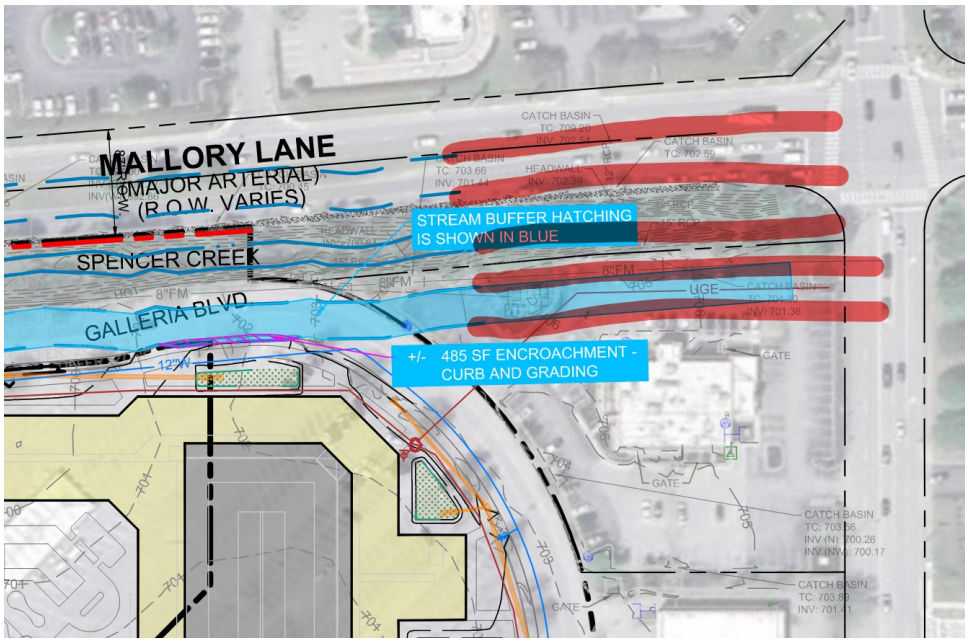
jason.arnold@franklintn.gov	Applicant shall update the open space and the existing tree canopy numbers. These numbers shall be based on the limits of construction and not the total site.

Stormwater

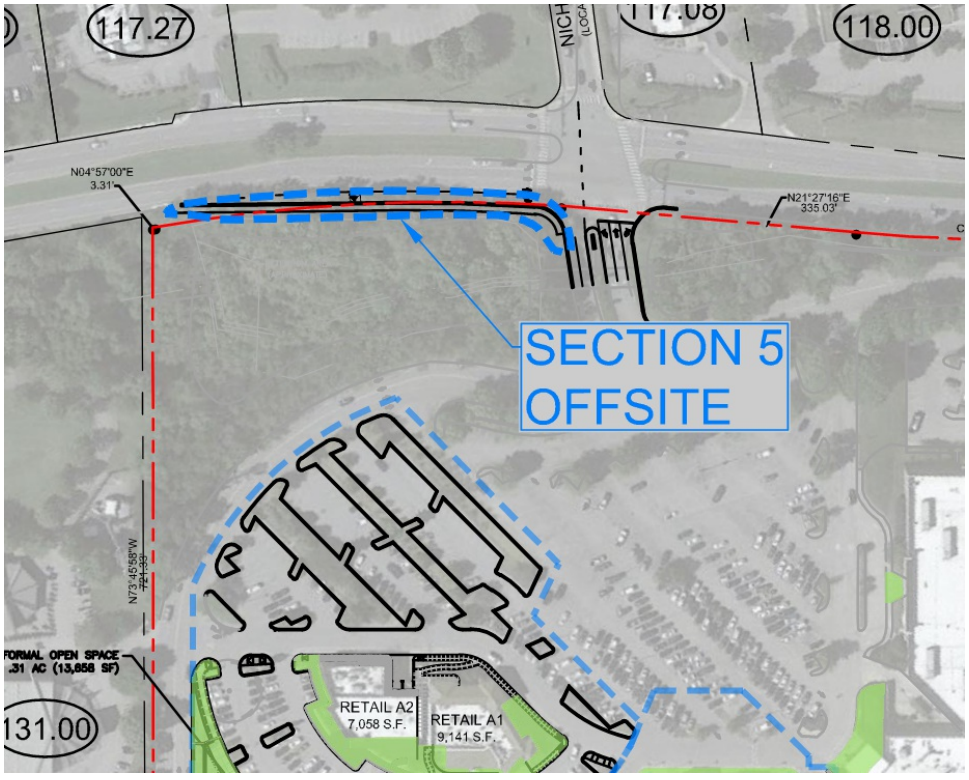
General Issues

2. Riparian Buffer

jeff.willoughby@franklintn.gov	Label riparian buffer widths and zones on the buffer management plan as 30' Riparian Buffer Zone 1 and 30' Riparian Buffer Zone 2. Label mitigation area as "Averaged Riparian Buffer Zone 2". The CBL parcel extends further. Stream and Riparian buffer shall extend as shown below in red.



Show any offsite impacts associated with the riparian buffers.



[Edited By Jeff Willoughby]

31. Water Quality

jeff.willoughby@franklintn.gov	The issue associated with the upstream pump being turned off, that is understood to provide baseflow to the stream shall be resolved with TDEC. Either the pump should be turned back on or documentation from TDEC that this is no longer required shall be provided to the City for review before plan approval shall be granted

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

TAX MAP 53, PARCELS 117, 117.03, 117.04, 139
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

ARCHITECTURE

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505 DESIGN at Cooper Carry
1360 WALNUT STREET, SUITE 102
BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

CIVIL

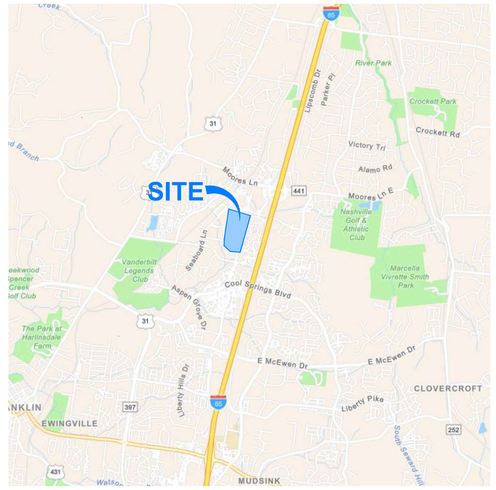
ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

LANDSCAPE ARCHITECTURE

SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	SITE RENDERING
C2.1a	INTERNAL CONNECTIVITY RENDERING
C2.2	ENLARGED SITE LAYOUT PLAN
C2.3	DEVELOPMENT PHASING
C2.4	DEVELOPMENT PHASING
C2.5	PARKLAND DEDICATION
C2.6	PROPOSED LOT LINE EXHIBIT
C3.0	SITE GRADING & DRAINAGE PLAN
C3.1	ENLARGED SITE GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.0a	ENLARGED ROW & ACCESS PLAN
C4.1	TRANSPORTATION IMPROVEMENT PLAN
C4.2	OFFSITE TRANSPORTATION IMPROVEMENT PLAN
C5.0	UTILITY PLAN
C5.1	OVERALL WATER AND SEWER LINE REROUTING PLAN
C5.2	ENLARGED SITE UTILITY PLAN
C6.0	EMERGENCY MANAGEMENT PLAN
C7.1	STREAM BUFFER MANAGEMENT PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	HEIGHT ANALYSIS EXHIBIT
A2.1	ARCHITECTURAL RENDERINGS
A2.2	ARCHITECTURAL RENDERINGS
A2.3	ARCHITECTURAL RENDERINGS



LOCATION MAP
SCALE 1" = 1000'

SITE DATA

SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd, Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Mallory Ln)	20' Min.
Front Yard (Internal)	0' Min
Side Yard (External):	0' Min.
Side Yard (Internal):	0' Min.
Rear Yard (I-65)	25' Min
Rear Yard (Internal):	0' Min.
Dwelling Unit Count, By Type:	
Multi-Family:	600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F. , Maximum 8 Stories) [Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH, INC., DATED NOVEMBER 10, 2023.

PLAT REFERENCE:
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J.C. PENNEY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PRELIMINARY ENGINEERING ASSESSMENT NOTE:

THIS PRELIMINARY ENGINEERING ASSESSMENT PLAN SET IS SCHEMATIC IN NATURE. FURTHER STUDY AND DEVELOPMENT OF THE SITE DESIGN (INCLUDING SITE LAYOUT, SITE UTILITIES, SITE GRADING AND DRAINAGE, STORMWATER QUALITY MEASURES) SHALL BE NECESSARY. VARIOUS PRELIMINARY LEVEL DESIGN ASSUMPTIONS HAVE BEEN MADE THAT SHALL BE FURTHER VETTED AND INVESTIGATED. AS THE CIVIL DESIGN PROGRESSES FROM PRELIMINARY TO FURTHER DETAILED DESIGN, FEEDBACK AND COORDINATION WITH THE PROJECT DESIGN TEAM AND ANY GOVERNING / JURISDICTIONAL AGENCIES SHALL OCCUR. IT SHALL BE ANTICIPATED THAT THE PRELIMINARY DESIGN CONTAINED WITHIN THIS SET MAY BE INFLUENCED BY THESE REVIEW AND COORDINATION EFFORTS.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #8504 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.5.

COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE 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.

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISON REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

SCOTT MICHAEL BERNICK — REGISTERED — AGRICULTURE — TENNESSEE No. 607 — LANDSCAPE ARCHITECT — 11/07/24

COF #8504

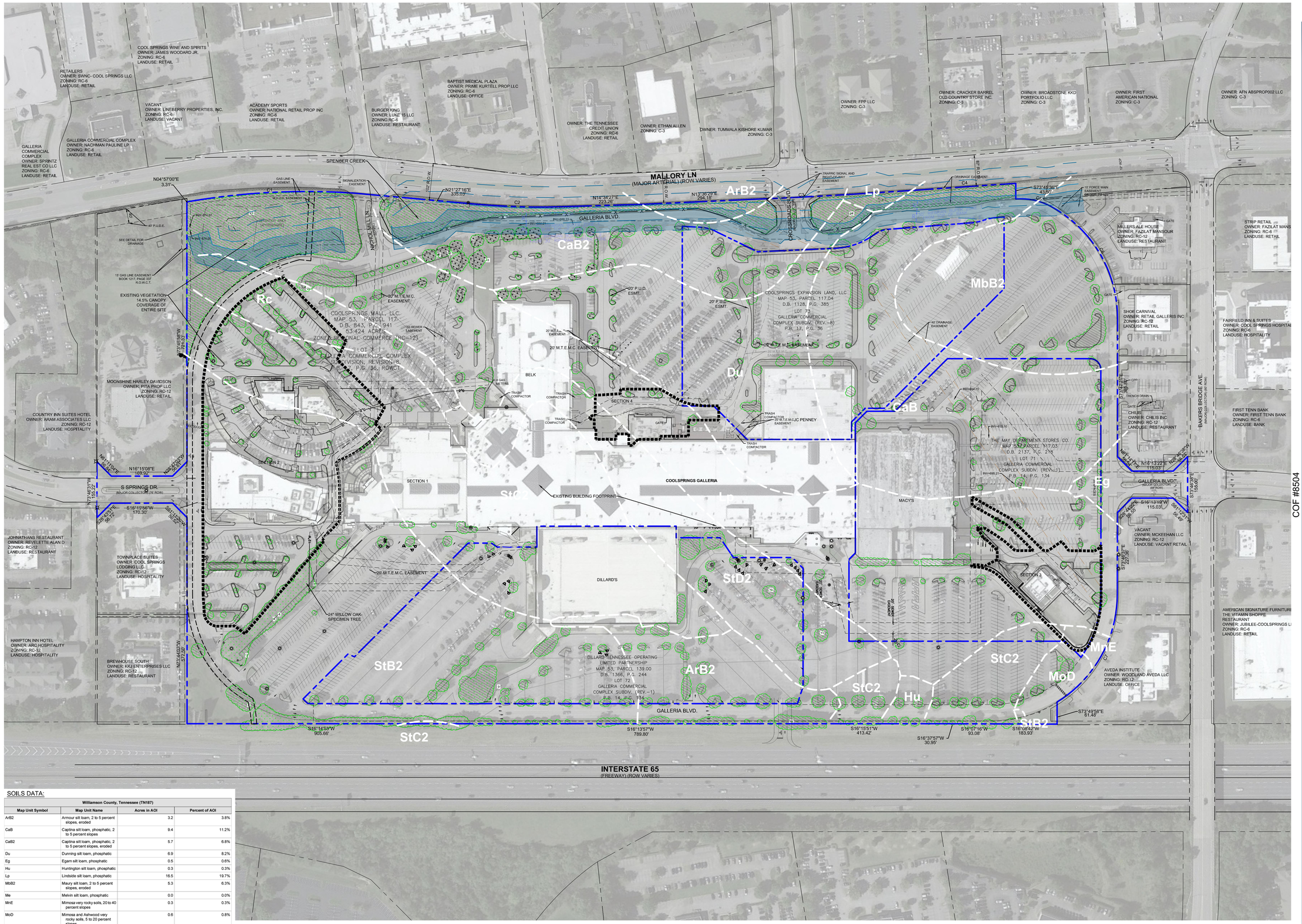
COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FRANKLIN PROJECT #8504

Scale:	NO SCALE
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	

Drawing Title:
COVER SHEET

Drawing No.
C0.0

Project No.
22-0073



SOILS DATA:

Williamson County, Tennessee (TN187)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	3.2	3.8%
CaB	Captina silt loam, phosphatic, 2 to 5 percent slopes	9.4	11.2%
CaB2	Captina silt loam, phosphatic, 2 to 5 percent slopes, eroded	5.7	6.8%
Du	Dunning silt loam, phosphatic	6.9	8.2%
Eg	Egam silt loam, phosphatic	0.5	0.6%
Hu	Huntington silt loam, phosphatic	0.3	0.3%
Lp	Lindside silt loam, phosphatic	16.5	19.7%
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	5.3	6.3%
Me	Melvin silt loam, phosphatic	0.0	0.0%
MnE	Mimosa very rocky soils, 20 to 40 percent slopes	0.3	0.3%
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	0.6	0.8%
Rc	Rockland	2.0	2.3%
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded	16.1	19.1%
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded	12.0	14.3%
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded	5.3	6.3%
Totals for Area of Interest		**84.0**	**100.0%**

A SOIL RESOURCE REPORT WAS CREATED USING THE USDA - NATURAL RESOURCES CONSERVATION SERVICE ONLINE SOFTWARE ON AUGUST 8, 2013. NO ON-SITE SOIL REPORT/ANALYSIS HAS BEEN CONDUCTED ON THIS PROPERTY. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOIL/SITE CONDITIONS. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

BOUNDARY CURVE DATA TABLE

CURVE	Δ	D	T	R	L	BEARING	CHORD
C1	13°36'56"	2°57'12"	231.59'	1939.95'	461.00'	N13°16'32"E	459.92'
C2	6°52'34"	2°47'22"	123.40'	2053.99'	246.51'	N18°01'38"E	246.36'
C3	1°24'02"	0°28'13"	148.97'	12186.86'	297.92'	N13°19'08"E	297.91'
C4	1°21'40"	0°29'52"	136.76'	11513.16'	273.51'	N11°53'29"E	273.50'
C5	32°31'12"	32°33'16"	51.33'	176.00'	99.89'	N28°04'03"E	98.56'
C6	61°52'28"	16°18'52"	210.50'	351.20'	379.26'	N75°16'24"E	361.10'
C7	58°25'37"	16°19'29"	196.26'	350.97'	357.90'	S44°33'49"E	342.59'
C8	27°32'34"	54°33'10"	25.74'	105.03'	50.49'	N33°23'30"E	50.00'
C9	30°00'01"	29°23'38"	52.23'	194.92'	102.06'	N01°32'09"W	100.90'
C10	28°18'36"	104°12'52"	13.87'	54.98'	27.17'	N02°22'43"W	26.89'
C11	14°59'57"	39°32'47"	19.07'	144.88'	37.93'	N04°14'09"E	37.82'
C12	14°59'58"	54°36'40"	13.81'	104.92'	27.47'	N04°14'09"E	27.39'
C13	89°50'42"	190°59'09"	29.92'	30.00'	47.04'	N61°19'24"E	42.37'
C14	35°00'24"	18°47'18"	96.27'	304.95'	186.50'	S56°15'57"E	183.61'
C15	3°01'48"	18°47'08"	8.07'	305.00'	16.13'	S17°44'41"W	16.13'

AREA CALCULATIONS:

TOTAL SITE AREA: 86.52 ACRES
EXISTING LSA: 12.89 ACRES (14.9%)

PROPERTY LINE LEGEND:

EXISTING PROPERTY LINE

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 100 200

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RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com

ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
No. 121798
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF #8504

Scale: 1" = 100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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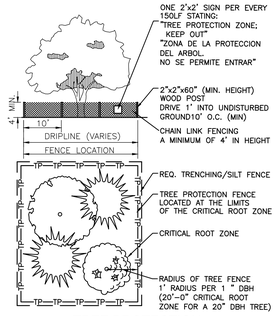
Drawing Title:
OVERALL EXISTING CONDITIONS

Drawing No.
C1.0

Project No.
22-0073

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
Project #:	8504
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
Existing Tree Canopy	11.53 AC (13% of Total Site Acreage)
Tree Canopy Required	2.54 AC (22% of Existing)

*TDEC 303(d) CLASSIFICATIONS:
SPENCER CREEK HAS BEEN INCLUDED IN THE LIST OF IMPAIRED AND THREATENED WATERS IN THE STATE OF TENNESSEE DUE TO THE FOLLOWING PARAMETERS:
1) ALTERATION IN STREAM-SIDE OR LITTORAL VEGETATIVE COVERS.
2) ESCHERICHIA COLI (E. COLI)
3) SEDIMENTATION/ SILTATION



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.

2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J. C. PENNY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 117.04 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53.

PLAT REFERENCE

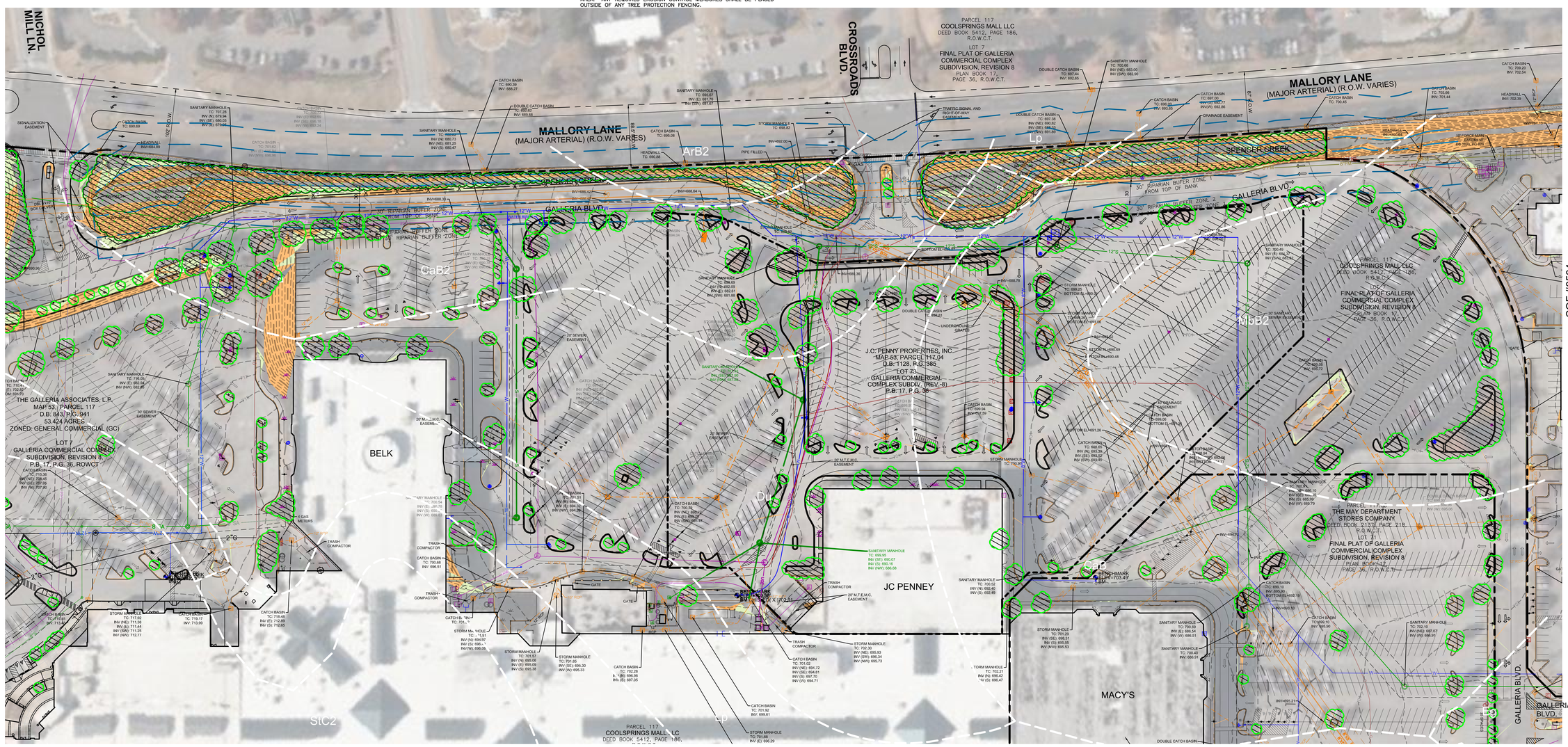
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

IR(O)	IRON ROD (OLD)	GAS VALVE	CATCH BASIN
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	GAS METER	AREA DRAIN
PK(O)	PK NAIL (OLD)	GAS LINE	STORM MANHOLE
	FIRE HYDRANT	CABLE TV BOX	REINFORCED CONCRETE PIPE STORM LINE
	WATER VALVE	TELEPHONE MANHOLE	LIGHT STANDARD
	WATER METER	UNDERGROUND TELEPHONE LINE	YARD LIGHT
	SIAMESE WATER CONNECTION	SANITARY SEWER LINE	ELECTRIC BOX
	POST INDICATOR VALVE	SANITARY SEWER MANHOLE	TRANSFORMER PAD
	WATER LINE	SEWER CLEAN-OUT	UNDERGROUND ELECTRIC LINE
	HYDROCOWL	SEWER VALVE	
			ASPHALT SURFACE
			BOLLARD
			HANDICAP PARKING
			SIGN
		R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

PROPERTY LINE LEGEND:

EXISTING PROPERTY LINE



UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MTEMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 771-8300 TERI LABELLA
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

SLOPES TABLE			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 60 120

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ERIC MICHAEL PARL
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
11/07/2024
No. 121598
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

ENLARGED EXISTING CONDITIONS

Drawing No.

C1.1

Project No.

22-0073

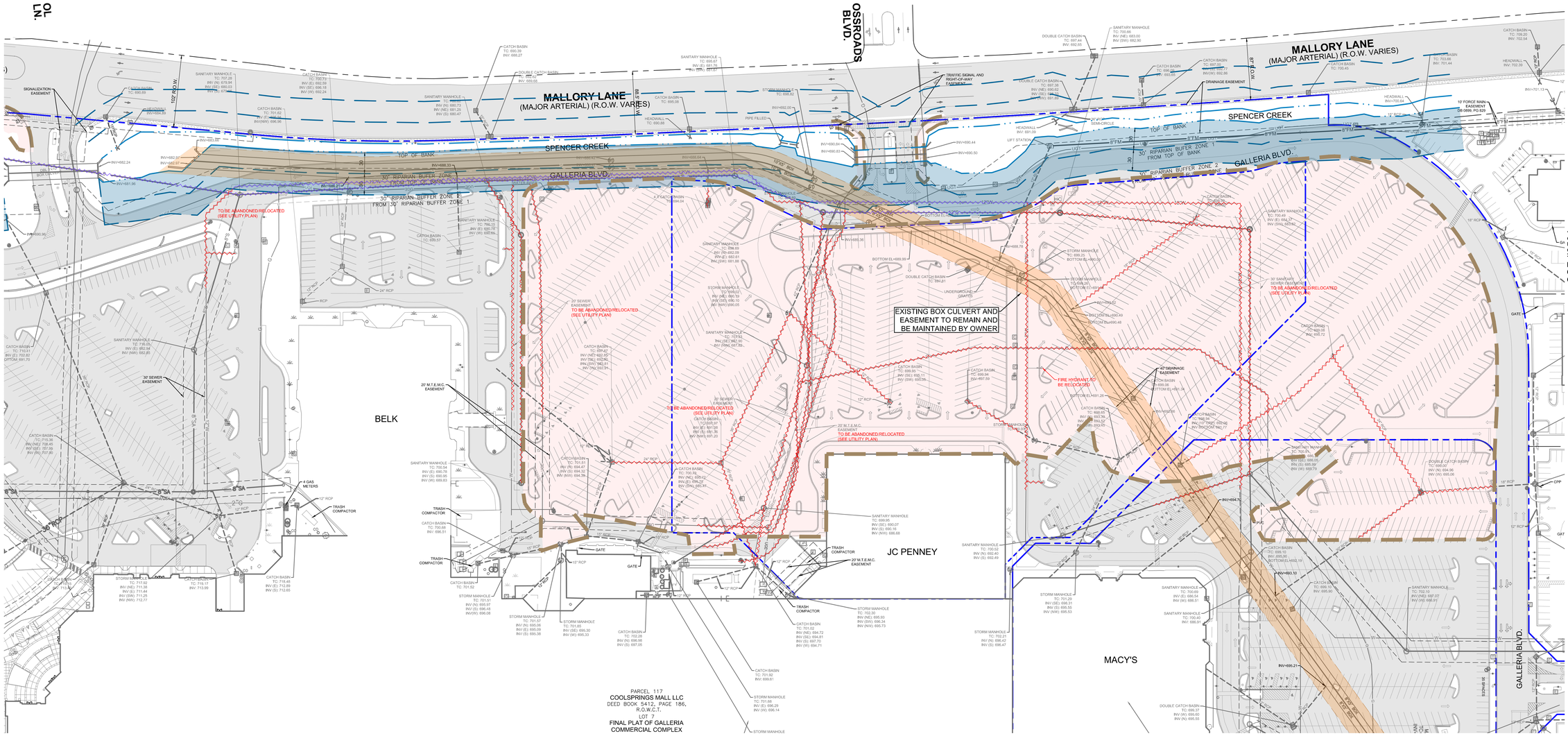
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© COPYRIGHT PAPE-DAWSON ENGINEERS, INC. 2024 - ALL RIGHTS RESERVED
PLOTTED BY: TYLER PEARCE ON: 11/7/2024 11:53 AM

DEMOLITION NOTES

1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

LEGEND

- LIMITS OF DISTURBANCE
  SITE AREA = ±86.52 AC
  L.O.D. = ±13.61 AC
- PROPERTY LINE
- UTILITIES TO BE DEMOLISHED
- UTILITIES TO BE ABANDONED IN PLACE
- DEMOLITION SHADING



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
No. 121598
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

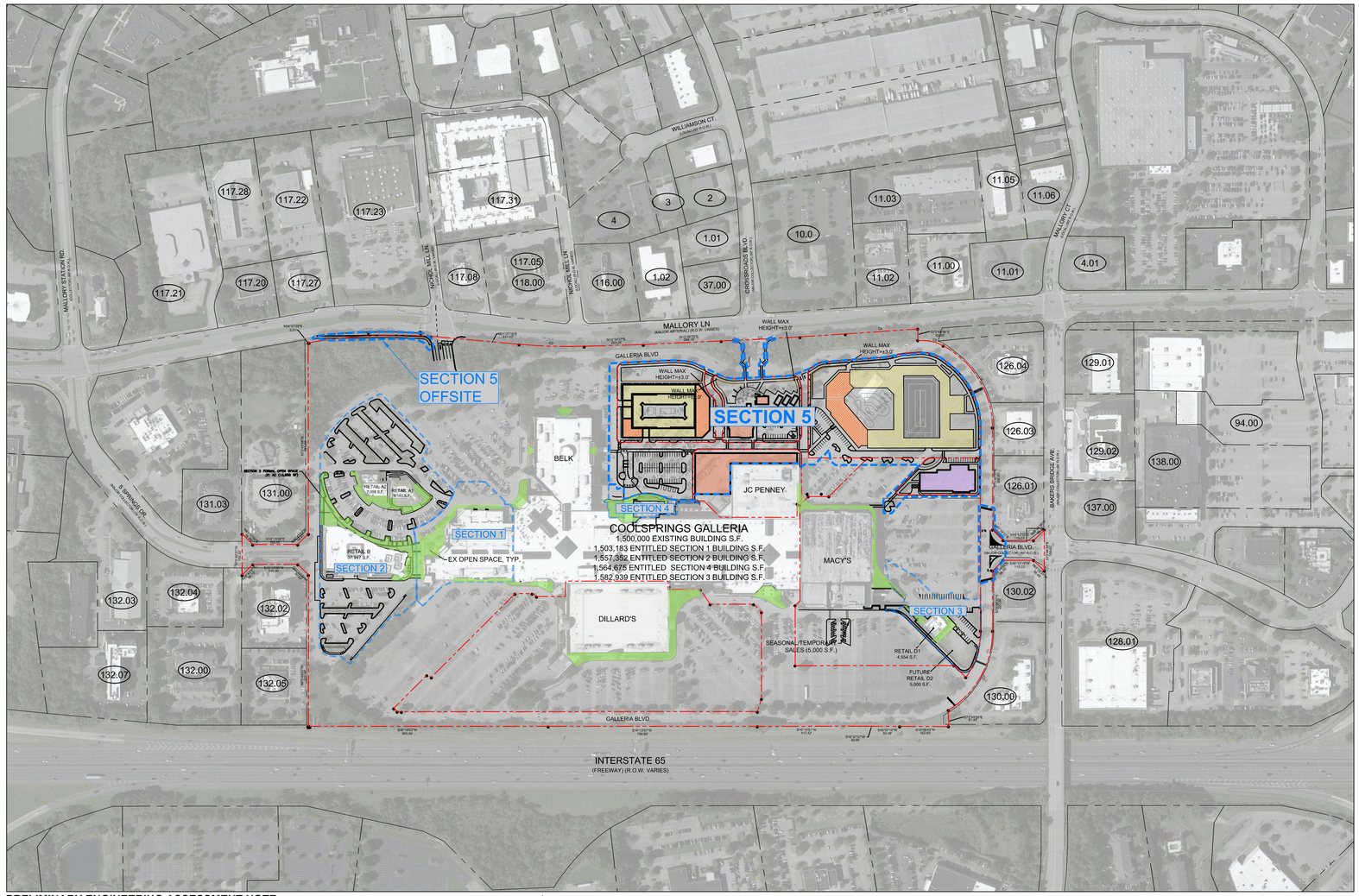
Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
DEMOLITION PLAN

Drawing No.
C1.2

Project No.
22-0073

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Plotted: 11/07/2024 2:37 PM By: Eric Parl



TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT

Development	Nonresidential Use	Square Footage (GFA - COMMERCIAL)	Single-Family Units	Multi-Family Units	Hotel Keys	Parking Provided (Ex + Proposed)
Overall Entitlements	See Allowed Uses Chart	1,659,584± S.F.	N/A	600 Units	120 Keys	
EX. ENTITLED	Retail, Rest.	1,582,939± S.F.				5459 Spaces (Existing)
EX. LEASABLE	Retail, Rest.	1,174,428± S.F.				
EX. ENTITLED (REMAINING FROM SECTION 3)	Retail, Rest.	7,910± S.F.				
PROPOSED	New Non-Res.	84,555± S.F.				
NET INCREASE (LESS SECTION 3)	New Non-Res.	76,645± S.F.				
PHASE 1						5211 Spaces +/- (Cumulative)
	Multifamily		N/A	363 Units (445,000± S.F.)	0 Keys	
	Retail	14,400± S.F.	N/A	0 Units	0 Keys	
PHASE 2						5080 Spaces +/- (Cumulative)
	Retail	20,055± S.F.	N/A	0 Units	0 Keys	
PHASE 3						4943 Spaces +/- (Cumulative)
	Restaurant	15,000± S.F.	N/A	0 Units	0 Keys	
PHASE 4						5166 Spaces +/- (Cumulative)
	Mutlifamily		N/A	237 Units (330,000± S.F.)	0 Keys	
	Retail	8,100± S.F.		--	0 Keys	
	Restaurant	27,000± S.F.		--	0 Keys	
PHASE 5						5024 Spaces +/- (Cumulative)
	Hotel	- -	N/A	0 Units	120 Keys (145,000± S.F.)	

NOTES:
1) SEE ALLOWED USES, THIS SHEET.
2) HOTEL & MULTI-FAMILY S.F. ARE NOT APPLIED TOWARDS THE OVERALL GFA COMMERCIAL S.F. AND QUANTIFIED VIA KEYS / UNITS.
3) PHASES AND USE LOCATIONS W/I PHASES MAY VARY BASED ON MARKET CONDITIONS AT TIME OF SITE PLAN APPLICATION.
4) NON-RESIDENTIAL USES IDENTIFIED IN TAKE-DOWN SCHEDULE ABOVE MAY BE COMPRISED OF ANY PERMITTED PRINCIPAL USE. USES AND AREAS LABELED/QUANTIFIED ON THE SITE RENDERING (SHEET C2.1) ARE FOR DESIGN INTENT ONLY.

SITE DATA

SITE INFORMATION

Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd, Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page

REGULATIONS

Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Mallory Ln)	20' Min.
Front Yard (Internal)	0' Min
Side Yard (External):	0' Min.
Side Yard (Internal):	0' Min.
Rear Yard (I-65)	25' Min
Rear Yard (Internal):	0' Min.
Dwelling Unit Count, By Type:	
Multi-Family:	600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F. , Maximum 8 Stories) [Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further vetted and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing / jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

BUILDING TYPES NOTE

Buildings A,B,C, E, H are the Commercial/ Mixed Use building type. Building D is Large Scale Retail building type. Buildings F, G are Commercial/ Mixed use &/or Multifamily building type, as designated by vested ordinance. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

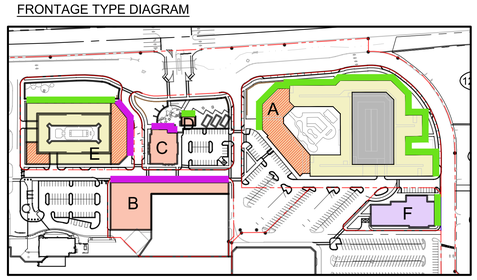
STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPETY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 206,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open space and the pedestrian experiences, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

FRONTAGE TYPE DIAGRAM



URBAN FRONTAGE TYPE
LANDSCAPE FRONTAGE TYPE

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

COOL SPRINGS GALLERIA: SHARED PARKING ANALYSIS

USE	Density / Keys	# 1-BED	% 1-BED	# 2-BED	% 2-BED	# 3-BED	% 3-BED	Hotel Assembly Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (.67/Seat)	COF Parking Ratio (1/Employee)	COF Parking Ratio (.25/Occu.)	COF Overall Parking Req by Use	PARKING PROVIDED (SURFACE & PARALLEL)	PARKING PROVIDED (STRUCTURE)	PARKING PROVIDED (PARALLEL)	NEW PARKING PROVIDED (OFF-SITE)	ULI Shared Parking Reduction (Weekday)	ULI Shared Parking Reduction (Weekend)
EX. Retail/Restaurant	1,174,428	Leasable = 1,174,428 (PREV. APPROVED 1,590,849 SF / 1000 SF * 2.67 = 4,261 Spaces)									2.67	4,261				4,261						
Ex. Retail (94%±)	1,103,962										2.67	2,948				2,948	3733	0	0	0		
Ex. Restaurant (6%±)	70,466									169	10	705		169		874						
Retail**	42,555										2.67	114				114						
Restaurant**	42,000									168	10	420	0	168		588						
Hotel (Limited)	120							0		11	1	120	0	11	0	131	162	1,071	58	0	11.32%	15.92%
Multi-Family*	600	306	51.00%	258	43.00%	36	6.00%				1.5/2.5/3	1,212				1,212						
TOTAL																5,866	5,024					
																COF SHARED PARKING RATIO:	14.35%					
																PROPOSED PD SHARED PARKING RATIO:	15.00%					

*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared parking ratio approved during entitlements shall be utilized with Site Plans.

OPEN SPACE FEATURES

Open Space Type	Features
Plaza	Seating Elements
	Specialized Hardscape
	Pedestrian Scale Lighting
	Site Furnishings
Greenway	Multi-Use Path/ Greenway
Square/ Green	Seating Elements
	Internal Sidewalks
	Pedestrian Scale Lighting
	Furnishings
Pocket Park	Seating Elements
	Canopies/ Gazebos
	Furnishings
	Fountains, Sculptures, Art

OPEN SPACE REQUIREMENT - TOTAL DEVELOPMENT

SITE INFORMATION

Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Minimum Open Space Acreage Required:	188,441 ± S.F. (5% or 4.33 Ac.)
If Residential, Natural Area Required:	N/A

NEW OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Plaza	3,095± S.F.	--	--	N
2	Square/ Green	2,785± S.F.	--	--	N
3	Plaza	23,530± S.F.	--	--	N
4	Plaza	8,440± S.F.	--	--	N
5	Pocket Park	23,770± S.F.	--	--	N
6	Plaza	4,480± S.F.	--	--	N
	Total Provided:	66,100± S.F.			

EXISTING OPEN SPACE - TOTAL DEVELOPMENT

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	EXISTING	122,770± S.F.	--	--	N
	Total Provided:	122,770± S.F.			

NOTE:

PROPOSED OPEN SPACE IS SHOWN ON SHEET C2.2
EXISTING GALLERIA OPEN SPACE AREA IS SHOWN VIA GREEN HATCH ON PLAN ABOVE

RIPARIAN BUFFER NOTE:

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

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

0 200 400

PERMITTED PRINCIPAL USES:

-COMMUNITY GARDENS
-ALL RESIDENTIAL USES
-ALL RECREATION USES
-ALL COMMERCIAL RECREATION USES
-CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
-CLINICS
-CONTINUUM OF CARE FACILITIES
-EDUCATIONAL FACILITIES
-ENTREPRENEURSHIP/INNOVATION CENTERS
-ESSENTIAL SERVICES
-GROUP HOMES
-HOSPITALS
-MUSEUMS
-PLACES OF PUBLIC ASSEMBLY
-REHABILITATION CENTERS
-DAY CARE CENTERS
-EVENT VENUES
-GARDEN CENTERS
-GAS STATIONS
-HOTELS
-INDOOR ANIMAL SERVICES
-INDOOR/OUTDOOR ANIMAL SERVICES
-OFFICES
-PERSONAL SERVICES
-RESTAURANTS
-RETAIL
-SHORT-TERM VACATION RENTALS
-SHOWROOMS
-USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

Ratios/S.F./Uses Note:

Ratios/S.F./Uses, their locations, and/or their associated phases identified in Site Data table are subject to change at the Site Plan phase based on market conditions. All Uses shown above are permitted; however, shall not exceed the maximum Residential Density/Commercial S.F./or Hotel Keys proposed. Hotel is regulated via keys and Multi-Family is regulated via unit count, thus approx S.F. noted in Site Data chart is in addition to the "Commercial S.F., By Use (Total)".

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SCOTT MICHAEL BERWICK — REGISTERED — AGRICULTURE — TENNESSEE No. 6907 — LANDSCAPE ARCHITECT — 11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 200'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

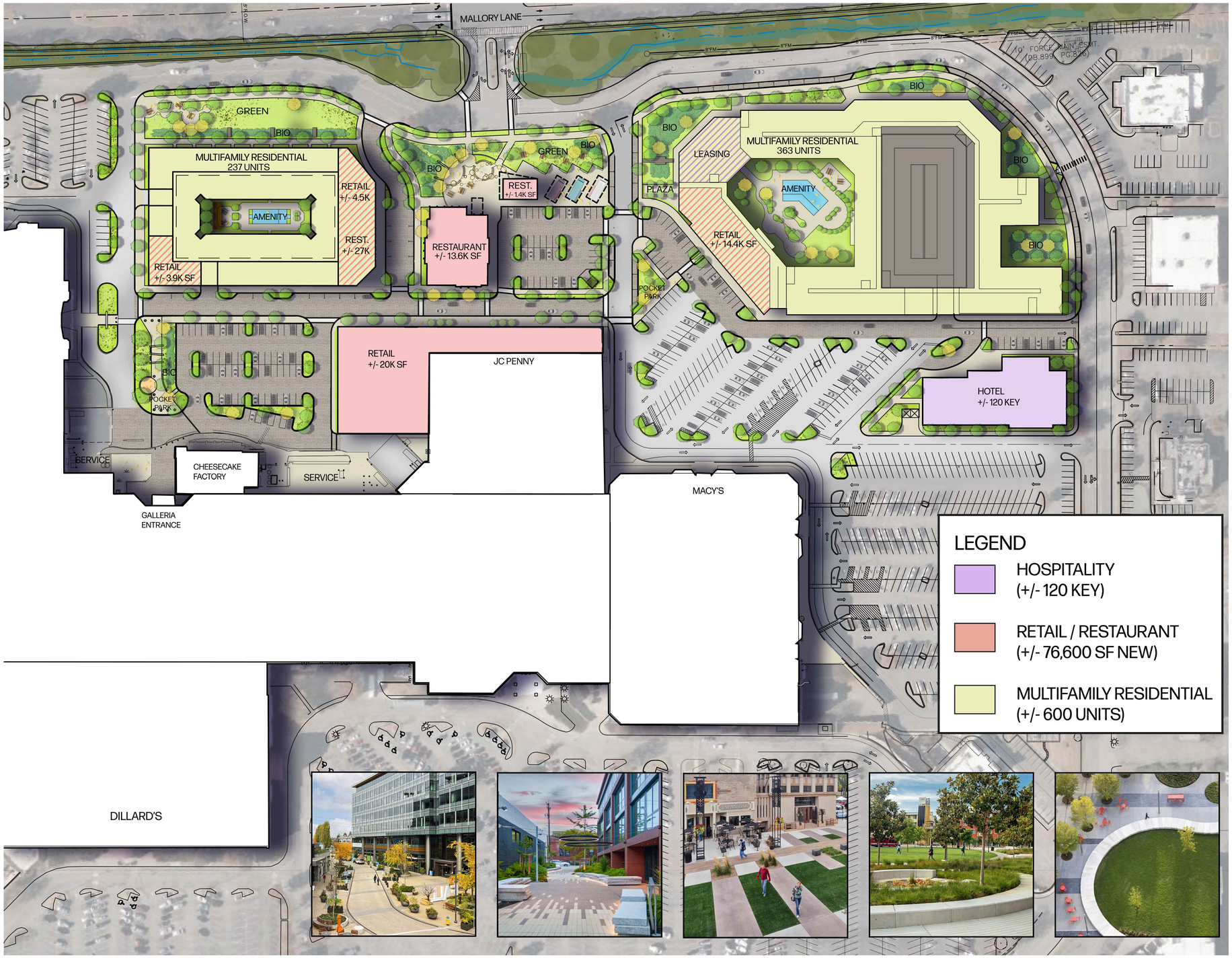
OVERALL DEVELOPMENT PLAN

Drawing No.

C2.0

Project No.

22-0073



NOTE:
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SCOTT MICHAEL BERWICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE NO. 601
11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

SITE RENDERING

Drawing No.

C2.1

Project No.

22-0073



NOTE:
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SCOTT MICHAEL BERWICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 607
11/07/24

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: NOVEMBER 7, 2024

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Revisions:

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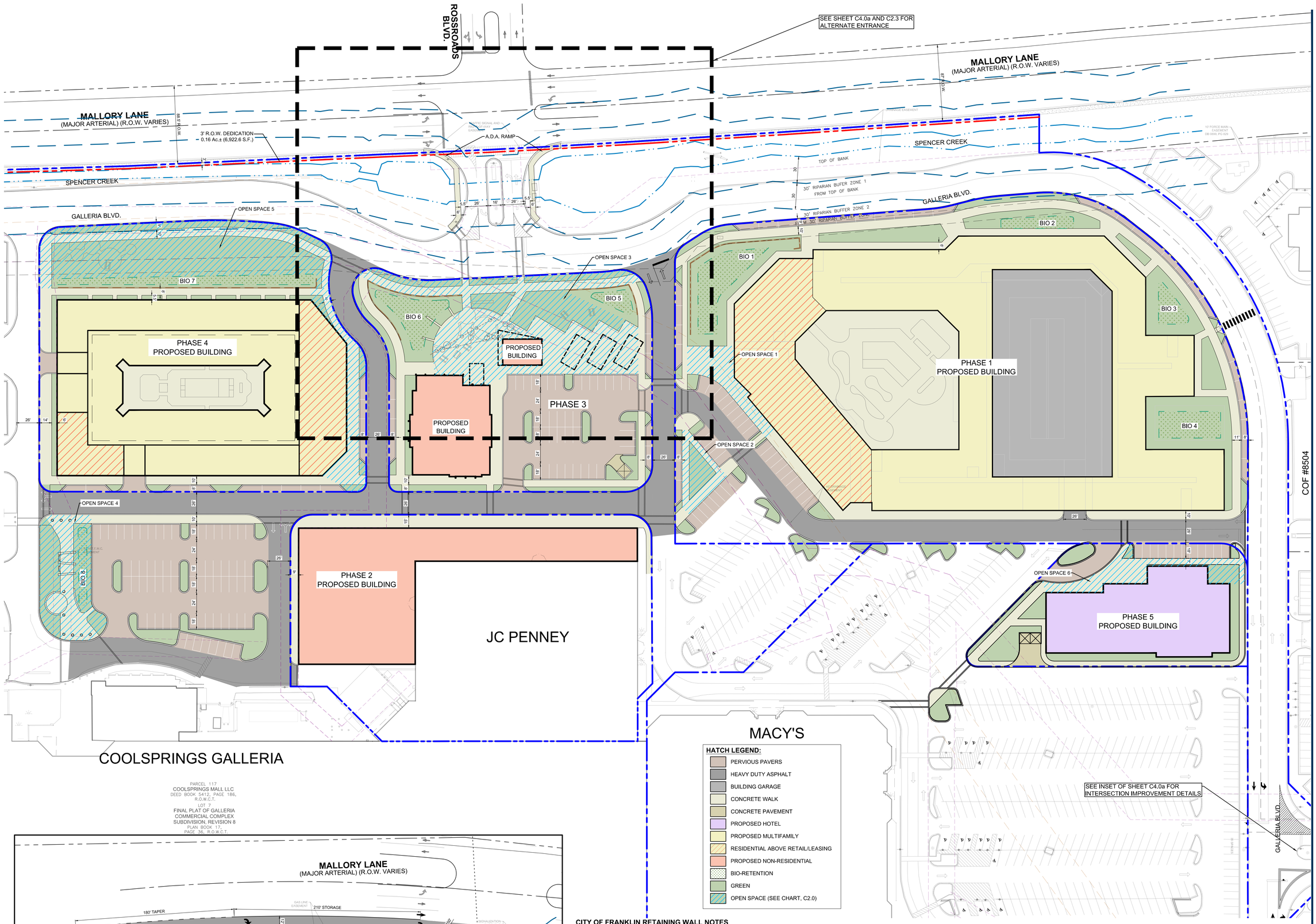
SITE CONNECTIVITY RENDERING

Drawing No.

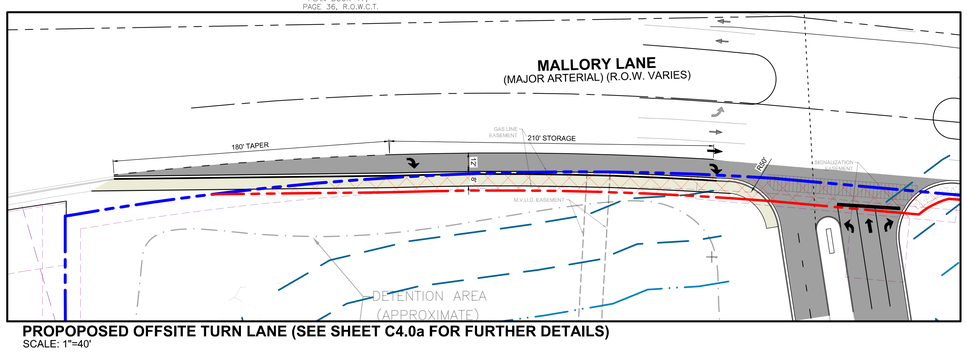
C2.1A

Project No.

22-0073



PARCEL 117
COOLSPRINGS MALL LLC
DEED BOOK 5412, PAGE 186, R.O.W.C.T.
LOT 7
FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8
PLAN BOOK 17, PAGE 36, R.O.W.C.T.



PROPOPOSED OFFSITE TURN LANE (SEE SHEET C4.0a FOR FURTHER DETAILS)
SCALE: 1"=40'

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

CITY OF FRANKLIN RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND WITHIN RIGHT-OF-WAY OR PUBLIC EASEMENTS. TIMBER WALLS AND ROCKERY WALLS SHALL NOT BE USED TO SUPPORT RIGHT-OF-WAY OR PUBLIC UTILITIES.
6. VEHICULAR BARRIERS FOR PASSENGER VEHICLES SHALL RESIST LOADING PRESCRIBED IN IBC 1607.9.
7. TOP OF WALL TO TRANSITION WITH GRADES DESIGN BY OTHERS.
8. ANY WALL OVER 30" REQUIRES A PEDESTRIAN BARRIER. VEHICULAR BARRIER REQUIRED ALONG ENTRANCE DRIVE WALLS.

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
EXISTING EASEMENTS PER PLAT BOOK 17, PAGE 36.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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TENNESSEE NO. 907
LANDSCAPE ARCHITECT

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

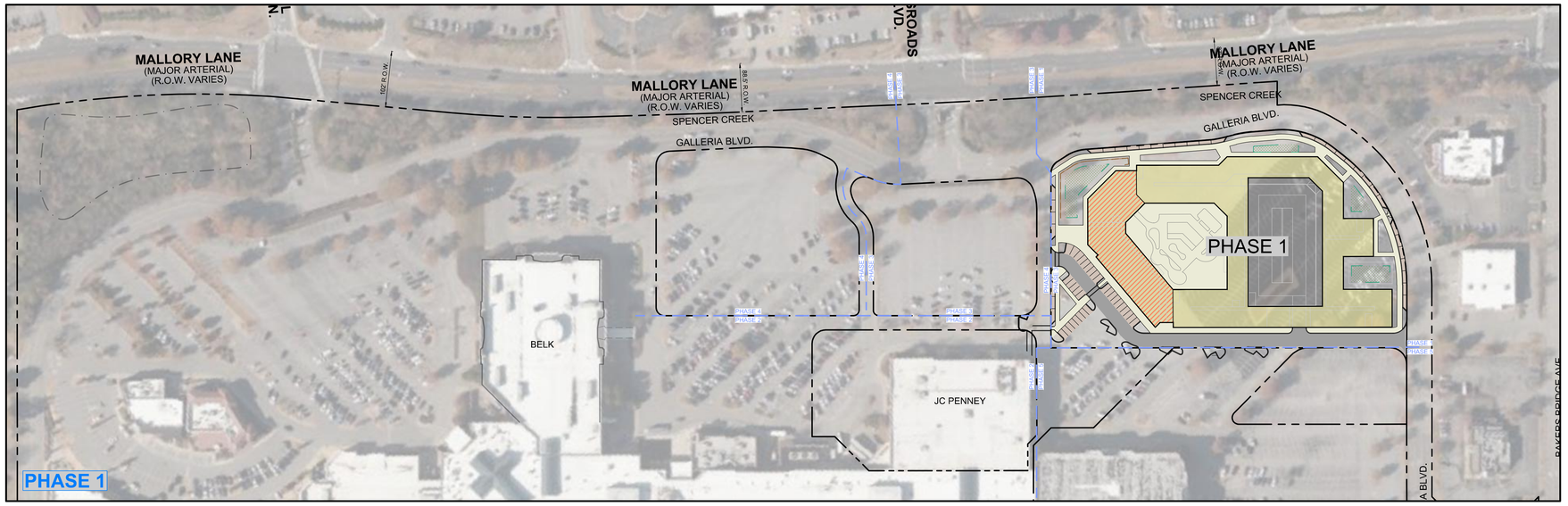
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

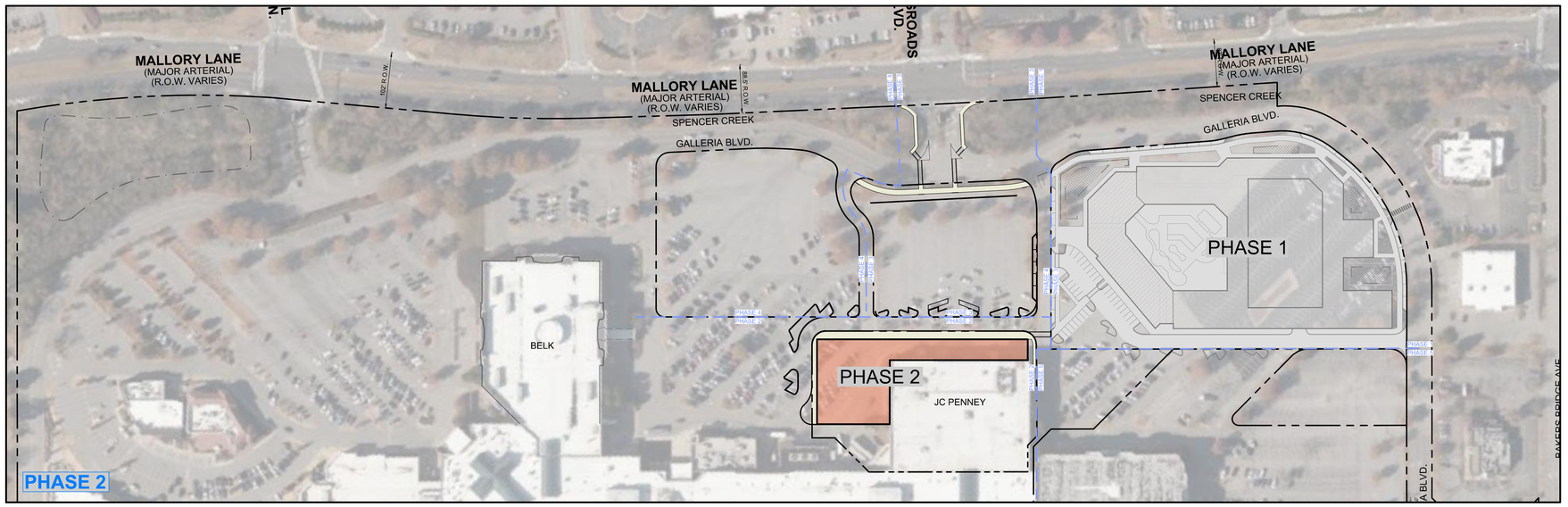
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Revisions:

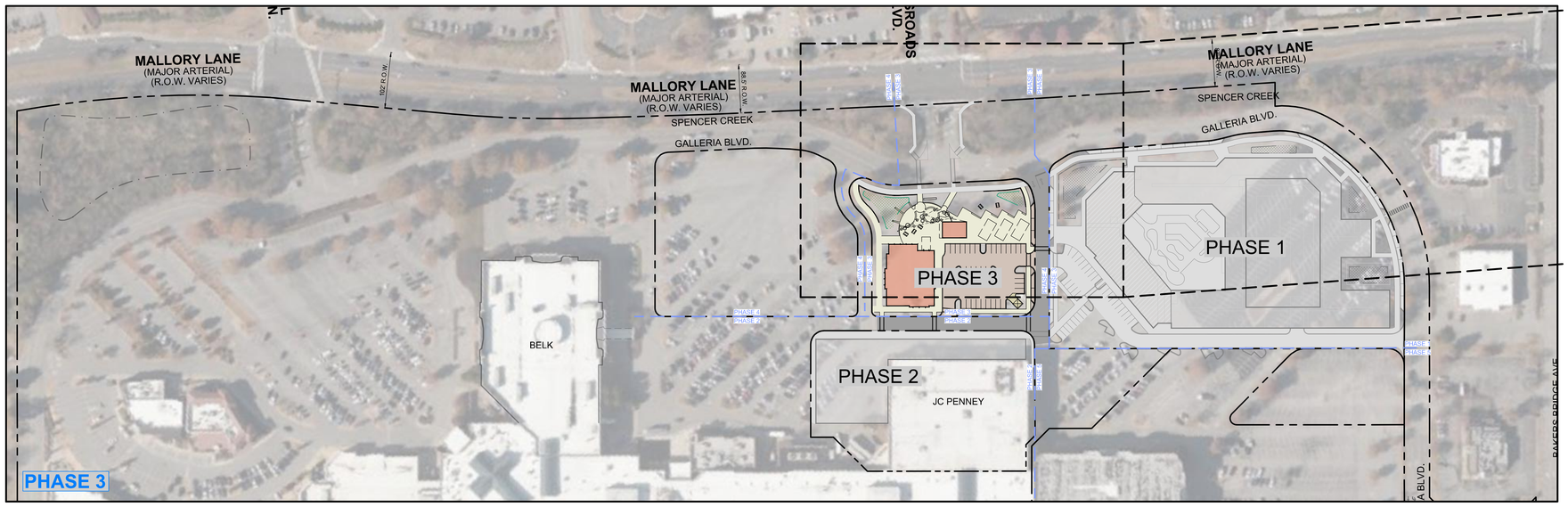
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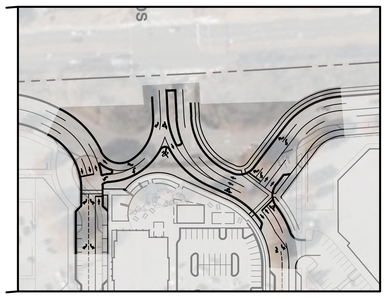
Drawing No.
C2.2

Project No.
22-0073









PROPOPOSED ALTERNATE ENTRANCE IMPROVEMENTS
***SEE SHEET C4.0a FOR FURTHER DETAIL**
SCALE: 1"=30'

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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TENNESSEE NO. 601
LANDSCAPE ARCHITECT

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

DEVELOPMENT PHASING

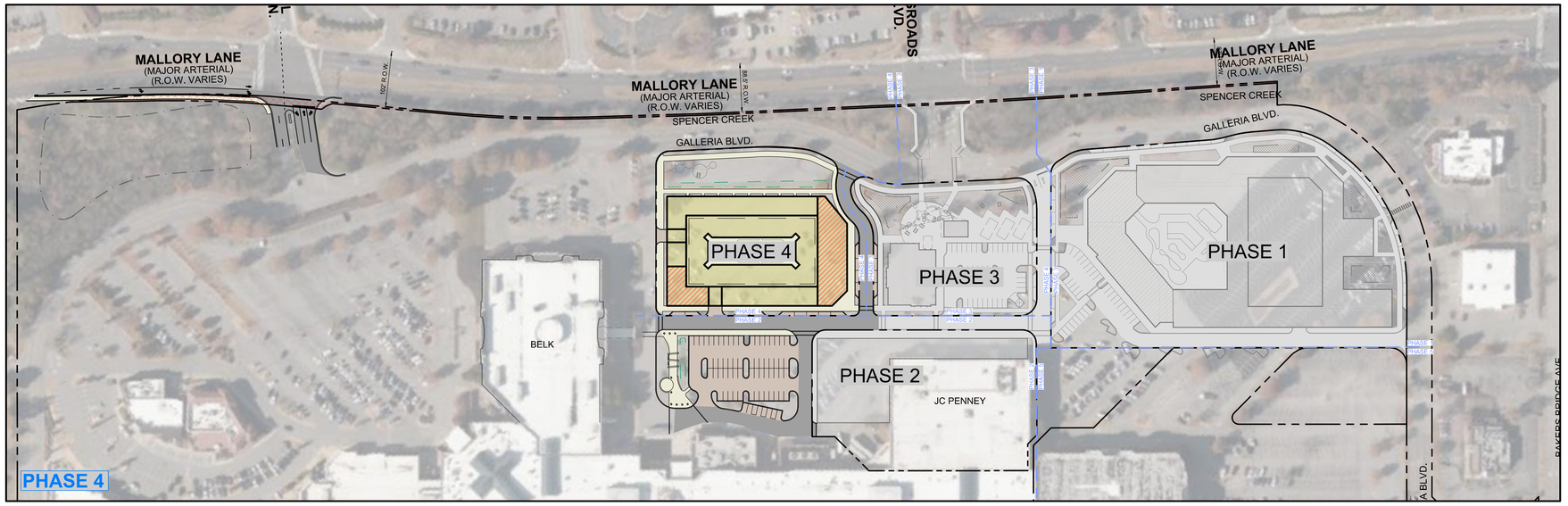
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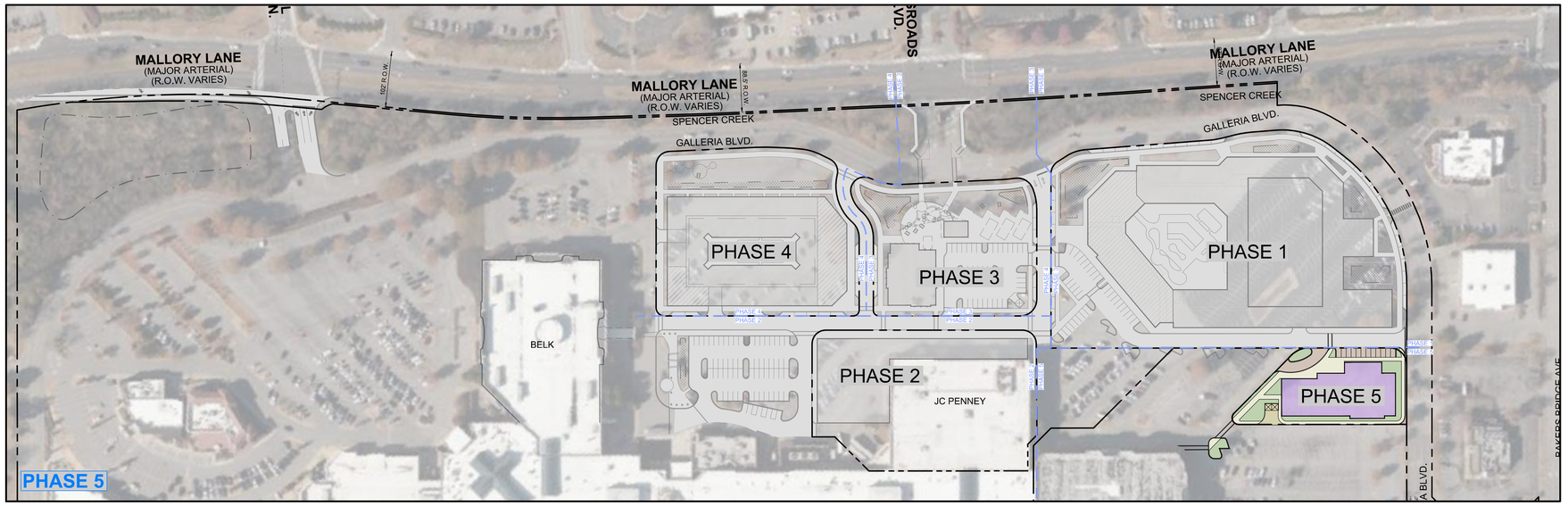
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Project No.

22-0073

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HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

DEVELOPMENT PHASING

Drawing No.

C2.4

Project No.

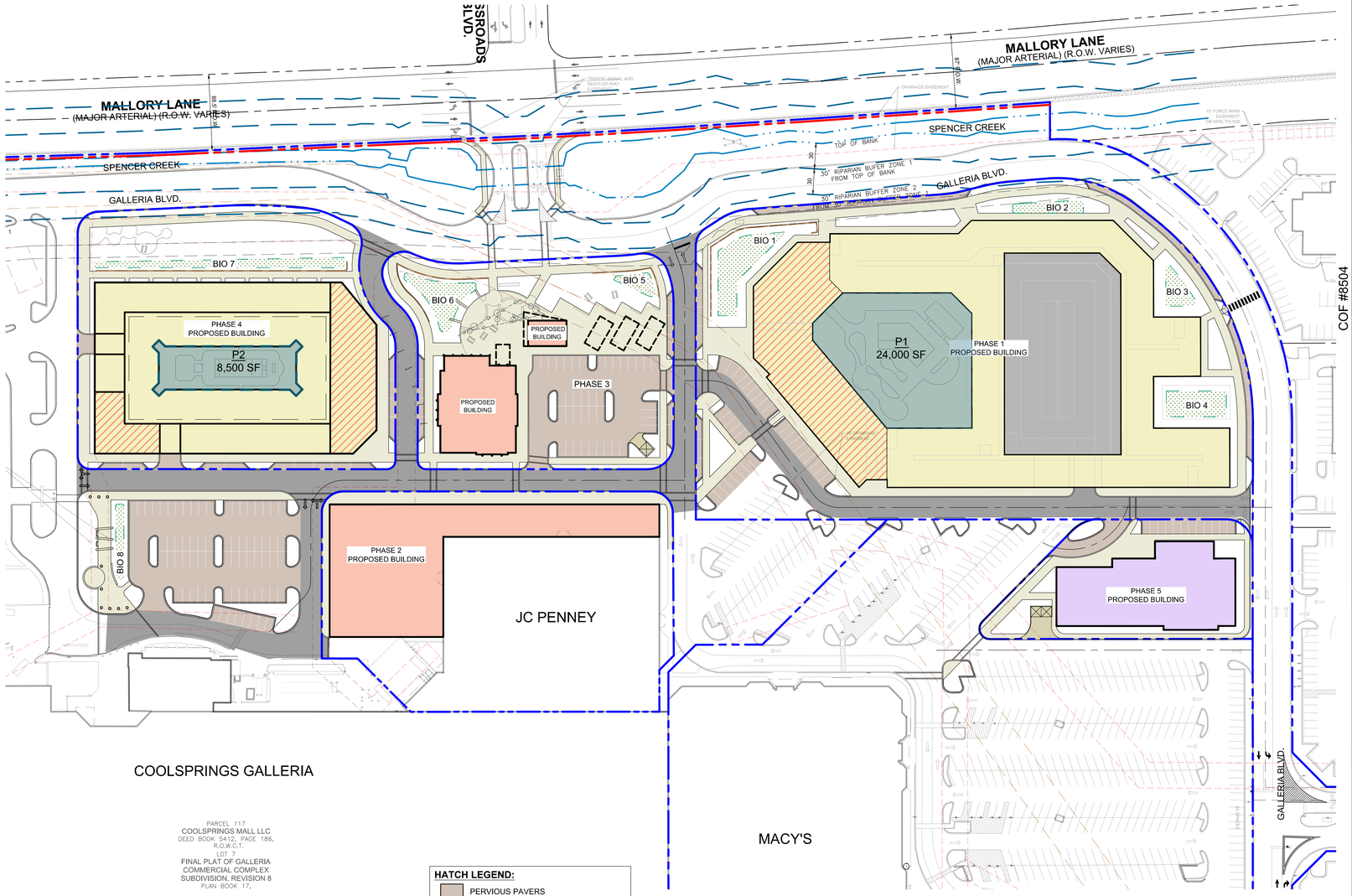
22-0073

PARKLAND DEDICATION CALCULATIONS

	Description	%	Qty.	Units	Cost/Unit	Required Impact Fee
Parkland Impact Fee Requirement Calculations						
	Proposed Single Family Units		0	Units	$4,304.00	$0.00
	Proposed Multi-Family Units		600	Units	$4,304.00	$2,582,400.00
	Parkland Impact Fee Total (Pre-Offset)					**$2,582,400.00**
	Total Proposed Dwelling Units (DU)		600	DU		
	Minimum Service Level (Population / Acres of Parks)		69.41	DU/AC		
	Acres (AC) of Parks Eligible to Offset / Min. Service Level		8.64	AC		
	Total Proposed Parkland Dedication Area (Public+Private)		**0.74**	**AC**		
	Public Parkland 5+ AC (if approved) Offset Eligibility	100%	--	--	$4,304.00	$2,582,400.00
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	**25%**	**--**	**--**	$1,076.00	**$645,600.00**
	Public Parkland < 5 AC : Private or Public Offset Eligibility	**75%**	**--**	**--**	$3,228.00	**$1,936,800.00**
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		**$1,291,200.00**
Construction of Private Park and Recreation Amenities Off-sets (Not Open to Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool #1)	--	1	LS	--	$1,291,200.00
P2	Private Recreation Amenities (Swimming Pool #2)	--	1	LS	--	$1,291,200.00
	Total Construction of Public Park Offset Requested		**--**	**LS**	**N/A**	**$2,582,400.00**
Parkland Offset Summary						
Key	Description					Total
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	**25%**	**--**	**--**		**$645,600.00**
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		$1,291,200.00
	Proposed Construction of Private Park ONLY					$2,582,400.00
	Proposed Offset for Construction of <5 AC Private Park ONLY	**50%**				**$1,291,200.00**
	Total Parkland Offset in Lieu of Payment Requested					**$1,291,200.00**

PARKLAND REQUIREMENTS:

600 UNITS X $4,304 = $2,582,400
25% OF TOTAL IS DUE AT FIRST PLAT FOR RESIDENTIAL = $645,600 FOR QUAD 1
PLUS, THE UNITS LISTED ON THAT PLAT AT A PRO-RATED AMOUNT OF $3,228 FOR
EACH UNIT, UNTIL ALL UNITS ARE CAPTURED. AFTER CONSTRUCTION IS COMPLETE FOR EACH PHASE,
REIMBURSEMENT COULD BE REQUESTED. SEE PARKLAND CONTRACT FOR SPECIFIC DETAILS.



PARCEL 117
COOLSPRINGS MALL LLC
DEED BOOK 5412, PAGE 186,
R.O.W.C.T.
LOT 7
FINAL PLAT OF GALLERIA
COMMERCIAL COMPLEX
SUBDIVISION, REVISION 8
PLAN BOOK 17,

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W. DEDICATION

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

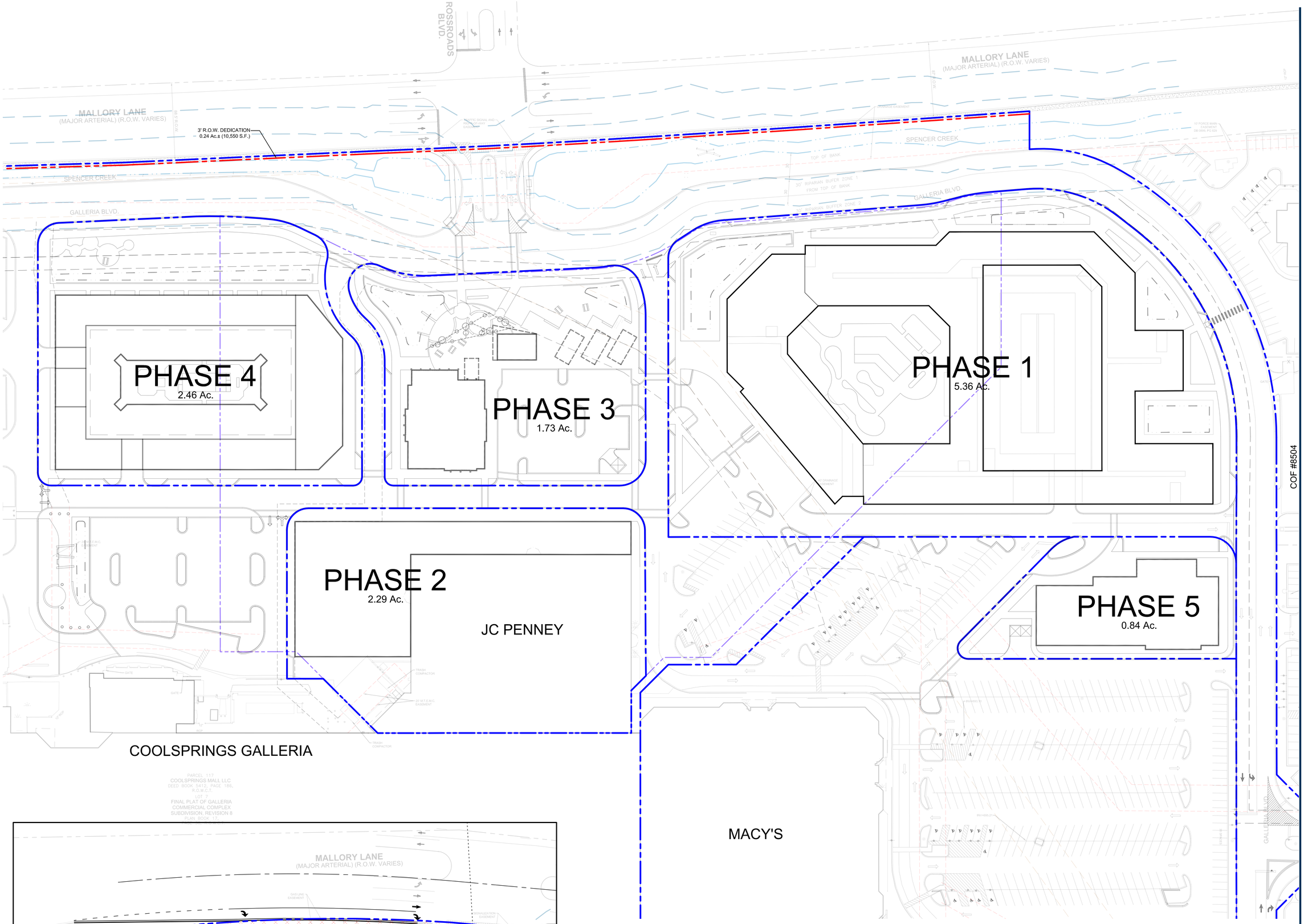
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Approved By: E. PARL
Revisions:

Drawing Title:
PARKLAND DEDICATION

Drawing No.
C2.5

Project No.
22-0073

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LAYOUT: C2.5 PARKLAND DEDICATION PLOTTED: 11/7/2024 3:39 PM BY: ERIC PARL



OFFSITE PROPOSED TURN LANE AND RIGHT-OF-WAY DEDICATION

PROPERTY LINE LEGEND:

- EXISTING PROPERTY LINE (TO BE REMOVED/ADJUSTED VIA FINAL PLAT)
- PROPOSED FINAL PROPERTY LINE
- PROPOSED R.O.W. DEDICATION

TOTAL CONCEPTUAL LOT AREA = 12.68 Ac.±

NOTE:
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11/07/2024
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	1" = 40'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	- - -
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Drawing Title:

PROPOSED LOT LINE EXHIBIT

Drawing No.

C2.6

Project No.

22-0073

GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED ON-SITE WITH BIORETENTION AREAS AND PERMEABLE PAVERS.

INFILTRATION TESTING NOTE

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOWN SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

RIPARIAN BUFFER NOTE:

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

RETAINING WALL NOTE:

1) ANY WALL HEIGHT ABPVE 30" WILL REQUIRE 42" GUARDRAIL.
2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.

ACCESSIBILITY NOTE:

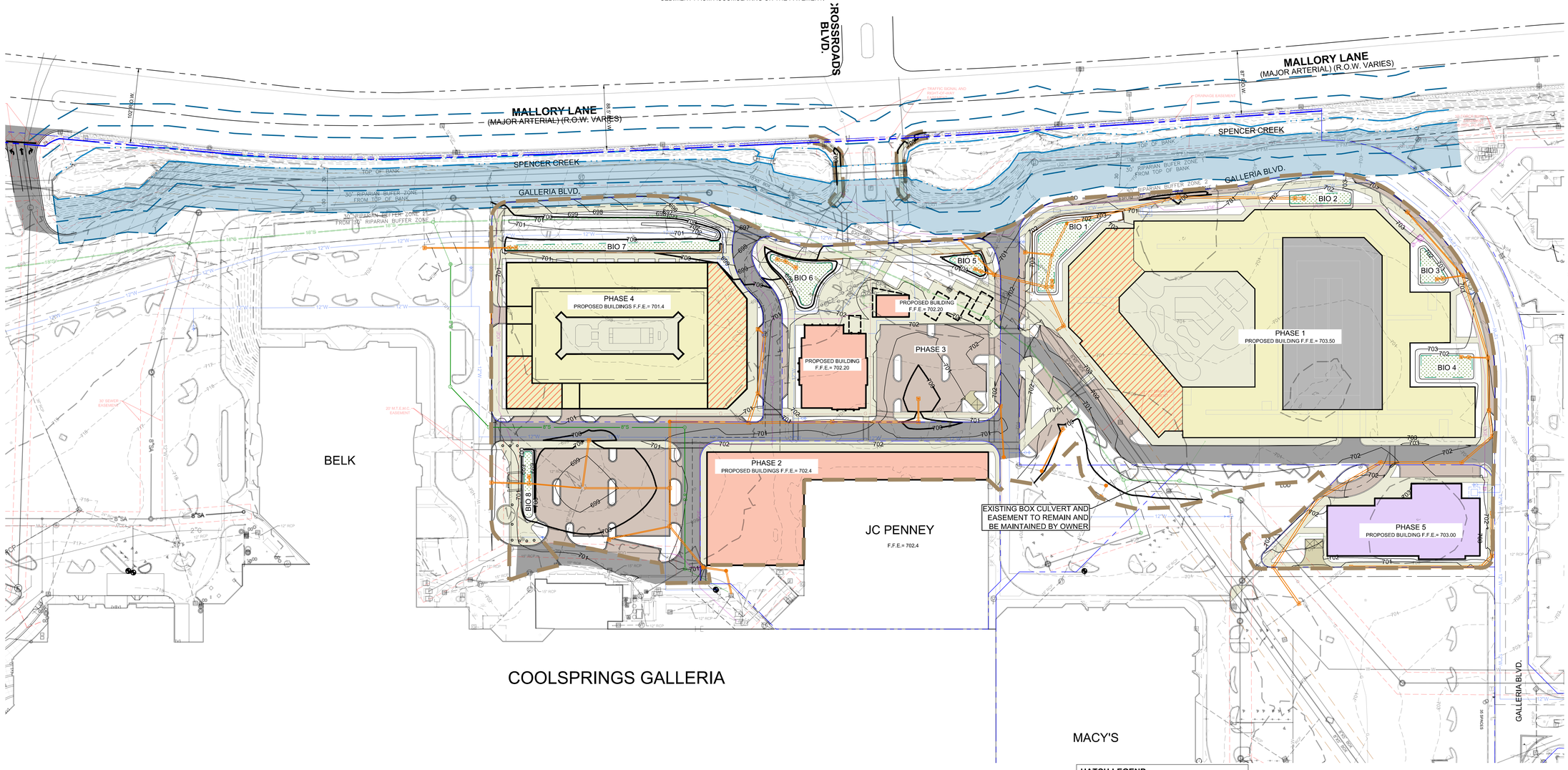
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE; INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS; INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE, IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
    a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
    b. IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
    c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
No. 121398
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

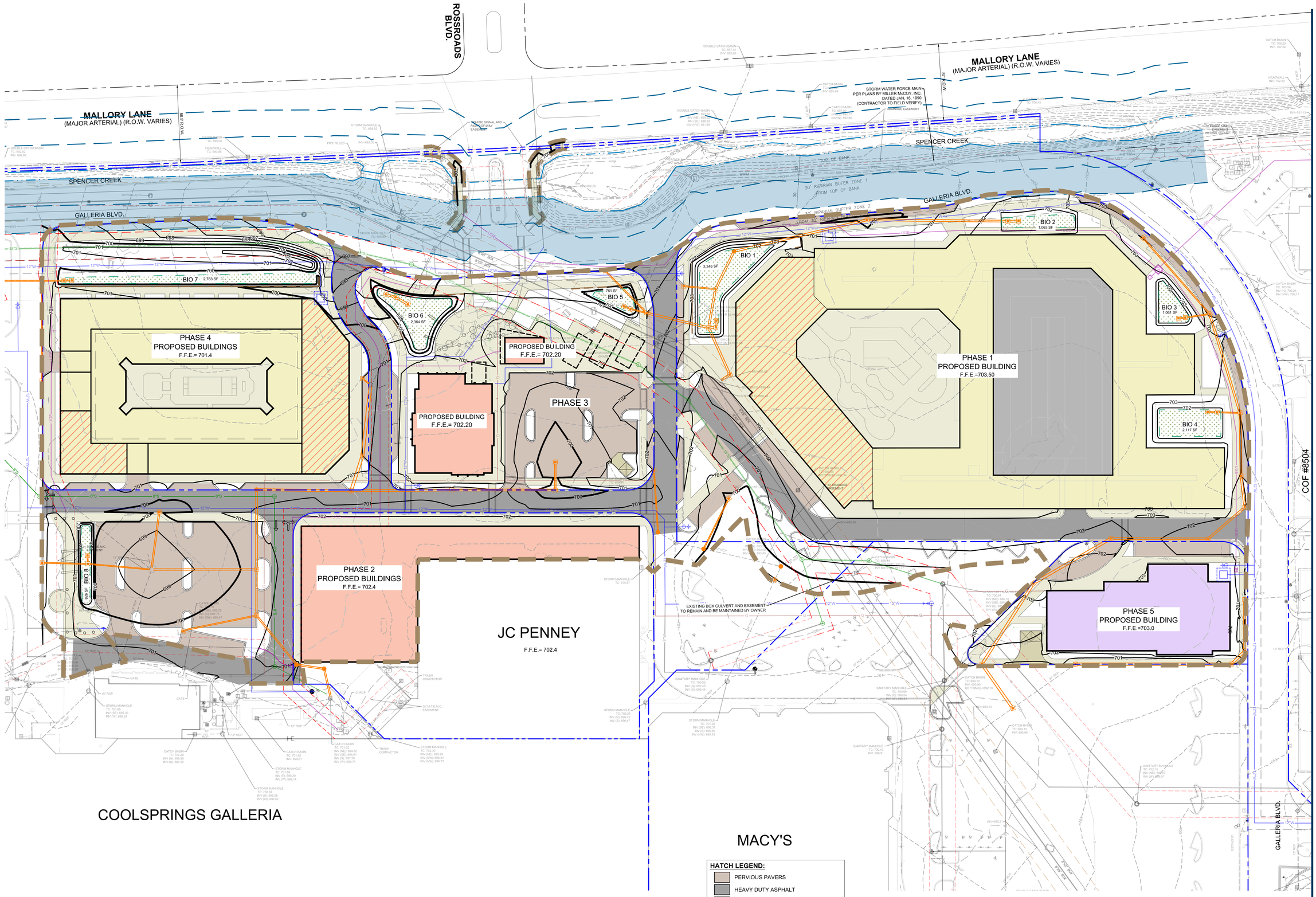
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Approved By:	E. PARL

Revisions:
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Drawing Title:
SITE GRADING & DRAINAGE PLAN

Drawing No.
C3.0

Project No.
22-0073



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN
- OPEN SPACE (SEE CHART, C2.0)

RETAINING WALL NOTE:

1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL.
2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.
4) MAXIMUM WALL HEIGHT PROPOSED IS 3 FT.

ACCESSIBILITY NOTE:

ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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11/07/2024
No. 121598
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

ENLARGED SITE GRADING & DRAINAGE PLAN

Drawing No.

C3.1

Project No.

22-0073

ROW & ACCESS GENERAL NOTES

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

ROW & ACCESS GENERAL NOTES:

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE—NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL.
3. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

STATEMENT OF IMPACTS:

THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) MEET THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

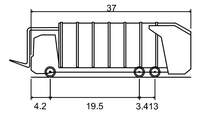
ROW & ACCESS DATA CHART:

DAILY TRIPS:	30,828 TOTAL TRIPS 12,143 TRIPS FROM PROPOSED DEVELOPMENT
AM PEAK HOUR TRIPS:	1,078 TOTAL TRIPS (652 ENTERING, 426 EXITING) 512 TRIPS FROM PROPOSED DEVELOPMENT (209 ENTERING, 303 EXITING)
MIDDAY PEAK HOUR TRIPS:	2,667 TOTAL TRIPS (1,398 ENTERING, 1,269 EXITING) 788 TRIPS FROM PROPOSED DEVELOPMENT (416 ENTERING, 372 EXITING)
PM PEAK HOUR TRIPS:	2,212 TOTAL TRIPS (1,092 ENTERING, 1,120 EXITING) 693 TRIPS FROM PROPOSED DEVELOPMENT (401 ENTERING, 292 EXITING)
SATURDAY MIDDAY PEAK HOUR TRIPS:	3,729 TOTAL TRIPS (2,122 ENTERING, 1,607 EXITING) 727 TRIPS FROM PROPOSED DEVELOPMENT (389 ENTERING, 338 EXITING)

ACCESS MANAGEMENT:
MIN. DISTANCE BETWEEN INTERSECTIONS: 1,130'±
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTION: 190'±

DRIVEWAY WIDTH: 65'± MIN. - 68'± MAX.

LIGHTING NOTE:
ALL STREET LIGHTS SHALL HAVE LED LIGHT SOURCE.

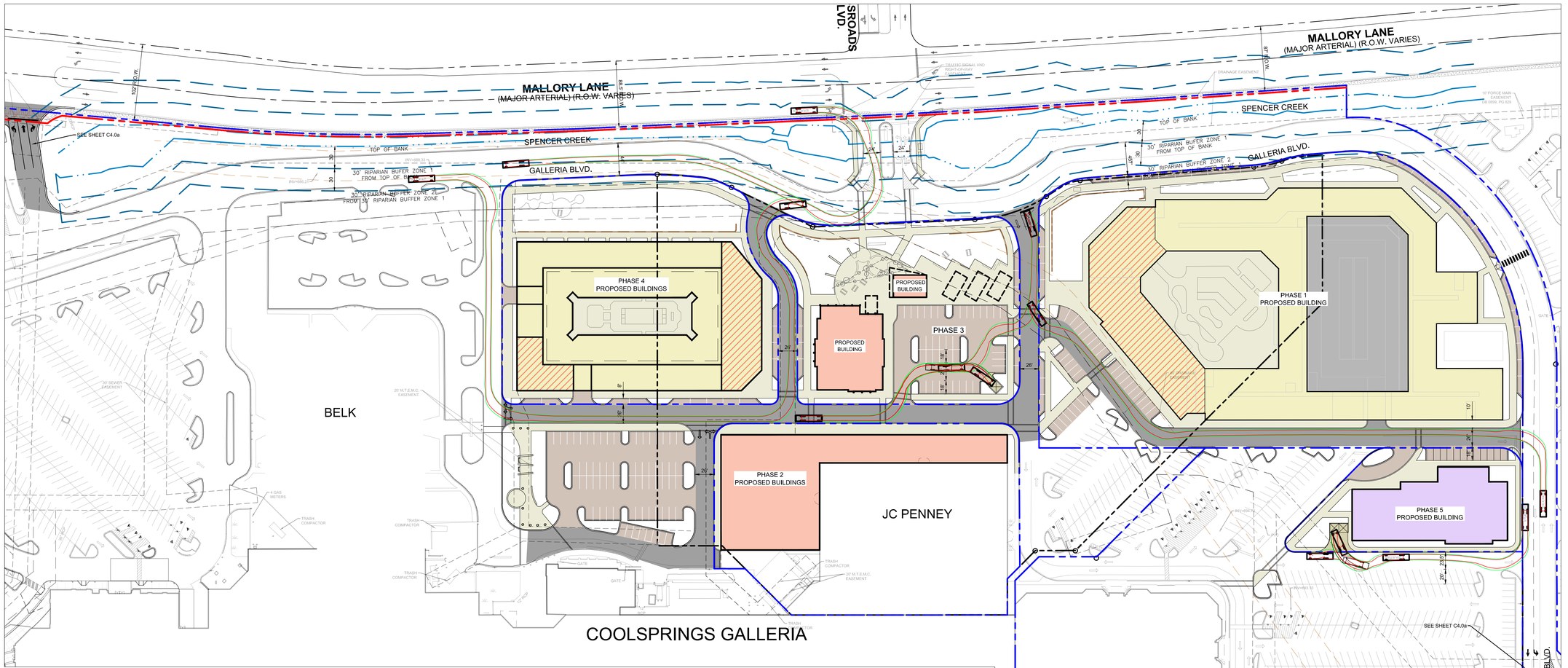


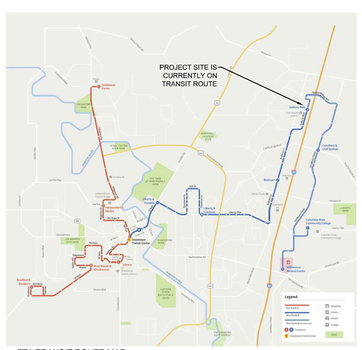
DESIGN SPEED = 5 MPH

Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	18.500ft
Total Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Track Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft
Turning Diameter = 97.0 ft	

EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS





FTA TRANSIT ROUTE MAP

HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL — REGISTERED ENGINEER — AGRICULTURE — 140729 — CHARTERED — No. 121598 — STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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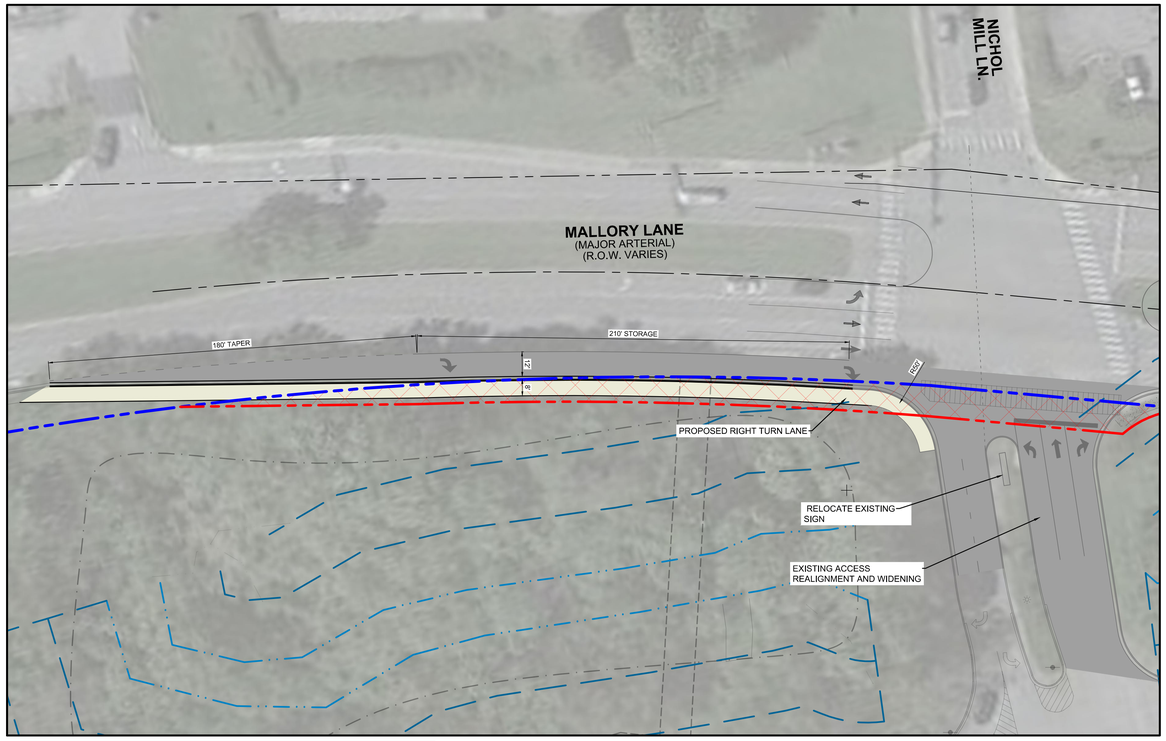
ROW & ACCESS PLAN

Drawing No.

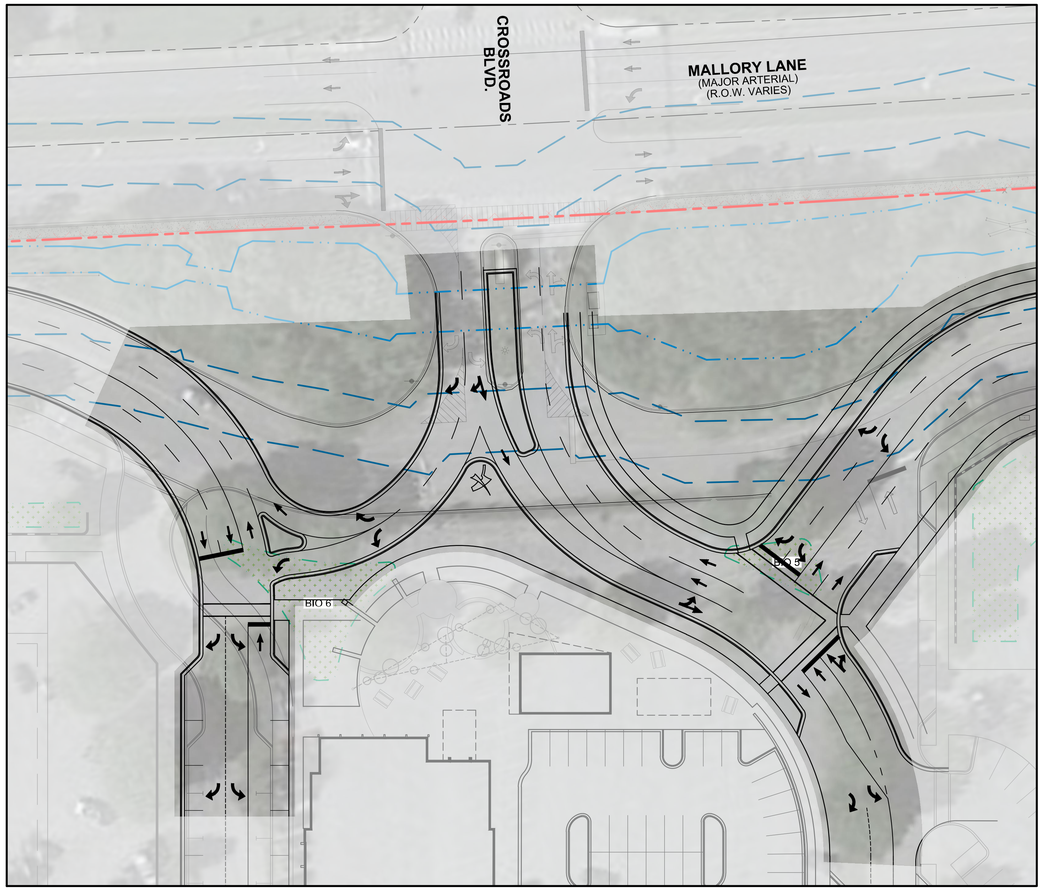
C4.0

Project No.

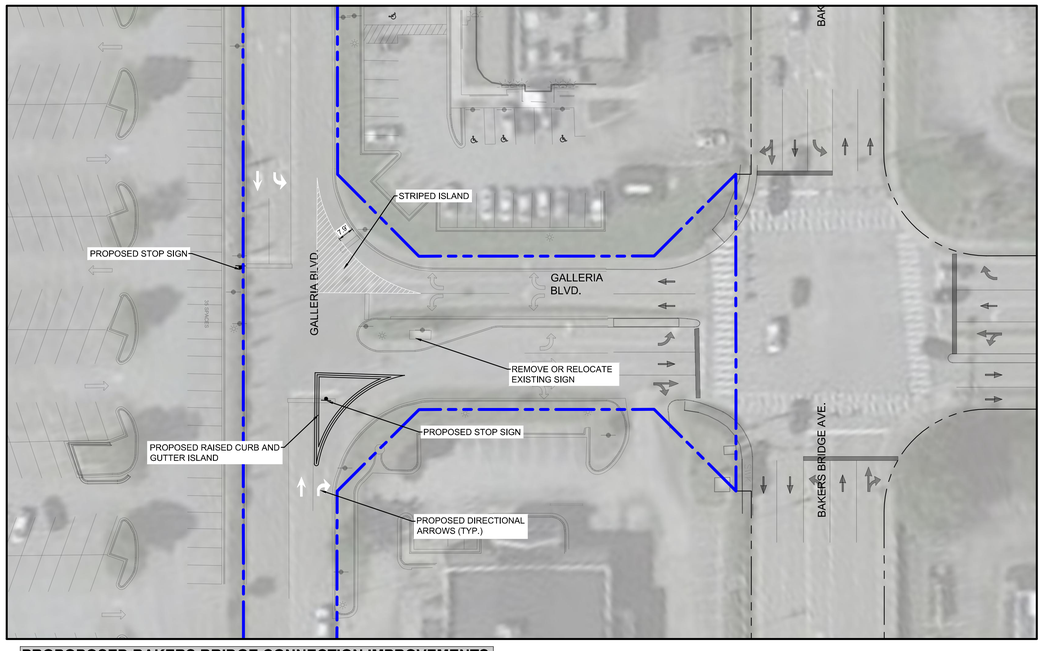
22-0073



PROPOPOSED OFFSITE TURN LANE/SOUTH ENTRANCE
SCALE: 1"=30'



PROPOPOSED ALTERNATE ENTRANCE IMPROVEMENTS
SCALE: 1"=30'



PROPOPOSED BAKERS BRIDGE CONNECTION IMPROVEMENTS
SCALE: 1"=30'

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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SIGNATURE
NUMBER 121758
STATE OF TENNESSEE
11/07/2024

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

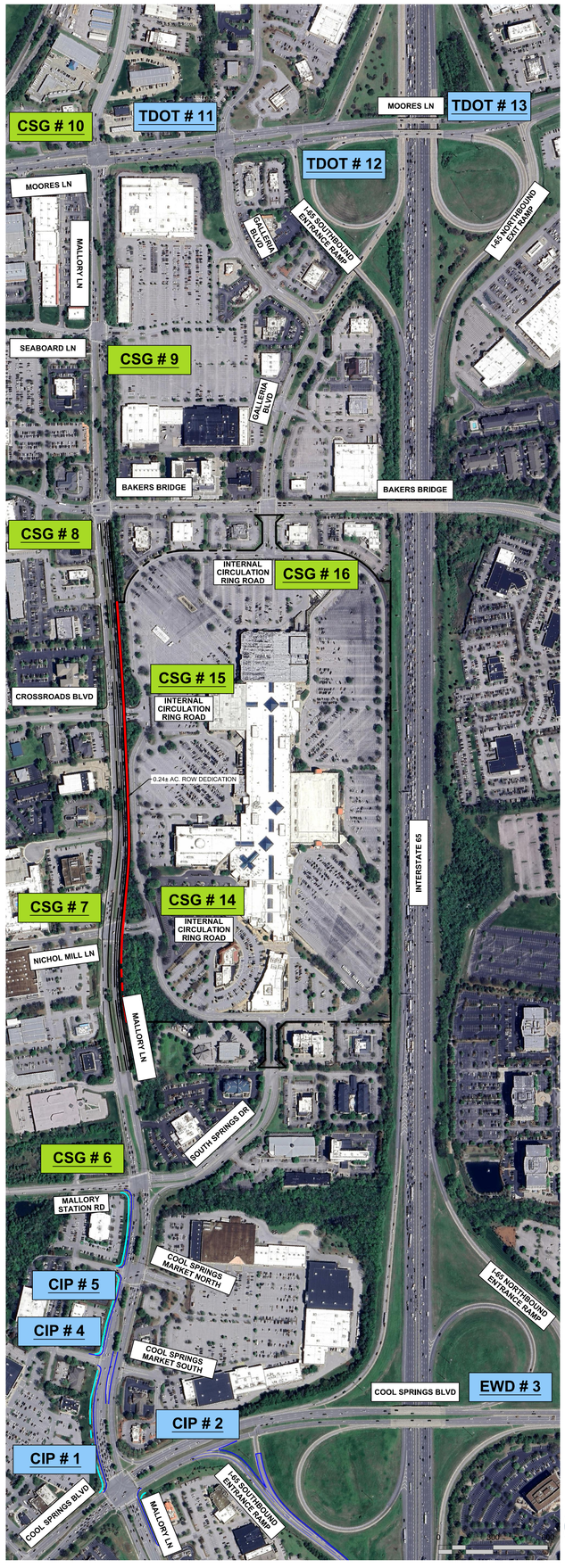
Scale: 1" = 30'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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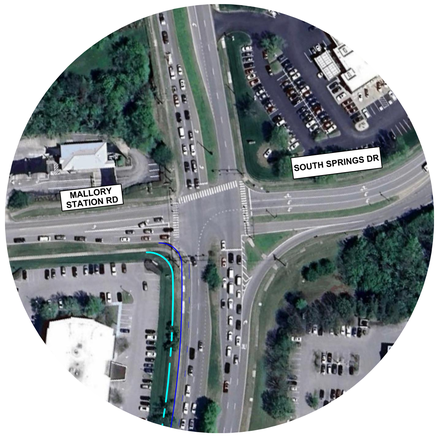
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ENLARGED ROW & ACCESS PLAN

Drawing No.
C4.0a

Project No.
22-0073

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CSG # 6

MALLORY LANE AT MALLORY STATION ROAD/SOUTH SPRINGS DRIVE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic on Mallory Station Road and due to CoolSprings Galleria site traffic on South Springs Drive.



CSG # 7

MALLORY LANE AT NICHOL MILL LANE

- Modify the lane assignment on the westbound approach to consist of a left turn lane, a through lane, and a right turn lane.
- Modify the existing traffic signal to provide protected/permitted left turn phasing for the westbound approach. Adjust the signal timings to accommodate the new westbound lane assignment and left turn phasing.
- Due to the difference in the widths and skew angles of the Nichol Mill Lane approaches, pavement marking line extensions should be added for through lanes with a lateral offset of greater than 12 feet and for left turn lanes to guide drivers and vehicles on the appropriate turn path.



CSG # 8

MALLORY LANE AT BAKERS BRIDGE AVENUE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.

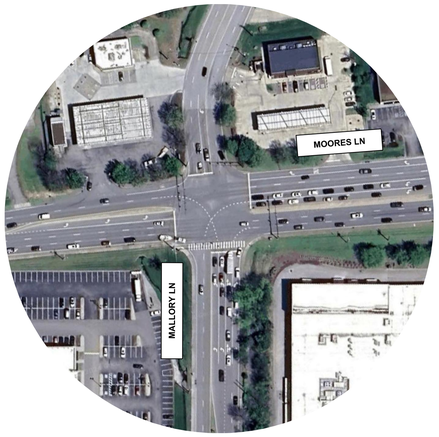


CSG # 9

MALLORY LANE AT SEABOARD LANE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.

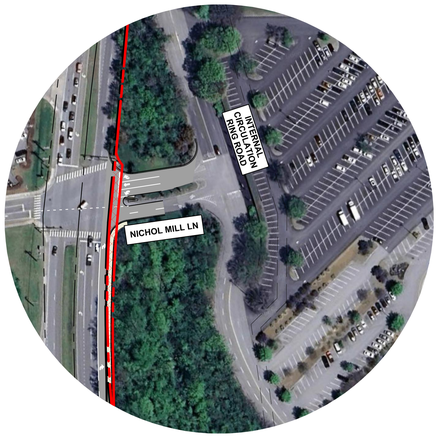
ACCESSIBILITY NOTE:
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.



CSG # 10

MOORES LANE AT MALLORY LANE

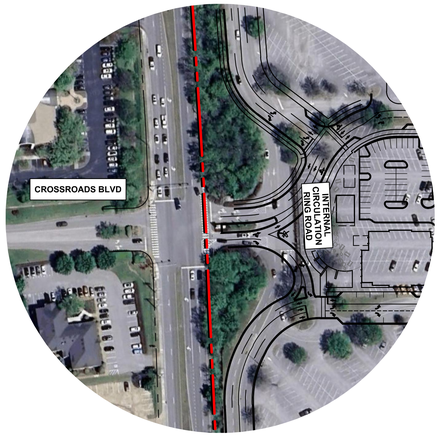
- Modify the traffic signal to provide a right turn overlap phase for the northbound right turn movement. The right turn overlap should run concurrently with the westbound left turn phase on Moores Lane.



CSG # 14

NICHOL MILL LANE AT INTERNAL CIRCULATION RING ROAD

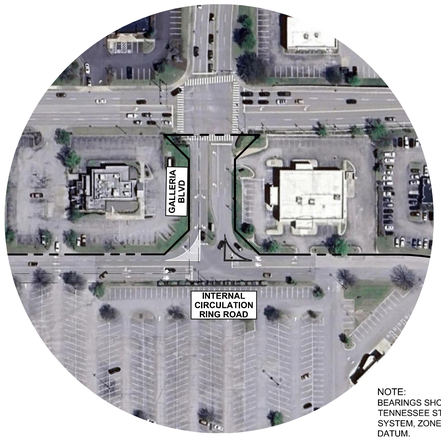
- The existing ring road north of Nichol Mill Lane may be impacted by future greenway and/or sidewalk improvements. The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.



CSG # 15

CROSSROADS BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- This intersection will be reconfigured to the east as part of the new proposed development at CoolSprings Galleria which will increase the spacing from the signalized intersection of Mallory Lane and Crossroads Boulevard.
- The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.
- See sheet C4.0a for alternate Crossroads Blvd. entrance to Galleria Blvd.



CSG # 16

GALLERIA BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- The intersection of Galleria Blvd and the Ring Road will be modified to remove the stop control on the southbound approach, change the lane assignment on the eastbound approach to a left turn lane and a through lane, and change the lane assignment on the westbound approach to a through lane and a right turn lane. The eastbound and westbound approaches will be stop controlled. The southbound approach will be free flowing into the intersection. A raised island will be added in the NE corner of the intersection and a striped island will be added in the NW corner of the intersection to delineate the new lane assignments and direct the flow of traffic at the intersection.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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No. 121998
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale:	AS NOTED
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL

Revisions:

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Drawing Title:

TRANSPORTATION IMPROVEMENT PLAN

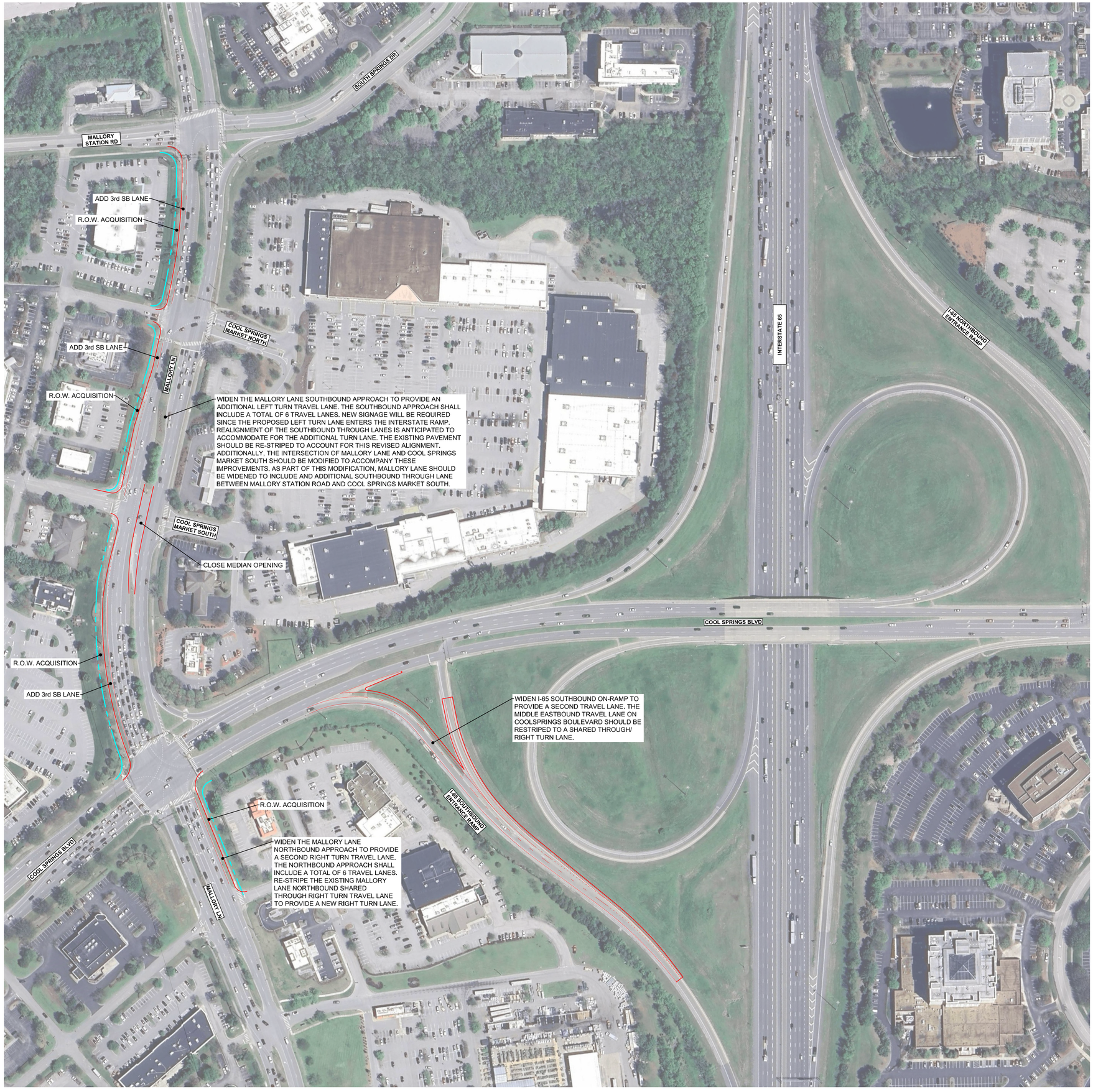
Drawing No.

C4.1

Project No.

22-0073

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NOTE:
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No. 121798
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

OFFSITE TRANSPORTATION IMPROVEMENT PLAN

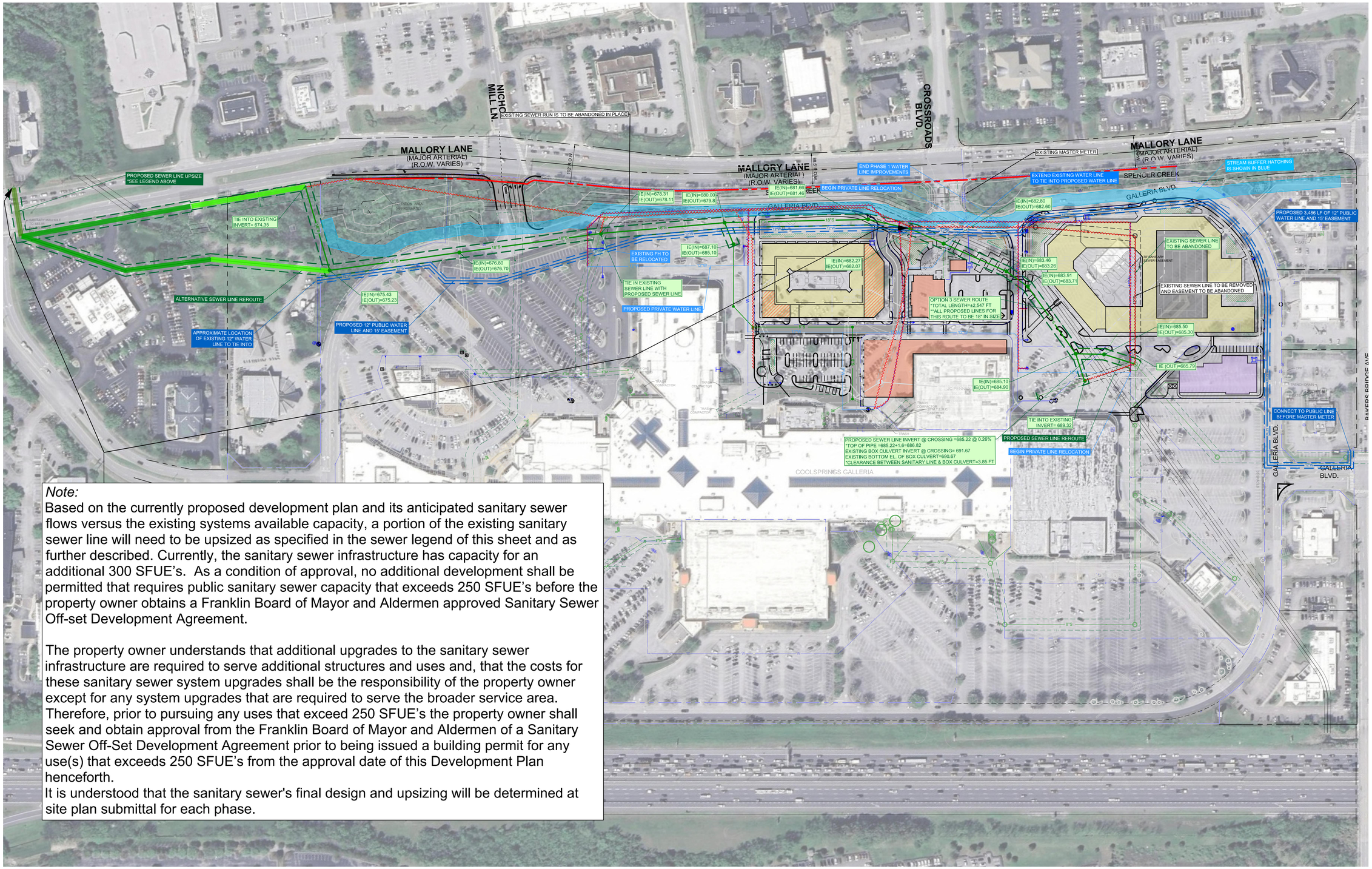
Drawing No.

C4.2

Project No.

22-0073

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Note:
Based on the currently proposed development plan and its anticipated sanitary sewer flows versus the existing systems available capacity, a portion of the existing sanitary sewer line will need to be upsized as specified in the sewer legend of this sheet and as further described. Currently, the sanitary sewer infrastructure has capacity for an additional 300 SFUE's. As a condition of approval, no additional development shall be permitted that requires public sanitary sewer capacity that exceeds 250 SFUE's before the property owner obtains a Franklin Board of Mayor and Aldermen approved Sanitary Sewer Off-set Development Agreement.

The property owner understands that additional upgrades to the sanitary sewer infrastructure are required to serve additional structures and uses and, that the costs for these sanitary sewer system upgrades shall be the responsibility of the property owner except for any system upgrades that are required to serve the broader service area. Therefore, prior to pursuing any uses that exceed 250 SFUE's the property owner shall seek and obtain approval from the Franklin Board of Mayor and Aldermen of a Sanitary Sewer Off-Set Development Agreement prior to being issued a building permit for any use(s) that exceeds 250 SFUE's from the approval date of this Development Plan henceforth.
It is understood that the sanitary sewer's final design and upsizing will be determined at site plan submittal for each phase.

EXISTING SEWER UPSIZE LEGEND:
- EXISTING 15" SEWER LINE TO BE UPSIZED TO 18"
- EXISTING 18" SEWER LINE TO BE UPSIZED TO 24"
- EXISTING 24" SEWER LINE TO BE UPSIZED TO 30" OR REINSTALL AT A STEEPER SLOPE

SANITARY SEWER LEGEND:
- PROPOSED SEWER LINE- PUBLIC (18"S)
- PROPOSED SEWER LINE- PRIVATE (18"S)
- PROPOSED SEWER SERVICE LINE (S)
- EXISTING SEWER LINE (S)
- PROPOSED SEWER LINE EASEMENT

WATER LEGEND:
- EXISTING PROPERTY LINE (TO BE ABANDONED)
- PROPOSED PROPERTY LINE
- PROPOSED 15' WATER LINE EASEMENT
- EXISTING WATER LINE (W)
- PROPOSED WATER LINE- PUBLIC (12"W)
- PROPOSED WATER LINE- PRIVATE (W)
- PROPOSED WATER SERVICE LINE (W)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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ERIC MICHAEL PARL
REGISTERED ENGINEER
AGRICULTURE
11/07/2024
NUMBER 121598
STATE OF TENNESSEE

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

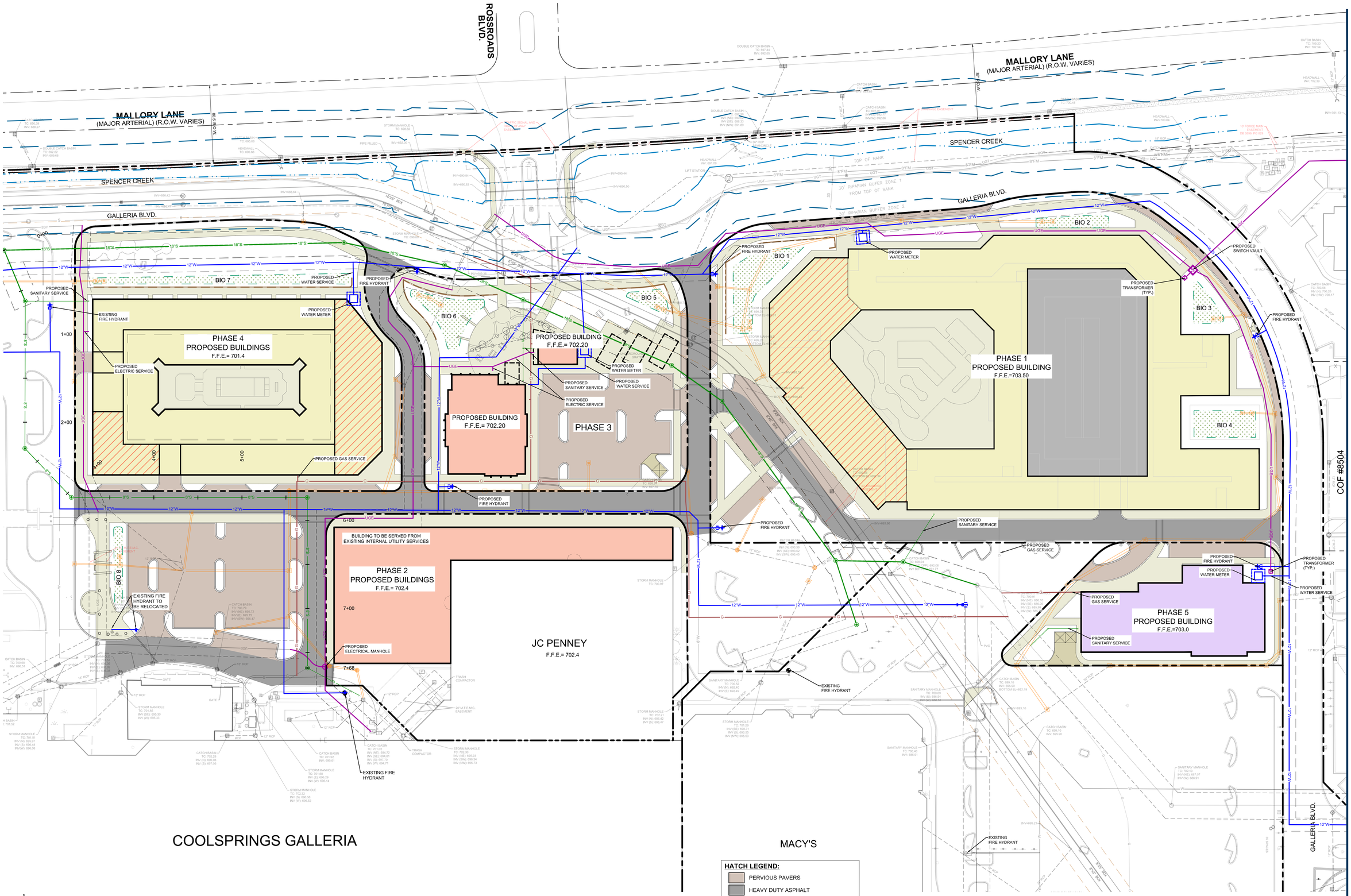
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Date: 11/04/2024
Approved By: E. PARL
Revisions:
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Drawing Title:
OVERALL WATER AND SEWER LINE REROUTING PLAN

Drawing No.
C5.1

Project No.
22-0073

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HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

NOTE:
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No. 121598
STATE OF TENNESSEE
11/07/2024

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

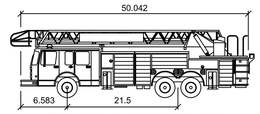
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
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Drawing Title:
ENLARGED SITE UTILITY PLAN

Drawing No.
C5.2

Project No.
22-0073



FRANKLIN FIRE TRUCK
(PER SD-7)

1.	Number of Front Axles:	1
	Front Track Width:	8.000ft
	Wheels on Each Front Axle:	2
	Number of Rear Axles:	2
	Rear Track Width:	8.000ft
	Wheels on each Rear Axle:	4
	Wheelbase:	19.292ft
	Rear Axle Spacing:	4.417ft
	Lock-to-Lock Time:	6 Sec.
	Turning Radius Wall to Wall	42ft
	Body Length:	50.042ft
	Body Width:	8.333ft
	Rear Overhang:	24.167ft
	Body Style:	Fire Truck
	Height:	13.5'
2.	Minimum Design Speed:	5mph

FIRE LANE NOTES:

PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

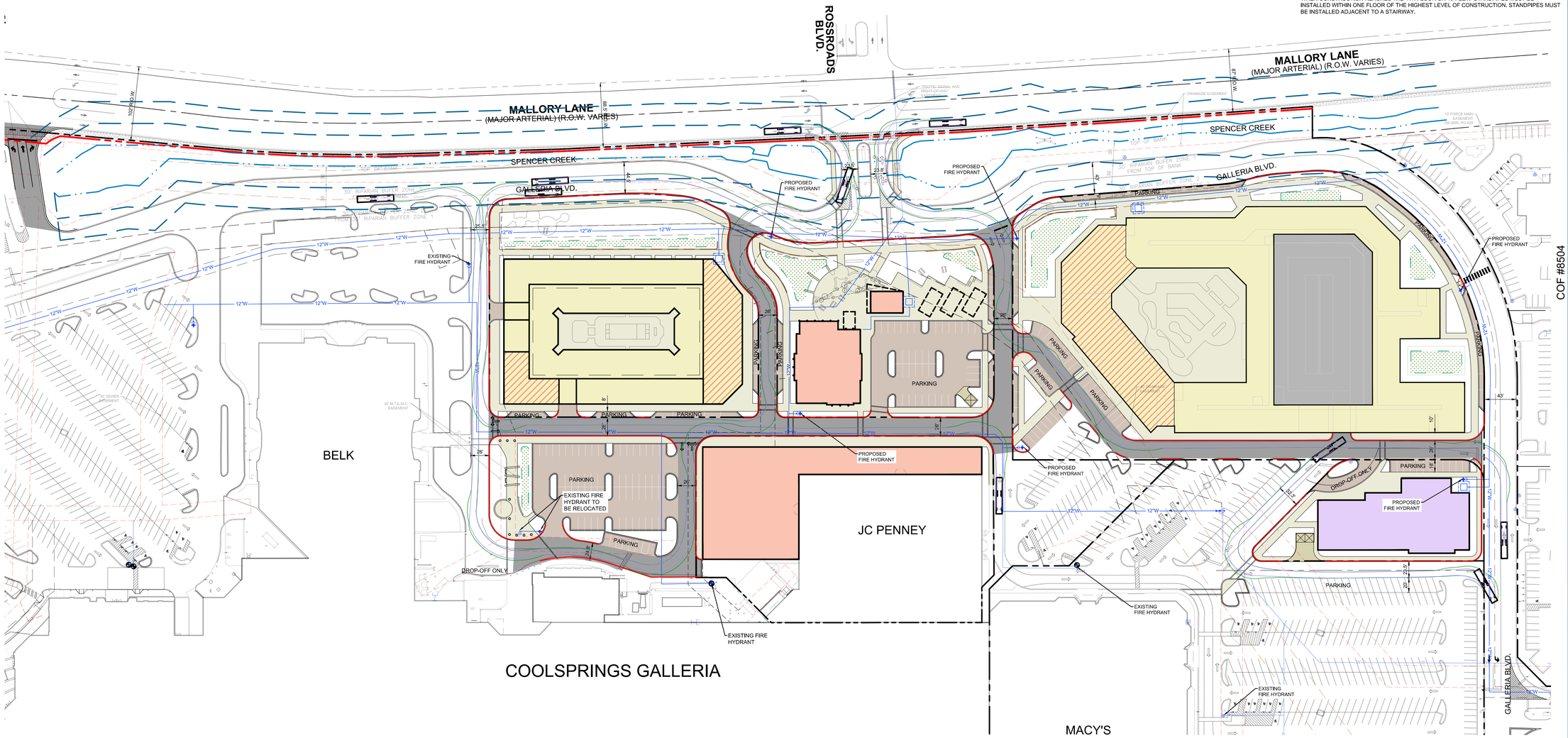
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

TEMPORARY ACCESS ROAD NOTES

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.

FIRE HYDRANT NOTES

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



KEY

FIRELANE MARKING

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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11/07/2024
No. 121758
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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

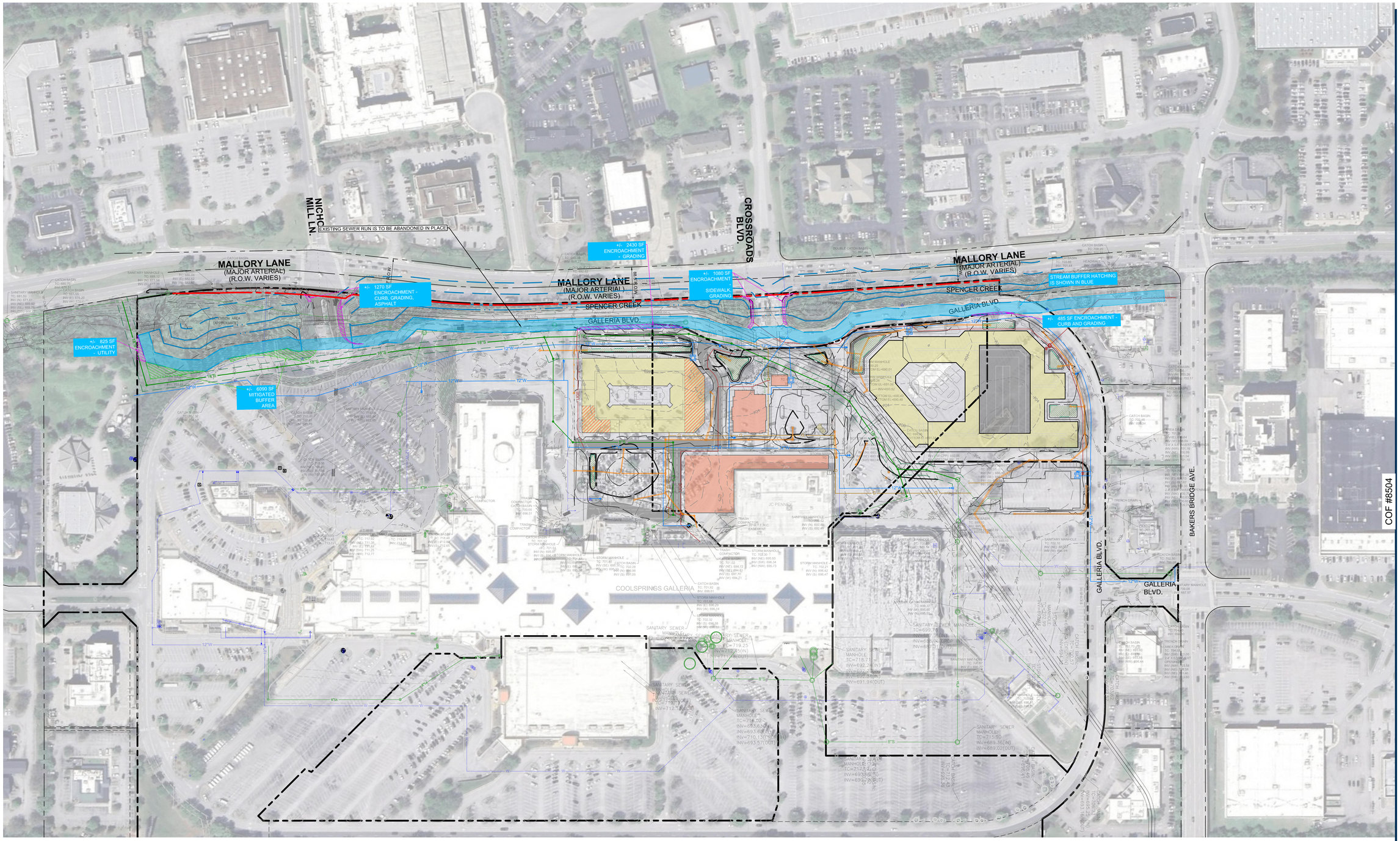
EMERGENCY MANAGEMENT PLAN

Drawing No.

C6.0

Project No.

22-0073



LEGEND:

- EXISTING PROPERTY LINE (TO BE ABANDONED)
- PROPOSED PROPERTY LINE
- PROPOSED 15' WATER EASEMENT
- EXISTING WATER LINE
- PROPOSED WATER LINE- PUBLIC
- PROPOSED WATER LINE- PRIVATE
- PROPOSED WATER SERVICE LINE
- PROPOSED SEWER LINE

STREAM BUFFER MITIGATION

TOTAL BUFFER IMPACT:	6090 SF (13.98 AC)
TOTAL MITIGATION AREA:	6090 SF (13.98 AC)

NOTE:
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SCOTT MICHAEL BERRICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 001
11/07/24

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1"=100'

Date: 11/04/2024

Approved By: E. PARL

Revisions:

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Drawing Title:

STREAM BUFFER MANAGEMENT PLAN

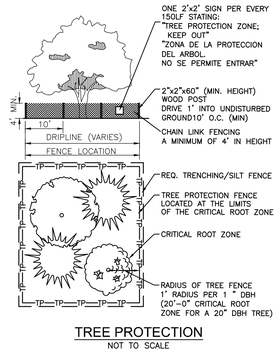
Drawing No.

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Project No.

22-0073

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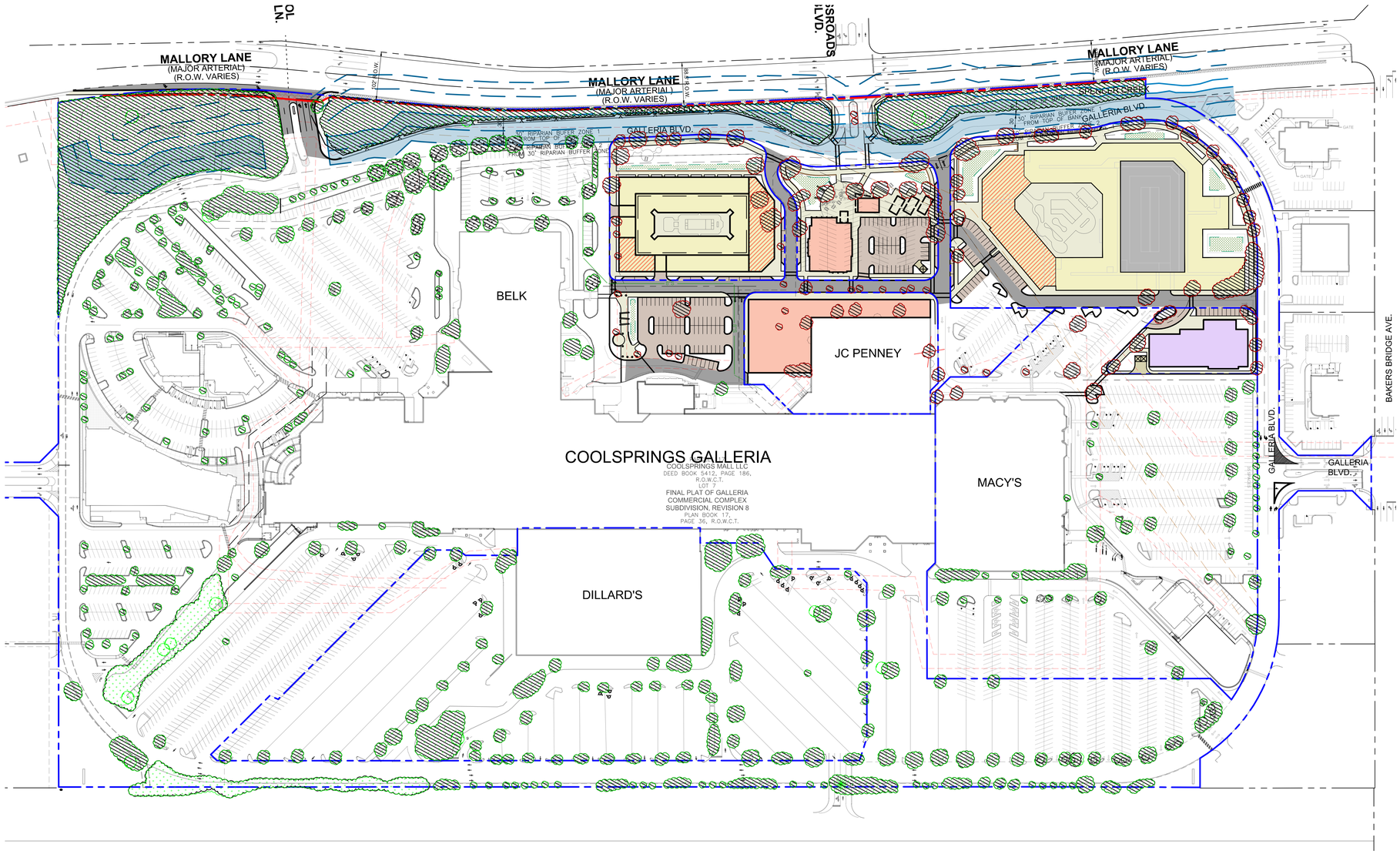


TREE PROTECTION

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

LANDSCAPE DATA	
SITE INFORMATION	
Acreage / Square Footage of Site:	86.53 Ac. / 3,768,811 ± S.F.
Site Zoning District and Applicable Overlays:	PD (PLANNED DISTRICT)
TREE CANOPY	
Percent and Acreage of Original Canopy Cover:	11.53 Ac. (13% of Total Site Acreage)
Percent and Acreage Tree Canopy Required:	2.54 Ac. (22% of existing canopy cover)
Percent and Acreage of Preserved Canopy Cover Provided:	9.37 Ac. (81%)
Number and DBH of Specimen Trees Removed:	None



EXISTING SPECIMEN TREE LIST					
TREE #	Caliper Inches	Specimen Name	TREE #	Caliper Inches	Specimen Name
2	26	Willow Oak	18	28	Willow Oak
3	26	Willow Oak	19	24	Bald Cypress
4	25	Willow Oak	23	28	Willow Oak
7	28	Willow Oak	25	24	Willow Oak
8	26	Willow Oak			
9	28	Willow Oak			
10	24	Willow Oak			
11	25	Willow Oak			
12	27	Pine			
14	31	Willow Oak			
16	24	Willow Oak			
17	28	Willow Oak			
		Specimen tree caliper inches to be removed:			0
		Specimen tree replacement DBH required (2:1 Replacement):			0

CANOPY TO BE PRESERVED

CANOPY TO BE REMOVED

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
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SCOTT MICHAEL BERWICK — REGISTERED — AGRICULTURE — 11/07/24 — TENNESSEE NO. 907 — LANDSCAPE ARCHITECT

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

TREE PRESERVATION PLAN

Drawing No.

L1.0

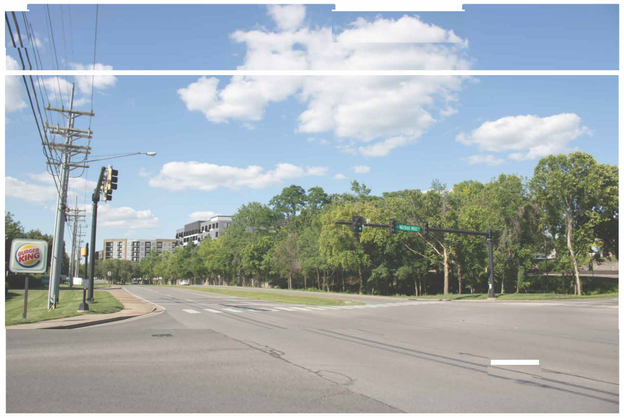
Project No.

22-0073

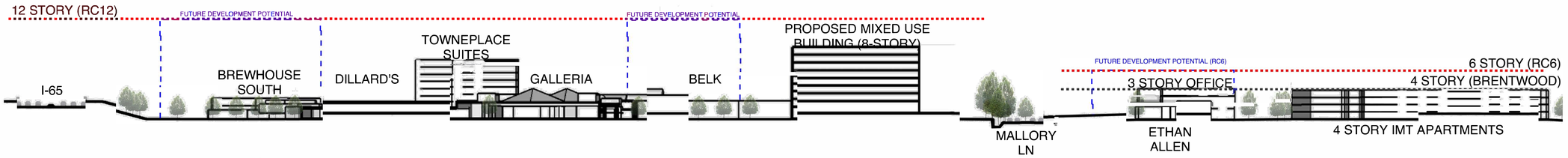
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Oct 31, 2024 - 4:39pm
ERIC PARL

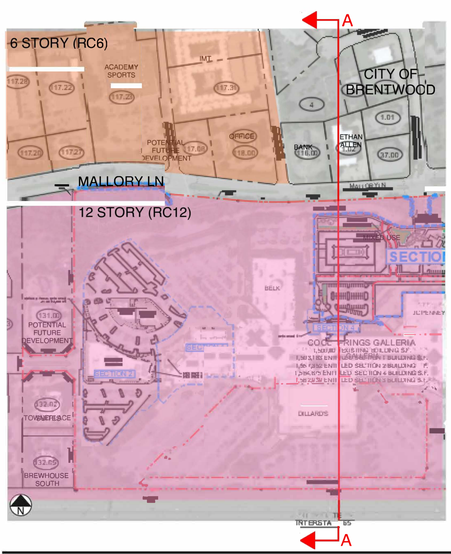


VIEW 1



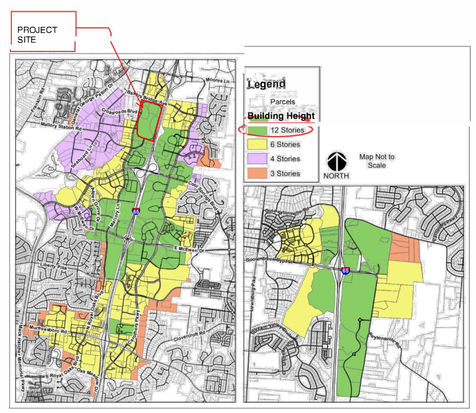
VIEW 2







STREET VIEW PERSPECTIVES KEY MAP



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SITE ELEVATION A:A
FRANKLIN, TN | WILLIAMSON COUNTY

COOLSPRINGS GALLERIA

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REGISTERED ARCHITECT
No. 106604
STATE OF TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #s 5[illegible]
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NO SCALE
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
HEIGHT ANALYSIS EXHIBIT

Drawing No.
A1.0

Project No.
22-0073



PERSPECTIVE 1 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 1 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 2 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 2 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 3 - CENTRAL PLAZA ENLARGEMENT

BUILDING INFORMATION		
BUILDING	MAX HEIGHT (STORIES)	IBC BUILDING TYPE
1	7	1
2	2	2
3	2	5A
4	1	5A
5	8	1
6	7	1 PODIUM/ 3A ABOVE

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

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CITY OF FRANKLIN PROJECT #5004

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C OM#850 4

Scale: NTS

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

ARCHITECTURAL RENDERINGS

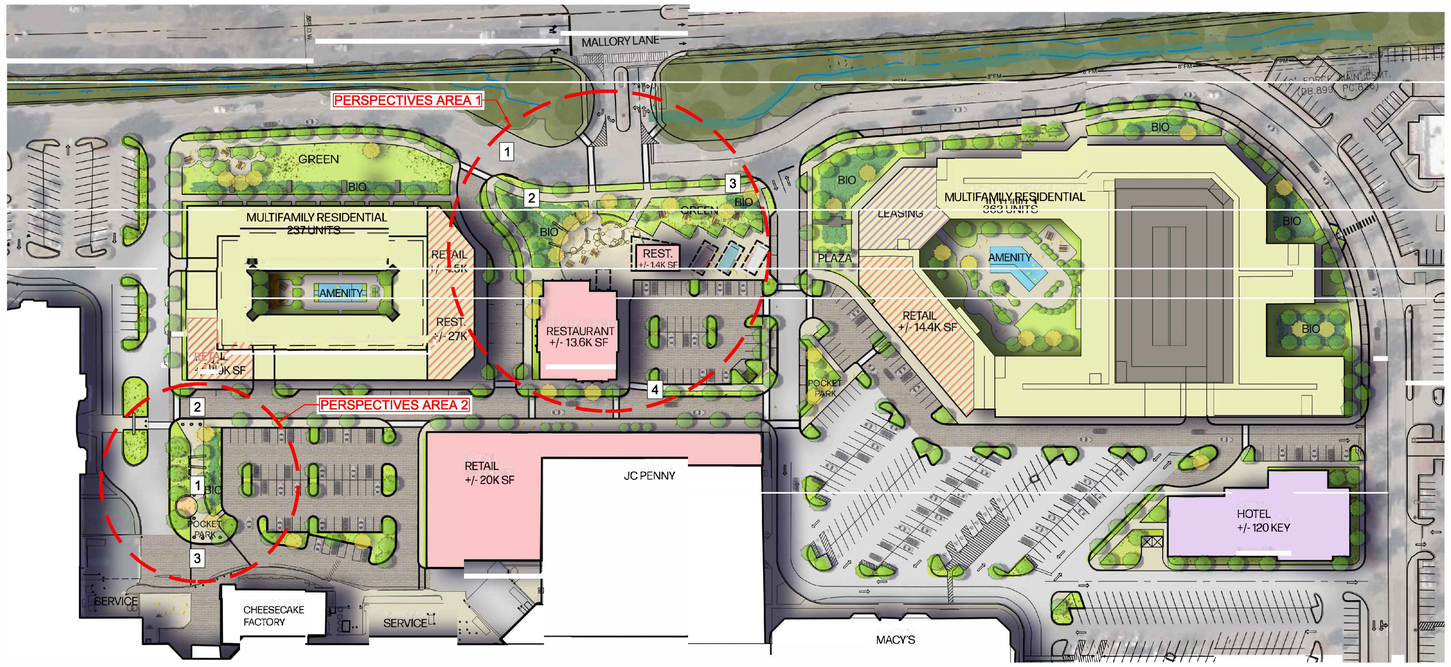
Drawing No.

A2.1

Project No.

22-0073

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CONTEXT MAP

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PERSPECTIVE AREA 2 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 2



PERSPECTIVE AREA 2 - VIEW 2



PERSPECTIVE AREA 1 - VIEW 3



PERSPECTIVE AREA 1 - VIEW 4



PERSPECTIVE AREA 2 - VIEW 3

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
COF #850

Scale: NTS
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ARCHITECTURAL RENDERINGS

Drawing No.
A2.2

Project No.
22-0073

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0988

DATE: November 12, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Gant Ridge Subdivision, Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8625
Applicant: John Newman, M2 Group, LLC
Owner: Matthew Barnes, KZO Franklin Properties

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a preliminary plat for the property located at 580 Jordan Road. The property consists of 6.57 acres and is located within the R2 Zoning District. The plan proposes 9 single-family residential lots and one open space lot, with 5 lots fronting onto Jordan Road and 4 lots fronting onto Firestone Drive. All lot sizes and dimensions meet the R2 District standards for new residential development.

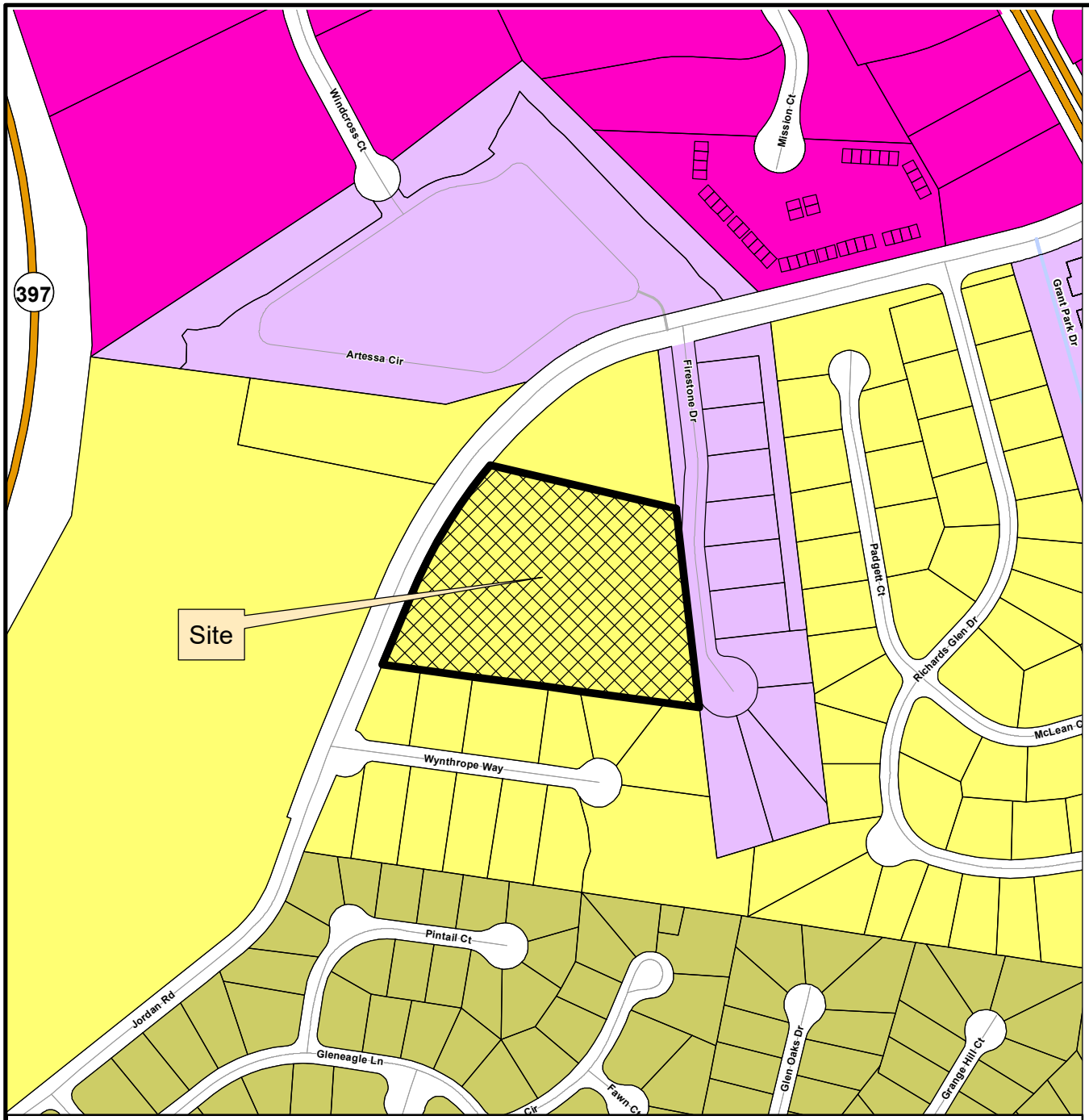
PROCEDURAL REQUIREMENTS:
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Gant Ridge Subdivision, Prelimiary Plat, wtih conditions.



GANT RIDGE SUBDIVISION
PRELIMINARY PLAT

Project Information
Existing Zoning: R-2 Residential District
Overlay Districts: None
Site Acreage: 6.57 acres
Total Number of Lots: 10

Legend

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

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

HISTORIC FRANKLIN TENNESSEE

COF no: 8625

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - Preliminary Plat Checklist

General Issues

27. Lot Line Shift

lance.fittro@franklintn.gov	As a condition of approval, for the proposed lot line shift and additional public easements on the adjacent Tullis lot to be recorded by plat, the Tullis lot shall be included in the final plat for the development.

39. Storm Infrastructure

joe.marlo@franklintn.gov	At Site Plan, storm infrastructure in Jordan Road shall extend to the southwest corner of the property to accept roadside ditch drainage at the transition from roadside ditch to curb and gutter.

SITE DATA TABLE

PROJECT NAME:	JORDAN RESERVE
COF PROJECT #:	
MAP:	# 62
PARCEL:	# 29.00
ADDRESS:	580 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	N/A
TOTAL EXISTING ACREAGE OF SITE:	6.57 ACRES (±286,363 SF)
TOTAL PROPOSED ACREAGE OF SITE:	6.57 ACRES (±286,363 SF)
DEVELOPER:	KZO FRANKLIN PROPERTIES
ADDRESS:	8225 MIDDLEWICK LANE NOLENSVILLE, TN 37135
PHONE:	615-828-9543
EMAIL:	MBBARNESTN@GMAIL.COM
CONTACT NAME:	MATT BARNES
APPLICANT:	M2 GROUP, LLC.
ADDRESS:	PO BOX 2543 BRENTWOOD, TN 37024
PHONE:	615-656-0257
EMAIL:	JOHN@M2GROUPLLC.COM
CONTACT NAME:	JOHN NEWMAN, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE, 40' REAR
FRONTAGE TYPES APPLIED:	YARD
BUILDING TYPE PROPOSED	HOUSE
DWELLING COUNT:	9
DENSITY:	1.4 DUA
BUILDING HEIGHT:	2.5 STORY

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, (NAD83, 2011), AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18).
4. SURVEY INFORMATION WAS TAKEN FROM M2 GROUP, LLC. DATED 11/07/2023. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSGRESSED TO ANY PART OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITH THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006.

ROW NOTE:

THE PAVEMENT SECTION FOR JORDAN ROAD SHALL MEET THE CITY OF FRANKLIN (COF) STANDARD DRAWING RD-3 PAVEMENT SECTION FOR A LOCAL STREET. AS THE EXISTING PAVEMENT SECTION IS UNKNOWN, REHABILITATION MEASURES NEEDED TO MEET COF RD-3 MAY BE REQUIRED. FINAL REHABILITATION MEASURES SHALL BE DETERMINED IN THE FIELD DURING CONSTRUCTION AND MAY CONSIST OF MILL AND OVERLAY, FULL DEPTH RECLAMATION, OR OTHER ENGINEERED REHABILITATION MEASURES NECESSARY TO PROVIDE PAVEMENT HAVING THE EQUIVALENT PERFORMANCE OF COF RD-3. A LICENSED GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL CONTINUOUSLY MONITOR ANY REHABILITATION MEASURE AND PROVIDE RECOMMENDATIONS DURING CONSTRUCTION, HOWEVER FINAL REHABILITATION MEASURES IMPLEMENTED SHALL BE AT THE DISCRETION OF THE COF STREET DEPARTMENT BASED ON FIELD CONDITIONS. ALL WORK AND COSTS ASSOCIATED WITH REHABILITATING THE STREET SECTION, INCLUDING BUT NOT LIMITED TO ENGINEERING, TESTING, AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

SPECIFIC LIMITS TO BE DETERMINED AT SITE PLAN AND ONCE THE EXPLORATION HAS BEEN COMPLETE.

OPEN SPACE NOTE:

1. OPEN SPACE IS NOT REQUIRED/PROPOSED AS SUBDIVISION IS PROPOSING LESS THAN 25 LOTS AND IS LESS THAN 15 ACRES, REFER TO CITY OF FRANKLIN ZONING ORDINANCE SECTION 11.1.1.A
2. ALL OPEN SPACE AREAS SHALL BE COVERED BY A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE)

APPLICANT:

KZO FRANKLIN PROPERTIES
ADDRESS: 8225 MIDDLEWICK LANE
NOLENSVILLE, TENNESSEE 37135
PHONE NO.:615-828-9543
CONTACT: MATTHEW BARNES
EMAIL: mbbarnestn@gmail.com

CIVIL ENGINEER:

M2 GROUP, LLC
ADDRESS: P.O. BOX 2543
BRENTWOOD, TENNESSEE 37024
PHONE NO.: 615-656-0257
EMAIL: john@m2groupllc.com
CONTACT NAME: JOHN NEWMAN, PE

SURVEYOR:

M2 GROUP, LLC
ADDRESS: P.O. BOX 2543
BRENTWOOD, TENNESSEE 37024
PHONE NO.: 615-656-0257
EMAIL: stephen@m2groupllc.com
CONTACT NAME: STEPHEN VANDER HORST, RLS, CFS

PRELIMINARY PLAT
JORDAN RESERVE SUBDIVISION

TAX MAP 62, PARCEL 29.00
580 JORDAN ROAD
COF #: 8625
NOVEMBER, 2024



VICINITY MAP

SCALE: 1" = 1,000'

UTILITY CONTACTS:

SANITARY SEWER:
CITY OF FRANKLIN, WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37067
CONTACT: SCOTT ANDREWS
PHONE: 615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: DALE HOOD
PHONE: 615-794-2595

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: LOGAN EAKES
PHONE: 615-595-7912

WATER SERVICE
MALLORY VALLEY UTILITY DISTRICT
ADDRESS: PO BOX 936
FRANKLIN, TN 37067
CONTACT: KAREN YORK
PHONE: 615-628-0237

Sheet List Table	
SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
SV-01	BOUNDARY & TOPOGRAPHIC SURVEY
PP-02	EXISTING CONDITIONS WITH AERIAL
PP-03	EXISTING CONDITIONS SLOPE ANALYSIS
PP-04	PRELIMINARY PLAT
PP-05	EXISTING LANDSCAPE CONDITIONS

PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE 9 LOTS AND 1 OPEN SPACE.

COF NOTE:

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 PRELIMINARY PLAT DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE PRELIMINARY PLAT. 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.

PARKLAND IMPACT FEE:

8 UNITS TOTAL X $4,304.00 = $34,432.00
FEES TO BE PAID AT THE FINAL PLAT OR IN CASE WHERE A FINAL PLAT IS NOT NEEDED SHALL BE PAID BEFORE THE FIRST BUILDING PERMIT CAN BE ISSUED.

PER DIRECTION FROM COF STAFF: DUE TO AN EXISTING HOUSE ON THE PROPERTY THE UNIT COUNT SHALL BE LISTED FOR 8 UNITS FOR PARKLAND IMPACT FEE.

DEVELOPMENT STANDARD	VERSION/DATE
ZONING ORDINANCE	01/01/2023
SUBDIVISION REGULATIONS	01/01/2022
HISTORIC DISTRICT DESIGN GUIDELINES	05/30/2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	07/01/2024
STORMWATER BMP MANUALS	07/01/2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	10/13/2020
MUNICIPAL CODE	11/14/2023

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 11/07/2024

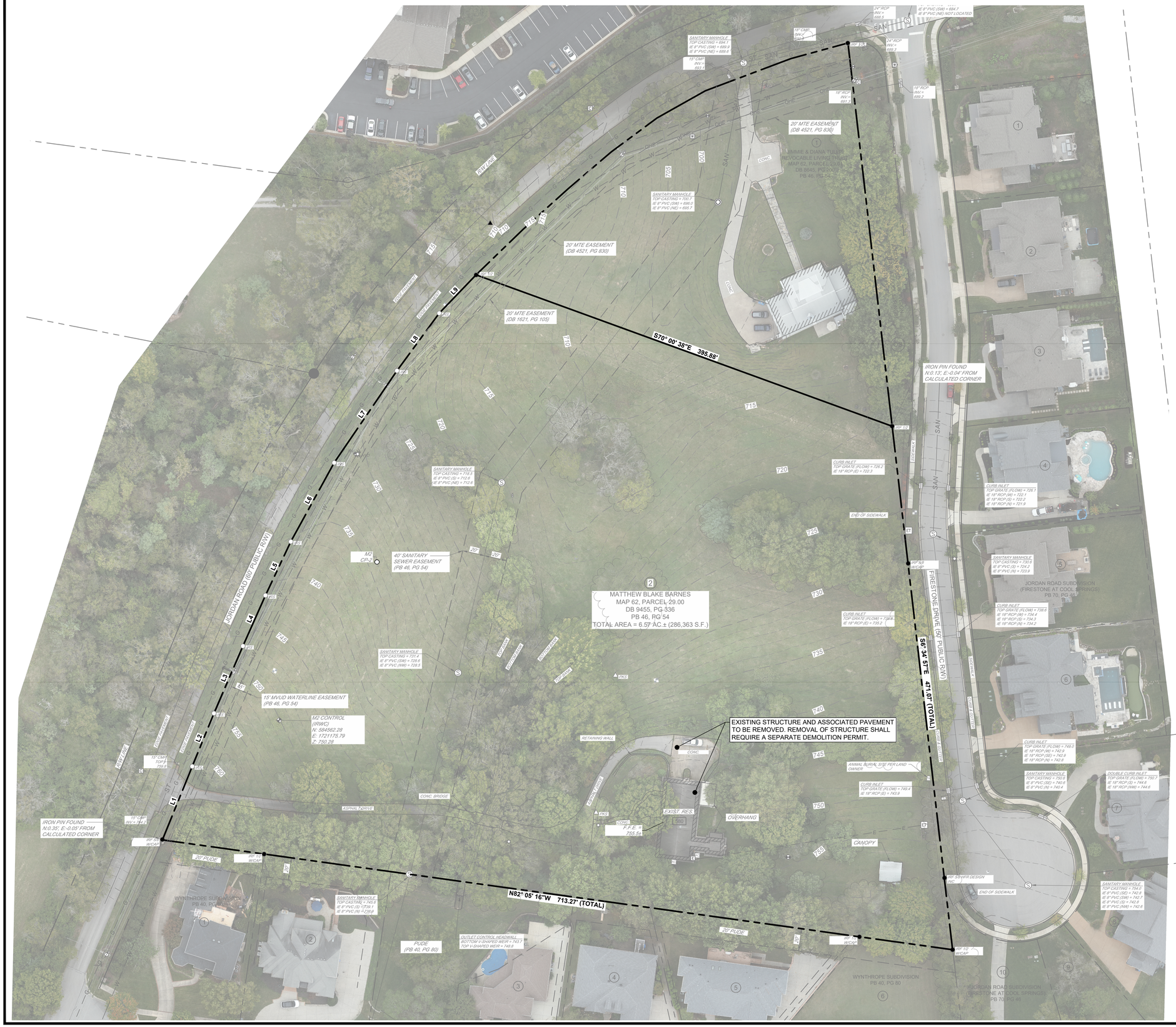
PRELIMINARY PLAT FOR:
JORDAN RESERVE SUBDIVISION
COF PROJECT #8625
580 JORDAN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

COVER SHEET

DATE :	NOVEMBER 2024	DRAWN BY :	JPN
PROJECT NO. :	23-054	CHECKED BY :	MB

SHEET NUMBER:
PP-01



HYDROLOGIC DETERMINATION NOTE:

PER HD DATED 10/11/2023 AND TDEC CONCURRENCE DATED 11/27/2023, NO WATER RESOURCES EXIST ON SITE.

EXISTING TREE CANOPY PREPARED BASED ON AERIAL PHOTOGRAMMETRY PERFORMED BY M2 GROUP, LLC. ON10/02/2024

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — LICENSED ENGINEER — STATE OF TENNESSEE — 11/07/2024

PRELIMINARY PLAT FOR:

JORDAN RESERVE SUBDIVISION

COF PROJECT #8625
580 JORDAN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

EXISTING CONDITIONS WITH AERIAL

DATE:	NOVEMBER 2024	DRAWN BY :	JPN
PROJECT NO. :	23-054	CHECKED BY :	MB

SHEET NUMBER:

PP-02



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.99%	19.99%	35790.03	
2	20.00%	10000000.00%	33889.57	

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — LICENSED PROFESSIONAL ENGINEER — COMMERCE — TENNESSEE — STATE OF TENNESSEE
11/07/2024

PRELIMINARY PLAT FOR:

JORDAN RESERVE SUBDIVISION

COF PROJECT #8625
580 JORDAN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

EXISTING CONDITIONS SLOPE ANALYSIS

DATE: NOVEMBER 2024
PROJECT NO.: 23-054
DRAWN BY: JPN
CHECKED BY: MB

SHEET NUMBER:
PP-03

SITE DATA TABLE

PROJECT NAME:	JORDAN RESERVE
COF PROJECT #:	
MAP:	# 62
PARCEL:	# 29.00
ADDRESS:	580 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2 RESIDENTIAL
OVERLAYS:	N/A
TOTAL EXISTING ACREAGE OF SITE:	6.57 ACRES (±286,363 SF)
TOTAL PROPOSED ACREAGE OF SITE:	6.24 ACRES (±271,929 SF)
DEVELOPER:	KZO FRANKLIN PROPERTIES
ADDRESS:	8225 MIDDLEWICK LANE NOLENSVILLE, TN 37135
PHONE:	615-828-9543
EMAIL:	MBBARNESTN@GMAIL.COM
CONTACT NAME:	MATT BARNES
APPLICANT:	M2 GROUP, LLC.
ADDRESS:	PO BOX 2543 BRENTWOOD, TN 37024
PHONE:	615-656-0257
EMAIL:	JOHN@M2GROUPLLC.COM
CONTACT NAME:	JOHN NEWMAN, P.E.
BUILDING SETBACKS:	20' FRONT, 10' SIDE, 40' REAR
FRONTAGE TYPES APPLIED:	YARD
BUILDING TYPE PROPOSED	HOUSE
DWELLING COUNT:	9
DENSITY:	1.4 DUA
BUILDING HEIGHT:	2.5 STORY

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
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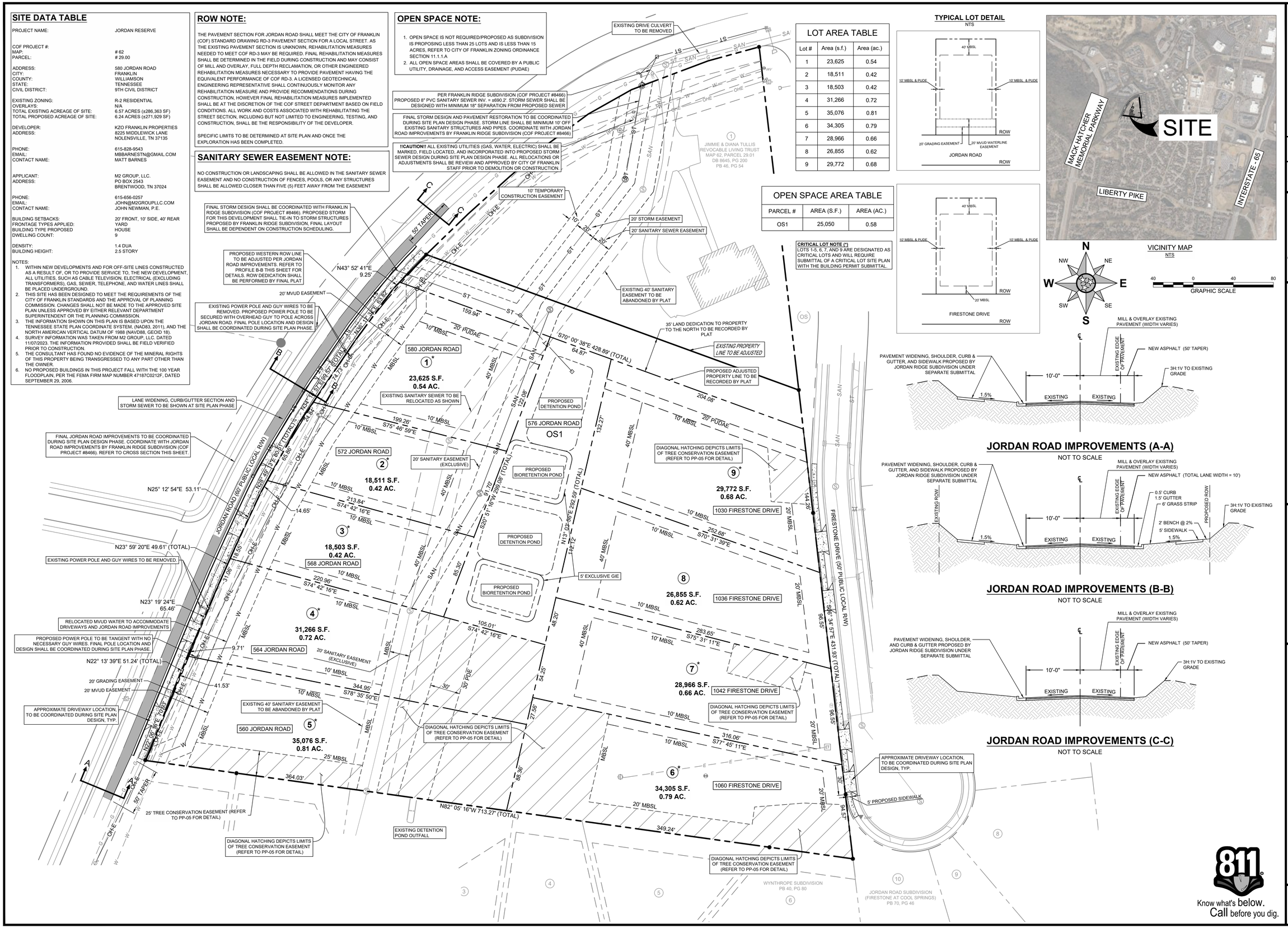
SPECIFIC LIMITS TO BE DETERMINED AT SITE PLAN AND ONCE THE EXPLORATION HAS BEEN COMPLETED.

SANITARY SEWER EASEMENT NOTE:

NO CONSTRUCTION OR LANDSCAPING SHALL BE ALLOWED IN THE SANITARY SEWER EASEMENT AND NO CONSTRUCTION OF FENCES, POOLS, OR ANY STRUCTURES SHALL BE ALLOWED CLOSER THAN FIVE (5) FEET AWAY FROM THE EASEMENT

OPEN SPACE NOTE:

1. OPEN SPACE IS NOT REQUIRED/PROPOSED AS SUBDIVISION IS PROPOSING LESS THAN 25 LOTS AND IS LESS THAN 15 ACRES, REFER TO CITY OF FRANKLIN ZONING ORDINANCE SECTION 11.1.1.A
2. ALL OPEN SPACE AREAS SHALL BE COVERED BY A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE)



LOT AREA TABLE

Lot #	Area (s.f.)	Area (ac.)
1	23,625	0.54
2	18,511	0.42
3	18,503	0.42
4	31,266	0.72
5	35,076	0.81
6	34,305	0.79
7	28,966	0.66
8	26,855	0.62
9	29,772	0.68

OPEN SPACE AREA TABLE

PARCEL #	AREA (S.F.)	AREA (AC.)
OS1	25,050	0.58

CRITICAL LOT NOTE (*)
LOTS 1-5, 6, 7, AND 9 ARE DESIGNATED AS CRITICAL LOTS AND WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL

TYPICAL LOT DETAIL
NTS

VICINITY MAP
NTS

JORDAN ROAD IMPROVEMENTS (A-A)
NOT TO SCALE

JORDAN ROAD IMPROVEMENTS (B-B)
NOT TO SCALE

JORDAN ROAD IMPROVEMENTS (C-C)
NOT TO SCALE

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — REGISTERED ENGINEER — STATE OF TENNESSEE — 11/07/2024

PRELIMINARY PLAT FOR:
JORDAN RESERVE SUBDIVISION
COF PROJECT #8625
580 JORDAN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

PRELIMINARY PLAT

DATE :	NOVEMBER 2024	DRAWN BY :	JPN
PROJECT NO. :	23-054	CHECKED BY :	MB

SHEET NUMBER:
PP-04



Specimen Tree Data Chart				
Tree Number	Size (in)	Species	Removed (Y/N)	Condition
1	27"	Yellow Poplar	Y	Healthy
17	24"	Hackberry	Y	Healthy
18	24"	Hackberry	Y	Healthy
21	36"	Yellow Poplar	Y	Healthy
22	31"	Yellow Poplar	N	Healthy
27	29"	Yellow Poplar	N	Healthy
34	25"	Yellow Poplar	N	Healthy
40	26"	Yellow Poplar	N	Healthy
73	25"	Sugar Maple	Y	Healthy
99	29"	Black Walnut	Y	Healthy
127	24"	Sugar Maple	N	Healthy
129	25"	Silver Maple	N	Healthy
130	26"	Sugar Maple	N	Healthy
135	25"	Yellow Poplar	N	Healthy
136	39"	Sugar Maple	N	Healthy
137	24"	Silver Maple	N	Healthy
141	33"	Silver Maple	N	Healthy

N NW NE W E SW SE S

40 0 40 80
GRAPHIC SCALE

Specimen Trees	
Total Inches On-Site	472
Total Inches Removed, On-Site	397
Total Inches Preserved	75
Total Replacement Inches	794

* Replacement trees to be 2" minimum caliber, planted within 12 months of specimen tree removal. Trees shall be planted in open space, tree bank may be applied for relief of entire replacement requirement.

EXISTING TREE SURVEY/IDENTIFICATION PERFORMED BY PANTHER CREEK FORESTRY, LLC ON JULY 12, 2024.

KEY

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- SPECIMENT TREES PRESERVED
- SPECIMEN TREES REMOVED
- TREE CONSERVATION EASEMENT AREA

TREE CANOPY RETENTION

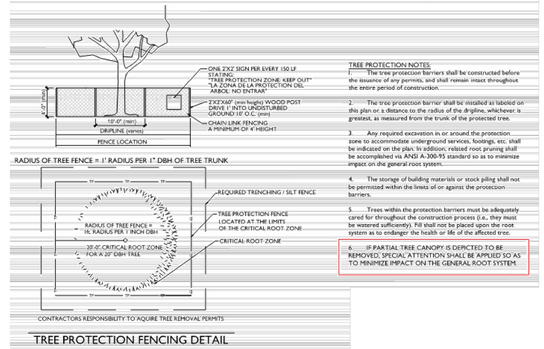
OVERALL SITE AREA = 6.57 AC (286,363 SF)

TREE AREA:	EXISTING TREE CANOPY	PRESERVED TREE CANOPY
	105,902 SF (2.36 AC)	51,044 SF (1.17 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	105,902 SF (2.43 AC) (36% OF SITE)
REQUIRED CANOPY PRESERVATION:	48% (50,833 SF; 1.17 AC)
PROVIDED CANOPY PRESERVATION	48% (51,044 SF; 1.17 AC)

EXISTING TREE CANOPY PREPARED BASED ON AERIAL PHOTOGRAMMETRY PERFORMED BY M2 GROUP, LLC. ON10/02/2024



TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. 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.
3. 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.
4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
5. 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.
6. IF PARTIAL TREE CANOPY IS DEPICTED TO BE REMOVED, SPECIAL ATTENTION SHALL BE APPLIED SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM.

811 Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE
11/07/2024

PRELIMINARY PLAT FOR:
JORDAN RESERVE SUBDIVISION
COF PROJECT #8625
580 JORDAN ROAD
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

EXISTING LANDSCAPE CONDITIONS

DRAWN BY :	CHECKED BY :
JPN	MB

DATE :	PROJECT NO. :
NOVEMBER 2024	23-054

SHEET NUMBER:
PP-05

City of Franklin

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

File #: 21-0927

DATE: October 29, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Hamilton PUD Subdivision, Final Plat, Creating 58 Residential Lots, 3 Open Space Lots, Dedicating Right-Of-Way, Vacating Tract Lines, And Creating Easements On 58.62 Acres, Located North Of Charlotte Pike E And West Of Mack Hatcher Memorial Parkway, At 841 Old Charlotte Pike E. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8628
Applicant: Clint Head, Young Hobbs and Associates
Owner:Cregg McGaha, HB DEV COMPANY

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create 58 residential lots, 3 open spaces, vacate tract lines, dedicate easements and dedicate right-of-way. The existing zoning is Planned (PD 1.0) District. The proposed final plat is made up of 58.62 acres and the required setbacks are shown. The final plat matches the corresponding site plan, which was approved on the August 2022 Administrative Agenda.

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

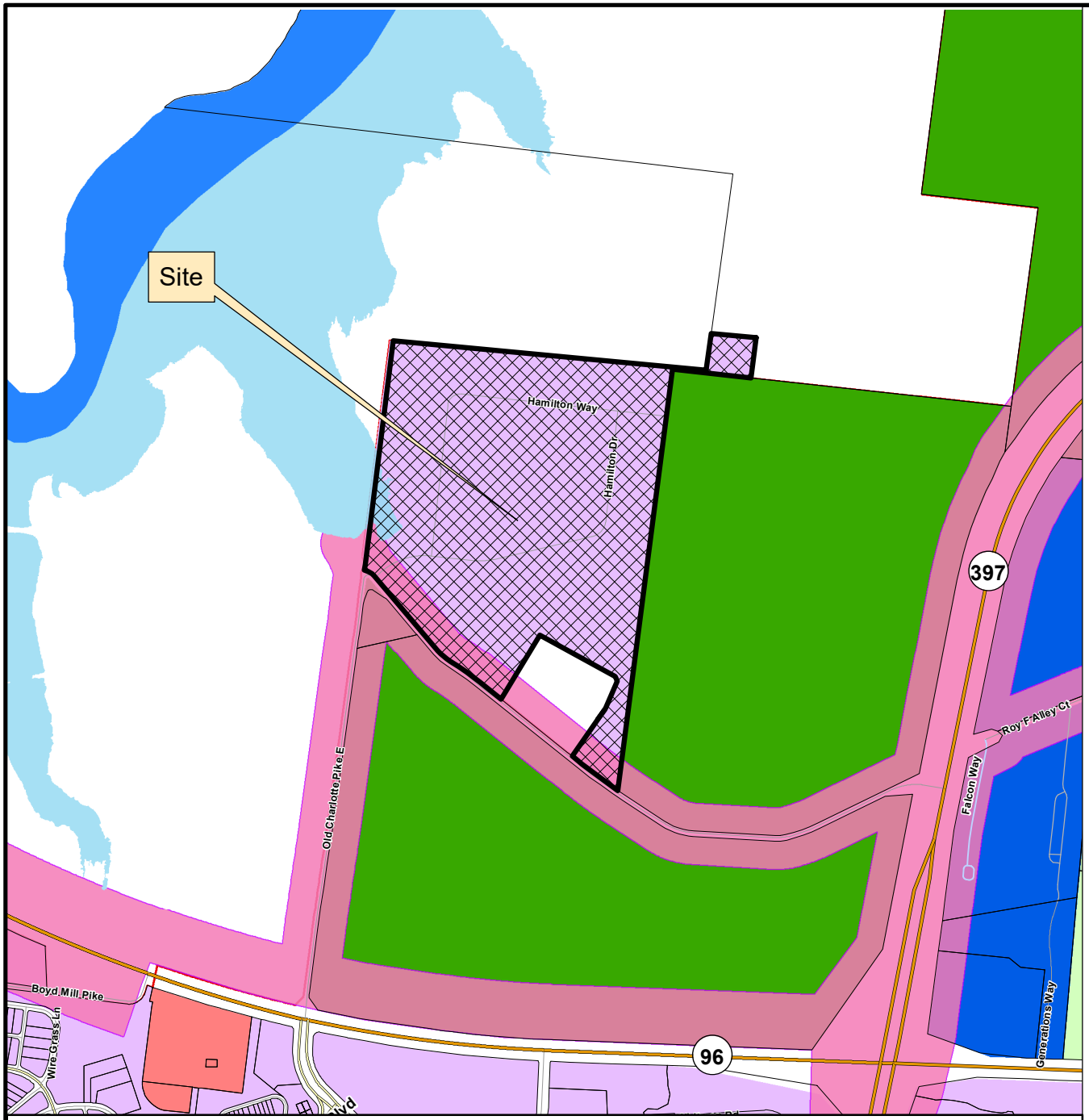
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

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



HAMILTON PUD SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: Planned (PD 1.0) District
Overlay Districts: SCO, FFO
Site Acreage: 58.62 acres
Total Number of Lots: 61

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8628

CONDITIONS OF APPROVAL:

Open Issues: 14 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

19. C. Final Plat

lance.fittro@franklintn.gov	Applicant shall ensure that any changes to Site Plan [COF#7763] which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

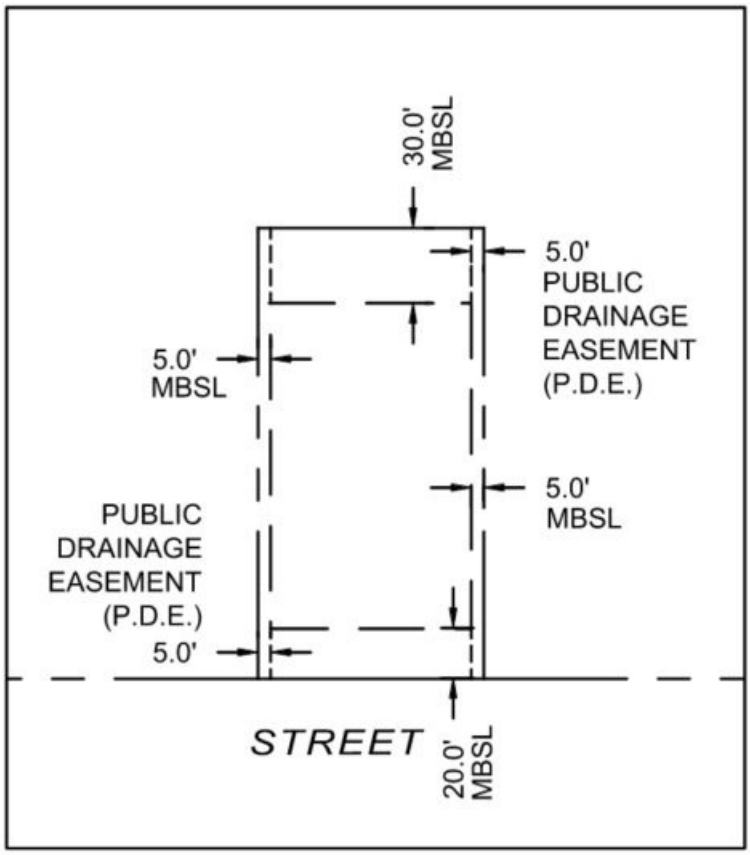
20. 0. General Information

lance.fittro@franklintn.gov	**ALL** plat sheets shall be sealed, signed and dated by Tennessee registered land surveyor.

24. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "With the exception of zero-lot-line property lines for attached residential structures, applicant shall show a 5-foot Public Drainage Easement on each side of all common property lines for the lots being created" has not been fully-addressed.

The proposed drainage easement layout shown on the typical lot layout does not address locations where lots do not abut open space to the rear.



TYPICAL LOT LAYOUT

25. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct ROW width shown for Old Charlotte Pike East across the property frontage, which does not appear to be the 25' width now shown on the plat, or provide monumentation used to determine boundary location now shown which differs from Williamson County maps.

29. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*For all existing easements which were created with the previous plat(s), provide references (deed or plat book and page number) for their creation. Only those easements which are being newly-dedicated with this plat should be shown absent such references*" has not been addressed.

Applicant shall show recording reference for the sanitary sewer easement highlighted below



as well as reflect other easements listed in Exhibit B of the warranty deed recorded in Deed Book 9348 Page 169 on the revised plat. Note that these are easements that City staff was able to locate with a cursory search, and does not represent a full title search or guarantee that there are no additional easements recorded through other instruments.

Exhibit "B"

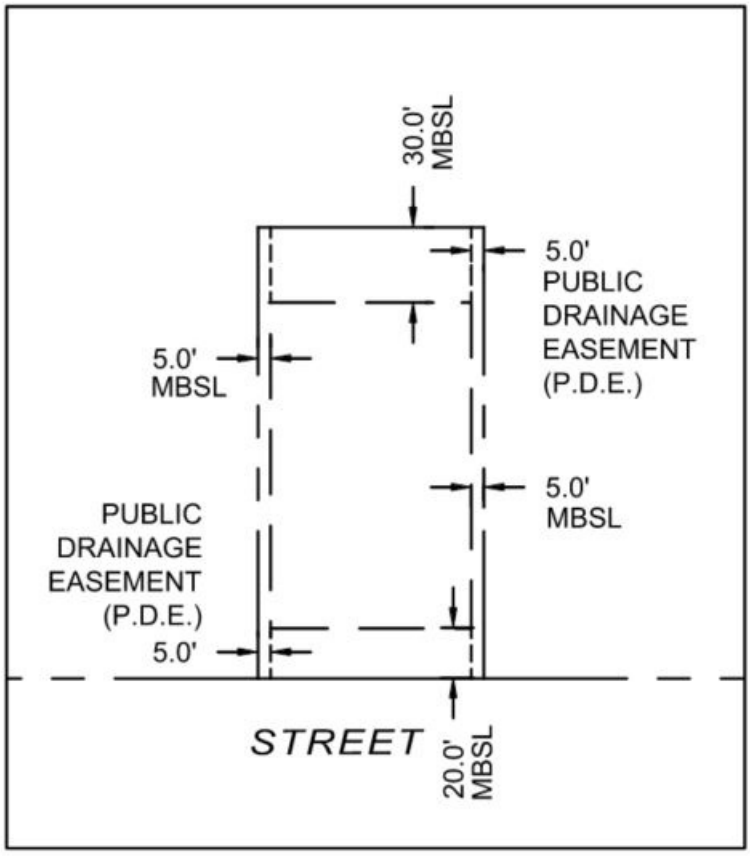
Permitted Exceptions

1. Taxes for the year 2023, a lien not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. All matters of record in Plat Book P71, Page 105, in the Register's Office for Williamson County, Tennessee.
4. Application for Greenbelt Assessment - Agricultural of record in Book 6978, Page 65, in the Register's Office for Williamson County, Tennessee.
5. Easement to Right of Way of record in Book 7445, Page 333, in the Register's Office for Williamson County, Tennessee.
6. Easement for Access to U.S.A. of record in Book 79, Page 471, in the Register's Office for Williamson County, Tennessee.
7. Right to use well of record in Book 109, Page 226, in the Register's Office for Williamson County, Tennessee.
8. Right to use well and run water line of record in Book 284, Page 738, in the Register's Office for Williamson County, Tennessee.
9. Agreement for Dedication of Easement to city of Franklin of record in Book 8726, Page 1, in the Register's Office for Williamson County, Tennessee.

31. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Applicant shall showPublic Utility Easements and easements associated with non-City utilities on the plat as necessary to serve the proposed lots with underground utilities including cable television, electrical, natural gas, telecommunications, etc*" has not been fully-addressed.

Applicant shall show utility easements on the lots as necessary to serve the lots with non-City utilities. This would generally be shown as Public Utility Easements on the lots, or if not, verify that all non-City utilities for platted lots can be served through blanket PUE's over open space lots or public ROW.



TYPICAL LOT LAYOUT

Parks

General Issues

3. Parkland Impact Fee

kevinl@franklintn.gov	Parks The Parkland Fees are due at the final plat. All units are being platted at the same time so, all fees for 58 units x $4,304 = $249,632 are due at this time. The parkland invoice is attached in IDT for review. Until these fees are collected "*Conditional Approval*" will be comment and the plat cannot be recorded. It will be held at **One Stop** or *"Failed"* until fees are present. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103**

Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #7763 (Hamilton PUD Subdivision, Site Plan)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)*** ***SURETIES NOT POSTED FOR COF 7763***

Planning

General Issues

14. Zoning

chelsea.randolph@franklintn.gov	Comment NOT addressed fully: Applicant shall include the zoning (PD 1.0) and any applicable overlays (FFO, SCO) within the notes.

15. BZA for FFO Update

chelsea.randolph@franklintn.gov	**Advisory Comment shall remain:** This comment is advisory and will only hold up the final plat at OneStop: Applicant shall contact Ariella Stanford (ariella.stanford@franklintn.gov) to discuss BZA FFO update.

Stormwater

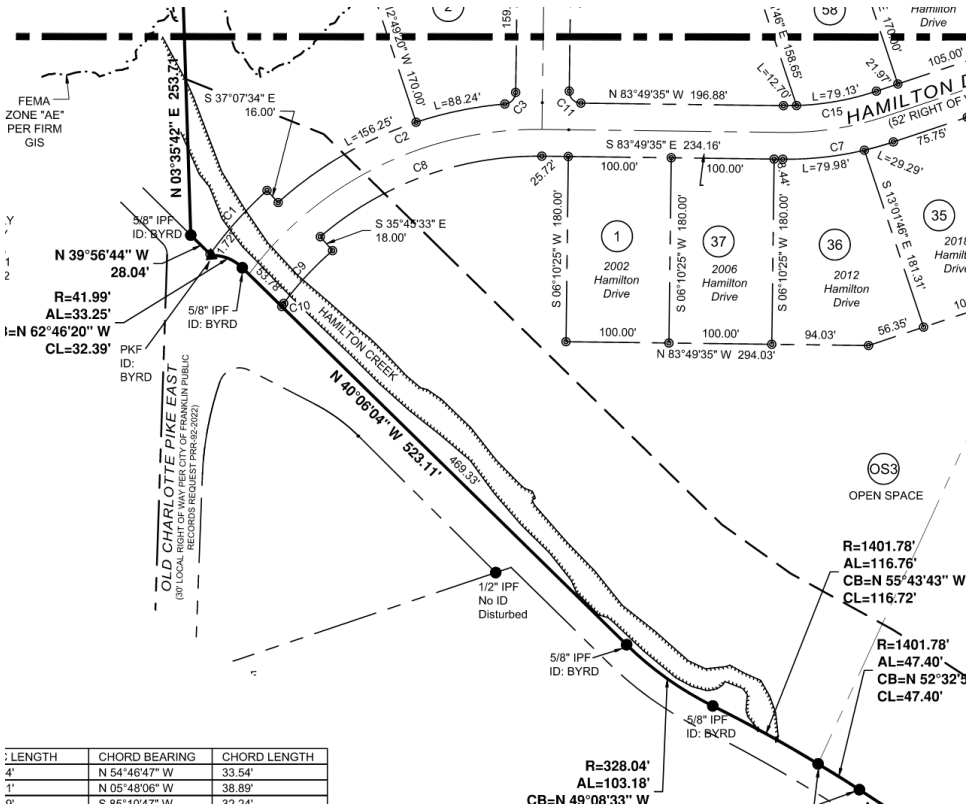
General Issues

18. Plats

jeff.willoughby@franklintn.gov Not completely addressed.

Label all water resource by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark. Include any averaging or mitigation areas. Label as Mitigated Riparian Buffer Zone 2 and provide sqft.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width



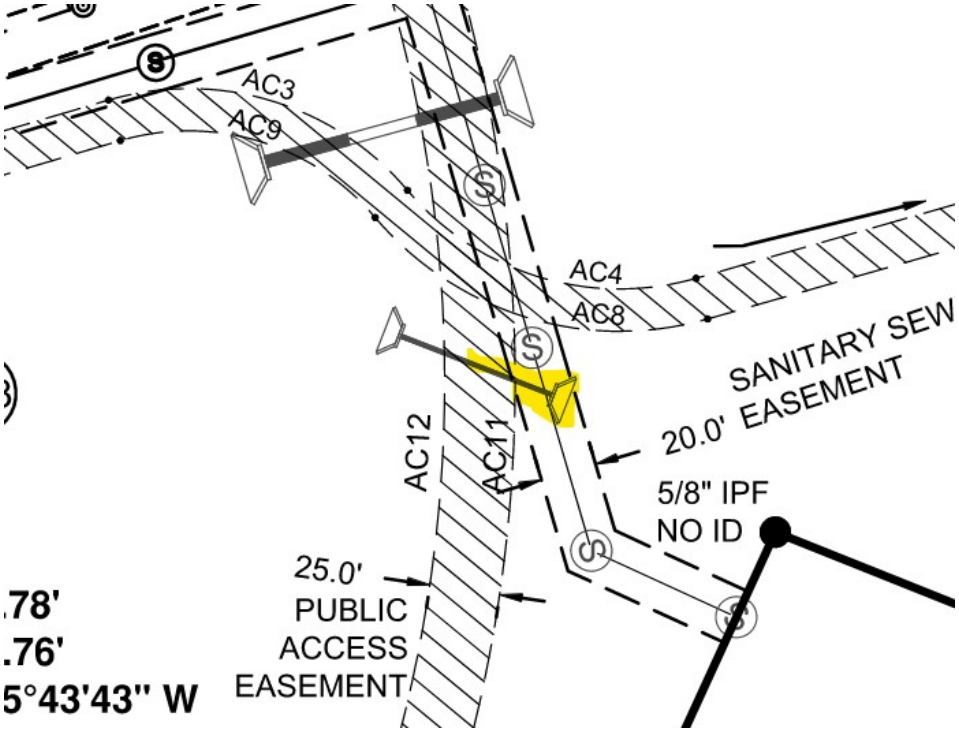
[Edited By Jeff Willoughby]

Water/Sewer

General Issues

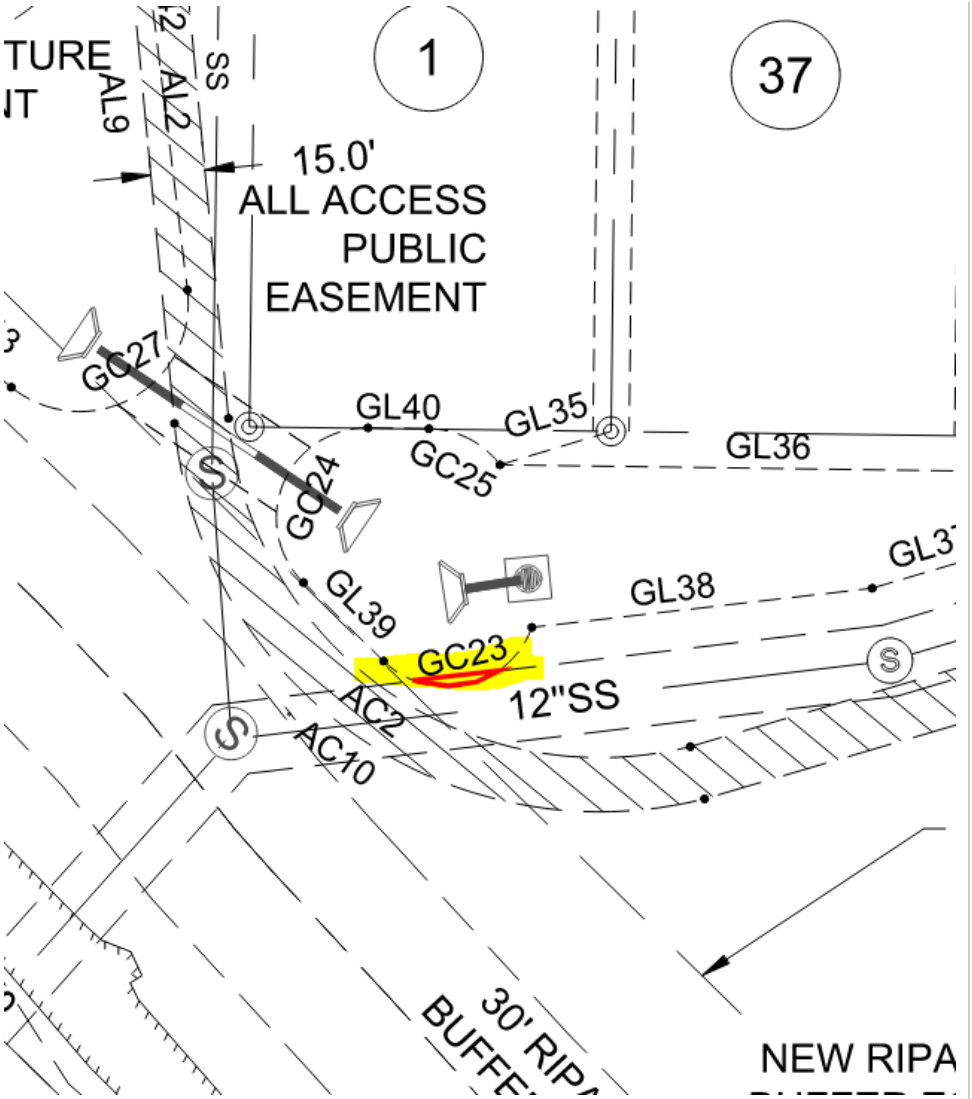
8. Exclusive sewer easements

scott.andrews@franklintn.gov The easement below is not labeled as exclusive, but there us also storm infrastructure in conflict with sewer that is not shown on the site plan. Applicant shall ensure the plat matches the site plan.



11. Sanitary sewer

ben.mcneil@franklintn.gov The applicant has stated that the GIP easements have been updated, the site plan does not show overlap in the storm and sewer easements, the applicant shall field verify the location of storm and sewer as the sewer crossing this location is a sanitary sewer interceptor. It was clear during the design that storm must not encroach into sanitary sewer, f storm was constructed in this fashion during construction, the storm must be revised.

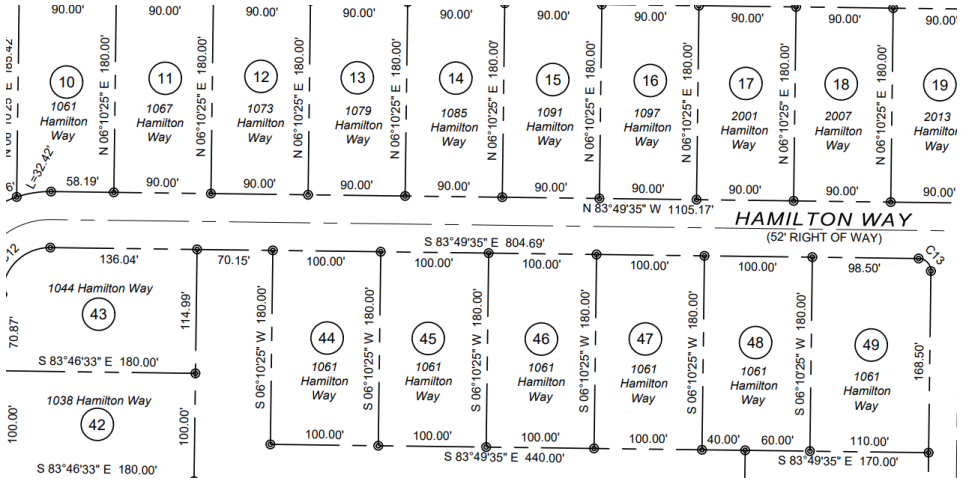


Zoning

General Issues

16. Address

nathan.hollingsworth@franklintn.gov Applicant shall ensure all addresses match the addressing plan. As seen below, the current document shows multiple duplicate addresses which must be resolved. Please reach out with any questions or concerns.



[Edited By Nathan Hollingsworth]

SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO VACATE THE TRACT LINES RECORDED IN BOOK 6970, PAGE 564, TO CREATE 58 LOTS ALONG WITH DEDICATION RIGHT OF WAY, AND TO CREATE EASEMENTS.

2. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

3. SITE ADDRESS: 841 OLD CHARLOTTE PIKE E, FRANKLIN, TN 37067.

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

5. CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "AE & X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47187C0195F & 47187C0183G HAVING AN MAP REVISED DATE OF 12/22/2016 FIR 183G & 9/29/2006 FOR 195F, IN WILLIAMSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED"

7. THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

8. UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"

9. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

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

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

12. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

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

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

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

16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

17. MINIMUM REQUIRED SETBACK LINES: 20 FRONT YARD; SIDE YARD: 5' ; REAR YARD: 30'

18. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.

19. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF TRACT 1 SHOWN ON THE FINAL PLAT RECORDED IN PLAT BOOK P71, PAGE 105, R.O.W.C

20. THE TEMPORARY ACCESS EASEMENTS SHOWN SHALL BE ABANDONED UPON EXTENSION OF HAMILTON WAY TO THE EAST.

21. SEPTIC AREAS SHOWN ON PLAT BOOK P71, PAGE 105 ARE TO BE VACATED BY THE RECORDING OF THIS PLAT.

22. THE PARKLAND FEES ARE DUE AT THE FINAL PLAT.
ALL UNITS ARE BEING PLATTED AT THE SAME TIME SO, ALL FEES FOR 58 UNITS X $4,304 = $249,632 ARE DUE AT THIS TIME.

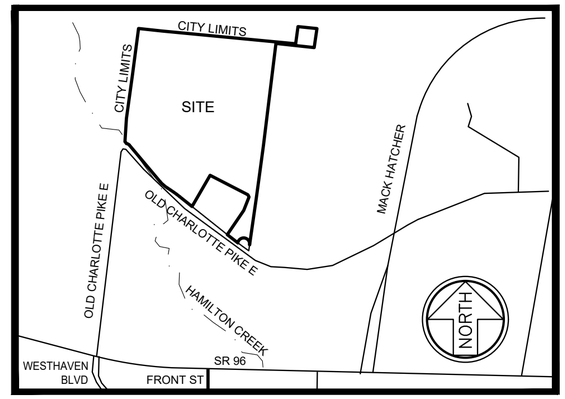
23. THE PROPERTY IS CURRENTLY ZONED: PLANNED DEVELOPMENT (PD 1.0)

24. THERE SHALL BE A 5 FOOT PUBLIC DRAINAGE EASEMENT ON EACH SIDE OF ALL COMMON PROPERTY LINES WITH THE EXCEPTION OF ZERO-LOT-LINE PROPERTY LINES FOR ATTACHED RESIDENTIAL STRUCTURES.

UTILITY NOTE:

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

SITE MAP NTS



SHEET 1 OF 5

CERTIFICATION OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE WATER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____ _____
DIRECTOR DATE
HB&TS WATER

NOTARIZATION

STATE OF _____ COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

_____
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____
SECRETARY DATE
FRANKLIN MUNICIPAL
PLANNING COMMISSION

MTEMC SIGNATURE

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

_____
MIDDLE TENNESSEE ELECTRIC DATE
MEMBERSHIP CORPORATION

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOKS 6969, PAGE 883, AND 6970, PAGE 570 R.O.W.C, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

_____ _____
OWNER(S) DATE

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 SUBDIVI-SION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 14TH DAY OF OCTOBER, 2024.

_____ 11/4/24
SURVEYOR DATE

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

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

_____ _____
WILLIAMSON COUNTY EMERGENCY DATE
MANAGEMENT AGENCY

_____
CITY OF FRANKLIN DATE

CERTIFICATION OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

_____
DIRECTOR WATER MANAGEMENT DATE
DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATION OF APPROVAL OF STREETS DRAINAGE, SIDEWALKS, & GREEN INFRASTRUCTURE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____
DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

HAMILTON PUD SUBDIVISION, FINAL PLAT

BOOK 9348, PAGE 169
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
5TH CIVIL DISTRICT
ZONING: PLANNED DEVELOPMENT (PD) DISTRICT
COF PROJECT #8628

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

10/11/2024
DATE

OWNER - HB DEV COMPANY
8119 ISABELLA LN #105
BRENTWOOD, TN 37027
DB 9348, PG 169
TAX MAP 64 PARCEL 007.00

TOTAL ACRES 58.62 ACRES ±
ACRES NEW ROAD 4.72 AC
ACRES OPEN SPACE 30.35 AC

TOTAL LOTS 58 LOTS
FEET OF NEW ROAD 3,955 LF

SCALE: 1"=100'

0 100 200 300

N/F
GENTRY FAMILY LP PROPERTY
TAX MAP 064, PARCEL 022.01
DB 780, PG 902

1/2" IPF ID: 2039 — S 84°05'00" E 207.62' — 1/2" IPF ID: 2039

N 07°44'14" E 188.68' — S 08°20'14" W 208.95'

5/8" IPS NO ID — N 83°49'35" W 418.68' — 1/2" IPF ID: 2039

N/F HARDING VENTURES LLC PROPERTY TAX MAP 051, PARCEL 013.00 DB 6751, PG 964

1/2" IPS — S 83°48'33" E 259.24' — 1/2" IPS — S 84°32'50" E 1458.96' — GATE — GATE — 1/2" IPF NO ID

N/F
GENTRY FAMILY LP PROPERTY
TAX MAP 064, PARCEL 022.01
DB 780, PG 902

N 07°29'16" E 519.14'

1/2" IPS

FEMA ZONE "AE" PER FIRM GIS

OS1 OPEN SPACE

N 07°54'29" E 468.68'

100YR - 620

S 37°07'34" E 16.00'

S 83°49'35" E 234.16'

S 06°59'15" W 1121.60'

SHORT PROPERTIES, A GENERAL TENNESSEE PARTNERSHIP PROPERTY TAX MAP 064, PARCEL 020.00 DB 1137, PG 603 ZONING: AG

BASIS OF BEARINGS TN STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

OS1 OPEN SPACE

S 37°19'18" E 38.82'

L=40.46' L=32.42' L=77.83' C4

S 83°46'33" E 183.12'

1049 Hamilton Way (9)

S 83°46'33" E 180.00' — 2.28'

1043 Hamilton Way (8)

S 83°46'33" E 180.00'

1037 Hamilton Way (7)

S 83°46'33" E 180.00'

1031 Hamilton Way (6)

S 83°46'33" E 180.00'

1025 Hamilton Way (5)

S 83°46'33" E 180.00'

1019 Hamilton Way (4)

S 83°46'33" E 180.00'

1013 Hamilton Way (3)

S 83°46'33" E 180.00'

16.29'

N 77°10'40" E 89.71'

S 83°49'35" E 67.04'

1007 Hamilton Way (2)

1/2" IPS

SEE DETAIL "B"

SEE DETAIL "A"

N 12°49'20" W 170.00'

L=156.25' C2

L=88.24' C3

C11

HAMILTON WAY (52' RIGHT OF WAY)

N 06°13'27" E 700.00'

S 06°13'27" W 778.31'

N 06°13'27" E 776.40'

S 06°13'27" W 624.99'

195.53'

N 83°49'35" W 196.88'

1061 Hamilton Way (10) — N 06°10'25" E 185.42' — 90.00'
1067 Hamilton Way (11) — N 06°10'25" E 180.00' — 90.00'
1073 Hamilton Way (12) — N 06°10'25" E 180.00' — 90.00'
1079 Hamilton Way (13) — N 06°10'25" E 180.00' — 90.00'
1085 Hamilton Way (14) — N 06°10'25" E 180.00' — 90.00'
1091 Hamilton Way (15) — N 06°10'25" E 180.00' — 90.00'
1097 Hamilton Way (16) — N 06°10'25" E 180.00' — 90.00'
2001 Hamilton Way (17) — N 06°10'25" E 180.00' — 90.00'
2007 Hamilton Way (18) — N 06°10'25" E 180.00' — 90.00'
2013 Hamilton Way (19) — N 06°10'25" E 180.00' — 90.00'
2019 Hamilton Way (20) — N 06°10'25" E 180.00' — 90.00'
2025 Hamilton Way (21) — N 06°10'25" E 180.00' — 90.00' — 56.98'

S 83°49'35" E 1080.00'

N 83°49'35" W 1105.17'

HAMILTON WAY (52' RIGHT OF WAY)

C12 — 136.04' — 70.15'

1044 Hamilton Way (43) — 70.87' — 114.99'
1038 Hamilton Way (42) — S 83°46'33" E 180.00'
1032 Hamilton Way (41) — S 83°46'33" E 180.00'
1026 Hamilton Way (40) — S 83°46'33" E 180.00'
1020 Hamilton Way (39) — S 83°46'33" E 180.00'
1014 Hamilton Way (38) — S 83°46'33" E 180.00'

OS2 OPEN SPACE

S 83°49'35" E 804.69'

1061 Hamilton Way (44) — S 06°10'25" W 180.00' — 100.00'
1061 Hamilton Way (45) — S 06°10'25" W 180.00' — 100.00'
1061 Hamilton Way (46) — S 06°10'25" W 180.00' — 100.00'
1061 Hamilton Way (47) — S 06°10'25" W 180.00' — 100.00'
1061 Hamilton Way (48) — S 06°10'25" W 180.00' — 100.00'
1061 Hamilton Way (49) — S 06°10'25" W 180.00' — 168.50'

S 83°49'35" E 440.00'

C13 — 98.50' — 40.00' — 60.00' — 110.00'

S 83°49'35" E 170.00'

2073 Hamilton Drive (50) — 100.00'
2067 Hamilton Drive (51) — 100.00'
2061 Hamilton Drive (52) — 100.00'

S 83°49'35" E 170.00'

2055 Hamilton Drive (53) — S 83°49'35" E 60.81' — 42.58' — S 13°01'46" E 150.00' — 91.01'

TRACT LINES TO BE VACATED PER THIS PLAT

2049 Hamilton Drive (54) — N 76°58'14" E 552.58' — 100.00' — S 13°01'46" E 170.00'
2043 Hamilton Drive (55) — 100.00' — S 13°01'46" E 170.00'
2037 Hamilton Drive (56) — 105.00' — S 13°01'46" E 170.00'
2031 Hamilton Drive (57) — 105.00' — S 13°01'46" E 170.00'
2025 Hamilton Drive (58) — 100.00' — S 13°01'46" E 158.65'

S 76°58'14" W 545.77'

C14 — 13.80'

C15 — L=79.13' — 21.97'

HAMILTON DRIVE (52' RIGHT OF WAY)

N 76°58'14" E 545.77' — 94.87'

C7 — 75.75' — 25.00'

2042 Hamilton Drive (31) — S 13°01'46" E 180.00' — 80.15'
2036 (33) — S 13°01'46" E 180.00' — 90.00'
2048 Hamilton Drive (30) — S 13°01'46" E 180.00' — 90.00'
2054 Hamilton Drive (29) — S 13°01'46" E 180.00' — 39.65'
2060 Hamilton Drive (28) — L=63.57' — 16.01'
2066 Hamilton Drive (27) — 90.00'
2072 Hamilton Drive (26) — 90.00'
2078 Hamilton Drive (25) — 90.00'
2084 Hamilton Drive (24) — 90.00'
2090 Hamilton Drive (23) — 90.00'
2096 Hamilton Drive (22) — 93.50' — 105.00'

C5 — S 83°49'35" E 224.74' — 168.50' — 56.24'

C6 — L=71.32' — S 53°58'18" E 165.02' — 99.71' — 169.11' — S 19°59'17" W 25.91' — 52.59'

S 17°39'[illegible] E 180.99' — 41.45' — 54.94' — S 52°21'14" W — S 11°38" W 9.40'

N 06°10'25" E 559.51' — S 06°10'25" W 559.51' — S 06°10'25" W 607.59'

TRACT LINES TO BE VACATED PER THIS PLAT

MATCH LINE SHEET 2
MATCH LINE SHEET 3

OPEN SPACE

1/2" IPS

HAMILTON PUD SUBDIVISION, FINAL PLAT

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CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
5TH CIVIL DISTRICT
ZONING: PLANNED DEVELOPMENT (PD) DISTRICT
COF PROJECT #8628

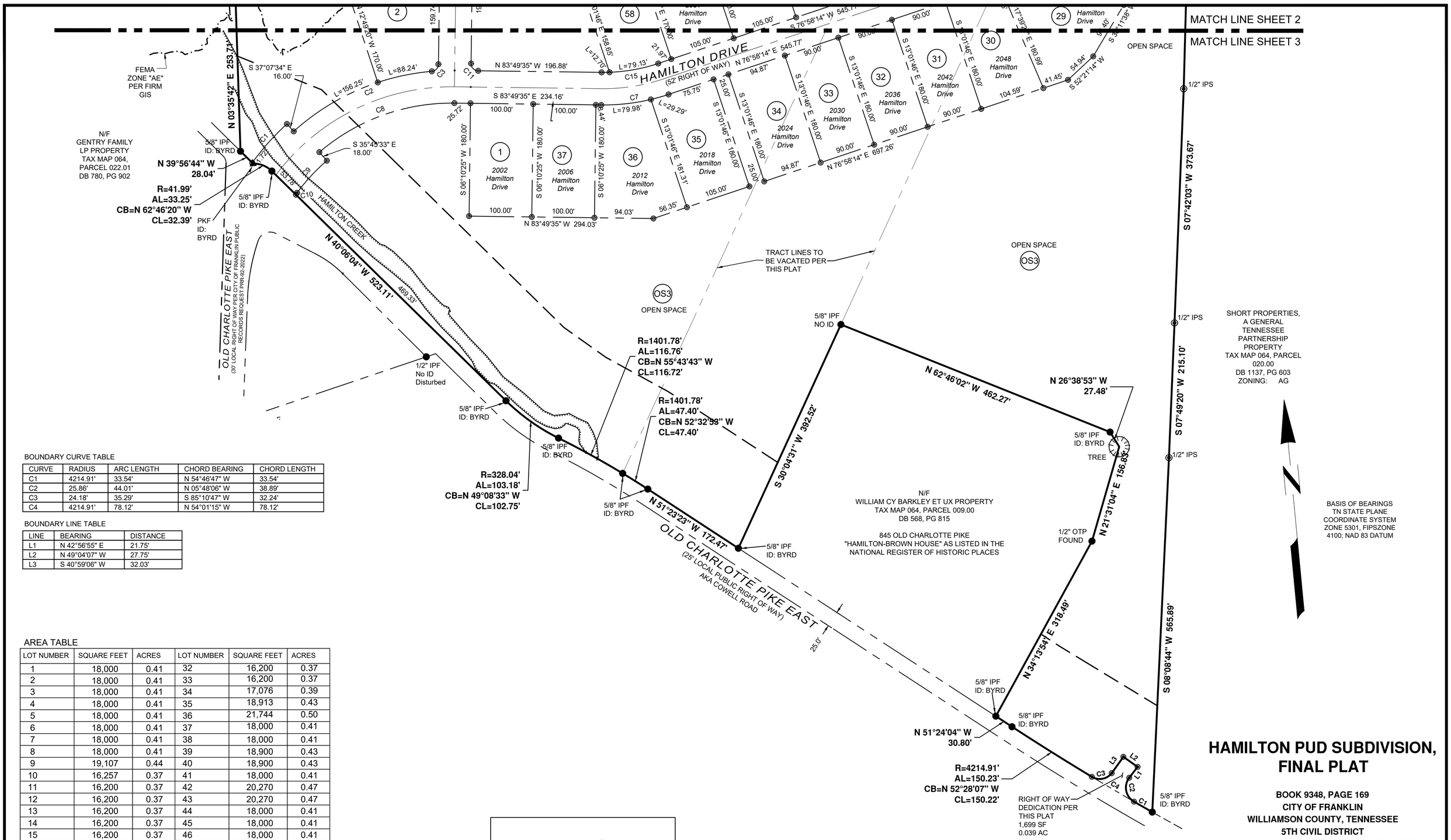
YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

10/11/2024 — DATE	OWNER - HB DEV COMPANY 8119 ISABELLA LN #105 BRENTWOOD, TN 37027 DB 9348, PG 169 TAX MAP 64 PARCEL 007.00

TOTAL ACRES	58.62 ACRES ±	TOTAL LOTS	58 LOTS
ACRES NEW ROAD	4.72 AC	FEET OF NEW ROAD	3,955 LF
ACRES OPEN SPACE	30.35 AC	AREA OF NEW ROAD	4.72 AC

SCALE: 1"=100' — 0 100 200 300

SHEET 2 OF 5



BOUNDARY CURVE TABLE

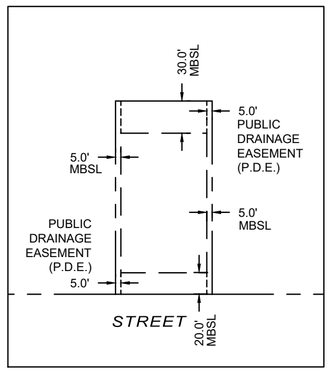
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	4214.91'	33.54'	N 54°46'47" W	33.54'
C2	25.86'	44.01'	N 05°48'06" W	38.89'
C3	24.18'	35.29'	S 85°10'47" W	32.24'
C4	4214.91'	78.12'	N 54°01'15" W	78.12'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 42°56'55" E	21.75'
L2	N 49°04'07" W	27.75'
L3	S 40°59'06" W	32.03'

AREA TABLE

LOT NUMBER	SQUARE FEET	ACRES	LOT NUMBER	SQUARE FEET	ACRES
1	18,000	0.41	32	16,200	0.37
2	18,000	0.41	33	16,200	0.37
3	18,000	0.41	34	17,076	0.39
4	18,000	0.41	35	18,913	0.43
5	18,000	0.41	36	21,744	0.50
6	18,000	0.41	37	18,000	0.41
7	18,000	0.41	38	18,000	0.41
8	18,000	0.41	39	18,900	0.43
9	19,107	0.44	40	18,900	0.43
10	16,257	0.37	41	18,000	0.41
11	16,200	0.37	42	20,270	0.47
12	16,200	0.37	43	20,270	0.47
13	16,200	0.37	44	18,000	0.41
14	16,200	0.37	45	18,000	0.41
15	16,200	0.37	46	18,000	0.41
16	16,200	0.37	47	18,000	0.41
17	16,200	0.37	48	18,000	0.41
18	16,200	0.37	49	19,772	0.45
19	16,200	0.37	50	17,000	0.39
20	16,200	0.37	51	17,000	0.39
21	16,200	0.37	52	17,000	0.39
22	18,872	0.43	53	16,426	0.38
23	16,200	0.37	54	17,000	0.39
24	16,200	0.37	55	17,000	0.39
25	16,200	0.37	56	17,850	0.41
26	16,200	0.37	57	17,850	0.41
27	16,200	0.37	58	16,707	0.38
28	21,888	0.50	OS1	349,784	8.03
29	23,529	0.54	OS2	275,140	6.32
30	17,517	0.40	OS3	696,963	16.00
31	16,200	0.37	ROADS	205,661	4.72



TYPICAL LOT LAYOUT

HAMILTON PUD SUBDIVISION, FINAL PLAT

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CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
5TH CIVIL DISTRICT
ZONING: PLANNED DEVELOPMENT (PD) DISTRICT
COF PROJECT #8628

YOUNG HOBBS AND ASSOCIATES
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ACRES OPEN SPACE	30.35 AC	AREA OF NEW ROAD	4.72 AC

SCALE: 1"=100' (0, 100, 200, 300)

SHEET 3 OF 5

N/F
GENTRY FAMILY LP PROPERTY
TAX MAP 064, PARCEL 022.01
DB 780, PG 902

1/2" IPF
ID: 2039

S 84°05'00" E 207.62'

1/2" IPF
ID: 2039

N 07°44'14" E 188.68'

S 08°20'14" W 208.95'

N/F
HARDING VENTURES LLC PROPERTY
TAX MAP 051, PARCEL 013.00
DB 6751, PG 964

5/8" IPF
NO ID

1/2" IPS

S 83°48'33" E 259.24'

1/2" IPS

S 84°32'50" E 1458.96'

GATE

1/2" IPF
NO ID

N 83°49'35" W 418.68'

1/2" IPF
ID: 2039

N/F
GENTRY FAMILY LP PROPERTY
TAX MAP 064, PARCEL 022.01
DB 780, PG 902

N 07°29'16" E 519.14'

PUBLIC DRAINAGE EASEMENT

GREEN INFRASTRUCTURE EASEMENT

5.0' P.D.E. (TYP.)

TEMPORARY ACCESS EASEMENT

S 83°49'35" E 41.78'

N 06°10'25" E 39.00'

S 06°59'12" W 38.97'

STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN SEE NOTE #20

N 83°52'06" W 41.23'

S 83°52'09" E 40.49'

S 06°59'19" W 39.03'

N 83°49'35" W 39.93'

TEMPORARY ACCESS EASEMENT

SIDEWALK

GREEN INFRASTRUCTURE EASEMENT

10.0' PUBLIC DRAINAGE EASEMENT (P.D.E.)

NEW RIPARIAN BUFFER ZONE 2

SEE DETAIL "B"

SEE DETAIL "A"

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

TOE OF BANK

AC1

PUBLIC DRAINAGE EASEMENT

MATCH LINE SHEET 4

MATCH LINE SHEET 5

N 07°54'29" E 468.68'

S 06°59'15" W 1121.60'

SHORT PROPERTIES, A GENERAL TENNESSEE PARTNERSHIP PROPERTY
TAX MAP 064, PARCEL 020.00
DB 1137, PG 603
ZONING: AG

BASIS OF BEARINGS
TN STATE PLANE COORDINATE SYSTEM
ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

HAMILTON PUD SUBDIVISION, FINAL PLAT

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WILLIAMSON COUNTY, TENNESSEE
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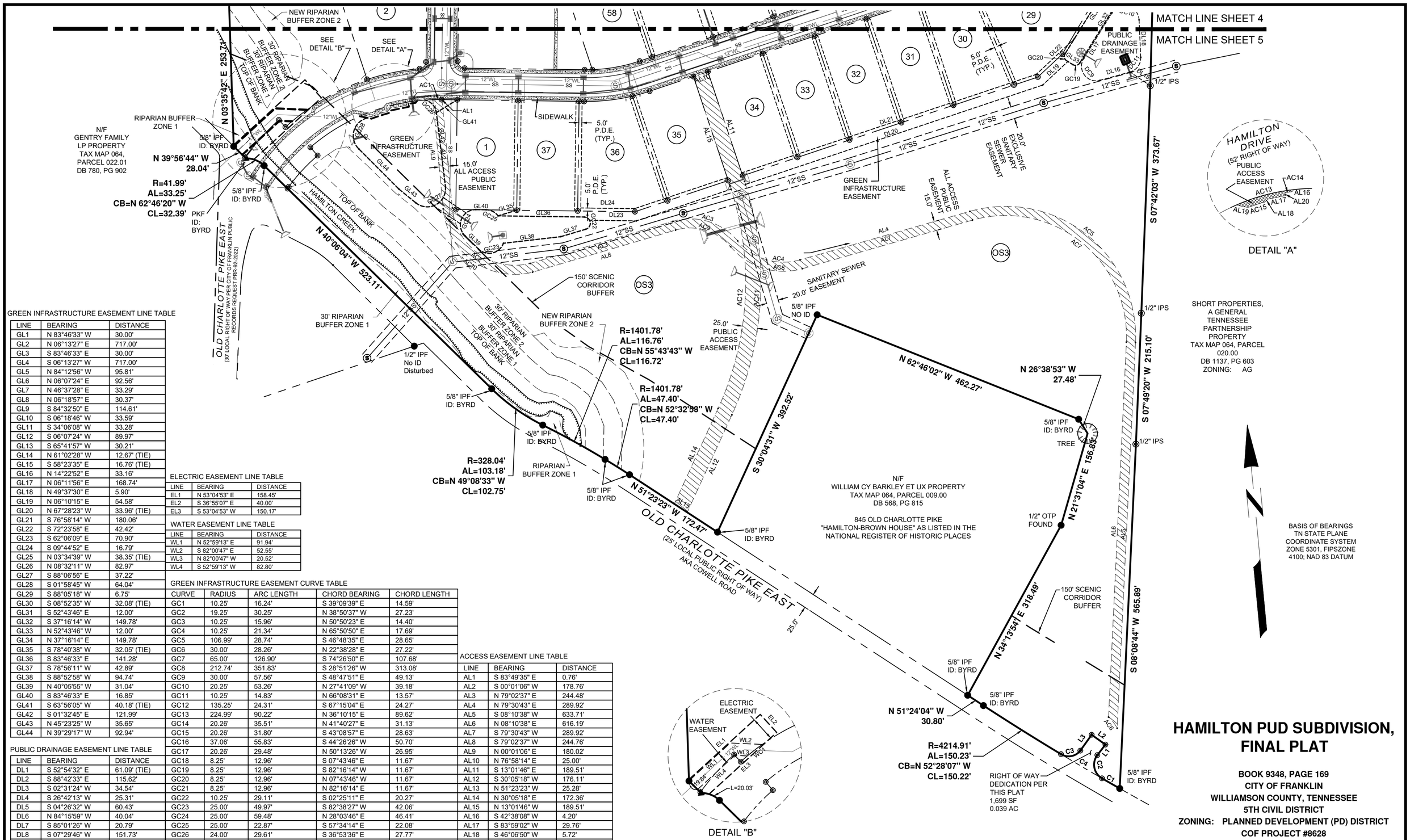
10/11/2024	OWNER - HB DEV COMPANY 8119 ISABELLA LN #105 BRENTWOOD, TN 37027 DB 9348, PG 169 TAX MAP 64 PARCEL 007.00
DATE	

TOTAL ACRES	58.62 ACRES ±	TOTAL LOTS	58 LOTS
ACRES NEW ROAD	4.72 AC	FEET OF NEW ROAD	3,955 LF
ACRES OPEN SPACE	30.35 AC	AREA OF NEW ROAD	4.72 AC

SCALE: 1"=100'

0 100 200 300

SHEET 4 OF 5



GREEN INFRASTRUCTURE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
GL1	N 83°46'33" W	30.00'
GL2	N 06°13'27" E	717.00'
GL3	S 83°46'33" E	30.00'
GL4	S 06°13'27" W	717.00'
GL5	N 84°12'56" W	95.81'
GL6	N 06°07'24" E	92.56'
GL7	N 46°37'28" E	33.29'
GL8	N 06°18'57" E	30.37'
GL9	S 84°32'50" E	114.61'
GL10	S 06°18'46" W	33.59'
GL11	S 34°06'08" W	33.28'
GL12	S 06°07'24" W	89.97'
GL13	S 65°41'57" W	30.21'
GL14	N 61°02'28" W	12.67' (TIE)
GL15	S 58°23'35" E	16.76' (TIE)
GL16	N 14°22'52" E	33.16'
GL17	N 06°11'56" E	168.74'
GL18	N 49°37'30" E	5.90'
GL19	N 06°10'15" E	54.58'
GL20	N 67°28'23" W	33.96' (TIE)
GL21	S 76°58'14" W	180.06'
GL22	S 72°23'58" E	42.42'
GL23	S 62°06'09" E	70.90'
GL24	S 09°44'52" E	16.79'
GL25	N 03°34'39" W	38.35' (TIE)
GL26	N 08°32'11" W	82.97'
GL27	S 88°06'56" E	37.22'
GL28	S 01°58'45" W	64.04'
GL29	S 88°05'18" W	6.75'
GL30	S 08°52'35" W	32.08' (TIE)
GL31	S 52°43'46" E	12.00'
GL32	S 37°16'14" W	149.78'
GL33	N 52°43'46" W	12.00'
GL34	N 37°16'14" E	149.78'
GL35	S 78°40'38" W	32.05' (TIE)
GL36	S 83°46'33" E	141.28'
GL37	S 78°56'11" W	42.89'
GL38	S 88°52'58" W	94.74'
GL39	N 40°05'55" W	31.04'
GL40	S 83°46'33" E	16.85'
GL41	S 63°56'05" W	40.18' (TIE)
GL42	S 01°32'45" E	121.99'
GL43	N 45°23'25" W	35.65'
GL44	N 39°29'17" W	92.94'

PUBLIC DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
DL1	S 52°54'32" E	61.09' (TIE)
DL2	S 88°42'33" E	115.62'
DL3	S 02°31'24" W	34.54'
DL4	S 26°42'13" W	25.31'
DL5	S 04°26'32" W	60.43'
DL6	N 84°15'59" W	40.04'
DL7	S 85°01'26" W	20.79'
DL8	S 07°29'46" W	151.73'
DL9	S 06°33'08" W	118.86'
DL10	S 25°16'11" W	27.09'
DL11	N 84°13'12" W	24.86'
DL12	N 07°49'52" E	416.63'
DL13	N 28°12'20" W	44.58'
DL14	S 28°12'20" E	45.25'
DL15	N 50°22'46" W	40.13' (TIE)
DL16	S 79°56'33" W	51.12'
DL17	N 37°16'14" E	88.24'
DL18	S 02°54'13" W	61.38'
DL19	S 52°21'14" W	56.64'
DL20	S 76°58'14" W	514.21'
DL21	N 76°58'14" E	509.82'
DL22	N 52°21'14" E	85.68'
DL23	N 83°49'35" W	66.28'
DL24	S 83°49'35" E	88.19'
DL25	N 56°56'00" W	26.42'
DL26	N 83°49'35" W	86.84'
DL27	S 81°25'07" W	194.96'
DL28	N 81°22'36" E	144.99'
DL29	S 83°49'35" E	94.61'

ELECTRIC EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 53°04'53" E	158.45'
EL2	S 36°55'07" E	40.00'
EL3	S 53°04'53" W	150.17'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
WL1	N 52°59'13" E	91.94'
WL2	S 82°00'47" E	52.55'
WL3	N 82°00'47" W	20.52'
WL4	S 52°59'13" W	82.80'

GREEN INFRASTRUCTURE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
GC1	10.25'	16.24'	S 39°09'39" E	14.59'
GC2	19.25'	30.25'	N 38°50'37" W	27.23'
GC3	10.25'	15.96'	N 50°50'23" E	14.40'
GC4	10.25'	21.34'	N 65°50'50" E	17.69'
GC5	106.99'	28.74'	S 46°48'35" E	28.65'
GC6	30.00'	28.26'	N 22°38'28" E	27.22'
GC7	65.00'	126.90'	S 74°26'50" E	107.68'
GC8	212.74'	351.83'	S 28°51'26" W	313.08'
GC9	30.00'	57.56'	S 48°47'51" E	49.13'
GC10	20.25'	53.26'	N 27°41'09" W	39.18'
GC11	10.25'	14.83'	N 66°08'31" E	13.57'
GC12	135.25'	24.31'	S 67°15'04" E	24.27'
GC13	224.99'	90.22'	N 36°10'15" E	89.62'
GC14	20.26'	35.51'	N 41°40'27" E	31.13'
GC15	20.26'	31.80'	S 43°08'57" E	28.63'
GC16	37.06'	55.83'	S 44°26'26" W	50.70'
GC17	20.26'	29.48'	N 50°13'26" W	26.95'
GC18	8.25'	12.96'	S 07°43'46" E	11.67'
GC19	8.25'	12.96'	S 82°16'14" W	11.67'
GC20	8.25'	12.96'	N 07°43'46" W	11.67'
GC21	8.25'	12.96'	N 82°16'14" E	11.67'
GC22	10.25'	29.11'	S 02°25'11" E	20.27'
GC23	25.00'	49.97'	S 82°38'27" W	42.06'
GC24	25.00'	59.48'	N 28°03'46" E	46.41'
GC25	25.00'	22.87'	S 57°34'14" E	22.08'
GC26	24.00'	29.61'	S 36°53'36" E	27.77'
GC27	30.00'	71.29'	S 66°31'55" W	55.66'
GC28	30.00'	65.06'	N 21°21'06" E	53.04'

PUBLIC DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
DC1	20.00'	31.85'	S 43°05'35" E	28.59'
DC2	30.00'	11.66'	S 15°34'22" W	11.58'
DC3	30.00'	42.19'	S 44°43'59" W	38.80'
DC4	10.00'	15.40'	S 51°36'53" W	13.92'
DC5	35.00'	56.23'	N 38°11'40" W	50.38'
DC6	28.00'	40.79'	N 49°33'40" E	37.27'
DC7	96.00'	20.14'	S 67°36'28" W	20.10'
DC8	96.00'	14.94'	N 57°08'17" E	14.93' (TIE)
DC9	24.00'	57.52'	N 31°23'37" W	44.71'
DC10	24.00'	61.00'	S 69°54'47" E	45.86'
DC11	24.00'	32.27'	S 41°25'23" W	29.89'
DC12	20.26'	21.10'	S 40°19'14" W	20.16'

WATER EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
WC1	376.00'	31.06'	S 57°53'00" W	31.05'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
AL1	S 83°49'35" E	0.76'
AL2	S 00°01'06" W	178.76'
AL3	N 79°02'37" E	244.48'
AL4	N 79°30'43" E	289.92'
AL5	S 08°10'38" W	633.71'
AL6	N 08°10'38" E	616.19'
AL7	S 79°30'43" W	289.92'
AL8	S 79°02'37" W	244.76'
AL9	N 00°01'06" E	180.02'
AL10	N 76°58'14" E	25.00'
AL11	S 13°01'46" E	189.51'
AL12	S 30°05'18" W	176.11'
AL13	N 51°23'23" W	25.28'
AL14	N 30°05'18" E	172.36'
AL15	N 13°01'46" W	189.51'
AL16	S 42°38'08" W	4.20'
AL17	S 83°59'02" W	29.76'
AL18	S 46°06'50" W	5.72'
AL19	N 72°50'00" W	19.74'
AL20	S 04°06'12" E	4.88'

ACCESS EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
AC1	324.00'	14.30'	S 85°05'26" E	14.30'
AC2	103.14'	178.01'	S 49°06'25" E	156.72'
AC3	101.50'	117.22'	S 67°44'43" E	110.81'
AC4	98.50'	113.17'	S 67°34'29" E	107.04'
AC5	213.50'	404.80'	S 46°10'17" E	346.83'
AC6	64.17'	23.19'	N 32°23'06" W	23.07'
AC7	198.50'	376.36'	N 46°10'17" W	322.46'
AC8	113.50'	130.40'	N 67°34'29" W	123.34'
AC9	86.50'	99.89'	N 67°44'41" W	94.43'
AC10	118.14'	204.18'	N 49°11'47" W	179.70'
AC11	522.50'	393.21'	S 08°31'46" W	383.99'
AC12	497.50'	374.39'	N 08°31'46" E	365.62'
AC13	324.00'	97.87'	N 80°24'15" E	97.50'
AC14	321.00'	11.82'	S 87°29'13" W	11.82'
AC15	313.00'	29.98'	S 77°26'36" W	29.97'

PUBLIC DRAINAGE EASEMENT LINE TABLE (CONT.)

LINE	BEARING	DISTANCE
DL30	S 56°56'00" E	33.74'
DL31	N 31°55'06" E	27.91' (TIE)
DL32	S 83°46'33" E	181.60'
DL33	N 33°36'28" E	47.77'
DL34	S 33°36'28" W	60.19'
DL35	N 83°46'33" W	193.76'
DL36	N 06°13'27" E	20.00'
DL37	N 83°46'33" W	129.76'
DL38	S 69°50'40" W	41.52'
DL39	N 20°09'20" W	20.00'
DL40	N 69°50'40" E	46.21'
DL41	S 83°46'33" E	134.44'

SHEET 5 OF 5

HAMILTON PUD SUBDIVISION, FINAL PLAT

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CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
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ZONING: PLANNED DEVELOPMENT (PD) DISTRICT
COF PROJECT #8628

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

10/11/2024
DATE

OWNER - HB DEV COMPANY
8119 ISABELLA LN #105
BRENTWOOD, TN 37027
DB 9348, PG 169
TAX MAP 64 PARCEL 007.00

TOTAL ACRES	58.62 ACRES ±	TOTAL LOTS	58 LOTS
ACRES NEW ROAD	4.72 AC	FEET OF NEW ROAD	3,955 LF
ACRES OPEN SPACE	30.35 AC	AREA OF NEW ROAD	4.72 AC

SCALE: 1"=100'
0 100 200 300

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-0989

DATE: November 12, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

Natchez And Granbury Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 0.095 Acres, Located At 409 Natchez Street. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8093
Applicant: James Cooley, Civil & Environmental Consultants, Inc.
Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 single-family residential lot. The property is located at 409 Natchez Street and comprises 0.095 acres. The property is zoned R-6 and no site plan or building permits for further development of the site has been submitted at this time.

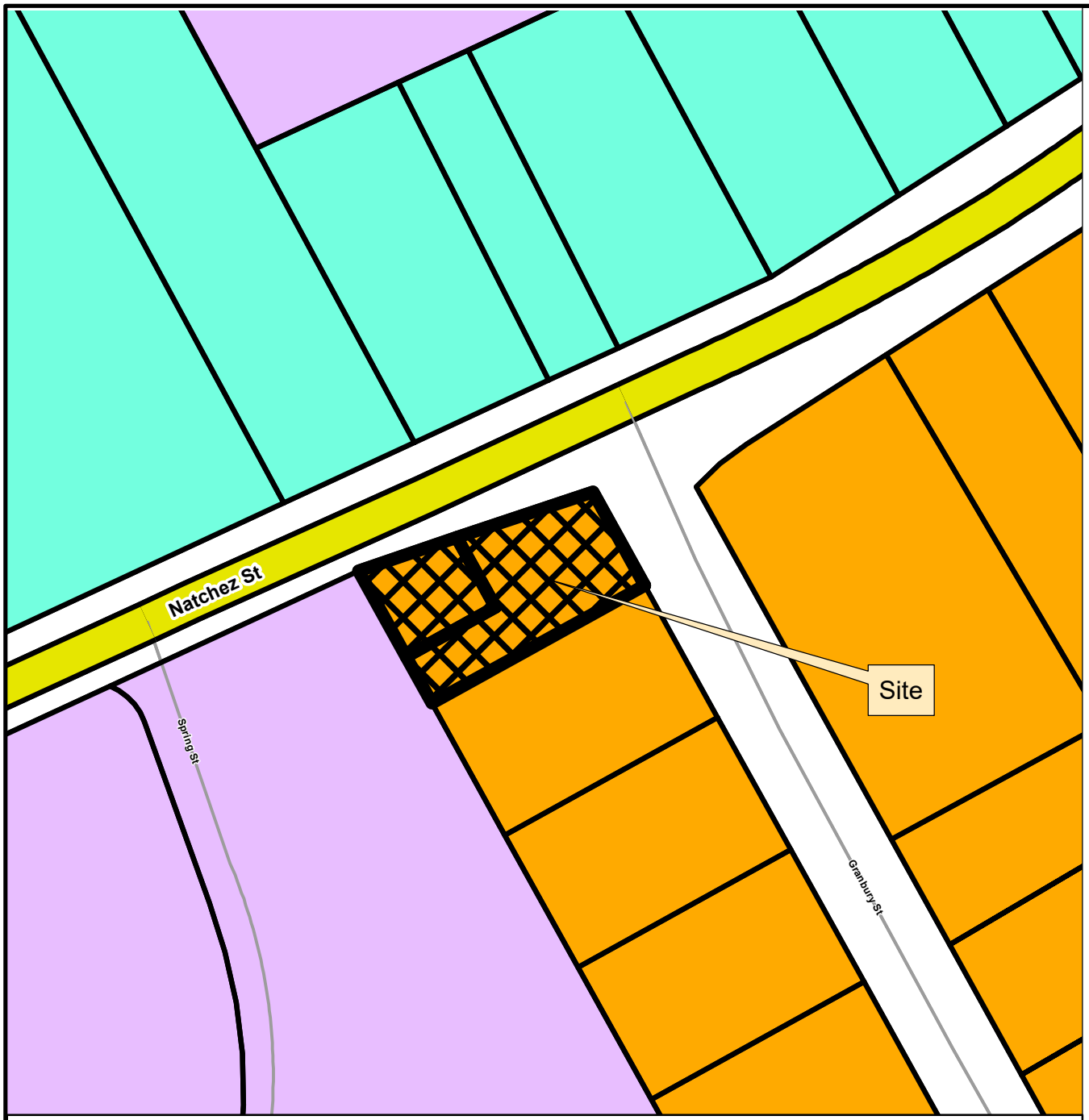
PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of the Natchez and Granbury Subdivision Final Plat, with conditions.



NATCHEZ AND GRANBURY SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: R-6 Residential
Overlay Districts: CFO
Site Acreage: 0.095 acres
Total Number of Lots: 1

Legend

*The CFO Overlay is not shown for clarity purposes.

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8093

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

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

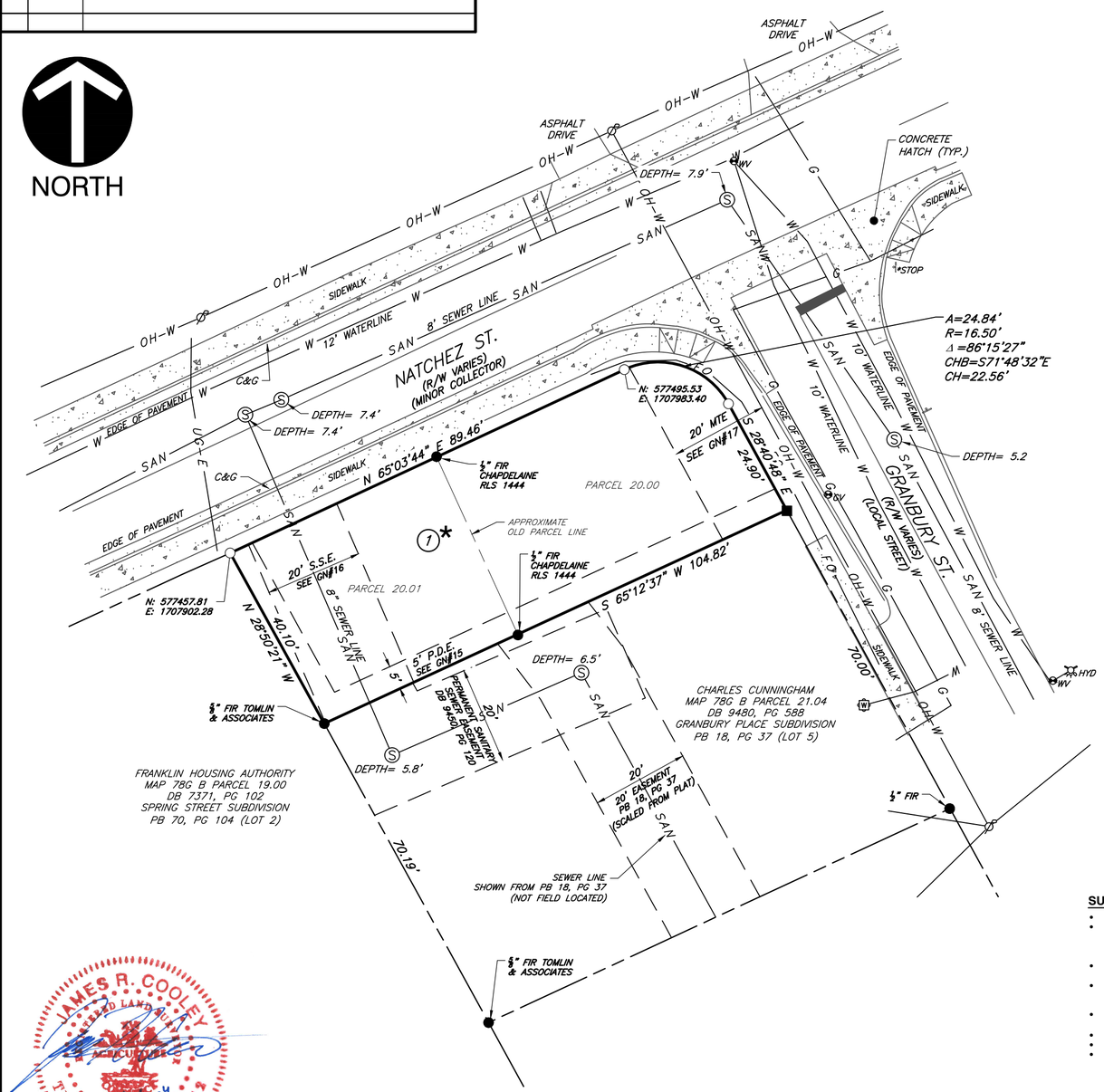
Planning

General Issues

13. Williamson County Advisory Comment

joseph.bryan@franklintn.gov Advisory comment to remain open: Please remember that revisions to plats do not convey ownership. In order for ownership of land to match the new lot lines as depicted on this plat, deeds will need to be updated with the County describing any change in ownership as related to this plat. The County will not update their parcel map with these new lot lines until they have updated matching ownership records. Please contact Lisa Wood with the Williamson County Property Assessor's Office at (615)-790-5630 with further questions.

REVISION RECORD		
NO	DATE	DESCRIPTION



NORTH

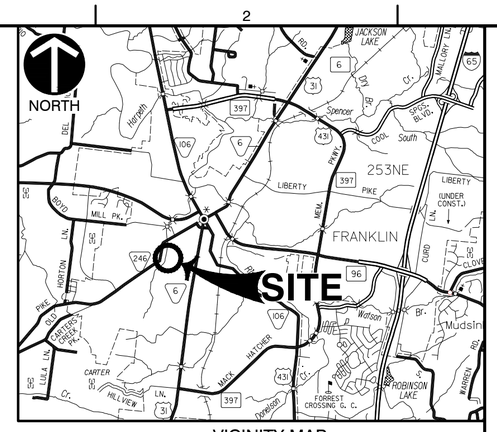
SCALE IN FEET

0 20 40

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- SAN — SANITARY SEWER LINE
- G — GAS LINE
- W — WATER LINE
- F O — UNDERGROUND FIBER OPTIC LINE
- UG-E — UNDERGROUND ELEC. LINE
- OH-W — OVERHEAD WIRE
- SIGN
- S — SANITARY MANHOLE
- WV — WATER VALVE
- FIRE HYDRANT
- W — WATER METER
- POWER POLE
- C&G — CURB & GUTTER
- GN — GENERAL NOTE
- 1 — PROPOSED LOT NUMBER

* DENOTES CRITICAL LOT FOR PUBLIC UTILITIES DUE TO PUBLIC SEWER AND DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL TO CLARIFY CLEARANCE FROM PUBLIC UTILITIES BEING MAINTAINED AND DETAILING IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.



VICINITY MAP
N.T.S.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT AND DEDICATE EASEMENTS.
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83), ZONE 5301, FIPSZONE 4100.
3. THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
5. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
6. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION AND UNDERGROUND MARKINGS PROVIDED BY CALLING THE TENNESSEE ONE-CALL SYSTEM. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED.
7. THE PROPERTY SHOWN HEREON IS LOCATED IN OTHER AREAS ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 192 OF 485, MAP NUMBER 47187C0192G. REVISED DATED 12/22/2016.
8. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
11. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS LOT AT THE HOMEOWNERS EXPENSE.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
13. TO THE SURVEYORS KNOWLEDGE, THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PROPERTY.
14. PROPERTY LINES SHOWN ALONG NATCHEZ STREET REFLECT THE LOCATION AFTER RIGHT-OF-WAY ACQUISITIONS. ACQUISITIONS ARE DESCRIBED FOR PARCEL 20.00 IN DEED BOOK 1056, PAGE 9 AND FOR PARCEL 20.01 IN DEED BOOK 1055, PAGE 958.
15. 5' PUBLIC DRAINAGE EASEMENT (P.D.E.) SHOWN IS A REQUIREMENT FOR PLAT APPROVAL, PER THE CITY OF FRANKLIN STORMWATER DEPARTMENT.
16. 20' SANITARY SEWER EASEMENT (S.S.E.) SHOWN IS A REQUIREMENT FOR PLAT APPROVAL, PER THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
17. 20' MIDDLE TENNESSEE ELECTRIC (MTE) EASEMENT SHOWN PER MTE COMMENTS ON PLAT FOR PLAT APPROVAL.
18. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSIONS OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
19. ALL NEW/FUTURE UNITS WILL COMPLY WITH PARKLAND ORDINANCE.
20. WATER AND SEWER LINE SIZES SHOWN WERE PROVIDED BY CITY OF FRANKLIN, WATER MANAGEMENT DEPARTMENT.
21. PARKLAND IMPACT FEES: PARKLAND IMPACT AGREEMENT AND FEES SHALL BE OBTAINED BEFORE A BUILDING PERMIT CAN BE ISSUED.

SUBJECT PROPERTY INFORMATION:

- TAX MAP 78G, GROUP B, PARCELS 20.00 & 20.01
- CURRENT ADDRESS:
  PARCEL 20.00: NO ADDRESS FOUND
  PARCEL 20.01: 409 NATCHEZ STREET
  FRANKLIN, TN 37064
- PROPOSED ADDRESS: 409 NATCHEZ IF HOUSE FACES NATCHEZ ST
  427 GRANBURY IF THE HOUSE FACES GRANBURY
- OWNER OF RECORD: THE CITY OF FRANKLIN
  PO BOX 305
  FRANKLIN, TN 37065
- OWNER CONTACT: KATHLEEN SAUSEDA
  (HOUSING DEVELOPMENT COORDINATOR)
- CURRENT ZONED: R-6 RESIDENTIAL
- CURRENT OVERLAY DISTRICT: CFO - CENTRAL FRANKLIN OVERLAY DISTRICT
- CURRENT SETBACKS:
  FRONT - AVERAGE SETBACK OF EXISTING BUILDINGS ON THE SAME BLOCK FACE, BUT NO CLOSER TO THE FRONT LOT LINE THAN THE CLOSEST ADJACENT BUILDING, AND IN NO CASE LESS THAN 10'.
  SIDE - 5'
  REAR - 15'
- CURRENT PROPERTY RECORDS:
  PARCEL 20.00 DEED BOOK 1274, PAGE 791
  PARCEL 20.01 DEED BOOK 1255, PAGE 679
- TOTAL AREA OF CONSOLIDATED LOT: ±0.095 ACRES
  ±4,159 SQUARE FEET

DEVELOPMENT NOTES:

NET AREA	±0.095 ACRES	TOTAL LOTS	1
ACRES NEW ROAD	N/A	CIVIL DISTRICT	9th
MILES NEW ROAD	N/A	CLOSURE ERROR	EXCEEDS 1:10,000

JAMES R. COOLEY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2612
11/1/2024

*HAND SIGNATURE ON FILE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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

MTEMC — DATE

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 29th DAY OF NOVEMBER, 2022.

SURVEYOR — DATE 11/1/2024

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 1274, PAGE 791 AND BOOK 1255, PAGE 679, R.O.W.C, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK_____, PAGE _____, R.O.W.C.

OWNER(S) — DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

A. THE WATER AND SEWER SYSTEMS DESIGNATED IN NATCHEZ & GRAVBURY FINAL PLAT SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM AND $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

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

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN, TENNESSEE — DATE

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

I HEREBY CERTIFY THAT:

A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN NATCHEZ & GRANBURY FINAL PLAT SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

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

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

NATCHEZ & GRANBURY SUBDIVISON
FINAL PLAT
CITY OF FRANKLIN PROJECT NO. 8093

FINAL PLAT
CITY OF FRANKLIN TENNESSEE
9TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

DATE:	JANUARY 19, 2023	DRAWN BY:	KLU
DWG SCALE:	1"=20'	CHECKED BY:	MKS
PROJECT NO:	326-899	APPROVED BY:	*JRC

DRAWING NO.: SV01

SHEET 1 OF 1

P:\320-0001\326-899\-Survey\Dwg\326899-SV01-PLAT.dwg(SV01) LS:(01/11/2024 - {cooley}) - LP: 11/1/2024 5:41 AM

City of Franklin

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

File #: 21-0990

DATE: November 12, 2024

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Poteat Place South Subdivision, Final Plat, Creating 4 Single Family Residential Lots And One Open Space Lot, On 4.85 Acres, Located South And East Of The Intersection Of Poteat Place And Hillsboro Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8637
Applicant: Jennifer Speich
Owner: Poteat Place Ventures, LLC, Kevin Estes (Representative)

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create 4 residential lots and 1 open space. The existing zoning is Residential R-2 District. The proposed final plat is made up of 4.85 acres and the required setbacks are shown. The final plat matches the corresponding site plan, which was approved on the October 2023 Administrative Agenda.

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

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

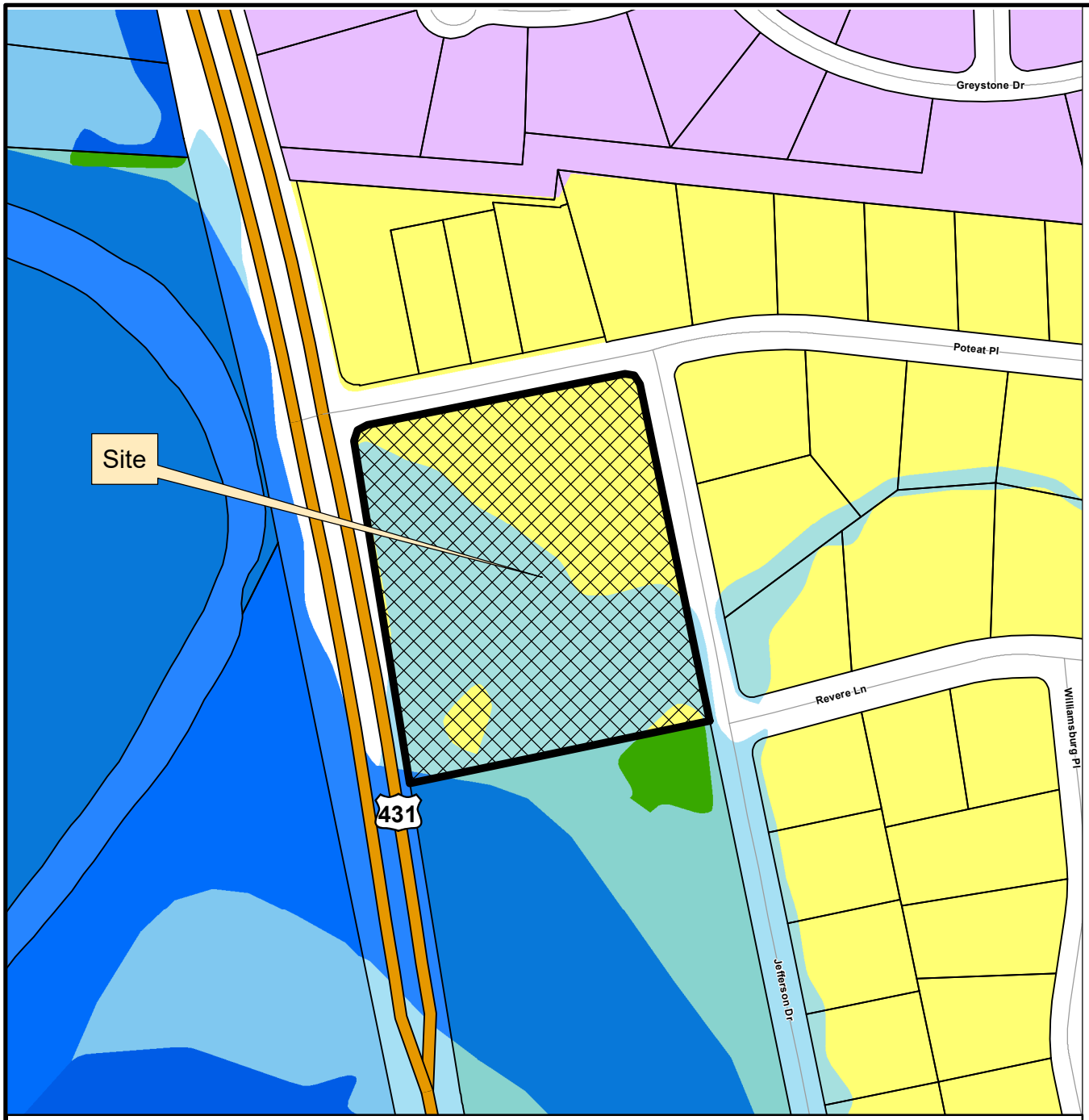
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Poteat Place South Subdivision, Final Plat. The conditions of approval are attached.

POTEAT PLACE SOUTH SUBDIVISION
FINAL PLAT



Project Information
Existing Zoning: R-2 Residential
Overlay Districts: FFO, FWO
Site Acreage: 4.85 acres
Total Number of Lots: 5

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

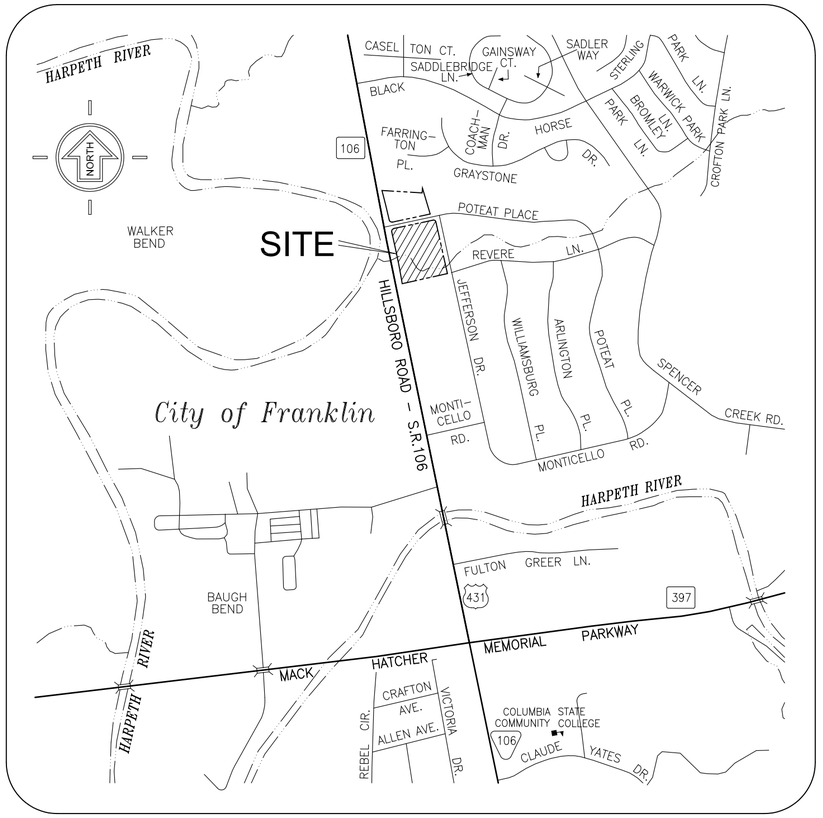
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 SINGLE FAMILY LOTS AND CREATE 1 OPEN SPACE AREA.
2. EXISTING ZONING R2 (RESIDENTIAL)
3. MINIMUM REQUIRED SETBACK LINES: (SEE LOT DIAGRAM)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS A PART OF PARCEL 27.01 – GROUP "A" ON WILLIAMSON COUNTY TAX MAP NO. 52–O.
5. STREET ADDRESSES ARE SHOWN THUS XXX
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: POTEAT PLACE VENTURES, LLC
   ADDRESS: 2925 BERRY HILL DRIVE
   NASHVILLE, TN 37204
   CONTACT: OWEN HOSAY
   TELEPHONE: (615) 934–8264
   EMAIL: OWEN@FREEHILLVENTURES.NET
8. SURVEYOR: JTA LAND SURVEYING, INC.
   2284 N MT. JULIET ROAD – SUITE 900
   MT. JULIET, TENNESSEE 37122
   CONTACT: GREG TERRY
   TELEPHONE: (615) 490–6920
   EMAIL: GREGT.JTA@COMCAST.NET
9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1–800–351–1111.
13. BY GRAPHIC PLOTTING, A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONES "AE" & "X" AS SHOWN HEREON, EVIDENCED ON F.E.M.A. COMMUNITY PANEL MAP NUMBER 47187C0184G, MAP REVISED: DECEMBER 22, 2016.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
21. DRIVE ACCESS FOR LOT 5 SHALL NOT BE LOCATED WITHIN THE EXISTING SANITARY SEWER FORCE MAIN EASEMENT.
22. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
23. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
24. NO LOTS SHALL HAVE DIRECT ACCESS TO HILLSBORO ROAD.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. HORIZONTAL CONTROL IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
27. VERTICAL CONTROL BASED ON (NAVD88) DATUM.
28. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT–OF–WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
29. NO PART OF STRUCTURES ALLOWED WITHIN MTEMC EASEMENT AREA.

Tennessee 811 Know what's below. Call before you dig.

Drawing Name: Poteat Place South – Final Plat–Rev2.dwg (LS)

SITE CONTAINING: 4.85 ACRES ±



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES continued:

30. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
31. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS OF RECORD IN DEED BOOK 9409, PAGE 918 REGISTERS' OFFICE, WILLIAMSON COUNTY, TENNESSEE.
32. THIS PROPERTY IS LOCATED IN THE FLOODWAY OVERLAY (FWO) AND FLOODWAY FRINGE OVERLAY (FFO) ZONING DISTRICTS.
33. THIS SUBDIVISION IS ASSIGNED FEMA LOMR–F CASE NUMBER 24–04–7259A AND THE CITY OF FRANKLIN BZA CASE NUMBER IS 8619.

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH (FT)
HILLSBORO ROAD	MAJOR ARTERIAL	VARIES
POTEAT PLACE	LOCAL STREET	60'
JEFFERSON DRIVE	LOCAL STREET	60'

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F) / (MI)	AREA (S.F.)
N/A	N/A	N/A

(ALL ROADS ARE EXISTING)

SURVEYOR'S STATEMENT:

I hereby state that the existing information shown hereon is based on a field-run survey and that this is a Category I Survey. This survey was performed in accordance with the Standards of Practice for Land Surveyors in the State of Tennessee. The linear precision ratio of the unadjusted error of closure, exceeds 1:10,000 as shown hereon.

By: _____ DATE: ~~Sept. 6, 2023~~

TN R.L.S. # 2287 LAST REVISED: November 6, 2024

SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF THE TRACT LABELED: PROP OF CREATIVE HOLDERS, INC. – FOR FUTURE DEVELOPMENT, AS OF RECORD IN PLAT BOOK 3, PAGE 12, REGISTERS' OFFICE, WILLIAMSON COUNTY, TENNESSEE.

CERTIFICATE OF APPROVAL BY MTEMC

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

Date _____ _____
Middle Tennessee Electric Membership Corporation

LAND AREA SUMARY		
LOT	SQURE FEET	ACREAGE
4	15,069	0.34
5	16,417	0.38
6	15,001	0.34
7	15,039	0.35
OS2	149,796	3.44
Total	211,322	4.85

PARKLAND INFORMATION
4 Units x $ 4,304 = $ 17,216
Due at final plat.

REVISIONS:

1. By:TMF–9/8/2023 Revised per clients and others review/comments.
2. By:TMF–10/11/2023 Revised per City of Franklin & others review/comments.
3. By:TMF–11/06/2024 Revised per City of Franklin & others 2nd review/comments.

Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT. JULIET ROAD – SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490–6920

Drawn By: TMFuller

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

_____ _____
Williamson County Emergency Management Agency *Date*

_____ _____
City of Franklin *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8828, Page 647, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Poteat Place Ventures, LLC

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision and lot lines 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 6th day of September, 2023.

Date: ~~*September 6, 2023*~~
Last Revised: *Nov. 6, 2024*
JAMES G. TERRY, RLS TN 2287

STATE OF TENNESSEE JAMES G. TERRY 2287 REGISTERED LAND SURVEYOR AGRICULTURE TECHNICAL COMMERCE 11.6.24 TENNESSEE NO. 2287

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

I hereby certify that:

A. The streets, drainaged, sidewalks, and green infrastructure designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date: _____ _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or
B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ _____
Director of Water Management Dept.
City of Franklin, Tennessee.

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 _____ day of _____ 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ _____
Secretary, Planning Commission

COF PROJECT # 8637
FINAL PLAT
POTEAT PLACE SOUTH SUBDIVISION

HILLSBORO ROAD, S.R. 106, US HWY. 431
EIGHTH (8TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

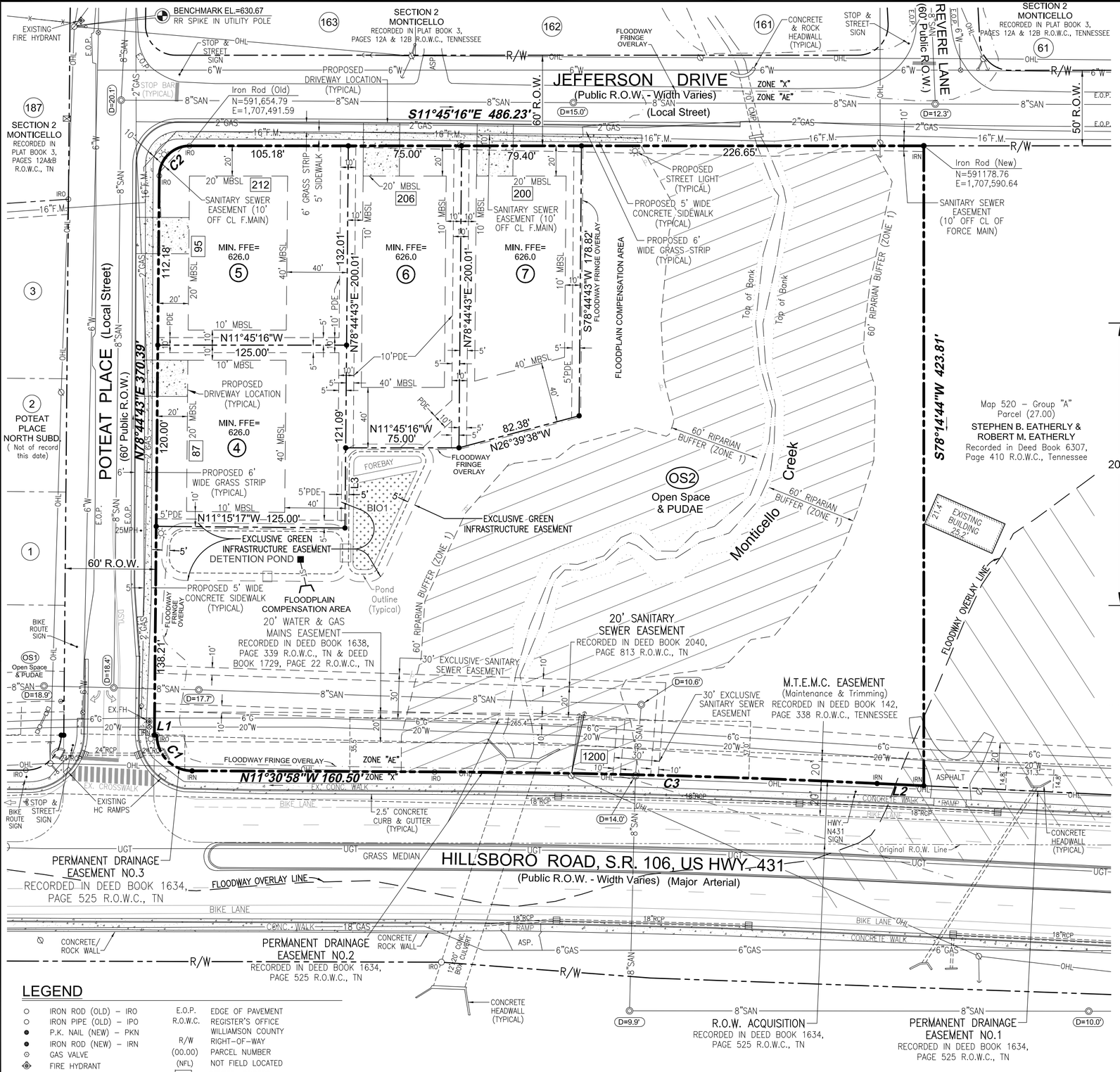
RECORD

RECORDED _____ *, 2023*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.
3384 N MT. JULIET ROAD - SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

(See Revisions)
DATE: SEPT. 6, 2023
JOB NO. 2023-377

SHEET 1 OF 2



LEGEND

○	IRON ROD (OLD) – IRO	E.O.P.	EDGE OF PAVEMENT
○	IRON PIPE (OLD) – IPO	R.O.W.C.	REGISTER'S OFFICE WILLIAMSON COUNTY
●	P.K. NAIL (NEW) – PKN	R/W	RIGHT–OF–WAY
●	IRON ROD (NEW) – IRN	(00.00)	PARCEL NUMBER
⊙	GAS VALVE	(NFL)	NOT FIELD LOCATED
	FIRE HYDRANT	87	STREET ADDRESS
	WATER METER	(4)	LOT NUMBER
	WATER VALVE	—x—x—	FENCE LINE
EB	ELECTRIC BOX	—W—	WATER LINE
	UTILITY POLE	—SAN—	SANITARY LINE
	UTILITY POLE W/LIGHT	—F.M.—	FORCE MAIN
	ANCHOR/GUY WIRE	—G—	GAS LINE
	SIGN	—OHL—	OVERHEAD LINES
	SANITARY MANHOLE	—UGT—	U.G. TELEPHONE LINE
	CATCH BASIN	======	STORM PIPE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT	.....	TOP OF BANK
PDE	PUBLIC DRAINAGE EASEMENT	—ST—	PROPOSED STORM PIPE
PUDAE	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT		PROPOSED STORM STRUCTURE
MBSL	MINIMUM BUILDING SETBACK LINE		PROPOSED SINGLE INLET
(D=18.9')	MANHOLE DEPTH		PROPOSED HEADWALL
			PROPOSED STREET LIGHT
			PROPOSED RIPARIAN BUFFER SIGN

CERTIFICATE OF APPROVAL BY MTEMC

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

Date _____

_____
Middle Tennessee Electric Membership Corporation

LAND AREA SUMARY		
LOT	SQURE FEET	ACREAGE
4	15,069	0.34
5	16,417	0.38
6	15,001	0.34
7	15,039	0.35
OS2	149,796	3.44
Total	211,322	4.85

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	90°23'22"	23.46'	23.62'	37.01'	N33°40'48"E	33.29'
C2	89°30'01"	20.00'	19.83'	31.24'	S56°30'16"E	28.16'
C3	2°32'16"	6619.08'	146.62'	293.18'	N10°14'50"W	293.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°15'17"W	1.64'
L2	N08°58'42"W	30.94'
L3	S78°44'43"W	53.09'

REVISIONS:

1. By:TMF–9/8/2023 Revised per clients and others review/comments.
2. By:TMF–10/11/2023 Revised per City of Franklin & others review/comments.
3. By:TMF–11/06/2024 Revised per City of Franklin & others 2nd review/comments.

Drawing Name: Poteat Place South – Final Plat–Rev2.dwg (LS)

Drawn By: TMFuller

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

_____ _____
Williamson County Emergency Management Agency *Date*

_____ _____
City of Franklin *Date*

CERTIFICATE OF OWNERSHIP

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 8828, Page 647, R.O.W.C., Tennessee, and adopt the plan of subdivision of property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I(We) further certify that there are no liens on this property, except as follows: Book _____, Page _____ R.O.W.C. Tennessee.

Date: _____ *Owner(s):* _____
Poteat Place Ventures, LLC

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision which is 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 6th day of September, 2023.

Date: September 6, 2023
Last Revised: Nov. 6, 2024
JAMES G. TERRY, RLS TN 2287

STATE OF TENNESSEE REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 11-6-24 TENNESSEE NO. 2287

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

I hereby certify that:

A. The streets, drainaged, sidewalks, and green infrastructure designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date: _____ _____
Director, Streets Department City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

A. The water and sewer systems designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or

B. A performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: _____ _____
Director of Water Management Dept. City of Franklin, Tennessee.

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 _____ day of _____ 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____ _____
Secretary, Planning Commission

COF PROJECT # 8637

FINAL PLAT

POTEAT PLACE SOUTH SUBDIVISION

HILLSBORO ROAD, S.R. 106, US HWY. 431
EIGHTH (8TH) CIVIL DISTRICT, WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE

RECORD

RECORDED _____ *, 2023*
IN BOOK _____ *, PAGE* _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT. JULIET ROAD – SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490–6920

JTA LAND SURVEYING, INC.
3384 N MT. JULIET ROAD - SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

(See Revisions)
DATE: ~~SEPT. 6, 2023~~
JOB NO. 2023-377

SHEET 2 OF 2

COF no: 8637

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan [COF #8290] are reflected on the final plat. The final plat shall match the site plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

7. C. Final Plat

lance.fittro@franklintn.gov	**Advisory Comment:** Signed Summary of Action (Approved) for the BZA hearing has been added to the project folder for future reference.

9. C. Final Plat

lance.fittro@franklintn.gov	In addition to the Floodway Fringe Overlay (FFO) now shown on the plat (thank you), the 100-year floodplain boundary as mapped by FEMA (and now amended by LOMR) shall still be labeled. Because the two boundary lines coincide, Applicant shall show labels for both the FEMA-mapped floodplain and the City's FFO on the same line. Similarly, the FEMA-mapped Floodway and the City's Floodway Overlay (FWO), which also coincide, shall both be labeled on the plat.

Parks

General Issues

4. Fees required at plat

kevinl@franklintn.gov	Parks: The Parkland Fees are due at plat. Until these fees are collected "*Conditional Approval*" will be comment and the plat cannot be recorded. It will be held at Onestop or *"Failed"* until fees are present. **Please contact Alex Bearden for an appointment in Building and Neighborhood Services to make payment.** ***Applicant shall bring the Parkland Invoice with the payment to BNS at City Hall** **alex.bearden@franklintn.gov 615-721-9103** The invoice has been uploaded in IDT for review.

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklintn.gov	**No sureties are associated with this final plat.** All sureties associated with this development from site plan: **COF #8290 (Poteat Place South Subdivision, Site Plan)** were previously posted with the site plan. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)***

City of Franklin

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

File #: 21-0975

DATE: November 8, 2024

TO: Franklin Municipal Planning Commission

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

SUBJECT:

West Franklin Park PUD Subdivision, Final Plat, Establishing Easements On Lots 8 And 9, Creating One Open Space Lot, And Establishing A New Name In Accordance With The Approved Development Plan, On 17.885 Acres, Located Northwest Of The Intersection Of Carothers Parkway And E. McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8629
Applicant: Abigail Overstreet, Wilson and Associates
Owner: Jeff Furman, NW FP Land LLC & Franklin Park Owner's Association

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to establish easements on lots 8 and 9, creating one open space lot, and establish a new name in accordance with the approved development plan. The existing zoning is Planned (PD 17.11/320,116) District. The proposed final plat is made up of 17.885 acres and the required setbacks are shown. The final plat matches the corresponding Development Plan, which was approved at a Public Hearing on the September 14, 2021 by the Board of Mayor and Alderman.

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

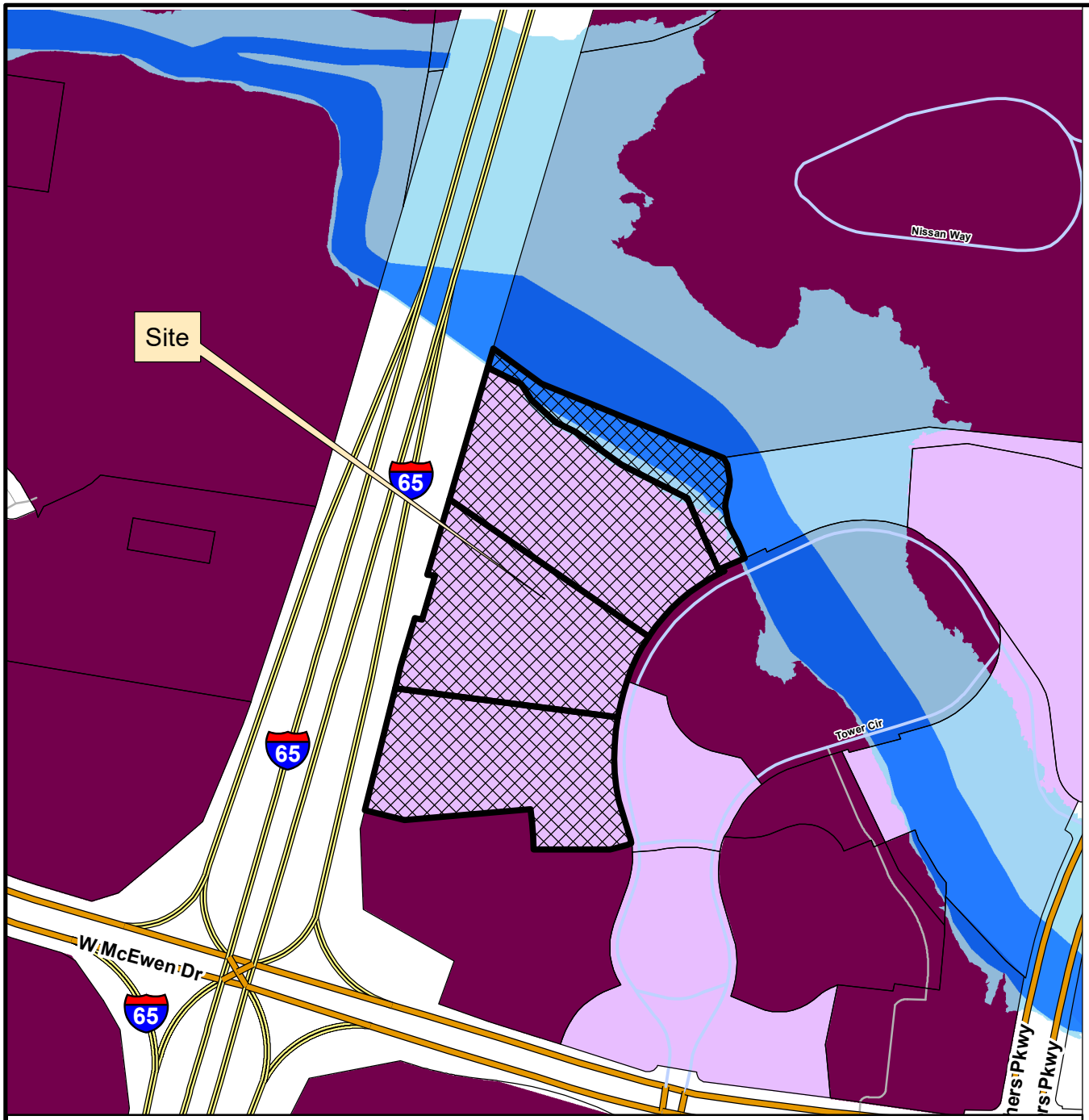
department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of West Franklin Park PUD Subdivision, Final Plat. The conditions of approval are attached.



WEST FRANKLIN PARK PUD SUBDIVISION
FINAL PLAT

Project Information
Existing Zoning: Planned PD District
Overlay Districts: FFO, FWO
Site Acreage: 17.89 acres
Total Number of Lots: 3

Legend

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

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

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8629

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

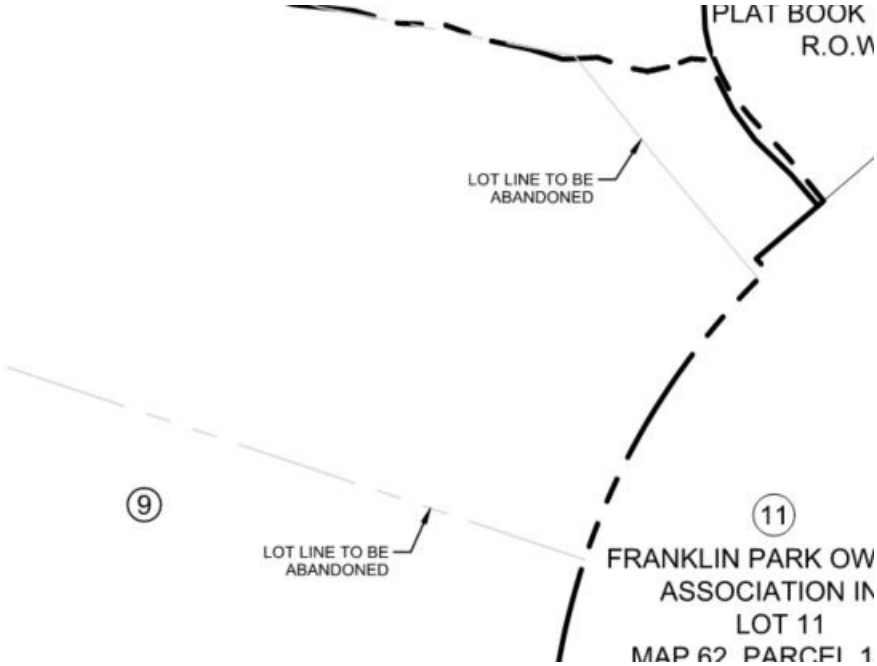
General Issues

11. C. Final Plat

lance.fittro@franklintn.gov	Applicant shall ensure that any changes to Site Plan [COF#8525] are reflected on the Final Plat. The Plat shall match the Site Plan. This comment to remain as a condition of approval in the event the site plan is modified prior to One Stop submittal of the final plat.

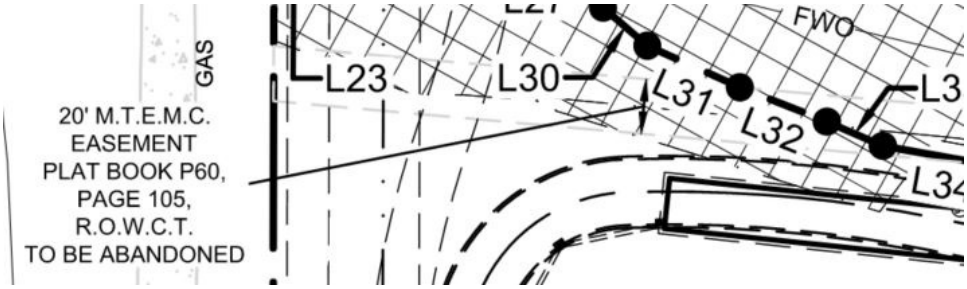
12. C. Final Plat

lance.fittro@franklintn.gov The previous comment has not been fully-addressed. Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar.

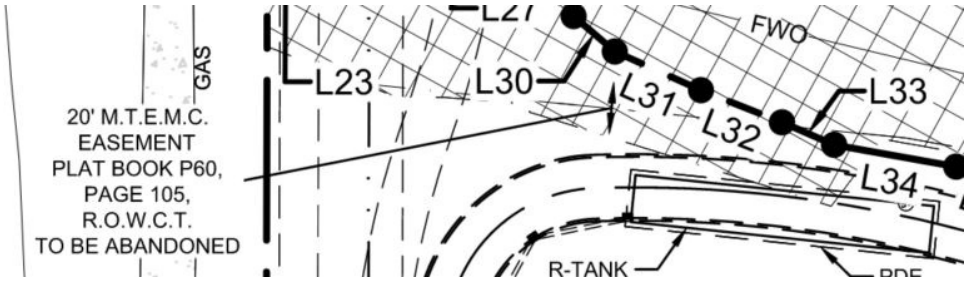


Additionally, the MTEMC easement noted to be abandoned for which the boundary was previously shown in grayscale no longer has any boundary line shown. Applicant shall show the boundary of the easement to be abandoned in black for clarification as to what is being abandoned.

Previous submittal:



Current submittal:



[Edited By Lance Fittro]

13. C. Final Plat

lance.fittro@franklintn.gov	The previous comment has not been fully-addressed. Applicant shall show Show Exclusive Green Infrastructure Easements (GIE) for pervious pavement areas (within the perimeter public access drive) on the Final Plat. Please also ensure that the breaks in the pervious pavement areas for utility crossings are not shown with a GIE. One such example area from the site plan is highlighted below: 

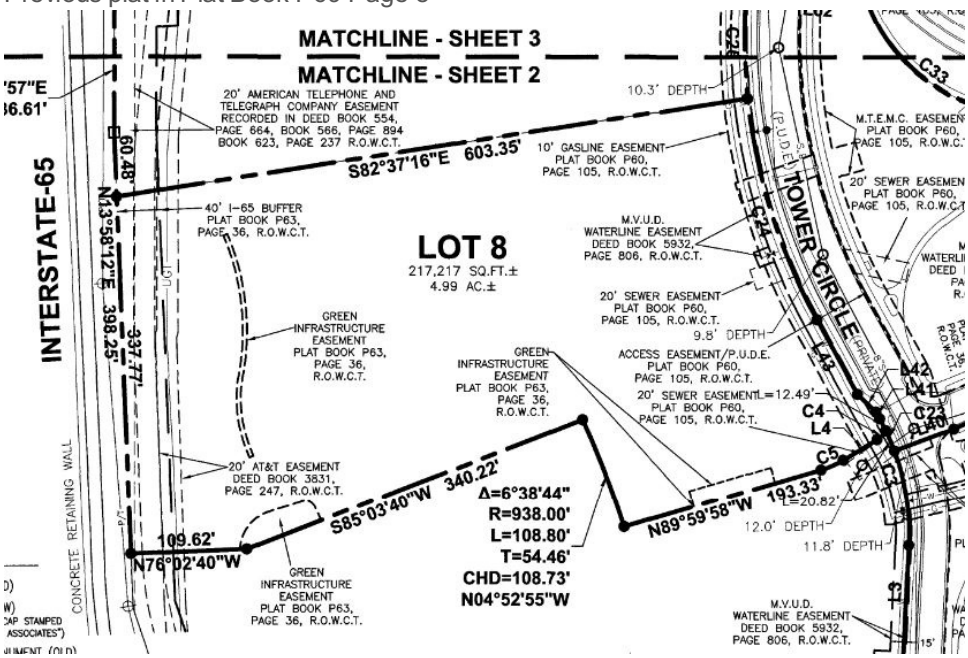
16. C. Final Plat

lance.fittro@franklintn.gov	Prior to submittal of the final plat to One Stop, the Letter of Map Revision (LOMR) for revision of the mapped floodway and floodplain shall be completed with FEMA, and the corresponding application for revision of the floodway overlay (FWO) and floodway fringe overlay (FFO) approved by the Board of Zoning Appeals (BZA). Applicant shall provide the associated case number references for the finalized LOMR and approved BZA application on the final plat.

18. C. Final Plat

lance.fittro@franklintn.gov For all existing easements which were created with the previous plat(s), provide references (plat book and page number) for their creation. Only those easements which are being newly-dedicated with this plat should be shown absent such references. Specifically with respect to Lot 8, several easements from the previous plat are absent, or have linework shown without labels. Any easements to be abandoned should likewise be shown with the previous plat reference and noted as "To Be Abandoned".

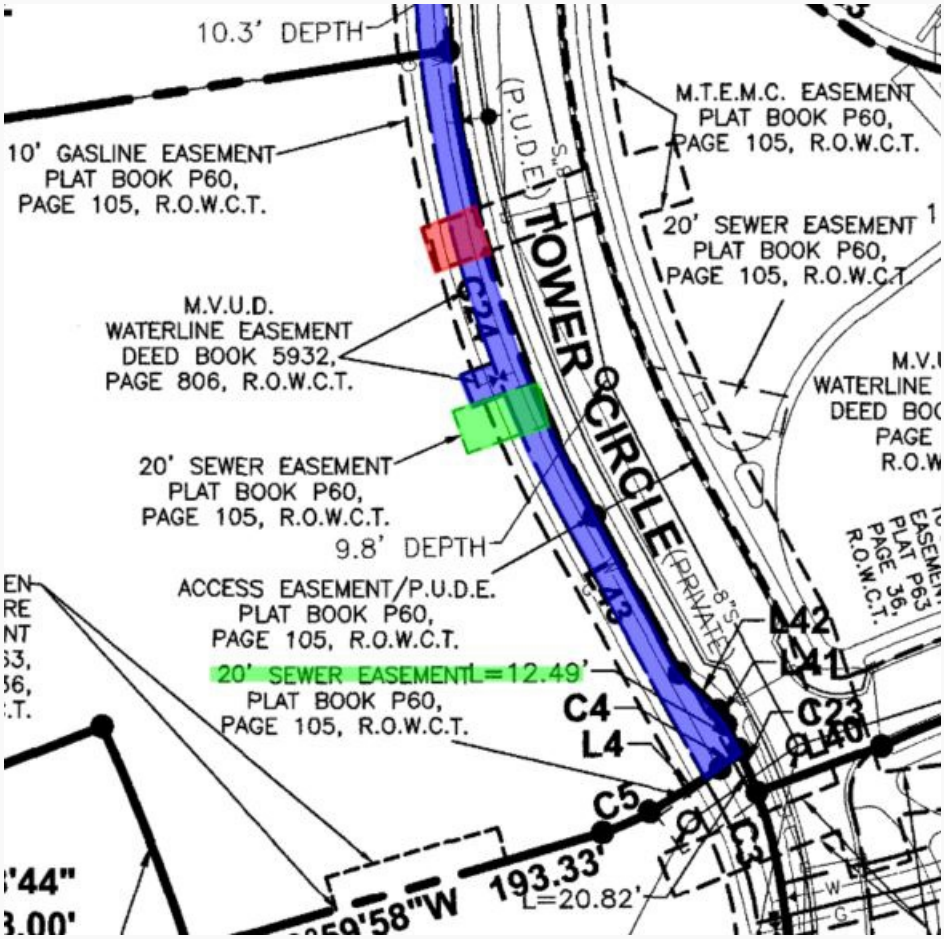
Previous plat in Plat Book P69 Page 8



[Edited By Lance Fittro]

lance.fittro@franklintn.gov The previous comment, "For all existing easements which were created with the previous plat(s), provide references (plat book and page number) for their creation" has been largely addressed (thank you), but several easements highlighted below are still not reflected fully on the plat. Applicant shall show all previously-platted easements on the plat.

Previous plat in Plat Book P69 Page 8, with MVUD Easement (blue), sewer easement (green) and MTEMC Easement (red) highlighted. Note that the MVUD easement appears to extend to Lot 9 as well, generally running along the east side of the gas easement:



[Edited By Lance Fittro]

24. C. Final Plat

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

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan: **COF #8525 (West Franklin Park PUD Subdivision, Site Plan, Section 1, Lots 3, 9, and 10)** shall be transferred to this final plat as a condition of approval. ***(This comment serves only as a reminder to staff and does not hinder approval. No response is necessary from the applicant beyond "N/A" or "Acknowledged" to satisfy requirements of the IDT system.)*** ***SURETIES HAVE NOT BEEN POSTED FOR COF 8525***

Planning

General Issues

19. BZA FFO Update

chelsea.randolph@franklintn.gov	**Advisory Comment to remain:** This comment is advisory and will only hold up the final plat at OneStop: Applicant shall contact Ariella Stanford (ariella.stanford@franklintn.gov) to discuss BZA FFO update.

Stormwater

General Issues

21. Plats

jeff.willoughby@franklintn.gov	Please check with the site engineer. There are several mitigation areas. Please label as "Mitigated Riparian Buffer Zone 1" and include sqft call out.

Zoning

General Issues

26. Address

nathan.hollingsworth@franklintn.gov	Applicant shall provide the addresses for lots 8, 9, and OS1. If there are any questions, please reach out. Nathan.Hollingsworth@franklintn.gov [Edited By Nathan Hollingsworth]

27. advisory

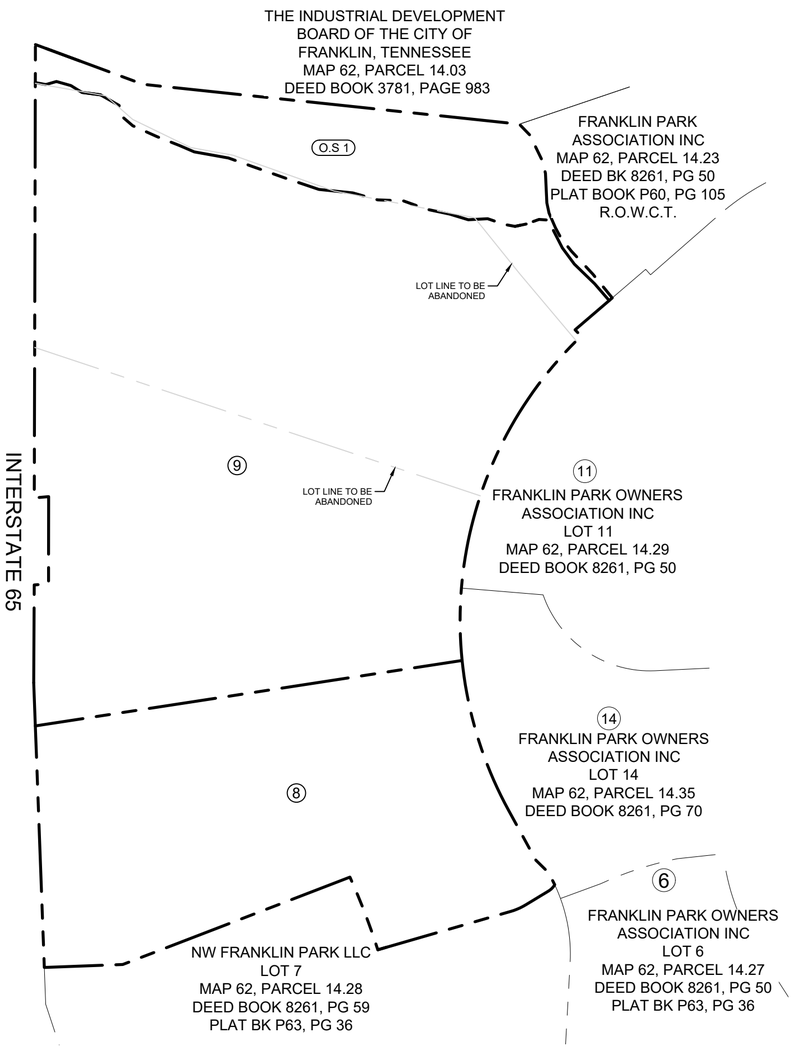
shanna.mccoy@franklintn.gov	Prior to submittal of the final plat to One Stop, the Letter of Map Revision (LOMR) for revision of the mapped floodway and floodplain shall be completed with FEMA, and the corresponding application for revision of the floodway overlay (FWO) and floodway fringe overlay (FFO) approved by the Board of Zoning Appeals (BZA). Applicant shall provide the associated case number references for the finalized LOMR and approved BZA application on the final plat.

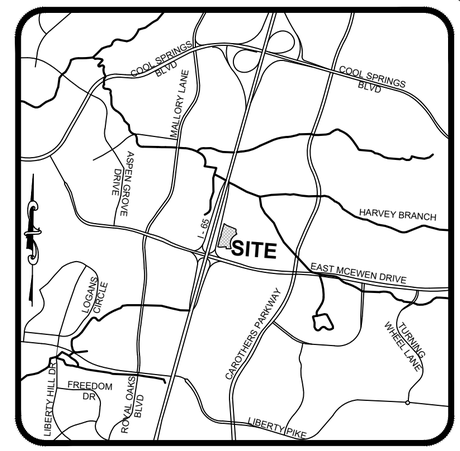
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	SO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	PDE	PUBLIC DRAINAGE EASEMENT
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	PUADE	PUBLIC UTILITY ACCESS DRAINAGE EASEMENT
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	WATER FEATURE		G.I.E.	GREEN INFRASTRUCTURE EASEMENT

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT ABANDONS AND ESTABLISHES EASEMENTS WITHIN LOTS 8-9, CREATES 1 OPEN SPACE LOT, AND ESTABLISHES A NEW NAME IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCELS 14.24, 14.31, 14.32, AND 14.33 ON WILLIAMSON COUNTY TAX MAP 62.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 3, 8, 9, AND 10 SHOWN ON THE FINAL PLAT ENTITLED "FRANKLIN PARK SUBDIVISION REVISION 2, RE-SUBDIVISION OF LOTS 3 AND 6" AS RECORDED IN PLAT BOOK 69, PAGE 8, IN REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. ZONING: PD - PLANNED DISTRICT AND RC12 REGIONAL COMMERCE 12 DISTRICT
   SETBACK:
   FRONT : 10' - 45'
   SIDE : 0'
   REAR: 10'
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
6. THE MARGIN OF FLOOD ZONE AE IS LOCATED USING FEMA'S GIS DATA, SEE LETTER OF MAP REVISION (LOMR) 15-04-8778P, EFFECTIVE 9/30/2016 AND COMMUNITY PANEL 47187C0204F, 47187C0212F, EFFECTIVE 9/29/2006. THE BASE FLOOD ELEVATIONS (BFE) ARE SHOWN TO SCALE, ALL FROM A NATIONAL FLOOD HAZARD FIRMETTE EXPORTED 4/8/2020.THE CITY OF FRANKLIN FLOODWAY FRINGE OVERLAY SHOWN ON PLAT AS SCALED FROM ZONING MAP.
7. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 03/04/21
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
   e. NO COMBINED GRID FACTORS WERE USED.
8. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
9. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
10. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
12. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
13. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
14. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
15. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
18. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
19. ALLEYS AND DRIVES WITHIN CROSS ACCESS EASEMENTS ARE NOT PUBLIC RIGHT-OF-WAY AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
20. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
21. MINERAL RIGHTS ARE TO BE HELD BY OWNER.
22. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
23. PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
24. PARKLAND IMPACT FEES SHALL BE DUE WHEN THE FIRST STRUCTURE WITH RESIDENTIAL UNITS IS SUBMITTED.

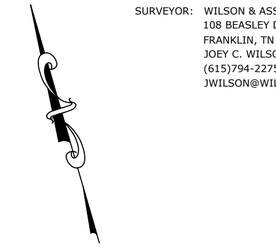




VICINITY MAP
NOT TO SCALE

Lot Area Table		
Lot #	Area (SF)	Area (AC)
8	217216.75'	4.987
9	490113.74'	11.251

Open Space Area Table		
Open space #	Area (SF)	Area (AC)
O.S 1	71757.19'	1.647





GRAPHIC SCALE: 1" = 150'

OWNER: FRANKLIN PARK OWNERS ASSOCIATION INC
6300 TOWER CIRCLE
FRANKLIN, TN 37067
AND
NW FP LAND LLC
575 FIFTH AVE 23RD FLR
NEW YORK, NY 10017

ENGINEER: KIMLEY-HORN & ASSOCIATES
4031 ASPEN GROVE DR
FRANKLIN, TN 37067
615-564-2701
RYAN.MCMASTER@KIMLEY-HORN.COM
RYAN MCMASTER, P.E.

SURVEYOR: WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
JOEY C. WILSON II, PE, RLS
(615)794-2275
JWILSON@WILSONPC.COM

WEST FRANKLIN PARK PUD-SUBDIVISION, FINAL PLAT

(FRANKLIN PARK SUBDIVISION, FINAL PLAT)

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED "WEST FRANKLIN PARK PUD-SUBDIVISION" HAS BEEN:

(1) INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS AND TO THE TECHNICAL SPECIFICATIONS OF MALLORY VALLEY UTILITY DISTRICT, OR

(2) A SECURITY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

KAREN YORK, DIRECTOR OF DEVELOPMENT — DATE
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF PARCELS 14.24 OF TAX MAP 62, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

WEST FRANKLIN OWNERS ASSOCIATION INC — DATE

CERTIFICATE OF APPROVAL OF ELECTRICAL SYSTEMS

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION — DATE

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 _____DAY OF_____, 20___.

JOEY C. WILSON II, TENNESSEE RLS NO. 2089 — DATE
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WEST FRANKLIN PARK, HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

JOEY C. WILSON II REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF PARCELS 14.31, 14.32 & 14.33 OF TAX MAP 62, TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK ____, PAGE ____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE ____, R.O.W.C.

NW FP LAND LLC — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS & GIE

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN "WEST FRANKLIN PARK - FINAL PLAT" TRACT PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT — DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF RECORDING

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

SECRETARY — DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

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

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

WILLIAMSON COUNTY EMERGENCYMANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	17.885	TOTAL NO. OF LOTS:	02
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	1.647	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	11/07/2024

WA PROJECT NO. 21-1774 COF #8629 SHEET 1 0F 2

LEGEND

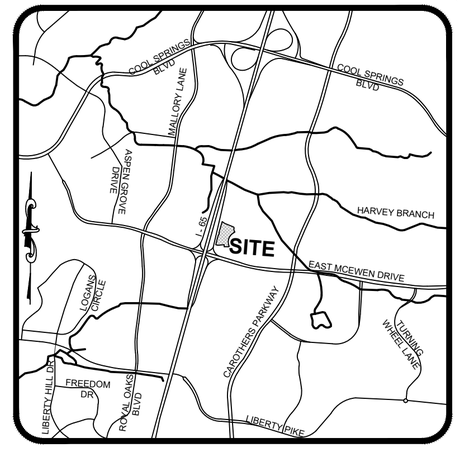
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY		
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE		
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		BUFFER		
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA	PDE	PUBLIC DRAINAGE EASEMENT	
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W	PUADE	PUBLIC UTILITY ACCESS DRAINAGE EASEMENT	
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY	
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT	
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT	
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	WATER FEATURE		G.I.E.	GREEN INFRASTRUCTURE EASEMENT	

HATCH LEGEND

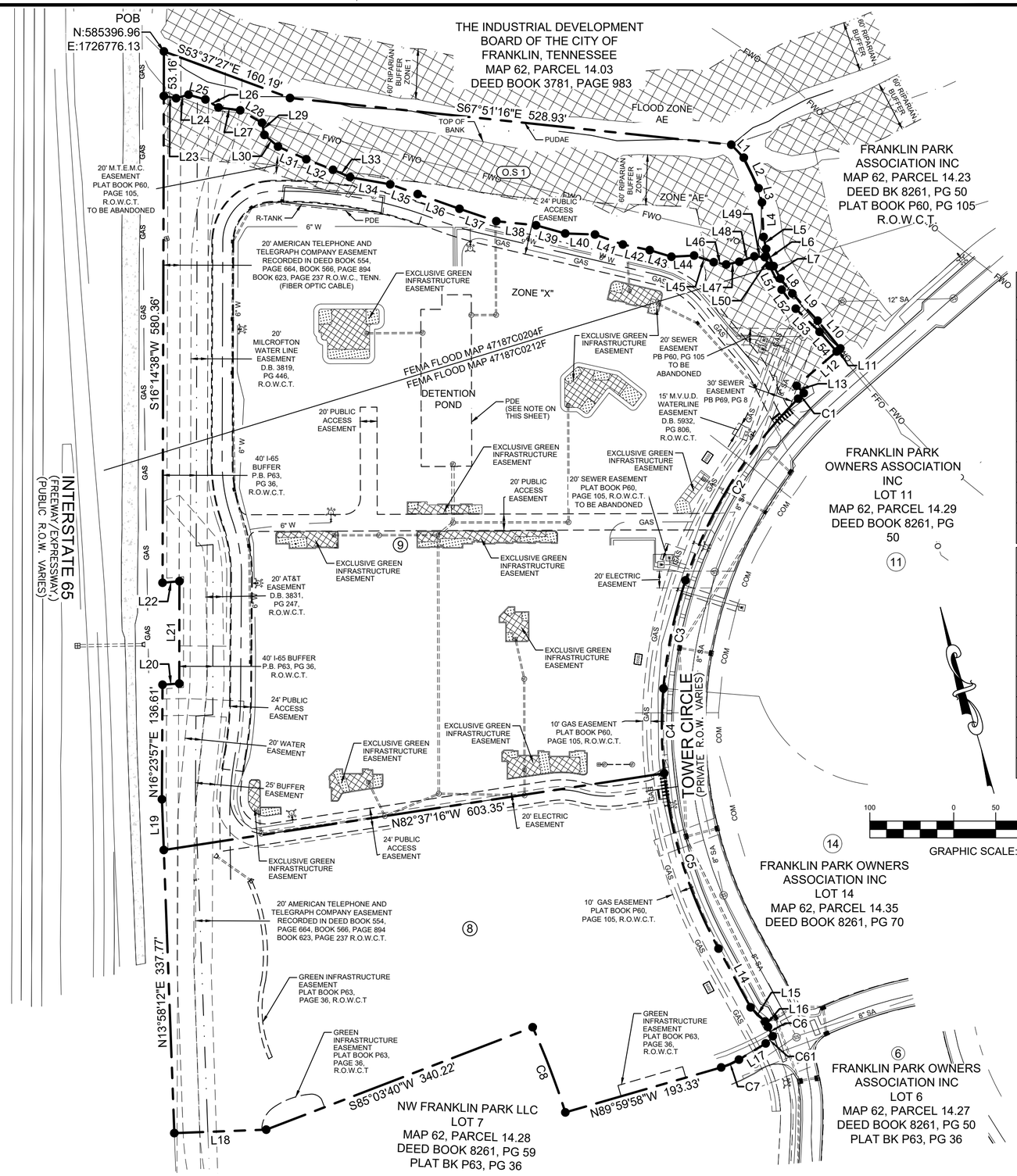
RIPARIAN BUFFER ZONE 1

NOTE:

THE PROPOSED PUBLIC DRAINAGE EASEMENT IS TO PROVIDE ACCESS TO THE PROPOSED STORMWATER DETENTION VAULT TO BE LOCATED UNDER THE PROPOSED STRUCTURE, AND SHALL NOT HINDER CONSTRUCTION OF THE STRUCTURE ITSELF.



VICINITY MAP
NOT TO SCALE



Lot Line Table		
Line #	Length	Direction
L1	21.43'	S27°44'25"E
L2	40.48'	S9°46'16"E
L3	17.41'	S2°45'23"W
L4	41.22'	S13°25'56"W
L5	14.62'	S3°54'45"W
L6	22.32'	S7°21'40"E
L7	16.97'	S12°21'49"E
L8	22.70'	S22°38'17"E
L9	44.37'	S26°53'59"E
L10	42.59'	S23°09'00"E
L11	5.70'	S65°30'26"W

Lot Line Table		
Line #	Length	Direction
L12	62.81'	S65°30'26"W
L13	12.18'	S27°49'05"E
L14	79.79'	S12°33'18"E
L15	24.11'	S29°26'11"E
L16	7.29'	S12°33'18"E
L17	37.29'	S74°48'37"W
L18	109.62'	N76°02'40"W
L19	60.48'	N13°58'12"E
L20	20.02'	S77°57'19"E
L21	121.99'	N16°10'35"E
L22	20.18'	N79°03'25"W

Lot Line Table		
Line #	Length	Direction
L23	14.97'	N63°26'51"W
L24	15.35'	N90°00'00"W
L25	20.95'	N58°11'12"W
L26	18.25'	N42°17'21"W
L27	26.11'	N66°27'33"W
L28	29.94'	N44°11'08"W
L29	14.77'	N4°45'59"E
L30	21.27'	N33°14'46"W
L31	37.01'	N49°43'24"W
L32	34.13'	N52°19'16"W
L33	22.24'	N50°36'53"W

Lot Line Table		
Line #	Length	Direction
L34	48.58'	N63°46'16"W
L35	34.74'	N54°21'34"W
L36	52.79'	N54°28'38"W
L37	46.31'	N55°16'18"W
L38	47.64'	N68°04'21"W
L39	36.11'	N58°12'55"W
L40	35.52'	N71°53'15"W
L41	35.26'	N54°09'38"W
L42	32.67'	N62°00'14"W
L43	27.07'	N57°02'42"W
L44	27.10'	N76°54'54"W

Lot Line Table		
Line #	Length	Direction
L45	24.69'	N55°08'22"W
L46	15.10'	N63°26'51"W
L47	16.01'	N85°36'13"W
L48	19.07'	S86°18'38"W
L49	12.43'	N69°47'07"W
L50	11.91'	N11°53'42"W
L51	31.88'	N11°05'59"W
L52	28.15'	N20°25'13"W
L53	39.57'	N29°45'30"W
L54	31.04'	N24°51'08"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.52'	552.00'	0° 59' 19"	S61° 41' 16"W	9.52'
C2	257.02'	552.00'	26° 40' 39"	S47° 51' 17"W	254.70'
C3	131.92'	552.00'	13° 41' 35"	S27° 40' 10"W	131.61'
C4	101.28'	552.00'	10° 30' 45"	S15° 34' 00"W	101.14'
C5	220.29'	552.00'	22° 51' 56"	S1° 07' 20"E	218.83'
C6	12.49'	225.00'	3° 10' 46"	S10° 57' 55"E	12.48'
C7	23.20'	87.50'	15° 11' 23"	S82° 24' 18"W	23.13'
C8	108.80'	938.00'	6° 38' 44"	N4° 52' 55"W	108.73'
C61	12.17'	24.50'	28° 27' 41"	S60° 34' 46"W	12.05'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2089

WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

WEST FRANKLIN PARK PUD-SUBDIVISION, FINAL PLAT

(FRANKLIN PARK SUBDIVISION, FINAL PLAT)

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FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES:	17.885	TOTAL NO. OF LOTS:	02
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.00
ACRES OPEN SPACE:	1.647	CIVIL DISTRICT:	10TH
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	11/07/2024

WA PROJECT NO. 21-1774 COF #8629 SHEET 2 0F 2