City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 23, 2025	7:00 PM	City Hall 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 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.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The December 12, 2024, FMPC Minutes

VOTE FOR CHAIR & VICE CHAIR

2. Consideration Of Election Of Chair And Vice Chair Pursuant To The FMPC Bylaws.

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 4-23 And Item 26 On The Consent Agenda

SITE PLAN SURETIES

4. Berry Farms PUD Subdivision, Site Plan, Section 4, Revision 1 (Infrastructure Plan); Extend The Performance Agreement For Landscaping Phase 1, Landscaping Phase 2, And Landscaping Phase 3 To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Site Plan, Infrastructure; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Berry Farms Town Center PUD Subdivision, Final Plat, Section 1, Revision 2, Resub Of Lots 65 And 107; Extend The Performance Agreement For Drainage Improvement To April 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

7. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

8. Carothers Development Property Subdivision, Site Plan, Lot 2; Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

9. Carothers Development Property Subdivision, Final Plat, Revision 1; Extend The Performance Agreement For Access, Sidewalks And Streets Improvements To July 24, 2025; Extend The Performance Agreement For Sewer Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

10. Cool Springs East Subdivision, Site Plan, Section 36, Revision 3, Lot 702 (Buffalo Wings And Rings); Extend The Performance Agreement For Drainage, Green Infrastructure And Streets Improvements To April 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

11. Dallas Downs PUD Subdivision, Site Plan, Section 3; Extend The Performance Agreement For Landscaping Specimen Tree Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

12. Franklin Commons South Subdivision, Site Plan, Section 4, Lot 13 (Grahams Lighting); Release The Performance Agreement For Landscaping Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

13. Harpeth Village Subdivision, Site Plan, Revision 2 (Harpeth Village Unified Development); Release The Performance Agreement For Landscaping (Building C) Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

14. Harts Landmark Subdivision; Extend The Maintenance Agreement For Water Improvement To July 24, 2025. (CONSENT AGENDA)

Sponsors: Melodie Brady

15. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 17, Revision 1; Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

16. Longview Subdivision, Site Plan, Lots 11 And 12 (Universal Storage); Extend The Performance Agreement For Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

17. Quality Inn And Suites Subdivision, Site Plan; Extend The Performance Agreement for Landscaping Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

18. Seward Hall Subdivision, Final Plat; Release Performance Agreement For The Left Turn Lane And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors: Melodie Brady

19. Seward Hall Subdivision, Site Plan, Lot 1 (Bethel Community Church); Release Performance Agreement For Landscaping Phase 3 And Stormwater Drainage Improvements. (CONSENT AGENDA)

Sponsors: Melodie Brady

20. Simmons Ridge PUD Subdivision, Final Plat, Section 1; Accept The Sidewalks Improvement, Release The Performance Agreement And Establish A One-Year Maintenance Agreement. (CONSENT AGENDA)

Sponsors: Melodie Brady

21. Water's Edge PUD Subdivision, Site Plan, Section 4; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

22. Water's Edge PUD Subdivision, Site Plan, Section 5; Extend The Performance Agreement For Landscaping (Street Trees, Open Space) And Landscaping (Bioretention Ponds) Improvements To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

23. Wynfield Villages Subdivision, Site Plan; Extend The Performance Agreement For Drainage Improvement To January 22, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

VESTED RIGHTS/SITE PLAN EXTENSION

24. Consideration Of Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

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

REZONINGS/DEVELOPMENT PLANS

25. Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. Jimmy M. Irvin Property Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 6.59 Acres, Located At 3270 And 3244 Boyd Mill Avenue. (CONSENT AGENDA)

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

27. Jordan Reserve Subdivision (Formerly 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.
FMPC 12/12/24 - Deferred to 1/23/25, 7-0

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

109 3rd Ave S
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(615) 791-3217

Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

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

Commissioners Present: Jimmy Franks, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, and Ann Petersen

Commissioners Absent: Marcia Allen and Jennifer Williamson

Staff Present: Shauna Billingsley, Emily Wright, Amy Diaz-Barriga, Melodie Brady, Tia Holden, Jimmy Wiseman, Andrew Orr, Eric Conner, Chelsea Randolph, and Joseph Bryan

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.

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APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. FINAL October 24 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore to Approve the Minutes from the October 24, 2024 meeting. The motion carried 7-0.

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

Sponsors:

Attachments: 1. FINAL December 2 2024 Special FMPC Minutes

A motion was made by Commissioner McLemore, seconded by Alderman Petersen to Approve the Minutes from the December 2, 2024, meeting. The motion carried 6-0 (Commissioner Orr abstained).

ANNOUNCEMENTS

Emily Wright. There will be a preservation plan update in 2025 with a steering committee. If any commissioners are interested in serving on the committee, please let her know. Additionally, FMPC meetings will be held at the Williamson County Auditorium starting in February 2025.

CONSENT AGENDA

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

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner Harrison to Approve items 4-10, 13-14, 25-29, and 36-39 as presented on the Consent Agenda. The motion carried 7-0.

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

Attachments: 1. Berry Farms Town Center FP, sec 4 - action request
2. Berry Farms Town Center FP, sec 4 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:
1. Carothers Crossing East SP, lot 5 - action request
2. Carothers Crossing East SP, lot 5 - inspeciton punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Carothers Crossing East SP, lot 1 - action request
2. Carothers Crossing East SP, lot 1 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Centennial Business Park FP, lot 9, rev 8 - action request
2. Centennial Business Park FP, lot 9, rev 8 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments:
1. Creekstone Commons FP, sec 1, rev 2 - action request

2. Creekstone Commons FP, sec 1, rev 2 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter
3. Echelon SP, sec 1-3 inspection punch list

Staff Presentation: Melodie Brady. On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not able 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.

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.

Public Comment: None

Applicant: None

Motion
Commissioner McLemore motioned to 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, seconded by Commissioner Harrison.

Commissioner Mann asked staff if there will be enough to cover the $55,000.

Ms. Brady stated that she is not sure if there will be enough money because it has been a while since the inspectors have been out to Echelon. Engineering may be able to adjust the plan to allow the landscaping buffer and open space improvements to be completed.

Chair Lindsey stated that the Echelon expiration date is at the end of this year creating the urgency of making the decision to call the letter of credit now.

Mr. Gerth explained that as a response to developers' failure to follow through with performance agreements, discussions with the Development Services Advisory Committee have been ongoing about the best way to ensure the city has enough money to complete developer responsibilities in situations of default.

Commissioner Mann expressed his disappointment in developers who default on their responsibilities and applauded staff on following through with calling the letter of credit on performance agreements.

The motion carried 7-0.

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

Attachments: 1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter
3. MA - green inf

Staff Presentation: Melodie Brady. On November 8, 2024, the City was notified that Legacy Palmetto Bluff Company, LLC is not able 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.

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.

Public Comment: None

Applicant: None

Motion
Commissioner Harrison motioned to declare Echelon PUD Subdivision in default and authorize calling the letter of credit and surety agreements for Final Plat, Section 3 For Performance Agreement For Drainage Improvement and For Maintenance Agreement For Green infrastructure Improvement, seconded by Commissioner Orr.

The motion carried 7-0.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. PA

2. Echelon and Lockwood Glen Subd Applicant Letter

Ms. Wright commented that Staff recommendation is the same through Item 22 and asked the Chair if only the amount to be called could be stated.

Chair Lindsey said he agreed to only have the amount stated for the remaining sureties.

Staff Presentation: Melodie Brady. The amount of $14,700 is needed to complete the drainage improvements for Lockwood Glen PUD, Final Plat, Section 3.

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

Public Comment: None

Applicant: None

Motion
Commissioner Orr motioned to declare Lockwood Glen PUD Subdivision, Final Plat, Section 3 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

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

Attachments: 1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $26,400 is needed to complete the maintenance agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 4.

Recommendation: Staff recommends that FMPC declare the performance and maintenance 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 maintenance agreement for drainage and green infrastructure improvements.

Public Comment: None

Applicant: None

Motion
Commissioner Harrison motioned to declare the performance and maintenance 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 maintenance agreement for drainage and green infrastructure improvements, seconded by Commissioner Orr.

The motion carried 7-0.

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

Sponsors: Melodie Brady

Attachments: 1. PA
2. Echelon and Lockwood Glen Sub
3. Lockwood Glen FP, sec 5 inspection punch list

Staff Presentation: Melodie Brady. The amount of $42,750 is needed to complete the maintenance agreement for drainage improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 5.

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

Public Comment: None

Applicant: None

Motion
Commissioner Orr motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 5 to be in default and authorize the calling of the agreements and surety for the completion of the performance agreement for drainage improvements, seconded by Commissioner McLemore.

The motion carried 7-0.

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

Sponsors: Melodie Brady

Attachments: 1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $20,750 is needed to complete the maintenance agreement for drainage improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 6.

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

Public Comment: None

Applicant: None

Motion
Commissioner Mann motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 6 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements, seconded by Commissioner Orr.

The motion carried 7-0.

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

Attachments: 1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $69,750 is needed to complete the maintenance agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 7.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 7 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements.

Public Comment: None

Applicant: None

Motion
Commissioner Mann motioned to declare the performance agreement for Lockwood Glen PUD Subdivision, Final Plat, Section 7 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

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

Sponsors: Melodie Brady

Attachments:
1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $66,000 is needed to complete the agreement for landscaping improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 8.

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 agreements and surety for the completion of the agreement for landscaping improvements.

Public Comment: None

Applicant: None

Motion
Commissioner Orr motioned to 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 agreements and surety for the completion of landscaping improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

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

Attachments:
1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $136,500 is needed to complete the agreement for drainage and green infrastructure improvements for Lockwood Glen PUD Subdivision, Final Plat, Section 8.

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 agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements.

Public Comment: None

Applicant: None

Motion
Commissioner Orr motioned to 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 agreements and surety for the completion of the agreement for drainage and green space infrastructure improvements, seconded by Commissioner Harrison.

The motion carried 7-0.

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

Attachments:
1. PA
2. Echelon and Lockwood Glen Subd Applicant Letter

Staff Presentation: Melodie Brady. The amount of $156,00 is needed to complete the performance agreement for (mass grading) drainage improvements for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11.

Recommendation: Staff recommends that FMPC declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Site Plan, Sections 8-11 to be in default and authorize the calling of the agreements and surety for the completion of the agreement for drainage improvements (mass grading).

Public Comment: None

Applicant: None

Motion
Commissioner Franks motioned to declare the performance and maintenance agreement for Lockwood Glen PUD Subdivision, Site Plan, Section 8-11 to be in default and authorize the calling of the agreements and surety for the completion of drainage improvements (mass grading), seconded by Commissioner Harrison.

The motion carried 7-0.

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

Attachments:
1. Nonrenewal LOC 55109629
2. PA
3. Standard at Cool Springs SP, rev 1, lot 1 inspection punch list

Staff Presentation: Melodie Brady. Since the publication of the agenda, inspectors have visited the property and examined the landscaping improvements at the Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel) and the improvements have passed inspection.

Recommendation: Staff recommends releasing the letter of credit for maintenance and landscaping improvements for the Standard At Cool Springs Subdivision, because the improvements have been inspected and passed.

Public Comment: None

Applicant: None

Motion
Commissioner McLemore motioned to approve the release the letter of credit for maintenance and landscaping improvements for the Standard At Cool Springs Subdivision, Site Plan, Revision 1, Lot 1 (TRU Hotel), seconded by Commissioner Orr.

The motion carried 7-0.

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

Attachments:
1. Nonrenewal LOC 55109630
2. PA
3. Standard at Cool Springs FP, rev 3, resub of lot 1 inspection punch list

Staff Presentation: Melodie Brady. The inspectors have accessed and approved the agreement for maintenance and green infrastructure improvements for the Standard at Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1).

Recommendation: Staff recommends releasing the On Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement for the Standard at Cool Springs Subdivision, Final Plat, Revision 3 (Resub Of Lot 1).

Public Comment: None

Applicant: None

Motion
Commissioner Harrison motioned to approve the release of the Letter Of Credit For Maintenance Agreement For Green Infrastructure Improvement for the Standard at Cool Springs Subdivision, Final Plat, Revision 3(Resub Of Lot 1), seconded by Commissioner McLemore.

The motion carried 7-0.

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

Attachments:
1. Schaefer Equestrian Center, SP - action request
2. Schafer Equestrian Center SP - drainage inspection punch list
3. Schafer Equestrian Center SP - green infrastructure inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Travel Centers of America SP - action request
2. Travel Centers of America SP - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Westhaven FP, sec 27, rev 1 - action reqeust
2. Westhaven FP, sec 27, rev 1 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Westhaven FP, sec 40 - action request
2. Westhaven FP, sec 40 - inspection punch list

The item was Approved on Consent Agenda.

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

Attachments:
1. Wynfield Village SP - action request
2. Wynfiled Village SP - inspection punch list

The item was Approved on Consent Agenda.

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).

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr

Attachments:
1. Request to Withdraw
2. Location Map
3. 354 Franklin Road - Initial Submittal
4. RES_2024-80_354FranklinRd_Combined_LawApproved

Staff Presentation: Andrew Orr. The applicant has requested withdrawal of the item. It was originally deferred at the September 2024 FMPC meeting. However, notice of the public hearing was published prior to the applicants request for withdrawal.

Recommendation: Staff recommends holding the public hearing for the item and recommends the Board move to withdraw 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.

Public Comment
Elaine Harrison, 322 Ash Drive. Ms. Harrison stated that she is pleased with the item withdrawal and hopes that the land is never developed.
Herschel Bailey, 322 Ash Drive. The beautiful landscaping and natural beauty of the area should not be disturbed as the area is home to deer and turkey. The family supports maintaining the natural area and is against development of the land.

Applicant: None

Motion
Commissioner Harrison motioned to withdraw 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, seconded by Commissioner McLemore.

The motion carried 7-0.

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

Attachments:
1. RES_2024-95
2. Applicant Submittal
3. MAP 2408 goose creek Envision Franklin Plan Amendment,

Staff Presentation: Eric Conner. 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. Envision Franklin states that the Multifamily Residential use is appropriate in the Regional Commerce Design Concept with mixed-use development and should be vertically mixed with ground floor commercial and upper story residential. "Additionally single-use multifamily development is not contemplated in this Design Concept and should be reserved for the Multifamily Residential Design Concept." Envision Franklin states that applicant-requested Plan amendments must demonstrate its need and justification for five criteria. The five criteria are outlined along with staff in Civic Clerk.

Applicant responses are included in the application submittal documents, also in Civic Clerk.

Recommendation: Staff does not believe that three of the five criteria can be met and therefore recommend disapproval of Resolution 2024-95.

Public Comment: None

Applicant: Jeff Roziack, Greg Gamble. Mr. Roziack stated that the narrowly defined parcel is most appropriate for multifamily and had the recent commencement of the adjacent storage facility been able to be considered for mixed use in conjunction with the proposed parcel, multifamily use would have been appropriate under the RC design concept. The team believes that multifamily use is appropriate because of the restricted access to Goose Creek Bypass, available pedestrian infrastructure and close access to Berry Farms Town Center and office space. Mr. Roziack stated that they are confident that the ground floor can be activated through the availability of amenities, community space and sidewalks. Connectivity to businesses and restaurants for vehicle access and pedestrian bikes allows traffic to stay within the area and off the main roads. This parcel, with its restricted access and limited vehicle access to Goose Creek Bypass make it a viable option for a multifamily development rather than a commercial development. The special consideration would allow continuation of the already established pattern of development and provide consistency with a mix of stand-alone multifamily residential and

commercial development. A stand-alone multifamily residential encourages walkability and diversity in housing, meeting the goals of Envision Franklin. The team believes that without approval of the special consideration, this property will likely stay undeveloped. With approval of the special consideration, multifamily residential provides diversity in housing while meeting many of the residential goals of Envision Franklin.

Motion
Commissioner Franks motioned to approve 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, seconded by Commissioner Harrison.

Commissioner Franks asked if the multifamily units would be for rental or purchase.

Mr. Roziack stated that the units will likely be for rental.

Commissioner Mann asked why the request wasn't simply for an amendment to Envision Franklin for Multifamily use.

Mr. Conner explained that rather than change the design concept then request a special consideration, it would be easier to adopt an Envision Franklin plan amendment with a special consideration.

Commissioner Harrison stated that a commercial building would not be viable in this location due to the lack of a direct access to Goose Creek Bypass.

Commissioner Mann asked that considering the impact on the community, how many multifamily units are being considered?

Mr. Roziack explained that the exact number had not been decided but around 200 multifamily units are being considered.

Ms. Diaz-Barriga explained that there is a square footage requirement for RC 6 and it is likely that parking plan will dictate the number of multifamily units.

Mr. Gamble noted that the number of units would be 170 which will require a development plan requiring the details of the project to be presented to FMPC.

Commissioner Mann stated that he can support the resolution moving to the next stage, but he is cautious about considering the total number of units for the multifamily development.

The motion carried 7-0.

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

Attachments:
1. MAP Southwest Corner of the Intersection of Franklin Road and Mack Hatcher Memorial Parkway Subdivison, Rezoning Exhibit.
2. ORD_2024-42_RezFranklinMacHatcher_Combined_LawApproved
3. 20241107 - 370 Franklin Road Subdivison
4. Public Comment received by mail

Staff Presentation: Chelsea Randolph. 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: Cemeteries, 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.

A public comment was mailed to staff regarding this item, and it was included in the documents in Civic Clerk.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-42.

Public Comment:
Darr Houck, 120 Aldersgate Way. Mr. Houck stated that he is the controller for Franklin First United Methodist Church. The church takes the position that the current zoning is the most appropriate given the constraints of the site. The church is not opposed to rezoning to CI but a traffic impact study would be necessary.

Roderick Heller, 1344 Franklin Road. Mr. Heller stated that he is the managing partner of Franklin Preservation Partners, owners of the 13 acres under discussion. Franklin Preservation Partners came about to preserve open green space for the last undeveloped corridor into Franklin. The context of this request includes a series of agreements between the City of Franklin, Franklin Preservation Partners (FPP) and Franklin First United Methodist Church. Those agreements, taking place in 2022 and 2023, included the sale of 44 acres from FPP to the city including the Creekside property. After the sale of the 13 acres to the city, the city would trade the 13 acres to the church in return for 33 acres adjacent to property owned by Friends of Franklin Parks. Franklin Preservation Partners and the city understood that the agreements were accepted. For reasons still not understood the church decided not to move forward with the agreements leaving FPP in an uncertain position. Since then, the city has acquired the 44 acres that will be fully preserved and protected. FPP would prefer not to sell the property so that six homes could be developed but instead sell the property to a small church that would protect the property as much as it would have if the original agreements had been honored. If the rezoning request is approved the original objective of Franklin Preservation Partners will be achieved by preserving 56 of the original 62 acres. Mr. Heller ended by stating that he is hopeful that this body will help achieve the goal of preserving and maintaining open green space for this entrance into Franklin.

Bob Ravener, 221 3rd Avenue South. Mr. Ravener, also a member of Franklin Preservation Partners, stated that he had hoped the land would be preserved under the original agreements. Rezoning to CI and the sale of the land to a church provides a viable alternative that also preserves the open space. Mr. Ravener stated that he is hopeful that FMPC will approve the request.

Applicant: Greg Gamble. Mr. Gamble stated that he is working with the Belonging Church that is a small boutique church with a small congregation. Six acres of the site lies in the 150-foot scenic corridor buffer making the developable land area seven acres which is a perfect size for this small church. The property, accessible by Daniel McMahon Lane, lies in the 100-year floodplain making the site less conducive for single family homes and more appropriate for Civic Institutional zoning.

Motion
Commissioner Franks motioned recommend approval to BOMA, 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, seconded by Commissioner Harrison.

Commissioner Mann asked for further explanation about where the church would be located on the site.

Mr. Gamble explained that the most likely location will be close to the corner of Mack Hatcher and Franklin Road with the parking lot adjacent to the Methodist church. Additionally, a site plan will be submitted which will include a traffic impact study.

Ms. Wright clarified that although the building site will be close to intersection of Mack Hatcher and Franklin Road, it is required to be setback behind the scenic corridor.

Commissioner Harrison asked if there will be any other access to the site from Mack Hatcher or Franklin Road with a signalized entrance.

Mr. Gamble stated that TDOT has granted emergency access entrances in the past, but the routine everyday entrance will be Daniel McMahon Lane.

Mr. Wiseman stated that there would not be a signalized entrance as it is too close to the intersection of Mack Hatcher and Franklin Road and would be disruptive to traffic.

The motion carried 7-0.

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

Attachments:
1. ORD_2024-22_GalleriaComplexPUDRez_Combined_LawApproved04
2. MAP Cool Springs Galleria PUD Subdivision Rev 3, Rezoning and Development Plan
3. 11.26.24 0073 Rezoning Plan-C1.0

Staff Presentation: Joseph Bryan. 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. The rezoning request with the proposed entitlements are in keeping with the recommendations of Envision Franklin for redevelopment within the Regional Commerce area.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-22.

Public Comment: None

Applicant: Scotty Bernick. Mr. Bernick began by stating that the mall is healthy, but CBL wanted to take a proactive approach by looking at redevelopment around the country to ensure continued economic strength of the mall. The scope of the project has expanded from a single phase to multiphases of mixed-use development. The goal is to enhance, support and do no harm to the Galleria. As the Galleria is a unique site, a Planned Development rezoning is necessary to implement the multiphase project. The current zoning, RC 12, caps multifamily housing based on square footage with limitations of minimum and maximum setback ranges. The PD rezoning is consistent with Regional Commerce design concept. Approval of the rezoning request along with the accompanying development plan will meet the goals of Envision Franklin.

John Michelle. Mr. Michelle stated that CBL has been involved with the Cool Springs Galleria since its beginning in 1991 and is committed to the long-term success of the mall and community. Modernizing the campus while sustaining and complementing existing development is the goal of redevelopment.

Motion
Commissioner Franks motioned recommend approval to BOMA, 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 Subdivision), seconded by Commissioner Harrison.

Commissioner Mann stated that he likes and is in favor of the plan. Focusing on the north side of the mall first is a good idea as parking issues exist on the south side of the mall.

Commissioner Harrison and Alderman Petersen reminded the Board that this item is consideration of rezoning.

The motion carried 7-0.

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

Attachments:
1. RES_2024-70_GalleriaComplexPUDDP_Combined_LawApproved03
2. MAP Cool Springs Galleria PUD Subdivision Rev 3, Rezoning and Development Plan
3. COF 8504 Conditions of Approval_02
4. 1-9 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans
5. 10-18 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans-2
6. 19-27 Pages from COF8504-2024.11.07_ CoolSprings Galleria Section 5 PD Plans-3

Staff Presentation: Joseph Bryan 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.

Recommendation: Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-70, with conditions.

Public Comment: None

Applicant: Scotty Bernick. The revised development plan incorporated feedback and suggestions from the Joint Conceptual Workshop. The single-story buildings in the NW corner have been eliminated to focus more on vertical development. Inclusion of a pedestrian corridor to facilitate connections to businesses and restaurants have been added. The plan purposefully focuses on building height and stair stepping of buildings from 5 stories to 8 stories. Infrastructure improvements will be made to three major intersections into the mall campus. The team agrees with all staff conditions.

Motion
Commissioner Mann motioned to recommend approval to BOMA 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, seconded by Commissioner Harrison.

Commissioner McLemore stated that she is pleased and excited about the plan as it will be nice to see redevelopment of the vacant parking lots. Ms. McLemore asked about the timeframe of the project.

Mr. Michelle stated that the intention is to begin immediately on the first phase. Regarding the future phases of the project, there is no definitive timeline as work depends on future agreements and future tenants.

Commissioner Orr asked about the addition to the JC Penny building and the purpose for the addition.

Mr. Michelle stated that it is an opportunity to add an addition to create a larger footprint of the building.

Commissioner Mann stated that the multiphase approach will be beneficial allowing changes to be made based on the results of each phase.

Mr. Michelle noted that it allows for meaningful reinvestment and redevelopment for long term success. Staff's support on this idea is appreciated.

Alderman Petersen noted that so many malls haven't survived over the years and the Galleria has survived, is tremendous.

Commissioner Harrison complemented CBL on the management over the years and the ability to adapt to changes keeping the success of the mall sustainable.

Mr. Michelle thanked the city of Franklin and the partnership that has allowed the Galleria to be successful over the years.

The motion carried 7-0.

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

Attachments:
1. MAP Gant Ridge Subdivision, Preliminary Plat
2. 8625 Gant RIdge Sub PP_Conditions of Approval_01
3. COF #8625_Jordan Reserve_Preliminary Plat_Plat_20241107
4. FMPC Item 35

Staff Presentation: Joseph Bryan. 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. Mr. Bryan noted that the applicant requested deferral of the item this afternoon.

Public Comment:

Jimmie Tullis, 604 Jordan Road. Mr. Tullis stated that he lives adjacent to 580 Jordan Road and has concerns about the stormwater runoff as it has been an ongoing problem. Mr. Tullis has been working with an attorney and the developers on an agreement to install an underground storm drain. Mr. Tullis is also concerned about how this will affect his property including the driveway, fence and rock wall. Mr. Tullis noted that staff answered many questions and suggested attending upcoming engineering meetings regarding this project.

Applicant: John Newman. Mr. Newman explained that they are requesting deferral to the January 2025 FMPC meeting so that the concerns brought forward by Mr. Tullis can be addressed.

Motion
Commissioner Harrison motioned to defer the item to the January 23, 2025, FMPC meeting, seconded by Commissioner McLemore.

The motion carried 7-0.

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

Attachments:
1. MAP Hamilton PUD Subdivision, Final Plat
2. COF 8628 Hamilton PUD Subdivision, Final Plat Conditions of Approval
3. COF Hamilton PUD Subdivision, Final Plat 11-4-2024

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Natchez and Granbury Subdivision, Final Plat
2. 8903 Natchez and Granbury Sub FP_Conditions of Approval_01
3. 326899-SV01-PLAT-241101

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP Poteat Place South Subdivision, Final Plat
2. Poteat Place South-Final Plat_Rev3a_BinderSet-SS
3. Conditions of Approval

The item was Approved on Consent Agenda.

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

Attachments:
1. MAP West Franklin Park PUD Subdivision, Final Plat
2. COF 8629 West Franklin Park PUD Subdivision, Final Plat (Franklin Park SubdConditions of Approval
3. 21-1774 West Franklin Park - Final Plat - CLIENT 2024-11-07

The item was Approved on Consent Agenda.

ANY OTHER BUSINESS

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

ADJOURN

A motion was made by Commissioner Orr, seconded by Commissioner Harrison, to Adjourn. The motion carried 7-0.

There being no further business, the meeting adjourned at 8:48 PM.

_____ _____

Chair Date

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 23, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

CAROTHERS DEVELOPMENT PROPERTY SUBDIVISION, SITE PLAN, LOT 2 – COF 4568

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$31,000.00
Current Amount:	$31,000.00
Request:	
Recommendation:	**Release Surety**
Date of Inspection:	12/19/2024
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	Building was never built.

A review of this project revealed the following deficiency*:

* 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.

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

FRANKLIN COMMONS SOUTH SUBDIVISION, SITE PLAN, SECTION 4, LOT 13 (GRAHAMS LIGHTING) – COF 6831

Improvement:	Landscaping
Surety Type:	Performance
Original Amount:	$28,000.00
Current Amount:	$28,000.00
Request:	
Recommendation:	**Release Surety**
Date of Inspection:	12/12/2024
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	This building was never built.

A review of this project revealed the following deficiency*:

* 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.

INSPECTION PUNCH LIST

INSPECTION CYCLE: January 23, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

HARPETH VILLAGE SUBDIVISION, SITE PLAN, REVISION 2 (HARPETH VILLAGE UNIFIED DEVELOPMENT) – COF 1603

Improvement:	Landscaping (Building C)
Surety Type:	Performance
Original Amount:	$22,000.00
Current Amount:	$22,000.00
Request:	
Recommendation:	**Release Surety**
Date of Inspection:	11/19/2024
Inspector:	Jason Arnold (550-6731); Jason.arnold@franklintn.gov
Staff Comments:	The building was never built?

A review of this project revealed the following deficiency*:

* 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.

SEVENTH-DAY ADVENTIST CHURCH
Kentucky-Tennessee Conference

P.O. Box 1088
Goodlettsville, Tennessee
37070-1088 USA
Telephone: (615) 859-1391
Fax: (615) 859-2120

December 9, 2024

Vernon J. Gerth
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mr. Gerth:

In following up with our telephone conversation on Friday, December 6, 2024, I would like to acknowledge that the Letters of Credit for our Seventh-day Adventist church property at 1753 Players Mill Road; Franklin, Williamson County, Tennessee have been released.

We further acknowledge that if we plan to build in the future, we will submit a new site plan and post sureties as required and needed.

Thank you for your attention to and your help with this matter.

Sincerely yours,

Silke Hubbard

Silke Hubbard, Secretary
KY-TN Conference Association of Seventh-day Adventists, Inc.

Cc: Pastor Olex Sozinov
Adrianne Thompson

SEVENTH-DAY ADVENTIST CHURCH
Kentucky-Tennessee Conference

P.O. Box 1088
Goodlettsville, Tennessee
37070-1088 USA
Telephone: (615) 859-1391
Fax: (615) 859-2120

December 9, 2024

Vernon J. Gerth
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Dear Mr. Gerth:

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We further acknowledge that if we plan to build in the future, we will submit a new site plan and post sureties as required and needed.

Thank you for your attention to and your help with this matter.

Sincerely yours,

Silke Hubbard

Silke Hubbard, Secretary
KY-TN Conference Association of Seventh-day Adventists, Inc.

Cc: Pastor Olex Sozinov
Adrianne Thompson

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

Sept 26, 2024
Date Submitted

Simmons Ridge PUD Subdivision, Final Plat, Section 1 COF #5787
Complete name of project – indicate whether site plan or final plat.
Where applicable, include subdivision, section, revision, lot number and name of building

Sidewalks
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)	_____%
_____ 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: Jason Patterson, P.E. *(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 professional 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:

JASON R. PATTERSON
REGISTERED ENGINEER
STATE OF TENNESSEE

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

9/26/2024

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: January 17, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 1 – COF 5921

Improvement:	Sidewalk
Surety Type:	Performance
Original Amount:	$96,000.00
Current Amount:	$96,000.00
Request:	RELEASE TO MA
Recommendation:	Release to Maintenance
Date of Inspection:	2-January-2025
Inspector:	Daniel Brady
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 #: 21-02524

DATE: December 5, 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 Resolution 2025-05: A Resolution Amending The Avalon Square PUD Subdivision To Extend The Vested Rights, For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive.

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) and Board of Mayor and Aldermen (BOMA) concerning a vesting extension request for the Avalon Square PUD Subdivision.

BACKGROUND/STAFF COMMENTS:
VESTED PROPERTY RIGHTS INFORMATION
State Law establishes vested property rights. It states that a vested property right is established with the approval of an entitling document (in this case a Development Plan), and during a defined vesting period, the locally adopted development standards which are in effect on the date of approval shall remain the development standards applicable to that property during the vesting period.

The law describes the vesting period as beginning with a three-year time frame during which an applicant must secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation. Should the project meet these three requirements, the vesting period is extended for an additional two years. Within these two years, an applicant must begin construction and maintain any necessary permits. If a project gets to this point, and begins construction on at least one building, the vesting period is extended for a total of 10 years for single-phase projects or 15 years for multi-phase projects. This 10-15 year time period is measured from the original approval date of the entitling document, which in this case is the date the BOMA approved the Development Plan.

THE REQUEST
The request is to extend the vesting period for two years, or until March 12, 2027, to allow the applicant to secure final approval of the plan (in this case a site plan), secure any necessary permits, and begin site preparation.

APPROVAL HISTORY AND PROJECT DESCRIPTION
This project was originally approved in 2003. At the time, it included less parcels, and it was rezoned

from Estate Residential (ER) to Planned Residential (PR 9.5) and Neighborhood Commercial (NC) zoning districts in 2003. The project changed to it's present shape in 2004, when the land was then rezoned, including the addition of an adjacent parcel, to a collective zoning district of Planned Commercial (PC 2.61). A Concept Plan was approved in concurrence with this zoning change, which entitled the plan to both residential units and nonresidential square footage. The plan was again changed in 2019, when it was revised to add more density and reconfigure the nonresidential layout. Any non-vested development plan that proposes revisions to BOMA after January 1, 2015 receives vesting rights on the portion of the plan reviewed by BOMA. In this case, the entire development plan was revised and presented to BOMA, so the entire plan is now vested, as of March 12, 2019.

The current development plan is zoned Planned District (PD 10.48/420,875). It is entitled for 614 dwelling units and 420,875 square feet of nonresidential space. The development plan includes all four sides of the Cool Springs Boulevard/McEwen Drive round-about intersection. The residential units include a mix of townhomes and multifamily units focused in the northwest quadrant of the plan. The plan includes many different types of commercial spaces, including retail, a movie theater, a food hall, a big box retailer, a daycare, and a gas station. The plan included a request for seven (7) Modifications of Standards, all of which related to retaining wall material or height and of which six (6) were approved. A stream buffer variance was required as part of the design. An offset agreement for traffic improvements was approved as part of this plan, as was a parkland agreement.

The project was granted a three year vesting extension to March 12, 2025 by BOMA in March of 2022.

CURRENT STATUS
Site work was started on this land with previous non-vested plans, but no work has started yet based on the current and vested development plan. This development has been accounted for in the sewer capacities for the area.

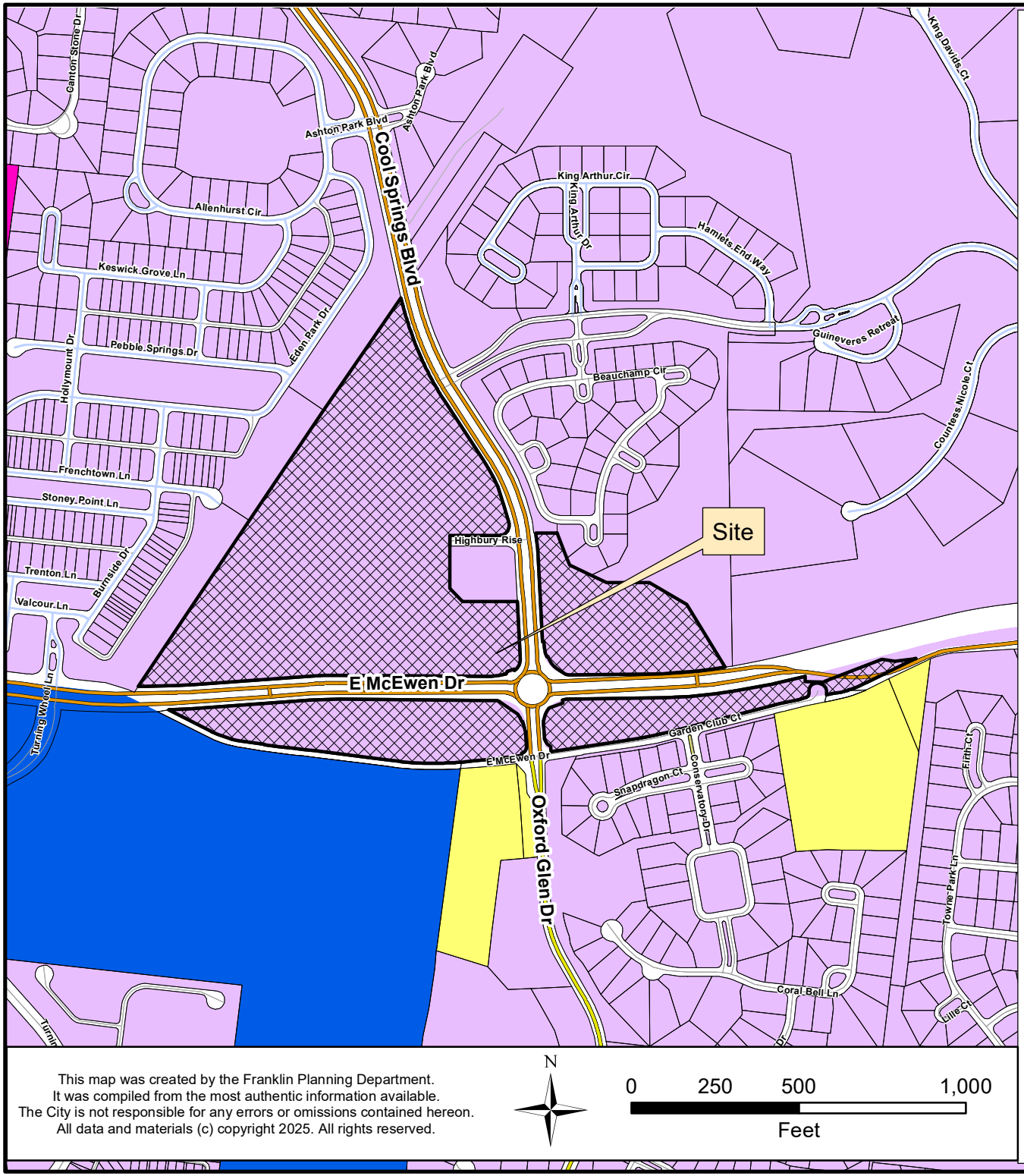
VESTING IMPACTS
If the vesting period is not extended, the project entitlements would cease to exist, stop work orders would be issued, if applicable. A new development would need to be approved and would be reviewed against the current local development standards.

In reviewing the plan against the current City regulations, the plan generally complies. A new plan would have to accommodate tree preservation requirements, but staff feels that this could be accounted for without a major redesign of the plan. The plan would also have to accommodate frontage requirements from the current Zoning Ordinance, but the current building placements makes this easily accommodated. The stormwater management components in a new plan would have to be redesigned to meet the current BMP Manual, but staff feels that these revisions could be incorporated without major site layout changes. A new plan would still require Modifications of Standards for wall height and materials, but similar to when the request came forth in 2022, staff's stance on these would likely remain the same, supporting the MOSs that were previously approved and not supporting the MOS that was ultimately denied by BOMA. A new parkland agreement would need to be approved for any new plan, as well as a new traffic impact offset agreement. In the case of the latter, the traffic improvements required were localized to this development, and the offsite agreement was not used in any other approved developments to account for existing conditions. Lastly, a new development plan would still need to solve the issue of extending sewer to the site ahead of any larger basin plan approved for the area or wait until a larger basin plan is in place, as per the plan's conditions of approval.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2025-05 if they determine that the continuation of vested rights is in the best interest of the community.



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

AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
RESOLUTION 2025-05

Project Information
Vested Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area Overlay: SWCO-6
Site Acreage: 58.58 acres
Proposed Number of Dwelling Units: 614
Proposed Nonresidential Sq Ft: 420,875 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

RESOLUTION 2025-05

A RESOLUTION AMENDING THE AVALON SQUARE PUD SUBDIVISION TO EXTEND THE VESTED RIGHTS, FOR THE PROPERTY LOCATED AT THE INTERSECTION OF COOL SPRINGS BOULEVARD AND EAST MCEWEN DRIVE.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has approved the zoning for the property as part of Ordinance 2018-61; and

WHEREAS, BOMA has approved the Planned Unit Development for the property as part of Resolution 2018-105; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* (T.C.A.)§ 13-4-310, as amended, the approval of the Development Plan by the BOMA initiates a vesting period during which the development standards adopted by the City and in effect on the date of approval; and

WHEREAS, T.C.A. § 13-4-310 (d) (1) states that the vesting period applicable to a development plan shall be a period of three (3) years, beginning on the date of the local government's approval of the preliminary development plan; provided, that the applicant obtains local government secures any necessary permits and commences site preparation within the vesting period; and

WHEREAS, the Avalon Square PUD vesting period began on March 12, 2019, was extended by BOMA to March 12, 2022, and is now set to expire on March 12, 2025, and the applicant has not yet secured necessary permits or begun site preparation; and

WHEREAS, T.C.A. § 13-4-310 (h) states that an amendment to an approved development plan by the developer must be approved by the local government to retain the protections of the vested property right, and a vested property right shall not terminate if the local government determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right;

WHEREAS, the *Franklin Zoning Ordinance* § 2.4.2 (16) states that upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA that meets all development standards in effect at the time of approval for portions of the project not already constructed or under construction or, alternatively, the BOMA may grant an extension of the vesting period if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right; and

WHEREAS, the applicant has requested an extension of the vesting period for two years, until March 12, 2027.

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

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
061---00202	36.125
061---00215	8.422
061---00208	6.586
061---00216	7.448
Total	58.58

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

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

Entitlements	Avalon Square PUD
Base Zone District	Specific Development Variety
Character Area Overlay	SWCO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	614
Number of Nonresidential Square Footage	420,875
Number of Hotel Rooms	0
Open Space Requirements	2.84 Acres
Number of Phases in Development	10
Original Development Plan Approval	Ordinance No. 2004-61 Date of approval: 09/15/2004
Revision Number	2

SECTION IV. That the following Modification of Development Standards (MOS) was requested and acted upon by the Board of Mayor and Alderman after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "A "Two walls for a max of 18 feet grade change Request to _____.

	Staff recommended _____.
MOS 2: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "B" Two walls for a max of 17 feet grade change Request to **Approve**. *Staff recommended **Approval***
MOS 3: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "C" One wall of 18 feet. Request to **Approve** *Staff recommended **Denial***
MOS 4: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "D" Two walls for a max of 17 feet grade change Request to **Approve** *Staff recommended **Approval***
MOS 5: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "E" Two walls for a max of 17 feet grade change Request to **Approve** *Staff recommended **Approval***
MOS 6: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "F" Two walls for a max of 17 feet grade change Request to **Approve** *Staff recommended **Approval***
MOS 7: Retaining Wall Material Approved: _____ Denied: _____	COF ZO 5.6.9(2) Material- Pre split rock retaining walls in all locations Request to **Approve** Staff recommended ***Denial***

SECTION V. That the original vesting period was initiated on March 12, 2019 and was set to expire on March 12, 2022. Resolution 2021-179 extended the vesting period to March 12, 2025. The

amended development plan will now have until March 12, 2027 to secure an approved site plans, secure any necessary permits, and begin site preparation.

SECTION VI. That the total vesting period of fifteen years shall not be extended. If construction commences during this extended vesting period, the development standards applicable during the vesting period shall remain in effect until the local government has certified final completion of the development or project; provided, the total vesting period for the project shall not exceed ten years from the date of the original approval of the preliminary development plan March 12, 2019 and shall remain at March 12, 2034.

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

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

IT IS SO RESOLVED AND DONE on this ____day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PUBLIC HEARING HELD: _____

Resolution 2018-105: Avalon Square PUD Subdivision

From the 3/12/2018 BOMA meeting.

Modification of Standards #7- Retaining Wall Material

BOMA approved Condition of Approval:

Applicant shall, at site plan and before grading permit for this section, provide a planting schedule with more than two varieties of vine plants as listed below:

Common Name	
Crossvine	*Bignonia capreolata*
Trumpet creeper	*Campsis radicans*
Leatherflower	*Clematis versicolor*
Virgin's bower	*Clematis virginiana*
Coral honeysuckle	*Lonicera sempervirens*
Virginia creeper	*Parthenocissus quinquefolia*
Passion flower	*Passiflora incarnata*

Applicant shall ensure the plants selected will be sufficient to screen the wall in its entirety within 3 years. At least one of the varieties selected must have evergreen or semi-evergreen properties to the plant.

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING; 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	--
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5' REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
LANDSCAPE SURFACE AREA	
BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC.; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE
OPEN SPACE AREA	
REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF
PARKING SUMMARY	
SUMMARY (NW CORNER)	
RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP
SUMMARY (SW CORNER)	
RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp
SUMMARY (SE CORNER)	
RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp
SUMMARY (NE CORNER)	
RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES

OVERALL DENSITY: UNITS / AC
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC 17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC
SW SECTION: COMMERCIAL 8.422 AC
SE SECTION: COMMERCIAL 6.586 AC

NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF
TOTAL ACREAGE BY USE, ENTIRE SITE:	
MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC
TOTAL ACREAGE BY USE, PER SECTION:	
NW SECTION: (122 TOWNHOMES):	16.252 AC
MIXED USED:	19.873 AC
(492 MF APARTMENTS & 306,140 SF COMMERCIAL)	
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
ACREAGE BY USE, PER SECTION:	N/A

OWNER	AVALON SQUARED LLC & PARKES FAMILY LP C/O PARKES DEVELOPMENT GROUP LLC
ADDRESS:	105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F, DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

NOTES:

IN-LIEU FEE REQUEST:
THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS THAT CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF LAND DEDICATION OR FEES IN LIEU OF.

ROAD IMPACT FEE OFFSETS:
APPLICANT RESPECTFULLY REQUESTS ROAD IMPACT FEE OFFSETS FOR THE FOLLOWING ARTERIAL ROAD IMPROVEMENTS AS SHOWN ON THE OVERALL DEVELOPMENT PLAN INITIAL SUBMITTAL;
1) TRAFFIC SIGNAL TO BE INSTALLED ON COOL SPRINGS BOULEVARD AT ROAD OF THE ROUNDTABLE.
2) TRAFFIC SIGNAL TO BE INSTALLED ON EAST MCEWEN DRIVE AT THE MAIN ENTRANCE TO AVALON FRANKLIN.
3) 4 DECELERATION LANES TO BE CONSTRUCTED ON COOL SPRINGS BOULEVARD.
4) 6 DECELERATION LANES TO BE CONSTRUCTED ON EAST MCEWEN DRIVE.
5) MEDIAN CLOSURE ON EAST MCEWEN DRIVE

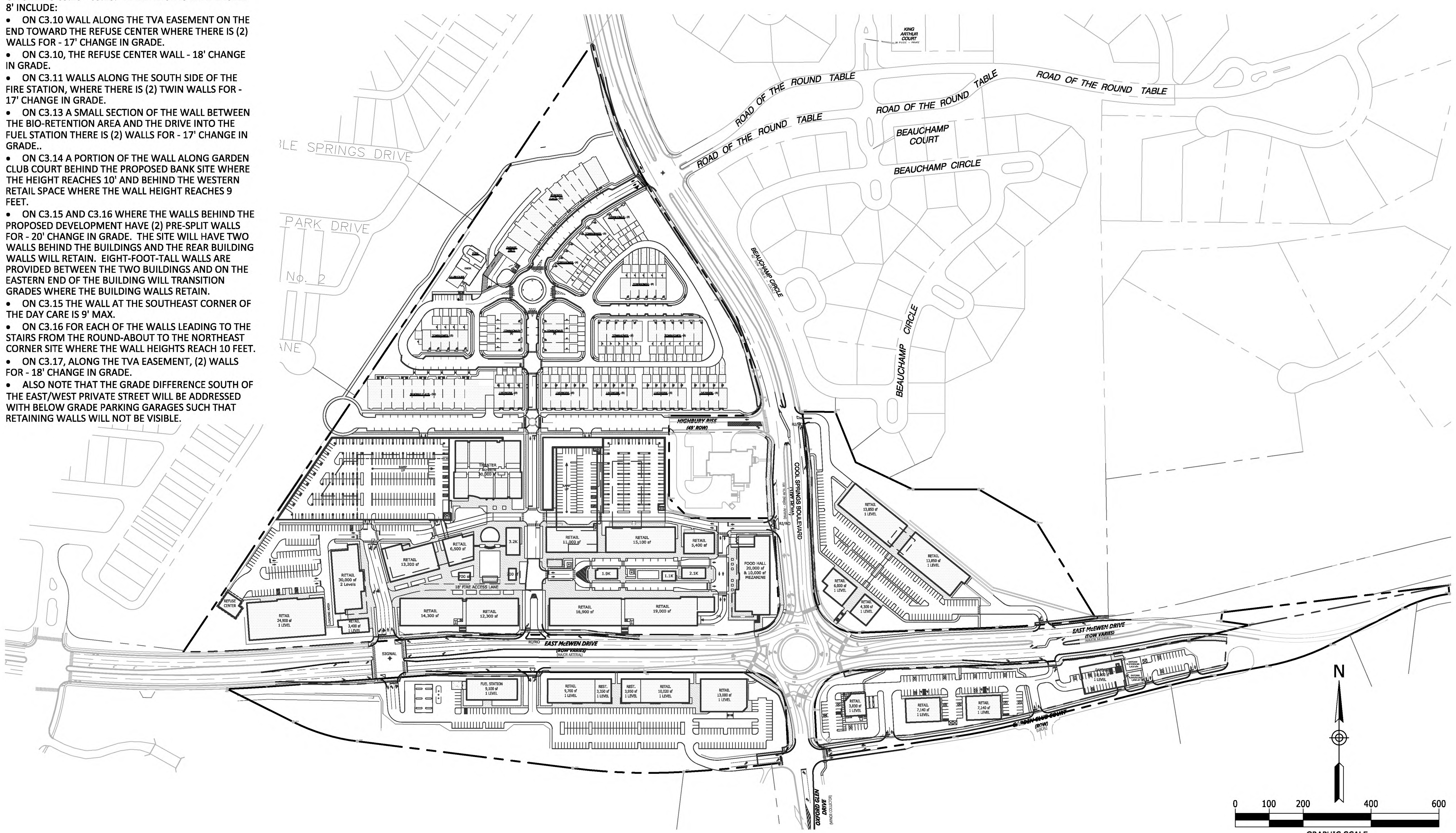
MODIFICATION OF STANDARDS REQUESTED FOR WALL HEIGHTS OVER EIGHT FEET IN HEIGHT.

MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE.
- ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE..
- ON C3.14 A PORTION OF THE WALL ALONG GARDEN CLUB COURT BEHIND THE PROPOSED BANK SITE WHERE THE HEIGHT REACHES 10' AND BEHIND THE WESTERN RETAIL SPACE WHERE THE WALL HEIGHT REACHES 9 FEET.
- ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) PRE-SPLIT WALLS FOR - 20' CHANGE IN GRADE. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN. EIGHT-FOOT-TALL WALLS ARE PROVIDED BETWEEN THE TWO BUILDINGS AND ON THE EASTERN END OF THE BUILDING WILL TRANSITION GRADES WHERE THE BUILDING WALLS RETAIN.
- ON C3.15 THE WALL AT THE SOUTHEAST CORNER OF THE DAY CARE IS 9' MAX.
- ON C3.16 FOR EACH OF THE WALLS LEADING TO THE STAIRS FROM THE ROUND-ABOUT TO THE NORTHEAST CORNER SITE WHERE THE WALL HEIGHTS REACH 10 FEET.
- ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR - 18' CHANGE IN GRADE.
- ALSO NOTE THAT THE GRADE DIFFERENCE SOUTH OF THE EAST/WEST PRIVATE STREET WILL BE ADDRESSED WITH BELOW GRADE PARKING GARAGES SUCH THAT RETAINING WALLS WILL NOT BE VISIBLE.

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF PROJ. NO.: 6790
CATALYST PROJECT NO. 20171000
MARCH 8, 2018; AUGUST 13, 2018; NOVEMBER 12, 2018; DECEMBER 06, 2018



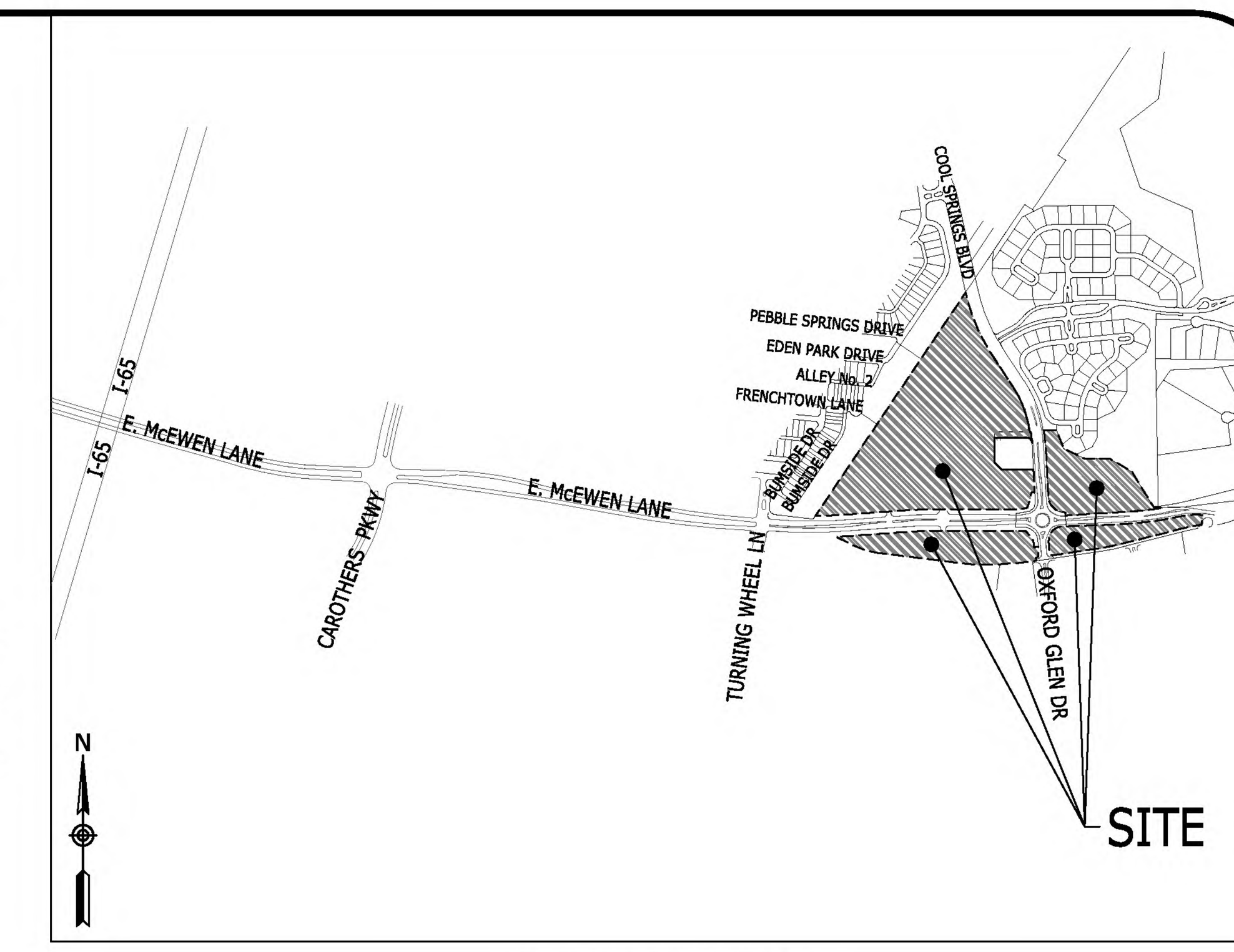
NOTES:

ALREADY APPROVED UNITS (EXEMPT FROM THE FEES)	172 UNITS
NEWLY SUBMITTED UNITS	
Multi-Family	492 UNITS
TOWNHOMES	122 UNITS
	614 TOTAL UNITS

FEES:
(35 UNITS X 1200 SF) = 42,000 SF +
(407 UNITS X 600 SF) = 244,200 SF = 286,200
286,200 X $6.22 = $1,780,164

PERCENTAGE TREE COVER

LOT 1	**45%**	**(393,445 SF / 865,707 SF)**
LOT 3	**67%**	**(217,230 SF / 324,425 SF)**
LOT 6	**59%**	**(170,360 SF / 286,891 SF)**



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.01	PRE-DEVELOPED STORMWATER PLAN
C1.1	EXISTING CONDITIONS WITH AERIAL PHOTO
C2.0	OVERALL DEVELOPMENT PLAN
C2.01	OVERALL PHASING PLAN
C2.10	DETAILED SITE PLAN
C2.11	DETAILED SITE PLAN
C2.12	DETAILED SITE PLAN
C2.13	DETAILED SITE PLAN
C2.14	DETAILED SITE PLAN
C2.15	DETAILED SITE PLAN
C2.16	DETAILED SITE PLAN
C2.17	DETAILED SITE PLAN
C2.18	DETAILED SITE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.01	STORMWATER MANAGEMENT PLAN
C3.10	DETAILED GRADING AND DRAINAGE
C3.11	DETAILED GRADING AND DRAINAGE
C3.12	DETAILED GRADING AND DRAINAGE
C3.13	DETAILED GRADING AND DRAINAGE
C3.14	DETAILED GRADING AND DRAINAGE
C3.15	DETAILED GRADING AND DRAINAGE
C3.16	DETAILED GRADING AND DRAINAGE
C3.17	DETAILED GRADING AND DRAINAGE
C3.18	DETAILED GRADING AND DRAINAGE
C4.0	OVERALL R.O.W. AND ACCESS PLAN
C4.10	DETAILED R.O.W. AND ACCESS PLAN
C4.11	DETAILED R.O.W. AND ACCESS PLAN
C4.12	DETAILED R.O.W. AND ACCESS PLAN
C4.13	DETAILED R.O.W. AND ACCESS PLAN
C4.14	DETAILED R.O.W. AND ACCESS PLAN
C4.15	DETAILED R.O.W. AND ACCESS PLAN
C4.16	DETAILED R.O.W. AND ACCESS PLAN
C4.17	DETAILED R.O.W. AND ACCESS PLAN
C4.18	DETAILED R.O.W. AND ACCESS PLAN
C5.0	OVERALL SITE UTILITY PLAN
C5.10	DETAILED SITE UTILITIES
C5.11	DETAILED SITE UTILITIES
C5.12	DETAILED SITE UTILITIES
C5.13	DETAILED SITE UTILITIES
C5.14	DETAILED SITE UTILITIES
C5.15	DETAILED SITE UTILITIES
C5.16	DETAILED SITE UTILITIES
C5.17	DETAILED SITE UTILITIES
C5.18	DETAILED SITE UTILITIES
C5.19	OVERALL WATER PLAN
1 of 2	SITE LIGHTING
2 of 2	SITE LIGHTING

811
Know what's below. Call before you dig.

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.

ARCHITECT
WAKEFIELD BEASLEY ASSOCIATES
5200 AVALON BOULEVARD
ALPHARETTA, GA 30009
770.209.9393

PREPARED FOR
PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCY, JR. — REGISTERED LANDSCAPE ARCHITECT — NO. 022293 — STATE OF TENNESSEE
12-6-18

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

PROJECT OWNERS OF MORE THAN 5%

Joe L. Parkes, Jr.
105 Reynolds Drive
Franklin, TN 37064

Gary W. Parkes 105 Reynolds Drive
Franklin, TN 37064

David M. Parkes 105 Reynolds Drive
Franklin, TN 37064

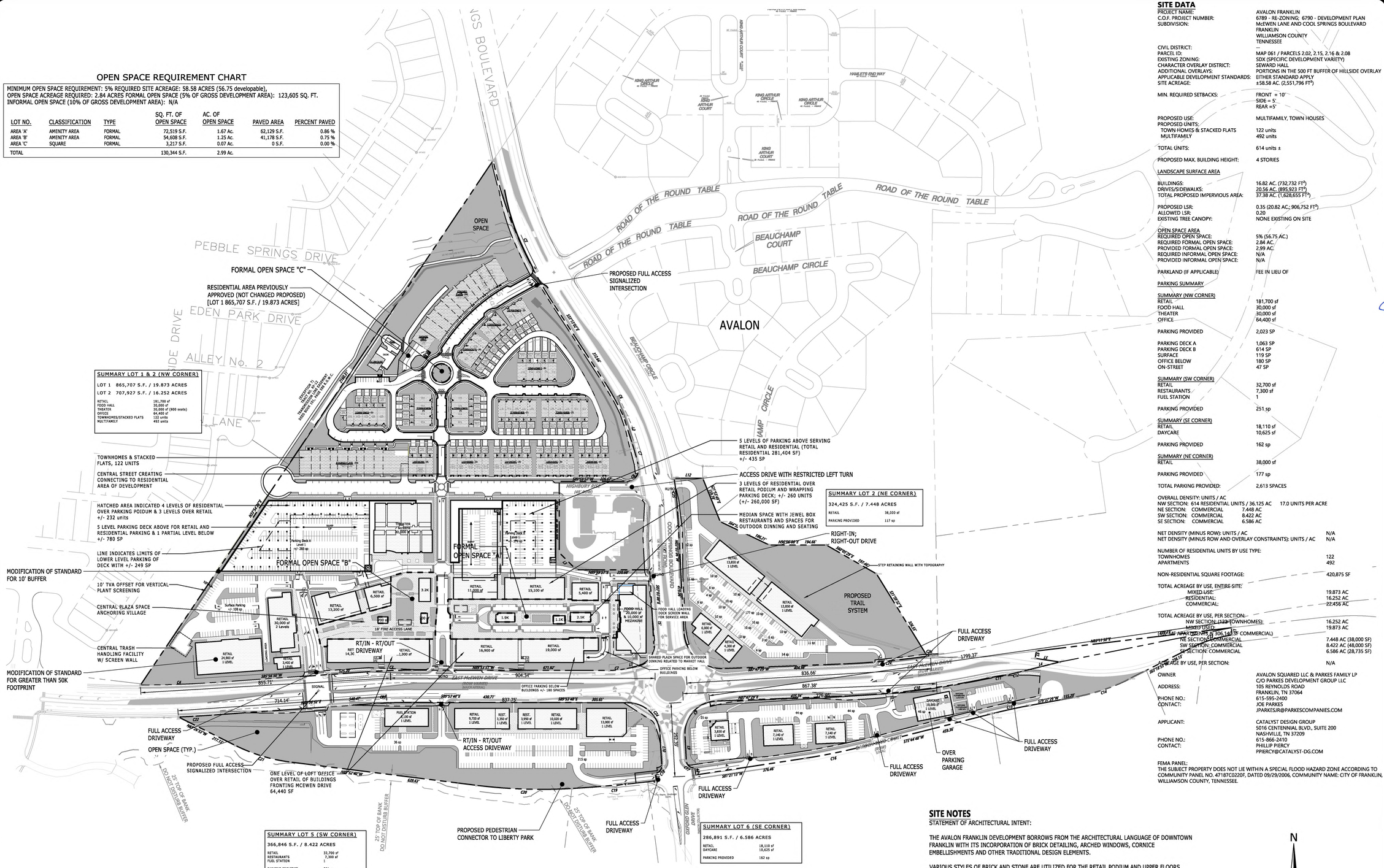
Tom Loventhal
998 Dickinson Lane
Franklin, Tn. 37069

Mary L. Jones 4434 Tyne Blvd
Nashville, TN 37215

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED SITE ACREAGE: 58.58 ACRES (56.75 developable),
OPEN SPACE ACREAGE REQUIRED: 2.84 ACRES FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 123,605 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	72,519 S.F.	1.67 Ac.	62,129 S.F.	0.86 %
AREA 'B'	AMENITY AREA	FORMAL	54,608 S.F.	1.25 Ac.	41,178 S.F.	0.75 %
AREA 'C'	SQUARE	FORMAL	3,217 S.F.	0.07 Ac.	0 S.F.	0.00 %
TOTAL			130,344 S.F.	2.99 Ac.		



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

ADDITIONAL SITE NOTES

TRAFFIC STATEMENT OF IMPACT:
THE AVALON DEVELOPMENT WHEN BUILT OUT IS EXPECTED TO GENERATE 15,754 DAILY TRIPS (TRAFFIC IMPACT STUDY - FISCHBACH TRAFFIC GROUP, NOVEMBER 2018 DERIVED FROM TRIP GENERATION, NINTH EDITION). THIS ANALYSIS SUGGESTS THE DEVELOPMENT WILL GENERATE 499 ENTERING AND 474 EXITING PEAK AM HOUR TRIPS, WHILE THE PEAK PM HOURLY TRIPS ARE 705 ENTERING AND 626 EXITING. SEE FIGURES 6A, 7A, 7B, 7C, 7D & 7E OF THE PREVIOUSLY SUBMITTED AND ABOVE REFERENCED TRAFFIC IMPACT STUDY FOR DEPICTIVE IMPACTS TO THE NEARBY STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.

SITE NOTES

STATEMENT OF ARCHITECTURAL INTENT:

THE AVALON FRANKLIN DEVELOPMENT BORROWS FROM THE ARCHITECTURAL LANGUAGE OF DOWNTOWN FRANKLIN WITH ITS INCORPORATION OF BRICK DETAILING, ARCHED WINDOWS, CORNICE EMBELLISHMENTS AND OTHER TRADITIONAL DESIGN ELEMENTS.

VARIOUS STYLES OF BRICK AND STONE ARE UTILIZED FOR THE RETAIL PODIUM AND UPPER FLOORS. LARGE OPENINGS OF STOREFRONT AT THE PUBLIC STREET LEVEL MAINTAINS TRANSPARENCY AND OPENNESS.

SIMPLE, MUTED MATERIAL PALETTES WHICH ARE COMPLEMENTARY TO THE ADJACENT FIRE HALL ARE BEING USED FOR THE EXTERIOR MATERIALS.

BUILDING FACADES WORK WITH THE SITE TOPOGRAPHY BY UTILIZING VEGETATION PLANTERS, LIVING WALLS, AND SEATING IN COMBINATION WITH STREET-LEVEL OPENINGS TO HELP TO MAINTAIN THE PEDESTRIAN ARCHITECTURAL SCALE.

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

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING; 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	---
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5' REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
LANDSCAPE SURFACE AREA	
BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC.; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE
OPEN SPACE AREA	
REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF
PARKING SUMMARY	
SUMMARY (NW CORNER)	
RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP
SUMMARY (SW CORNER)	
RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp
SUMMARY (SE CORNER)	
RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp
SUMMARY (NE CORNER)	
RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES
OVERALL DENSITY: UNITS / AC	
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC	17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC	
SW SECTION: COMMERCIAL 8.422 AC	
SE SECTION: COMMERCIAL 6.586 AC	
NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF
TOTAL ACREAGE BY USE, ENTIRE SITE:	
MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC
TOTAL ACREAGE BY USE, PER SECTION:	
NW SECTION: (122 TOWNHOMES; 492 APARTMENTS & 306,140 SF COMMERCIAL)	16.252 AC 19.873 AC
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
TOTAL ACREAGE BY USE, PER SECTION:	N/A
OWNER	AVALON SQUARED LLC & PARKES FAMILY LP
ADDRESS:	C/O PARKES DEVELOPMENT GROUP LLC 105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F, DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Catalyst DESIGN GROUP
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(615) 866-2410 | WWW.CATALYST-DG.COM

PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCY — REGISTERED LANDSCAPE ARCHITECT — No. 002235 — STATE OF TENNESSEE

NO.	DESCRIPTION	DATE
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER 20171000

DRAWING NUMBER
C2.0

N

0 75 150 300 450
GRAPHIC SCALE

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PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.

RESIDENTIAL AREA PREVIOUSLY APPROVED (NOT CHANGED PROPOSED) [LOT 1 865,707 S.F. / 19.873 ACRES]

TOWNHOMES & STACKED FLATS, 122 UNITS

HATCHED AREA INDICATED 4 LEVELS OF RESIDENTIAL OVER PARKING POIDUM & 3 LEVELS OVER RETAIL +/- 220 units

5 LEVEL PARKING DECK ABOVE FOR RETAIL AND RESIDENTIAL PARKING & 1 PARTIAL LEVEL BELOW +/- 1,103 SP

5 LEVELS OF PARKING ABOVE SERVING RETAIL AND RESIDENTIAL (TOTAL RESIDENTIAL 281,404 SF) +/- 435 SP

4 LEVELS OF RESIDENTIAL OVER RETAIL PODIUM AND WRAPPING PARKING DECK; +/- 260 UNITS

MEDIAN SPACE WITH JEWEL BOX RESTAURANTS AND SPACES FOR OUTDOOR DINNING AND SEATING

ONE LEVEL OF LOFT OFFICE OVER RETAIL OF BUILDINGS FRONTING MCEWEN DRIVE 62,600 SF

NOTE: THE PHASING IS SHOWN TO REFLECT BUILDING PADS. INFRASTRUCTURE WILL BE INSTALLED AS NECESSARY TO SERVE THE PHASING OF THE PADS.

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

0 75 150 300 450
GRAPHIC SCALE

Catalyst DESIGN GROUP
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105 REYNOLDS DRIVE
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615.595.2400

DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
	12.05.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.01

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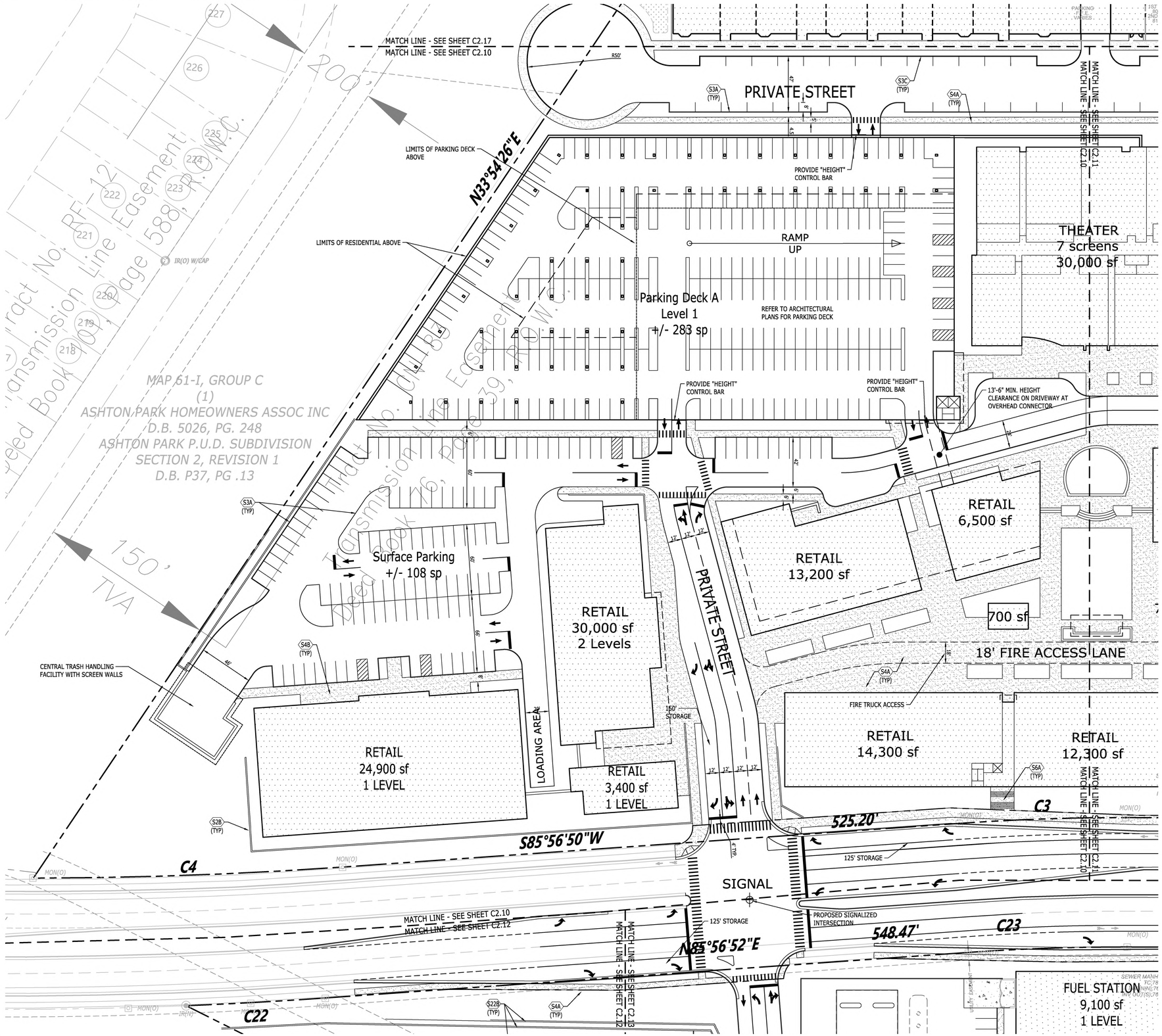

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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0 20 40 80 120
GRAPHIC SCALE

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AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.10

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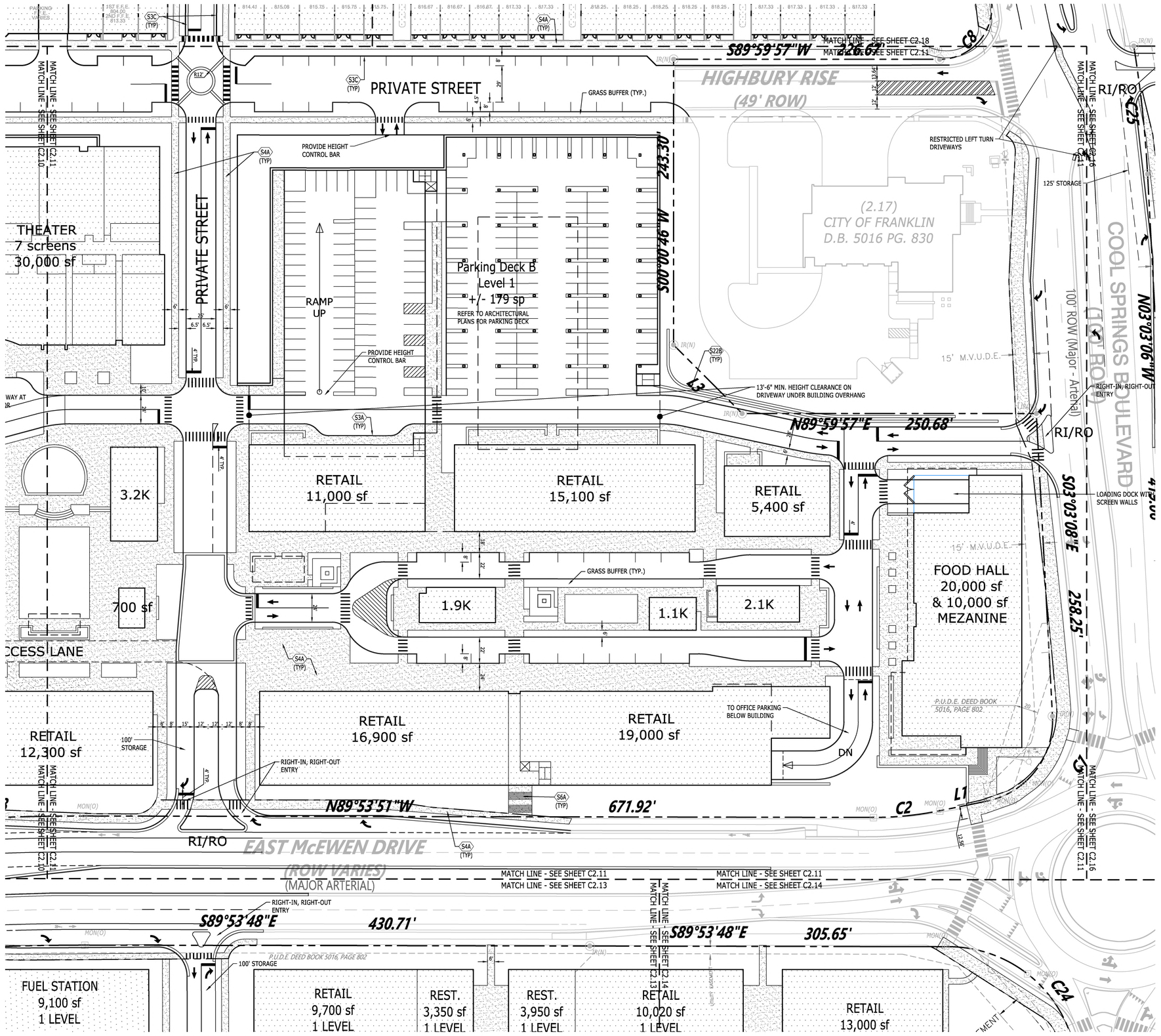

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PROPOSED FEATURES LEGEND

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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

GRAPHIC SCALE 0 20 40 80 120

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	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.11

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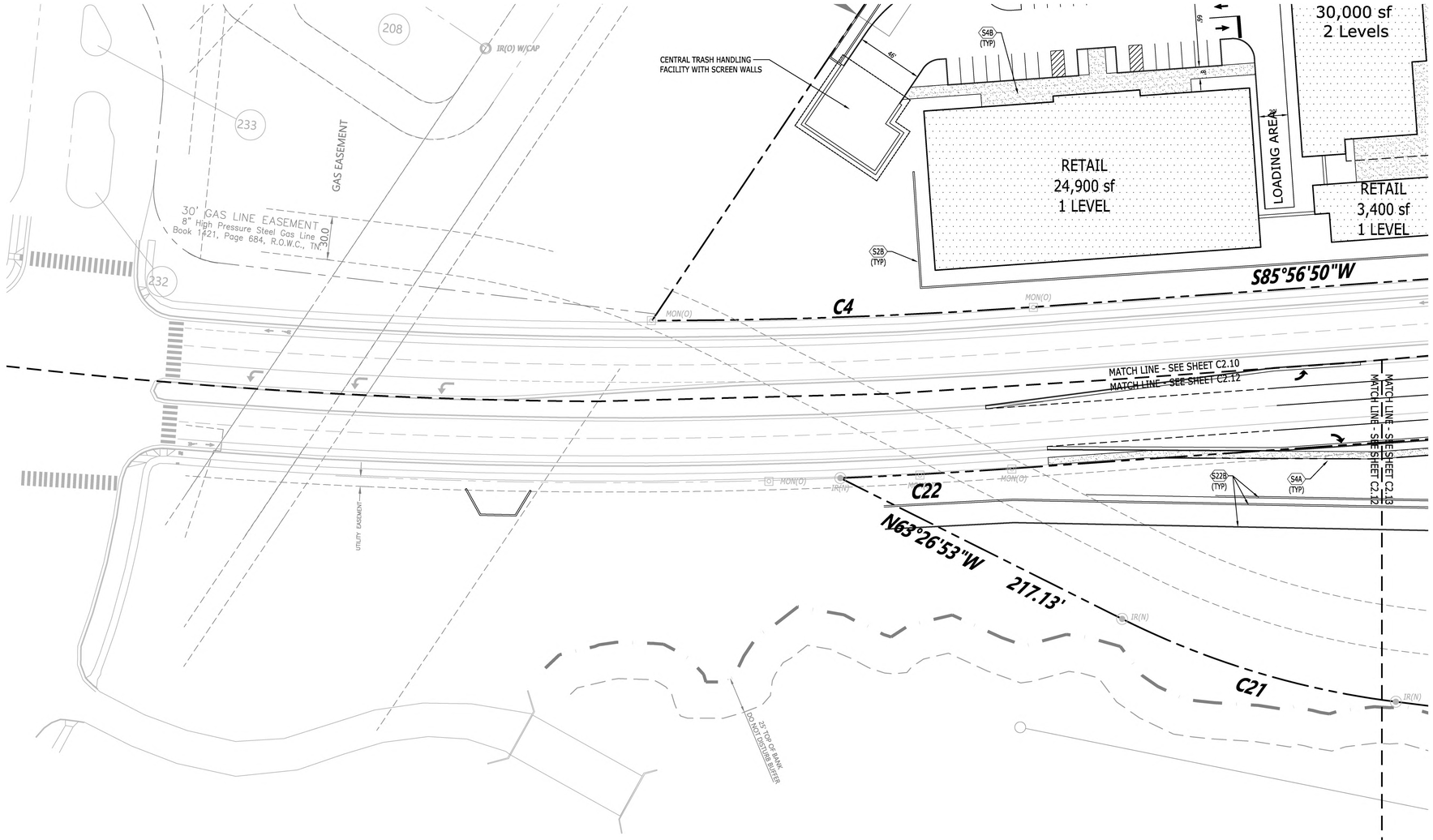

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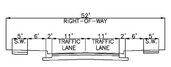
PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

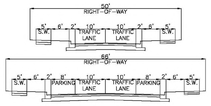
N

0 20 40 80 120
GRAPHIC SCALE



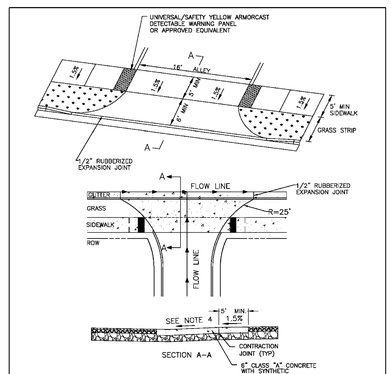
N.T.S.

2-LANE INTERMEDIATE AND LOW VOLUME STREET (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
COF TS-12 (DWG.NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



N.T.S.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TYPICAL STREET SECTIONS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TND-1 (DWG.NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



GENERAL NOTES:
1) ALLEY RADIUS 10FT (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
2) NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 8.3% (12:1) IN THE DIRECTION OF TRAVEL
3) SEE PAVEMENT SECTION FOR TYPICAL ALLEY.
4) 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
5) DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
6) 6" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL ALLEY CONCRETE APRON)

N.T.S

CITY OF FRANKLIN (TITLE)	ALLEY APPROACH APRON	CITY ENGINEER 7/1/2017 (DATE)
DWG. NO. SD-5	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. 7/1/2017 (DATE)

Catalyst DESIGN GROUP
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PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCE 2040 REGISTERED LANDSCAPE ARCHITECT AGRICULTURE 022735 STATE OF TENNESSEE

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.12

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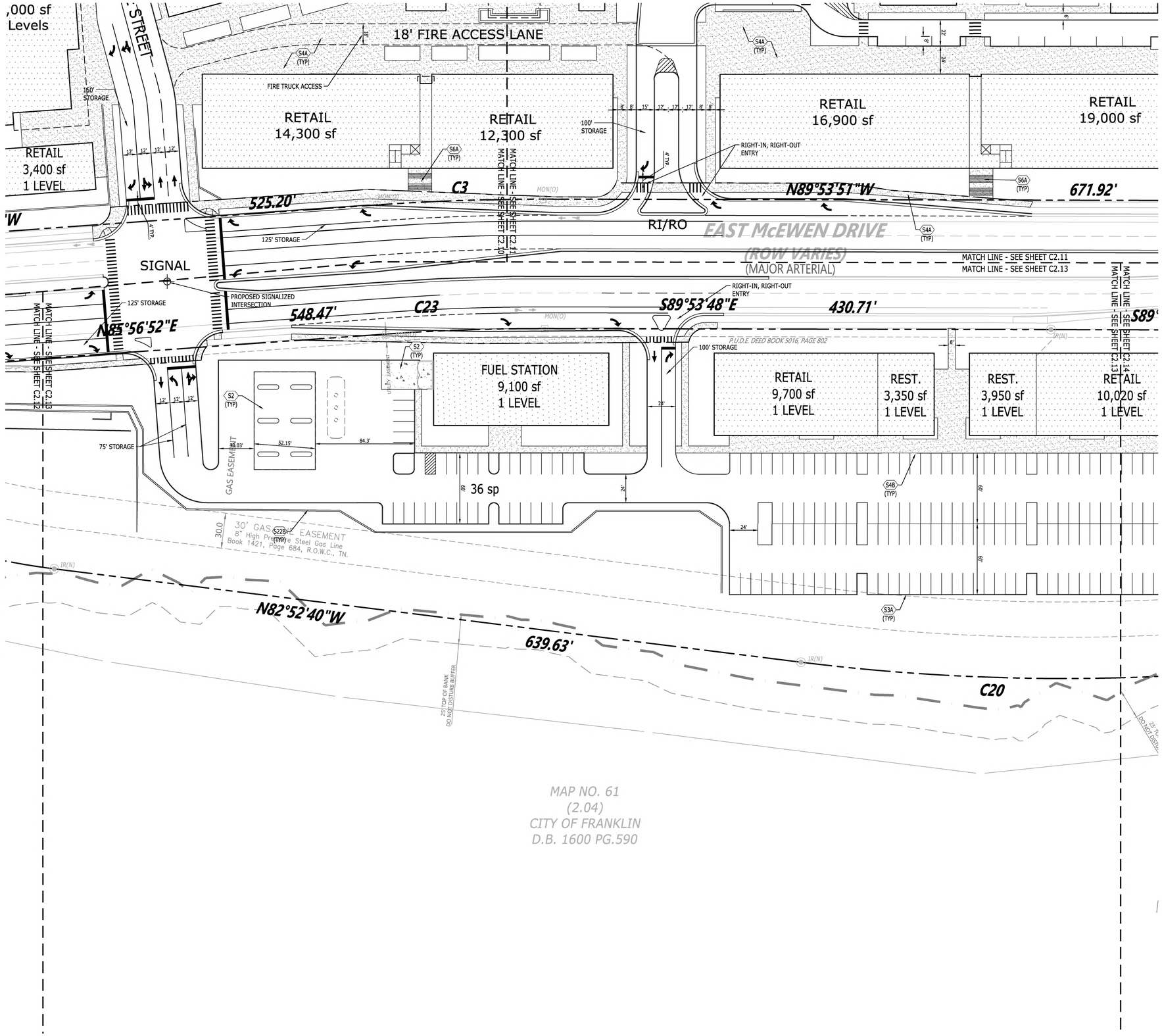

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

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DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022035
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.13

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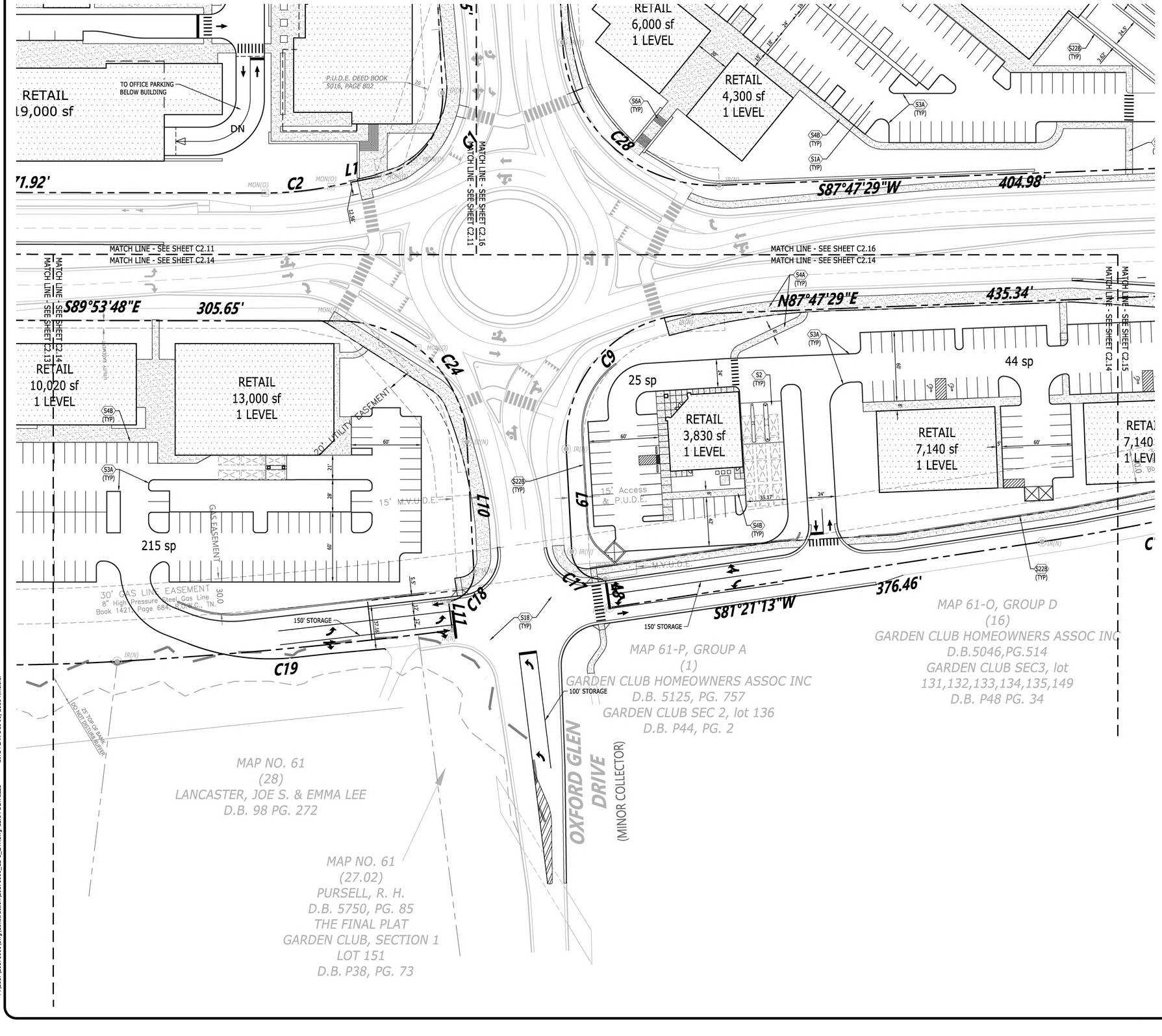

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- CONCRETE PAVEMENT
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- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
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- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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GRAPHIC SCALE

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FINAL MASTER DEVELOPMENT PLAN
AVALON
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

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	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.14

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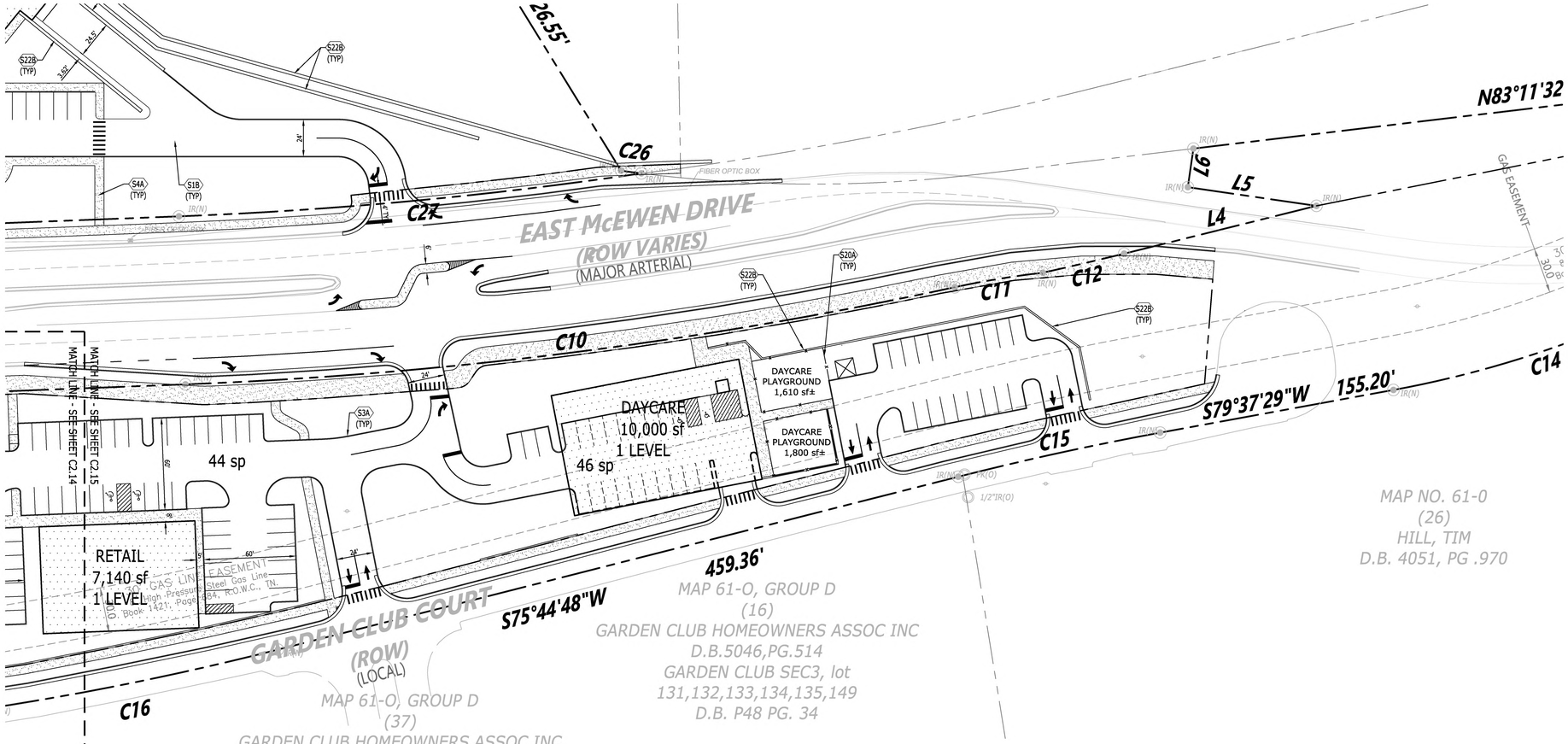

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PROPOSED FEATURES LEGEND

BUILDING

CONCRETE PAVEMENT

CONCRETE SIDEWALK

HEAVY DUTY PAVEMENT

LIGHT DUTY PAVEMENT

TACTILE WARNING

PAINTED STRIPE

CONCRETE CURB

CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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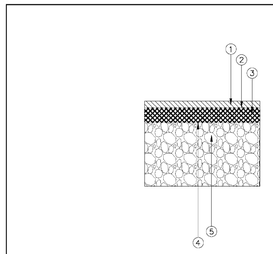
GRAPHIC SCALE



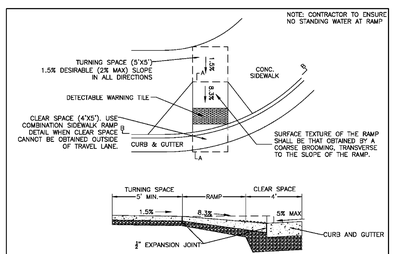
PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E ROWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPM3-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30–0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8–12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

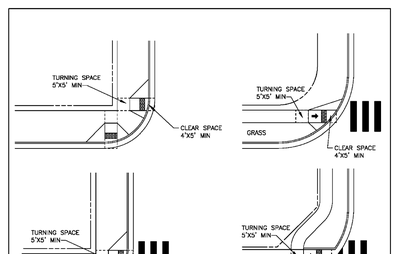
N.T.S

CITY OF FRANKLIN		
LOCAL AND ALLEY PAVEMENT SECTION		CITY ENGINEER — DATE 7/1/2017
DWG. NO. RD-3	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. — DATE 7/1/2017



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIGNATED SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN		
PERPENDICULAR CURB RAMP		CITY ENGINEER — DATE 7/1/2017
DWG. NO. RP-11	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. — DATE 7/1/2017



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

CITY OF FRANKLIN		
PERPENDICULAR RAMP LAYOUT		CITY ENGINEER — DATE 7/1/2017
DWG. NO. RP-16	EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG. — DATE 7/1/2017

Catalyst DESIGN GROUP
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AGRICULTURE
No. 022035
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.15

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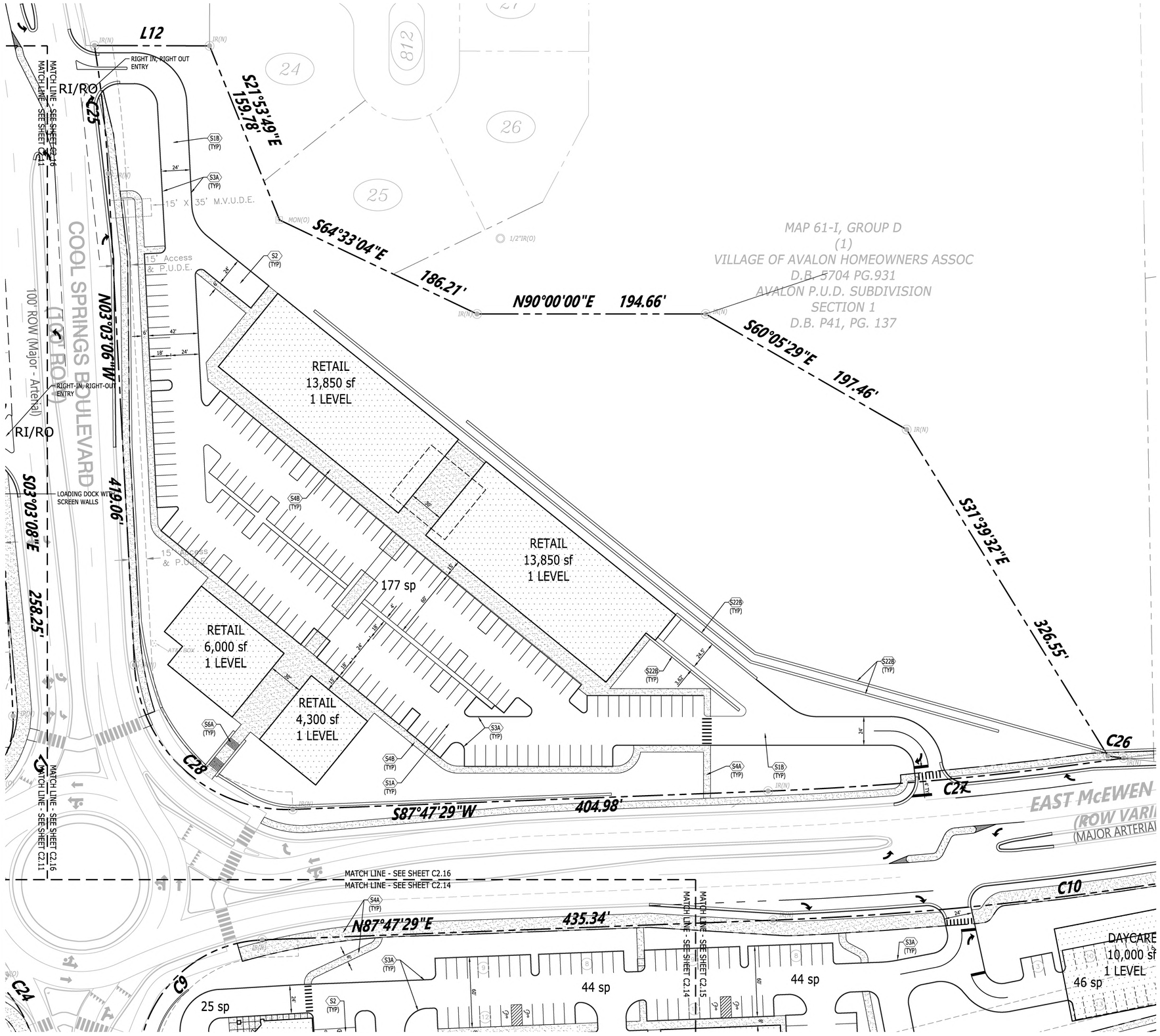

SITE LAYOUT KEYNOTES

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S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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0 20 40 80 120
GRAPHIC SCALE

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No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	02.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.16

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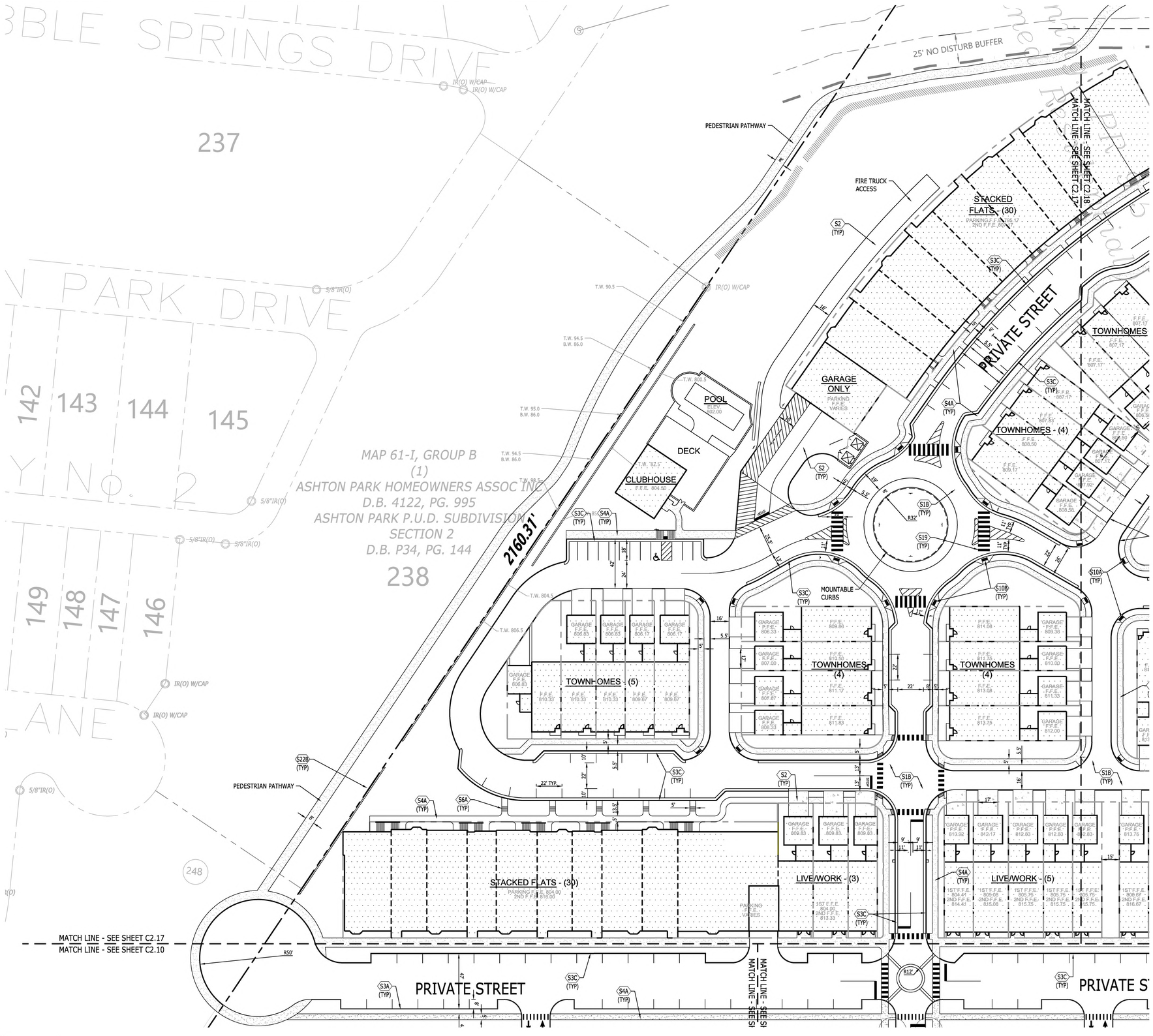

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S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022035
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

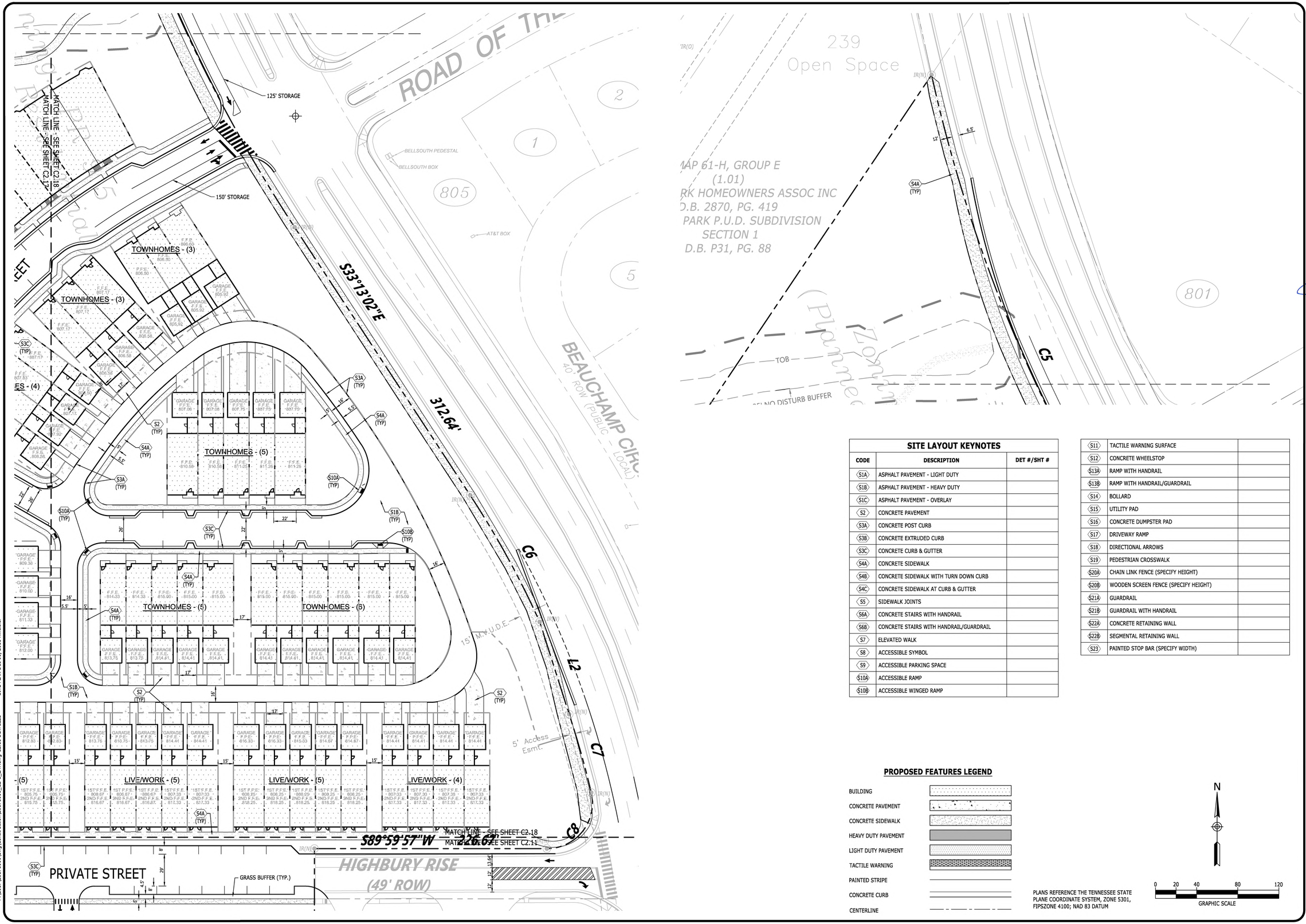
NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	02.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.17

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.17 DETAILED SITE PLAN Dec 06, 2018 mheisler



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	

S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

BUILDING
CONCRETE PAVEMENT
CONCRETE SIDEWALK
HEAVY DUTY PAVEMENT
LIGHT DUTY PAVEMENT
TACTILE WARNING
PAINTED STRIPE
CONCRETE CURB
CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD, SUITE 200, NASHVILLE, TN 37209
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FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

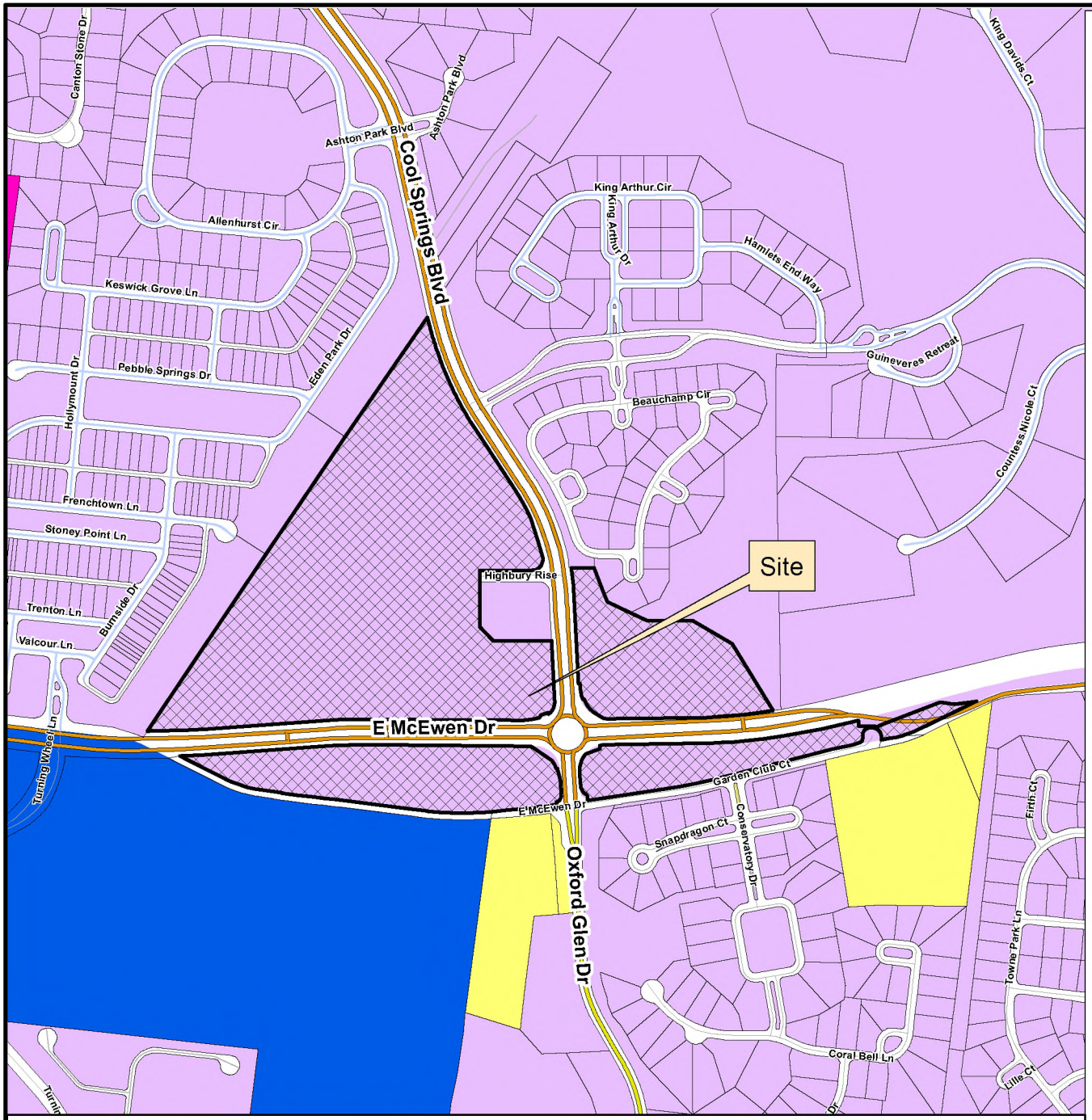
NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	03.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.18

SITE PLAN Dec 06, 2018 mheisler
P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.18 DETAILED



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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

AVALON SQUARE PUD SUBDIVISION
VESTING EXTENSION REQUEST
RESOLUTION 2025-05

Project Information
Vested Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area Overlay: SWCO-6
Site Acreage: 58.58 acres
Proposed Number of Dwelling Units: 614
Proposed Nonresidential Sq Ft: 420,875 SF

Legend

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

HISTORIC FRANKLIN TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF PROJ. NO.: 6790
CATALYST PROJECT NO. 20171000
MARCH 8, 2018; AUGUST 13, 2018; NOVEMBER 12, 2018; DECEMBER 06, 2018

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	--
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5' REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES

LANDSCAPE SURFACE AREA

BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC.; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE

OPEN SPACE AREA

REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF

PARKING SUMMARY

SUMMARY (NW CORNER)

RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP

SUMMARY (SW CORNER)

RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp

SUMMARY (SE CORNER)

RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp

SUMMARY (NE CORNER)

RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES

OVERALL DENSITY: UNITS / AC
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC 17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC
SW SECTION: COMMERCIAL 8.422 AC
SE SECTION: COMMERCIAL 6.586 AC

NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF

TOTAL ACREAGE BY USE, ENTIRE SITE:

MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC

TOTAL ACREAGE BY USE, PER SECTION:

NW SECTION: (122 TOWNHOMES):	16.252 AC
MIXED USED:	19.873 AC
(492 MF APARTMENTS & 306,140 SF COMMERCIAL)	
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
ACREAGE BY USE, PER SECTION:	N/A

OWNER	AVALON SQUARED LLC & PARKES FAMILY LP C/O PARKES DEVELOPMENT GROUP LLC
ADDRESS:	105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F; DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

NOTES:

IN-LIEU FEE REQUEST:
THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS THAT CAN BE USED TO SATISFY PARKLAND DEDICATION REQUIREMENTS INSTEAD OF LAND DEDICATION OR FEES IN LIEU OF.

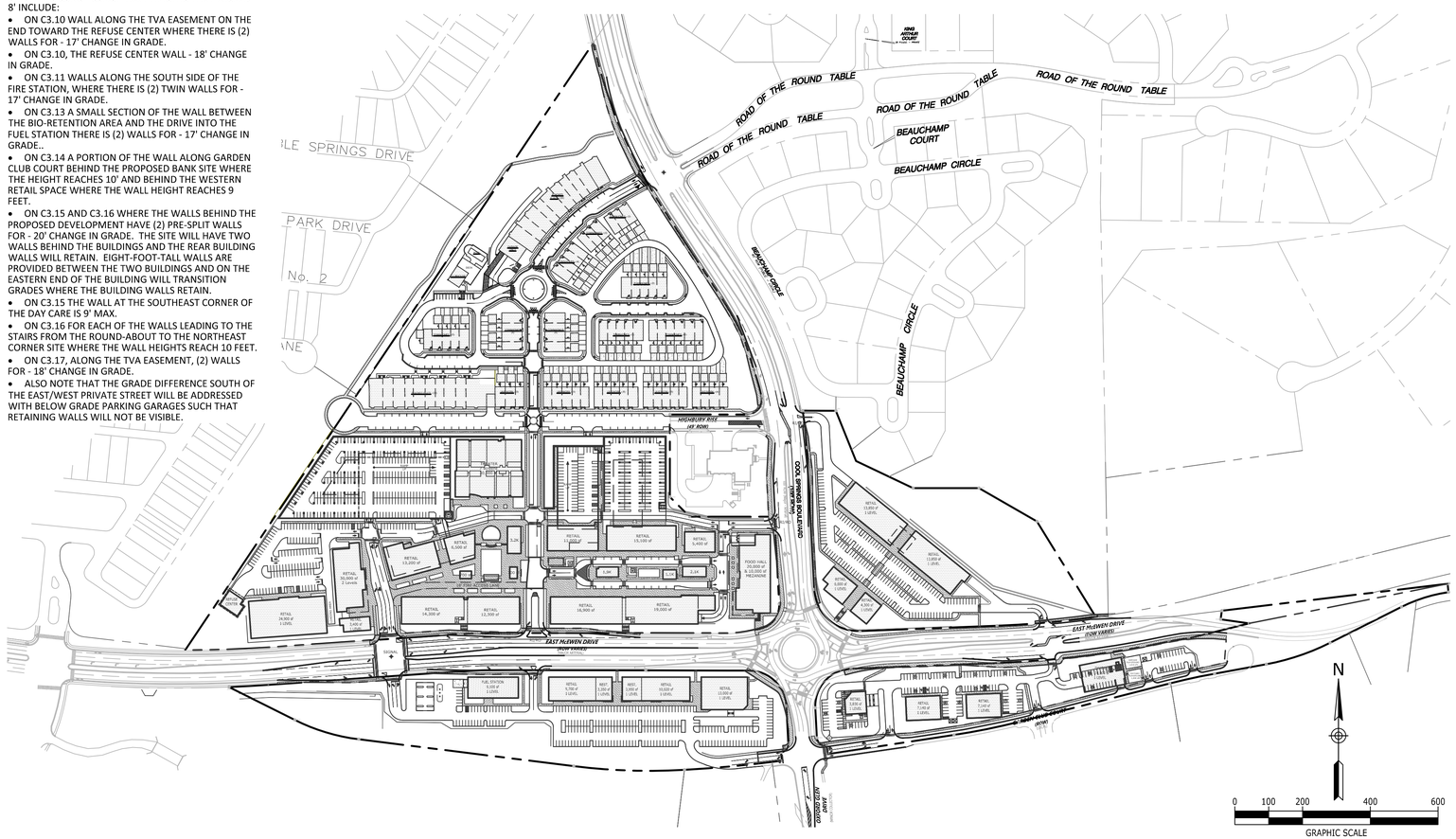
ROAD IMPACT FEE OFFSETS:
APPLICANT RESPECTFULLY REQUESTS ROAD IMPACT FEE OFFSETS FOR THE FOLLOWING ARTERIAL ROAD IMPROVEMENTS AS SHOWN ON THE OVERALL DEVELOPMENT PLAN INITIAL SUBMITTAL;

1) TRAFFIC SIGNAL TO BE INSTALLED ON COOL SPRINGS BOULEVARD AT ROAD OF THE ROUNDTABLE.
2) TRAFFIC SIGNAL TO BE INSTALLED ON EAST MCEWEN DRIVE AT THE MAIN ENTRANCE TO AVALON FRANKLIN.
3) 4 DECELERATION LANES TO BE CONSTRUCTED ON COOL SPRINGS BOULEVARD.
4) 6 DECELERATION LANES TO BE CONSTRUCTED ON EAST MCEWEN DRIVE.
5) MEDIAN CLOSURE ON EAST MCEWEN DRIVE

MODIFICATION OF STANDARDS REQUESTED FOR WALL HEIGHTS OVER EIGHT FEET IN HEIGHT.

MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:

- ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE.
- ON C3.11 WALLS ALONG THE SOUTH SIDE OF THE FIRE STATION, WHERE THERE IS (2) TWIN WALLS FOR - 17' CHANGE IN GRADE.
- ON C3.13 A SMALL SECTION OF THE WALL BETWEEN THE BIO-RETENTION AREA AND THE DRIVE INTO THE FUEL STATION THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE..
- ON C3.14 A PORTION OF THE WALL ALONG GARDEN CLUB COURT BEHIND THE PROPOSED BANK SITE WHERE THE HEIGHT REACHES 10' AND BEHIND THE WESTERN RETAIL SPACE WHERE THE WALL HEIGHT REACHES 9 FEET.
- ON C3.15 AND C3.16 WHERE THE WALLS BEHIND THE PROPOSED DEVELOPMENT HAVE (2) PRE-SPLIT WALLS FOR - 20' CHANGE IN GRADE. THE SITE WILL HAVE TWO WALLS BEHIND THE BUILDINGS AND THE REAR BUILDING WALLS WILL RETAIN. EIGHT-FOOT-TALL WALLS ARE PROVIDED BETWEEN THE TWO BUILDINGS AND ON THE EASTERN END OF THE BUILDING WILL TRANSITION GRADES WHERE THE BUILDING WALLS RETAIN.
- ON C3.15 THE WALL AT THE SOUTHEAST CORNER OF THE DAY CARE IS 9' MAX.
- ON C3.16 FOR EACH OF THE WALLS LEADING TO THE STAIRS FROM THE ROUND-ABOUT TO THE NORTHEAST CORNER SITE WHERE THE WALL HEIGHTS REACH 10 FEET.
- ON C3.17, ALONG THE TVA EASEMENT, (2) WALLS FOR - 18' CHANGE IN GRADE.
- ALSO NOTE THAT THE GRADE DIFFERENCE SOUTH OF THE EAST/WEST PRIVATE STREET WILL BE ADDRESSED WITH BELOW GRADE PARKING GARAGES SUCH THAT RETAINING WALLS WILL NOT BE VISIBLE.



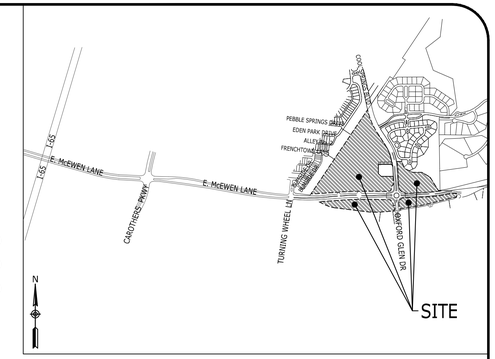
NOTES:

ALREADY APPROVED UNITS (EXEMPT FROM THE FEES)	172 UNITS
NEWLY SUBMITTED UNITS	
Multi-Family	492 UNITS
TOWNHOMES	122 UNITS
	614 TOTAL UNITS

FEES:
(35 UNITS X 1200 SF) = 42,000 SF +
(407 UNITS X 600 SF) = 244,200 SF = 286,200
286,200 X $6.22 = $1,780,164

PERCENTAGE TREE COVER

LOT 1 45%	(393,445 SF / 865,707 SF)
LOT 3 67%	(217,230 SF / 324,425 SF)
LOT 6 59%	(170,360 SF / 286,891 SF)



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.01	PRE-DEVELOPED STORMWATER PLAN
C1.1	EXISTING CONDITIONS WITH AERIAL PHOTO
C2.0	OVERALL DEVELOPMENT PLAN
C2.01	OVERALL PHASING PLAN
C2.10	DETAILED SITE PLAN
C2.11	DETAILED SITE PLAN
C2.12	DETAILED SITE PLAN
C2.13	DETAILED SITE PLAN
C2.14	DETAILED SITE PLAN
C2.15	DETAILED SITE PLAN
C2.16	DETAILED SITE PLAN
C2.17	DETAILED SITE PLAN
C2.18	DETAILED SITE PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.01	STORMWATER MANAGEMENT PLAN
C3.10	DETAILED GRADING AND DRAINAGE
C3.11	DETAILED GRADING AND DRAINAGE
C3.12	DETAILED GRADING AND DRAINAGE
C3.13	DETAILED GRADING AND DRAINAGE
C3.14	DETAILED GRADING AND DRAINAGE
C3.15	DETAILED GRADING AND DRAINAGE
C3.16	DETAILED GRADING AND DRAINAGE
C3.17	DETAILED GRADING AND DRAINAGE
C3.18	DETAILED GRADING AND DRAINAGE
C4.0	OVERALL R.O.W. AND ACCESS PLAN
C4.10	DETAILED R.O.W. AND ACCESS PLAN
C4.11	DETAILED R.O.W. AND ACCESS PLAN
C4.12	DETAILED R.O.W. AND ACCESS PLAN
C4.13	DETAILED R.O.W. AND ACCESS PLAN
C4.14	DETAILED R.O.W. AND ACCESS PLAN
C4.15	DETAILED R.O.W. AND ACCESS PLAN
C4.16	DETAILED R.O.W. AND ACCESS PLAN
C4.17	DETAILED R.O.W. AND ACCESS PLAN
C4.18	DETAILED R.O.W. AND ACCESS PLAN
C5.0	OVERALL SITE UTILITY PLAN
C5.10	DETAILED SITE UTILITIES
C5.11	DETAILED SITE UTILITIES
C5.12	DETAILED SITE UTILITIES
C5.13	DETAILED SITE UTILITIES
C5.14	DETAILED SITE UTILITIES
C5.15	DETAILED SITE UTILITIES
C5.16	DETAILED SITE UTILITIES
C5.17	DETAILED SITE UTILITIES
C5.18	DETAILED SITE UTILITIES
C5.19	OVERALL WATER PLAN
1 of 2	SITE LIGHTING
2 of 2	SITE LIGHTING

811
Know what's below.
Call before you dig.

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.

ARCHITECT
WAKEFIELD BEASLEY ASSOCIATES
5200 AVALON BOULEVARD
ALPHARETTA, GA 30009
770.209.9393

PREPARED FOR
PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD. SUITE 200
NASHVILLE, TN 37209
(615) 866-2410

DONALD P. PIERCY JR. — REGISTERED LANDSCAPE ARCHITECT — NO. 002239 — STATE OF TENNESSEE

PROJECT OWNERS OF MORE THAN 5%

Joe L. Parkes, Jr.
105 Reynolds Drive
Franklin, TN 37064

Gary W. Parkes 105 Reynolds Drive
Franklin, TN 37064

David M. Parkes 105 Reynolds Drive
Franklin, TN 37064

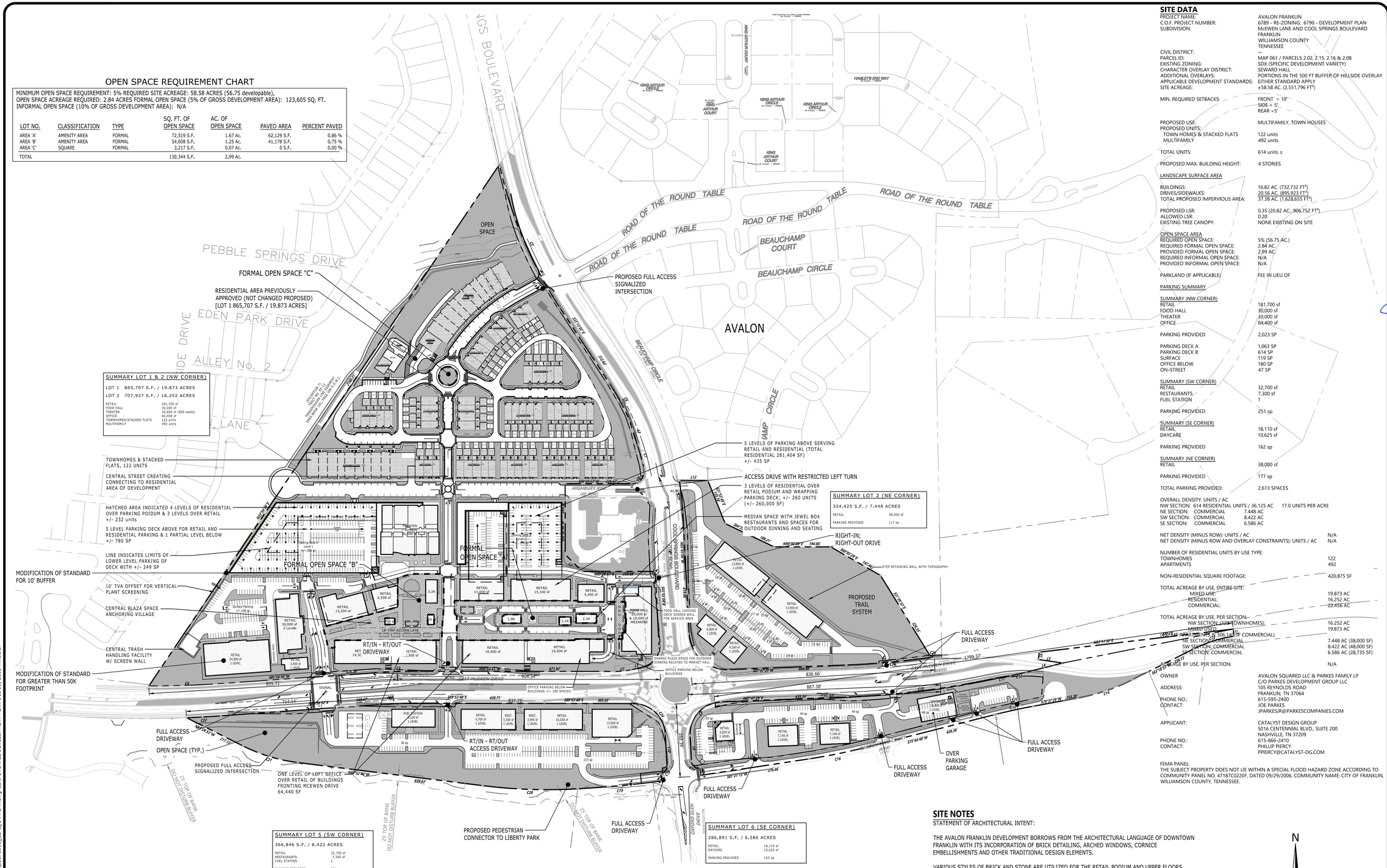
Tom Loventhal
998 Dickinson Lane
Franklin, Tn. 37069

Mary L. Jones 4434 Tyne Blvd
Nashville, TN 37215

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED SITE ACREAGE: 58.58 ACRES (56.75 developable),
OPEN SPACE ACREAGE REQUIRED: 2.84 ACRES FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 123,605 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	72,519 S.F.	1.67 Ac.	62,129 S.F.	0.86 %
AREA 'B'	AMENITY AREA	FORMAL	54,608 S.F.	1.25 Ac.	41,178 S.F.	0.75 %
AREA 'C'	SQUARE	FORMAL	3,217 S.F.	0.07 Ac.	0 S.F.	0.00 %
TOTAL			130,344 S.F.	2.99 Ac.		



PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

ADDITIONAL SITE NOTES

TRAFFIC STATEMENT OF IMPACT:
THE AVALON DEVELOPMENT WHEN BUILT OUT IS EXPECTED TO GENERATE 15,754 DAILY TRIPS (TRAFFIC IMPACT STUDY - FISCHBACH TRAFFIC GROUP, NOVEMBER 2018 DERIVED FROM TRIP GENERATION, NINTH EDITION). THIS ANALYSIS SUGGESTS THE DEVELOPMENT WILL GENERATE 499 ENTERING AND 474 EXITING PEAK AM HOUR TRIPS, WHILE THE PEAK PM HOURLY TRIPS ARE 705 ENTERING AND 626 EXITING. SEE FIGURES 6A, 7A, 7B, 7C, 7D & 7E OF THE PREVIOUSLY SUBMITTED AND ABOVE REFERENCED TRAFFIC IMPACT STUDY FOR DEPICTIVE IMPACTS TO THE NEARBY STREET NETWORK AS SHOWN ON THE MAJOR THOROUGHFARE PLAN.

SITE NOTES

STATEMENT OF ARCHITECTURAL INTENT:

THE AVALON FRANKLIN DEVELOPMENT BORROWS FROM THE ARCHITECTURAL LANGUAGE OF DOWNTOWN FRANKLIN WITH ITS INCORPORATION OF BRICK DETAILING, ARCHED WINDOWS, CORNICE EMBELLISHMENTS AND OTHER TRADITIONAL DESIGN ELEMENTS.

VARIOUS STYLES OF BRICK AND STONE ARE UTILIZED FOR THE RETAIL PODIUM AND UPPER FLOORS. LARGE OPENINGS OF STOREFRONT AT THE PUBLIC STREET LEVEL MAINTAINS TRANSPARENCY AND OPENNESS.

SIMPLE, MUTED MATERIAL PALETTES WHICH ARE COMPLEMENTARY TO THE ADJACENT FIRE HALL ARE BEING USED FOR THE EXTERIOR MATERIALS.

BUILDING FACADES WORK WITH THE SITE TOPOGRAPHY BY UTILIZING VEGETATION PLANTERS, LIVING WALLS, AND SEATING IN COMBINATION WITH STREET-LEVEL OPENINGS TO HELP TO MAINTAIN THE PEDESTRIAN ARCHITECTURAL SCALE.

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

SITE DATA

PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING; 6790 - DEVELOPMENT PLAN
SUBDIVISION:	McEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE
CIVIL DISTRICT:	---
PARCEL ID:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
EXISTING ZONING:	SDX (SPECIFIC DEVELOPMENT VARIETY)
CHARACTER OVERLAY DISTRICT:	SEWARD HALL
ADDITIONAL OVERLAYS:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
APPLICABLE DEVELOPMENT STANDARDS:	EITHER STANDARD APPLY
SITE ACREAGE:	±58.58 AC. (2,551,796 FT²)
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5'. REAR =5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	
TOWN HOMES & STACKED FLATS	122 units
MULTIFAMILY	492 units
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
LANDSCAPE SURFACE AREA	
BUILDINGS:	16.82 AC. (732,732 FT²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT²)
PROPOSED LSR:	0.35 (20.82 AC; 906,752 FT²)
ALLOWED LSR:	0.20
EXISTING TREE CANOPY:	NONE EXISTING ON SITE
OPEN SPACE AREA	
REQUIRED OPEN SPACE:	5% (56.75 AC.)
REQUIRED FORMAL OPEN SPACE:	2.84 AC.
PROVIDED FORMAL OPEN SPACE:	2.99 AC.
REQUIRED INFORMAL OPEN SPACE:	N/A
PROVIDED INFORMAL OPEN SPACE:	N/A
PARKLAND (IF APPLICABLE)	FEE IN LIEU OF
PARKING SUMMARY	
SUMMARY (NW CORNER)	
RETAIL	181,700 sf
FOOD HALL	30,000 sf
THEATER	30,000 sf
OFFICE	64,400 sf
PARKING PROVIDED	2,023 SP
PARKING DECK A	1,063 SP
PARKING DECK B	614 SP
SURFACE	119 SP
OFFICE BELOW	180 SP
ON-STREET	47 SP
SUMMARY (SW CORNER)	
RETAIL	32,700 sf
RESTAURANTS	7,300 sf
FUEL STATION	1
PARKING PROVIDED	251 sp
SUMMARY (SE CORNER)	
RETAIL	18,110 sf
DAYCARE	10,625 sf
PARKING PROVIDED	162 sp
SUMMARY (NE CORNER)	
RETAIL	38,000 sf
PARKING PROVIDED	177 sp
TOTAL PARKING PROVIDED:	2,613 SPACES
OVERALL DENSITY: UNITS / AC	
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC	17.0 UNITS PER ACRE
NE SECTION: COMMERCIAL 7.448 AC	
SW SECTION: COMMERCIAL 8.422 AC	
SE SECTION: COMMERCIAL 6.586 AC	
NET DENSITY (MINUS ROW): UNITS / AC	N/A
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC	N/A
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	
TOWNHOMES	122
APARTMENTS	492
NON-RESIDENTIAL SQUARE FOOTAGE:	420,875 SF
TOTAL ACREAGE BY USE, ENTIRE SITE:	
MIXED USE:	19.873 AC
RESIDENTIAL:	16.252 AC
COMMERCIAL:	22.456 AC
TOTAL ACREAGE BY USE, PER SECTION:	
NW SECTION (122 TOWNHOMES; MIXED USE (614 RESIDENTIAL UNITS & 306,140 SF COMMERCIAL)	16.252 AC 19.873 AC
NE SECTION: COMMERCIAL	7.448 AC (38,000 SF)
SW SECTION: COMMERCIAL	8.422 AC (48,000 SF)
SE SECTION: COMMERCIAL	6.586 AC (28,735 SF)
TOTAL ACREAGE BY USE, PER SECTION:	N/A
OWNER	AVALON SQUARED LLC & PARKES FAMILY LP C/O PARKES DEVELOPMENT GROUP LLC
ADDRESS:	105 REYNOLDS ROAD FRANKLIN, TN 37064
PHONE NO.:	615-595-2400
CONTACT:	JOE PARKES JPARKESJR@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP 5016 CENTENNIAL BLVD., SUITE 200 NASHVILLE, TN 37209
PHONE NO.:	615-866-2410
CONTACT:	PHILLIP PIERCY PPIERCY@CATALYST-DG.COM

FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47187C0220F, DATED 09/29/2006, COMMUNITY NAME: CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

Catalyst DESIGN GROUP
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(615) 866-2410 | WWW.CATALYST-DG.COM

PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCY — REGISTERED LANDSCAPE ARCHITECT — No. 002735 — STATE OF TENNESSEE

NO.	DESCRIPTION	DATE
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	PRE-APPLICATION SUBMITTAL	03.08.2018

DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.0

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

N

0 75 150 300 450
GRAPHIC SCALE

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PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.

RESIDENTIAL AREA PREVIOUSLY APPROVED (NOT CHANGED PROPOSED) [LOT 1 865,707 S.F. / 19.873 ACRES]

TOWNHOMES & STACKED FLATS, 122 UNITS

HATCHED AREA INDICATED 4 LEVELS OF RESIDENTIAL OVER PARKING POIDUM & 3 LEVELS OVER RETAIL +/- 220 units

5 LEVEL PARKING DECK ABOVE FOR RETAIL AND RESIDENTIAL PARKING & 1 PARTIAL LEVEL BELOW +/- 1,103 SP

5 LEVELS OF PARKING ABOVE SERVING RETAIL AND RESIDENTIAL (TOTAL RESIDENTIAL 281,404 SF) +/- 435 SP

4 LEVELS OF RESIDENTIAL OVER RETAIL PODIUM AND WRAPPING PARKING DECK; +/- 260 UNITS

MEDIAN SPACE WITH JEWEL BOX RESTAURANTS AND SPACES FOR OUTDOOR DINNING AND SEATING

ONE LEVEL OF 10FT OFFICE OVER RETAIL OF BUILDINGS FRONTING MCEWEN DRIVE 62,600 SF

NOTE: THE PHASING IS SHOWN TO REFLECT BUILDING PADS. INFRASTRUCTURE WILL BE INSTALLED AS NECESSARY TO SERVE THE PHASING OF THE PADS.

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

0 75 150 300 450
GRAPHIC SCALE

Catalyst DESIGN GROUP
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DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	03.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.01

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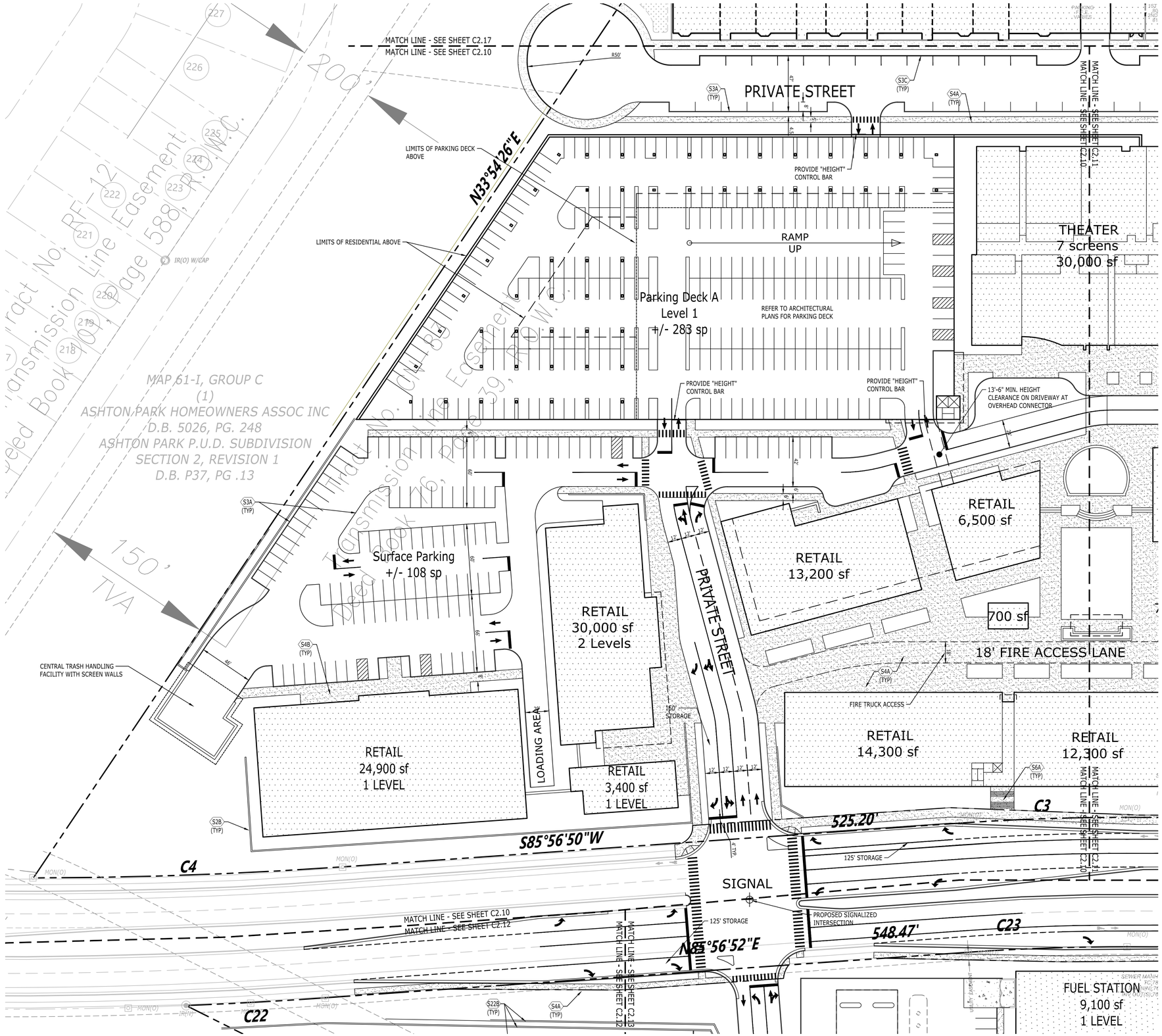

SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
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S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
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PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
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- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
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DONALD P. PIERCE
REGISTERED
LANDSCAPE
ARCHITECT
No. 002235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.10

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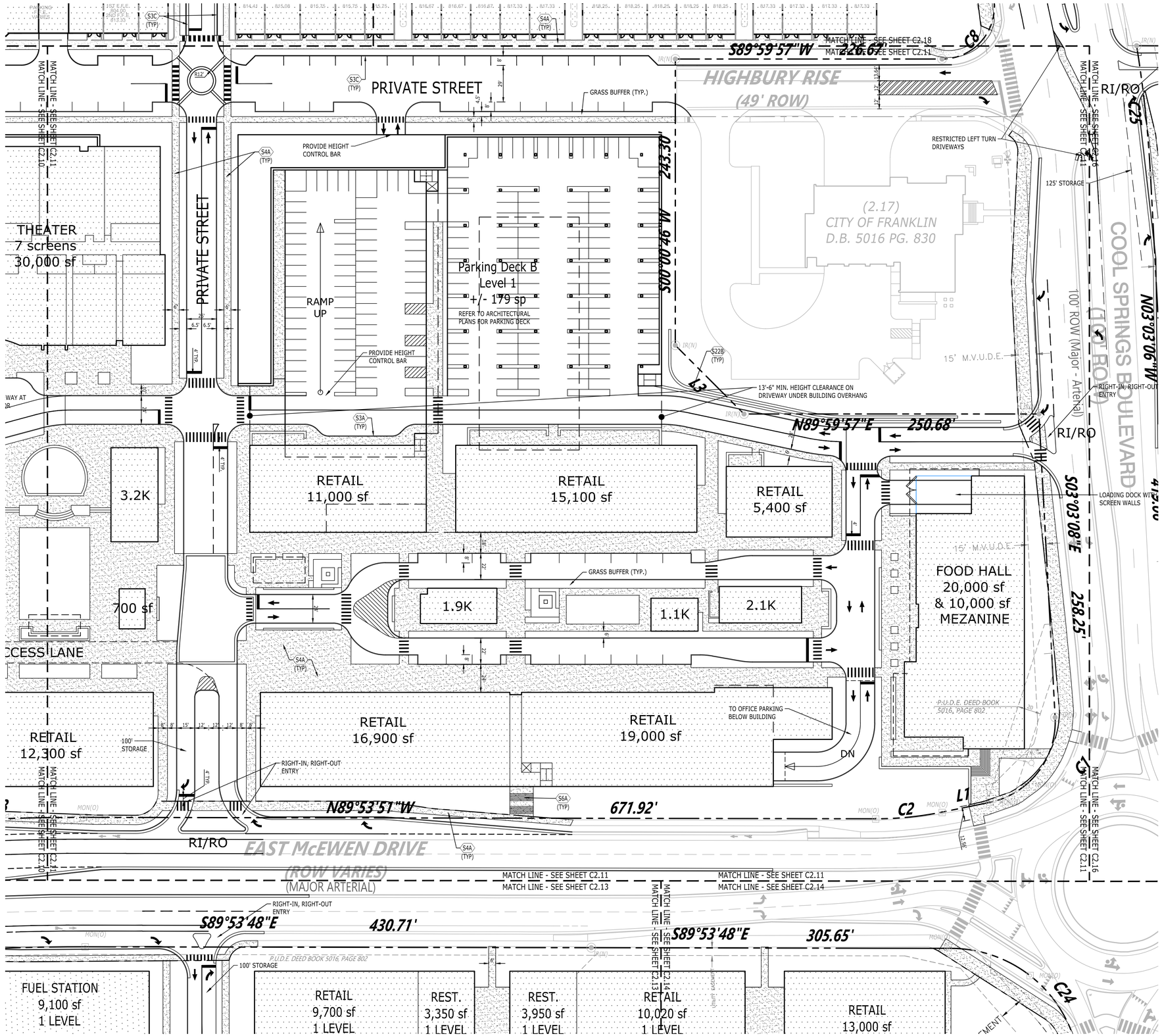

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S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
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PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
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- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

GRAPHIC SCALE 0 20 40 80 120

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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — No. 102235

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.11

SITE PLAN Dec 06, 2018 mheisler
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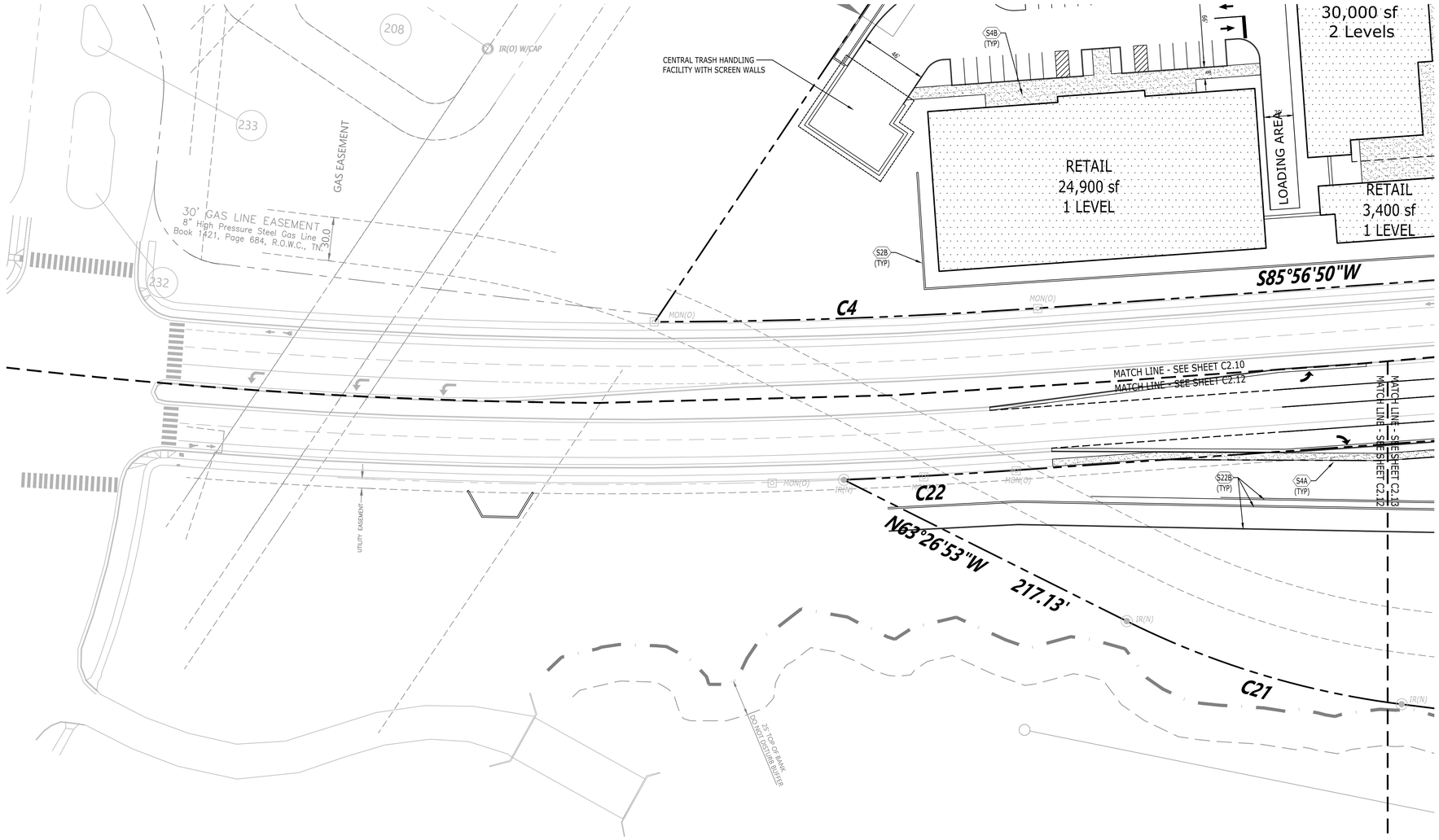

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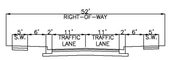
PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

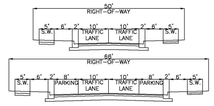
N

0 20 40 80 120
GRAPHIC SCALE



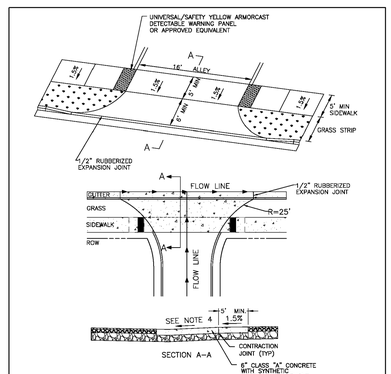
N.T.S.

2-LANE INTERMEDIATE AND LOW VOLUME STREET (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
COF TS-12 (DWG NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



N.T.S.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TYPICAL STREET SECTIONS (TITLE)	CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TND-1 (DWG NO.)	CITY ENGINEER	7/1/2017 (DATE)
EFFECTIVE DATE 7/1/2017	ASSISTANT DIRECTOR OF ENGINEERING	7/1/2017 (DATE)



GENERAL NOTES:
1) ALLEY RADIUS 10FT (UNLESS OTHERWISE SHOWN ON CONTRACT PLANS).
2) NO TRANSVERSE SLOPE ON THE RAMP OR SIDEWALK SHALL EXCEED 8.3% (12:1) IN THE DIRECTION OF TRAVEL
3) SEE PAVEMENT SECTION FOR TYPICAL ALLEY.
4) 5' MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
5) DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
6) 6" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL ALLEY CONCRETE APRON)

N.T.S

CITY OF FRANKLIN ALLEY APPROACH APRON	CITY ENGINEER	7/1/2017 (DATE)
DWG. NO. SD-5 EFFECTIVE DATE: 7/1/2017	ASST. DIRECTOR OF ENG.	7/1/2017 (DATE)

Catalyst DESIGN GROUP
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PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

DONALD P. PIERCE 102235 REGISTERED PROFESSIONAL ENGINEER AGRICULTURE STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.12

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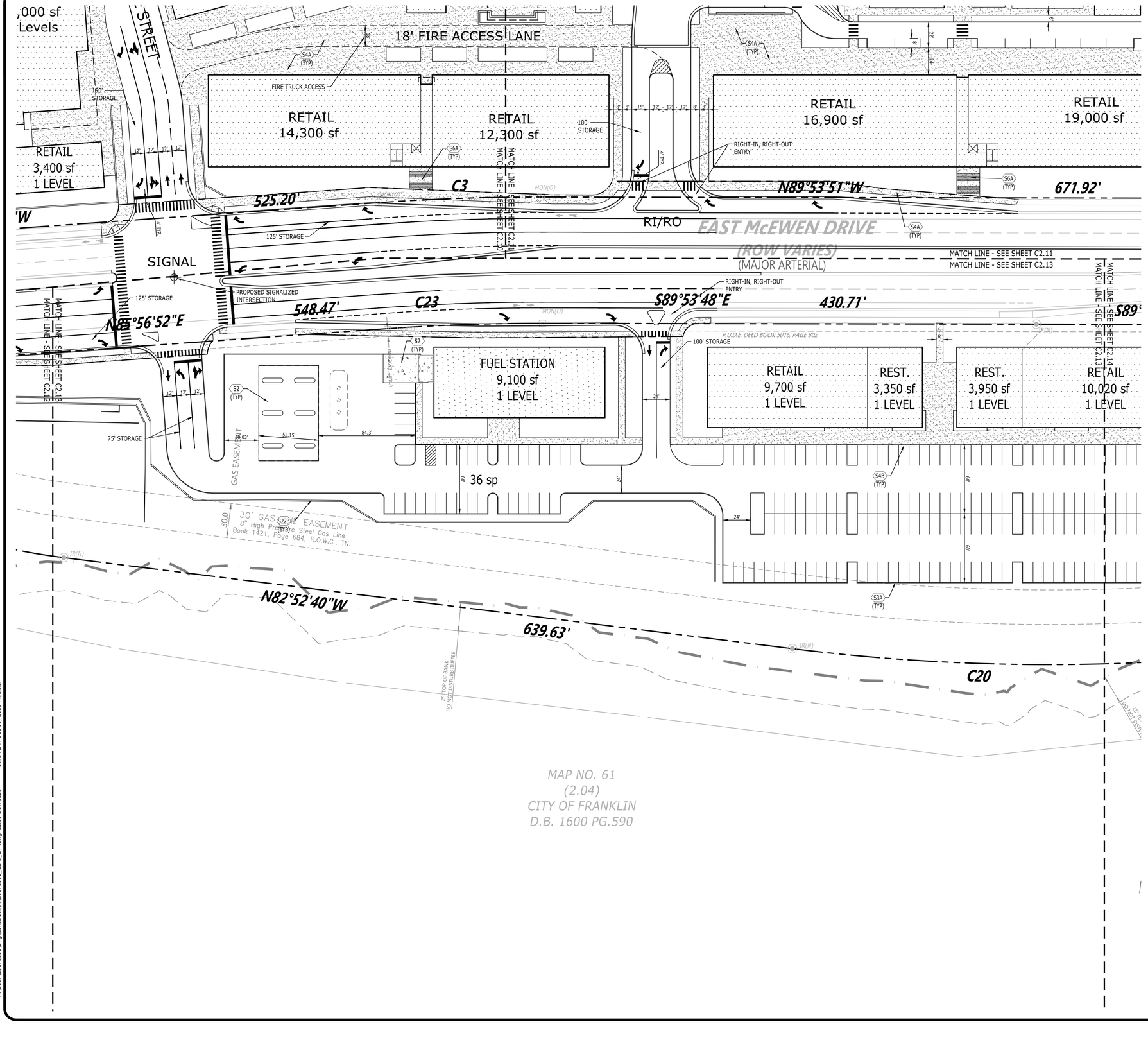

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
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PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
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DONALD P. PIERCE
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AGRICULTURE
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
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	PRE-APPLICATION SUBMITTAL	03.06.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.13

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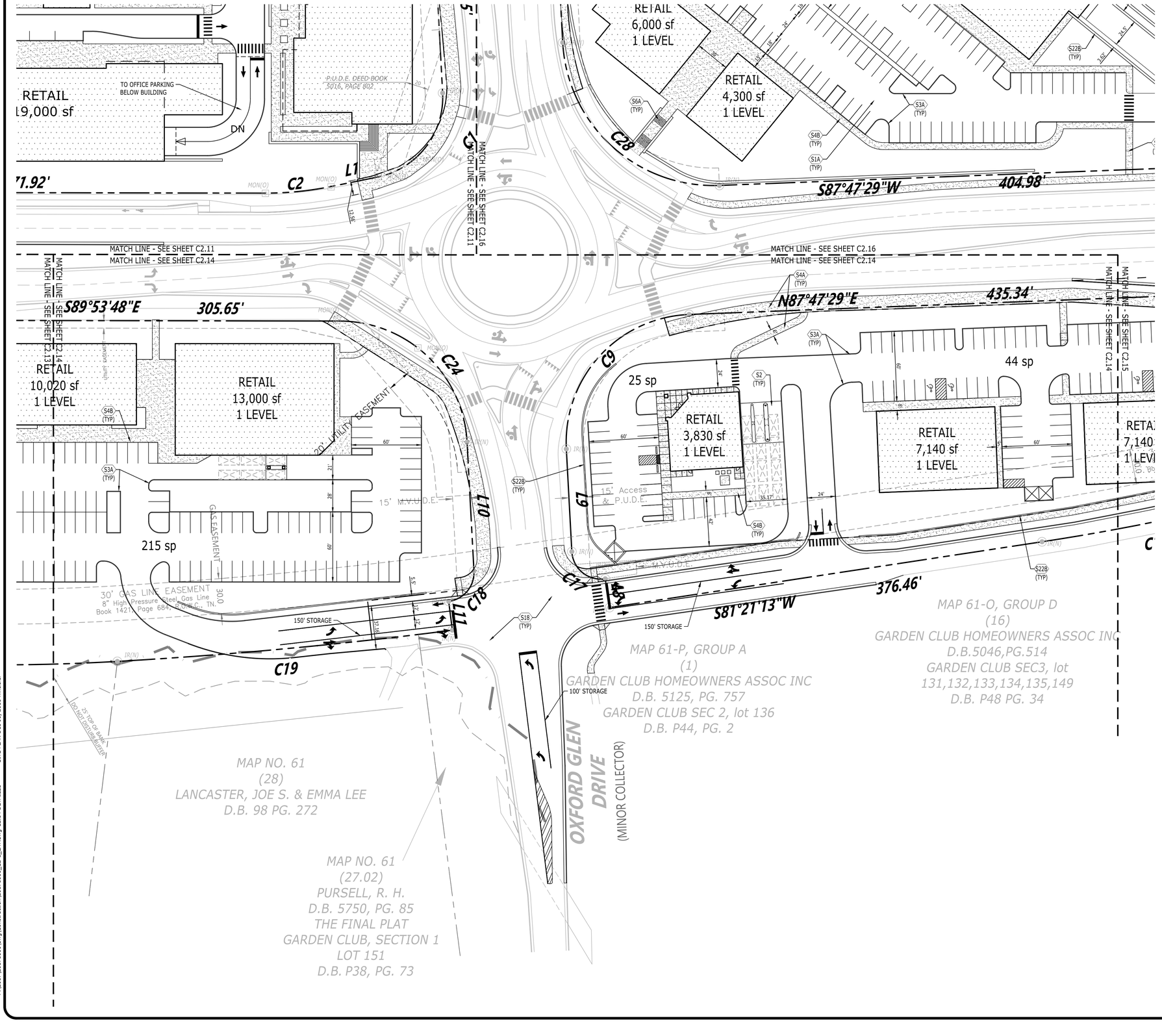

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S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
S4C	CONCRETE SIDEWALK AT CURB & GUTTER	
S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
S7	ELEVATED WALK	
S8	ACCESSIBLE SYMBOL	
S9	ACCESSIBLE PARKING SPACE	
S10A	ACCESSIBLE RAMP	
S10B	ACCESSIBLE WINGED RAMP	
S11	TACTILE WARNING SURFACE	
S12	CONCRETE WHEELSTOP	
S13A	RAMP WITH HANDRAIL	
S13B	RAMP WITH HANDRAIL/GUARDRAIL	
S14	BOLLARD	
S15	UTILITY PAD	
S16	CONCRETE DUMPSTER PAD	
S17	DRIVEWAY RAMP	
S18	DIRECTIONAL ARROWS	
S19	PEDESTRIAN CROSSWALK	
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
S21A	GUARDRAIL	
S21B	GUARDRAIL WITH HANDRAIL	
S22A	CONCRETE RETAINING WALL	
S22B	SEGMENTAL RETAINING WALL	
S23	PAINTED STOP BAR (SPECIFY WIDTH)	

PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

Catalyst DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
(615) 866-2410 | WWW.CATALYST-DG.COM

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DONALD P. PIERCE
LICENSED PROFESSIONAL ENGINEER
No. 022235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

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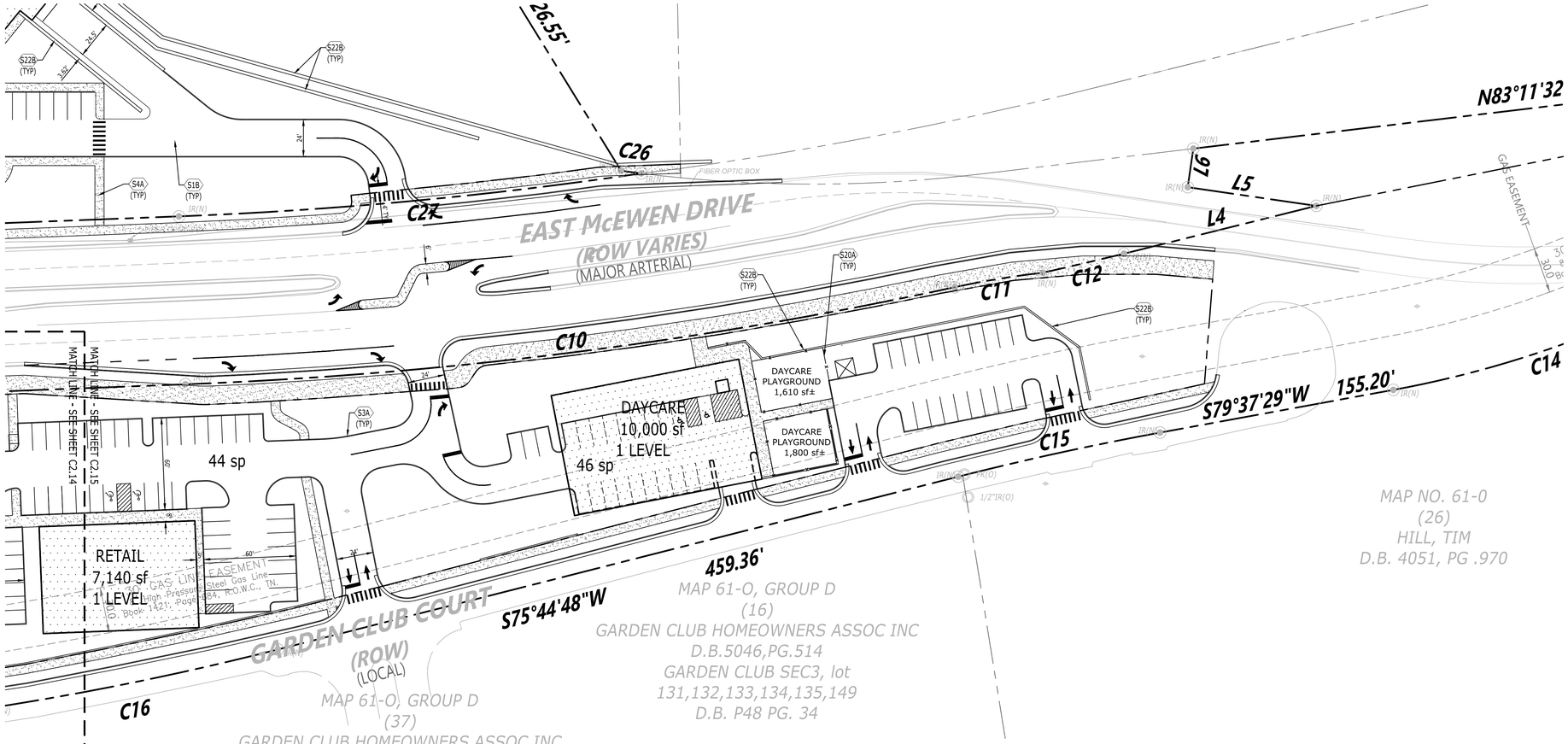
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED
SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.14

P:\2017\20171000\dwg\Construction\20171000_C2-1_LAY.dwg-C2.14 DETAILED SITE PLAN Dec 06, 2018 mheisler



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S1A	ASPHALT PAVEMENT - LIGHT DUTY	
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S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

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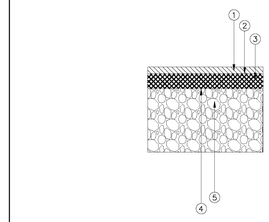


PAVEMENT SCHEDULE

1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30–0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8–12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

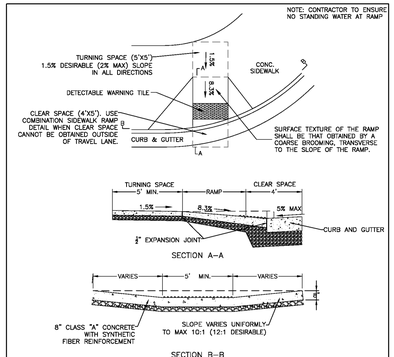
N.T.S

CITY OF FRANKLIN

LOCAL AND ALLEY PAVEMENT SECTION

DWG. NO. RD-3 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017



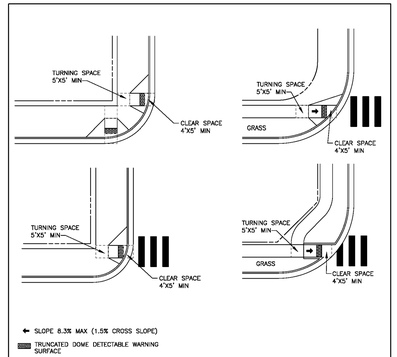
GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY.
2. DESIGNER SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.
8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUAL) CAST IN PLACE AND SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN

PERPENDICULAR CURB RAMP

DWG. NO. RP-11 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

CITY OF FRANKLIN

PERPENDICULAR RAMP LAYOUT

DWG. NO. RP-16 | EFFECTIVE DATE: 7/1/2017

CITY ENGINEER — DATE 7/1/2017
ASST. DIRECTOR OF ENG. — DATE 7/1/2017

Catalyst DESIGN GROUP
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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — No. 022235 — STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.15

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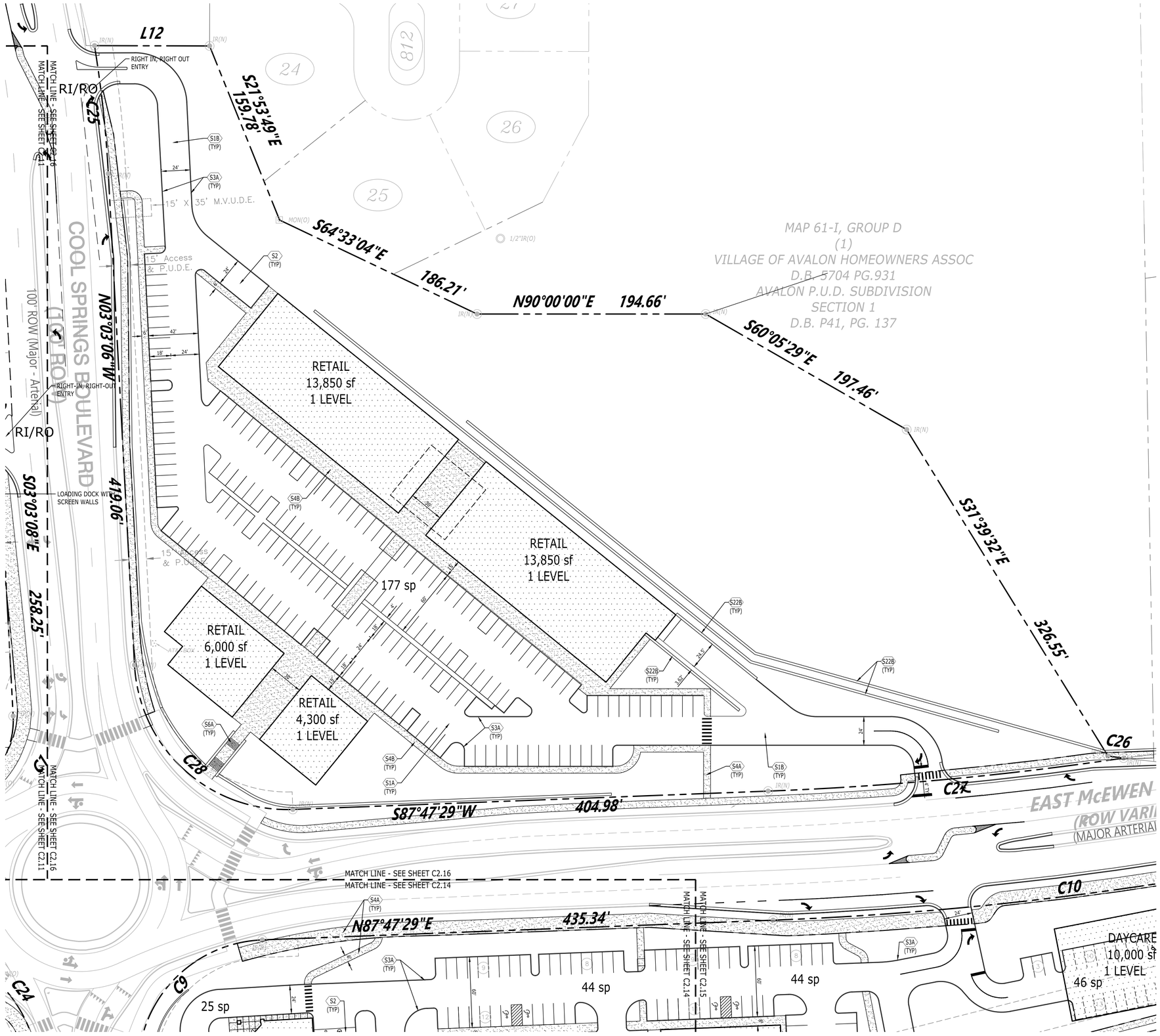

SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
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S5	SIDEWALK JOINTS	
S6A	CONCRETE STAIRS WITH HANDRAIL	
S6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
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S8	ACCESSIBLE SYMBOL	
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S10A	ACCESSIBLE RAMP	
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S15	UTILITY PAD	
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S18	DIRECTIONAL ARROWS	
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S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
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S22A	CONCRETE RETAINING WALL	
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PROPOSED FEATURES LEGEND

- BUILDING
- CONCRETE PAVEMENT
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- LIGHT DUTY PAVEMENT
- TACTILE WARNING
- PAINTED STRIPE
- CONCRETE CURB
- CENTERLINE

PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

N

0 20 40 80 120
GRAPHIC SCALE

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DONALD P. PIERCE
LICENSED LANDSCAPE ARCHITECT
No. 002235
STATE OF TENNESSEE

FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.16

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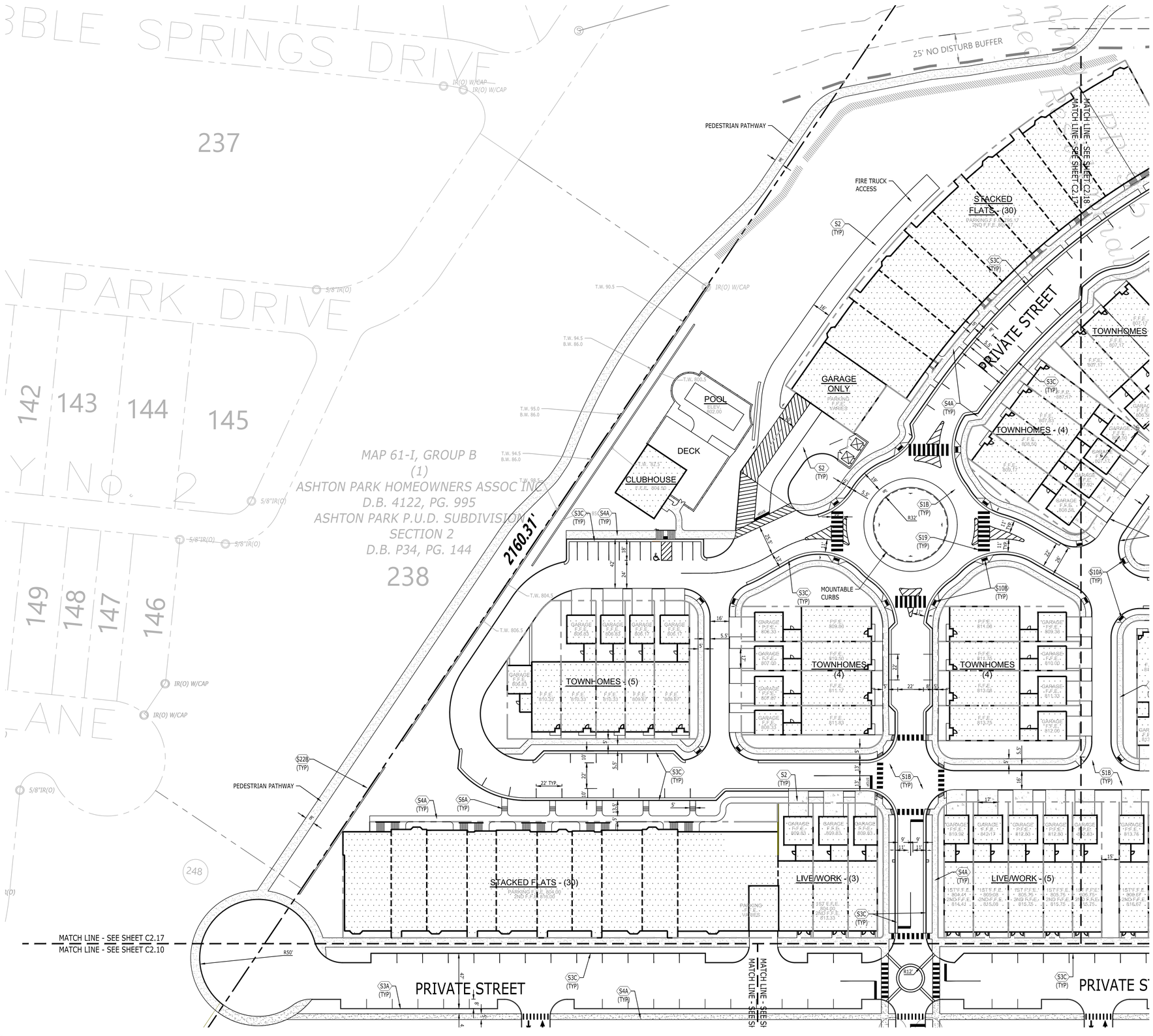

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DONALD P. PIERCE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — NO. 022735 — STATE OF TENNESSEE

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PROJECT NUMBER
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DRAWING NUMBER
C2.17

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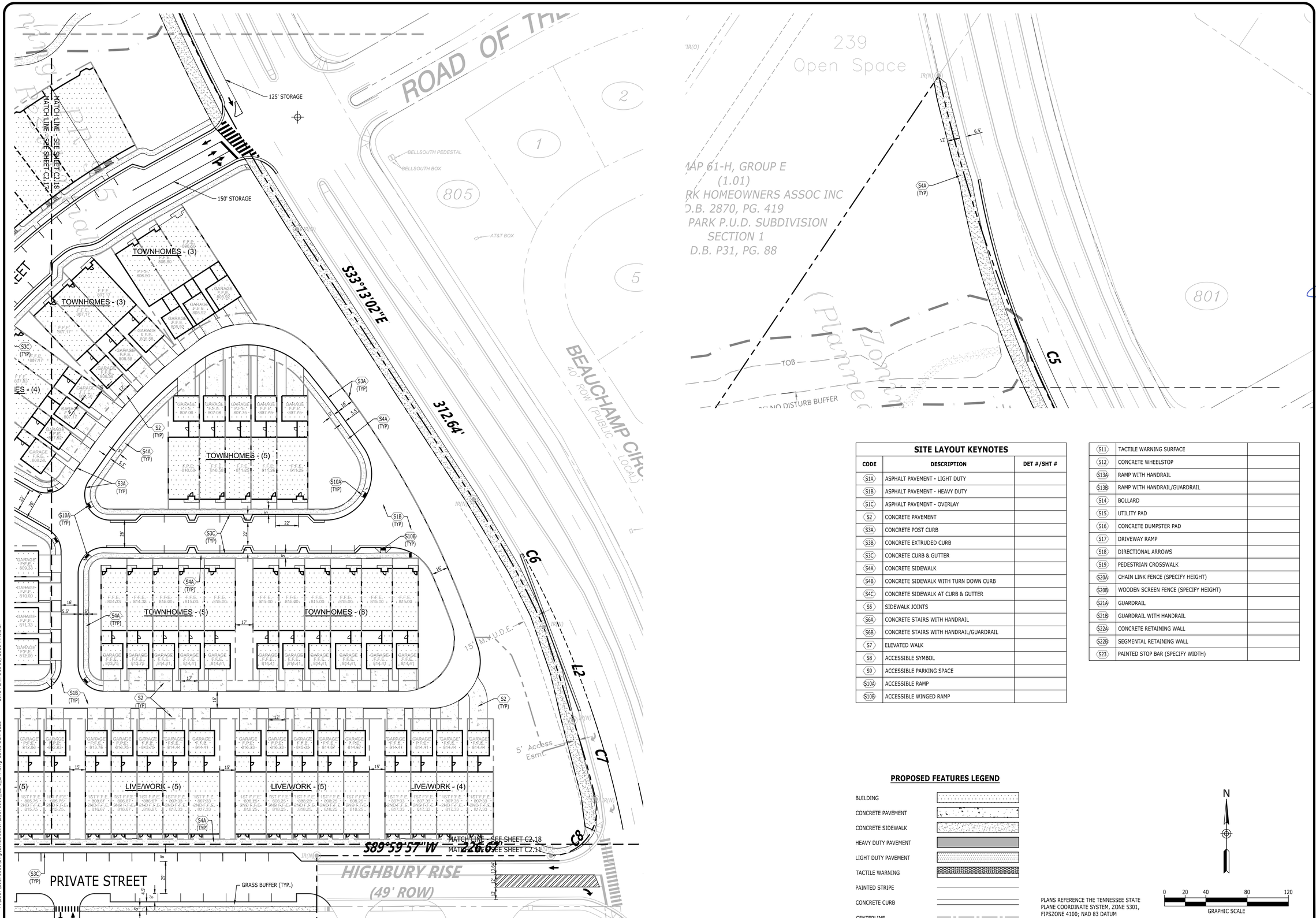

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DONALD P. PIERCE — 022735 — STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT

FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DESCRIPTION	DATE
	PRE-APPLICATION SUBMITTAL	02.08.2018
	DEVELOPMENT PLAN SUBMITTAL	08.13.2018
	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	11.12.2018
	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	12.06.2018

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.18

SITE PLAN Dec 06, 2018 mheisler

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HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: December 14, 2018

TO: Franklin Municipal Planning Commission

FROM: Josh King, Principal Planner
Amy Diaz-Barriga, Current Planning Supervisor
Emily Hunter, Director of Planning and Sustainability

Subject

..title

Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive".

..body

Project Information

COF Project Number: **6790**
Applicant: **Philip Piercy, Catalyst Design Group**
Owner: **Joe Parkes, Parkes Development Group**

Background/Staff Comments

A concept plan for this site was approved via Ordinance 2004-61, with final approval occurring at the September 15, 2004 Board of Mayor and Alderman meeting. The original concept plan was approved for 172 attached residential units in the northwest quadrant and 341,850 square feet of commercial space across all four quadrants of this proposed development. This revision to the plan proposes 122 attached residential units in the northwest quadrant and 492 multifamily units interspersed the retail and commercial buildings in the southern half of the northwest quadrant, a difference of 442 dwelling units. A total of 420,875 square feet of commercial/retail/office space is proposed, a difference of 79,025 square feet from the original approved concept plan, with 306,100 square feet occurring in the mixed use portion of the northwest quadrant, separated from the existing single family residential neighborhoods.

Envision Franklin recommends a Neighborhood Mixed Use design concept for all four corners of the intersection of East McEwen Drive and Cool Springs Boulevard.

> "The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the

street and connect these gathering places to the residential neighborhoods they support."

"Large developments should be master planned in order to achieve a cohesive design for the entire site. Building setbacks adjacent to streets should be minimal to create an active street environment with wide tree-lined sidewalks that encourages pedestrian activity. Where internal drives are used to organize buildings and pedestrian movement, setbacks to internal drives should be minimized wherever possible.
Buildings and their main entrances should be oriented toward the street. Double frontage, reverse frontage, and flag lots are discouraged. Buildings, where feasible, should be sited or designed to create public spaces, such as a formal open space, pedestrian plaza, courtyard, outdoor seating area, etc., that are easily accessible from adjacent streets or sidewalks. New and infill development is encouraged to provide a variety of housing types and should be designed so that duplexes, single family dwellings, and townhouses are located on the periphery in order to transition to existing single-family neighborhoods."

This development meets the intent of Envision Franklin by including a mix of housing types including residential above retail, multifamily residential, and townhome residential units. The most intensive of these units are interspersed into a mix of neighborhood scale retail buildings and uses. The townhomes are clustered and placed closest to the existing residential neighborhoods of Ashton Park and Village at Avalon. Less intensive retail uses are placed on the south side of East McEwen Drive adjacent to the existing Garden Club Court neighborhood.

Building setbacks along the internal street network are minimal and setbacks along the existing exterior roadway network are compatible with the existing built environment. While specific architecture is not being approved with the development plan, the applicant and their architect have illustrated how the intended building forms provide the active streetscape environment along East McEwen Drive and Cool Springs Boulevard.

Modification of Standards Requests

MOS 1: Location "A":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',8') with a maximum total height of 18 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location.

Staff Recommends Approval of Modification of Standards #1.

MOS 2: Location "B":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum total height of 17 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location.

Staff Recommends Approval of Modification of Standards #2.

MOS 3: Location "C":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested one wall (18') integrated into the refuse center building with a maximum height of 18 feet. The structure will be highly visible from East McEwen Drive as there is no landscape buffer or buildings to be placed in front of this highly visible corner.

Staff Recommends Disapproval of Modification of Standards #3.

MOS 4: Location "D":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (9',8') with a maximum height of 17 total feet. The placement of the traffic signal and the minimum vehicle stacking required for that intersection necessitated the driveway length and size preventing the applicant from meeting the retaining wall height.

Staff Recommends Approval of Modification of Standards #4.

MOS 5: Location "E":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum height of 17 total feet. Maintaining the structural stability of the existing fire station lot and the required minimum roadway intersection spacing requirements on Cool Springs Boulevard condensed the land needed to comply with the Zoning Ordinance standard.

Staff Recommends Approval of Modification of Standards #5.

MOS 6: Location "F":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (12',8') with a maximum height of 20 total feet. The required minimum roadway intersection spacing requirements on Cool Springs Boulevard and East McEwen Drive necessitated a retaining wall to construct any driveway entrance into this quadrant of the development. The staff and applicant agree the retaining walls are a way to minimize the disturbance to the existing hill and the existing residential units in Avalon along Beauchamp Circle, Guinevere's Retreat Ct., and Countess Nicole Ct.

Staff Recommends Approval of Modification of Standards #6.

MOS 7: Wall Composition Material

City of Franklin Zoning Ordinance 5.6.9(2) specifies segmental retaining walls shall match one of the primary colors of the retaining wall. The applicant requests to use pre-split rock retaining walls in lieu of segmental block. Engineering staff has no objections over the long-term stability or drainage issues with the use of this material over segmental blocks. Planning staff does not have sufficient information on the appearance or aesthetic of these walls to recommend approval of this deviation from our current standards.

Staff Recommends Disapproval of Modification of Standards #7.

Staff's review and recommendation of the retaining wall modification requests have been influenced by the existence of a concept plan for this site that was approved long ago, prior to the presence of retaining wall height and material zoning standards. Staff considers this a special case.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

Architecture is not approved at Development Plan stage but should stay consistent through site plan and permitting stage.

All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will be allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards.

The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

Recommendation

..recommendation

Recommend approval to the Board of Mayor and Aldermen.

..end

See attached pages for a list of staff recommended conditions of approval.

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 on all correspondence with any city department relative to this project.

Parkes
Development
Group, LLC
A PARKES COMPANY

105 Reynolds Drive / Franklin, TN 37064-2926 / 615-595-2400 / www.parkescompanies.com

December 4, 2024

Joe L. Parkes, Jr.
(615) 595-2400

Ms. Amy Diaz-Barriga

Department of Planning and Sustainability
109 3rd Avenue South
Franklin, TN 37064
(615) 550-6732
amy.diaz-barriga@franklintn.gov

Via: Uploaded to Portal

Re: Avalon Mixed Use Development
COF Project Number 6790

Dear Amy Diaz-Barriga, Emily Wright, Aldermen of the City of Franklin and Mayor Moore:

As you are aware, the captioned is a large-scale mixed-use project slated for development within the City of Franklin. Notwithstanding the rights conferred in previous approvals which predated vesting legislation enacted by the Tennessee legislature in 2015, Parkes Development Group, LLC, on behalf of Avalon Squared, LLC and Parkes Family, LLC, (collectively the "Owner") respectfully request an extension of the Vesting Rights for Avalon Franklin PUD as described below. The current Avalon Franklin PUD plan was approved by the Board of Mayor and Aldermen on March 12, 2019, and per Tennessee Code Annotated 13-4-31, the vesting of the associated entitlements was set to expire on March 12, 2022. On March 8, 2022, the Board of Mayor and Aldermen approved an extension of the 1st Development Plan milestone to extend the date to March 12, 2025

Parkes Development Group, LLC, on behalf of Avalon Squared, LLC and Parkes Family, LLC is requesting a second extension of the vesting period to **March 12, 2027**, to meet the 1st milestone.

Our reasons for the extension request include:

1. Our predevelopment work during the past two years has been significantly disrupted with the increased inflation rate, especially in construction cost, with cost escalation in the 30% range. It is consequently taking significant more time and effort to effectuate a viable revenue / cost structure that all project participants, including tenants, can support.

2. Equally or more perhaps even more problematic, the increase in interest rates by the Federal Reserve Bank to tame the inflation noted in item 1 has caused further disruption in the financing and investment markets, forcing most banks to the sidelines. Avalon is a very large project with extremely large capital requirements.

The lack of liquidity in the market especially for construction loans has stalled numerous projects throughout the U.S., including Avalon.

3. McEwen Extension. Given the regional transportation disruption of McEwen Phase IV extension, we desired increased visibility on the timing of the project as the temporary disruption has been of keen interest to our retail tenants. That project has recently bid, and we are hopeful it can now get underway. This timing when combined with the additional time requested herein, will position the project opening more coincident with McEwen Phase IV Extension completion.

We understand the city wishing to limit the length of the extension. However, we believe that due to the size and complexity of this project, the 2-year extension is warranted to allow time for the markets to continue to heal and bring about the successful start of the project.

We appreciate your consideration of our request for extension.

Sincerely,

Parkes Development Group, LLC
A Parkes Company

Joe L. Parkes, Jr.
President
jparkesjr@parkescompanies.com

COF no: 6790

CONDITIONS OF APPROVAL:

Open Issues: 36 These issues are currently being filtered

Addressing

General Issues

182. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Applicant shall have all street names approved before site plan submittal. Submit to lori.jarosz@franklintn.gov

Engineering - PUD Plan Checklist

General Issues

40. F. Development Plan

jimmy.wiseman@franklintn.gov Improvements to the southern leg of the round-a-bout have been added to the scope of the City project. The development plan shall reflect the needed ROW of for these improvements.

85. F. Development Plan

jimmy.wiseman@franklintn.gov The applicant has requested the following improvements. Beside each improvement, a note has been added in this comment recognizing whether the request qualifies or is does not qualify for an offset agreement. All offset agreements must be approved by the Board of Mayor and Alderman in conjunction with the development plan. Estimates and itemized bid tabs shall be submitted to Engineering with the next submittal to proceed with the request.

1. Developer plans to appeal staff's decision that the traffic signal at Cool Springs Boulevard and Road of the Roundtable is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. Does Not Qualify (Not on the Signal Master Plan)

2. Developer plans to appeal staff's decision that the traffic signal on East McEwen Drive and the main entrance to Avalon Franklin is not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and the Traffic Signal Estimate. Does Not Qualify (Not on the Signal Master Plan)

3. Developer plans to appeal staff's decision that the 4 deceleration lanes to be constructed on Cool Springs Boulevard are not available for an offset agreement. 3 deceleration lanes are to be constructed. The 4th is already constructed at Cool Springs Boulevard and Highbury Rise (Provide 125 of storage per Traffic Impact Analysis). Please see the attached Decel Lane and Median Exhibit and the Decel Lanes Cool Springs Boulevard (Lanes #5, #6, and #9) itemized estimates. Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis)

4. Developer plans to appeal staff's decision that the 6 deceleration lanes to be constructed on East McEwen Drive are not available for an offset agreement. Please see the attached Decel Lane and Median Exhibit and

	the Decel Lanes East McEwen (Lanes #1, #2, #3, #4, #7, & #8) itemized estimates. Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 5. Developer requests offsets for required turn lane and median modification on Cool Springs Boulevard. See attached Decel Lane and Median Exhibit and the Median Cool Springs Boulevard estimate (Median #10). Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 6. Median Closure on East McEwen Drive. Please see attached Exhibit and the Medians East McEwen Drive (Median #12) itemized estimate. Qualifies 7. Developer requests offsets for median modification on East McEwen Drive. See attached Decel Lane and Median Exhibit and the Medians East McEwen estimate (Median #13). Qualifies 8. Developer requests offsets for required turn lane. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). Does Not Qualify (Only benefits the development and required by Traffic Impact Analysis) 9. Developer requests offsets for median modification on Oxford Glen Drive. See attached Decel Lane and Median Exhibit and the Median Oxford Glen Drive estimate (Median #11). Qualifies City Staff will prepare a memo to the Board of Mayor and Alderman reflecting the applicant's request and Staff's position.
86. F. Development Plan	
jimmy.wiseman@franklintn.gov	**This is an advisory comment.** All City of Franklin specifications, guidelines and ordinances must be adhered to at the site plan stage. No exceptions will allowed based on entitlements if our regulations cannot be met in the construction plan set. No additional modification of standards shall be granted during site plan. The applicant must come back to the Board of Mayor and Alderman in order to request any additional modification of standards. [Edited By Jimmy Wiseman]
89. ROW Dedication	

joe.marlo@franklintn.gov After further discussion with City of Franklin Engineering Staff, Applicant to revise drawings as follows:

1. Replace "*ROW Dedication*" labels on the drawings with "*Future ROW*"
2. Add the following note to the drawings:

"Future ROW shown on drawings shall be dedicated or reserved as follows:

1. *Future ROW required for the development of Avalon Square, along Garden Club Court, and improvements required by the Traffic Impact Study shall be dedicated to the City of Franklin at the time of construction of the improvements by final plat.*
2. *Future ROW required for City Capital Improvement Projects (East McEwen Drive Phase 4 Improvements and East McEwen Drive Roundabout) shall be reserved."*

96. Work within TVA Easement

joe.marlo@franklintn.gov *The following comment is a Reminder to COF Staff,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: With the Site Plan submittal, Applicant will be required to provide documentation from Ashton Park HOA and TVA showing they have no exceptions to the work proposed within their open space / easement.

112. F. Development Plan

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

All streets, both public and private, shall be evaluated at the site plan stage against the City of Franklin Street Standards and the typical sections approved in this development plan. Dimensions shown on the horizontal plan view are considered conceptual in nature and are not to be considered approved. At the site plan stage, all streets not meeting City of Franklin dimensional standards shall require an exception to the Street Standards to be approved by the Engineering Department.
[Edited By Kevin Long]

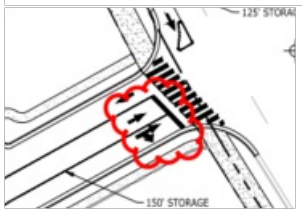
132. Traffic Impact Analysis

joe.marlo@franklintn.gov *Comment partially addressed.*

Applicant to modify the intersection of Cool Springs Boulevard and Road of the Round Table (C2.18) to incorporate the results of the TIA, including the following:

1. Correct lane markings, including left turn lane arrow. Stop bar to be perpendicular to curb/gutter.

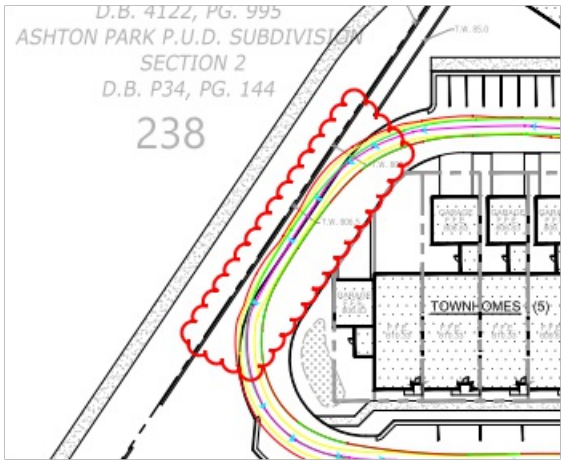
1. The project access should be constructed to include one entering lane and two exiting lanes, striped as a separate left turn lane and a shared through/right turn lane. Each of these turn lanes should include at least 150 feet of storage.



carlb@franklintn.gov	The applicant is hereby notified that according to the TIA, that build-out of the development as proposed is projected to create failure of traffic flow at the McEwen Drive roundabout during both the AM and PM peak hours, even with the COF proposed improvements to the roundabout. COF Engineering staff expects to bring this issue to the attention of the FMPC for their consideration.

136. Autoturn

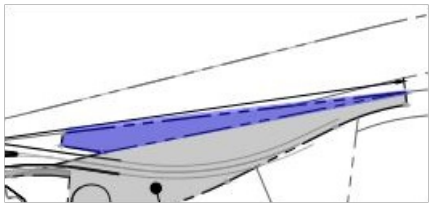
joe.marlo@franklintn.gov Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.



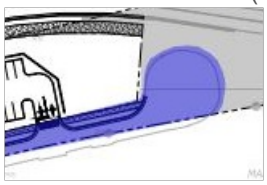
139. ROW Dedication

joe.marlo@franklintn.gov Applicant to revise the areas of Future ROW in the southeast quadrant as indicated below.

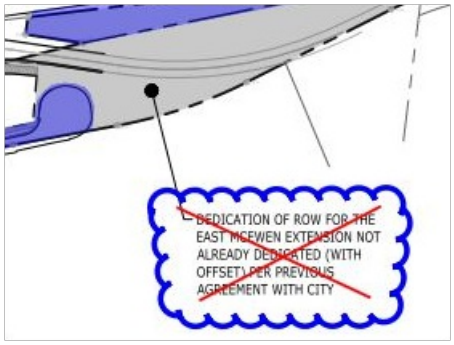
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



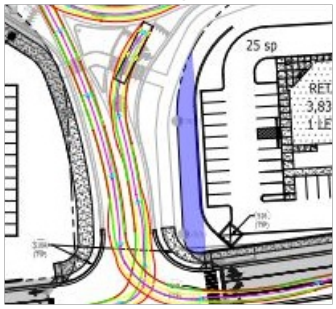
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



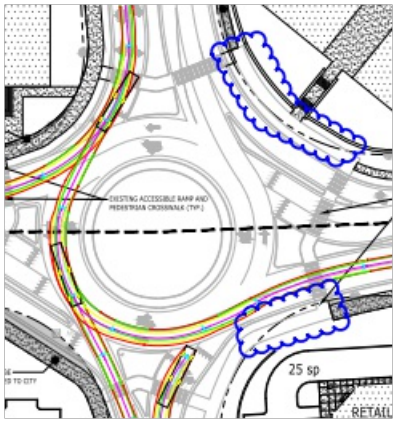
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



4. Show 'Future ROW' for the 12 feet needed for the additional lane at the south leg of the roundabout, per the TIA review. (C4.0, 4.14)



5. Show "Future ROW" for the sidewalks clouded below at the E. McEwen Drive / Cool Springs Blvd Intersection. (C4.14)



140. Gas Line Easement

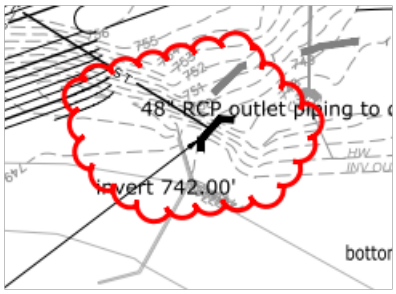
joe.marlo@franklintn.gov *The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: At Site Plan, the Applicant will be required to show the full width of Garden Club Court milled and overlaid along the length of the relocated gas line.

147. Stream Buffer

joe.marlo@franklintn.gov *The top of bank and stream buffer have been revised (thank you).*

Applicant to remove 48" RCP outlet from stream buffer. (C3.12)



149. Storm Infrastructure

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Development Plan.***

At the Site Plan stage, Applicant to shift the proposed junction box clouded below to be out of the turn lane. (C3.13). Additionally, the 54" RCP should be directed to discharge more parallel to the retaining walls adjacent to the bioretention areas instead of perpendicular, as schematically shown in the sketch above.

150. Sight Distance

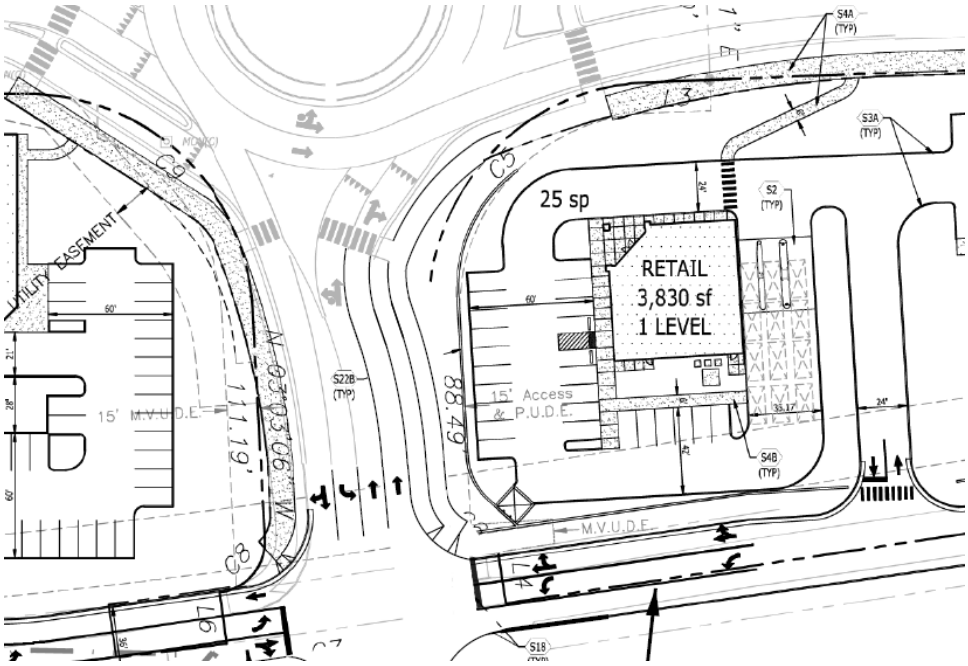
joe.marlo@franklintn.gov *The following is an Advisory Comment, **but does not hinder approval of the Development Plan.***

Advisory Comment: Several walls adjacent to intersections are shown on the Development Plan. At Site Plan, the Applicant will be required to show sight triangles showing that the walls do not interfere with intersection sight distance.

154. F. Development Plan

carlb@franklintn.gov

Per the third-party review of 12-11-18 as uploaded into IDT, the development impacts on the south leg of the roundabout (northbound Oxford Glen Drive) extend to approximately 500 feet south of Garden Club Court. This result indicates a recommended second northbound through lane from that point into the slip lane just south of the roundabout. Due to the constraints of making this improvement in the off-site portion of Oxford Glen Drive to the south of Garden Club Court, the applicant shall provide future ROW for adding the second lane widening of Oxford Glen Drive only between Garden Club Court and the slip lane just south of the roundabout. The applicant shall redesign the development layout on this frontage of Oxford Glen Drive accordingly to accommodate this widening, similar to that shown below.



[Edited By Carl Baughman]

155. F. 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.

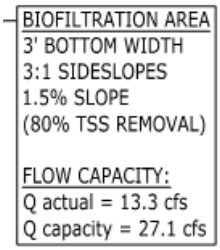
159. Street Sections

joe.marlo@franklintn.gov *Comment not adequately addressed. TND-1 section added does not appear applicable. No sections have been provided for private streets and alleys. Plan layouts do not appear to match the street sections provided.*

Applicant to supplement the street section on Sheet C2.12 to include all street sections proposed in the development, including alley sections and street sections with and without on-street parking. Provide street names associated with each section. Revise streets / alleys shown on plan such that they match the street sections provided.

170. H. Stormwater Management Plan

lance.fittro@franklintn.gov The previous comment has largely been addressed (thank you), but the box shown below which persists on sheet C3.18 shall be removed:



and another reference to TSS removal requirements remains in the narrative on sheet C3.01:

NORTHWEST RESIDENTIAL BLOCK
THE NORTHWEST RESIDENTIAL BLOCK OF THE DEVELOPMENT INCLUDES THOSE PORTIONS NORTH OF MCEWEN AND WEST OF COOL SPRINGS AND NORTH OF THE PRIVATE DRIVE. THE NORTHWEST RESIDENTIAL BLOCK CONSISTS OF A LARGE PORTION OF THE OVERALL DEVELOPMENT AND WILL UTILIZE SEVERAL GREEN INFRASTRUCTURE PRACTICES (GIP)S, INCLUDING BUT NOT LIMITED TO THOSE LISTED, TO ACHIEVE THE REQUIRED ~~82% TSS REMOVAL~~ BY COF. GENERALLY, SEVERAL DISTINCT BIORETENTION AREAS WILL BE STRATEGICALLY LOCATED TO BREAK THE SITE INTO SMALLER WATER QUALITY BASINS, AS WELL AS AREAS OF

Applicant shall revise the narrative for the Northwest Residential Block to read "0.18 Effective Rv" rather than "82% TSS Removal".

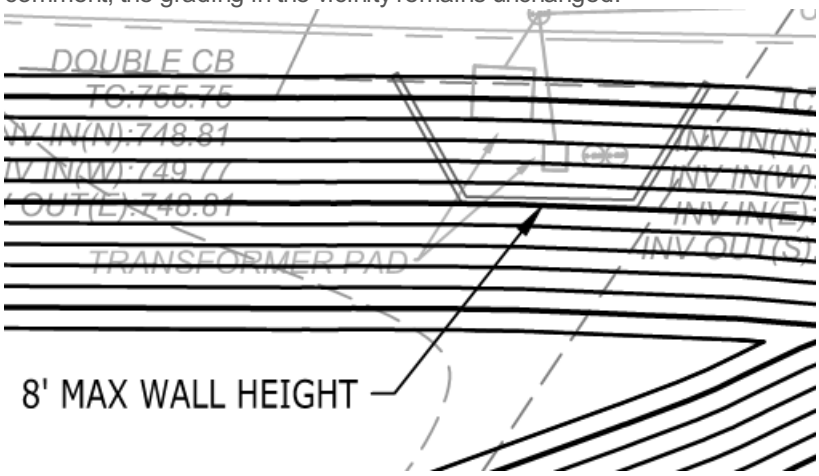
[Edited By Lance Fittro]

172. I. Utility Plan

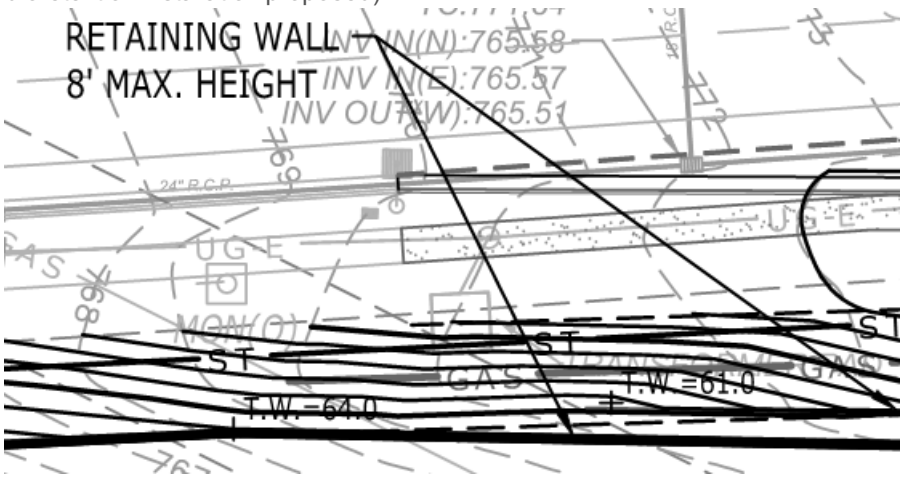
lance.fittro@franklintn.gov Applicant shall coordinate all necessary utility relocations and easement encroachments with the utility providers and reflect the necessary details on the construction plans submitted at Site Plan. All utilities, including those of non-City entities (including TVA, Mallory Valley Utility District, Atmos Gas, Middle Tennessee Electric Membership Corporation) shall be shown on the submitted Site Plan, and any necessary revisions or relocations required reflected on the plans. It should be understood that substantial revisions to the layout of the development to accommodate utility impacts at the Site Plan stage may necessitate a revision to the Development Plan.

173. G. Grading Plan

lance.fittro@franklintn.gov While a wall has been added around the transformer pad to address the previous comment, the grading in the vicinity remains unchanged:



A similar issue persists with the next transformer pad to the east (adjacent to the large bioretention installation proposed):



These issues can be addressed in detail at Site Plan stage, but applicant shall be aware that any existing City infrastructure shall be protected from impacts by the proposed grading and development. Any proposed relocation or modification of public infrastructure shall require approval of the City Engineer.

175. Easements

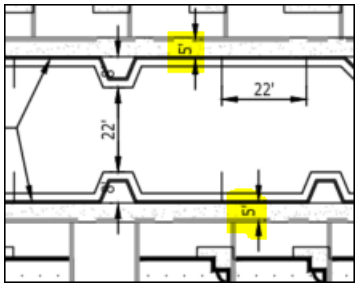
joe.marlo@franklintn.gov *The following is a new comment due to new information shown.*

Applicant to show the easements immediately to the west of the development, including the TVA easement, on Sheets C2.0 and C2.17, similar to that shown on the previous submittal.

176. Sidewalk Width

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

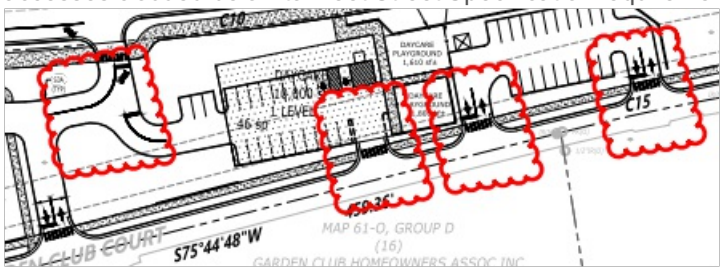
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

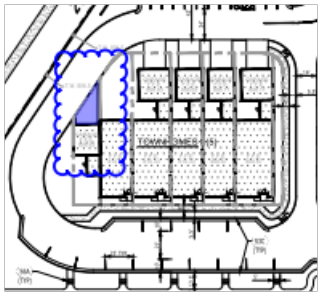
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)

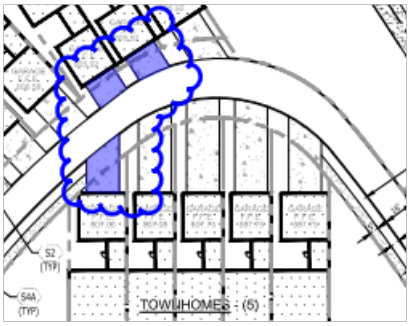


180. Driveway Length

joe.marlo@franklintn.gov *The following is an Advisory Comment,* ***but does not hinder approval of the Development Plan.***

Advisory Comment: At Site Plan, the Applicant will be required to revise driveways such that all portions of driveway lengths are either 5 feet or less, or 20 feet or more, from the edge of pavement to the face of garage, including those highlighted below. (C2.17 and C2.18)





Fire-Planning

General Issues

101. Connectivity

josh.king@franklintn.gov	The applicant is providing a connection to the edge of the property for an extension of Highbury Rise as a pedestrian, emergency gate, or full vehicular connection should the residents of Ashton Park or the BOMA desire to make this connection.

107. Fire Protection

andyk@franklintn.gov	Thank you. This is much clearer. I met with MVUD and our concept for this site differs greatly from what you have shown. Please expect more public mains, connectivity to Frenchtown Lane, public hydrants, and fire meters to serve such a large project. Additionally, any private fire line will need to meet the requirements of NFPA 24 and have indicating valves (PIVs) where appropriate.

165. On-Street Parking

andyk@franklintn.gov	Thank you. We will confirm the 6.5' parking lane(s) is acceptable with engineering.

General Issue

20171000_2018-03-08_AVALON FRANKLIN SUBMITTAL.pdf

74. MVUD Applicaiton

bnutt@mvud.org	MVUD understands the desire to wait until the approval for the development plan. MVUD cautions that the current plan does not reflect the water layout that will be required by MVUD. The current plan shown does not reflect the correct pipe sizing and easement locations onsite and offsite that will be required to serve this property. Developer will be required to follow MVUD design specifications including the requirement of Exclusive easements.

Parks

General Issues

20. Parkland information

kevinl@franklintn.gov	The attachment was presented by email to Josh King from Craig Baucom referring to the 172 units previously approved.

Proposed Zoning — Avalon Square — Site Statistics

Gross Density

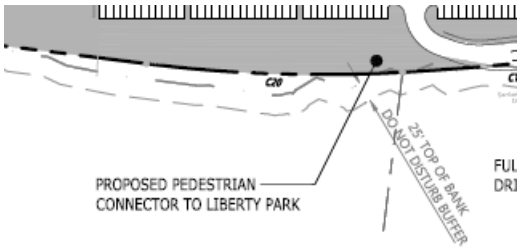
	Total Acres	Residential Total Units	Residential Units/ Acre	Commercial Total SF Bldg	Commercial Actual FAR	Commercial Allow FAR
Lot 1 - Townhome Section (PC)	16.55	106				
Lot 2 - NW Corner (PC) (169,500 sf Retail / 85,350 sf Office)	19.86	66		254,850	0.348	
Lot 3 - NE Corner (PC)	7.58			37,000	0.116	
Lot 5 - SW Corner (PC)	8.54			50,000	0.139	
Lot 4 - Dedicated Fire Hall	1.76					
Lot 7 - Dedicated Police Station -	0.74					
Dedicated Roads	10.97					
Totals	66	172	2.61	341,850	0.119	0.6
Lot 6 - SE Corner (NC)	3.54			23,300	0.15	0.3
Lot 8 - SE (NC)	1.83			0	0.000	0.3

Residential Net Density

Proposed Net Density for the residential portion of the project is calculated by subtracting proposed Open space and ROW from the total development.

131. Parkland information

kevinl@franklintn.gov There is still a reference to the connection on page C2.0. Please remove the comment.



Parks-The connection point at which you are wanting to enter the Liberty Park property will not work for Parks. The design of hole 3 of the disk golf course will be impacted with this access . To make a connection to this park would take a large bridge and would be intrusive to the park currently. At this time, Parks will not support the MOS for the connection as you have sidewalk connection to the park currently. Fees shall be required for the total amount. When the next phase of Liberty is being considered, a connection point can be discussed and incorporated with this phase of construction.

[Edited By Kevin Lindsey]

Planning

General Issues

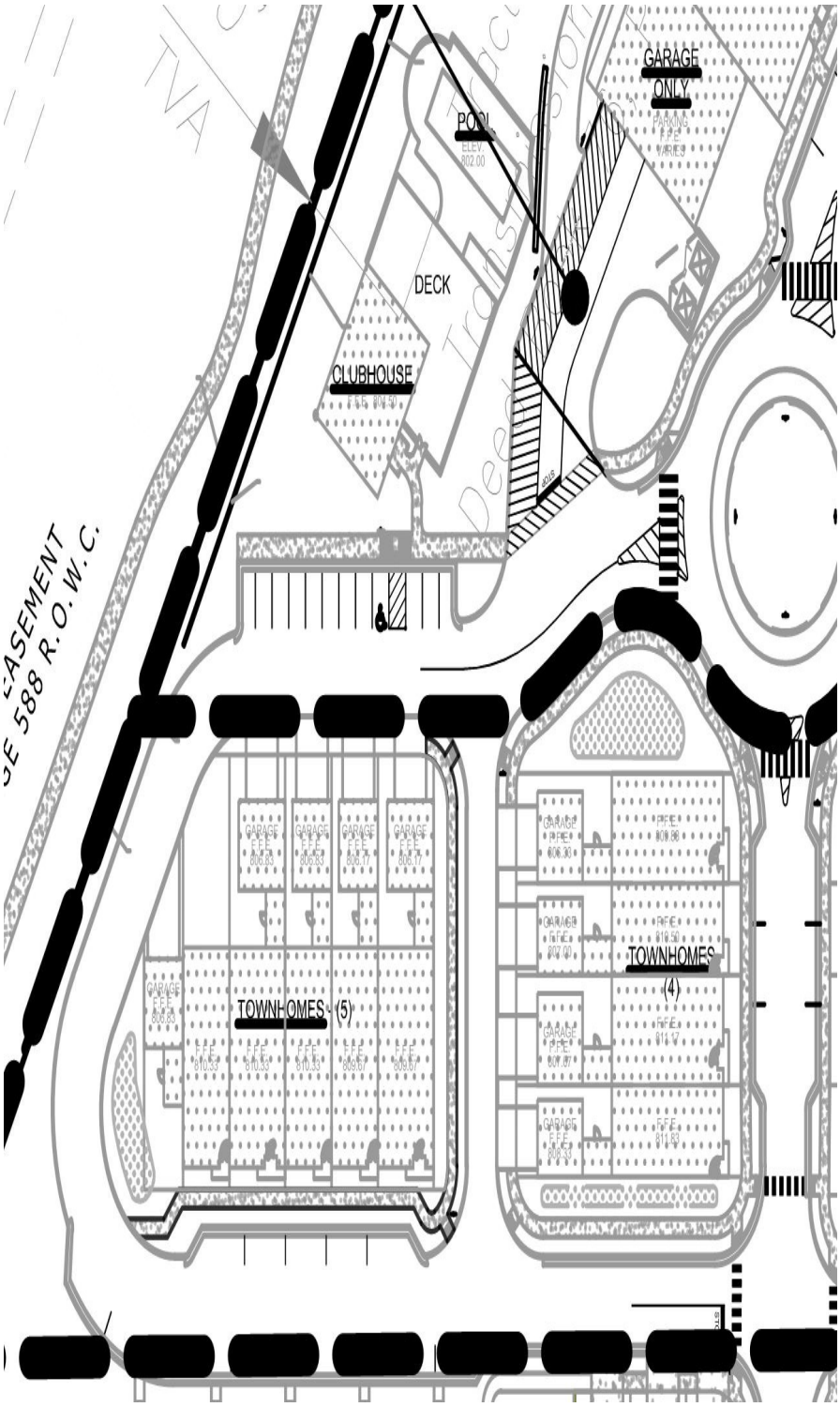
178. Architecture

amy.diaz-barriga@franklintn.gov It is our understanding that the refuse center at the southwest corner of the development is to be a fully enclosed building, and not merely a screen wall as depicted in the plans. As such, the applicant shall change this label to reflect their design intent.

The applicant shall also be aware that this building will require elevations at site plan, meeting the standards of section 5.3.6 of the Zoning Ordinance.

183. Townhome Section

josh.king@franklintn.gov ***To be addressed at site plan***
This section of townhomes is not approvable as designed. Applicant shall provide an alley type cross section for the area behind the townhomes and the future pool complex or redesign this area to meet COF standards for multifamily.



Stormwater

General Issues

158. Installation

ellen.moore@franklintn.gov	*This comment is an advisory comment and does not hider PUD approval.* Stormwater Management features that serve multiple phases shall be installed within the infrastructure site plan or with the first site plan within the contributing drainage area of the stormwater management features. Sureties pertaining to the stormwater features shall not be released until all contributing drainage area is built out and stabilized. [Edited By Ellen Moore]

160. Riparian Buffer

jeff.willoughby@franklintn.gov	As explained both in a meeting with City staff, and an email sent to the applicant on November 19, 2018, a stream buffer variance submittal will be required due to the turn lanes encroaching into the 25' stream buffer. This shall be submitted and approved prior to development plan approval.

181. Permits

Doug.Noonan@franklintn.gov	Advisory comment: All TDEC permits appear to be expired/inactive. All construction activity shall be covered under an active CGP NOC and any stream alterations shall covered under an active ARAP NOC

Water/Sewer

General Issues

83. Sanitary sewer Availability

ben.mcneil@franklintn.gov	******This comment is to remain open until the issue with the offsite sanitary sewer solution has been agreed upon and a plan in place.***** The City of Franklin Water Management department is currently finalizing the extent of offsite requirements for approvals of the development plan. There will be sanitary sewer upgrades required and identifying the proportionate share for the applicant is a priority. The applicant will be required to meet with Franklin Water Management to review the findings as soon as they have been completed. The development plan cannot move forward to one stop until all offsite agreements have gone to BOMA and approved. The applicant shall contact Ben McNeil or Scott Andrews for questions. (615) 794-4554

City of Franklin

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

File #: 21-040

DATE: January 8, 2025

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:
Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8663
Applicant: Greg Gamble, GDC
Owner: Ford Custom Home Builders, Mike Ford, Rep.

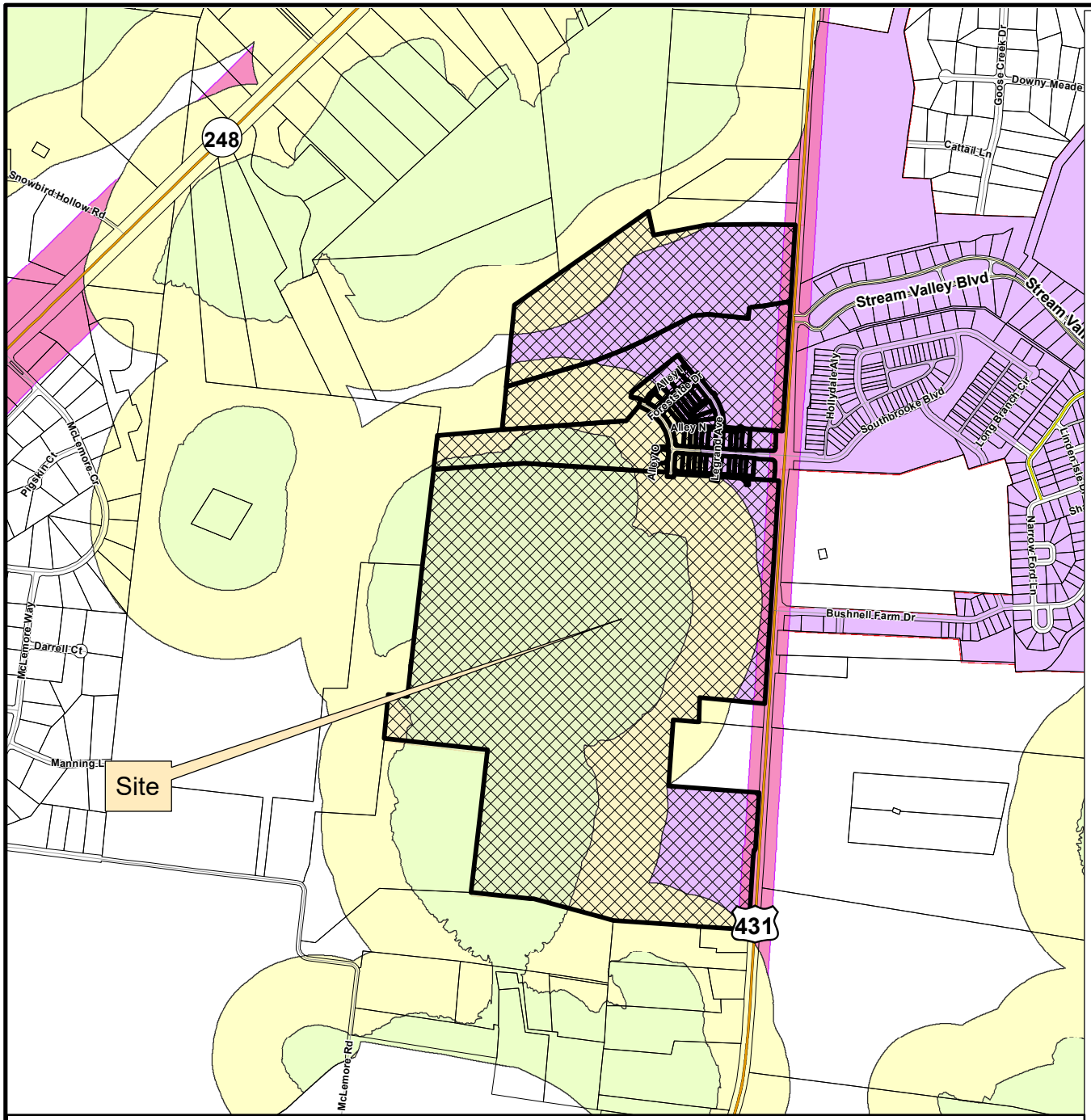
BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Southvale PUD Subdivision Development Plan to include the townhome building type into the plan. The proposal includes converting the previously approved multiplex buildings into townhomes, which leads to an overall reduction in the total dwelling units from 512 to 450. The changes and proposed townhomes are located internal to the subdivision and are not located along Lewisburg Pike. The proposed revision is requested to be reviewed under the Neighborhood Green Design Concept in the current edition of Envision Franklin, which does support the townhome building type. The plan maintains its vesting as established on June 7, 2021. Any future revision to the development plan for the Southvale PUD Subdivision that proposes more than 450 dwelling units would require approval by the Board of Mayor and Aldermen.

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 that the Planning Commission approve the Southvale PUD Subdivision, Development Plan, Revision 1, with conditions.



SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1

Project Information
Existing Zoning: PD (1.84)
Overlay Districts: HHO, 500' Buffer of HHO, SCO
Site Acreage: 244.80 acres
Proposed Number of Dwelling Units: 450
Proposed Nonresidential Square Footage: 0

Legend

- Southvale PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- 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 District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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: 8663

CONDITIONS OF APPROVAL:

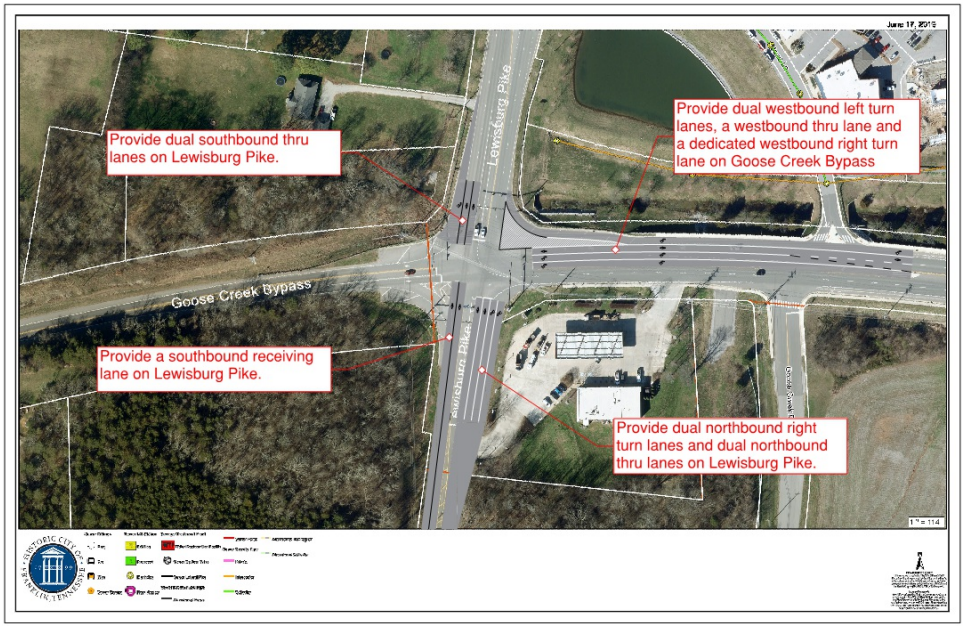
Open Issues: 14 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

8. Offsite Improvements

jimmy.wiseman@franklintn.gov Comment to remain open as a reminder.
The following improvements were identified as part of the Meadows and Villages at Southbrooke PUD Subdivision:



Given this new density proposed on the west side of Lewisburg, the following condition applies to Southvale PUD Subdivision: At 105 units constructed on either development plan (Southvale and The Meadows and Villages at Southbrooke) the full intersection improvements shall be completed for Lewisburg Pike and Goose Creek Bypass.

9. Runoff from Hillsides

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

With each Site Plan, Applicant shall intercept and direct stormwater from adjacent hillsides using appropriate storm infrastructure prior to its crossing over sidewalks or surface flowing into streets, alleys, or mews. Retaining walls, where used, shall be set back from the HHO and Area of Protected Slopes a minimum of five feet or the distance equal to the height of the wall, whichever is greater.

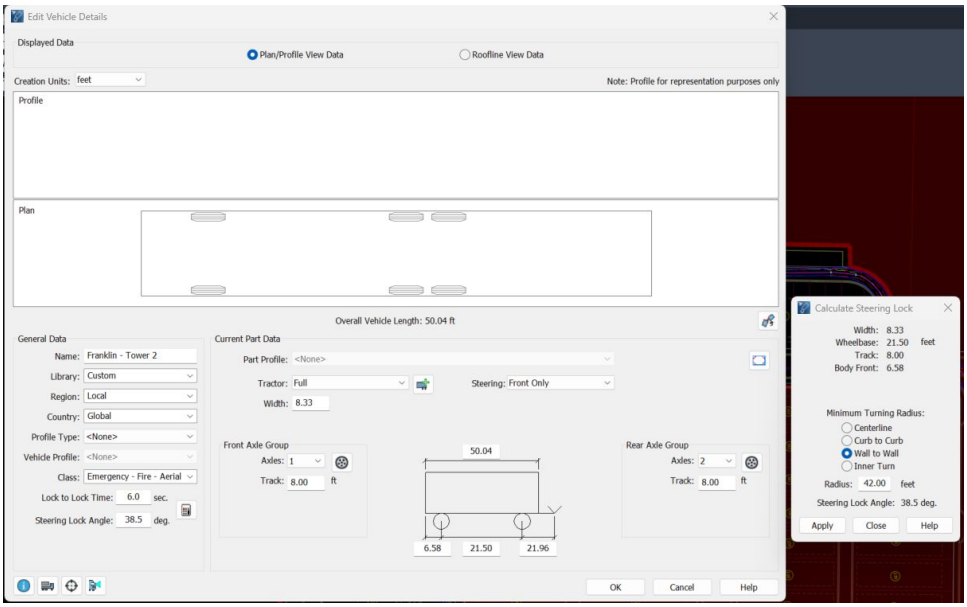
10. Future Lewisburg Pike Build-Out

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

With each Site Plan, Applicant shall show how grading for the future, ultimate build-out of Lewisburg Pike can be tied into the proposed grading for the site using 3H:1V or flatter slopes and without the need for future retaining walls. Future grades for the ultimate build-out shall be extrapolated from existing grades at the centerline of Lewisburg Pike. Retaining walls and stormwater features proposed within the development with each Site Plan shall be located a minimum of 10 feet from existing and dedicated ROW to allow for future construction easements.

20. Fire Access

lance.fittro@franklintn.gov As advised in the e-mail response to the applicant, the provided confirmation (screen shots) of input criteria used for AutoTurn analysis of the site shall be included on the plans, along with confirmation of "turn on spot" being disabled and 5 MPH minimum travel speed being used for the analysis provided.



24. Perpendicular Parking Off of Alleys

lance.fittro@franklintn.gov **This comment has been addressed with the conceptual layout shown on the development plan, and shall remain open as a continued condition of approval and reminder to staff to verify with future site plans:**
In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.

25. Sight Distance

lance.fittro@franklintn.gov	***This is an advisory comment and does not hinder the approval of this development plan.*** All access locations as shown on this Development Plan are tentatively approved based on the condition that all safety considerations, specifically Minimum Intersection Sight Distance as prescribed by AASHTO, will be met at the Site Plan stage. If Minimum Sight Distance cannot be safely achieved at the Site Plan stage, the proposed access locations shall be required to either (a) provide access restrictions on movements that do not meet minimum safety requirements, or (b) design and construct modifications to the intersecting roadway to remove the unsafe condition.

26. Roadway Improvements Per TIA

lance.fittro@franklintn.gov **(This comment applies to future Site Plans and *DOES NOT HINDER THE APPROVAL OF THIS DEVELOPMENT PLAN*.)**

Applicant shall complete all necessary roadway improvements as recommended by the TIA and the City's third-party review, and summarized below. All roadway improvements shall be completed and accepted prior to the first Certificate of Occupancy for each portion of the development as stated in the TIA.

All improvements along Lewisburg Pike shall meet AASHTO, TDOT, and City of Franklin design requirements for a 50-MPH Major Arterial Roadway.

(currently unamed) Boulevard / Southbrooke Boulevard - The eastbound approach
shall provide an exclusive left-turn lane and shared thru-right lane. The westbound approach shall include a shared left-thru lane and exclusive right-turn lane. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage along with the appropriate approach and bay tapers.

Forestside Drive / Stream Valley Boulevard - The intersection control shall be converted to signalized control. The eastbound approach shall provide separate shared right-thru and left turn lanes. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage, along with the appropriate approach and bay tapers. In conjunction with signalization, the westbound approach shall be modified to provide shared right-thru and exclusive left turn lanes to promote optimal traffic signal operations under proposed conditions. The eastbound and westbound approaches shall be designed and modified as necessary to meet AASHTO and City of Franklin design standards for horizontal geometry.

Bolting Street / Bushnell Farm Drive - The eastbound approach shall include a separate left-turn lane and shared thru-right lane. A northbound left-turn lane and southbound right-turn lane shall be provided including 100 feet of storage along with the appropriate approach and bay tapers.

Tranquil Oak Drive - The eastbound approach shall include separate left and right turn lanes. A northbound left-turn lane and southbound right-turn lane with 100 feet storage shall be provided along with the appropriate approach and bay tapers.

27. Intersection Improvements

lance.fittro@franklintn.gov Applicant shall provide full design for the signalized intersection of Stream Valley Boulevard / Forestside Drive / Lewisburg Pike. The signal plans shall incorporate all intersection improvements (i.e. turn lanes) required per the approved TIA (including modifications to the westbound approach (Stream Valley Boulvevard)) and must be approved by TDOT and the City of Franklin. All intersection improvements shall be completed and accepted prior to the issuance of the first Building Permit for Section 4 of this development plan.

(This comment applies to future Site Plans and *DOES NOT HINDER THE APPROVAL OF THIS DEVELOPMENT PLAN*.)

28. RIRO Alleys

lance.fittro@franklintn.gov The alleys closest to Lewisburg on Tranquil Oak Drive which are shown as right in and right outs shall be analyzed further at the Site Plan stage. Due to anticipated traffic volume on the collector roadway requiring requiring larger than average storage lengths, left turns shall be limited at this location. A median at this location may be required to deter left turns completely.



Parks

General Issues

7. Parkland information

kevinl@franklintn.gov The new Parkland Agreement was submitted to Law on 1-3-25 for approval.

[Edited By Kevin Lindsey]

Planning

General Issues

18. Zoning/Entitlements

joseph.bryan@franklintn.gov	Advisory comment to remain open: the proposed plan will not require a rezoning to modify the reduction in overall density. However any future plan revision that requests more residential units than what is being show with this plan will require a rezoning with the development plan revision, even if that number is less than what was originally approved with the first plan.

37. Envision Franklin

joel.aguilera@Franklintn.gov	**At the time of one-stop submittal, please revise the necessary plan sheets, to show the nature trail connection, on OS 1016 and OS 1000, to connect to Evergreen Hill Drive again.** [Edited By Joel Aguilera]

Water/Sewer

General Issues

2. Sewer services

ben.mcneil@franklintn.gov	The applicant has indicated a sample enlargement has been provided for utility layout review. The provided layout does not appear to take storm water, into consideration. If at site plan, the proper separations cannot be met for utility installation, the applicant must revise utilities or lot layout to allow proper installation and maintenance of utility. [Edited By Ben McNeil]

Zoning

General Issues

38. Address

nathan.hollingsworth@franklintn.gov	Addressing shall be done at initial site plan submittal.

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C1.6	EXISTING CONDITIONS ENLARGEMENT
C1.7	EXISTING CONDITIONS ENLARGEMENT
C1.8	EXISTING CONDITIONS ENLARGEMENT
C1.9	EXISTING CONDITIONS ENLARGEMENT
C1.10	EXISTING CONDITIONS ENLARGEMENT
C2.0A	APPROVED DEVELOPMENT PLAN
C0.1	DEVELOPMENT PROGRESS PLAN
C0.2	DEVELOPMENT PLAN REVISION COMPARISON
C0.3	DEVELOPMENT PLAN REVISION COMPARISON
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
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C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C2.6	DEVELOPMENT PLAN ENLARGEMENT
C2.7	DEVELOPMENT PLAN ENLARGEMENT
C2.8	DEVELOPMENT PLAN ENLARGEMENT
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	ENLARGED GRADING & DRAINAGE PLAN
C3.3	ENLARGED GRADING & DRAINAGE PLAN
C3.4	ENLARGED GRADING & DRAINAGE PLAN
C3.5	ENLARGED GRADING & DRAINAGE PLAN
C3.6	ENLARGED GRADING & DRAINAGE PLAN
C3.7	ENLARGED GRADING & DRAINAGE PLAN
C3.8	ENLARGED GRADING & DRAINAGE PLAN
C4.0	OVERALL TRASH ROW AND ACCESS PLAN
C4.1	ENLARGED TRASH ROW AND ACCESS PLAN
C4.2	ENLARGED TRASH ROW AND ACCESS PLAN
C4.3	ENLARGED TRASH ROW AND ACCESS PLAN
C4.4	ENLARGED TRASH ROW AND ACCESS PLAN
C4.5	ENLARGED TRASH ROW AND ACCESS PLAN
C4.6	ENLARGED TRASH ROW AND ACCESS PLAN
C4.7	ENLARGED TRASH ROW AND ACCESS PLAN
C4.8	ENLARGED TRASH ROW AND ACCESS PLAN
C4.9	OVERALL FIRE ROW AND ACCESS PLAN
C4.10	ENLARGED FIRE ROW AND ACCESS PLAN
C4.11	ENLARGED FIRE ROW AND ACCESS PLAN
C4.12	ENLARGED FIRE ROW AND ACCESS PLAN
C4.13	ENLARGED FIRE ROW AND ACCESS PLAN
C4.14	ENLARGED FIRE ROW AND ACCESS PLAN
C4.15	ENLARGED FIRE ROW AND ACCESS PLAN
C4.16	ENLARGED FIRE ROW AND ACCESS PLAN
C4.17	ENLARGED FIRE ROW AND ACCESS PLAN
C4.18	GOOSE CREEK PLAN
C4.19	ROADWAY TYPICAL SECTIONS
C4.2T	TIA PHASING EXHIBIT
C5.0	OVERALL SITE UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C5.5	ENLARGED UTILITY PLAN
C5.6	ENLARGED UTILITY PLAN
C5.7	ENLARGED UTILITY PLAN
C5.8	ENLARGED UTILITY PLAN
C5.9	OFFSITE SEWER PLAN
C5.10	OFFSITE SEWER PLAN
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L2.0	STREAM MANAGEMENT PLAN
L2..1	OFFSITE SEWER STREAM PLAN
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EX3	REGULATING PLAN
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INDEX KEY

ORIGINAL DEVELOPMENT PLAN SHEET INDEX

ADDITIONAL SHEET FOR DEVELOPMENT PLAN REVISION

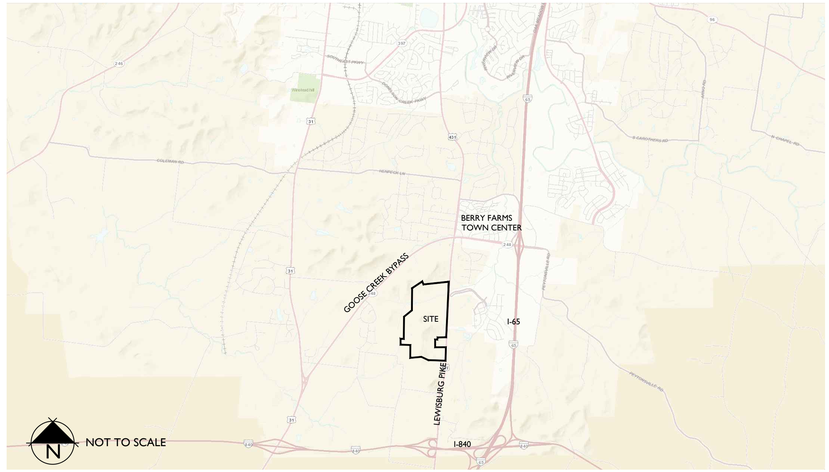
SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

SOUTHVALE

PUD SUBDIVISION DEVELOPMENT PLAN REVISION 1

PD (1.84)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
RYAN McMASTER
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-330-1749
ryan.mcmaster@kimley-horn.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
chad.gore@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

STATEMENT OF IMPACTS

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
450 UNITS X 350 GPD = 157,500 GPD

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

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

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN 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.

APPLICATION TO BE SUBMITTED UNDER 12/08/2020 ZONING ORDINANCE.

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

SOUTHVALE PUD SUBDIVISION REVISION 1

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION REVISION 1
PROJECT NUMBER:	8663
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
SITE AREA:	244.80 AC
VESTING:	07/19/2021
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.84 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX, TOWNHOME
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):

DETACHED:	197 LOTS
<40' DETCHED:	27 LOTS
40'-45' DETACHED:	91 LOTS
46'-50' DETACHED:	33 LOTS
51'-60' DETACHED:	37 LOTS
>60' DETACHED:	9 LOTS
ATTACHED:	253 UNITS (241 LOTS)
DUPLEX:	20 UNITS (20 LOTS)
3-MULTIPLEX:	51 UNITS (51 LOTS)
4-MULTIPLEX:	16 UNITS (4 LOTS)
TOWNHOMES:	166 UNITS (166 LOTS)
TOTAL UNITS:	450 UNITS (438 LOTS)

BUILDING HEIGHT:	2.5 STORY
MINIMUM LSA:	20% - 48.96 AC
OPEN SPACE REQUIRED:	5% - 12.24 AC
NATURAL AREA REQUIRED:	10% - 24.48 AC
TREE CANOPY RETENTION:	73% - 85.29 AC

PARKING REQUIRED (BY USE):

2 / SINGLEFAMILY (197 UNITS):	394
3 / 3BR+ TOWNHOME (237 UNITS):	711
3 / 90'B MULTIPLEX (16 UNITS):	48
DUPLEX:	1,153

PARKING PROVIDED (BY USE): *MINIMUM

4/DETACHED SF (2 GARAGE, 2 TANDEM):	788 (PROVIDED ON LOT)
4/90'B MULTIPLEX(2 GARAGE, 2 TANDEM):	64 (PROVIDED ON LOT)
2/TOWNHOME (1 GARAGE, 1 TANDEM):	470 (PROVIDED ON LOT)
ON-STREET:	322
OFF-STREET:	123
TOTAL PARKING:	1,767

PARKLAND DEDICATION:	450 X $4,304 = $1,936,800
DEVELOPER TO PAY FEE IN LIEU	
DEVELOPER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615)975-5765
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE

PARCELS

117---01200, 117---01300, 117---01400, 118---04900, 118---04901, 118---05001, 118---05002, 133---00100

OWNER:	FORD CLASSIC HOMES
ADDRESS:	390 MALLORY STATION ROAD SUITE 100 FRANKLIN, TN 37067
PHONE:	615-503-9727
EMAIL:	MIKE.FORD@MIKEFORDBUILDERS.COM
CONTACT:	MIKE FORD

TENNESSEE LANDSCAPE ARCHITECT — 1/23/25

PRE-APP SUBMITTAL: 11/25/2024
INITIAL SUBMITTAL: 12/09/2024
RESUBMITTAL: 01/02/2025

COF: 8663

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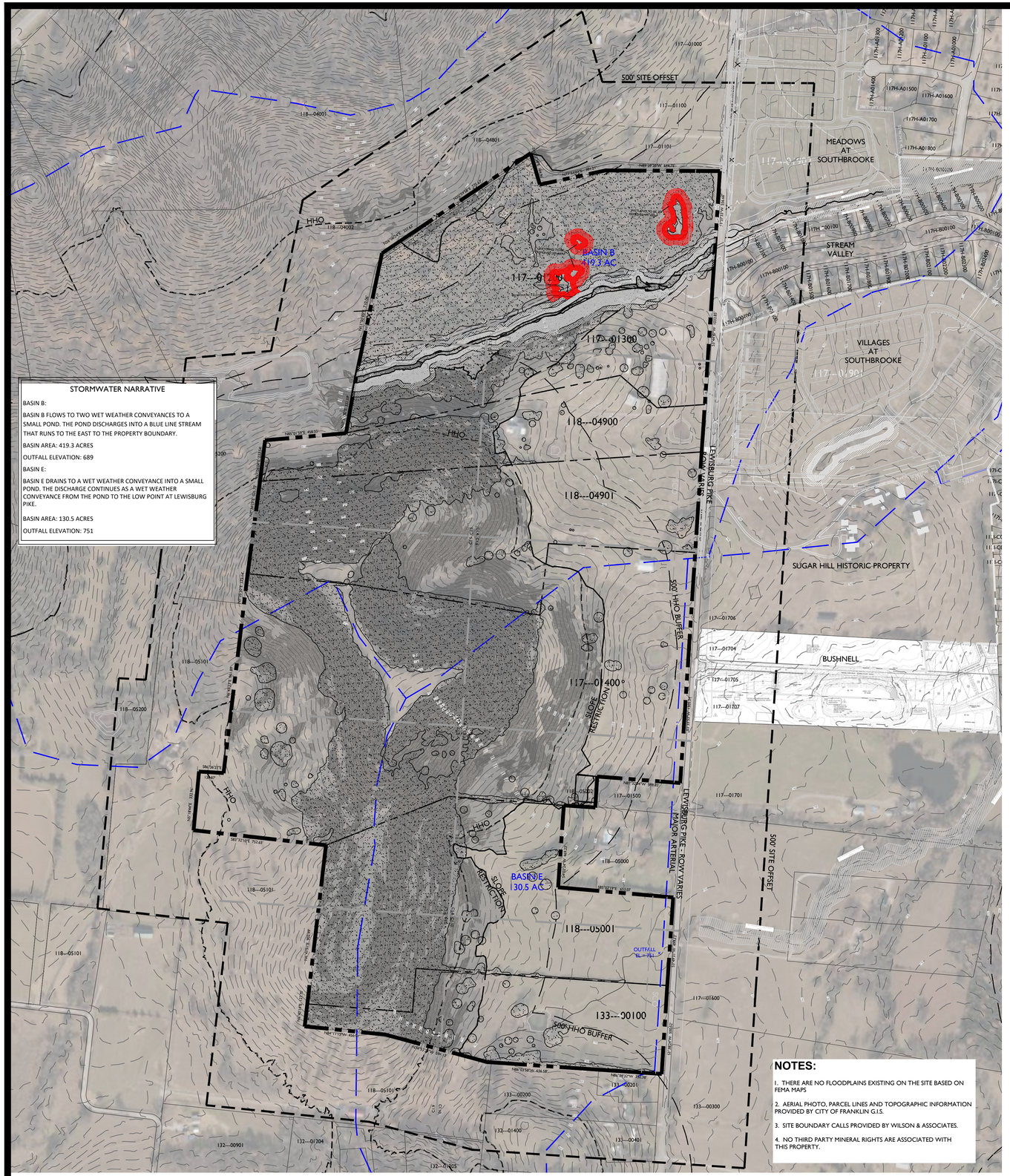
FORD CLASSIC HOMES

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE


500' SITE OFFSET
MEADOWS AT SOUTHBROOKE
STREAM VALLEY
VILLAGES AT SOUTHBROOKE
SUGAR HILL HISTORIC PROPERTY
BUSHNELL
BASIN B 419.3 AC
BASIN E 130.5 AC
LEWISBURG PIKE - ROW VARIES MAJOR ARTERIAL
500' HHO BUFFER
SLOPE RESTRICTION
HHO
OUTFALL EL = 751
118---04001
118---04002
118---05101
118---05200
117---01100
117---01101
117---01300
118---04900
118---04901
117---01400
117---01500
118---05000
118---05001
117---01600
133---00100
133---00200
133---00201
133---00300
132---00901
132---01204
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117---01746
117---01747



**SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

△ TREE CANOPY AND SITE DATA UPDATE

KEY

- EXISTING TREE CANOPY
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- NATURAL SLOPES 14%-20%
- NATURAL SLOPES 20% OR GREATER

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,064,293 SF	3,715,095 SF
TOTAL ACRES	116.26 AC	85.29 AC

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NOTES:

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revised 12/3/25
TENNESSEE BOARD OF EXAMINERS FOR LANDSCAPE ARCHITECTURE

Revision Date
△
△
△
△

OVERALL EXISTING CONDITIONS

SHEET
C1.1

COF 8663

N89°39'28"W 644.75'

N77°53'03"E 381.21'

S03°37'33"W 556.66'

S33°44'47"W 1,150.33'

LEWISBURG PIKE - ROW VARIES - MAJOR ARTERIAL

SLOPE RESTRICTION

HHO BUFFER

12' DRIVE
30' ACCESS EASEMENT
TO REMAIN; SEE SHEET C4.1
FOR DEED REFERENCE

N03°03'28"E 184.96'

WETLAND TO BE
REMOVED W/ ARAP

WETLAND TO BE
REMOVED W/ ARAP

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

BASIN B
419.3 AC

117---01200

117---01300

REVISED ZONE 2 BUFFER

REVISED ZONE 1 BUFFER

80' RIPARIAN BUFFER ZONE 1

50' RIPARIAN BUFFER ZONE 1

STREAM

SCO

HORSE RING TO
BE REMOVED

STRUCTURE TO
BE REMOVED

770
760
750
740
730
720
710

C1.3
C1.2
C1.4

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

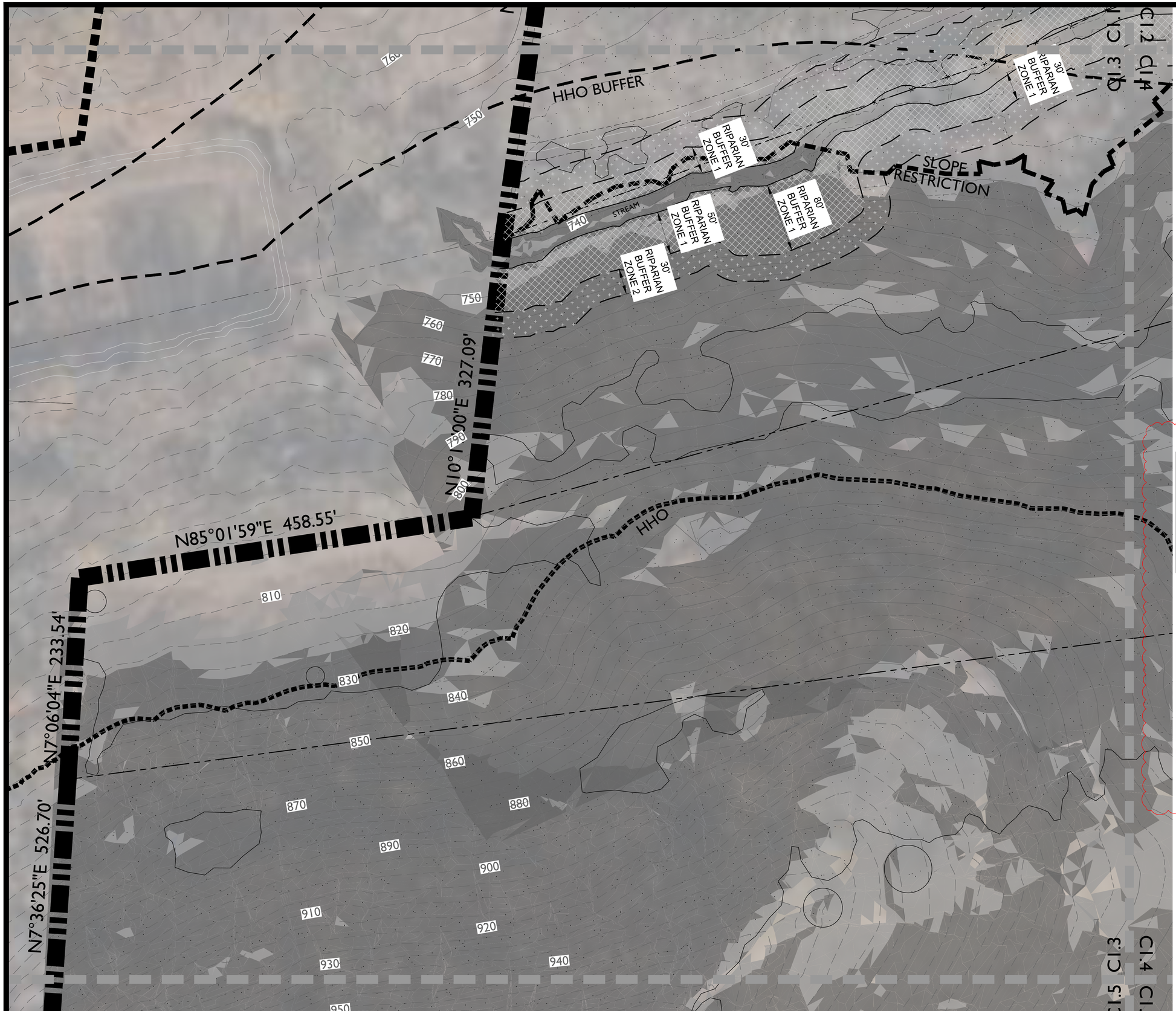
Matthew W. Shew
12/2/25
TENNESSEE AGRICULTURE
COMMERCE
TENNESSEE NO. 337
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.2

COF 8663



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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CHEW Matthew W. 11-25 TENNESSEE DEPARTMENT OF AGRICULTURE COMMERCE & INSURANCE LICENSED LANDSCAPE ARCHITECT

Revision Date
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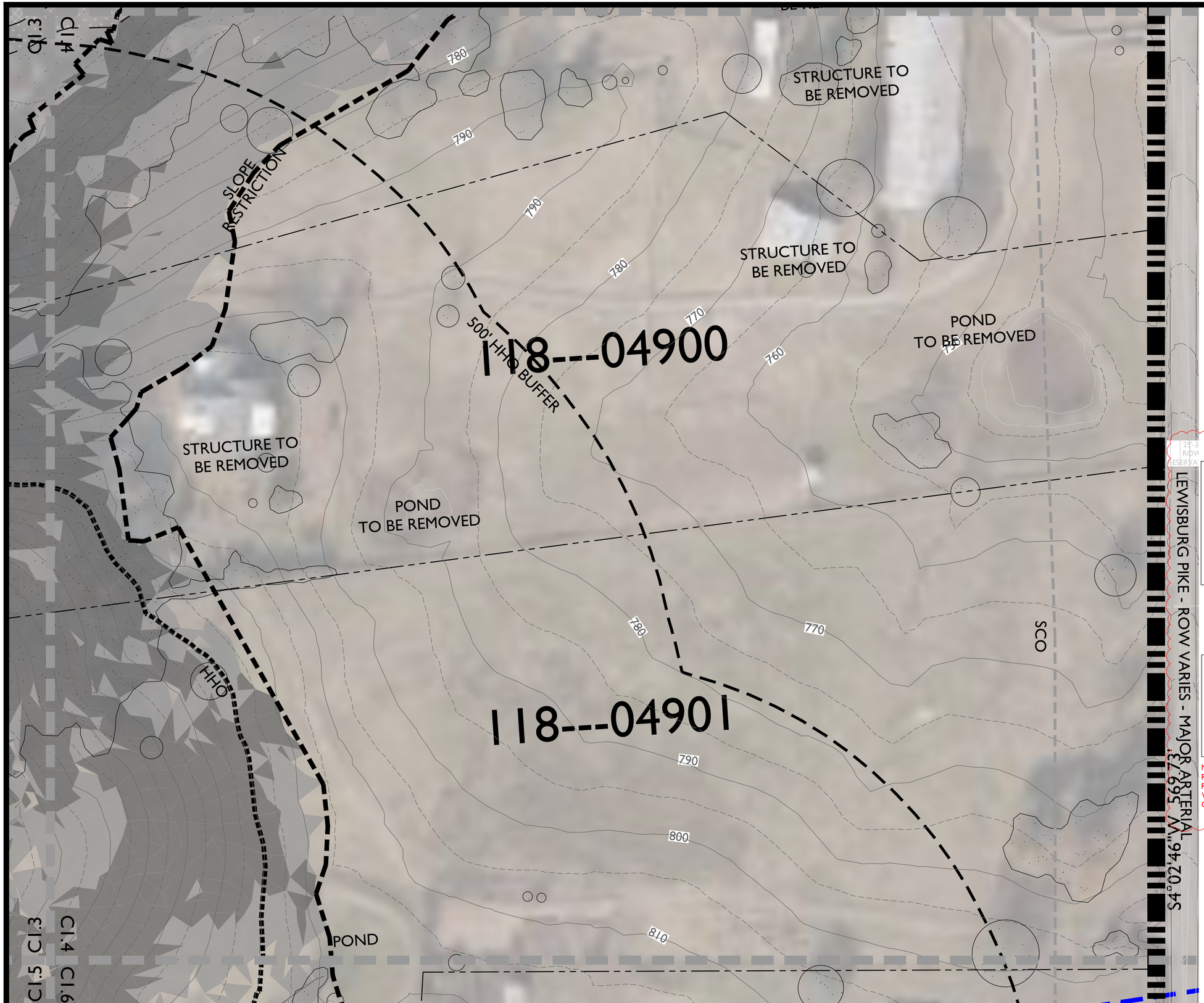
OVERALL EXISTING CONDITIONS

SHEET
C1.3

COF 8663



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION DEVELOPMENT PLAN REVISION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
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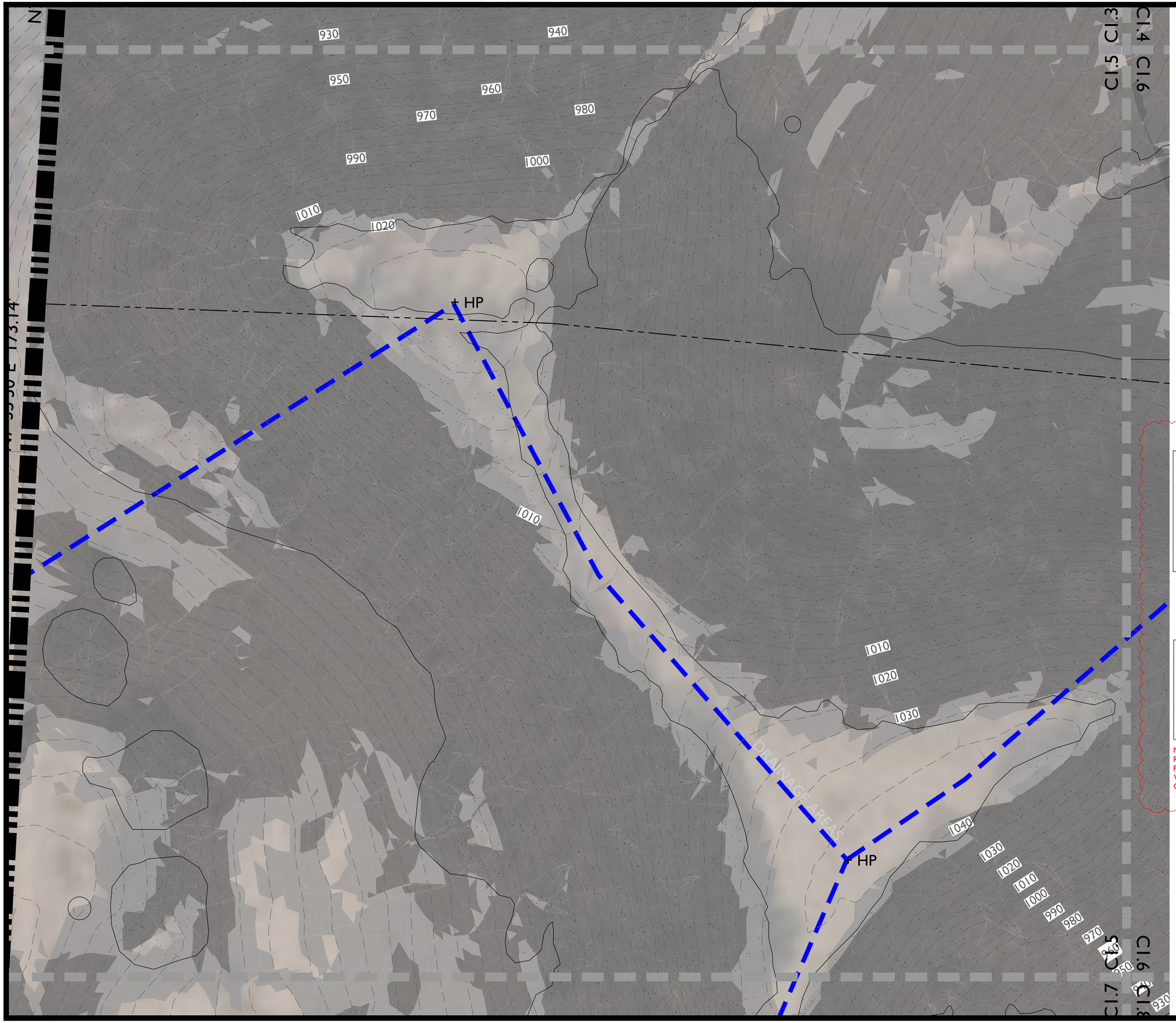
OVERALL EXISTING CONDITIONS

SHEET CI.4

COF 8663



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SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TENNESSEE LICENSED LANDSCAPE ARCHITECT
JAMES R. GAMBLE
REGISTERED No. 1125
COMMISSIONED
AGRICULTURE
1/7/25
PRELIMINARY NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
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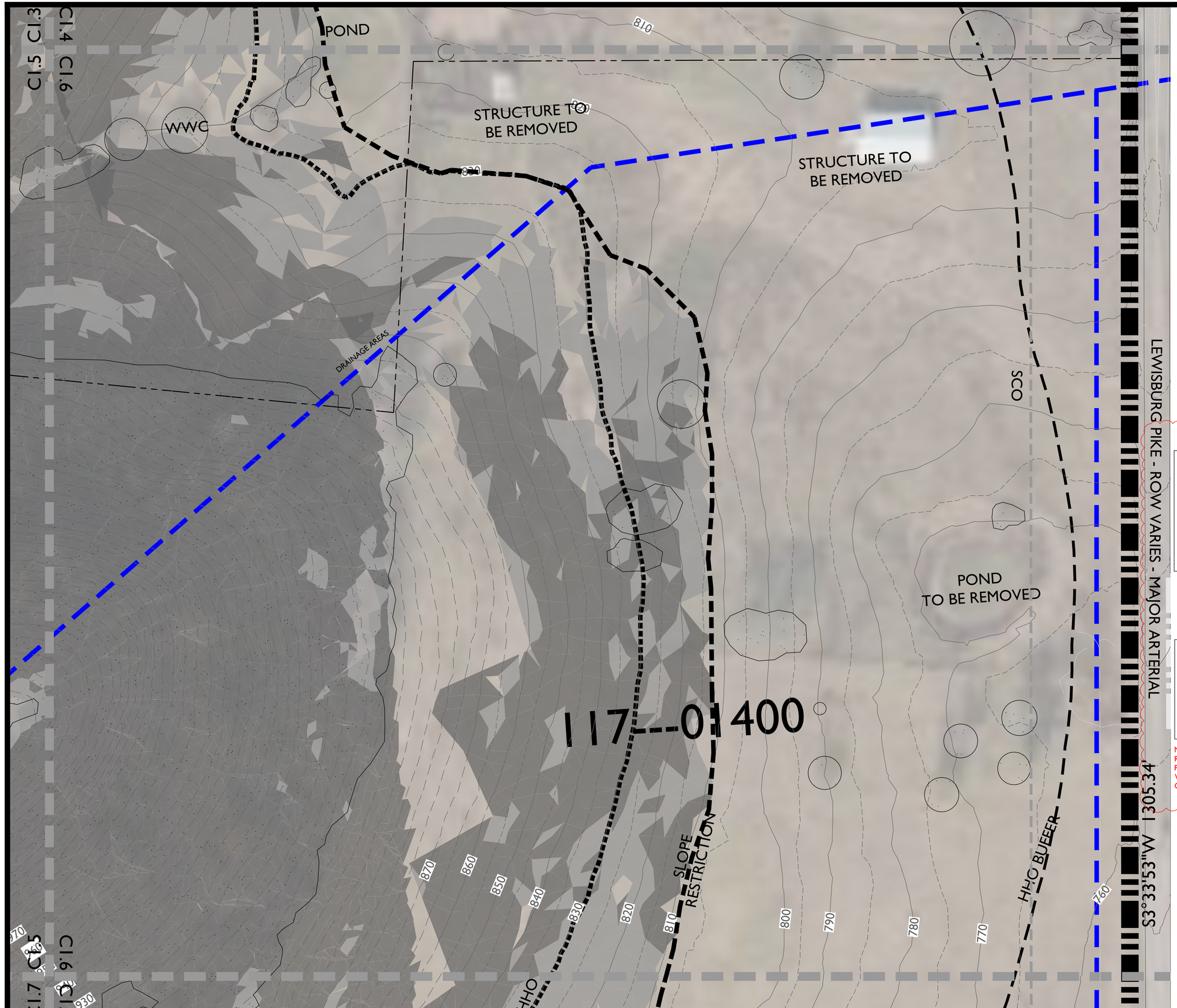
OVERALL EXISTING CONDITIONS

SHEET
C1.5

COF 8663



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
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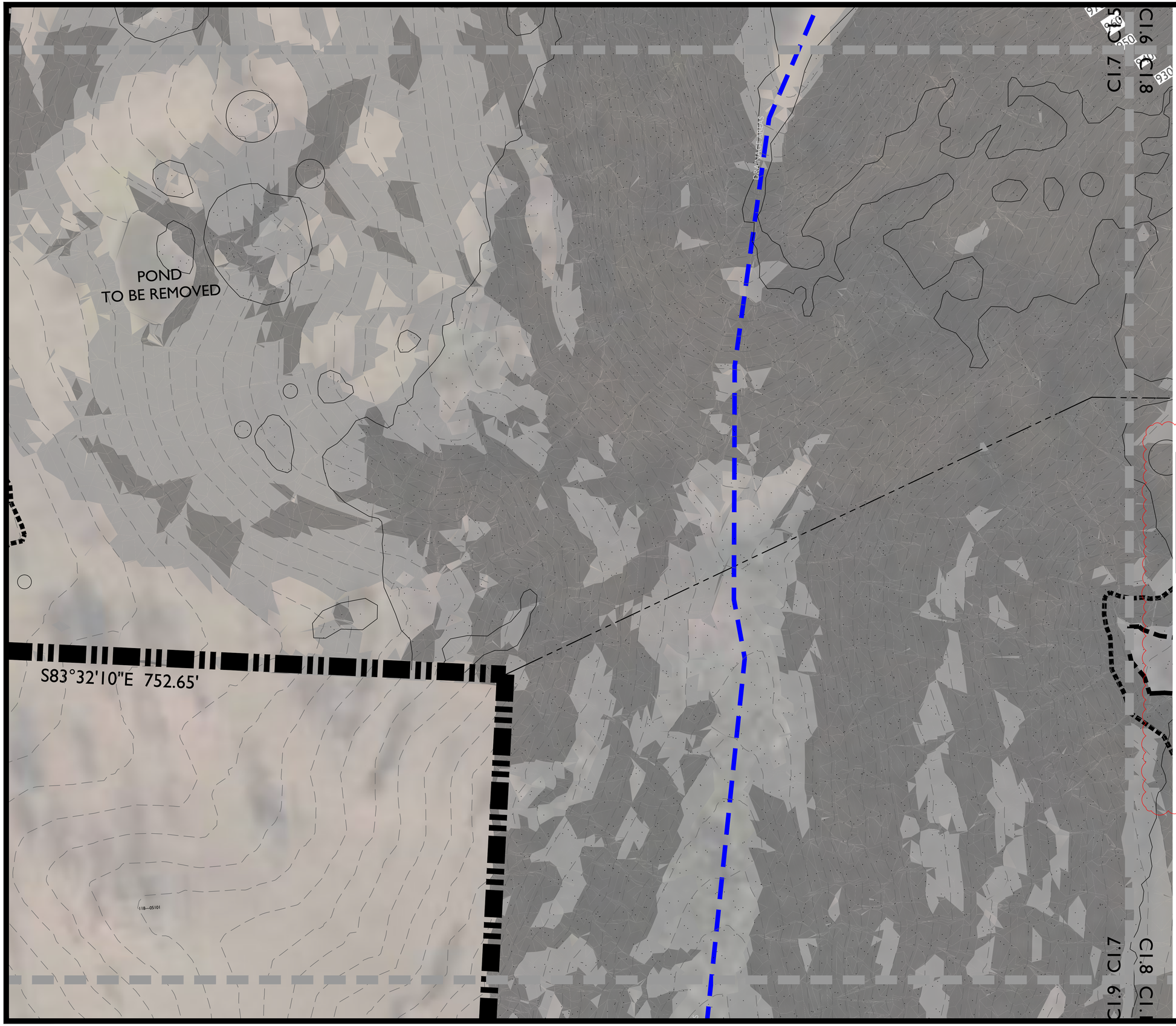
OVERALL EXISTING CONDITIONS

SHEET
CI.6

COF 8663



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4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
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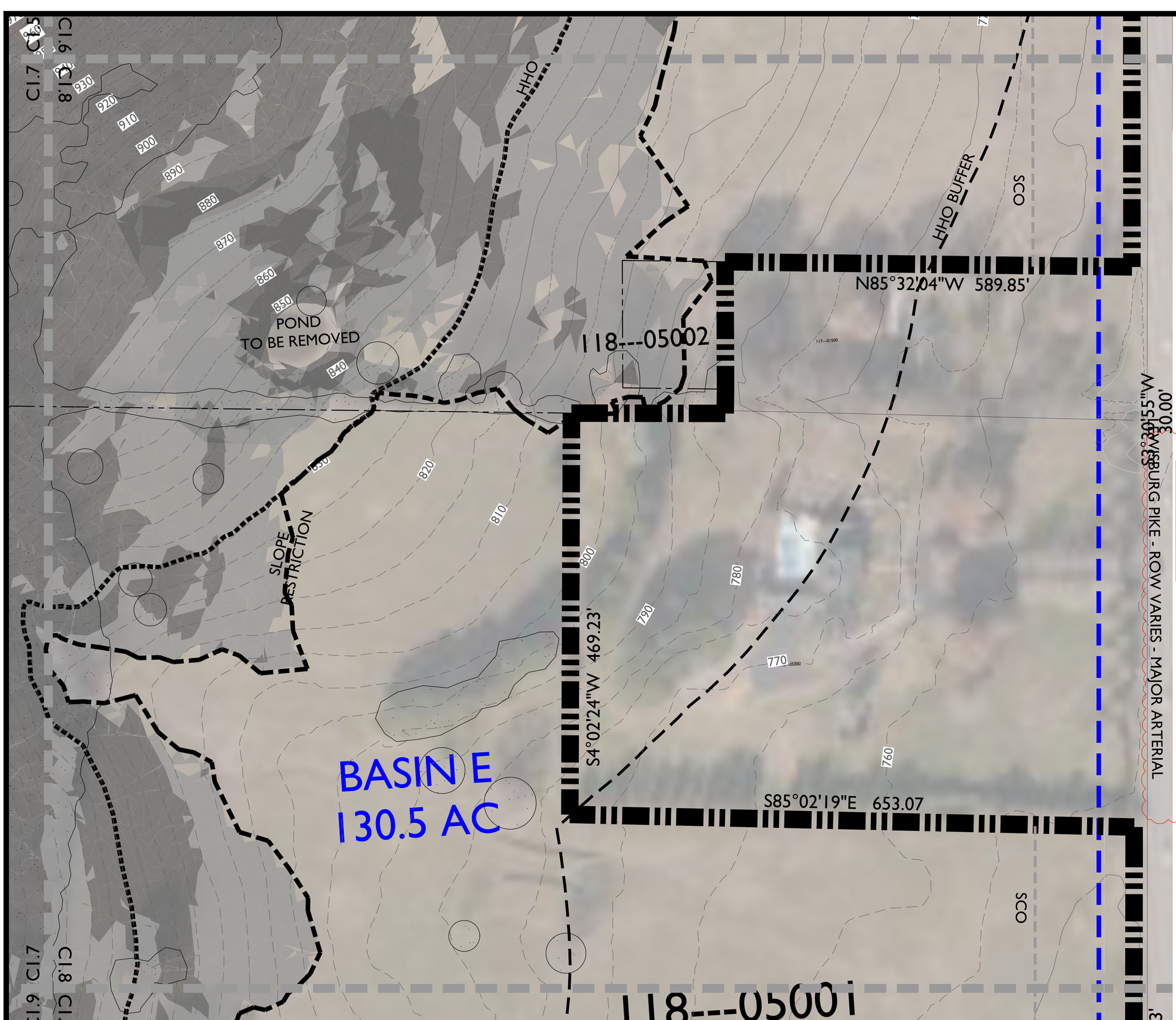
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.7

COF 8663



**'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREA HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

△ TREE CANOPY AND SITE DATA UPDATE

KEY

- EXISTING TREE CANOPY
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- NATURAL SLOPES 14%-20%
- NATURAL SLOPES 20% OR GREATER

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,064,293 SF	3,715,095 SF
TOTAL ACRES	116.26 AC	85.29 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,064,293 SF; 116.26 AC (47% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,279,059 SF; 52.32 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION:	3,715,095 AC; 85.29 (73% OF EXISTING)

NOTE: EXISTING TREE CANOPY HAS BEEN UPDATED TO REFLECT MORE RECENT AERIAL IMAGE. OVERALL TREE PRESERVATION REQUIREMENT WILL BE MEET IN ACCORDANCE WITH SECTION 17.2.4 OF THE 2020 FRANKLIN ZONING ORDINANCE.

NOTES:

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Matthew Hoffer 1/23/25 TENNESSEE LANDSCAPE ARCHITECT

Revision Date
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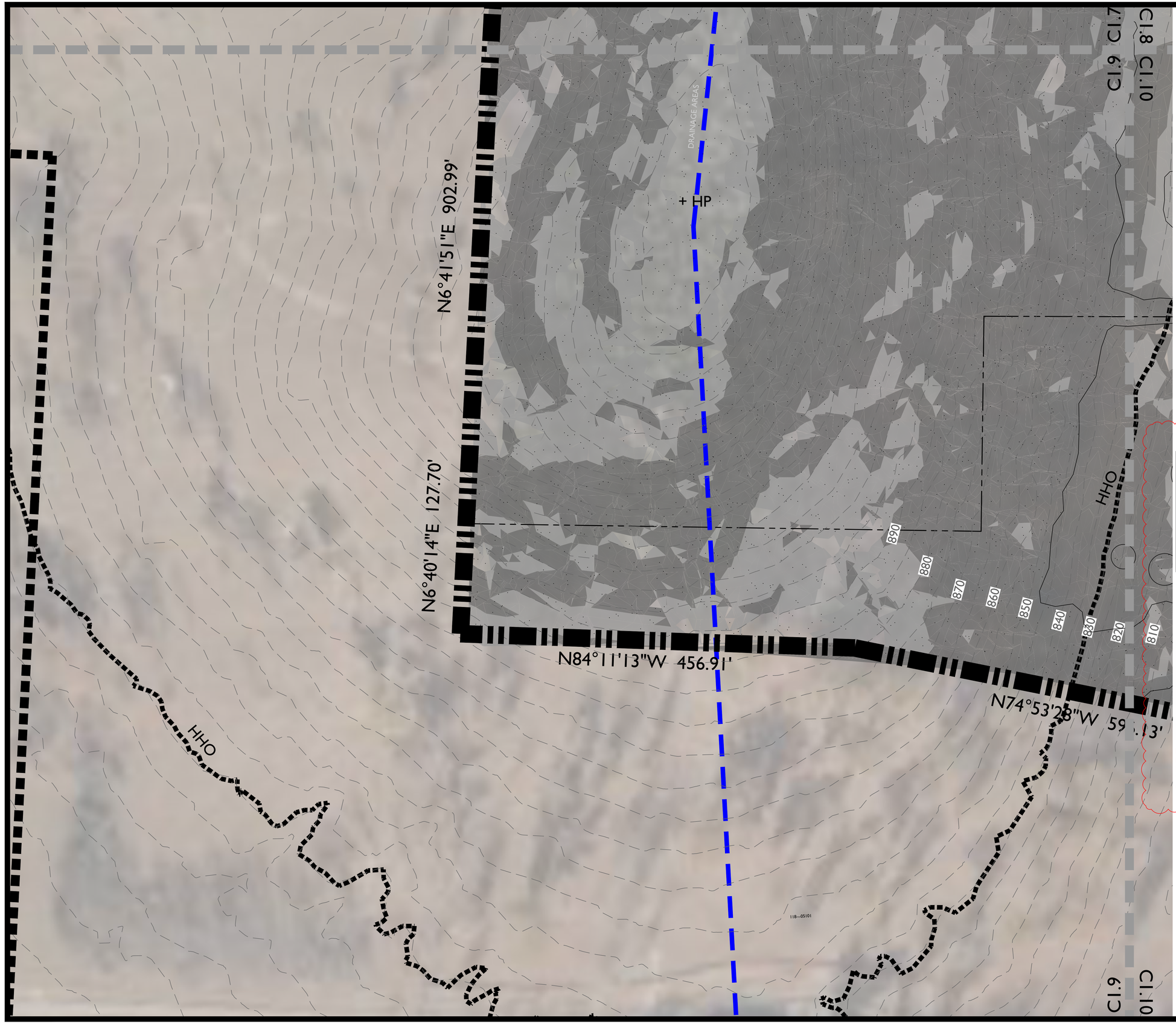
OVERALL EXISTING CONDITIONS

SHEET C1.8

COF 8663



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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Matthew Griffin
1/27/25
TENNESSEE DEPARTMENT OF AGRICULTURE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
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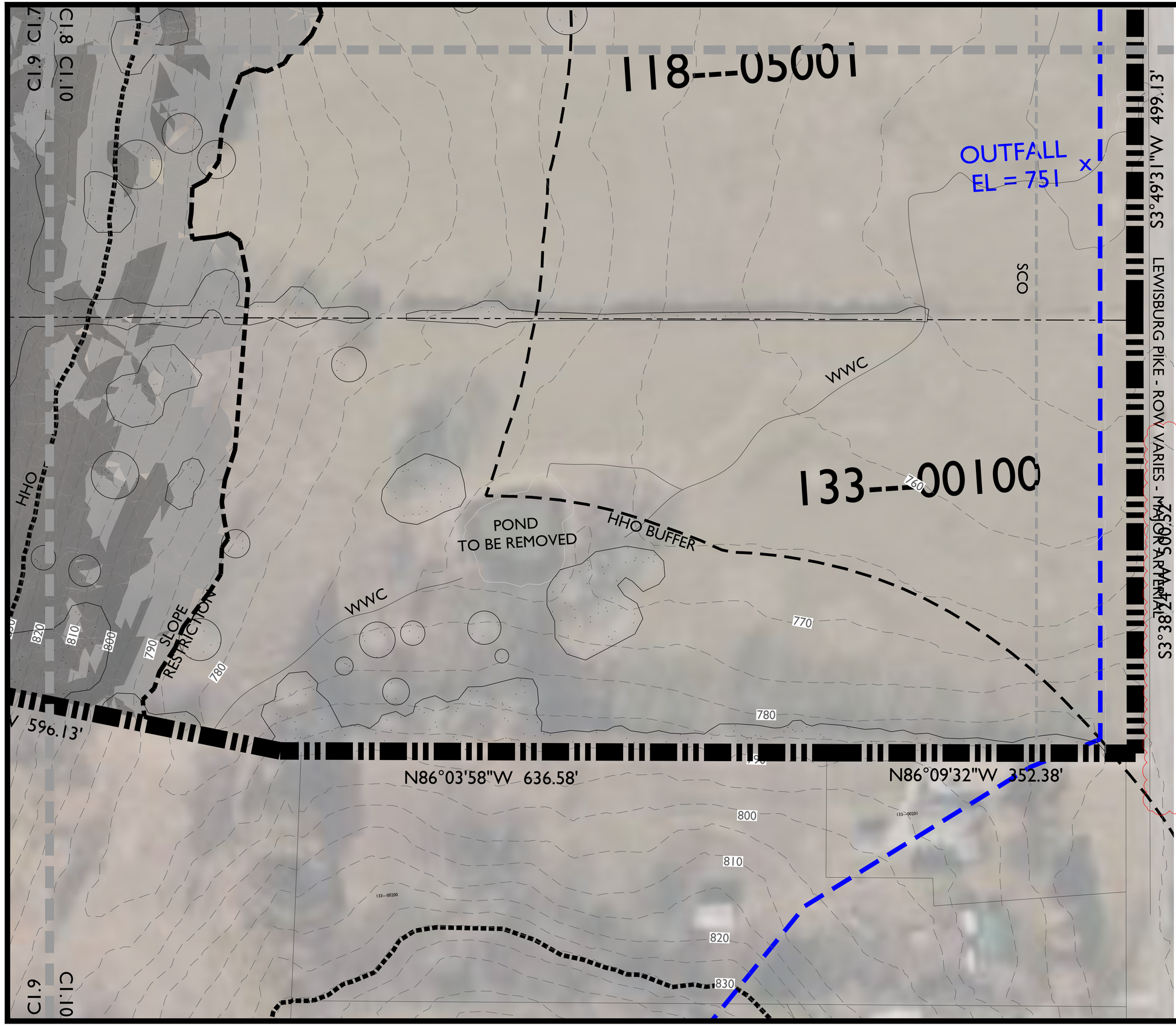
OVERALL EXISTING CONDITIONS

SHEET
C1.9

COF 8663



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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
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△ _____

OVERALL EXISTING CONDITIONS

SHEET
C1.10

COF 8663


MEADOWS AT SOUTHBROOKE
STREAM VALLEY
VILLAGES AT SOUTHBROOKE
SUGAR HILL HISTORIC PROPERTY
BUSHNELL
HHO
SLOPE RESTRICTION
ROW DEDICATION AREA
500' HHO BUFFER
SLOPE RESTRICTION
HHO
SLOPE RESTRICTION
500' HHO BUFFER
HHO
SLOPE RESTRICTION
HHO
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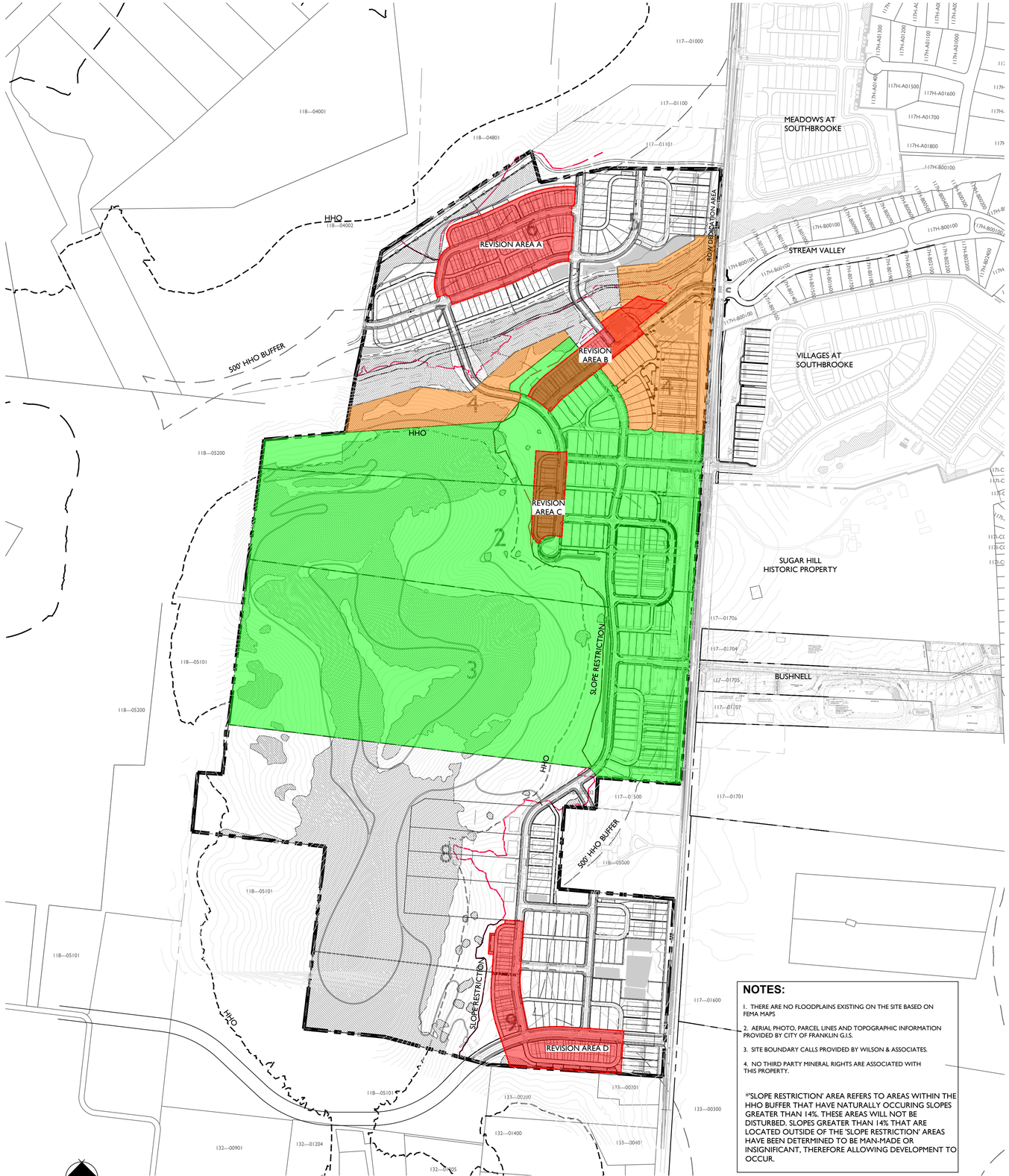

KEY

- APPROVED SITE PLAN
- AT SITE PLAN STAGE
- AREA TO BE REVISED WITH DEVELOPMENT PLAN

NOTE: SECTION 4 SITE PLAN DOES NOT REQUIRE DEVELOPMENT PLAN REVISION FOR APPROVAL.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Nranklin, TN. 37067Main:
615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
MATTHEW E. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
1/2/25

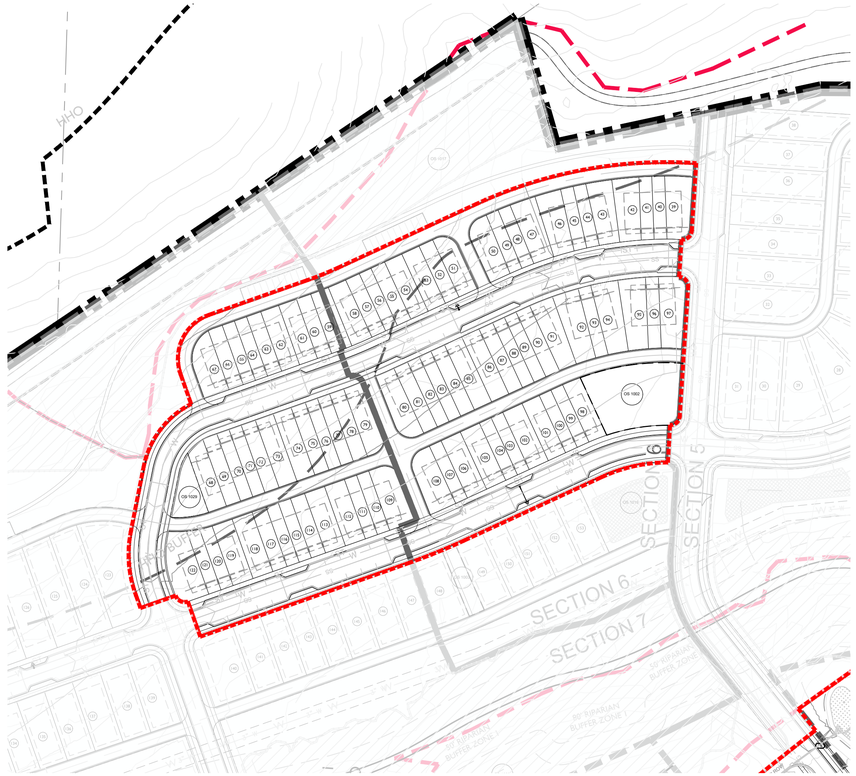
Revision Date
1. _____
2. _____
3. _____
4. _____

DEVELOPMENT PROGRESS PLAN

SHEET
C0.1
COF 8663



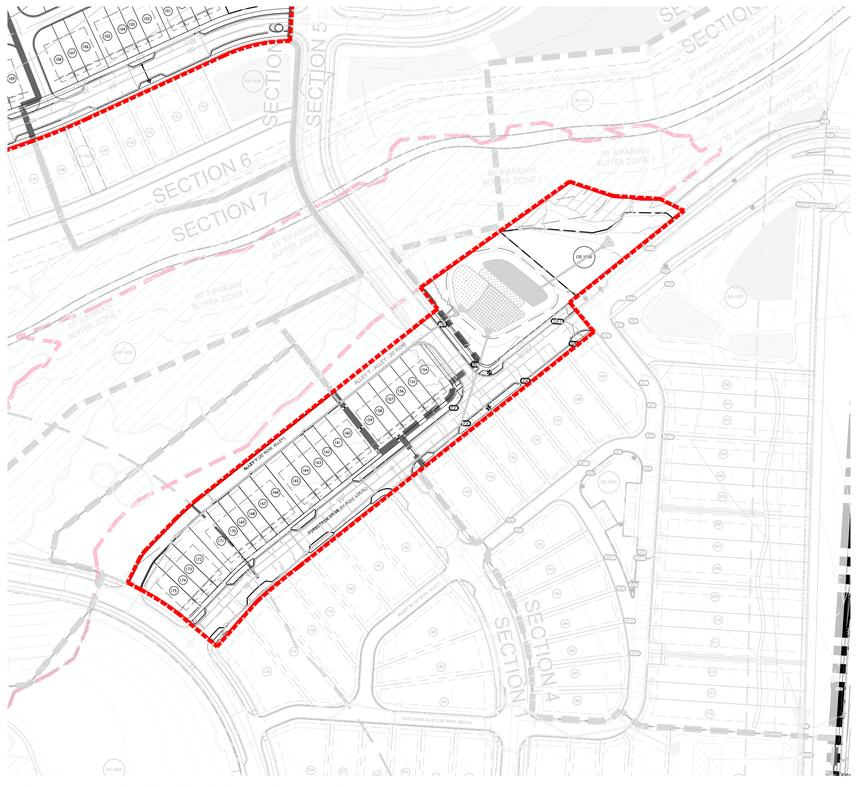
AREA A - APPROVED DEVELOPMENT PLAN COF#7495



AREA A - PROPOSED DEVELOPMENT PLAN



AREA B - APPROVED DEVELOPMENT PLAN COF#7495



AREA B - PROPOSED DEVELOPMENT PLAN

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO. 3135
LANDSCAPE ARCHITECT
1/31/25

Revision Date
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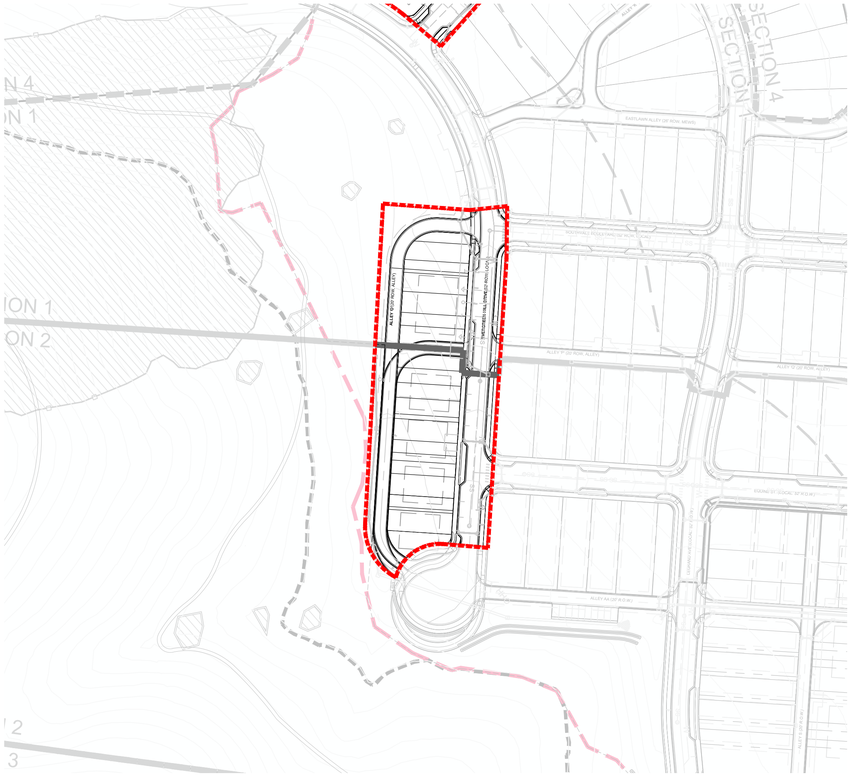
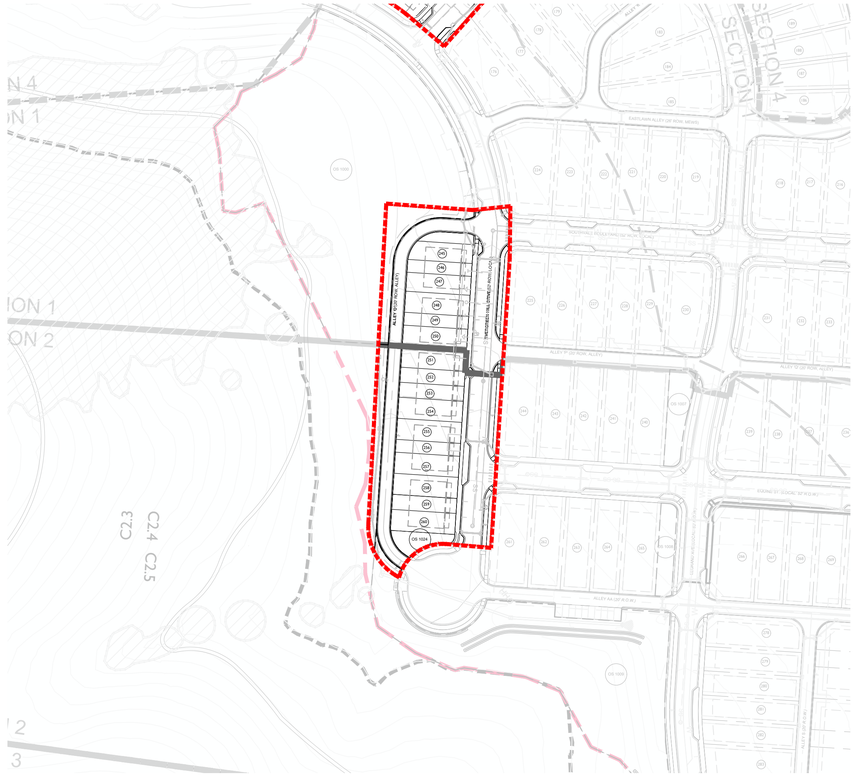
DEVELOPMENT PROGRESS PLAN

SHEET
C0.2
COF 8663



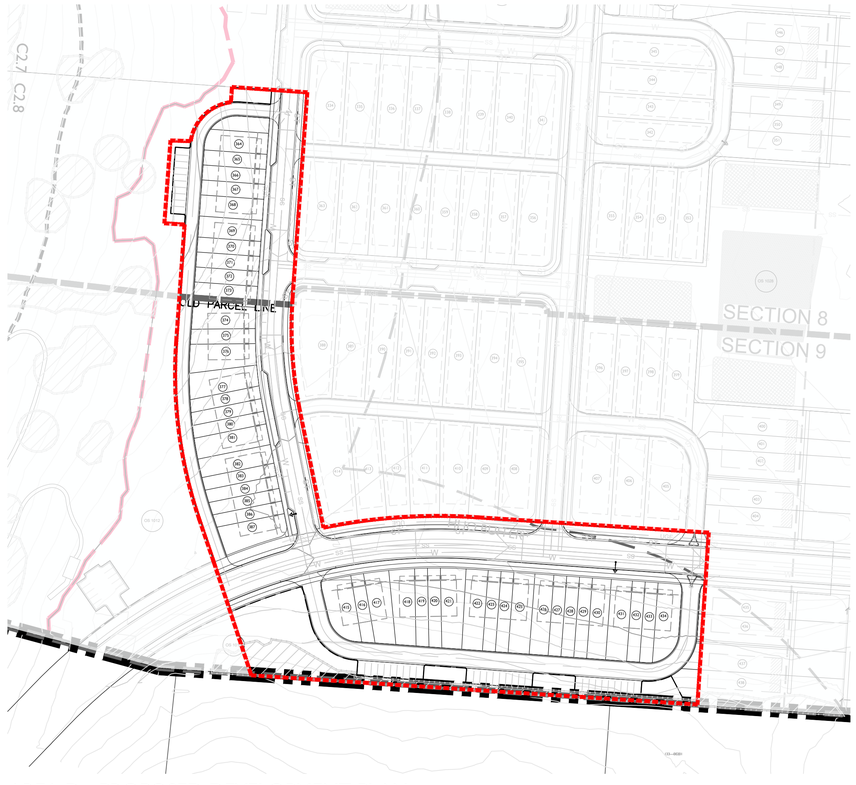
AREA C - APPROVED DEVELOPMENT PLAN COF#7495



AREA C - PROPOSED DEVELOPMENT PLAN



AREA D - APPROVED DEVELOPMENT PLAN COF#7495



AREA D - PROPOSED DEVELOPMENT PLAN

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 3...
LANDSCAPE ARCHITECT
11/3/25

Revision Date
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DEVELOPMENT PROGRESS PLAN

SHEET
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STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
450 UNITS x 350 GPD = 157,500 GPD

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

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

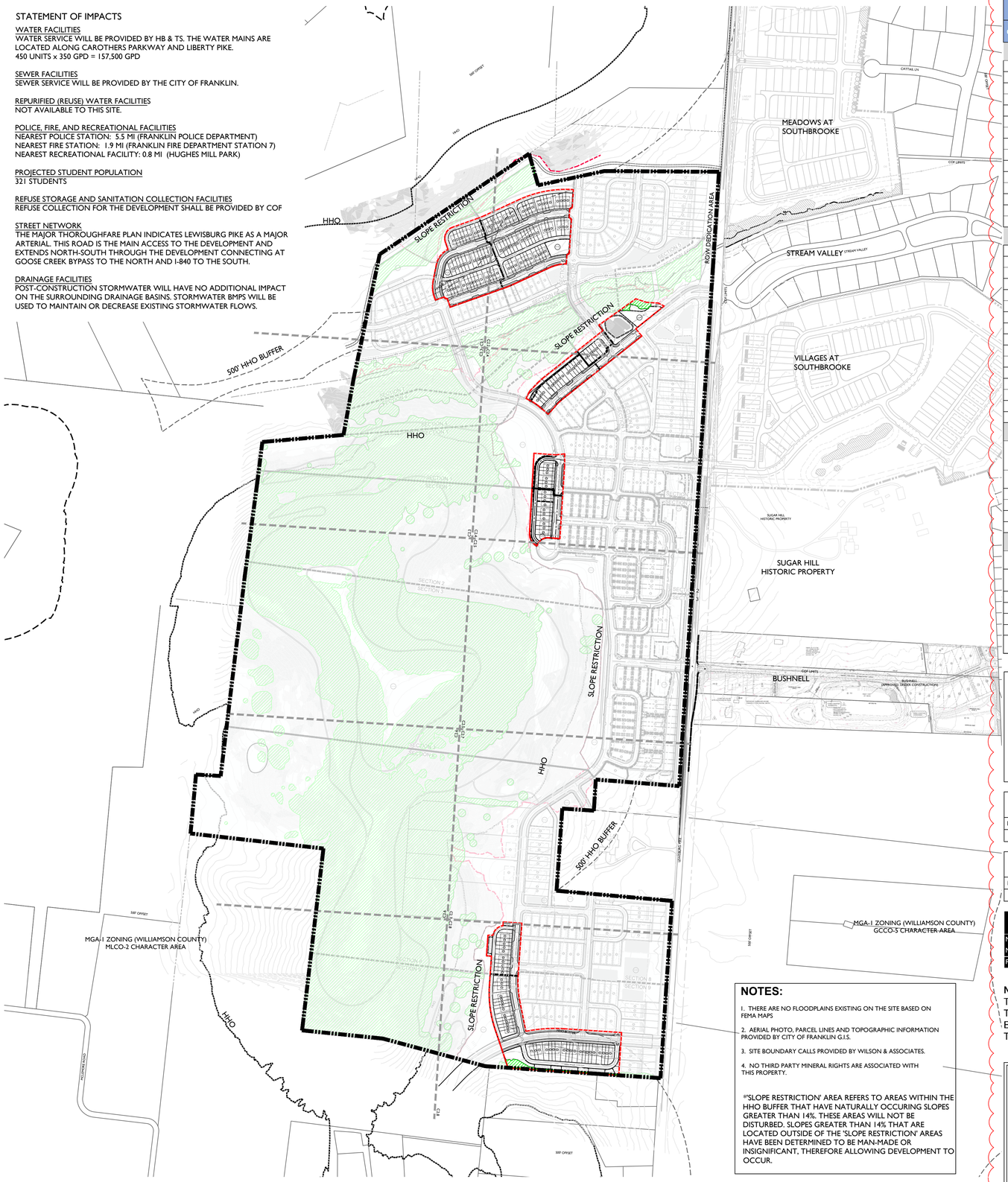
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
321 STUDENTS

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

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPS WILL BE USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.



NOTES:

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SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

SOUTHVALE OPEN SPACE CHART

OS LOT NUMBER	OPEN SPACE SF	OPEN SPACE AC	OPEN SPACE TYPE
OPEN SPACE PROVIDED			
1000	95,272	2.19	NEIGHBORHOOD AMENITY
1001	51,808	1.19	POCKET PARK
1002	10,984	0.25	POCKET PARK
1003	2,152	0.05	POCKET PARK
1004	12,314	0.28	POCKET PARK
1005	6,823	0.16	POCKET PARK
1006	124,627	2.86	POCKET PARK
1007	3,797	0.09	POCKET PARK
1008	2,932	0.07	POCKET PARK
1009	96,352	2.21	POCKET PARK
1010	37,979	0.87	POCKET PARK
1011	9,169	0.21	POCKET PARK
1012	56,690	1.30	NEIGHBORHOOD AMENITY
1013	27,569	0.63	POCKET PARK
TOTAL	**538,468**	**12.36**	**5% OF SITE AREA**
NATURAL AREA PROVIDED			
1016	5,321,051	122.15	NATURAL AREA
1017	100,566	2.31	NATURAL AREA
1018	1,873	0.04	NATURAL AREA
1019	11,579	0.27	NATURAL AREA
1020	284,075	6.52	NATURAL AREA
1021	239,808	5.51	NATURAL AREA
1022	48,290	1.11	NATURAL AREA
1023	27,979	0.64	NATURAL AREA
1024	9,389	0.22	NATURAL AREA
1025	27,095	0.62	NATURAL AREA
1026	35,793	0.82	NATURAL AREA
1027	15,703	0.36	NATURAL AREA
1028	95,387	2.19	NATURAL AREA
1029	2,667	0.06	NATURAL AREA
1030	6,440	0.15	NATURAL AREA
TOTAL	**6,227,695**	**142.97**	**58% OF SITE AREA**

OPEN SPACE REQUIREMENTS

	SQUARE FOOTAGE	ACRES
TOTAL SITE AREA	10,663,488	244.8

	OPEN SPACE PERCENTAGE	SQUARE FOOTAGE	ACRES
OS REQUIRED	5%	533,174	12.24
OS PROVIDED	5.0%	538,468	12.36
NA REQUIRED	10%	1,066,349	24.48
NA PROVIDED	58%	6,227,695	142.97

ENVISION FRANKLIN NEIGHBORHOOD GREEN REQUIREMENTS

	SQUARE FOOTAGE	ACRES
60% NATURAL AREA (10% OF WHICH CAN BE DEVELOPED)	6,398,093	146.88
OPEN SPACE PROVIDED	538,468	12.36
NATURE AREA PROVIDED	6,227,695	142.97
TOTAL AREA PROVIDED	6,766,163	155.33
TOTAL OPEN SPACE PERCENTAGE PROVIDED	63%	

TREE CANOPY RETENTION

OVERALL SITE AREA = 10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,064,293 SF	3,715,095 SF
TOTAL ACRES	116.26 AC	85.29 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 5,064,293 SF; 116.26 AC (47% OF SITE)
REQUIRED CANOPY PRESERVATION: 2,279,059 SF; 52.32 AC (45% OF EXISTING)
PROVIDED CANOPY PRESERVATION: 3,715,095 AC; 85.29 (73% OF EXISTING)

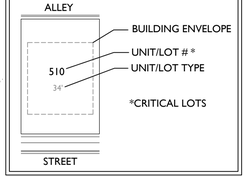
	DETACHED					TOTAL DETACHED
	<40'	40'-45'	46'-50'	51'-60'	>60'	
NUMBER OF LOTS	27	91	33	37	9	197
% OF LOTS	13.71%	46.19%	16.75%	18.78%	4.57%	

	ATTACHED						TOTAL ATTACHED
	24' (2-3 UNIT)	90' (4-UNIT)	0'-0' (3-UNIT)	0'-0' (4-UNIT)	0'-0' (5-UNIT)	0'-0' (6-UNIT)	
NUMBER OF UNITS	71	16	33	48	25	60	253
NUMBER OF LOTS	71	4	33	48	25	60	241

	ENVISION FRANKLIN BUILDING TYPE CHART					TOTAL ATTACHED
	24' (2-DUPLEX)	24' (3-MULTIPLEX)	90' (4-MULTIPLEX)	TOWNHOMES	SINGLE FAMILY	
NUMBER OF UNITS	20	51	16	166	197	450
NUMBER OF BUILDINGS	10	17	4	38	197	266
PERCENT OF BUILDINGS	4%	6%	2%	14%	74%	

Neighborhood Green Product Mix Requirements:
Total New Duplex structures (10) should not exceed 197 (Total Single Family Homes)
Total Number of townhomes (166) not to exceed 207 (197 Single Family Homes + 10 Duplex Buildings)
Total Multiplex Units (67) shall not exceed 112 (25% of 448 the total units)

TYPICAL LOT



PHASING CHART

DEVELOPMENT PHASE	DETACHED RESIDENTIAL	ATTACHED RESIDENTIAL
1	31	22
2	26	16
3	20	15
4	14	21
5	28	10
6	6	49
7	25	35
8	25	42
9	22	43
OVERALL	197	253

NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION REVISION 1
PROJECT NUMBER:	8663
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 & 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 & 117-01902
SITE AREA:	244.80 AC
VESTING:	07/19/2021
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.84 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX, TOWNHOME
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):

DETACHED:	197 LOTS
<40' DETCHED:	27 LOTS
40'-45' DETACHED:	91 LOTS
46'-50' DETACHED:	33 LOTS
51'-60' DETACHED:	37 LOTS
>60' DETACHED:	9 LOTS
ATTACHED:	253 UNITS (241 LOTS)
DUPLEX:	20 UNITS (20 LOTS)
3-MULTIPLEX:	51 UNITS (51 LOTS)
4-MULTIPLEX:	16 UNITS (4 LOTS)
TOWNHOMES:	166 UNITS (166 LOTS)
TOTAL UNITS:	450 UNITS (438 LOTS)

BUILDING HEIGHT:	2.5 STORY
MINIMUM LSA:	20% - 48.96 AC
OPEN SPACE REQUIRED:	5% - 12.24 AC
NATURAL AREA REQUIRED:	10% - 24.48 AC
TREE CANOPY RETENTION:	73% - 85.29 AC

PARKING REQUIRED (BY USE):

2 / SINGLEFAMILY (197 UNITS):	394
3 / 3BR+ TOWNHOME (237 UNITS):	711
3 / 90'B MULTIPLEX (16 UNITS):	48
DUPLEX:	1,153

PARKING PROVIDED (BY USE): *MINIMUM

4/DETACHED SF (2 GARAGE, 2 TANDEM):	788 (PROVIDED ON LOT)
4/90'B MULTIPLEX(2 GARAGE, 2 TANDEM):	64 (PROVIDED ON LOT)
2/TOWNHOME (1 GARAGE, 1 TANDEM):	470 (PROVIDED ON LOT)
ON-STREET:	322
OFF-STREET:	123
TOTAL PARKING:	1,767

PARKLAND DEDICATION: 450 X $4,304 = $1,936,800

DEVELOPER TO PAY FEE IN LIEU

DEVELOPER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615)975-5765
PHONE:	
EMAIL:	GREG.GAMBLE@GDC-TN.COM
CONTACT:	GREG GAMBLE
OWNER:	FORD CLASSIC HOMES
ADDRESS:	390 MALLORY STATION ROAD SUITE 100 FRANKLIN, TN 37067
PHONE:	615-503-9727
EMAIL:	MIKE.FORD@MIKEFORDBUILDERS.COM
CONTACT:	MIKE FORD

TOTAL UNITS	450
TOTAL LOTS	438

KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 300 600 900 N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

1/23/25
STATE OF TENNESSEE GREGORY A. GAMBLE 2003 LICENSED LANDSCAPE ARCHITECT

Revision Date
SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

OVERALL DEVELOPMENT PLAN

SHEET
C2.0

COF 8663

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS

2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.

4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

)UNTY)

HHO

12' DRIVE
50' ACCESS EASEMENT
TO REMAIN, SEE SHEET C4.1 FOR DEED REFERENCE

NATURAL TRAIL

HHO BUFFER

ALLEY 'A' (20' ROW, ALLEY)

ALLEY 'B' (20' ROW, ALLEY)

ALLEY 'F' (20' ROW, ALLEY)

ALLEY 'H' (20' ROW, ALLEY)

ALLEY (20' ROW, ALLEY)

EVERGREEN HILL DRIVE (52' ROW, LOCAL)

SILVER SPRING DRIVE (52' ROW, LOCAL)

OS 1029

OS 1001

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.

C2.1 C2.2 C2.3 C2.4

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

NOTES:
'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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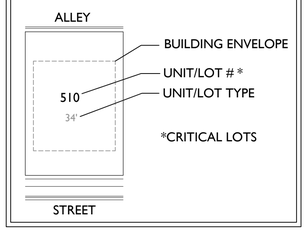
TYPICAL LOT



KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF 8663

12' EXST. DRIVE TO REMAIN

12' DRIVE
50' ACCESS EASEMENT
TO REMAIN; SEE SHEET C4.1 FOR
DEED REFERENCE

1 SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

ALLEY 'A' (20' ROW, ALLEY)
ALLEY 'B' (20' ROW, ALLEY)
EVERGREEN HILL DRIVE (52' ROW, LOCAL)
ALLEY 'D' (20' ROW, ALLEY)
ALLEY 'E' (20' ROW, ALLEY)
SILVER SPRING DRIVE (52' ROW, LOCAL)
ALLEY 'H' (20' ROW, ALLEY)
ALLEY 'C' - (20' ROW, ALLEY)
LONGFELLOW STREET (52' ROW, LOCAL)
SILVER SPRING DRIVE (52' ROW, LOCAL)
BLUE RIBBON ALLEY - (26' ROW, MEWS)
FORESTSIDE DRIVE (64' ROW, LOCAL)
EASTLAWN ALLEY I (26' ROW, MEWS)
ALLEY 'I' (20' ROW, ALLEY)

OS 1017
OS 1018
OS 1002
OS 1003
OS 1004
OS 1019
OS 1021
OS 1022

SECTION 6
SECTION 5
SECTION 7
SECTION 4

SCENIC CORRIDOR OVERLAY
SIDEWALK PART OF FUTURE LEWISBURG PIKE EXPANSION
ROW RESERVATION AREA

C2.1
C2.2
C2.3
C2.4

NOTES:

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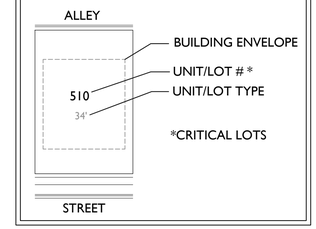

*CRITICAL LOTS

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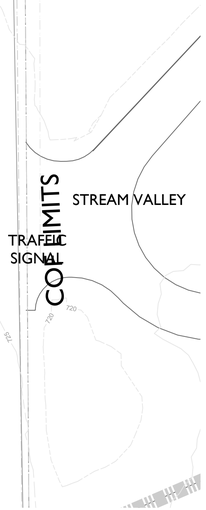

KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
AGRICULTURE
COMMERCE
REGISTERED
LANDSCAPE ARCHITECT
1/27/25

Revision Date
1 SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF 8663

NOTES:

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HHO BUFFER

SECTION 7
SECTION 4
SECTION 4
SECTION 1
SECTION 1
SECTION 2

C2.2 C2.1
C2.3 C2.4
C2.3 C2.4 C2.5

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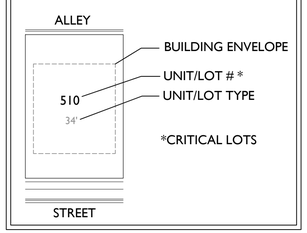

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Revision Date
△
△
△
△

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF 8663

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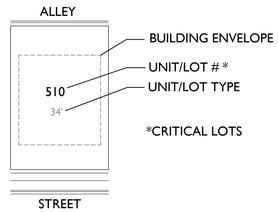

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KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

1/31/25

Revision Date
- SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE.

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF 8663

C2.3 C2.4 C2.5

C2.5 C2.6 C2.7

SECTION 2

SECTION 3

OS 1024

OS 1009

OS 1025

HHO

HHO BUFFER

ALLEY 'AA' (20' ROW, ALLEY)

ALLEY 'AB' (20' ROW, ALLEY)

LEGRAND AVENUE (52' ROW, LOCAL)

ALLEY 'S' (20' ROW, ALLEY)

EQUINE STREET (52' ROW, LOCAL)

ALLEY 'U' (20' ROW, ALLEY)

WILTON STREET (VARYING ROW, LOCAL)

ALLEY 'T' (28' ROW, MEWS)

LEWISBURG PIKE (U.S. HWY 431)

POND

BUSHNELL

100 YR

754

758

ROW DEDICATION

WITH DE

△ SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

NOTES:
'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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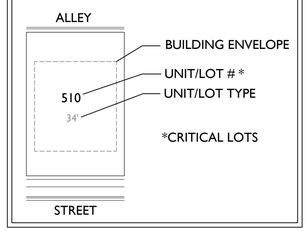
TYPICAL LOT



KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

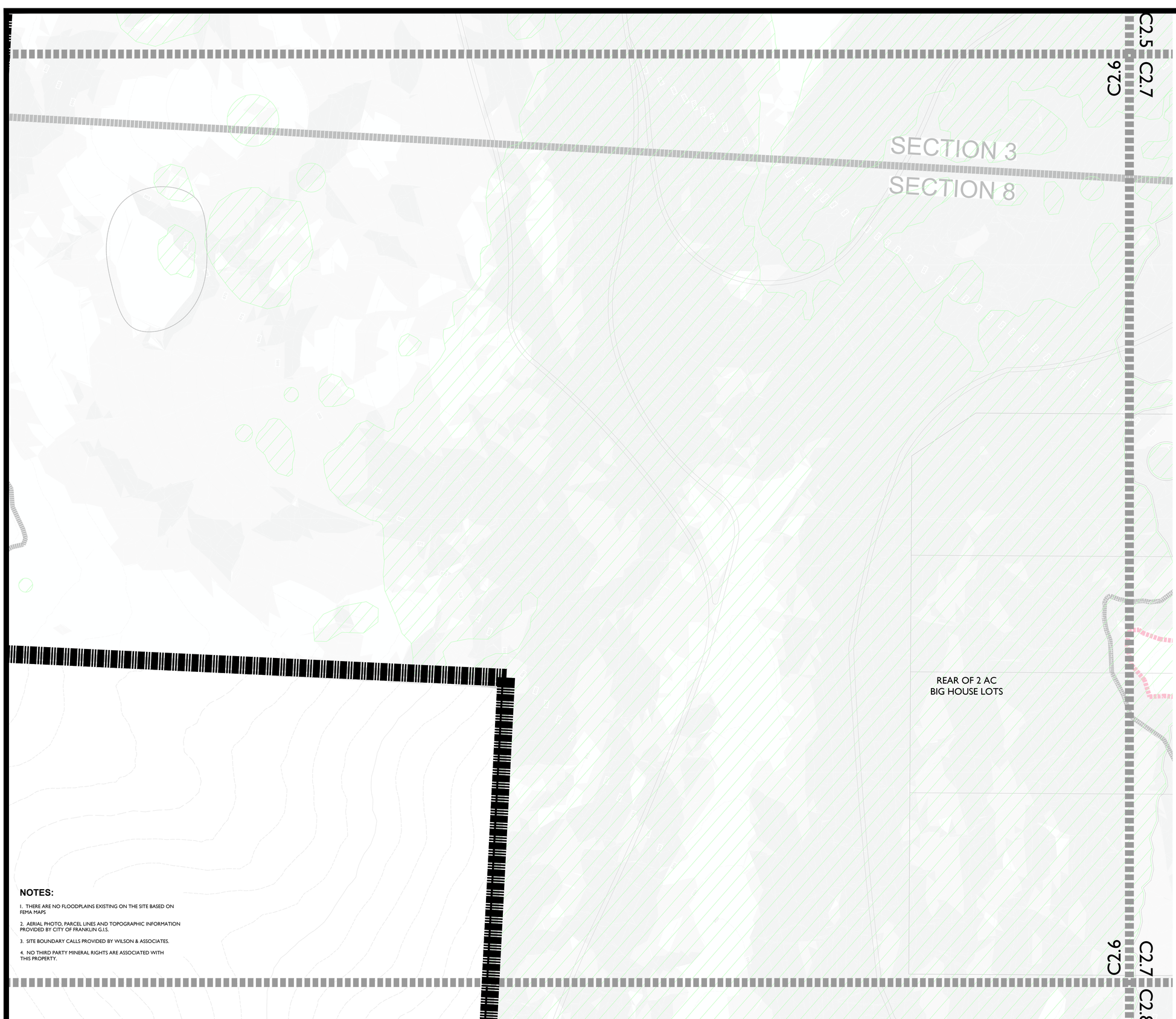
STATE OF TENNESSEE
ROBERT W. WILSON
1/27/25
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△ SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE
△
△
△

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.5

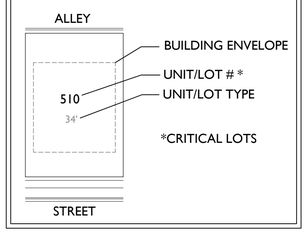
COF 8663



NOTES:
'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

*CRITICAL LOTS TO BE EVALUATED AT SITE PLAN TO ENSURE PLACEMENT OUTSIDE OF 'SLOPE RESTRICTION' AREA. IF, AT SITE PLAN, PLACEMENT OUTSIDE OF 'SLOPE RESTRICTION' AREA CANNOT BE ACHIEVED, UNITS & LOTS WILL BE REMOVED

TYPICAL LOT



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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615.564.2701 | www.kimley-horn.com
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

1/23/25
TENNESSEE NO. LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.6

COF 8663

C2.5 C2.7 C2.6

NOTES:

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HHO

OS 1009

ALLEY 'I' - (26' ROW, MEWS)

HHO BUFFER

OS 1026

LEGRAND AVENUE (52' ROW, LOCAL)

BLUE BONNET DRIVE (52' ROW, LOCAL)

OS 1010

OS 1011

ALLEY 'Y' (20' ROW, ALLEY)

OS 1030

OS 1027

GREENLAWN ALLEY - (26' ROW, MEWS)

ROASEDALE STREET (52' ROW, LOCAL)

LEWISBURG PIKE

SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

C2.6 C2.7 C2.8

NOTES:
'SLOPE RESTRICTION' AREA REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'SLOPE RESTRICTION' AREAS HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

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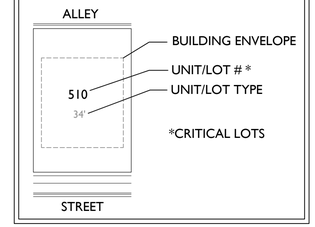

KEY

- SLOPES 20%+
- SLOPES 14%-20%
- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Revision Date

△ SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

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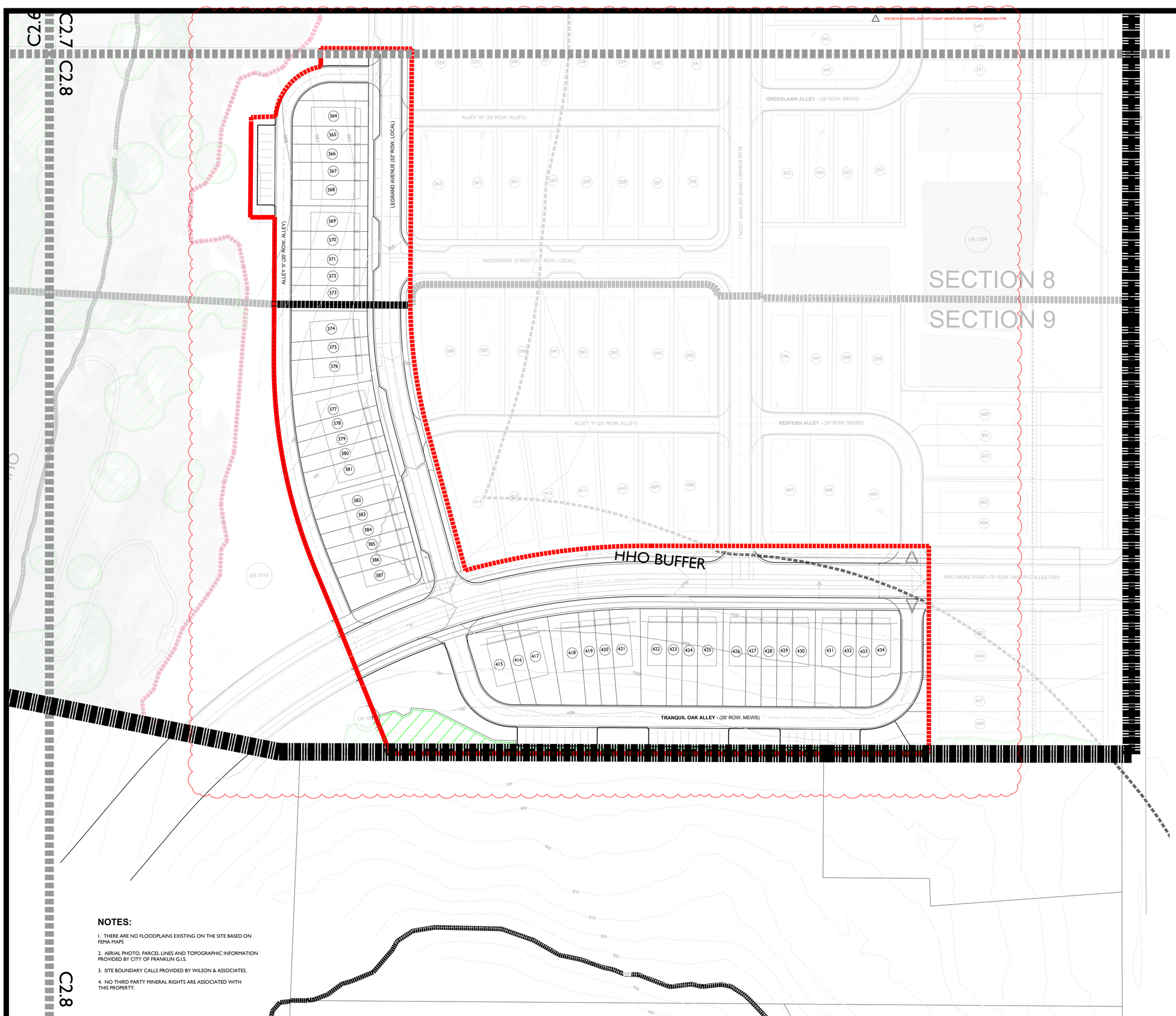
DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.7

COF 8663



SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE

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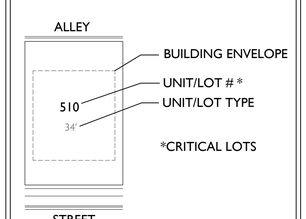

KEY

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- PRESERVED TREE CANOPY
- HHO
- 500' HHO BUFFER
- SLOPE RESTRICTION
- LIMITS OF DISTURBANCE
- SITE BOUNDARY

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C2.8

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
MATTHEW T. TAYLOR
AGRICULTURE
COMMERCE
TENNESSEE
1/27/25
LANDSCAPE ARCHITECT

Revision Date
- SITE DATA REVISIONS, UNIT/LOT COUNT UPDATE AND ADDITIONAL BUILDING TYPE
-
-
-

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.8

COF 8663



COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA. FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM PROPOSED STORMWATER TREATMENT AND DETENTION AREAS WHERE POSSIBLE.

STATEMENT OF IMPACTS

THERE WILL BE APPROXIMATELY 61 ACRES OF IMPERVIOUS AREA ADDED ON SITE.

STORMWATER WILL BE DETAINED IN ABOVE GROUND DETENTION PONDS SUCH THAT RUNOFF IN THE POST-DEVELOPMENT CONDITION WILL NOT EXCEED RUNOFF IN THE PRE-DEVELOPMENT CONDITION.

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.

SITE AREA TABLE

TOTAL SITE AREA =	224.80 ACRES
TOTAL IMPERVIOUS AREA =	61.0 ACRES
TOTAL REVISED AREA=	18.57 ACRES

SITE LEGEND

- LIGHT POLE(4000K LED LIGHT SOURCE)
- DETENTION
- BIORETENTION
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- RIPRAP

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

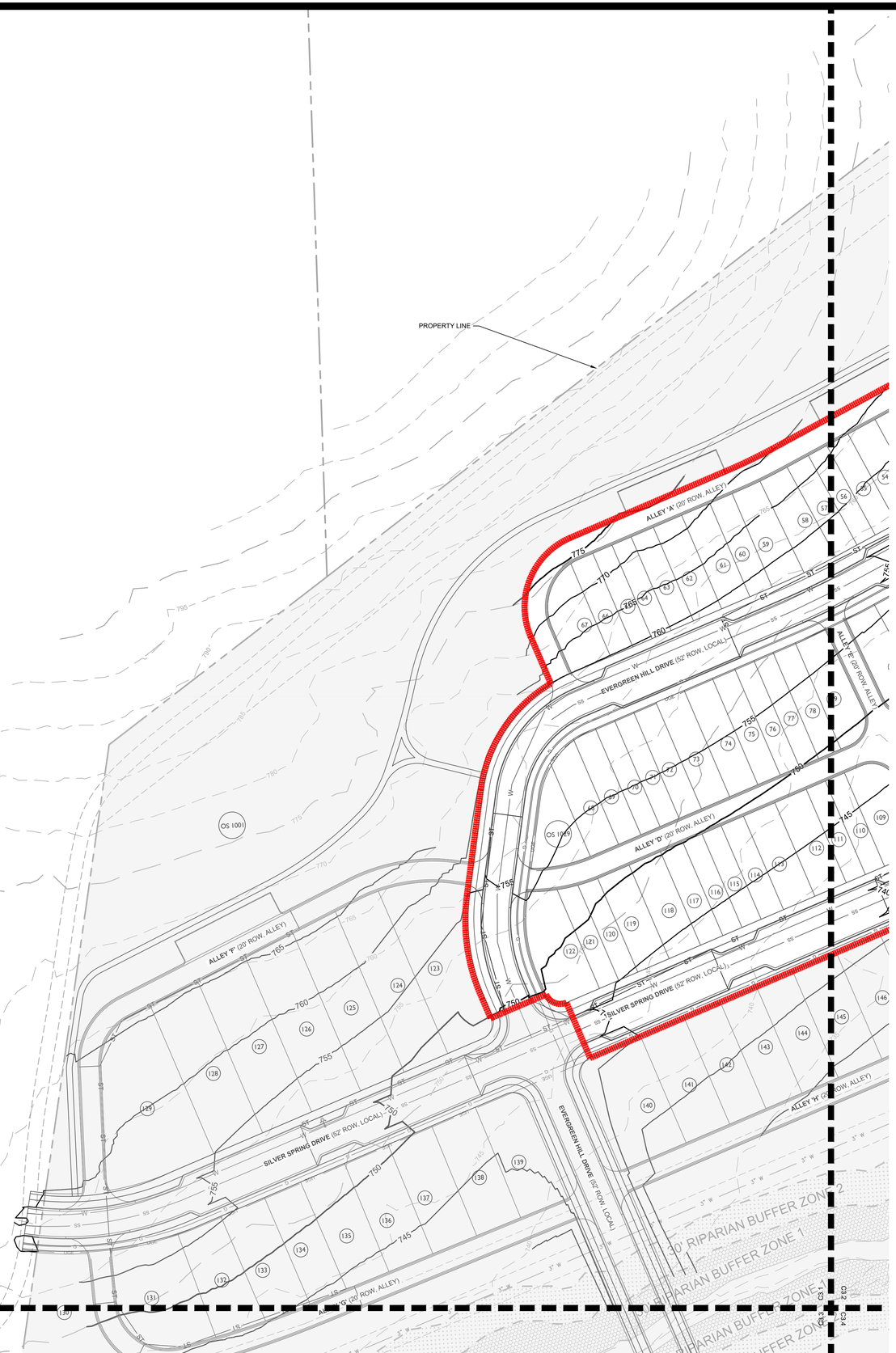
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGREEMENT
No. 127919
STATE OF TENNESSEE

Revision Date
- △
- △
- △
- △

OVERALL GRADING & DRAINAGE PLAN
SHEET
C3.0

COF #8663



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SITE LEGEND

- LIGHT POLE(4000K LED LIGHT SOURCE)
- DETENTION
- BIORETENTION
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- RIPRAP

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN
SHEET C3.1

COF #8663

STORMWATER NARRATIVE

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS. FLOW WILL BE DIRECTED TOWARDS THE PROPOSED BIORETENTION AREAS VIA SHEET FLOW OR CONVEYANCE PIPES. BIORETENTION AREAS WILL PROVIDE INFILTRATION AND TREATMENT FOR THE FIRST INCH OF THE RAINFALL FOR MINIMUM 95% OF THE ON-SITE IMPERVIOUS AREA, FROM THE BIORETENTION AREAS, FLOW WILL DISCHARGE INTO THE PROPOSED DETENTION POND AREAS. SITE STORMWATER IS DESIGNED TO EITHER MEET OR REDUCE PRE-DEVELOPMENT FLOW RATES.

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RIPARIAN BUFFER NOTE

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TOTAL IMPERVIOUS AREA =	61.0 ACRES

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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FORD CLASSIC HOMES

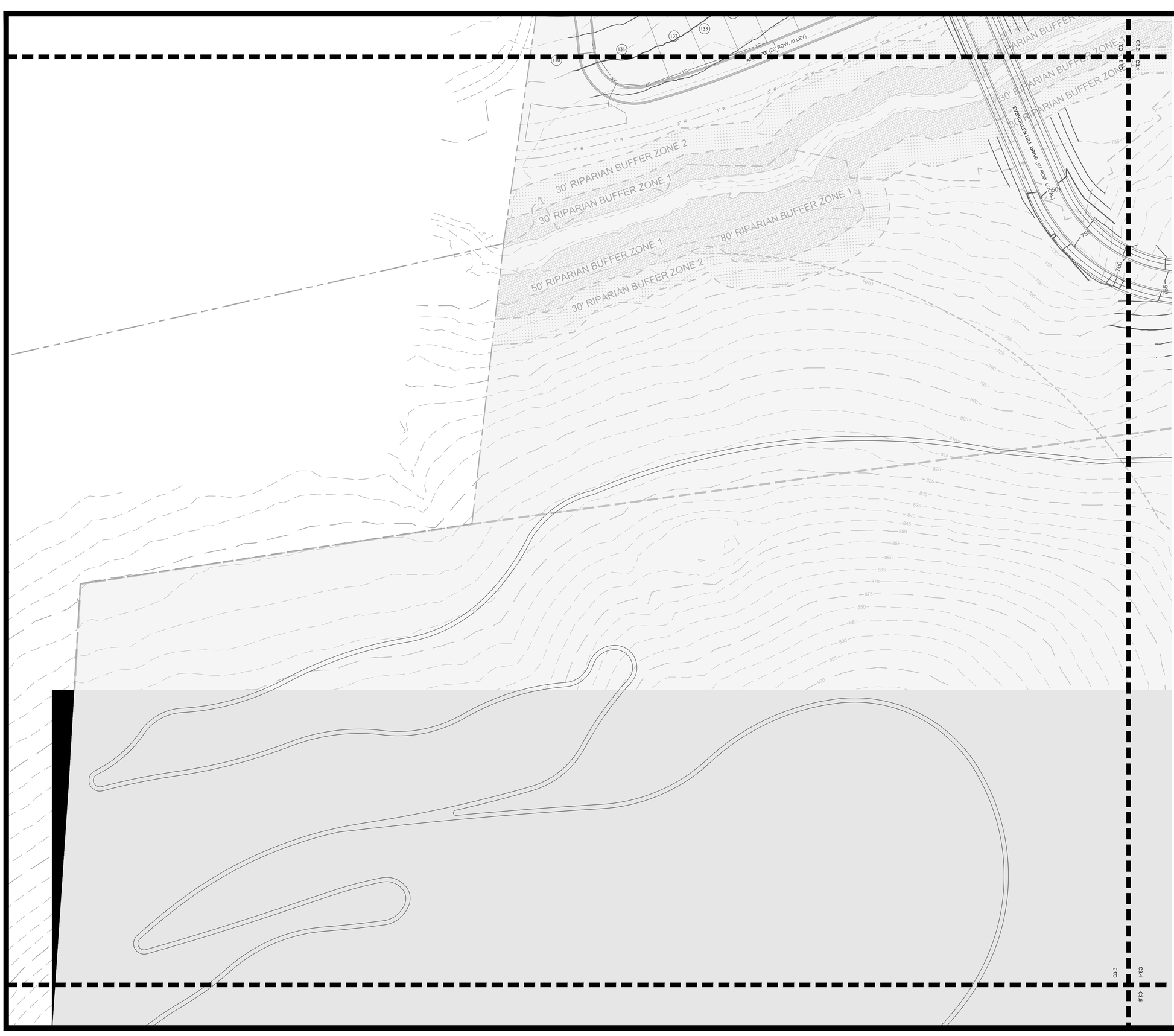
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
NUMBER 121757
SUMMER
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN
SHEET
C3.2

COF #8663



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RIPARIAN BUFFER NOTE

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TOTAL IMPERVIOUS AREA =	61.0 ACRES

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SITE LEGEND

- LIGHT POLE(4000K LED LIGHT SOURCE)
- DETENTION
- BIORETENTION
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- RIPRAP

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF #8663

STORMWATER NARRATIVE

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0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127219
STATE OF TENNESSEE

Revision Date
- △
- △
- △
- △

ENLARGED GRADING AND DRAINAGE PLAN
SHEET
C3.4

COF #8663


C3.3
C3.4
C3.5
C3.6
C3.7
OS 1024
OS 1009
OS 1025
ALLEY AA (20' R.O.W.)
ALLEY S (20' R.O.W.)
ALLEY U (26' R.O.W.)
EQUINE ST. (LOCAL, 52' R.O.W.)
WILTON ST. (LOCAL, VARYING R.O.W.)
LEGRAND AVE. (LOCAL, 52' R.O.W.)
LEWISBURG PIKE (U.S. HWY 431) (R.O.W. VARIES) (MAJOR ARTERIAL)
SLOPE RESTRICTION
SLOPE RESTRICTION
SLOPE RESTRICTION



STORMWATER NARRATIVE

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NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

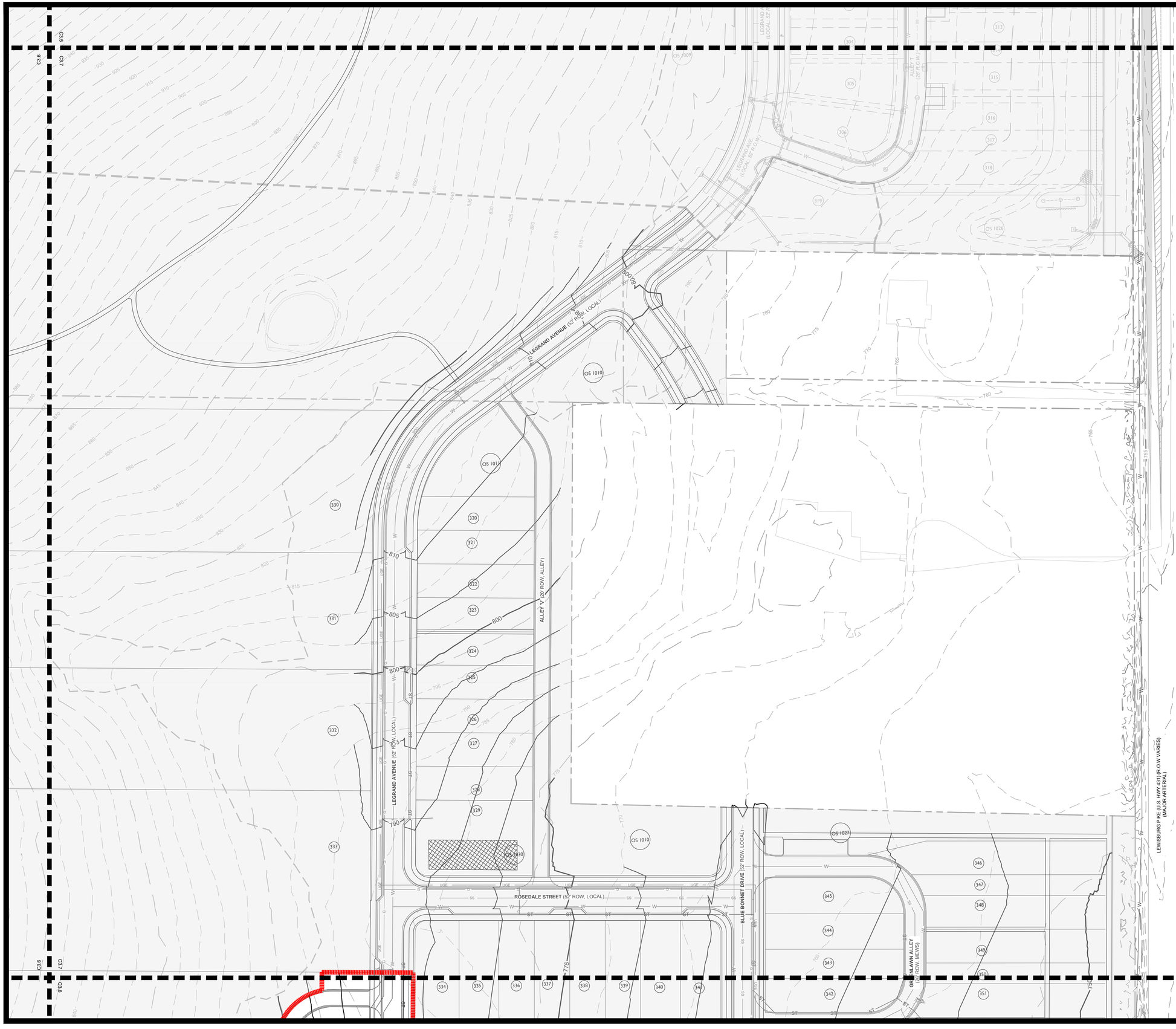
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127318
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.6

COF #8663



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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

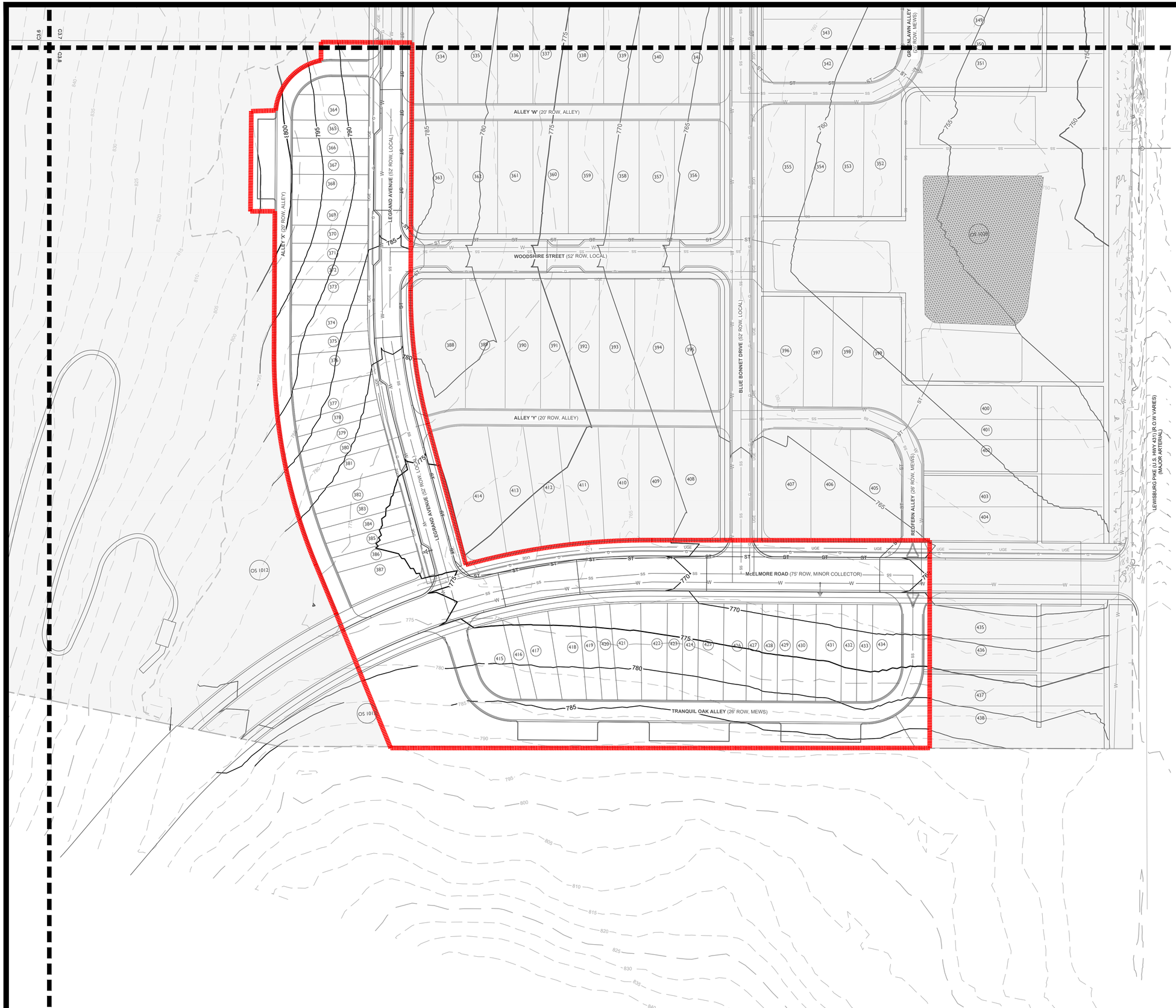
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127319
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED GRADING AND DRAINAGE PLAN

SHEET
C3.7

COF #8663



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FORD CLASSIC HOMES

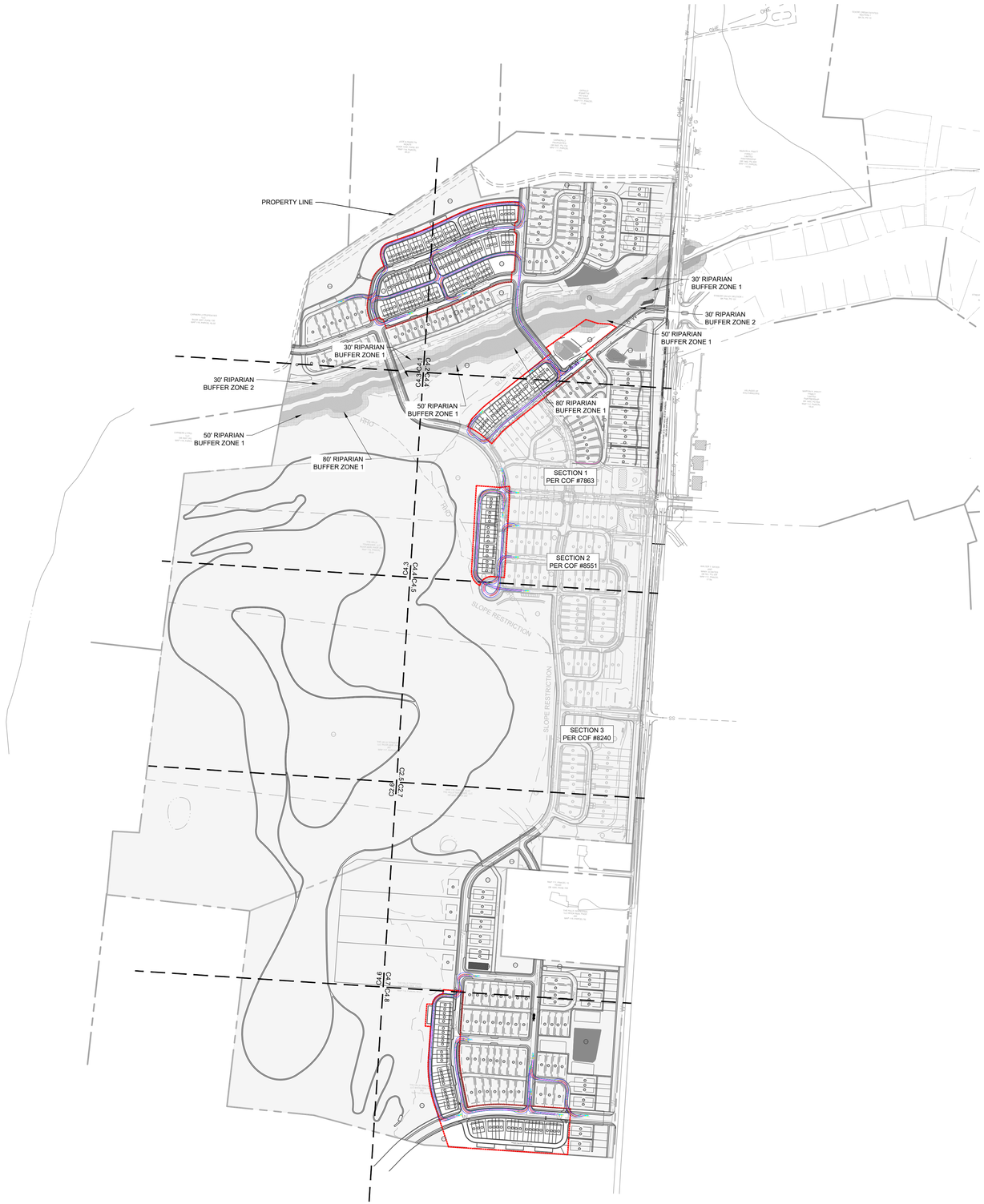
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

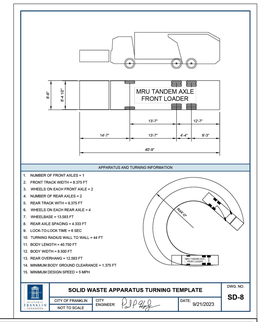
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGREEMENT
No. 137919
STATE OF TENNESSEE

Revision Date

ENLARGED GRADING AND DRAINAGE PLAN
SHEET
C3.8

COF #8663





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

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

ROW & ACCESS GENERAL NOTES

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

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SOUTHVALE PUD SUBDIVISION
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 127919
STATE OF TENNESSEE

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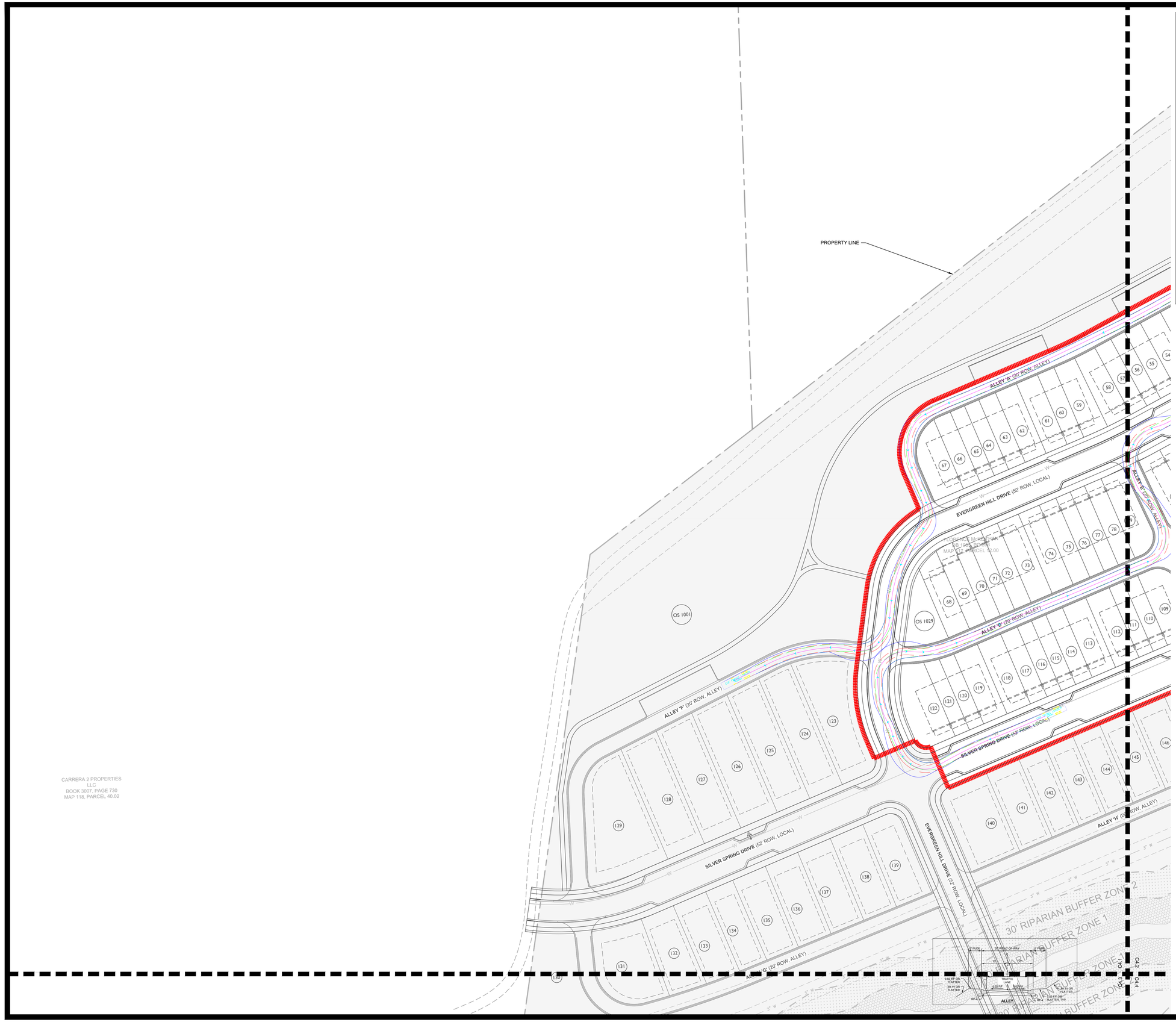
- △
- △
- △

OVERALL TRASH ROW AND ACCESS PLAN
SHEET
C4.0

COF #8663



ROW & ACCESS GENERAL NOTES

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127318
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.1

COF #8663

ROW & ACCESS GENERAL NOTES

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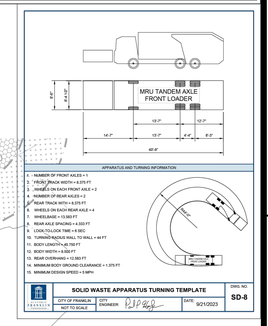

VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

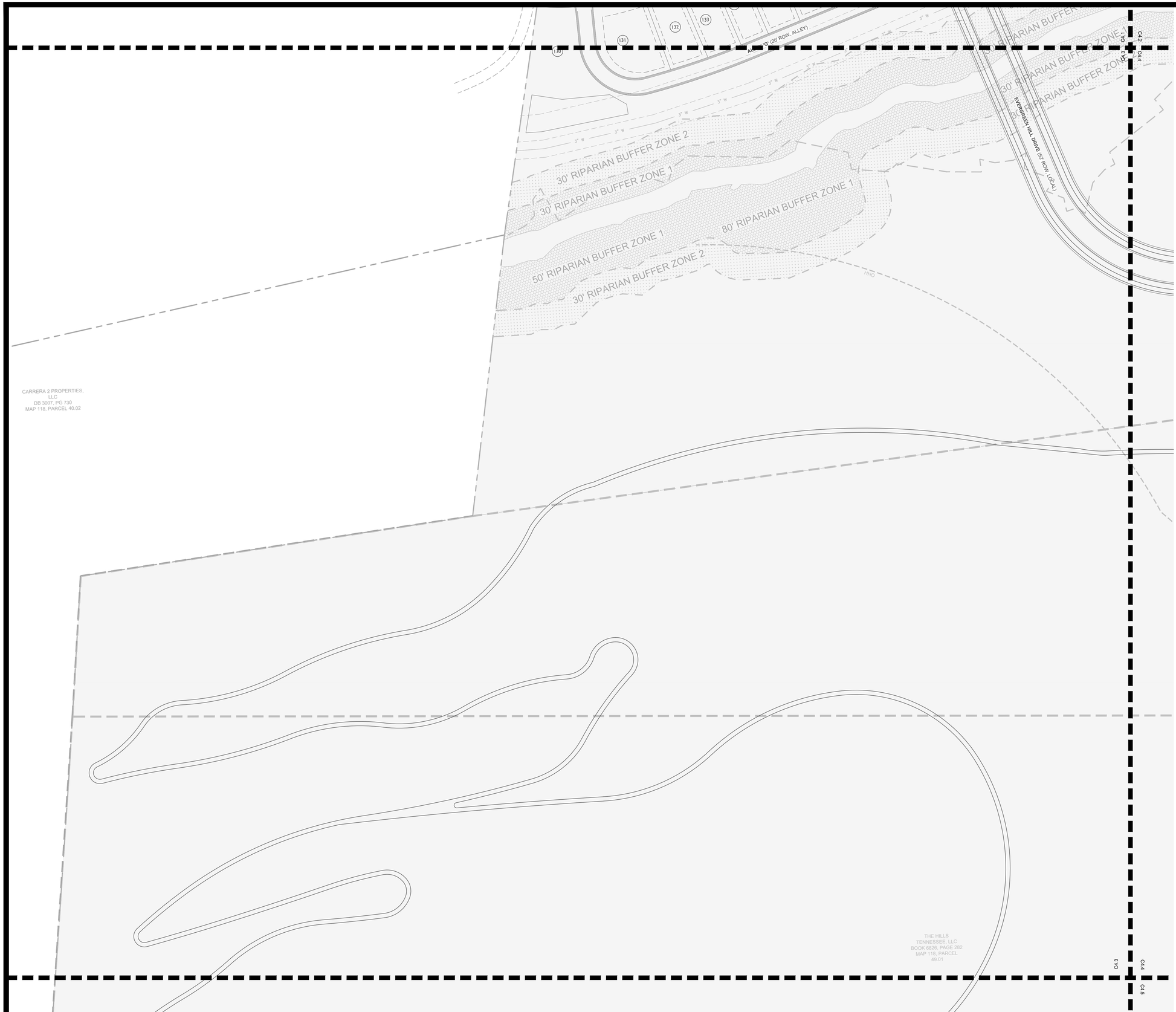
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127171
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.2

COF #8663



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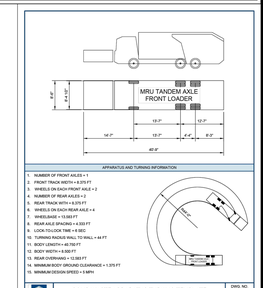

VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
TENNESSEE
No. 137919
STATE OF TENNESSEE

Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.3

COF #8663

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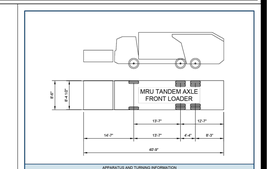

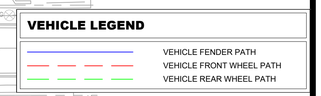

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.4

COF #8663

ROW & ACCESS GENERAL NOTES

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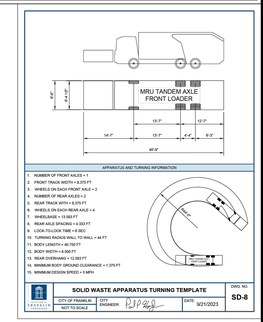

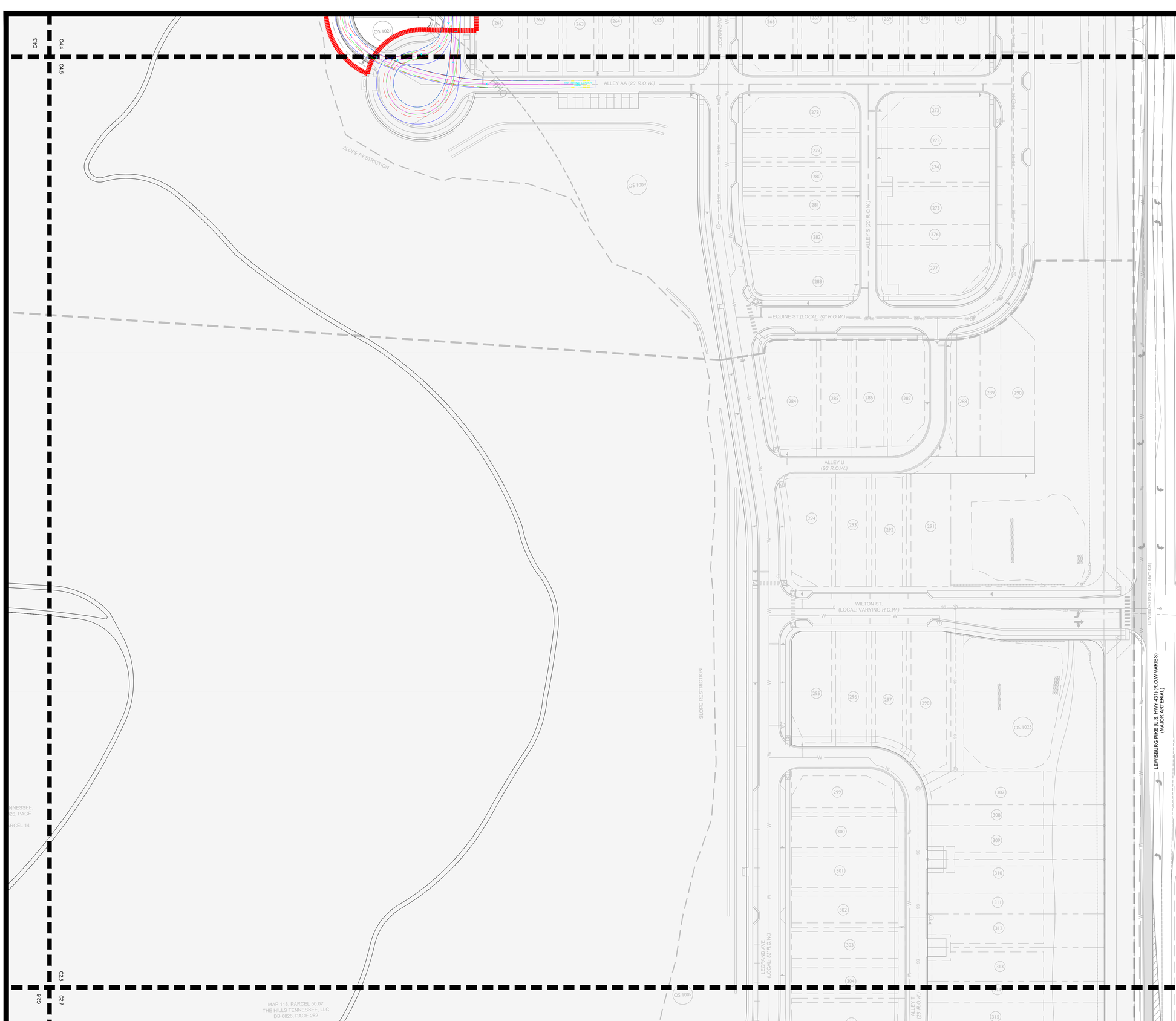

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SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

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4 _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.5

COF #8663

C2.6

C2.7

C4.6

C4.7

C4.8

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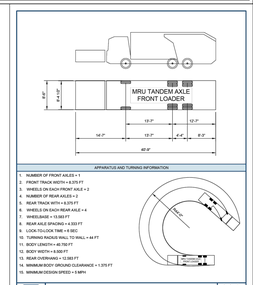

VEHICLE LEGEND

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137918
STATE OF TENNESSEE

Revision Date

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.6

COF #8663

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.
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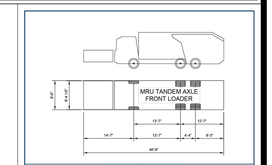

VEHICLE LEGEND

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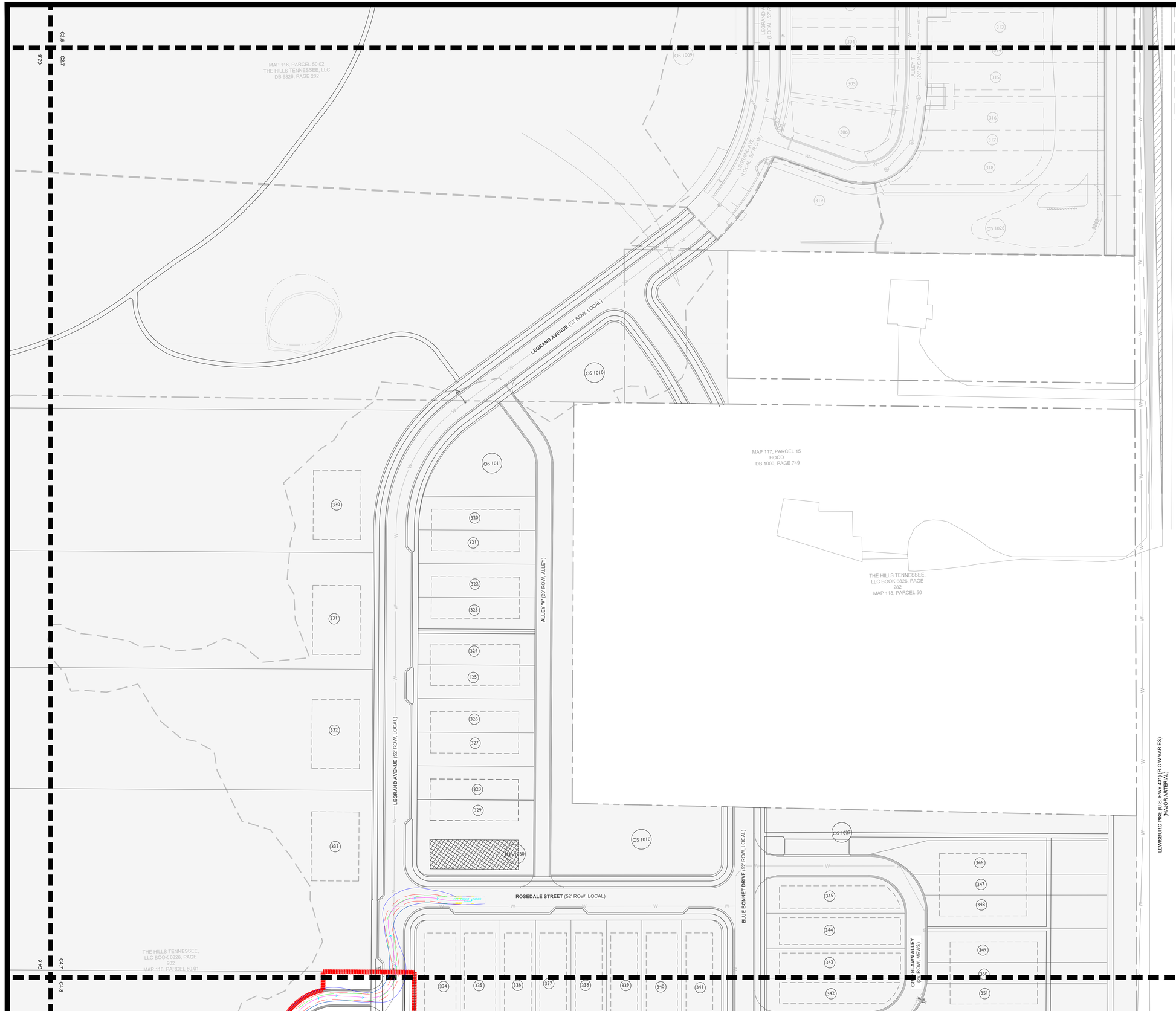
- VEHICLE FRONT WHEEL PATH
- VEHICLE REAR WHEEL PATH



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

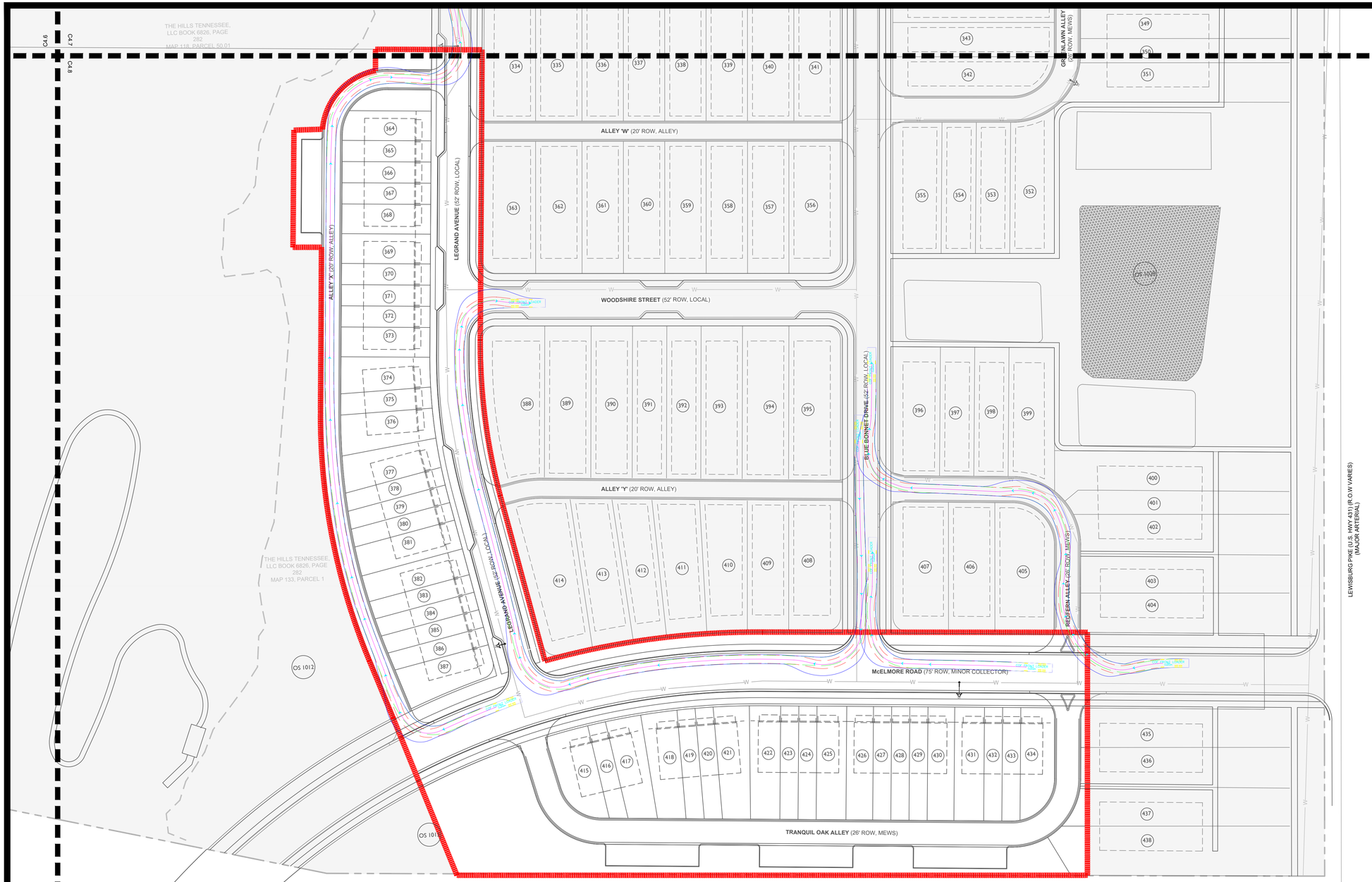
WILLIAM GRAY HARRISON REGISTERED ENGINEER NORTH CAROLINA 039844 No. 127819 STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.7

COF #8663



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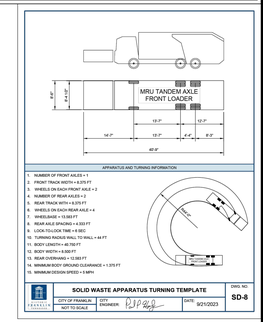

VEHICLE LEGEND

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- VEHICLE REAR WHEEL PATH

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

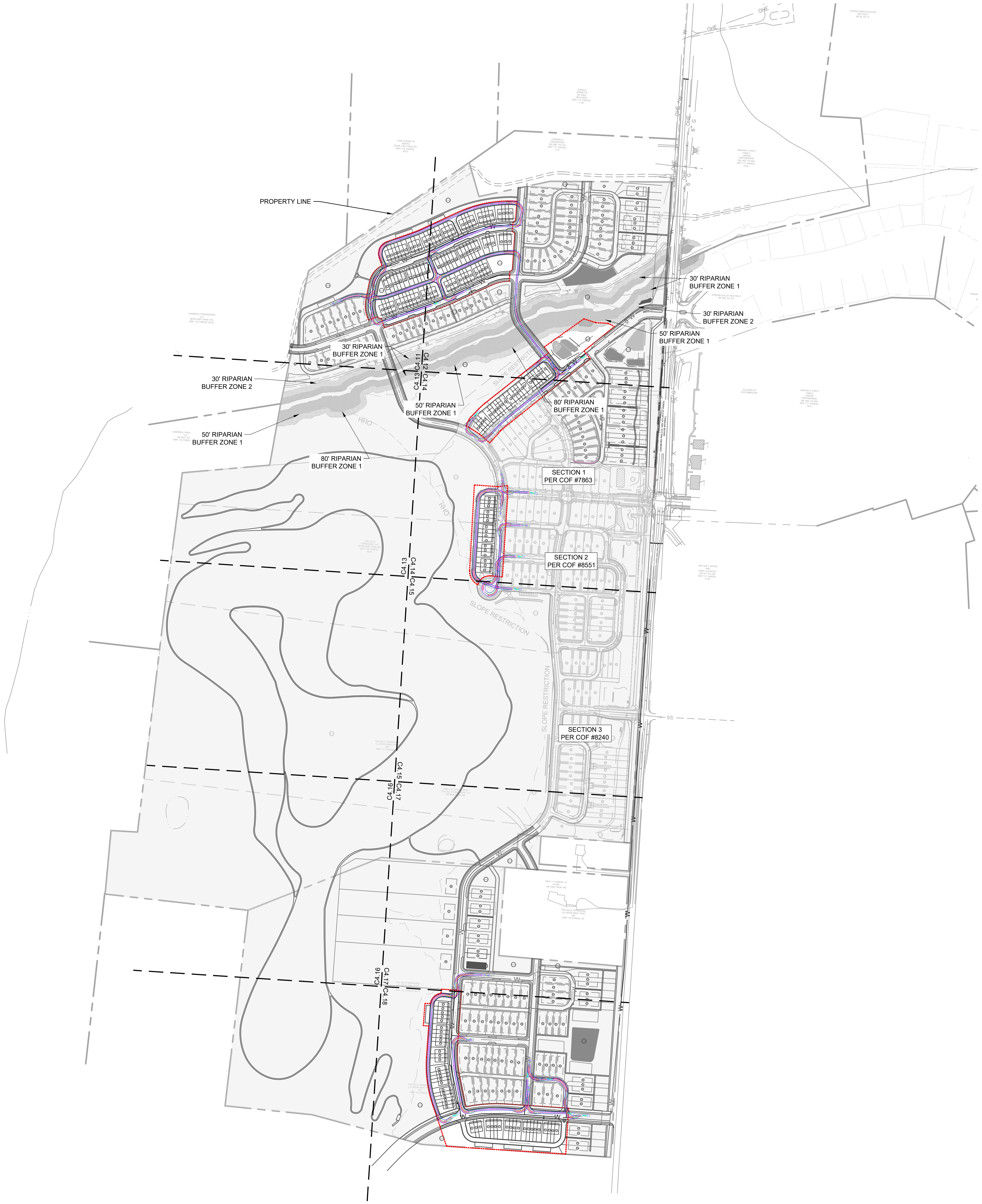
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGREEMENT NUMBER 3 TENNESSEE No. 137919 STATE OF TENNESSEE

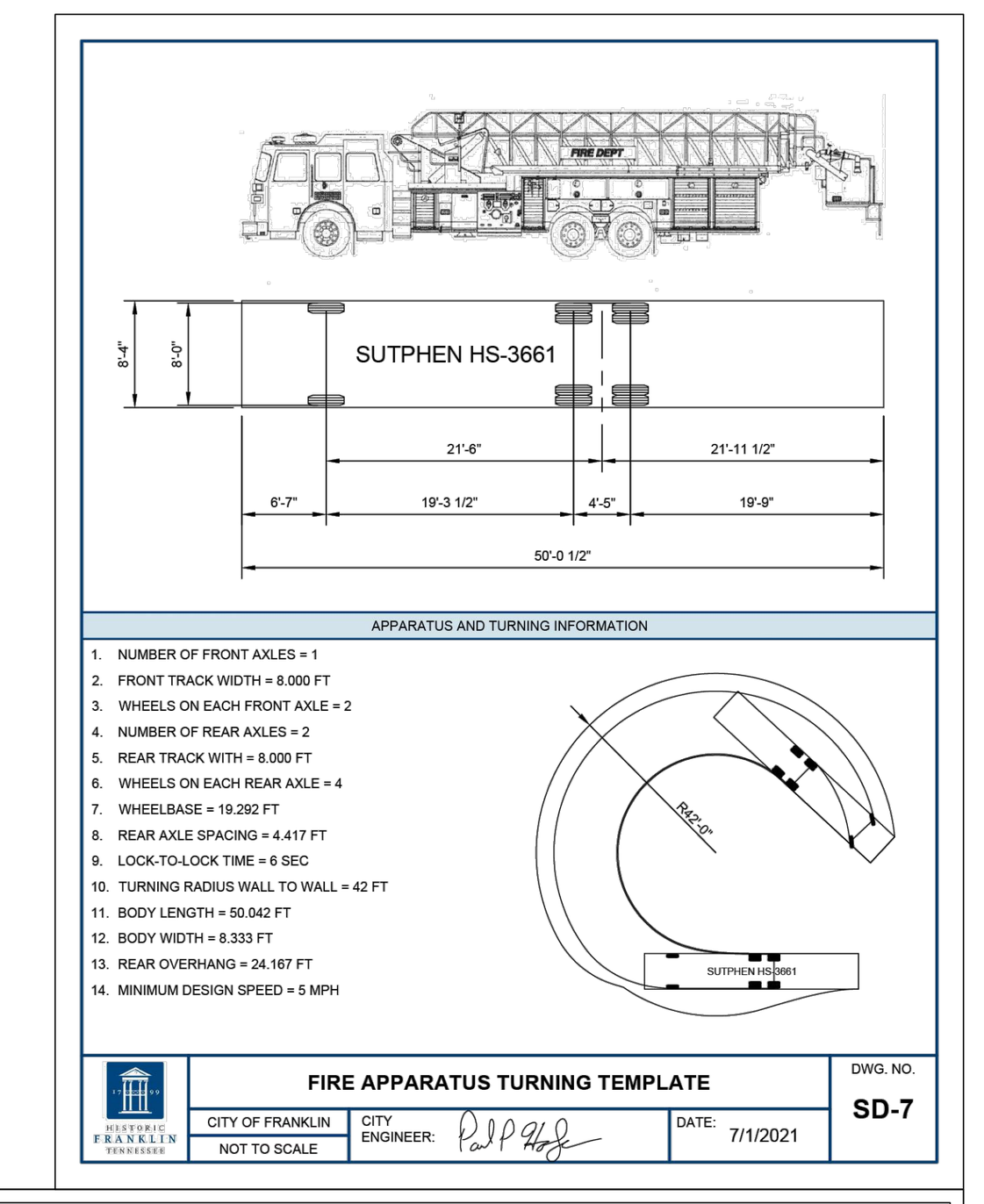
Revision Date
1. _____
2. _____
3. _____
4. _____

ENLARGED TRASH ROW AND ACCESS PLAN

SHEET
C4.8

COF #8663





STATEMENT OF IMPACTS

THE TRAFFIC IMPACT STUDY INDICATES THAT OFF-SITE ROADWAY IMPROVEMENTS ALONG LEWISBURG PIKE WILL BE REQUIRED BASED ON THE PROJECTED TRIPS.

VEHICLE LEGEND

(solid blue line)	VEHICLE FENDER PATH
(dashed red line)	VEHICLE FRONT WHEEL PATH
(dashed green line)	VEHICLE REAR WHEEL PATH

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FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

SITE DATA TABLE

PROJECT NAME:	SOUTHVALE SUBDIVISION - SECTION 4
COF PROJECT #:	TBD
SUBDIVISION:	SOUTHVALE SECTION 4
MAP # 117	
PARCEL #:	01400
ADDRESS:	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	PD, PLANNED DISTRICT
CHARACTER AREA OVERLAY:	HHO, HHO BUFFER, SCENIC CORRIDOR
BUILDING TYPES APPLIED:	HOUSES, MULTIPLEX
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SECTION 4:	18.62 ACRES
TOTAL ACREAGE OF SITE:	224.80 ACRES
TOTAL SQUARE FOOTAGE OF SITE:	9,792,288 SF
OWNERS:	SOUTHVALE LLC.
ADDRESS:	554 FRANKLIN ROAD, SUITE 300 FRANKLIN, TN 37069
PHONE:	615-721-3920
EMAIL:	CHAD.GORE@MIKEFORDBUILDERS.COM
CONTACT NAME:	CHAD GORE
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200 FRANKLIN, TN 37067
PHONE:	615-564-2701
EMAIL:	GRAY.HARRISON@KIMLEY-HORN.COM
CONTACT NAME:	GRAY HARRISON, P.E.
BUILDING SETBACKS DETACHED HOUSES:	15' FRONT YARD 10' SIDE STREET 10' SIDE ALLEY 5' SIDE YARD 5' REAR YARD
(TOWNHOUSE) MULTIPLEX	15' FRONT YARD 15' SIDE STREET 10' SIDE ALLEY 15' / 20' SIDE YARD 5' REAR YARD (18' FOR PARKING)
STORIES:	2 1/2
DENSITY:	1.83
MINIMUM LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
PROVIDED LANDSCAPE SURFACE RATIO:	SEE LANDSCAPE SHEETS
MINIMUM PARKING REQUIREMENT:	1,147 SPACES
TOTAL PARKING PROVIDED:	1,767 TOTAL SPACES

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 UNLESS SPECIFICALLY NOTED OTHERWISE.
2. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3. BASE INFORMATION WAS TAKEN FROM AN ALTA AND TOPO SURVEY PREPARED BY WILSON & ASSOCIATES, DATED 05/06/2022. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F DATED SEPTEMBER 29, 2006.

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
01/02/2025

Revision Date

OVERALL FIRE ROW AND ACCESS PLAN

SHEET
C4.9

COF #8663

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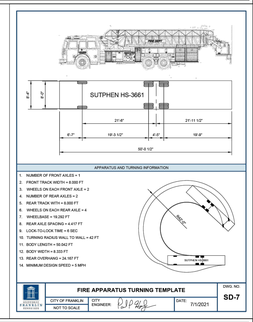

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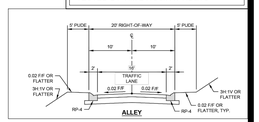

PROPERTY LINE

ALLEY 'A' (20' ROW, ALLEY)

EVERGREEN HILL DRIVE (52' ROW, LOCAL)

ALLEY 'D' (20' ROW, ALLEY)

ALLEY 'F' (20' ROW, ALLEY)

SILVER SPRING DRIVE (52' ROW, LOCAL)

ALLEY 'G' (20' ROW, ALLEY)

ALLEY 'H' (20' ROW, ALLEY)

EVERGREEN HILL DRIVE (52' ROW, LOCAL)

FLOURNOY LIVING TRUST
DB 1067, PG 0899
MAP 118, PARCEL 42.00

CARRERA 2 PROPERTIES LLC
BOOK 3007, PAGE 730
MAP 118, PARCEL 40.02

OS 1001

OS 1029

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 1

C4.12

C4.13

C4.14

GRAPHIC SCALE IN FEET
0 25 50 100

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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COF #8663

ROW & ACCESS GENERAL NOTES

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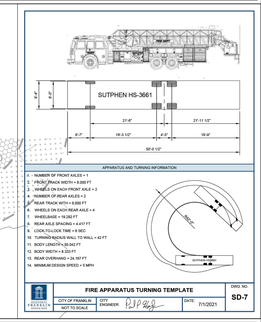

VEHICLE LEGEND

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

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127171
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.11

COF #8663



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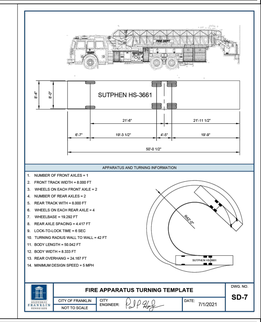

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
NORTH CAROLINA
No. 127919
TENNESSEE
STATE OF TENNESSEE

Revision Date
- △
- △
- △
- △

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.12

COF #8663

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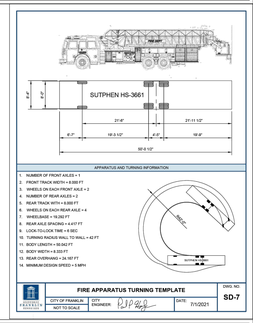

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.13

COF #8663

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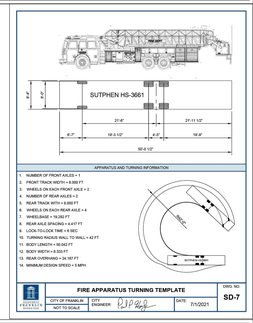

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGREEMENT
No. 127919
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.14

COF #8663

C4.15

C4.16

C4.17

C4.18

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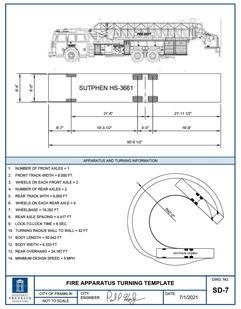

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SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137918
STATE OF TENNESSEE

Revision Date

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.15

COF #8663

C4.15
C4.16
C4.17
C4.18

MAP 118, PARCEL 50.02
THE HILLS TENNESSEE, LLC
DB 6826, PAGE 282

LEGRAND AVENUE (52' ROW, LOCAL)

LEGRAND AVE (LOCAL 52' R.O.W.)

ALLEY 'I' (20' R.O.W.)

OS 1009
OS 1026
OS 1010
OS 1011
OS 1027
OS 1030

MAP 117, PARCEL 15
HOOD
DB 1000, PAGE 749

THE HILLS TENNESSEE, LLC BOOK 6826, PAGE 282
MAP 118, PARCEL 50

THE HILLS TENNESSEE, LLC BOOK 6826, PAGE 282
MAP 118, PARCEL 50.01

ALLEY 'V' (20' ROW, ALLEY)

ROSEDALE STREET (52' ROW, LOCAL)

BLUE BONNET DRIVE (52' ROW, LOCAL)

GREENLAWN ALLEY (20' ROW, MEWS)

LEWISBURG PIKE (U.S. HWY 431) (R.O.W VARIES)
(MAJOR ARTERIAL)

304 305 306 313 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351

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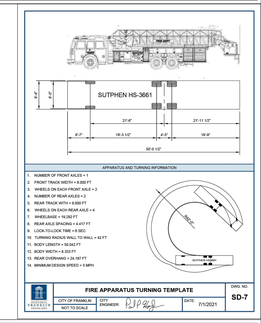
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
8. STREETS AND ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN THE CONSTRUCTION OF THE NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT, AND MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.



VEHICLE LEGEND

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

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

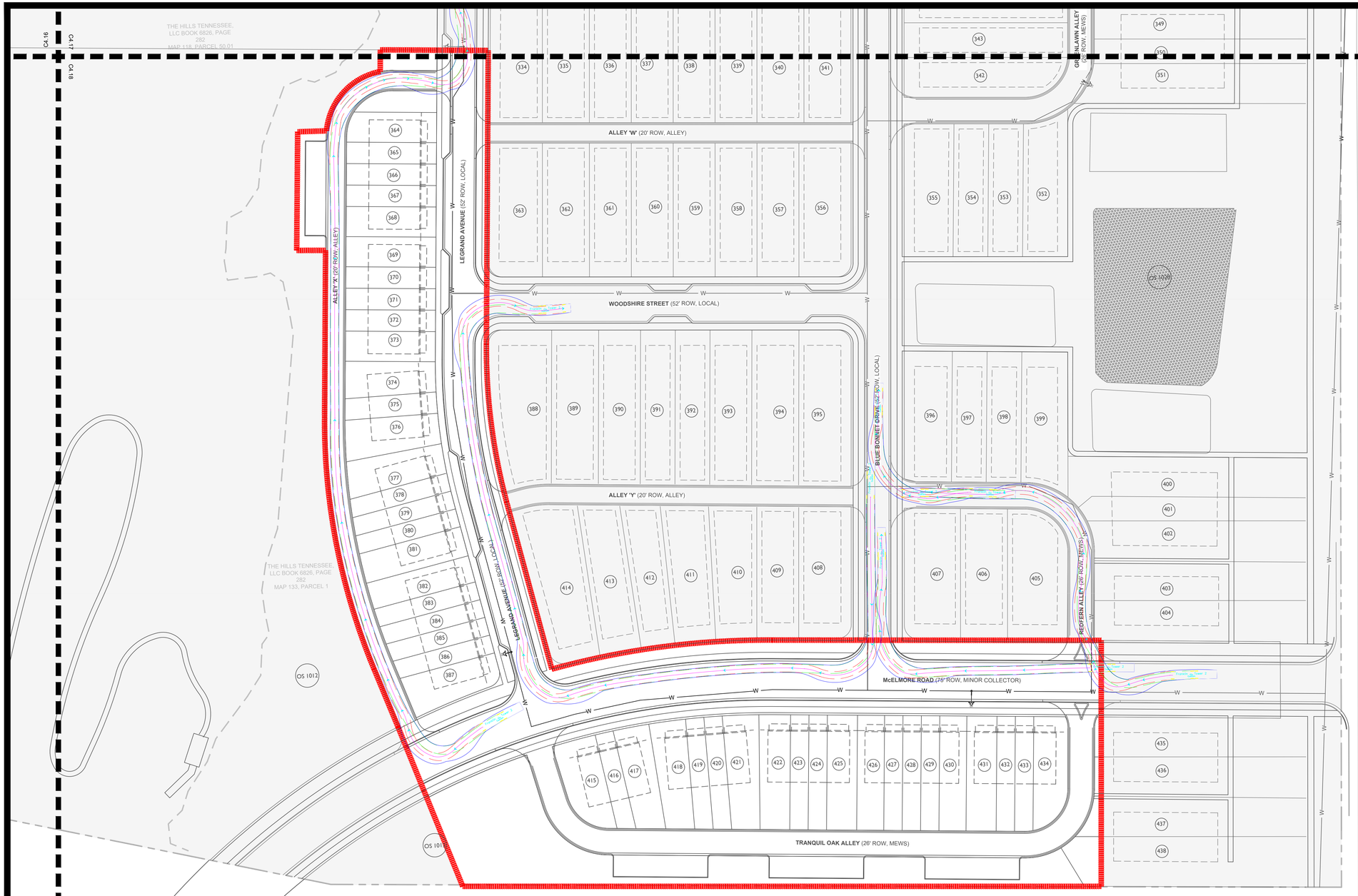
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
No. 127939
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.16

COF #8663



ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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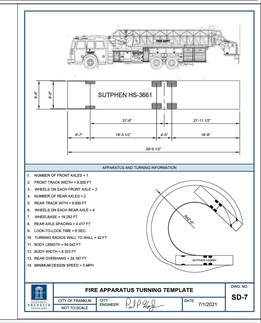

VEHICLE LEGEND

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

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON REGISTERED ENGINEER 120710 STATE OF TENNESSEE

Revision Date
- △
- △
- △
- △

ENLARGED FIRE ROW AND ACCESS PLAN

SHEET
C4.17

COF #8663



NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN FRANKLIN REGISTERED LANDSCAPE ARCHITECT 1172 STATE OF TENNESSEE

7/19/2021

LSI LAND SOLUTIONS
2525 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATE: JULY 19, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

GOOSE CREEK PLAN

C4.18

LSC 21002

IMPROVEMENTS APPROVED WITH COF 7495

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION I
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MATTHEW HOFFMAN 1/23/25 DEPARTMENT OF AGRICULTURE TENNESSEE NO. 1172 LANDSCAPE ARCHITECT

Revision Date
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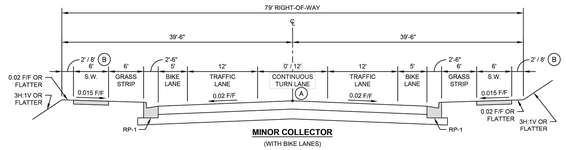
△
△
△

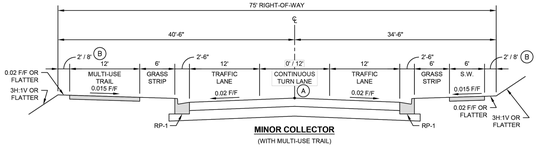
GOOSE CREEK PLAN

SHEET
C4.18

COF 8663



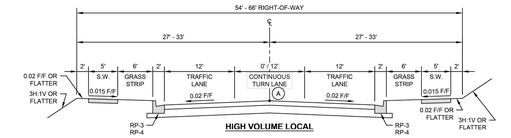
MINOR COLLECTOR
(WITH BIKE LANES)



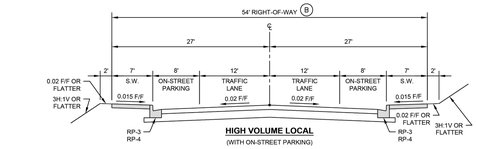
MINOR COLLECTOR
(WITH MULTI-USE TRAIL)

DESIGN NOTES
(A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY *CONNECT FRANKLIN*
(B) 2' WHERE A CONTINUOUS TURN LANE IS PROVIDED 8' WHERE A CONTINUOUS TURN LANE IS NOT PROVIDED

HISTORIC FRANKLIN TENNESSEE	**MINOR COLLECTOR STREET SECTIONS**		DWG. NO. **TS-4**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021	



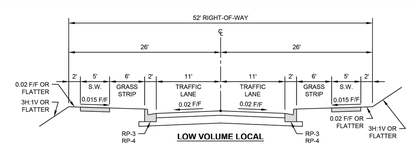
HIGH VOLUME LOCAL



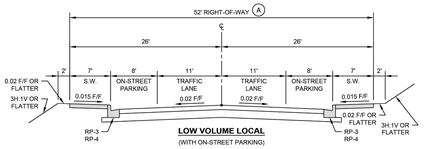
HIGH VOLUME LOCAL
(WITH ON-STREET PARKING)

DESIGN NOTES
(A) CONSTRUCT CONTINUOUS TURN LANE (3-LANE SECTION) WHERE REQUIRED BY CITY ENGINEER
(B) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

HISTORIC FRANKLIN TENNESSEE	**HIGH VOLUME LOCAL STREET SECTIONS**		DWG. NO. **TS-5**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021	



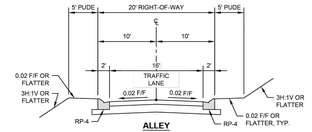
LOW VOLUME LOCAL



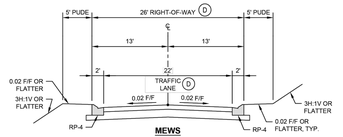
LOW VOLUME LOCAL
(WITH ON-STREET PARKING)

DESIGN NOTES
(A) ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

HISTORIC FRANKLIN TENNESSEE	**LOW VOLUME LOCAL STREET SECTIONS**		DWG. NO. **TS-6**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021	



ALLEY
(B) (C)



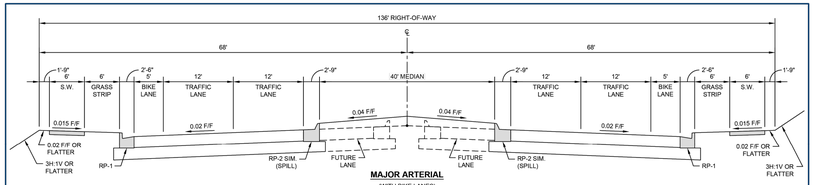
MEWS
(A) (C)

GENERAL NOTES
1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT

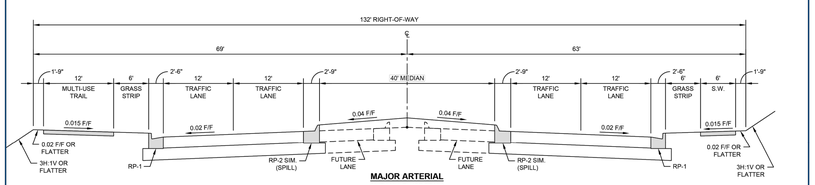
SIGNAGE		
	ALLEY	MEWS
NO PARKING SIGNS (EACH SIDE)	YES	YES
STOP SIGN AT INTERSECTION	NO	YES
STREET NAME SIGN AT INTERSECTION	NO	YES

DESIGN NOTES
(A) NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.
(B) NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.
(C) MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT.
(D) WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

HISTORIC FRANKLIN TENNESSEE	**ALLEY AND MEWS SECTIONS**		DWG. NO. **TS-7**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021	



MAJOR ARTERIAL
(WITH BIKE LANES)



MAJOR ARTERIAL
(WITH MULTI-USE TRAIL)

DESIGN NOTES

HISTORIC FRANKLIN TENNESSEE	**MAJOR ARTERIAL STREET SECTIONS**		DWG. NO. **TS-1**
CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: Ralph Hoge	DATE: 7/1/2021	

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127939
STATE OF TENNESSEE

Revision Date
1 _____
2 _____
3 _____
4 _____

ROADWAY TYPICAL SECTIONS

SHEET
C4.19

COF #8663



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

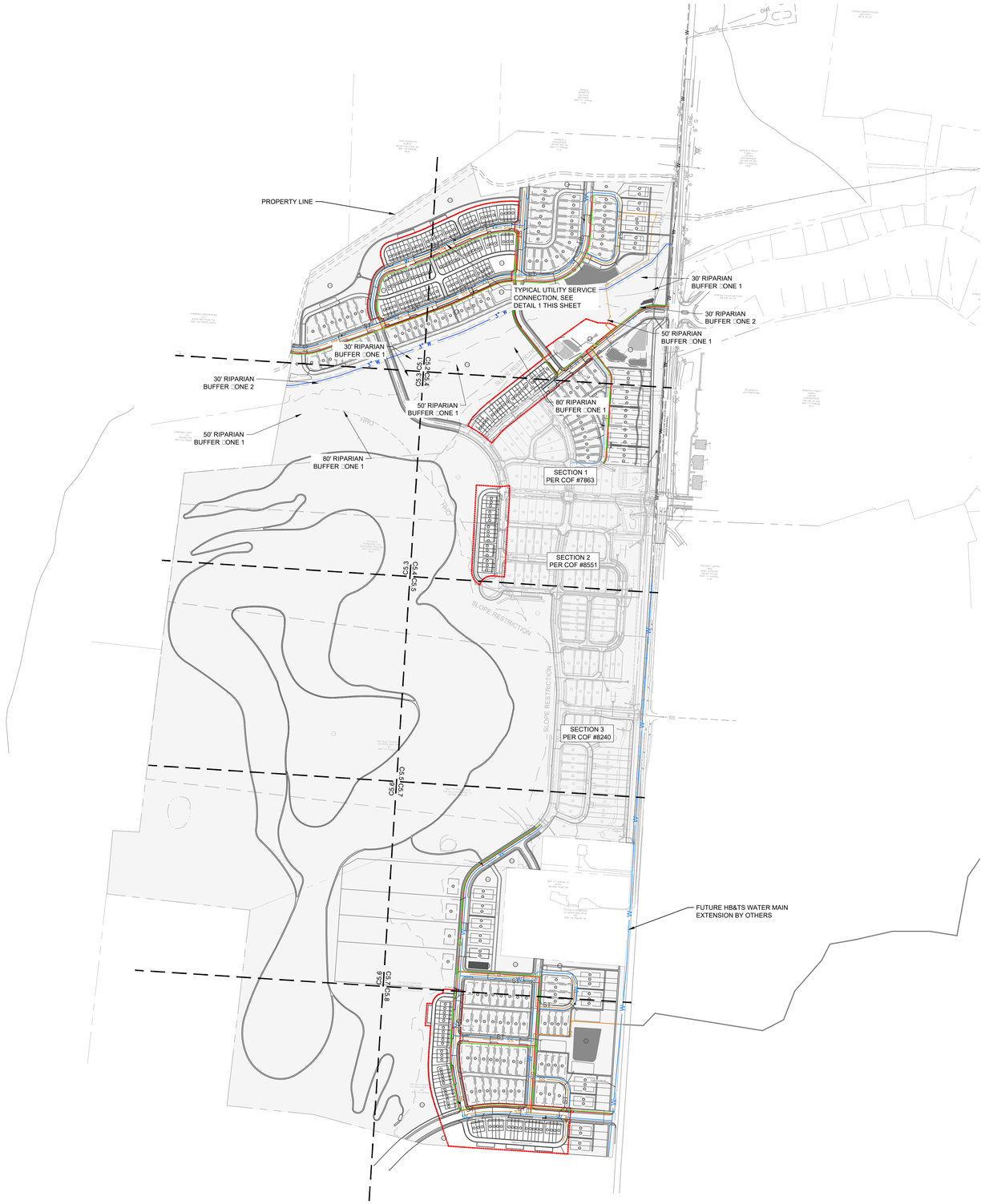
STATE OF TENNESSEE
AGRICULTURE
COMMISSIONER
TENNESSEE NO. 1
LANDSCAPE ARCHITECT
1/23/25

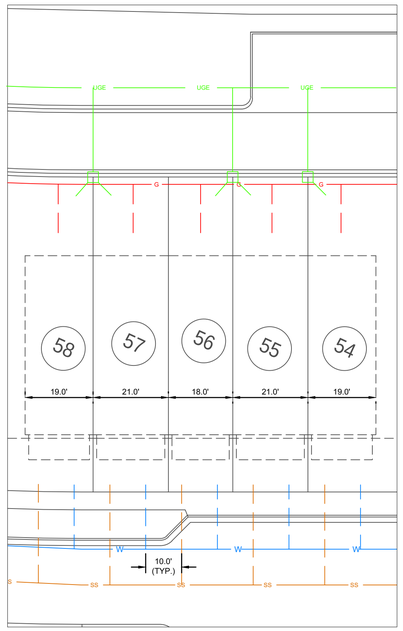
Revision Date
PHASE LINE REVISION

TIA PHASING EXHIBIT

SHEET
C4.2T

COF 8663





1 TYPICAL UTILITY LAYOUT CONNECTION
SCALE: 1:20

SITE LEGEND

- PROPOSED STORM PIPE
- W — PROPOSED WATER MAIN BY HB&TS
- SS — PROPOSED SEWER LINE
- W — EXISTING WATER MAIN
- OH — EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- S — SANITARY SEWER MANHOLE
- G — PROPOSED GAS LINE
- UGE — PROPOSED UNDERGROUND ELECTRICAL

STATEMENT OF IMPACTS

WATER WILL BE PROVIDED VIA AN 8" PUBLIC WATER MAIN OFF AN EXISTING MAIN IN LEWISBURG PIKE. THE PROJECT SITE IS SERVICED BY HB&TS UTILITY DISTRICT.

SANITARY SEWER WILL BE PROVIDED VIA AN 8" SEWER EXTENSION CONNECTING TO AN SEWER EXTENSION IN LEWISBURG PIKE.

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

UTILITY NOTES

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

AGENCY CONTACTS

WATER
HB & TS
505 DOWNS BLVD
FRANKLIN, TN 37064
PHONE: (615) 794-7796
CONTACT: CODY LOVETT

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

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING (615) 550-6977
ENGINEERING : LANCE FITTRO (615) 550-6676

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

SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 800-4004
CONTACT: GRAY HARRISON, P.E.

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

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

SURVEYOR
WILSON & ASSOCIATES
108 BEASLEY DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2275

GRAPHIC SCALE IN FEET
0 150 300 600

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

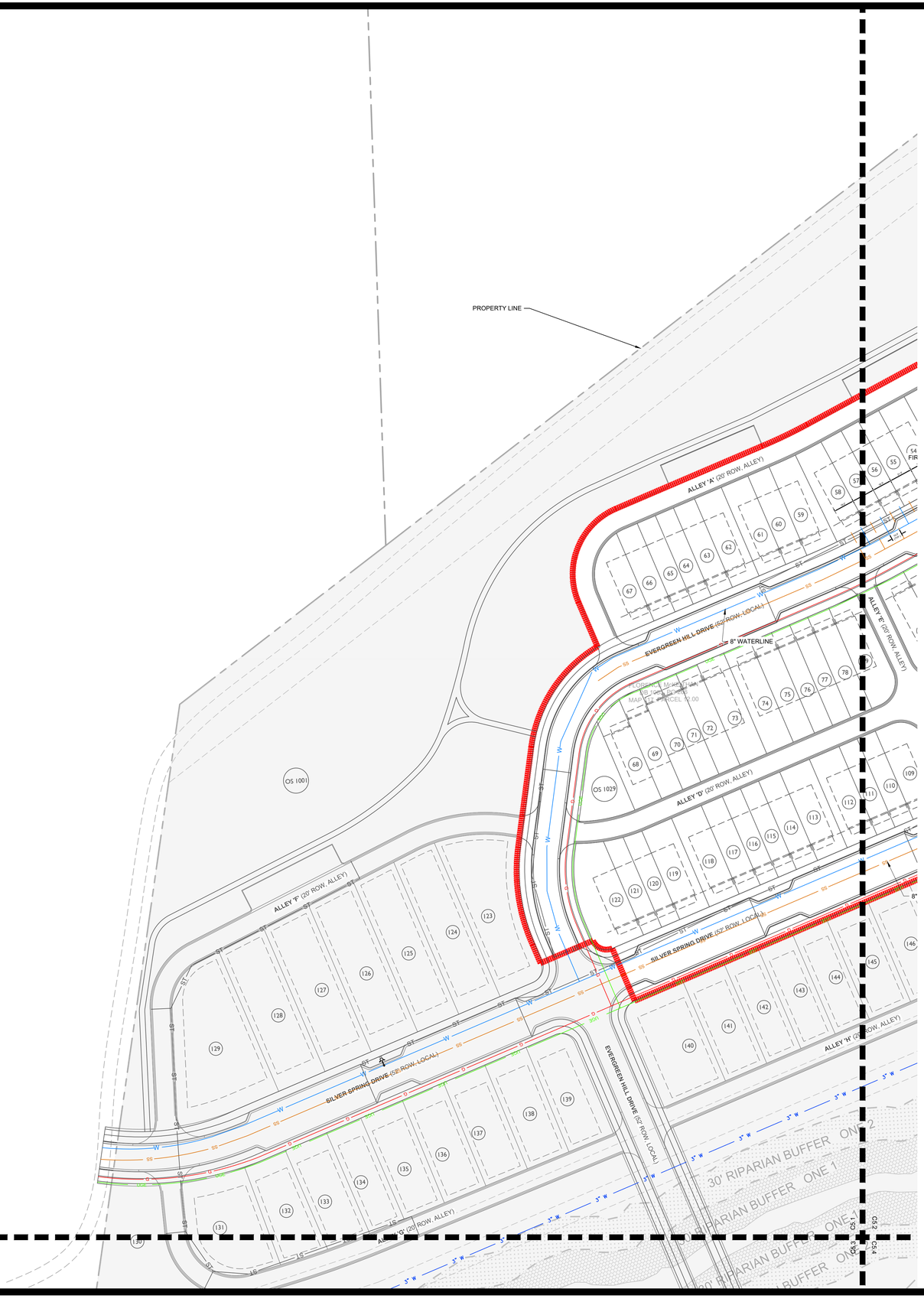
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF #8663



SITE LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER MAIN BY HB&TS
- PROPOSED SEWER LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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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.
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

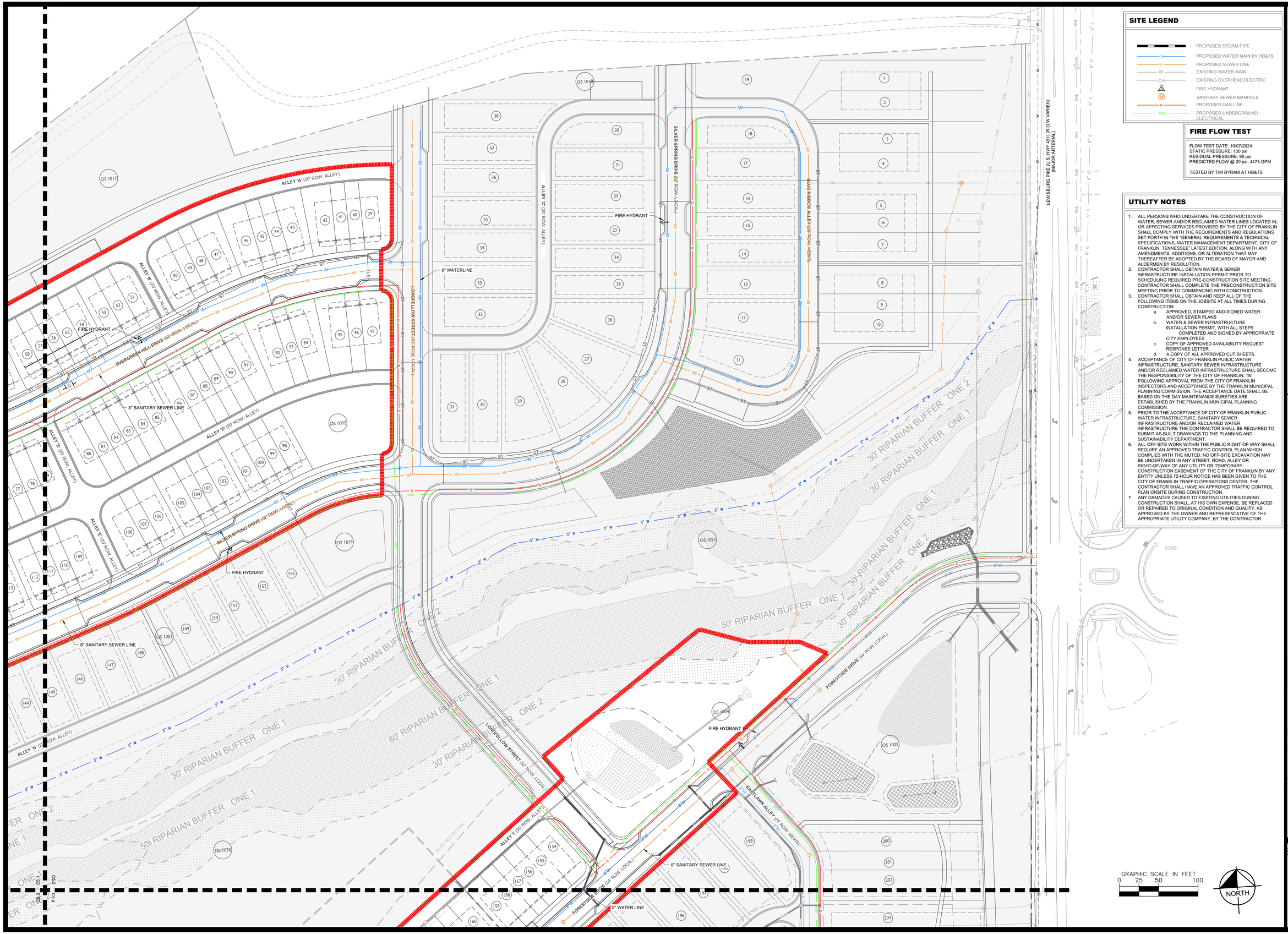
WILLIAM GRAY HARRISON REGISTERED ENGINEER No. 127819 STATE OF TENNESSEE

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.1

COF #8663



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
STATE OF TENNESSEE

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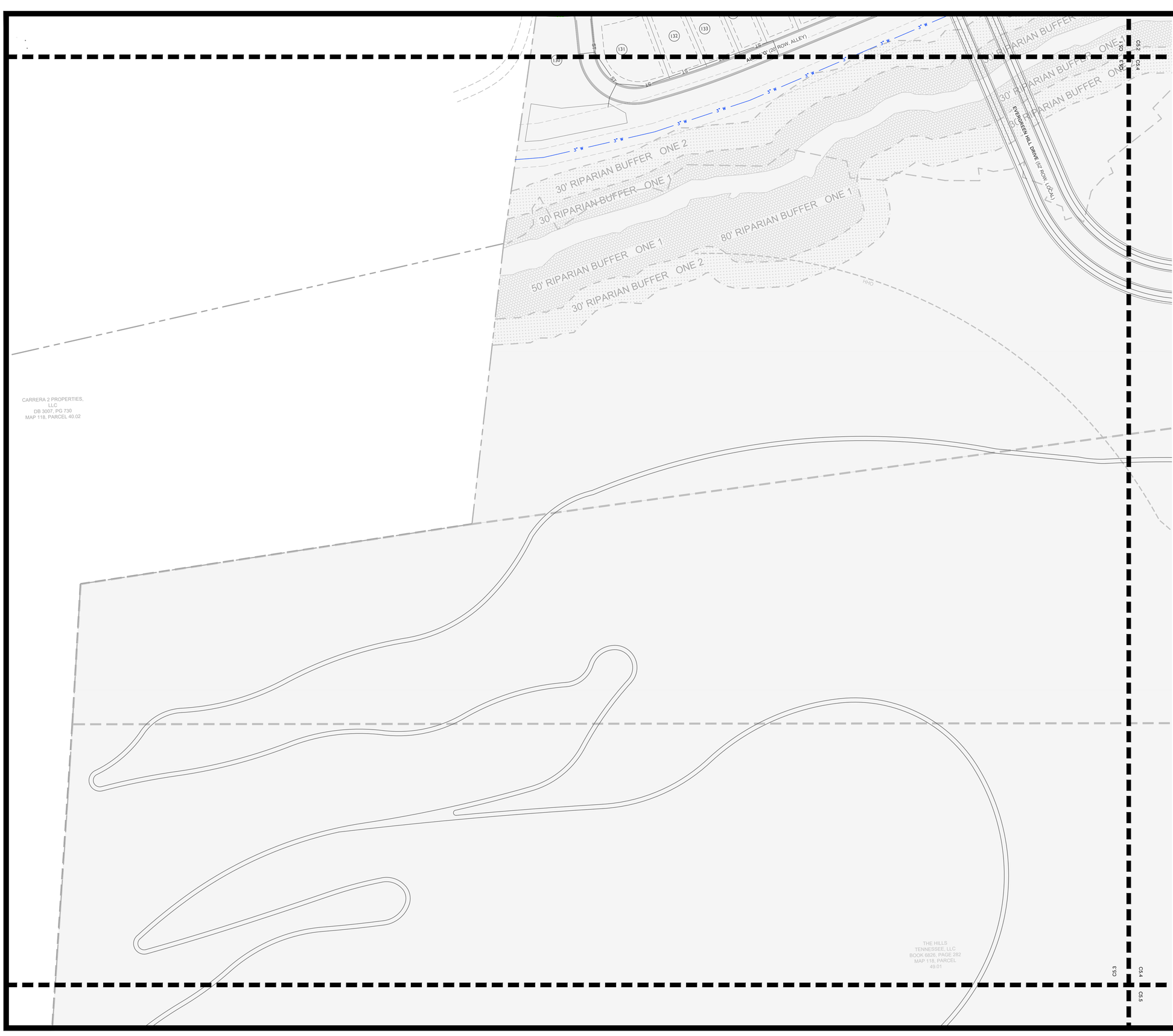
ENLARGED UTILITY PLAN

SHEET
C5.2

COF #8663



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

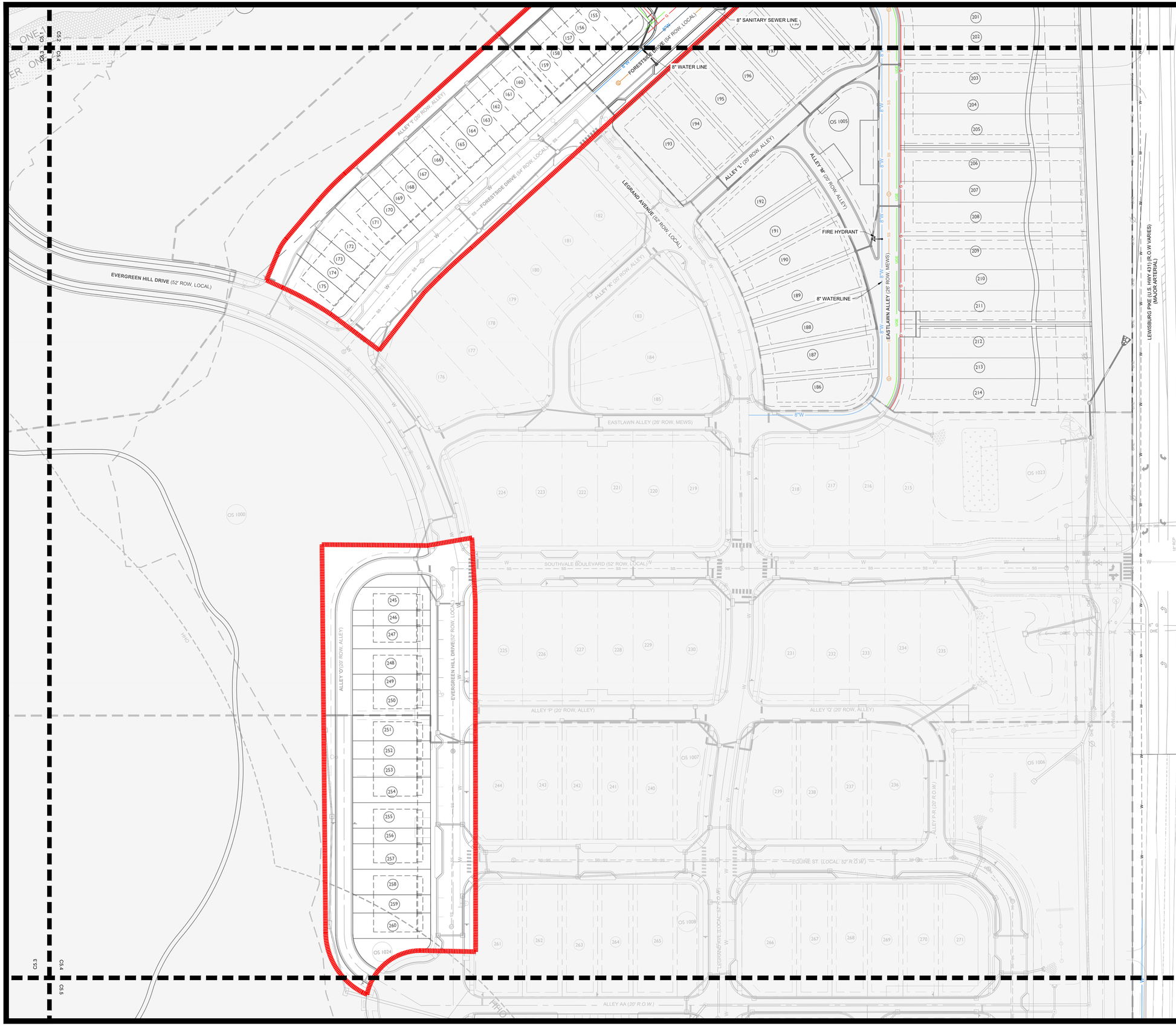
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127737
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.3

COF #8663



SITE LEGEND

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FIRE FLOW TEST

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGREEMENT
No. 127939
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
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ENLARGED UTILITY PLAN

SHEET
C5.4

COF #8663



SITE LEGEND

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ENLARGED UTILITY PLAN

SHEET
C5.5

COF #8663



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

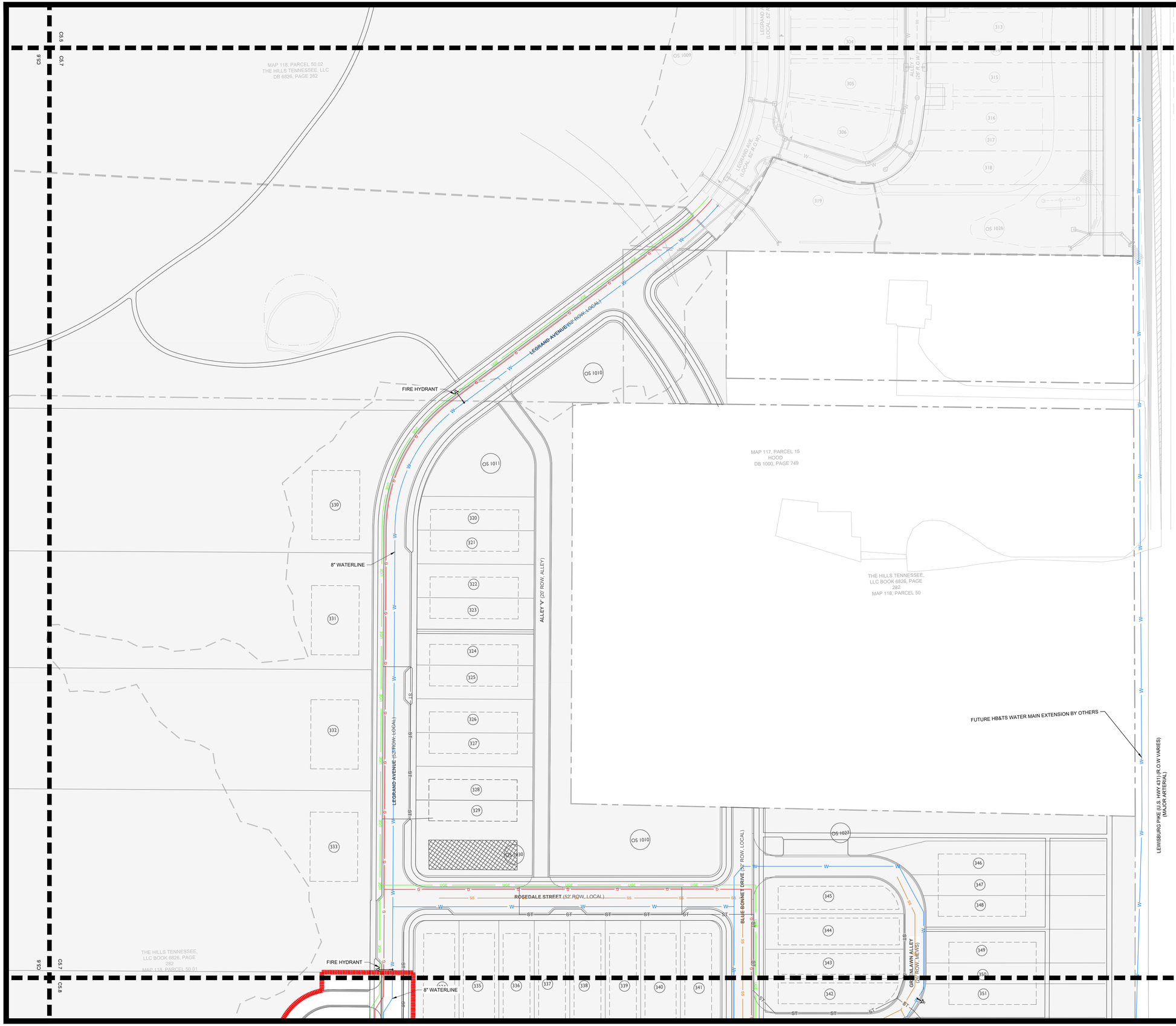
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
NORTH CAROLINA
COMMERCE
No. 127819
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.6

COF #8663



SITE LEGEND

- PROPOSED STORM PIPE
- PROPOSED WATER MAIN BY HB&TS
- PROPOSED SEWER LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRIC
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL

FIRE FLOW TEST

FLOW TEST DATE: 10/07/2024
STATIC PRESSURE: 100 psi
RESIDUAL PRESSURE: 90 psi
PREDICTED FLOW @ 20 psi: 4473 GPM

TESTED BY TIM BYRAM AT HB&TS

UTILITY NOTES

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

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DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

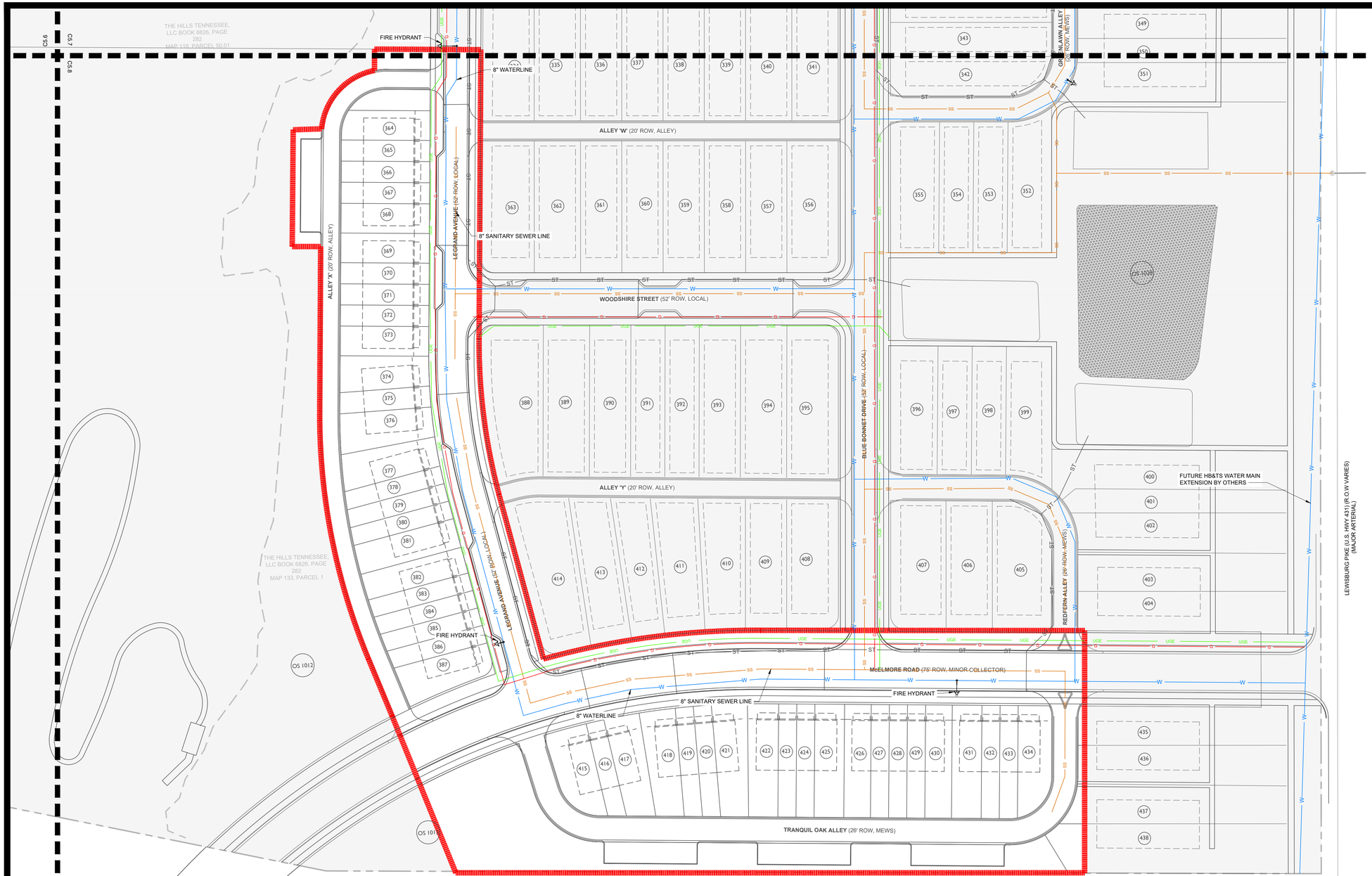
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127819
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED UTILITY PLAN

SHEET
C5.7

COF #8663



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0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

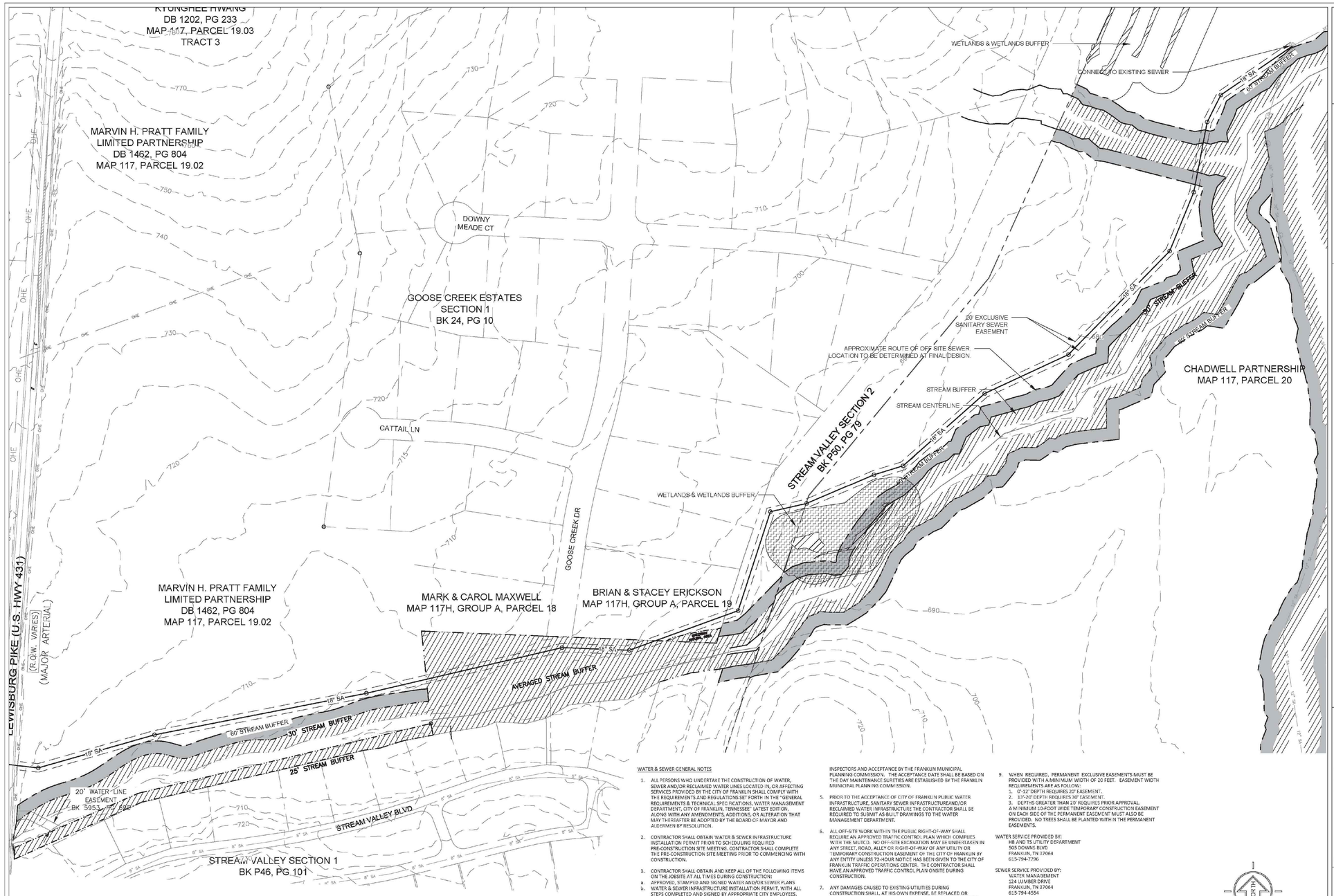
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
No. 137919
STATE OF TENNESSEE

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.8

COF #8663



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   1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
   2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
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WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

NORTH

100 0 50 100 200

GRAPHIC SCALE - 1 inch = 100 ft.

GARY LYNN CARTER
AGRICULTURE
COMMERCE
No. 115125
STATE OF TENNESSEE

7/19/2021

LS LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES
- PLAN DATED JULY 19, 2021

A NONE
B NONE
C NONE
D NONE

COF# 7495

OFFSITE SEWER

C5.9

LSC 21002

OFFSITE SEWER APPROVED WITH COF 7495. PLEASE ALSO REFER TO CHADWELL SUBDIVISION (COF 8375) AND THE MEADOWS AT SOUTHBROOKE (COF 8387).

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION I
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MATTHEW HOUSTON HOOD
AGRICULTURE
COMMERCE
No. 342
TENNESSEE
1/27/25
LANDSCAPE ARCHITECT

Revision Date

OFFSITE SEWER

SHEET
C5.9

COF 8663



GRAPHIC SCALE - 1 inch = 100 ft.

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7/19/2021

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C5.10

LSC 21002

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FORD CLASSIC HOMES

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DEVELOPMENT PLAN REVISION I
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

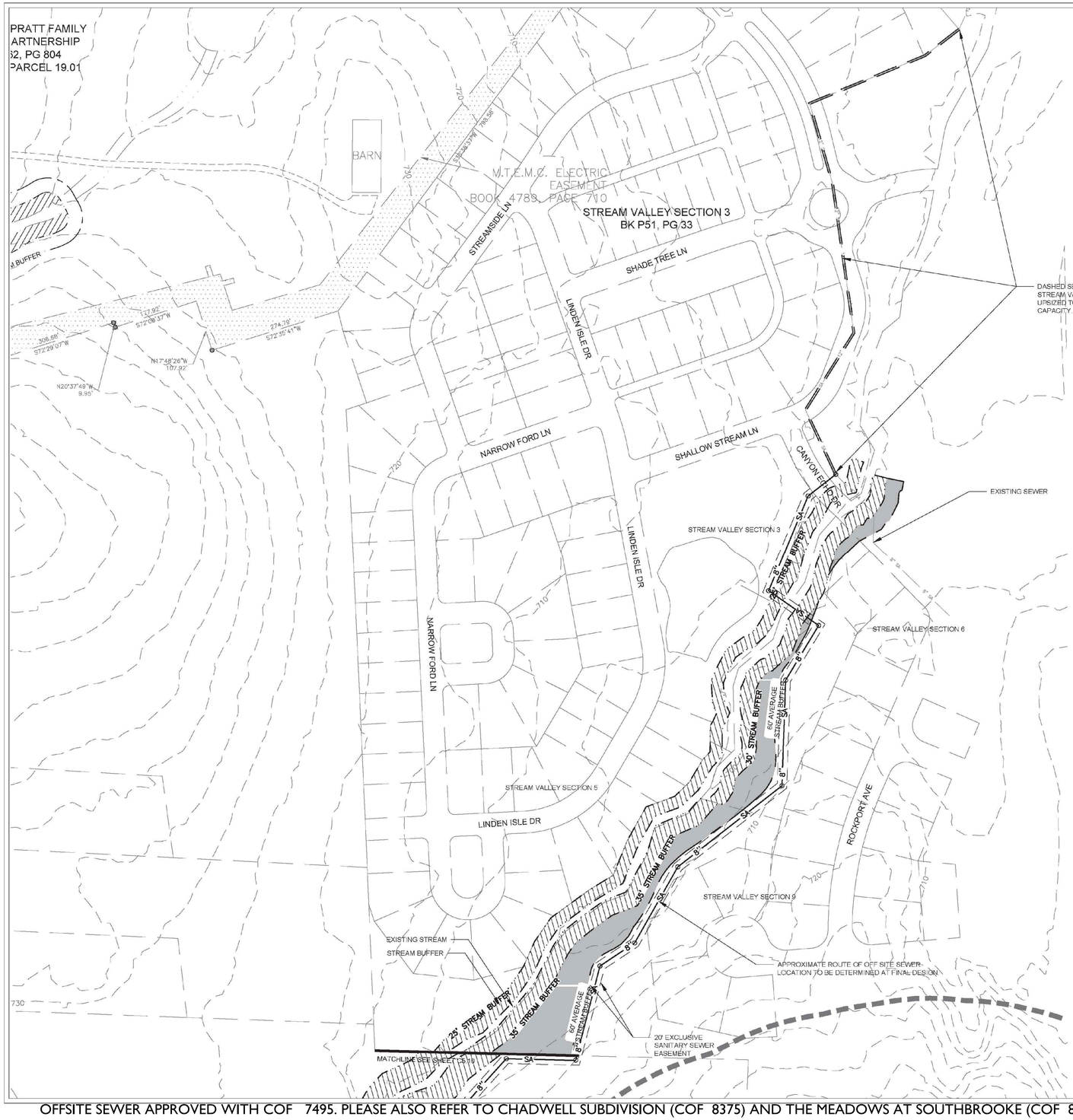
MATTHEW TYLER HOOD — 1/23/25 — AGRICULTURE — COMMERCE — TENNESSEE NO. — LANDSCAPE ARCHITECT

Revision Date

OFFSITE SEWER

SHEET
C5.10

COF 8663



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5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTUREAND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT 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. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.

9. WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOW:
   1. 0-12' DEPTH REQUIRES 20' EASEMENT.
   2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
   3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL. A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 512
TOTAL FLOW IN GPD: 179,200 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

GARY LYNN CASEY
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
7/19/2021

LS LAND SOLUTIONS
2929 Berry Hill Drive, Nashville, TN 37204

SOUTHVALE PUD DEVELOPMENT PLAN
FRANKLIN PROJECT #7495
MAP 117, PARCELS 12.00, 13.00, AND 14.00
MAP 118, PARCELS 49.00, 49.01, AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED: JULY 16, 2025
A NONE
B NONE
C NONE
D NONE

COF# 7495

OFFSITE SEWER

C5.11

LSC 21002

OFFSITE SEWER APPROVED WITH COF 7495. PLEASE ALSO REFER TO CHADWELL SUBDIVISION (COF 8375) AND THE MEADOWS AT SOUTHBROOKE (COF 8387).

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION I
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

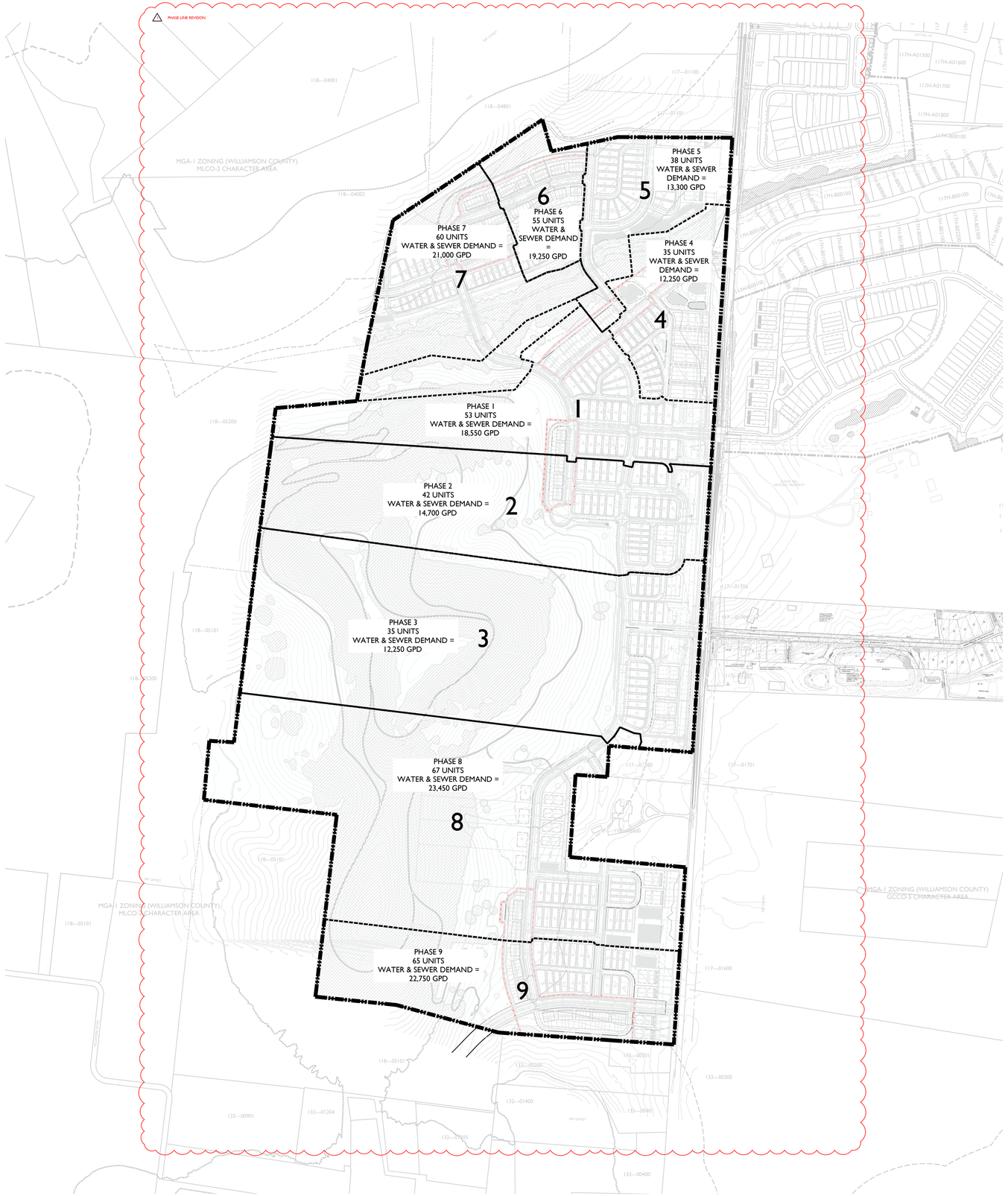
GARY LYNN CASEY
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
1/23/25

Revision Date
1 _____
2 _____
3 _____
4 _____

OFFSITE SEWER

SHEET
C5.11

COF 8663



PHASING CHART		
DEVELOPMENT PHASE	DETACHED RESIDENTIAL	ATTACHED RESIDENTIAL
1	31	22
2	26	16
3	20	15
4	14	21
5	28	10
6	6	49
7	25	35
8	25	42
9	22	43
OVERALL	197	253
NOTE: ALL PROPOSED HOMES ARE ALLEY-LOADED		

0 300 600 900 N

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

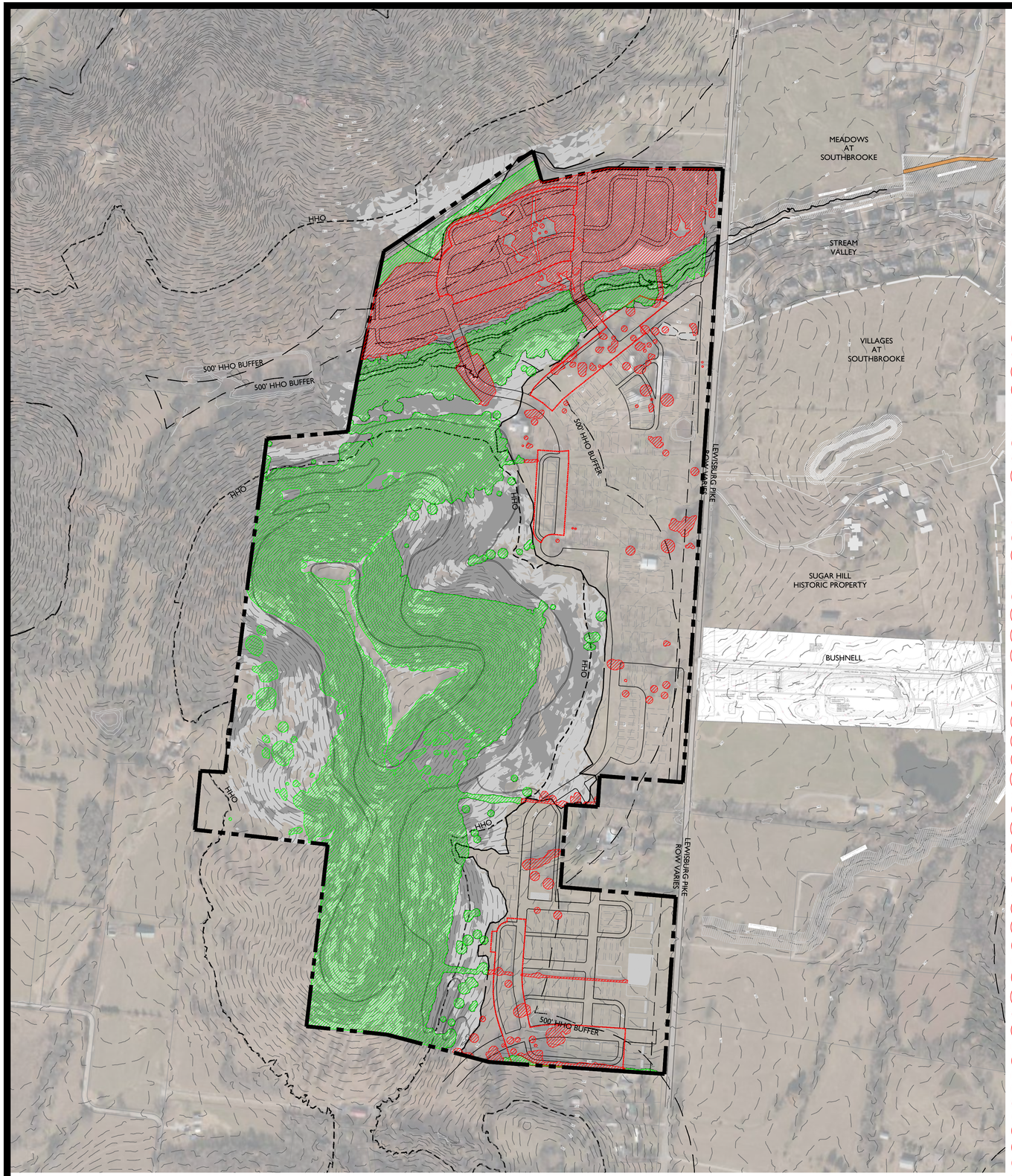
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
- PHASE LINE REVISION

PHASING PLAN

SHEET
C6.0

COF 8663



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.

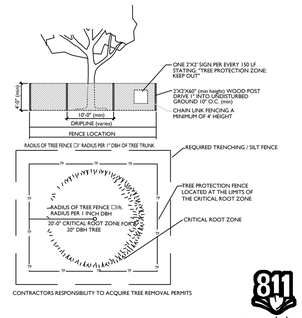
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. 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.

TREE PROTECTION FENCING DETAIL NTS



811 Know what below. Call before you dig.

△ TREE CANOPY AND LOT COUNT UPDATE

SITE DATA CHART

PROJECT NAME:	SOUTHVALE PUD SUBDIVISION REVISION 1
PROJECT NUMBER:	8663
ADDRESS:	LEWISBURG PIKE FRANKLIN, TN
PARCEL(S):	117-01200 117-01300 ☐ 118-04900 117-01400, 118-04901, 118-05001, 118-05002, 133-00100 117-01901 ☐ 117-01902
SITE AREA:	244.80 AC
VESTING:	07/19/2021
BASE ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	PD (1.84 DUA)
ZONING OVERLAY:	HHO, HHO BUFFER, SCO
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION
BUILDING TYPES APPLIED:	HOUSE, DUPLEX, MULTIPLEX, TOWNHOME
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
LOT SIZE (RESIDENTIAL):	SEE ARCH SHEETS A1.0/A1.1
SETBACKS:	
FRONT:	SEE ARCH SHEETS A1.0/A1.1
SIDE:	SEE ARCH SHEETS A1.0/A1.1
REAR:	SEE ARCH SHEETS A1.0/A1.1

DWELLING UNIT COUNT (BY TYPE):

DETACHED:	197 LOTS
☐40' DETCHED:	27 LOTS
40'-45' DETACHED:	91 LOTS
46'-50' DETACHED:	33 LOTS
51'-60' DETACHED:	37 LOTS
>60' DETACHED:	9 LOTS
ATTACHED:	253 UNITS (241 LOTS)
DUPLEX:	20 UNITS (20 LOTS)
3-MULTIPLEX:	51 UNITS (51 LOTS)
4-MULTIPLEX:	16 UNITS (4 LOTS)
TOWNHOMES:	166 UNITS (166 LOTS)
TOTAL UNITS:	450 UNITS (438 LOTS)
BUILDING HEIGHT:	2.5 STORY
MINIMUM LSA:	20% - 48.96 AC
OPEN SPACE REQUIRED:	5% - 12.24 AC
NATURAL AREA REQUIRED:	10% - 24.48 AC
TREE CANOPY RETENTION:	73% - 85.29 AC

PARKING REQUIRED (BY USE):

2 / SINGLEFAMILY (197 UNITS):	394
3 / 3BR☐TOWNHOME (237 UNITS):	711
3 / 90'B MULTIPLEX (16 UNITS):	48
DUPLEX:	1,153

PARKING PROVIDED (BY USE): *MINIMUM

4/DETACHED SF (2 GARAGE, 2 TANDEM):	788 (PROVIDED ON LOT)
4/90'B MULTIPLEX(2 GARAGE, 2 TANDEM):	64 (PROVIDED ON LOT)
2/TOWNHOME (1 GARAGE, 1 TANDEM):	470 (PROVIDED ON LOT)
ON-STREET:	322
OFF-STREET:	123
TOTAL PARKING:	1,767

PARKLAND DEDICATION: 450 X ☐4,304 ☐☐1,936,800
DEVELOPER TO PAY FEE IN LIEU

DEVELOPER:	MIKE FORD
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615)975-5765
EMAIL:	GREG.GAMBLE☐GDC-TN.COM
CONTACT:	GREG GAMBLE

TREE CANOPY RETENTION

OVERALL SITE AREA ☐10,663,488 SF (244.80 AC)

TREE AREA	EXISTING	PRESERVED
TOTAL SF	5,064,293 SF	3,715,095 SF
TOTAL ACRES	116.26 AC	85.29 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	5,064,293 SF; 116.26 AC (47% OF SITE)
REQUIRED CANOPY PRESERVATION:	2,27☐,05☐ SF☐52.32 AC (45☐ OF E☐ISTING)
PROVIDED CANOPY PRESERVATION:	3,715,095 AC; 85.29 (73% OF EXISTING)

NOTE: EXISTING TREE CANOPY HAS BEEN UPDATED TO REFLECT MORE RECENT AERIAL IMAGE. OVERALL TREE PRESERVATION REQUIREMENT WILL BE MEET IN ACCORDANCE WITH SECTION 17.2.4 OF THE 2020 FRANKLIN ZONING ORDINANCE.

KEY

- PRESERVED CANOPY
- REMOVED CANOPY
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- NATURAL SLOPES 14%-20%
- NATURAL SLOPES 20% OR GREATER

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON ☐ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Civil | Water | Transportation

FORD CLASSIC HOMES

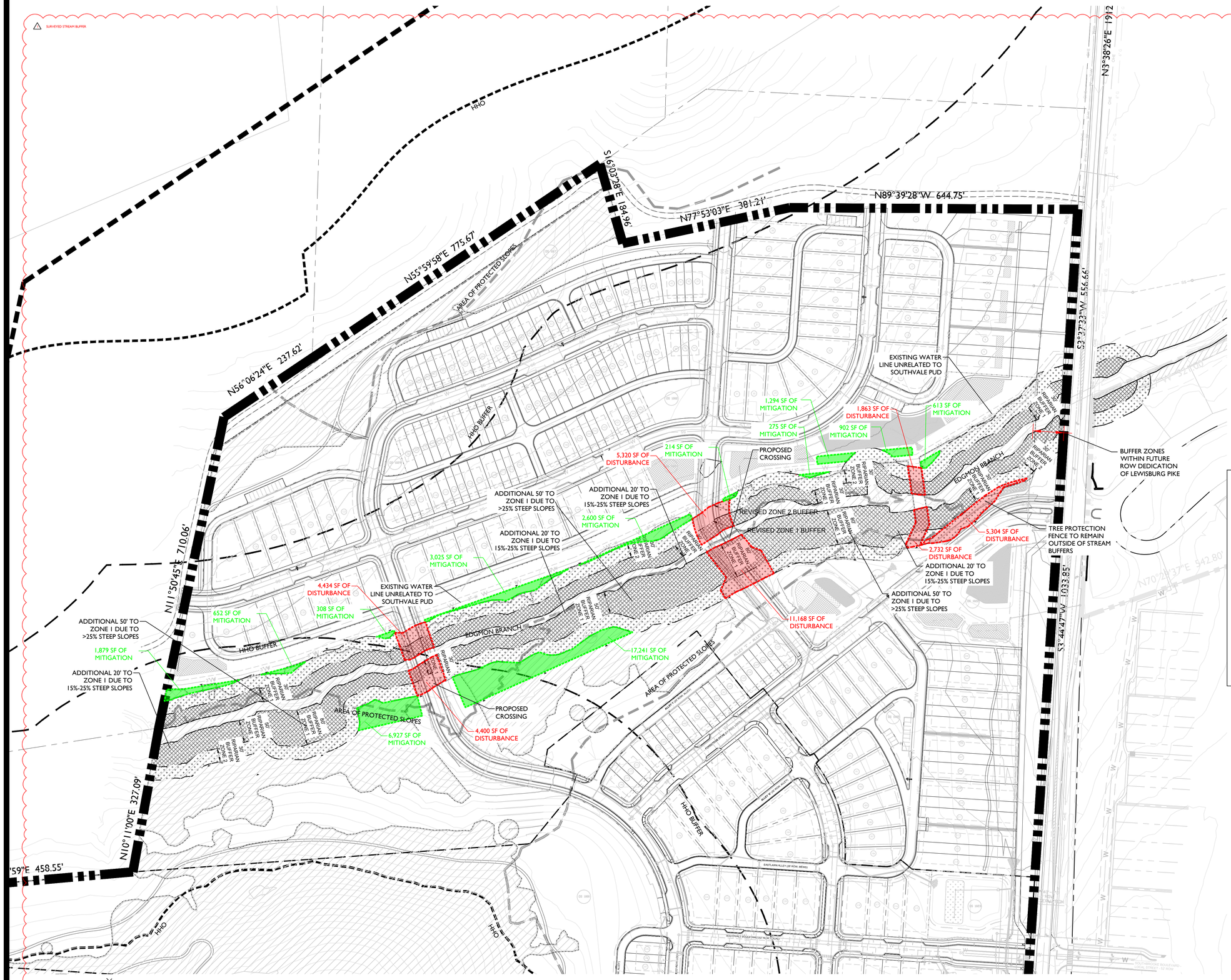
SOUTHVALE PUD SUBDIVISION REVISION 1
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE REGISTERED LANDSCAPE ARCHITECT
11/27/25

Revision Date
△ TREE CANOPY AND SITE DATA UPDATE

TREE PRESERVATION

SHEET
LI.0



RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along the northern portion of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. The site plan for section 1 proposes a road crossing over the riparian buffers. All crossings will be submitted with an ARAP since there is no other access available north of the tributary. Steep slopes also occur in Zone 1, and additional offsets to Zone 1 have been provided. Where slopes of 15%-25% have been identified, 20 feet has been added to Zone 1 (for a total of 50'); where slopes of greater than 25% have been identified, 50 feet has been added to Zone 1 (for a total of 80').

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

Any disturbance to the riparian buffers in future sections will be addressed at that time with an updated buffer management plan.

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of the Development Plan submittal, conversations with the COF Stormwater Coordinator indicated that the ARAP and additional Zone 2 Riparian Buffer areas were sufficient for the encroached crossing. However, if COF staff finds further impacts or offsets, the applicant may be required to provide further comparable water quality improvements such as live staking.

A schedule for Urban Riparian Buffer Zone enhancement has been applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- RIPARIAN BUFFER ZONE 1
- RIPARIAN BUFFER ZONE 2
- PRESERVED TREE CANOPY
- AREA OF RIPARIAN BUFFER ENCROACHMENT
  35,221 SF
- AREAS OF NEW RIPARIAN BUFFER
  35,930 SF
- TREE PROTECTION FENCE
- BUFFER SIGNAGE
  150' SPACING

NOTE: BUFFER MANAGEMENT PLAN TO BE FINALIZED WITH STAFF THROUGHOUT SITE PLAN STAGE OF THE DEVELOPMENT.

NOTE: LAYOUT PENDING ON APPROVAL FROM TDEC ARAP.

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

THIS REQUEST HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. FINAL STORMWATER MANAGEMENT PLAN TO BE PROVIDED WITH SITE PLAN SUBMITTAL.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

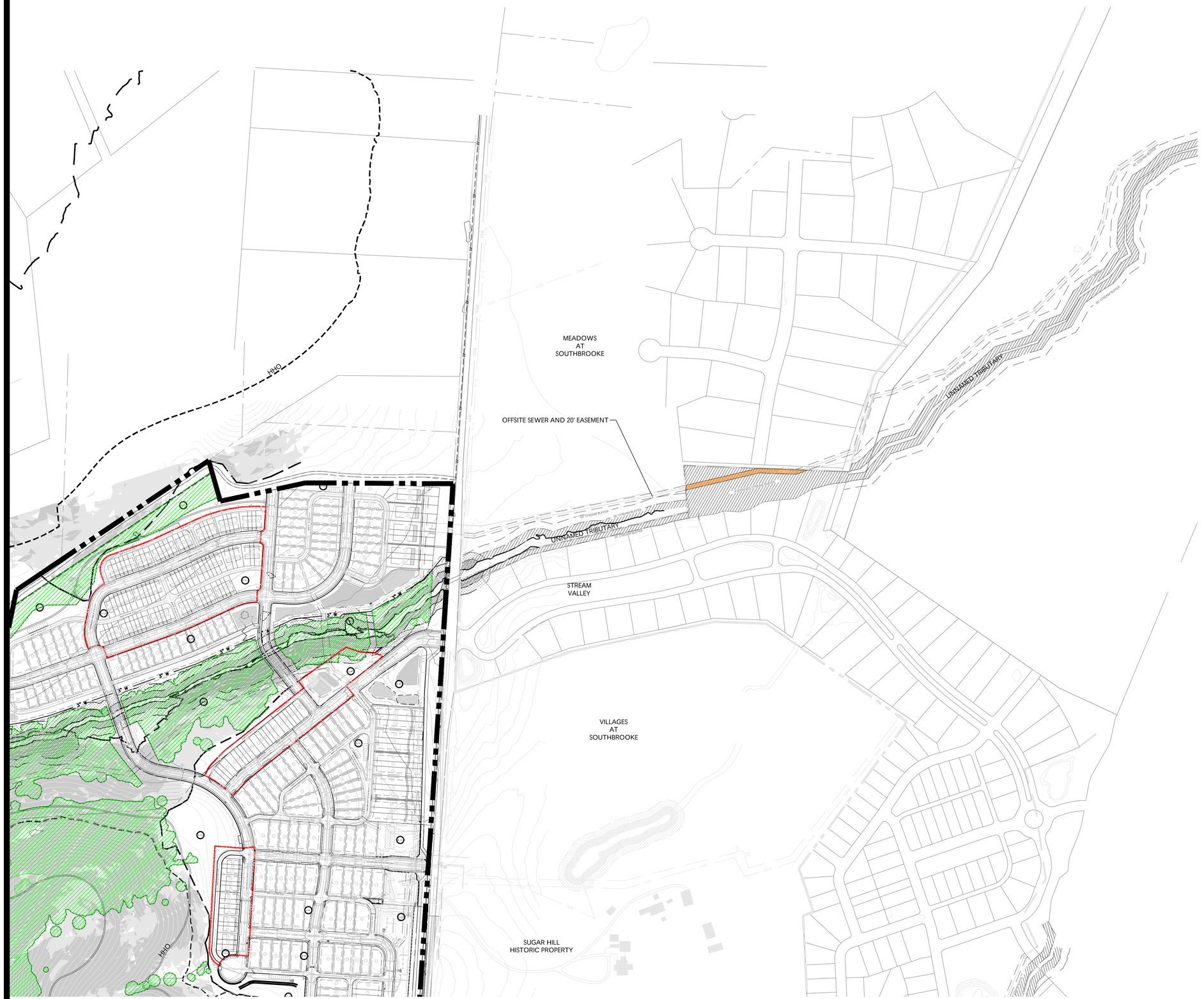
1/27/25
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date
SURVEYED STREAM BUFFER

STREAM MANAGEMENT PLAN

SHEET
L2.0

COF 8663



OFFSITE BUFFER ENCROACHMENT IS TO BE AVERAGED WITH THE MEADOWS AT SOUTHBROOKE SITE PLAN (COF#8387).

OFFSITE SEWER NARRATIVE

Due to the conditions of this development, an offsite sewer line and 20' easement must be connected to the site. Both the sewer line and easement remain outside the Zone 1 and Zone 2 Riparian Buffers of the adjacent properties.

There is one portion of averaged stream buffer in the Stream Valley Subdivision where the sewer line crosses. This area is currently mowed grass.

Further details of the offsite sewer riparian buffers will be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

PROPOSED COMPARABLE WATER QUALITY IMPROVEMENTS

At the time of this Development Plan submittal, conversations with the COF Stormwater Coordinator are ongoing. Further investigation and coordination with various owners will need to take place to come to an agreement that the COF Stormwater Coordinator can approve.

Further details will be provided in future Site Plan submittal documents. At Site Plan, a schedule for Urban Riparian Buffer Zone enhancement will be applied to this area.

Prior to starting site work, the owner/installer, the COF Stormwater Coordinator and the COF Land Planner shall meet on site to verify plant placement and installation methods.

Below are a list of options for water quality improvements that are proposed by the developer. Of which, with coordination with neighbors and COF, an mitigation strategy (or combination of) will be agreed upon and applied to offsite impacts.

Mitigation Options for Offsite Sewer Easement Encroachment:

1. Live Staking: Triangular spacing (15' O.C.) for 600 linear feet along top of stream bank at a width of 15' for stream bank stabilization.

2. Stream Erosion: Identify eroded areas along the stream. Stabilize and repair bank in areas of identified erosion.

3. Flow Channels: Identify and repair concentrated flow channels that are currently eroding the stream bank.

4. Removal of Exotic Natives: Removed exotic natives within the Stream Valley Averaged Buffer Area.

5. Tree Canopy: Establish additional tree canopy

6. Delineation: Clearly define and delineate protected areas

Before Site Plan, further investigation and coordination to facilitate a buffer mitigation strategy. Strategy includes meeting the COF stormwater Coordinator on site and discussing with property owner preferred strategy options.

KEY

- PRESERVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- AREA OF OFFSITE SEWER RIPARIAN BUFFER ENCROACHMENT
  10, 406 SF

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

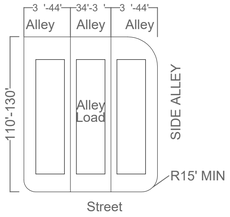
1/23/25
LANDSCAPE ARCHITECT

Revision Date

OFFSITE SEWER STREAM PLAN

SHEET
L2.1

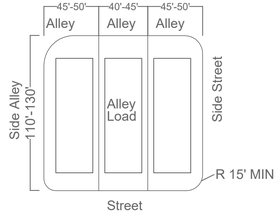




Front Set ack: 15'
Rear Set ack: 5'
Side Set ack: 5'
Side Street Set ack: 10'
Side Alley Set ack: 10'

1 / A1.0 **40' DETACHED**
PLAN ELEVATION N.T.S.

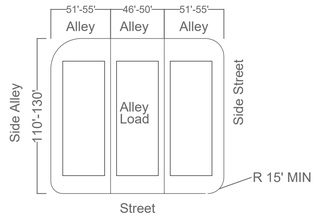




Front Set ack: 15'
Rear Set ack: 5'
Side Set ack: 5'
Side Street Set ack: 10'
Side Alley Set ack: 10'

2 / A1.0 **40'-45' DETACHED**
PLAN ELEVATION N.T.S.

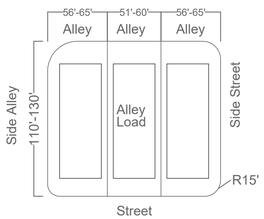




Front Set ack: 15'
Rear Set ack: 5'
Side Set ack: 5'
Side Street Set ack: 10'
Side Alley Set ack: 10'

3 / A1.0 **46'-50' DETACHED**
PLAN ELEVATION N.T.S.

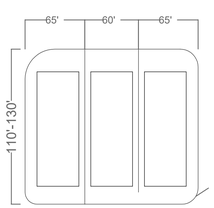




Front Set ack: 15'
Rear Set ack: 5'
Side Set ack: 5'
Side Street Set ack: 10'
Side Alley Set ack: 10'

4 / A1.0 **51' - 60' DETACHED**
PLAN ELEVATION N.T.S.





Front Set ack: 15'
Rear Set ack: 5'
Side Set ack: 5'
SIDE Street Set ack: 10'
Side Alley Set ack: 10'

5 / A1.0 **> 60' DETACHED**
PLAN ELEVATION N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kelsey Hoffman
11/21/25
TENNESSEE NO. 3328
LANDSCAPE ARCHITECT

Revision Date
1 _____
2 _____
3 _____
4 _____

TYPICAL ARCHITECTURE DETACHED

A1.0

COF 8663





3 UNIT

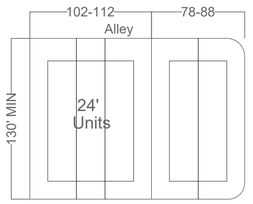
1 / A1.1 — 2 & 3 UNIT MULTIPLEX LOT
PLAN & ELEVATION

N.T.S.





2 UNIT



Front Set□ack: 15'
Rear Set□ack: 5' (18' □or Parkin□)
Side Set□ack: 15' or 20'
Side Street Set□ack: 15'
Side Alley Set□ack: 10'



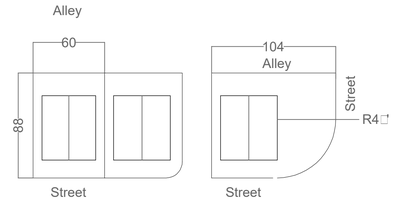


GARAGE BELOW STREET





GARAGE ABOVE STREET



Front Set□ack: 15'
Rear Set□ack: 18'
Side Set□ack: 7.5'
Side Street Set□ack: 10'
Side Alley Set□ack: 10'

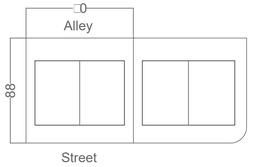
The 4□' radi□s only applies where the street makes a □0 de□ree t□rn with no intersectin□ street.

2 / A1.1 — 60' ATTACHED
PLAN & ELEVATION

N.T.S.







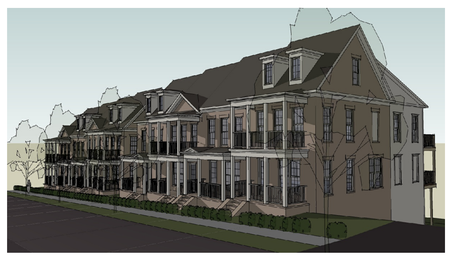
Front Set□ack: 15'
Rear Set□ack: 18'
Side Set□ack: 7.5'
Side Street Set□ack: 10'
Side Alley Set□ack: 10'

3 / A1.1 — 90' ATTACHED
PLAN & ELEVATION

N.T.S.

NOTES:
- HOUSES ACCESSED FROM A MEWS MUST HAVE A SIDE-HINGED ENTRY DOOR FACING THE MEWS.
- HOMES LOCATED ON LEWISBURG PIKE AND ACROSS FROM THE SUGAR HILL HISTORIC HOME SHALL INCORPORATE CONTEXTUALLY APPROPRIATE ARCHITECTURAL ENHANCEMENTS. SEE EX4.

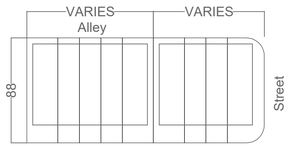
NEW BUILDING TYPE











Front Set□ack: 15'
Rear Set□ack: 5' (22' □or Parkin□)
Side Set□ack: 5'
SIDE Street Set□ack: 10'
SIDE Alley Set□ack: 10'

4 / A1.1 — TOWNHOMES
PLAN & ELEVATION

N.T.S.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

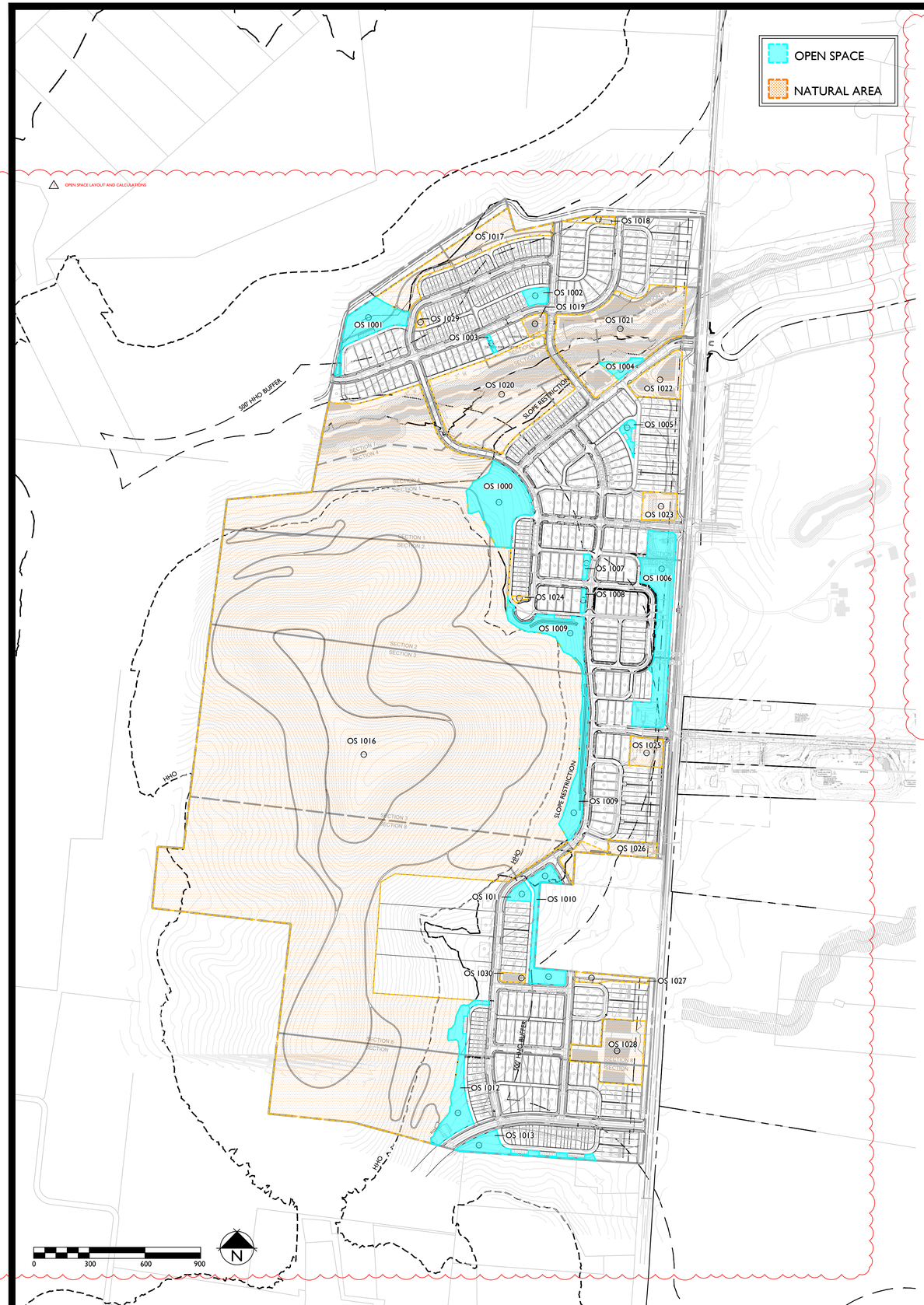
SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
- NEW BUILDING TYPE

TYPICAL ARCHITECTURE ATTACHED

A1.1

COF# 8663



OPEN SPACE LAYOUT AND CALCULATIONS

SOUTHVALE OPEN SPACE CHART

OS LOT NUMBER	OPEN SPACE SF	OPEN SPACE AC	OPEN SPACE TYPE
OPEN SPACE PROVIDED			
1000	95,272	2.19	NEIGHBORHOOD AMENITY
1001	51,808	1.19	POCKET PARK
1002	10,984	0.25	POCKET PARK
1003	2,152	0.05	POCKET PARK
1004	12,314	0.28	POCKET PARK
1005	6,823	0.16	POCKET PARK
1006	124,627	2.86	POCKET PARK
1007	3,797	0.09	POCKET PARK
1008	2,932	0.07	POCKET PARK
1009	96,352	2.21	POCKET PARK
1010	37,979	0.87	POCKET PARK
1011	9,169	0.21	POCKET PARK
1012	56,690	1.30	NEIGHBORHOOD AMENITY
1013	27,569	0.63	POCKET PARK
TOTAL	**538,468**	**12.36**	**5% OF SITE AREA**
NATURAL AREA PROVIDED			
1016	5,321,051	122.15	NATURAL AREA
1017	100,566	2.31	NATURAL AREA
1018	1,873	0.04	NATURAL AREA
1019	11,579	0.27	NATURAL AREA
1020	284,075	6.52	NATURAL AREA
1021	239,808	5.51	NATURAL AREA
1022	48,290	1.11	NATURAL AREA
1023	27,979	0.64	NATURAL AREA
1024	9,389	0.22	NATURAL AREA
1025	27,095	0.62	NATURAL AREA
1026	35,793	0.82	NATURAL AREA
1027	15,703	0.36	NATURAL AREA
1028	95,387	2.19	NATURAL AREA
1029	2,667	0.06	NATURAL AREA
1030	6,440	0.15	NATURAL AREA
TOTAL	**6,227,695**	**142.97**	**58% OF SITE AREA**

OPEN SPACE REQUIREMENTS			
		SQUARE FOOTAGE	**ACRES**
	TOTAL SITE AREA	10,663,488	244.8
	OPEN SPACE PERCENTAGE	**SQUARE FOOTAGE**	**ACRES**
OS REQUIRED	5%	533,174	12.24
OS PROVIDED	5.0%	538,468	12.36
NA REQUIRED	10%	1,066,349	24.48
NA PROVIDED	58%	6,227,695	142.97

ENVISION FRANKLIN NEIGHBORHOOD GREEN REQUIREMENTS		
	SQUARE FOOTAGE	**ACRES**
60% NATURAL AREA (10% OF WHICH CAN BE DEVELOPED)	6,398,093	146.88
OPEN SPACE PROVIDED	538,468	12.36
NATURE AREA PROVIDED	6,227,695	142.97
TOTAL AREA PROVIDED	6,766,163	155.33
TOTAL OPEN SPACE PERCENTAGE PROVIDED	63%	

TYPICAL OPEN SPACE LOT AMENITIES AND FEATURES



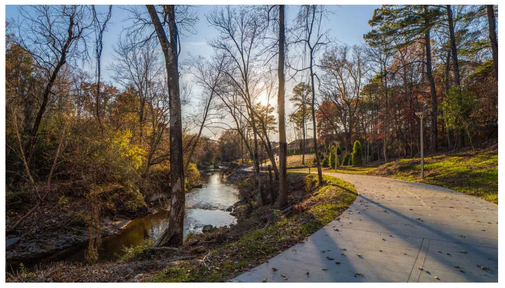
1 EX1 PLAYGROUND
PICTURE FROM OTHERS



2 EX1 GATHERING AREA
PICTURE FROM OTHERS



3 EX1 TYPICAL BENCH
PICTURE FROM OTHERS



4 EX1 GREENWAY TRAIL
PICTURE FROM OTHERS



5 EX1 BUTTERFLY GARDEN
PICTURE FROM OTHERS



6 EX1 DOG PARK
PICTURE FROM OTHERS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
1 OPEN SPACE LAYOUT AND CALCULATIONS
2
3
4

OPEN SPACE PLAN

SHEET
EX1

COF 8663

KEY

GREENWAYS

SIDEWALK IN LEWISBURG PIKE EXPANSION

SIDEWALKS OUTSIDE OF ROW

NATURE TRAILS

REUNION STAY B&B

LEWISBURG PIKE

SUGAR HILL HISTORIC PROPERTY

BUSHNELL

VILLAGES AT SOUTHBROOKE

STREAM VALLEY

SIGNALIZED INTERSECTION & PEDESTRIAN CROSSING

0 200 400 600

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Matthew Griffith
11/21/25
LICENSED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
REGISTERED
No. 3439
MATTHEW GRIFFITH

Revision Date
1
2
3
4

PEDESTRIAN CIRCULATION PLAN

SHEET
EX2

COF 8663
Page 170 of 1

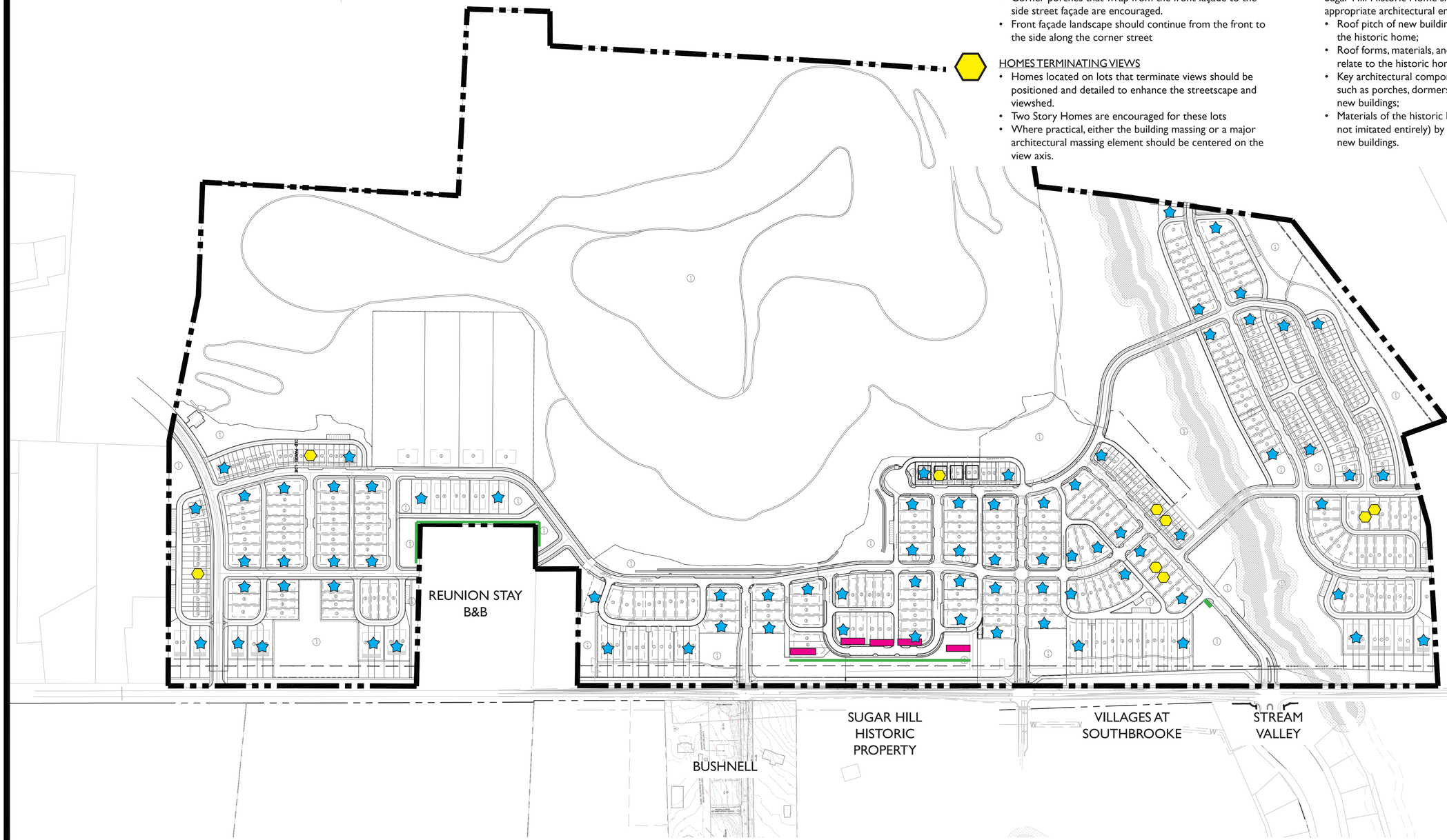
REGULATING KEY

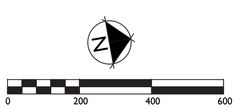
CORNER HOMES
Homes that are located on corner lots present a greater visual impact on the neighborhood.
- Single family detached home porches that wrap from the front façade to the side street façade are required along Lewisburg Pike
- Corner porches that wrap from the front façade to the side street façade are encouraged.
- Front façade landscape should continue from the front to the side along the corner street

HOMES TERMINATING VIEWS
- Homes located on lots that terminate views should be positioned and detailed to enhance the streetscape and viewshed.
- Two Story Homes are encouraged for these lots
- Where practical, either the building massing or a major architectural massing element should be centered on the view axis.

EVERGREEN LANDSCAPE BUFFER
These areas require an evergreen landscape buffer for screening.

HISTORIC CONTEXT LOTS
Homes located on Lewisburg Pike and across from the Sugar Hill Historic Home shall incorporate contextually appropriate architectural enhancements including:
- Roof pitch of new buildings should be close to that of the historic home;
- Roof forms, materials, and colors of new buildings shall relate to the historic home;
- Key architectural components of the historic building, such as porches, dormers, and arches shall be echoed in new buildings;
- Materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on new buildings.





GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

11/21/25

Revision Date

REGULATING PLAN

SHEET
EX3

COF 8663

HHO

SLOPE RESTRICTION

HHO BUFFER

ALLEY AA (20' R.O.W.)

LEGRAND AVE (LOCAL: 52' R.O.W.)

ALLEY 'P' (20' ROW, ALLEY)

SOUTHVALE BOULEVARD (52' ROW, LOCAL)

EASTLAWN ALLEY (28' ROW, MEWS)

E LINE ST (LOCAL: 52' R.O.W.)

ALLEY U (20' R.O.W.)

WILTON ST (LOCAL: VARYING R.O.W.)

ALLEY S (20' R.O.W.)

ALLEY 'T' (20' ROW, ALLEY)

ALLEY P-R (20' R.O.W.)

UPDATED BUFFER PLANTING AND STORMWATER

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

CANOPY STREET TREES

LEVEL 2 BIORETENTION PLANTINGS

LEVEL 1 BIORETENTION PLANTINGS

80' SCO

80' SCO HHO BUFFER

DOUBLE-ROW EVERGREEN UNDERSTORY TREES

DOUBLE-ROW EVERGREEN SHRUBS

2 AC OPEN SPACE LOT

DECIDUOUS UNDERSTORY TREES

DOUBLE-ROW EVERGREEN/DECIDUOUS UNDERSTORY TREES

ROW RESERVATION

LEWISBURG PIKE - MA OR ARTERIAL

SECTION 2

SECTION 3

SECTION

33'-6" ROW RESERVATION

34'-6" ROW RESERVATION

35'-" ROW RESERVATION

40'-8" ROW RESERVATION

R.O.W. DEDICATION

BUSHNELL

4 UNIT BIG G WITH DETACHED G

SUGAR HILL HISTORIC PROPERTY

*NOTE: OS LOT TO BE SUPPLEMENTED WITH PLANTINGS THAT MEET THE REQUIREMENTS OF THE SCENIC CORRIDOR OVERLAY.

0 50 100 150

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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FORD CLASSIC HOMES

SOUTHVALE PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 1
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision Date
- UPDATED BUFFER PLANTING AND STORMWATER

BUFFER EXHIBIT

SHEET EX4

COF 8663

City of Franklin

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

File #: 21-052

DATE: January 13, 2025

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:
Jimmy M. Irvin Property Subdivision, Final Plat, Creating 1 Single-Family Residential Lot, On 6.59 Acres, Located At 3270 And 3244 Boyd Mill Avenue. (CONSENT AGENDA)

PURPOSE:
PROJECT INFORMATION
COF Project Number: 8671
Applicant: William Purser
Owner: Tania Clark and Richard Clark

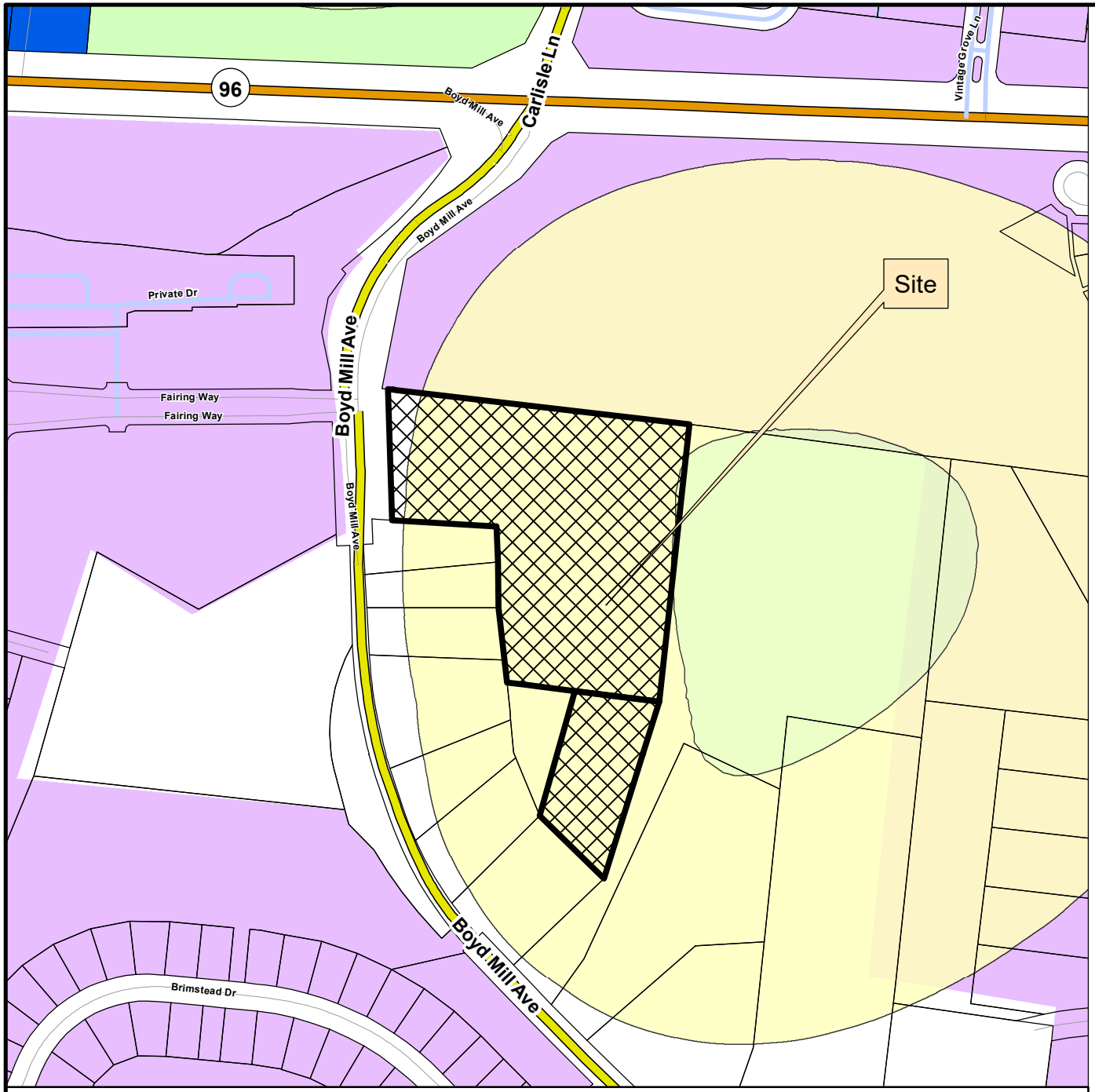
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 single-family residential lot from two existing parcels of land. The property is located at 3270 and 3244 Boyd Mill Avenue and comprises 6.59 acres. The property is zoned R-1 and no site plan of the site has been submitted at this time. The creation of new lots on this final plat requires approval by the Franklin Municipal Planning Commission.

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 Jimmy M. Irvin Property Subdivision, Final Plat, with conditions.



JIMMY M. IRVIN PROPERTY SUBDIVISION FINAL PLAT

Project Information
Existing Zoning: R-1 Residential
Overlay Districts: HHO, 500' Buffer of Hillside
Site Acreage: 6.59 acres
Total Number of Lots: 1

Legend

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

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 29 (3270 BOYD MILL AVENUE) AND LOT 5 (3244 BOYD MILL AVENUE) AS SHOWN AS OF RECORD IN PLAT BOOK P51, PAGE 23 - R.O.W.C., TN. INTO ONE LOT OF RECORD (PROPOSED LOT 5A).

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS OF RECORD TO CREATE ONE BUILDABLE LOT.
2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 64 AS PARCEL 29 & TAX MAP 77 AS PARCEL 5. TOTAL ACRES =6.59±.
3. SITE ADDRESS
   LOT 29 (3270 BOYD MILL AVENUE) & LOT 5 (3244 BOYD MILL AVENUE), FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37064 9TH CIVIL DISTRICT
4. SUBJECT PROPERTY IS CURRENTLY ZONED: "R-1" RESIDENTIAL 1.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
   EXTERIOR
   FRONT - 80'
   SIDES - 25'
   REAR - 50'
8. PROPERTY OWNERS: MAP 64, PARCEL 29.00 & MAP 77, PARCEL 5
   CONTACT: RICHARD AND TANIA CLARK
   ADDRESS: 1611 COOPER CREEK LANE, FRANKLIN, TN
   PHONE: 804-878-5886
   EMAIL: taniaeclark@gmail.com
9. SURVEYOR: H & H LAND SURVEYING, INC.
   CONTACT: DAVID CYPHERS
   ADDRESS : P.O. BOX 2433, SMYRNA, TN 37167
   PHONE: (615)-831-0756
   E-MAIL: office@handhland.com
10. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON FEMA MAP ON THE FLOOD INSURANCE RATE MAPS NUMBER 47187C0195F FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. (MAP DATED: REVISED SEPTEMBER 29, 2006).
11. MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD.
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. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE PREVIOUS SURVEY RECORDED IN PLAT BOOK P51, PAGE 23, R.O.W.C.
14. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE.
15. 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.
16. LOT 5A HAS ACCESS TO BOYD MILL AVENUE VIA THE RECORDED ACCESS EASEMENT SHOWN HEREON.
17. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY PROPERTY OWNER(S) OR THE HOA .
18. 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.
19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
20. ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

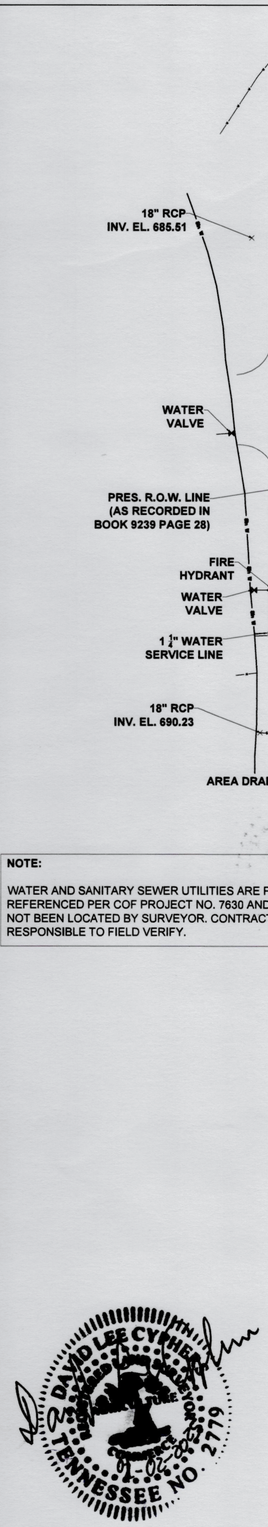
LEGEND:

- PROPERTY LINE
- ELEV — EX. MAJOR CONTOUR (EVERY 10')
- ELEV — EX. MINOR CONTOUR (EVERY 2')
- SETBACK LINE (MBSL)
- HILLSIDE/HILLCREST OVERLAY 500' BUFFER
- ACCESS EASEMENT
- R.O.W. ACQUISITION LINE
- EASEMENT LINE
- OHE — OVERHEAD ELECTRIC LINE
- FENCE LINE
- SS — SANITARY SEWER LINE
- MAIN WATER LINE
- WATER LINE
- STORM LINE
- FIRE PIT
- WATER METER
- AREA DRAIN
- FIRE HYDRANT
- WATER VALVE
- SEWER VALVE
- MAILBOX
- IR — IRON ROD (IR)
- POWER POLE
- E — ELECTRIC METER
- CONCRETE (HATCH)
- PAVEMENT (HATCH)
- HILLSIDE/HILLCREST OVERLAY DISTRICT (HATCH)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	629.88'	119.51'	119.33'	N 30° 26' 01" W

NOTE:

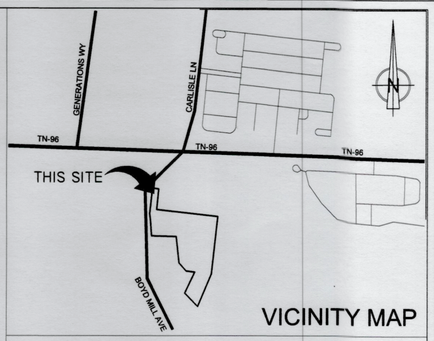
WATER AND SANITARY SEWER UTILITIES ARE PLAN REFERENCED PER COF PROJECT NO. 7630 AND HAVE NOT BEEN LOCATED BY SURVEYOR. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY.



I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 12/30/2024.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: 1/2/25

CONSOLIDATED LOT AREA TABLE		
LOT NO.	AREA (EXCLUDING R.O.W.)	NOTES
LOT 29 (3270 BOYD MILL AVE.)	241,049 SF (5.53 AC)	EXISTING LOT TO BE CONSOLIDATED
LOT 5 (3244 BOYD MILL AVE.)	46,183 SF (1.06 AC)	EXISTING LOT TO BE CONSOLIDATED
LOT 5A (3244 BOYD MILL AVE.)	287,232 SF (6.59 AC)	NEW CONSOLIDATED LOT



VICINITY MAP

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 8116, Page 634 and Book 8114, Page 100 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, re-subdivided, 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.

Owner-Richard & Tania Clark
Authorized Signature — 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 30th day of October, 2023. I hereby certify in accordance with T.C.A. 0820-3-.05 that this is a Category I survey and the ratio of precision of the unadjusted survey is greater than 1: 10,000

David Lee Cyphers
Registered Land Surveyor
2779 — Tenn. License No.
01-02-2025 — 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
Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

1. the water systems designated in the "Jimmy M. Irvin Property (Boyd Mill Avenue) Subdivision Final Plat, Revision 1 of Lot 29 (3270 Boyd Mill Avenue) & Lot 5 (3244 Boyd Mill Avenue)" have been installed in accordance with the specifications of the City of Franklin, or
2. a performance agreement and surety in the amount of $_____ for the water system has been posted with the City of Franklin, to assure completion of such systems.

Title
The City of Franklin — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

1. the sewer systems designated in the "Jimmy M. Irvin Property (Boyd Mill Avenue) Subdivision Final Plat, Revision 1 of Lot 29 (3270 Boyd Mill Avenue) & Lot 5 (3244 Boyd Mill Avenue)" 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 Sewer Department
City of Franklin, Tennessee — Date

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

MTEMC — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

(1) the streets and drainage designated in "Jimmy M. Irvin Property (Boyd Mill Avenue) Subdivision Final Plat, Revision 1 of Lot 29 (3270 Boyd Mill Avenue) & Lot 5 (3244 Boyd Mill Avenue)" have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency — Date

City of Franklin, TN — Date

JIMMY M. IRVIN PROPERTY
(BOYD MILL AVENUE) SUBDIVISION
FINAL PLAT, REVISION 1

CONSOLIDATION OF LOTS 29 AND LOT 5 INTO LOT 5A
9TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.59
ACRES NEW STREETS: 0
MILES NEW STREETS: 0
CLOSURE ERROR: 1:10,000
TOTAL LOTS: 1
FEET NEW STREETS: 0

H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TN 37167
(615) 831-0756
office@handhland.com

Alliance ENGINEERING & CONSULTING, LLC

City of Franklin Project No. **8671**

SCALE: 1" = 60'
DATE: 01/02/25
REV: 1
SHEET CONTENT: 1 / 1

COF no: 8671

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Parks

General Issues

21. new dwellings

kevinl@franklintn.gov Place the information below on plat for future reference:

Future Dwellings shall comply with the Parkland Impact ordinance as described in the TITLE 25, CHAPTER 4 of the City of Franklin Municipal Code.

A parkland agreement shall be warranted if a dwelling is to be constructed on this property. The agreement shall be due at the building permit stage for the structure.

If more information is needed, please contact Kevin Lindsey at Parks KevinL@franklintn.gov

Performance Agreement and Surety

General Issues

1. 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

6. Project name

ariella.stanford@franklintn.gov Applicant shall revise all sheets to reflect the approved subdivision name:

"Jimmy M. Irvin Property Subdivision, Final Plat"

22. Lot Number

ariella.stanford@franklintn.gov Applicant shall revise the lot number to "Lot 1" as shown throughout the submitted documents. "Lot 5A" is not an adequate lot number.

23. purpose note

ariella.stanford@franklintn.gov Applicant shall revise the purpose note to state that this plat is creating a new lot.

Water/Sewer

General Issues

3. Water/ sewer existing utilities

ben.mcneil@franklintn.gov	The applicant did not address the size of existing sanitary sewer force main, the applicant shall add 2" SS FM to the sewer line work. The existing water main location is required to be shown with fire hydrant locations. The applicant must revise and provide necessary information.

HISTORIC FRANKLIN TENNESSEE

City of Franklin

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

File #: 21-039

DATE: January 8, 2025

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:
Jordan Reserve Subdivision (Formerly 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.
FMPC 12/12/24 - Deferred to 1/23/25, 7-0

PURPOSE:

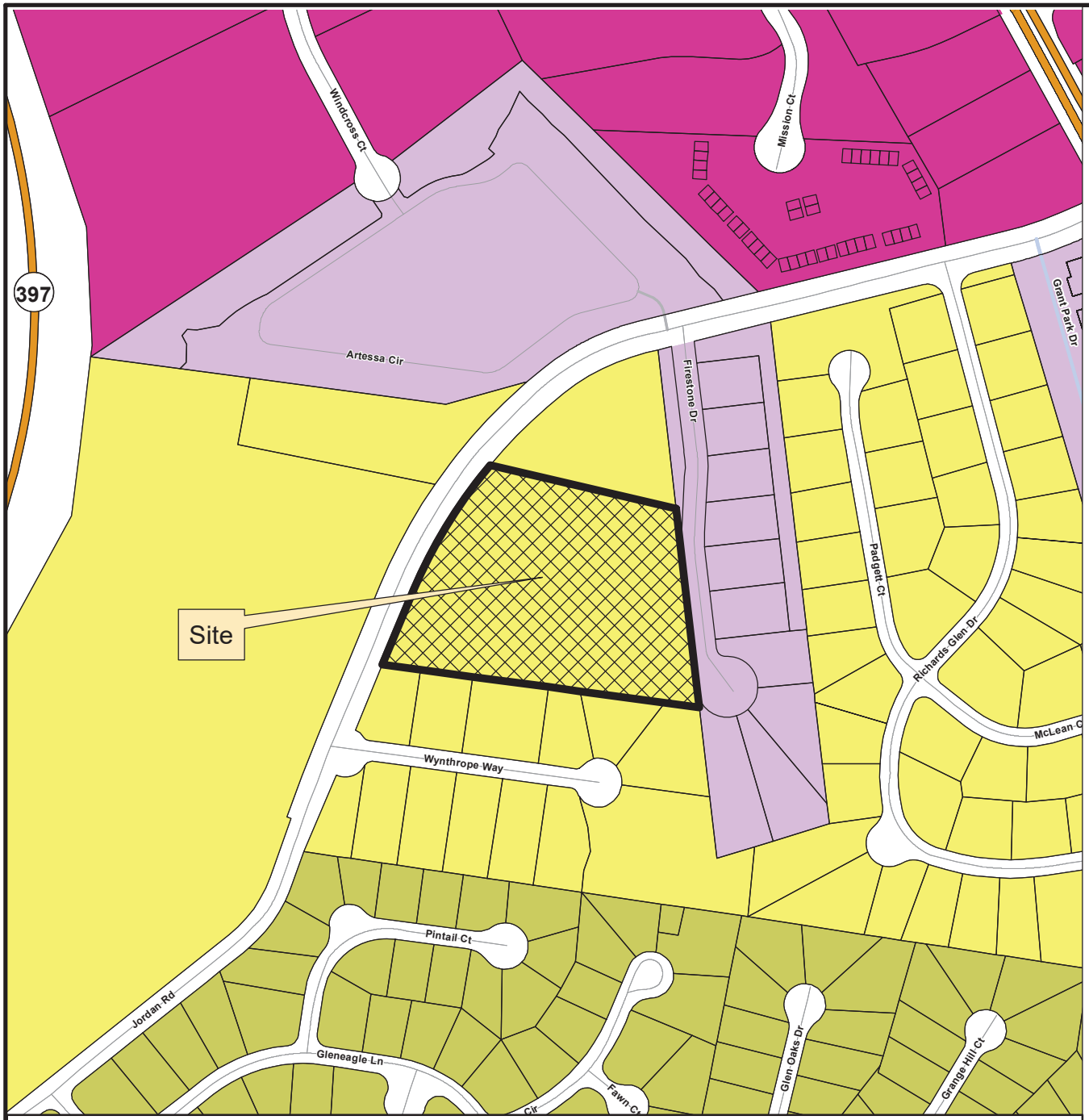
PROJECT INFORMATION
COF Project Number: 8625
Applicant: John Newman, M2 Group, LLC
Owner: Matthew Barnes, KZO Franklin Properties

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. Planning Commission deferred this preliminary plat at the request of the applicant at the December 12, 2024 meeting.

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 Jordan Reserve Subdivision, Preliminary Plat, with conditions.



JORDAN RESERVE SUBDIVISION
PRELIMINARY PLAT
(formerly Gant Ridge Subdivision)

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

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: 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 — 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

COVER SHEET

DATE : NOVEMBER 2024
PROJECT NO. : 23-054
DRAWN BY : JPN
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

REVISION #	DATE	DESCRIPTION

JOHN P. NEWMAN — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 10/07/2024

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

811 Know what's below. Call before you dig.



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:	PROJECT NO.:	DRAWN BY:	CHECKED BY:
NOVEMBER 2024	23-054	JPN	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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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:

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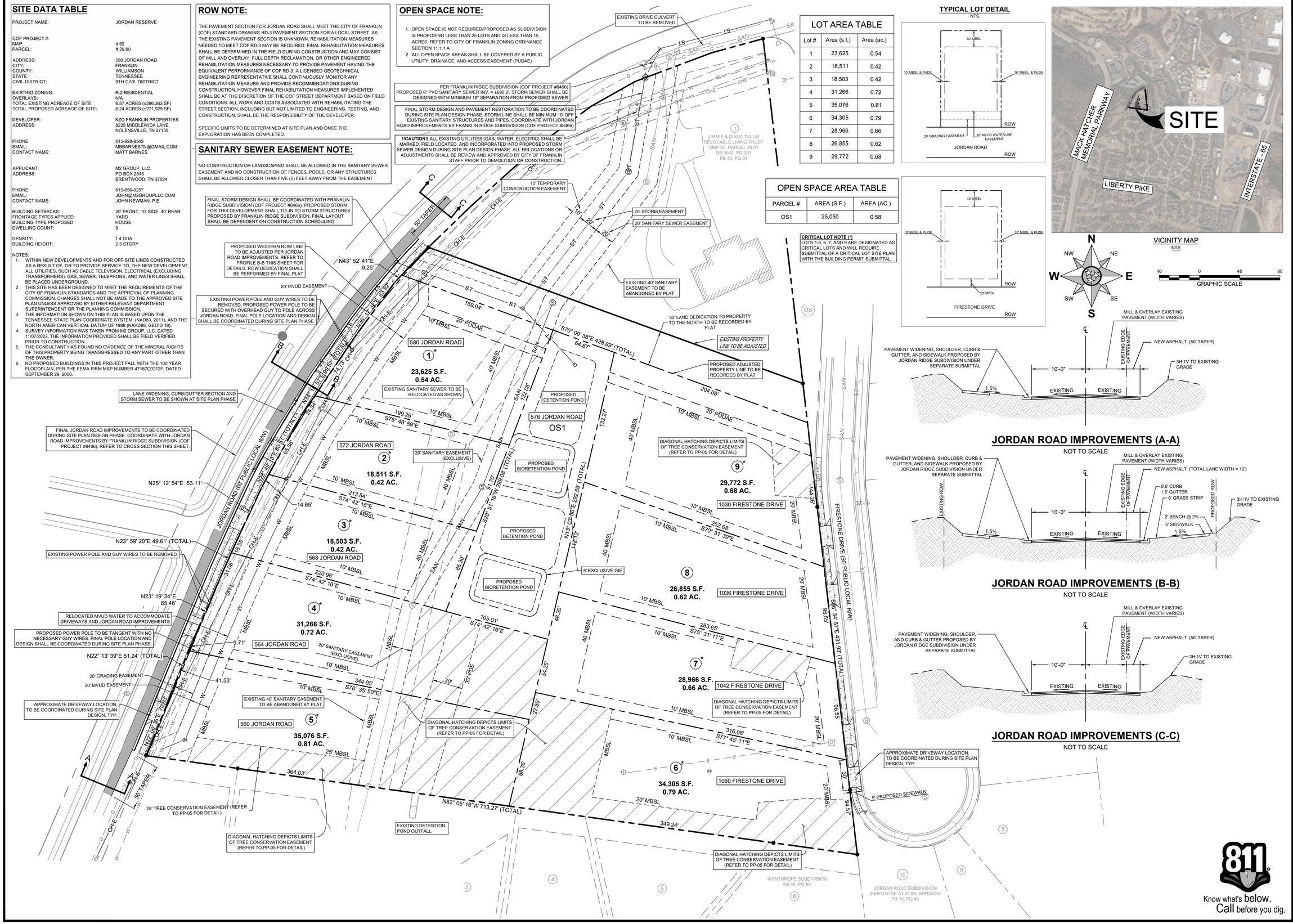
SPECIFIC LIMITS TO BE DETERMINED AT SITE PLAN AND ONCE THE EXPLORATION HAS BEEN COMPLETED.

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.

DESCRIPTION | DATE | REVISION #

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 | CHECKED BY: MB
PROJECT NO.: 23-054

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

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.

N NW NE W E SW SE S

40 0 40 80
GRAPHIC SCALE

KEY

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- SPECIMENT TREES PRESERVED
- SPECIMEN TREES REMOVED
- TREE CONSERVATION EASEMENT AREA

TREE CANOPY RETENTION

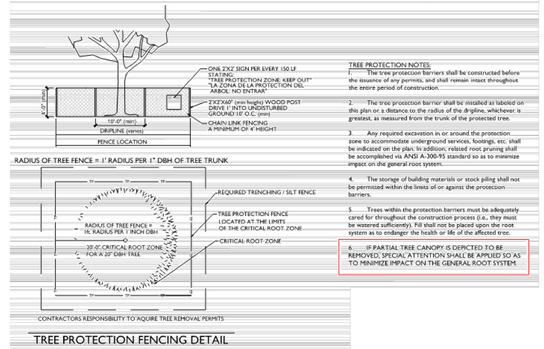
OVERALL SITE AREA = 6.57 AC (286,363 SF)

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

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EXISTING LANDSCAPE CONDITIONS

DRAWN BY :	CHECKED BY :
JPN	MB

DATE :	PROJECT NO. :
NOVEMBER 2024	23-054

SHEET NUMBER:
PP-05