



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, February 11, 2025

5:00 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. *Consideration Of Resolution 2025-01, A Resolution Requesting The State Of Tennessee To Name Columbia Pike (US-31/SR-6) From South Mack Hatcher Memorial Parkway To Coleman Road "Pastor Hewitt C. Sawyers Historic Highway"

Sponsors: Alderman Patrick Baggett, Dillion Gaster

2. *Consideration Of Certificate Of Compliance For Retail Liquor License For Franklin Wine & Spirits, LLC (Hiren Dayaramani, Nikunj Kumar Brahmabhatt, Vishalkumar Patel, Tejal Patel, Riddhikumari Patel, Khushbu Patel, And Praveen Patel, Managing Agents) Located At 1400 Liberty Pike, Suite 300, Franklin, TN 37067

Sponsors: Angie Skarp

3. *Discussion And Update Concerning Ordinance 2024-49, An Ordinance To Establish No-Parking-Anytime Zones Along The Extents Of Green Acres Drive And Harpeth Drive
WS 12/10/24
BOMA 12/10/24, 6-0 to postpone to 2/11/25

Sponsors: Paul Holzen, Adam Moser

4. Consideration Of Ordinance 2024-45, An Ordinance To Restrict Eastbound Through And Left Turn Vehicle Movements At The Intersection Of South Margin Street And 3rd Avenue South
WS 9/24/24

Sponsors: Paul Holzen, Adam Moser

5. Consideration Of Amendment 4 To COF Contract No. 2019-0139, With Barge Design Solutions, Inc. For The Design Of The Southeast Municipal Complex (Park) At A Lump Sum Cost Increase Of \$545,900

Sponsors: Paul Holzen, Jonathan Marston, Shahad Abdulrahman

6. Consideration To Grant Sewer Availability For Three Parcels At 1360 Coleman Road (Map 105, Parcel 00101; Map 105, Parcel 00100; Map 105, Parcel 00300)

Sponsors: Michelle Hatcher, Emily Wright, Scott Andrews

7. 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. Establishing A Public Hearing On March 11, 2025
FMPC 1/23/25, 7-0

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

8. Discussion And Presentation Of The Robinson Lake Dam Rehabilitation Project

Sponsors: Paul Holzen, Lisa Clayton, Shahad Abdulrahman

9. Discussion Of City Hall Overview Of Process And Schedule

Sponsors: Mark Hilty, Kelly Dannenfelser, Chris Koeper

10. Consideration Of Ordinance 2025-02, An Ordinance To Update The City Of Franklin Municipal Code Relative To The Municipal Court By Removing Outdated And No Longer Applicable Language

Sponsors: Bill Squires

11. Consideration Of Resolution 2025-08, A Resolution To Amend The Organizational Chart Of The Finance Department

Sponsors: Kristine Brock

12. Consideration Of Procurement Award To Rotolo Consultants, LLC Of Slidell, Louisiana In The Total Amount Of \$116,379.17 For All 15 Specified Jobsites Per Mowing Season For City Facility Landscaping And Related Contract Services For A Term Of Award For The Administration Department Facilities Division (Purchasing Office Procurement Solicitation No. 2025-011; Contract No. 2024-0395)

Sponsors: Brad Wilson

13. Discussion Of The Costs Associated With Calling Performance Sureties Based On The Costs Of Completion For The Richland Close Subdivision

Sponsors: Vernon Gerth, Amy Diaz-Barriga, Melodie Brady, Dillon Gaster

OTHER BUSINESS

ADJOURN

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



File #: 21-013

DATE: January 7, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Alderman Patrick Baggett
Dillon Gaster, Management Fellow

SUBJECT:

*Consideration Of Resolution 2025-01, A Resolution Requesting The State Of Tennessee To Name Columbia Pike (US-31/SR-6) From South Mack Hatcher Memorial Parkway To Coleman Road "Pastor Hewitt C. Sawyers Historic Highway"

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-01, requesting the State of Tennessee to name Columbia Pike (US-31/SR-6) from South Mack Hatcher Memorial Parkway to Coleman Road "Pastor Hewitt C. Sawyers Historic Highway"

BACKGROUND/STAFF COMMENTS:

Members of the community have requested a section of Columbia Pike be named in honor of Pastor Hewitt C. Sawyers. Pastor Sawyers is a long time resident of Williamson County who recently retired from the West Harpeth Primitive Baptist Church, located at the intersection of Columbia Pike and Coleman Road. Community members have requested the section of Columbia Pike (US-31/SR-6) from South Mack Hatcher Parkway to Coleman Road be named the "Pastor Hewitt C. Sawyers Historic Highway." This is a state highway and falls under the Tennessee Department of Transportation's jurisdiction. Therefore, a local resolution is needed to request that the State of Tennessee enact the honorary naming.

Hewitt Clifton Sawyers was born on in College Grove, Tennessee. In 1971, he married Annie Corrine Gardner of Springfield, Tennessee and has three daughters—Carissa, Angela, and Consuela. In 1983, Hewitt C. Sawyers was elected, ordained, and installed as Senior Pastor of West Harpeth Primitive Baptist Church. Pastor Sawyers was a bi-vocational pastor until 1995 when he committed to full-time ministry at West Harpeth Primitive Baptist Church. He worked 25 years for U.S. Department of Agriculture, serving as Assistant County Supervisor in Clarksville, Tennessee and as Chief of Multi-Family Housing in Nashville, Tennessee. He served as Vice-Moderator of the Cumberland Association from 1991 to 1998. In 2000, he was elected Moderator and served for ten years. He served as Treasurer of the National Primitive Baptist Convention for over 15 years. He has served on boards including the U.S. Community Credit Union (Vice-Chairman), Habitat for Humanity (Board Member), Franklin Housing Authority (Past Chairman), and Cumberland Association (Executive Board Chairman). In April of 2008, Pastor Sawyers was presented with a certificate of honor from the State of Tennessee by Senator Thelma M. Harper, 19th Senatorial District, in recognition of 25 years of service at West Harpeth Church. He also was named "Pastor of the Year" by the African American

Heritage Society.

Pastor Sawyers is a man of wisdom and integrity, known throughout the City of Franklin and surrounding areas. On March 18, 2013, City of Franklin Mayor Ken Moore presented Pastor Sawyers with a proclamation in recognition of 30 years' service at West Harpeth; for being seen by many in the community as a visionary; for serving the people with love and dedicated service; and for overall being a caring and sharing Christian. This day was designated as "Reverend Hewitt C. Sawyers Day." On April 23, 2023, Mayor Ken Moore presented Pastor Sawyers a proclamation and designated "Reverend Hewitt C. Sawyers Day" in recognition of his 40-year tenure as pastor of West Harpeth Church. In 2019, Pastor Sawyers along with Dr. Kevin Riggs, Eric Jacobson, and Dr. Chris Williamson initiated the Fuller Story movement. The wisdom behind this movement was you can't erase history, but you can tell a "Fuller Story." As a result, four historical markers were placed around the square in downtown Franklin and a statue of a US colored soldier was installed. On March 31, 2024, Pastor Sawyers retired as senior pastor of the West Harpeth Primitive Baptist Church after 41 years. In his retirement, Pastor Hewitt Sawyers continues to pursue excellence in biblical studies and is completing his dissertation for a Doctor of Theology Degree at Trinity College of the Bible and Theological Seminary.

This resolution, if approved, will be sent to the State of Tennessee General Assembly for consideration. If approved by the State, the Tennessee Department of Transportation will install signage along the aforementioned section of Columbia Pike.

FINANCIAL IMPACT:

There is not a direct cost expected to the City of Franklin.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-01.

RESOLUTION NO. 2025-01

A RESOLUTION REQUESTING THE STATE OF TENNESSEE TO NAME COLUMBIA PIKE (US-31/SR-6) FROM SOUTH MACK HATCHER MEMORIAL PARKWAY TO COLEMAN ROAD “PASTOR HEWITT C. SAWYERS HISTORIC HIGHWAY”

WHEREAS, members of the community would like to honor the contributions of Pastor Hewitt Clifton Sawyers to the communities of Franklin, Williamson County, and Middle Tennessee; and

WHEREAS, Columbia Pike (US-31/SR-6) is maintained by the Tennessee Department of Transportation and passes through the city limits of Franklin; and

WHEREAS, Pastor Sawyers served 41 years as pastor of the West Harpeth Primitive Baptist Church, located at the intersection of Columbia Pike and Coleman Road within the Urban Growth Boundary of the City of Franklin; and

WHEREAS, Hewitt Clifton Sawyers was born on in College Grove, Tennessee to the late Clifton and Lena Pearl (Claybrooks) Sawyers. At the age of 15, Pastor Sawyers joined the Locust Ridge Primitive Baptist Church where he was an active member. Pastor Sawyers graduated from Natchez High School in 1965, and then enrolled at Tennessee State University; and

WHEREAS, in 1969, he graduated with a Bachelor of Science Degree in Plant Science and worked with the U.S. Department of Agriculture in Clarksville, Tennessee. While in Clarksville, he united with the Mount Olive Missionary Baptist Church and was an active member. In 1971, he married Annie Corrine Gardner of Springfield, Tennessee and has three daughters—Carissa, Angela, and Consuela. In 1980, he returned with his family to Williamson County. Then in 1982, he was licensed to preach, and earned a Bachelor of Theology Degree with honors in 1986 from American Baptist College; and

WHEREAS, in 1983, Hewitt C. Sawyers was elected, ordained, and installed as Senior Pastor of West Harpeth Primitive Baptist Church. Pastor Sawyers remained a bi-vocational pastor until 1995 when he committed to full-time ministry at West Harpeth Primitive Baptist Church. He worked 25 years for U.S. Department of Agriculture, serving as Assistant County Supervisor in Clarksville, Tennessee and as Chief of Multi-Family Housing in Nashville, Tennessee; and

WHEREAS, Pastor Sawyers is recognized locally and nationally. He served as Vice-Moderator of the Cumberland Association from 1991 to 1998. In 2000, he was elected Moderator and served for ten years. He served as Treasurer of the National Primitive Baptist Convention for over 15 years. He has served on boards including the U.S. Community Credit Union (Vice-Chairman), Habitat for Humanity (Board Member), Franklin Housing Authority (Past Chairman), and Cumberland Association (Executive Board Chairman); and

WHEREAS, in April of 2008, Pastor Sawyers was presented with a certificate of honor from the State of Tennessee by Senator Thelma M. Harper, 19th Senatorial District, in recognition of 25 years of service at West Harpeth Church. He also was named “Pastor of the Year” by the African American Heritage Society; and

WHEREAS, Pastor Sawyers is a man of wisdom and integrity. Known throughout the city of Franklin and surrounding areas. On March 18, 2013, City of Franklin Mayor Ken Moore presented Pastor

Sawyers with a proclamation in recognition of 30 years' service at West Harpeth; for being seen by many in the community as a visionary; for serving the people with love and dedicated service; and for overall being a caring and sharing Christian. This day was designated as "Reverend Hewitt C. Sawyers Day." On April 23, 2023, Mayor Ken Moore presented Pastor Sawyers a proclamation and designated "Reverend Hewitt C. Sawyers Day" in recognition of his 40-year tenure as pastor of West Harpeth Church; and

WHEREAS, in 2019, Pastor Sawyers along with Dr. Kevin Riggs, Eric Jacobson, and Dr. Chris Williamson initiated the Fuller Story movement. The wisdom behind this movement was you can't erase history, but you can tell a "Fuller Story." As a result, four historical markers were placed around the square in downtown Franklin and a statue of a US colored soldier was installed; and

WHEREAS, on March 31, 2024, Pastor Sawyers retired as senior pastor of the West Harpeth Primitive Baptist Church after 41 years. In his retirement, Pastor Hewitt Sawyers continues to pursue excellence in biblical studies and is completing his dissertation for a Doctor of Theology Degree at Trinity College of the Bible and Theological Seminary; and

WHEREAS, after consideration the City desires to name the portion of Columbia Pike (US-31/SR-6) from South Mack Hatcher Parkway to Coleman Road the "Pastor Hewitt C. Sawyers Historic Highway"; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to request the naming of Columbia Pike (US-31/SR-6) from South Mack Hatcher Memorial Parkway to Coleman Road as the "Pastor Hewitt C. Sawyers Historic Highway" by the State of Tennessee.

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

1. The portion of Columbia Pike (US-31/SR-6) from the intersection of South Mack Hatcher Parkway / Hillview Lane to Coleman Road is requested to be named the "Pastor Hewitt C. Sawyers Historic Highway" by the State of Tennessee.
2. That a formal request for consideration for such a naming be presented to state legislators to add the naming to the annual state bill for naming of roadways and bridges.
3. State Highway Officials and other appropriate state officials be advised of this resolution and request.
4. The City of Franklin is prepared to cover costs associated with the fabrication and installation of necessary signs, provided that the road naming is approved by the State, if local contribution is deemed necessary to facilitate the timely completion of this project.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney



City of Franklin

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

File #: 21-0137

DATE: January 30, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Angie Skarp, City Recorder

SUBJECT:

*Consideration Of Certificate Of Compliance For Retail Liquor License For Franklin Wine & Spirits, LLC (Hiren Dayaramani, Nikunj Kumar Brahmbhatt, Vishalkumar Patel, Tejal Patel, Riddhikumari Patel, Khushbu Patel, And Praveen Patel, Managing Agents) Located At 1400 Liberty Pike, Suite 300, Franklin, TN 37067

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a Retail Liquor License Certificate.

BACKGROUND/STAFF COMMENTS:

A retail liquor license certificate request has been received for the location at 1400 Liberty Pike, Suite 300 for Franklin Wine & Spirits. A City of Franklin Retail Certificate is required for the owners to obtain their Tennessee ABC license.

This request is to add additional ownership to an existing location.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve the certificate of compliance for liquor license for Franklin Wine & Spirits, LLC.



HISTORIC
FRANKLIN
TENNESSEE

CERTIFICATE OF COMPLIANCE
RETAIL LIQUOR STORE

Franklin Wine & Spirits, LLC 1400 Liberty Pike, Suite 300, Franklin, TN 37067

Pursuant to T.C.A. §57-3-208, the City of Franklin hereby certifies the following facts concerning application in the name of Franklin Wine & Spirits, LLC, owned by Hiren Dayaramani, Nikunj Kumar Brahmabhatt, Vishalkumar Patel, Praveen Patel, Tejal Patel, Riddhikumari Patel, and Khushbu Patel (managing agents), who have made an application for a retailer's license to handle alcoholic beverages at 1400 Liberty Pike, Suite 300, Franklin, TN 37067 (Franklin Wine & Spirits, LLC), which is within the corporate limits of the City of Franklin, Williamson County, Tennessee:

1. The owner(s) who are to be in actual charge of the business have not been convicted of any violation of the laws against possession, sale, manufacture, or transportation of beer or other alcoholic beverages, or of any felony, or of any crime involving moral turpitude, within the past ten (10) years immediately preceding the date of application, and will not violate any of the provisions of Tennessee Code Annotated, Title 57, Chapter 3;
2. The applicant(s) has secured a location for the business which complies with all restrictions of local law, ordinances, or resolutions, duly adopted by the local authorities as to location.
3. The applicant has complied with local laws, ordinances, and resolutions duly adopted by the local authority regulating the number of retail licenses to be issued within the jurisdiction.

This, the 11th Day of February 2025.

Dr. Ken Moore, Mayor
City of Franklin

ATTEST: _____
Angie Skarp, City Recorder



File #: 21-01324

DATE: December 20, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT:

*Discussion And Update Concerning Ordinance 2024-49, An Ordinance To Establish No-Parking-Anytime Zones Along The Extents Of Green Acres Drive And Harpeth Drive

WS 12/10/24

BOMA 12/10/24, 6-0 to postpone to 2/11/25

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2024-49, an Ordinance to Establish No-Parking-Anytime Zones along the extents of Green Acres Drive and Harpeth Drive.

BACKGROUND/STAFF COMMENTS:

In summer of 2024, Hank's Coffee Station, located at 1411 West Main Street, opened its doors and has quickly become a popular destination. This business, along with other establishments on West Main Street, has resulted in significant parking overflow into the adjacent residential neighborhood on Green Acres Drive.

Residents have reported vehicles parking on both sides of Green Acres Drive and Harpeth Drive, encroaching on lawns, blocking driveways or mailboxes, and creating potential access issues for emergency vehicles. The narrow street, measuring 18-19 feet in width, exacerbates these issues. In addition, concerns have been raised regarding pedestrian safety and the overall impact on property owners in the area.

Current Process for Implementing Parking Restrictions:

The City's process for restricting parking on residential streets is outlined as follows:

1. Petition Requirements:

- A petition must be signed by at least two-thirds (2/3) of the affected property owners.
- Renters are not eligible to sign the petition, but property owners may authorize renters to sign on their behalf if written permission is provided (e.g., an email).
- The petition must specify the proposed parking restriction limits, such as whether the restrictions apply to one or both sides of the street or specific "from/to" boundaries.

2. Ordinance Creation and Approval:

- Once a valid petition is submitted, City staff will draft an ordinance for BOMA consideration.

- No parking signs can be installed only after the ordinance is approved by BOMA.

After numerous meetings with the residents, we decided to change limits of the not parking zone. Below is a summary of the latest petition:

1. Green Acres Drive

- Limits are from Harpeth Drive to a point 340 feet east of Harpeth Drive as conceptually shown in ordinance 2024-49.
- 10 out of 14 property owners signed, putting the petition at 71%.
- If you count the one renter that signed, then you would have 11 out of 14 property owners putting the petition at 78%.

2. Harpeth Drive

- Both sides of Harpeth Drive as conceptually shown in ordinance 2024-49.
- 5 out of 7 property owners signed, putting the petition at 71%.

FINANCIAL IMPACT:

The financial impact associated with installing additional signage is minimal and can be absorbed within the existing budget.

RECOMMENDATION:

Based on resident input, staff recommends approval of the no parking zone on Harpeth Drive and Green Acres Drive.

ORDINANCE 2024-49

**AN ORDINANCE TO ESTABLISH NO-PARKING ZONES ALONG THE
EXTENTS OF GREEN ACRES DRIVE AND HARPETH DRIVE**

WHEREAS, in order to promote the health, safety, human rights, prosperity, and general welfare of the people of Franklin, Tennessee, the Board of Mayor and Aldermen is authorized to prescribe regulations and standards to streets within the City; and

WHEREAS, the City of Franklin Engineering Department received resident requests to establish No-Parking zones along both sides of Green Acres Drive and Harpeth Drive; and

WHEREAS, the current width of Green Acres Drive is approximately nineteen (19) feet and Harpeth Drive is approximately eighteen (18) feet; and

WHEREAS, parking on one or both sides of the street severely restricts resident and emergency access; and

WHEREAS, the Board of Mayor and Aldermen find this action to be in the best interest of the City.

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

SECTION I. That a “NO PARKING 8AM-3PM” zone shall be established along the entire length of Green Acres Drive from Harpeth Drive, from Harpeth Drive to a point 340 feet east of Harpeth Drive, as conceptually shown on Exhibit A.

SECTION II. That a “NO PARKING 8AM-3PM” zone be established on both sides of Harpeth Drive as conceptually shown on Exhibit A.

SECTION III. That that the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

William E. Squires
Assistant City Attorney

PASSED FIRST READING

PASSED SECOND READING:

NEIGHBORHOOD NO PARKING PETITION FORM

Name of neighborhood and requesting organization: Green Acres

Contact person: William Andrews

Street for No Parking: Both sides of Green Acres Drive between Harpeth Drive continuing easterly to the extents of Green Acres Drive located 1000' east of Harpeth Drive and both sides of Harpeth Drive from Green Acres Drive to Hill Drive

Request Statement: Install NO PARKING ANYTIME signs along above referenced street

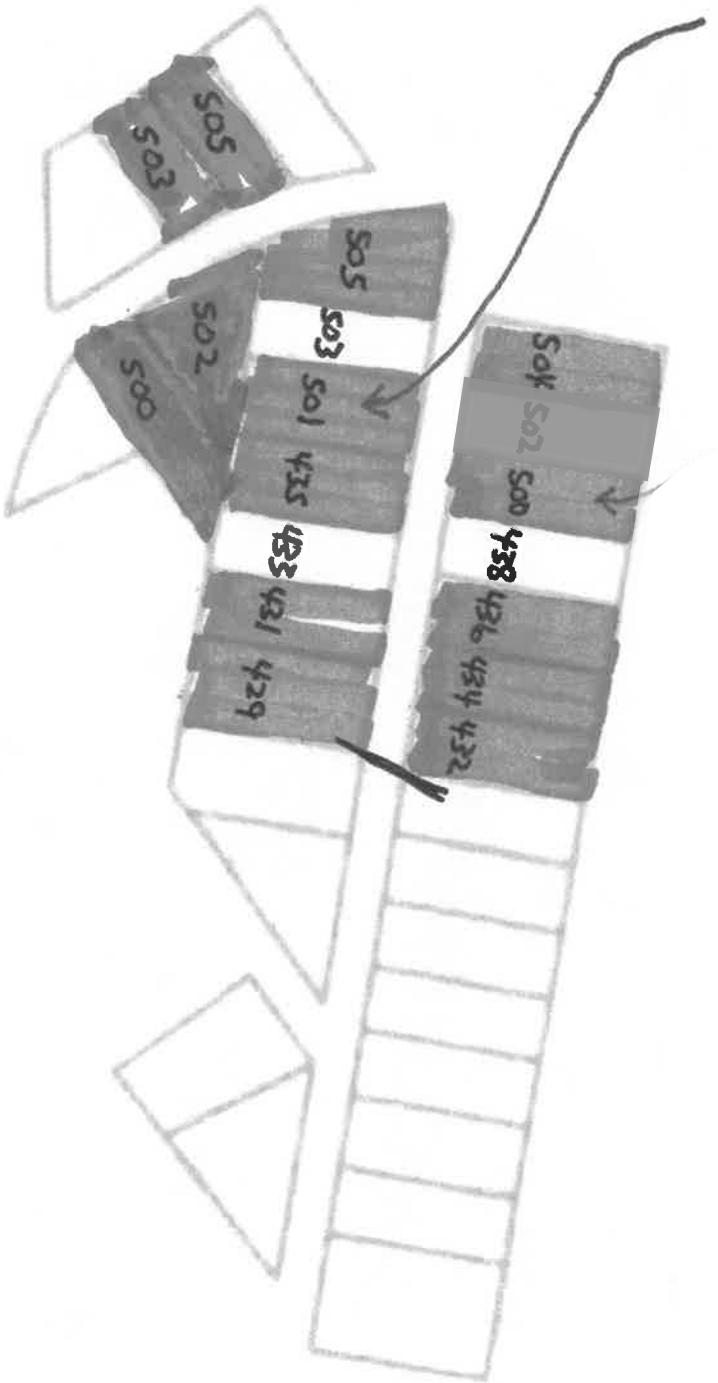
SIGNATURES In Approval For:

Property Owner Name	Address	Telephone No.
1. <u>William Andrews</u>	<u>429 Green Acres Dr</u>	<u>615-790-6407</u>
2. <u>Paul D. Mann</u>	<u>428 Green Acres Dr</u>	<u>615-495-7325</u>
3. <u>St. J.</u>	<u>426 Green Acres Dr</u>	<u>615-512-4828</u>
4. <u>Julie A. Dr.</u>	<u>426 Green Acres Dr</u>	<u>615-415-5039</u>
5. <u>Deborah Morris</u>	<u>428 Green Acres Dr</u>	<u>615-830-3289</u>
6. <u>Kriste Stevens</u>	<u>431 Green Acres Dr</u>	<u>615-525-1813</u>
7. <u>Loyce S. Highcock</u>	<u>504 Green Acres Dr.</u>	<u>615-509-4648</u>
8. <u>Gary Hallock</u>	<u>504 Green Acres</u>	<u>615-509-9101</u>
9. <u>Sam Brown</u>	<u>432 Green Acres</u>	<u>513-706-7269</u>
10. <u>JP Bror</u>	<u>432 Green Acres</u>	<u>615-587-2099</u>
11. <u>J.M. Reed</u>	<u>418 GREEN ACRES DR.</u>	<u>615-794-3441</u>

 = This property is a corner lot. The mailbox, driveway and front of home are on Harpeth Drive. There is no entrance from Hill Dr although that address is shown.

	Property Owner Name	Address	Telephone No.
12.	James Waldrup	407-A Harpeth Dr	615-707-1871
13.	Elizabeth Capper	416 Green Acres Dr.	931-398-0061
14.	Tom Cuy	416 Green Acres Drive	615-977-3108
15.	Donna Herold	414 Harpeth Dr	615-818-4248
16.	Crystal Sullivan	505 Green Acres Dr	615-308-0949
17.	Judy Daino	505 Green Acres Dr	615-790-3320
18.	Crystal Bennett	505 Harpeth Dr.	615-533-5946
19.	Mark Carter	435 Green Acres Dr.	615-604-9909
20.	Rachel Helms	503 Harpeth Dr	951-323-1522
21.	Chris Wilson	434 Green Acres	615-947-2080
22.	Chris Miller	410 Harpeth Dr	615-714-3895
23.	Pat Miller	410 Harpeth Dr	615-337-2010
 24.	William D. Brown	602 Hill Drive	615-403-0388
25.	Yvonne Martz	500 Green Acres Dr	615-589-9130
26.	Erin Hens	502 Harpeth Dr	419-348-5904
27.	Pam Tedrow	503 Harpeth Dr	951-323-1522
28.	Wally Ray	501 Green Acres Dr.	615-815-6185
29.	Bethlee Garcia	436 Green Acres Dr	615-719-5873
30.	Dani Z Markovic	500 Harpeth Dr.	615-294-5331
31.	502 was done via email to Adam Moser		
32.			

TENANT SIGNED PETITION



NOTES:

1. HARPETH DRIVE -- 4 OF 5 = 80%. USING THE CORNER PROPERTY AT GREEN ACRES DRIVE AND HARPETH DRIVE AS BEING ON HARPETH DRIVE
2. GREEN ACRES DRIVE - 10 OF 13 = 77%
3. GREEN ACRES DRIVE SIGNS TO STOP AT THE EAST PROPERTY LINE OF 429 GREEN DRIVE AND 432 GREEN ACRES DRIVE.
4. HARPETH DRIVE SIGNS TO END AT THE SOUTHEAST PROPERTY LINE OF 502 HARPETH DRIVE AND THE THE SOUTHEAST PROPERTY LINE OF 503 HARPETH DRIVE
5. NO PARKING ON BOTH SIDES OF THE STREET BETWEEN THE HOURS OF 8 AM AND 3 PM



File #: 21-01177

DATE: November 14, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT:

Consideration Of Ordinance 2024-45, An Ordinance To Restrict Eastbound Through And Left Turn Vehicle Movements At The Intersection Of South Margin Street And 3rd Avenue South
WS 9/24/24

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2024-45 to restrict eastbound through and left turn vehicle movements at the intersection of South Margin Street and 3rd Avenue South.

BACKGROUND/STAFF COMMENTS:

City staff received a request from the Downtown Neighborhood Association (DNA) to evaluate the implementation of a "right-turn only" restriction for northeast-bound traffic on South Margin Street at 3rd Avenue South. In partnership, the City of Franklin and DNA conducted a turning movement study at this intersection, located in the downtown area. The study revealed that over 90% of vehicles traveling northeast on South Margin Street turn right onto southeast-bound 3rd Avenue South (TN State Route 96E).

South Margin Street serves as a major local bypass through downtown Franklin, offering an alternative to the busy Main Street tourist and retail area. This bypass helps reduce vehicle travel time through the city's core. To further alleviate congestion, the DNA is proposing a right-turn only restriction for northeast-bound traffic at this intersection, a change also supported by the Downtown Franklin Association (DFA).

City staff presented this concept and study results to the Board in the September 24, 2024 Work Session. Staff was directed to move forward with an ordinance with the understanding that this ordinance and restriction could be rescinded should it be found to create driver confusion or other traffic issues.

FINANCIAL IMPACT:

The estimated financial impact is approximately \$25,000. It is believed most all work could be completed by the Streets Department, including signal work, signs and markings.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-45.

ORDINANCE 2024-45

**AN ORDINANCE TO RESTRICT EASTBOUND THROUGH AND LEFT TURN
VEHICLE MOVEMENTS AT THE INTERSECTION OF SOUTH MARGIN
STREET AND 3RD AVENUE SOUTH.**

WHEREAS, in January 2023, the Downtown Neighborhood Association (DNA) requested an operational change for the eastbound approach of South Margin Street to 3rd Avenue South to restrict eastbound through and left turn vehicle maneuvers at the signalized intersection; and

WHEREAS, the DNA conducted a survey of downtown residents and the Downtown Franklin Association in support of the operational change; and

WHEREAS, the residents and businesses were in majority agreement to the operational change; and

WHEREAS, in May of 2024, TDOT agreed to the operational change at this intersection of State Route 96; and

WHEREAS, in August of 2024, the FHWA Manual on Uniform Traffic Control Devices gave approval for the right turn only signal heads, markings, and signing for this operational change;

WHEREAS, the Board of Mayor and Aldermen find that this action to be in the best interest of the City.

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

SECTION I. That eastbound through and left turn vehicle movements shall be restricted at the intersection of South Margin Street and 3rd Avenue South.

SECTION II. That the Director of the Streets Department is hereby authorized and directed to install signs, pavement markings and appropriate signal indications at said location to regulate traffic approaching this intersection.

SECTION III. That the penalty for failure to obey the provisions of this Ordinance shall be as indicated in the Franklin Municipal Code and/or the Tennessee Code Annotated.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

William E. Squires
Assistant City Attorney

PASSED FIRST READING

PASSED SECOND READING:

DATE: August 22, 2024

TO: Eric Stuckey, City Administrator

FROM: Paul Holzen, Director of Engineering
Adam Moser, Traffic Engineer

SUBJECT: Request for Right Turn Only Eastbound South Margin at 3rd Ave South

Statement on Nature of the Problem

The City of Franklin and the Franklin Downtown Neighborhood Association (DNA) has conducted a turning movement study at the intersection of 3rd Avenue South and South Margin Street in the City's downtown area (Figure 1). This turning movement study has found that **over 90%** of the vehicles in the northeast-bound direction are turning right, from South Margin Street onto southeast-bound 3rd Avenue South (aka TN State Route 96E) per Table 1. **South Margin is a major local vehicle bypass that traverses through downtown Franklin, but stays away from the popular tourist Main Street retail area.** Using this bypass cuts down on vehicle travel time through the City's downtown core.

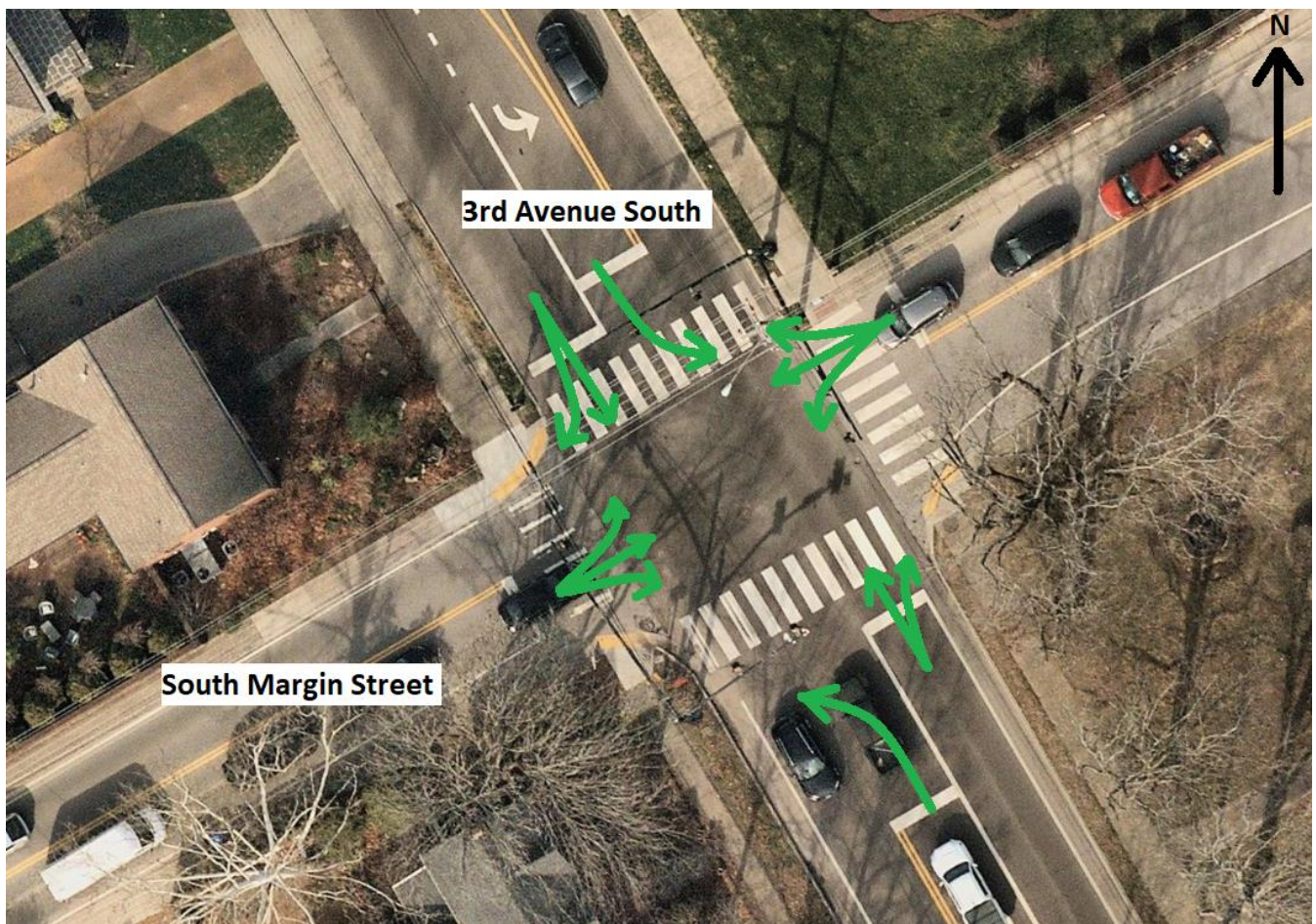


Figure 1 South Margin Street at 3rd Avenue South Current Operation

Northeastbound South Margin			
	Right	Thru	Left
AM Peak	314	23	3
	92%	7%	1%
MD Peak	279	21	6
	91%	7%	2%
PM Peak	324	21	5
	93%	6%	1%
Daily Total	4205	307	59
	92%	7%	1%

Table 1 Daily Counts

Currently, the traffic signal is a 4-phase signal. Phase 1 is a protected/permitted northwest-bound left turn movement onto South Margin Street. Phase 2 is the northwest/southeast bound through movement (3rd Avenue through traffic), Phase 3 is the southwest-bound movement and Phase 4 is the northeast-bound movement. Phase 3 and Phase 4 currently operate as 'split phased', meaning one side goes, then the other – protecting the allowable left/thru/right movements of each side street. Both Phase 3 and 4 allow right, through and left turns.

The issue that has been identified is that when just one vehicle wants to go 'through' or 'left' on this South Margin northeast-bound approach to 3rd Avenue South (Phase 4) during AM, MID, and PM peak times, it will quickly queue back to and past 4th Avenue South, which causes safety issues for vehicles and pedestrians trying to traverse 4th Avenue South. When this queue tries to 'gap' for a vehicle traversing on 4th Avenue South, it creates sight distance issues for that vehicle, sometimes resulting in an angled crash.

While an idea has been proposed to make South Margin Street at 4th Avenue South a multiway stop, it has been found that this would inversely affect the next major arterial, Lewisburg/5th Avenue, queuing vehicles back into that major arterial roadway, while also preventing maximum capacity of the traffic signal for the South Margin Street at 3rd Avenue South northeast-bound movement. So making this intersection a multiway stop would actually create additional safety and capacity issues along South Margin Street.

Therefore, the Franklin Downtown Neighborhood Association (DNA), with support from the Downtown Franklin Association (DFA), which represents the downtown businesses, has requested that the northeast-bound approach of South Margin Street at the intersection of 3rd Avenue South be converted to a 'right turn only' movement.

Description of Proposed Change

Physical curbing, barriers, etc cannot be installed at this intersection to force the right turn. Historical homes and pedestrian infrastructure bound the right-of-way on each side of the narrow South Margin approach. Therefore, any change in allowed movements at the intersection must be done with the traffic signal indications, signing and pavement markings. In searching the current and past editions of

the Manual on Uniform Traffic Control Devices (MUTCD), signal head indications could not be found for a right turn only movement without other movements in the signal head configurations (Chapter 4F). Therefore, per FHWA direction, two 3-section right turn signal heads could be installed for this easterly approach and the right turn only movement. The proposed signal head configuration would depict a right turn movement through the use of right turn arrow heads for yellow, and green indications. A red ball must be used per FHWA on both 3-section heads (Figure 2).

This signal head configuration and associated operation is recommended to be implemented on a trial basis and studied to evaluate compliance and safety. In addition to implementing these signal indications, the pedestrian crossing on the south side of the intersection would also need to be removed to avoid conflicts with the signal head configuration, leaving the north pedestrian crossing as the main way to cross 3rd Avenue South at this intersection. Signage to direct pedestrians to that crossing would also be installed.

Signs and pavement markings are also planned for the approach to give ample warning that a right turn is the only movement permissible at this intersection (Figure 2, 4 and 5).

Illustrations:

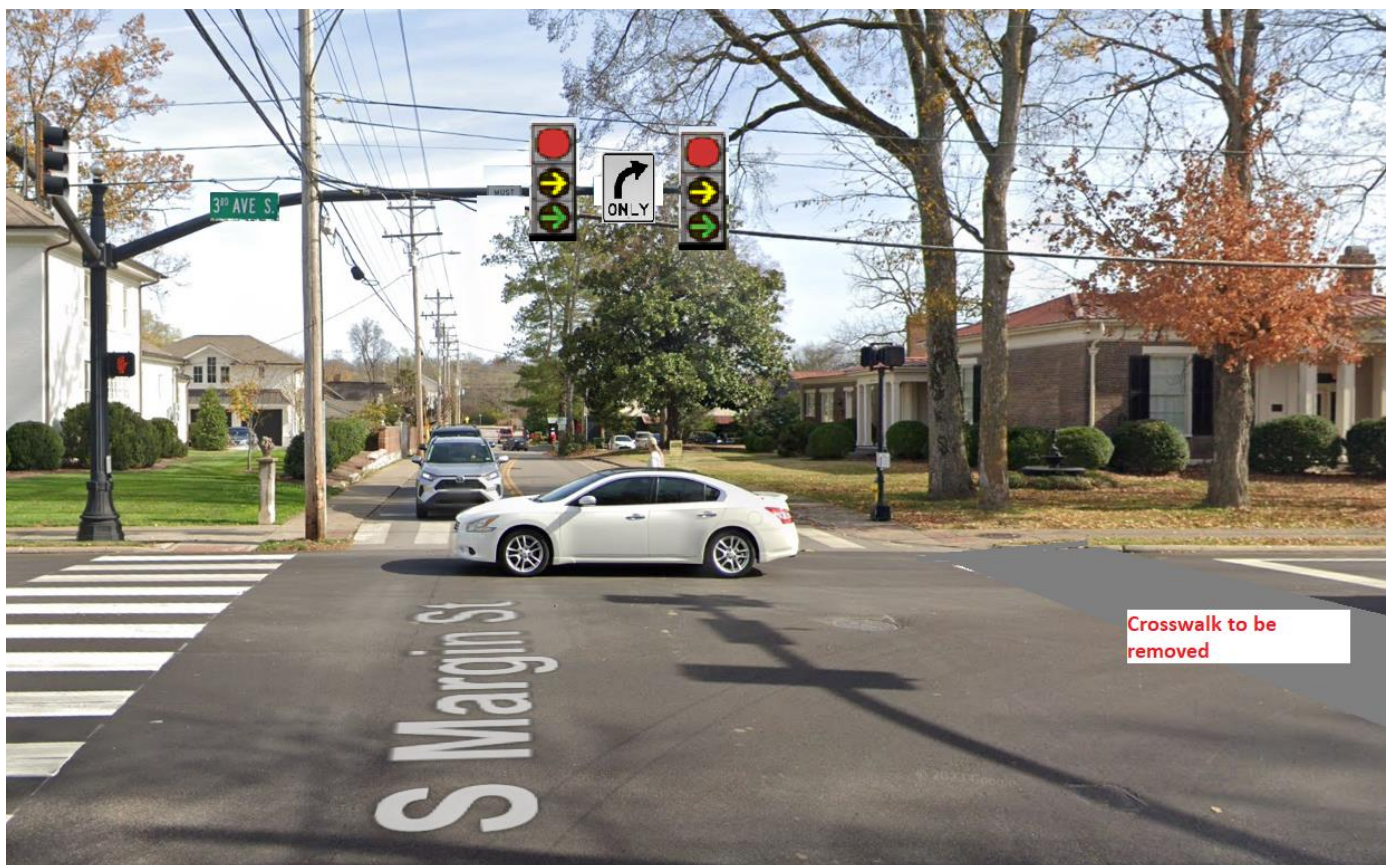


Figure 2 Right Turn Only Signal Head Configuration

Description		MOE	Weekday AM		Weekday MD		Weekday PM		Weekday OFF	
			Existing	Alternative	Existing	Alternative	Existing	Alternative	Existing	Alternative
S Margin St	Eastbound Approach	LOS	C	A	C	A	C	A	C	A
		Delay (sec)	22.9	2.2	23.5	2.8	22.7	9.8	23.9	0.9
S Margin St	Westbound Approach	LOS	E	E	E	E	E	E	E	E
		Delay (sec)	68.3	68.3	78.2	78.2	73.9	73.9	63.4	63.4
3rd Ave S	Northbound Approach	LOS	B	A	B	A	B	B	A	A
		Delay (sec)	10.6	7.3	12.4	9.4	13.2	10.8	7.4	5.8
3rd Ave S	Southbound Approach	LOS	C	C	C	C	C	C	B	B
		Delay (sec)	31.0	25.1	26.8	20.6	27.8	23.7	18.6	15.5
Overall Intersection		LOS	B	B	C	B	C	B	B	A
		Delay (sec)	19.1	12.1	23.2	16.2	22.8	17.7	16.2	9.9

NOTE: "Alternative" removes left-turn volumes and through volumes along the S Margin St eastbound approach.

Figure 3 Level-Of-Service Comparison for the Right Turn Only Alternative



Figure 4 Sign and Markings at intersection of 4th Avenue South



**Advanced Warning (signs) will be required for S Margin @ Lewisburg/5th
(example shown – may be different than what is shown)**

Figure 5 Signs at intersection of 5th Ave/Lewisburg

Time Period and Location

Once given permission to proceed, the current City budget will absorb all costs associated with the implementation of this signal head configuration, signs and pavement markings for South Margin Street at 3rd Avenue South. It is expected that the work can be done within 30 days once the City receives the acceptance to move forward. The study period is expected to be for a period of 12 months to accommodate for all seasonal traffic conditions.

Research and Evaluation Plan

The City will collect turning movement count data after the right turn only condition is applied to examine if greater throughput and/or through and left turn movement violations occur. These counts will occur no less than every 3 months. This study will include queue length evaluation to determine if a reduction in queuing along South Margin Street has occurred. Safety studies will be completed for both the study intersection and at South Margin Street at 4th Avenue South to review and analyze the crash data.

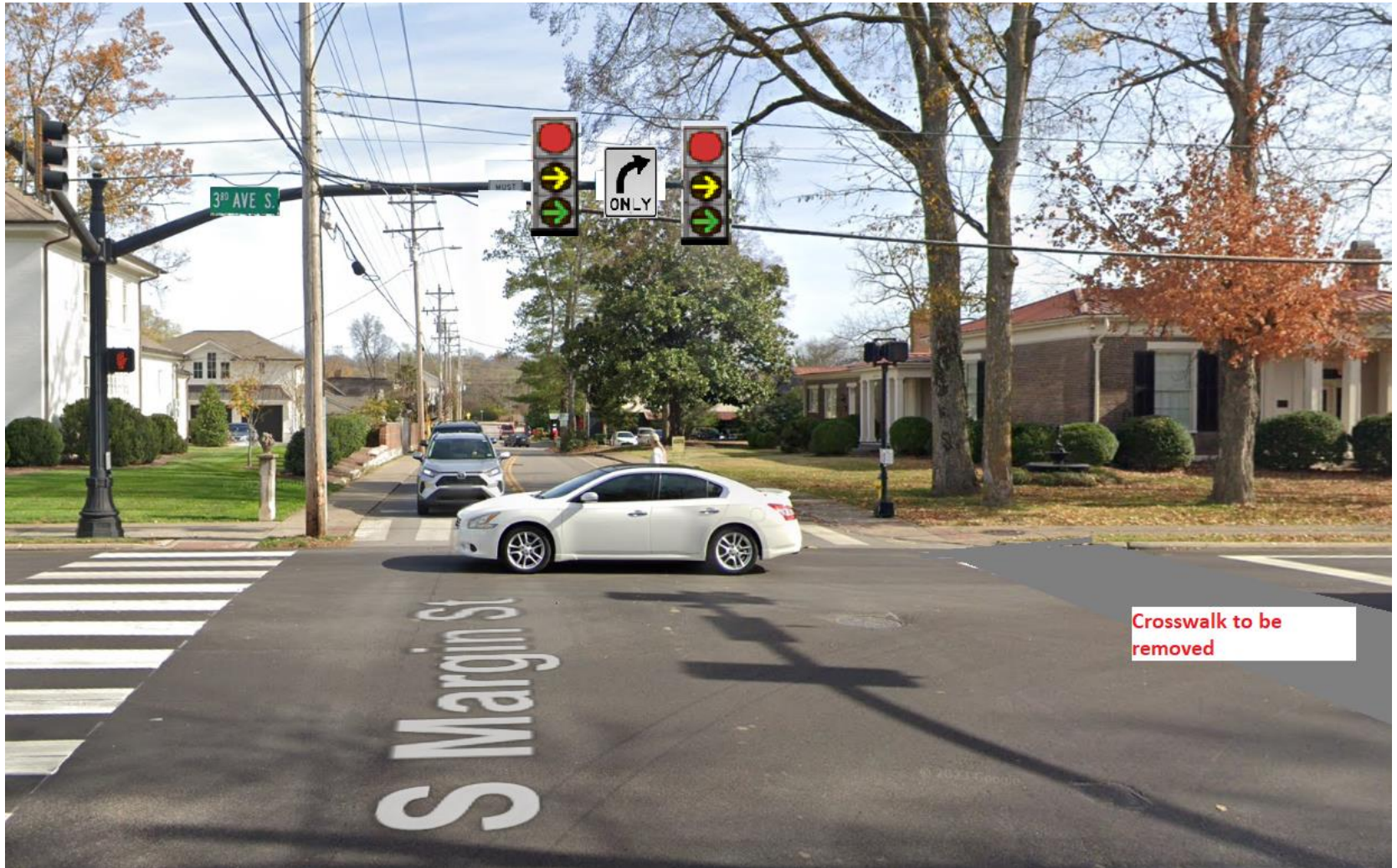
In addition, the City Police Department will conduct random compliance reviews at the intersection and give warnings for violations when first implemented.

South Margin Concerns Timeline

- In late 2022, a group of Downtown Neighborhood Association (DNA) residents came to discuss South Margin traffic and safety, including Lewisburg/5th, 4th Ave, and 3rd Ave along this route
- They did their own traffic study and found over 90% of vehicles for South Margin @ 3rd Avenue were making right turns.
 - Traffic Engineering verified their findings in a 2023 count and modeled the right turn only movement in the downtown signal retiming project (completed early 2024)
- Request was made to make the eastbound approach to 3rd Avenue South a 'Right Turn Only' movement at the signal to improve traffic flow and safety
- TDOT and Federal Manual on Uniform Traffic Control Devices (MUTCD) committee approved the operational change August 2024

City of Franklin, Tennessee

3rd Ave S @ S Margin St



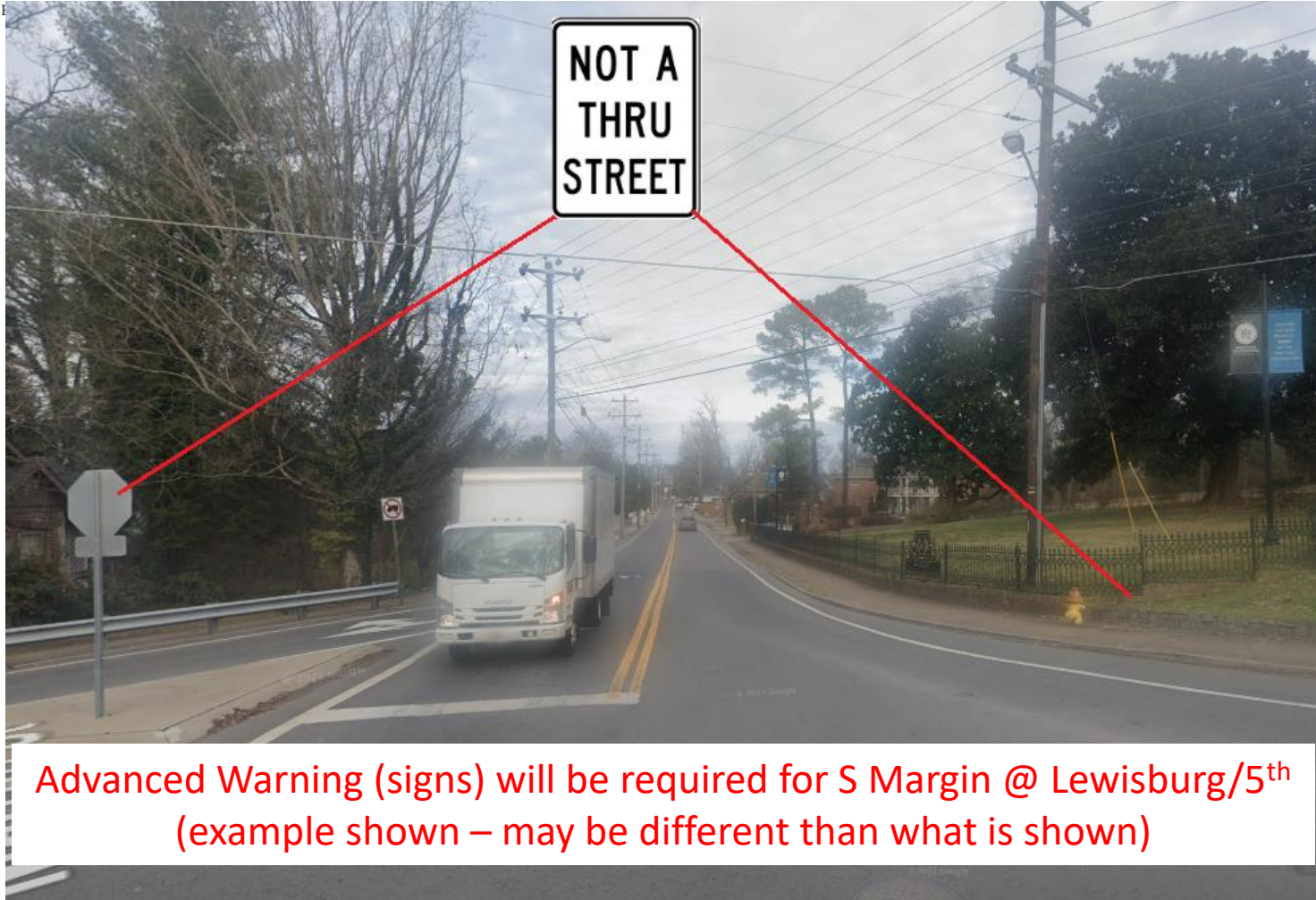
City of Franklin, Tennessee

3rd Ave S @ S Margin St



City of Franklin, Tennessee

3rd Ave S @ S Margin St



Advanced Warning (signs) will be required for S Margin @ Lewisburg/5th
(example shown – may be different than what is shown)

City of Franklin, Tennessee

3rd Ave S @ S Margin St

Eastbound Right Turn Only

Description		MOE	Weekday AM		Weekday MD		Weekday PM		Weekday OFF	
			Existing	Alternative	Existing	Alternative	Existing	Alternative	Existing	Alternative
S Margin St	Eastbound Approach	LOS	C	A	C	A	C	A	C	A
		Delay (sec)	22.9	2.2	23.5	2.8	22.7	9.8	23.9	0.9
S Margin St	Westbound Approach	LOS	E	E	E	E	E	E	E	E
		Delay (sec)	68.3	68.3	78.2	78.2	73.9	73.9	63.4	63.4
3rd Ave S	Northbound Approach	LOS	B	A	B	A	B	B	A	A
		Delay (sec)	10.6	7.3	12.4	9.4	13.2	10.8	7.4	5.8
3rd Ave S	Southbound Approach	LOS	C	C	C	C	C	C	B	B
		Delay (sec)	31.0	25.1	26.8	20.6	27.8	23.7	18.6	15.5
Overall Intersection		LOS	B	B	C	B	C	B	B	A
		Delay (sec)	19.1	12.1	23.2	16.2	22.8	17.7	16.2	9.9
NOTE: "Alternative" removes left-turn volumes and through volumes along the S Margin St eastbound approach.										

Proposed Eastbound Right Turn Only

Pros:

- Modeled in Downtown Signal Retiming Study - Showed improved Level-Of-Service
- Helps reduce delay and queues for EB traffic and NB/SB at intersection. The intersection currently causes queues to 4th Ave South and Lewisburg Ave.

Cons:

- No physical barriers to force right turn only – enforcement only
 - With no physical barrier, will likely cause driver confusion and violations
 - Removes the pedestrian phase on south side of intersection (conflicts with right turn arrow and no time for exclusive pedestrian phase – causes more delay).
 - May promote more cut-through traffic downtown on S Margin.
 - May cause driver confusion in the downtown area.
 - Unknown how the straight/left traffic that used S Margin will reroute (possibly 4th Ave South).
 - The speed and the volume of traffic may increase on S Margin Street.
-



January 19, 2023

To Alderman Patrick Baggett:

The accelerated growth of Franklin has led to a significant impact on the downtown neighborhood. Increased traffic has led to more congestion and, as a result, increased risks to both pedestrians and automobile riders. As a recent Downtown Neighborhood Association survey indicated, traffic and safety are a top concern among our citizens. There are several locations throughout the downtown area that raise concerns, which a DNA traffic study indicates also have an increase in vehicle accidents at several specific intersections. The most acute issue to emerge is the stretch of South Margin Street between 3rd Ave South and Lewisburg Avenue, with the intersection at 4th and Margin also in the crosshairs of danger. Accidents have increased and citizens are concerned.

Downtown Neighborhood Association (DNA) President Bob Ravener and Vice President Walt Green have been working with you on potential solutions and have also covered these issues with the DNA Board. While the overall solutions need to be comprehensive to significantly improve the overall downtown safety, a majority of the board believes a good first step would be to start with the South Margin corridor. Since approximately 93% of the vehicles on Margin during the study turned right, the board specifically supports the testing of a 'right turn only' direction from Margin at the light at 3rd Ave S to reduce the backups along that road. Furthermore, we believe the light at 3rd Ave S should remain green longer so vehicles passing east and west on 3rd Avenue can better move into and out of the city without significantly backing up the traffic turning from Church to 3rd Avenue in the afternoons and turning left from 3rd to either Margin or Church in the mornings.

Time should be allocated to study the impact of these initial changes and then determine if more needs to be done. Recognizing this is the first of what may need to be several steps to mitigate the downtown traffic and safety challenges, the Board of the Downtown Neighborhood Association recommends the City taking this first step.

Respectfully submitted,

Bob Ravener
President, Downtown Neighborhood Association



File #: 21-065

DATE: January 17, 2025
TO: Board of Mayor and Aldermen
FROM: Paul Holzen, Director of Engineering
Jonathan Marston, Asst. Director of Engineering
Shahad Abdulrahman, Staff Engineer

SUBJECT:

Consideration Of Amendment 4 To COF Contract No. 2019-0139, With Barge Design Solutions, Inc. For The Design Of The Southeast Municipal Complex (Park) At A Lump Sum Cost Increase Of \$545,900

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Amendment 4 to COF Contract No. 2019-0139, with Barge Design Solutions, Inc. for the Design of the Southeast Municipal Complex (Park) at a lump sum cost increase of \$545,900.

BACKGROUND/STAFF COMMENTS:

On May 14, 2019, the Board of Mayor and Aldermen (BOMA) approved a Professional Services Agreement (PSA), Contract No. 2019-0139, with Barge for the design of the Southeast Multipurpose Complex (Park). This agreement focused on the design of the park-related elements of the complex. Subsequently, on October 8, 2019, BOMA approved Amendment No. 1, which expanded the scope to include the design of an inclusive playground and the water main feeding the complex.

As the design progressed, several modifications and additions became necessary. These included:

- Relocation of a significant portion of the main access road to better accommodate the sanitary sewer infrastructure on-site.
- Addition of curb and gutter drainage along the main access road.
- Inclusion of a multipurpose storage building.
- Increase in the size of the planned park facilities maintenance building.
- Installation of fire sprinklers in the concession, restroom, and maintenance buildings.

Amendment No. 2 addressed these elements and incorporated them into the project design.

During the permitting phase, additional revisions were required by the U.S. Army Corps of Engineers (USACE). At the City's request, the consultant also included the design of an audio system for the park. These updates were approved under Amendment No. 3.

Construction for the project is scheduled to commence on March 3, 2025. During the construction phase, the consultant will provide limited construction administration services, including support for design revisions, responses to Requests for Information (RFIs), submittal reviews, and other services requested by city staff. Additionally, the consultant was asked to assist with revisions during the internal review process, retaining wall permits revisions, and assistance during bidding for the project. Amendment No. 4 facilitates these additional services to ensure the project's successful execution.

FINANCIAL IMPACT:

Amendment No. 4, as proposed, is for a lump sum cost of \$545,900. With approval of this amendment, the total ceiling for this PSA (COF Contract No. 2019-0139) will become \$1,991,100. Preliminary expenses for this project have been programmed to be paid from the Capital Project Fund (310-89310-44700). Ultimately, revenue from multiple funding sources will be used for project expenses.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Amendment 4 to COF Contract No. 2019-0139.

AMENDMENT NO. 4 TO
PROFESSIONAL SERVICES AGREEMENT
SOUTHEAST MULTIPURPOSE COMPLEX

COF Contract No. 2019-0139

ENTERED INTO by and between the CITY OF FRANKLIN, TENNESSEE (the “City”) and BARGE DESIGN SOLUTIONS, INC. (“Consultant”) as of this _____ day of _____, 2025.

RECITALS:

WHEREAS, the City and Barge Design Solutions, Inc. entered into an agreement dated May 14, 2019 entitled Professional Services Agreement, COF Contract No. 2019-0139 (the “Agreement”) ; and

WHEREAS, the purpose of the Agreement was to stipulate that the Consultant would be paid a lump sum fee of Nine Hundred Ninety-Eight Thousand and No/100 Dollars (\$998,000.00) for survey, engineering, and related technical services, as detailed in the Scope of Services; and

WHEREAS, on October 8, 2019, the Board of Mayor and Aldermen (“BOMA”) approved Amendment No. 1 to the Agreement with the Consultant for the additional design of an inclusive playground and a water main along the main access road at a lump sum cost increase of Two Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$212,500.00); and

WHEREAS, on July 14, 2020, BOMA approved Amendment No. 2 to the Agreement with the Consultant for an increase in engineering services in the lump sum amount of One Hundred Twenty Thousand Two Hundred and No/100 Dollars (\$120,000.00); and

WHEREAS, on April 12, 2023, BOMA approved Amendment No. 3 to the Agreement with the Consultant for an increase in engineering services in the lump sum amount of One Hundred Fourteen Thousand Five Hundred and No/100 Dollars (\$114,500.00); and

WHEREAS, the parties desire to further amend the Agreement because the City and Consultant realize the need for the Consultant to provide limited construction administration services during the construction period for the Project; and the City and Consultant realize the need for additional design work for the Project due to circumstances beyond the control of the Consultant; and

WHEREAS, the Consultant has provided a Proposal (Attachments A & B) dated September 4, 2024, for additional construction administration services and design work for a combined lump sum not to exceed a total of Five Hundred Forty-Five Thousand Nine Hundred and No/100 Dollars (\$545,900.00); and

WHEREAS, the City and the Consultant desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of these premises and the mutual promises contained herein, it is agreed by and between the parties as follows:

1. The Agreement is hereby amended and restated as follows:
2. Consultant’s Responsibilities and Duties. Consultant agrees to perform the additional work as proposed in Attachments A & B, both dated September 4, 2024, which includes the Scope of Services for this Amendment, both of which shall be considered as an integral part hereof.

3. City's Responsibilities and Duties. City shall pay Consultant for the cost of the additional work as described in Attachments A & B: Four Hundred Sixty-Five Thousand Five Hundred and No/100 Dollars (\$465,500.00) for limited construction administration services and Eighty Thousand Four Hundred and No/100 Dollars (\$80,400.00) for additional design work, for a combined lump sum not to exceed a total of **Five Hundred Forty-Five Thousand Nine Hundred and No/100 Dollars (\$545,900.00).**

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

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

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

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

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

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

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

11. All other provisions of the Agreement, dated May 14, 2019, as amended by Amendments No. 1, No. 2, and No. 3 to COF Contract No. 2019-0139, are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment.

CITY:

CITY OF FRANKLIN, TENNESSEE

By: _____

Dr. Ken Moore, Mayor

Date: _____

ATTEST:

By: _____

Angie Skarp, City Recorder

Date: _____

APPROVED AS TO FORM BY:

J. Blake Harper, Staff Attorney

CONSULTANT:

BARGE DESIGN SOLUTIONS, INC.

By: _____

Print Name & Title: _____

Date: _____



September 4, 2024
File No. 35968-10

Ms. Shahad Abdulrahman
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

RE: SOUTHEAST PARK – CONTRACT AMENDMENT #4

Dear Ms. Abdulrahman:

Barge Design Solutions, Inc. (Barge) has enclosed the details of Contract Amendment #4 to provide Limited Construction Administration and other requested services as detailed in Attachment A.

If we have not fully addressed your project requirements, or if you have questions regarding the proposal, please advise me immediately by calling (615) 252-4329.

We anticipate this work being performed under the terms and conditions of the current Southeast Park contract with the fee being adjusted to accommodate Amendment #4. Please let us know if this is not the case.

Sincerely,
Barge Design Solutions, Inc.

A handwritten signature in blue ink that reads "Adrian Ward".

Adrian Ward
Vice President

Enclosures

cc: Mr. Paul Holzen, City of Franklin
Ms. Lisa Clayton, City of Franklin
Barge Project Team

The scope of work is presented in the following elements.

- I. Project Description
- II. Scope of Services
- III. Project Understanding, Assumptions, and Exclusions
- IV. Additional Services
- V. Time of Performance
- VI. Client's Responsibilities
- VII. Deliverables
- VIII. Compensation

I. Project Description

Barge Design Solutions, Inc. (Barge) is proposing to provide additional services for the Southeast Municipal Complex (COF Contract No. 2019-0139). This project amendment includes limited construction administration, and other services as requested by the City of Franklin (Client) and as noted below.

II. Scope of Services

Barge proposes the following Scope of Services.

Limited Construction Administration

Barge proposes to provide project management and limited construction administration services which include the following services:

- A. Following award of construction contract, prepare an electronic (PDF) set of conformed construction documents for execution and use during construction. This consists of incorporating all addenda issued on the project into the drawings and specifications, as well as incorporating information submitted with the bid by the successful bidder.
- B. Geotechnical Report update
Client requested that the geotechnical subconsultant update the Geotechnical Engineering Report dated February 10, 2020, to include additional input and review of the completed site design provided by Barge Design Solutions, Inc. Services include the following:
 - 1. Additional geotechnical commentary relative to the development of the grading and earthwork specifications related to the earthwork and use/reuse of on-site materials.
 - 2. Consideration of previous report findings and recommendations specifically as they relate to site preparation, excavations, and potential remediation considerations of on-site soils. A copy of the consultant's proposal is included as Exhibit B.

- C. Review contractor submittals for compliance with the specifications and drawings. Barge's review shall be for general conformity to the construction contract documents and shall not relieve the Contractor of any contractual responsibilities. It has been assumed that review time will be limited to the initial submittal and one resubmittal for each separately submitted item. The number of submittals included in this scope for review are limited to those which have been requested in the specifications and in conformity with the submittal and RFI procedures. Barge has assumed 134 submittals based on the minimal number of submittals anticipated and/or requested in the contract document specifications and pending what the contractor submits in their initial Submittal Schedule for review.
- D. Once the project is constructed, the Contractor will prepare an as-built for the project and provide to Barge to prepare a Letter of Map Revision (LOMR) application package to be provided back to FEMA. Barge will address one round of comments. Once approved, the FEMA flood maps will be officially changed.
- E. Respond to contractor requests for information (RFI) and issue clarifications and interpretations of the contract documents as necessary. Up to 200 RFIs are included in this scope of work. This is based on Barge's experience with similar projects of type and size.
- F. Perform periodic site visits to observe site conditions, materials and workmanship used on the project for compliance with the contract documents. The following in-person site visits and meetings are included:
 - 1. One pre-construction meeting attended by two Barge staff.
 - 2. Progress meetings as requested by the Client to occur onsite. This proposal includes a maximum of 24 progress meetings. These meetings will typically include up to two Barge staff. It is assumed that the contractor will provide a meeting summary for each meeting attended.
 - 3. One final walkthrough which will include review of the completed project to generate a punch list of final items requiring correction/completion. Final completion of the punch list items will be reviewed and determined complete by the Client. The following disciplines will be represented at the final walkthrough of the project:
 - a. Civil
 - b. Landscape Architectural
 - c. Architectural
 - d. Structural
 - e. Mechanical and Plumbing
 - f. Electrical
 - g. Fire Protection
 - h. Irrigation

Miscellaneous Services

- A. Additional construction administration services are anticipated to be requested, therefore a budget for hourly additional services has been included. Upon requests by the Client's representative for additional services, Barge will provide a scope of work and an estimated dollar value for approval by the Client's representative prior to proceeding with the work. The fee will be developed based on the Schedule of Standard Charges attached as Exhibit A. Once the maximum amount of this budget has been met, an additional amendment will be required to extend the fee to a new maximum amount.

IV. Project Understanding, Assumptions, and Exclusions

- A. Additional shop drawing reviews provided by the contractor but not requested by the engineer or architect will be returned without review. In the case where the Client requests additional reviews, these can be provided as miscellaneous services.
- B. Additional geotechnical services in article II.B exclude additional exploration.
- C. Barge assumes that the final walkthrough date and time will be established by the contractor with approval by the Client that the work is complete and in accordance with the construction documents. If work is not found to be substantially complete, it will be noted in the punch list. It is assumed that the Client will provide the final acceptance of the substantial completion. If requested, additional site visits by Barge personnel will be an additional service.
- D. Barge will have access to the site and adjoining areas, as required.
- E. Resident Project Representative (RPR) services are not included in this proposal but can be added if requested.
- F. All testing and inspections will be by others.
- G. Any field construction stake-out surveying, or as-built surveying is by others.
- H. By performing the construction phase services, Barge shall not have authority or responsibility to supervise, direct, or control the Contractor's work or the Contractor's means, methods, techniques, sequences or procedures of construction. Barge shall not have authority or responsibility for safety precautions and programs incident to the Contractor's work or for any failure of the Contractor to comply with laws, regulations, rules, ordinances, codes, or orders applicable to the Contractor furnishing and performing the work.
- I. Barge shall not be responsible for the acts or omissions of the Contractor, or of any subcontractor or supplier, or any of the Contractor's or subcontractor's or supplier's agents or employees or any other persons (except Barge 's employees or agents) at the site or otherwise furnishing or performing any of the Contractor's work.
- J. As built required for LOMR will be provided by the Contractor.

V. Additional Services

The following excluded services can be provided as an additional service with an appropriate adjustment in fees and schedule.

- A. It is assumed that all permitting fees, outside agency fees (agencies other than the City of Franklin) utility connection or other miscellaneous fees will be paid by the Client. If requested by the Client for Barge to pay any fees, a handling fee of 15% will be added to the fee amount and billed as an expense to the project.
- B. Other construction administration services not listed above which can include, but are not limited to, review of pay applications and certificate for payment, substitution requests, As -recorded drawings, cost estimating and reviews, additional Owner-Architect-Contractor (OAC) meeting attendance, etc.
- C. Submittals and RFI's above the number stipulated in the scope of services above.
- D. Environmental services to support excavation in the brownfield.
- E. LEED design, documentation, and administration.
- F. As-built surveys and/or construction record surveys.
- G. Record drawing preparation based upon markups prepared by the general contractor.

- H. Development of perspective and/or presentation drawings.
- I. Marketing services (web art, color plans, 3D model construction, still photography).
- J. Client- or contractor-directed changes that require design support during construction are not anticipated; such services can be provided as additional services to this proposal.
- K. Fee does not include any work not specified in the above scope. Additional services may be added to the scope based on mutual agreement and equitable adjustment in fee.

VI. Time of Performance

Barge is prepared to begin work immediately upon execution of this amendment. This amendment includes 36 months of limited construction services.

VII. Client's Responsibilities

Barge strives to work closely with our clients. For the project team to function efficiently, certain information is needed to be provided by client and other interested stakeholders in a timely manner. These items and responsibilities are noted below.

- A. Provide information, collaboration, and decisions as required to support completion of the scope of work as described in this Agreement.
- B. Provide review comments in a timely manner.
- C. Provide single point of contact for project coordination purposes.

VIII. Deliverables

The following is a list of probable deliverables that will be produced as part of this effort.

- A. Conformed contract documents –one electronic copy of plans and specs in PDF format.
- B. PDFs of contract correspondence, including, as applicable: comments on submittals, clarifications, responses to RFIs, and site visit reports
- C. LOMR Package to be delivered to FEMA for the city of Franklin.
- D. Punch list at Substantial Completion

IX. Compensation

The cost to complete the scope of work as defined in the tasks above is provided in the fee summary table below. Client agrees to pay Barge for time and materials on a Cost-Plus fee type basis for Limited Construction Administration, which will be billed monthly in accordance with the Schedule of Standard Charges included in Exhibit A. For Miscellaneous Services as described above, Client agrees to pay Barge for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with the Schedule of Standard Charges included in Exhibit A of this amendment. The project status will be summarized monthly in our progress report and invoice submittal.

Limited Construction Administration	Hourly Estimated	\$412,000
Geotechnical Services	Lump Sum	\$3,500
Miscellaneous Services	Hourly, Not to Exceed	\$50,000
Total Amendment #4 Value		\$465,500



September 4, 2024
Barge File No. 35968-10

Ms. Shahad Abdulrahman
City of Franklin
109 Third Avenue South
Franklin, Tennessee 37064

RE: SOUTHEAST PARK – AMENDMENT #4

Dear Ms. Abdulrahman:

Barge Design Solutions, Inc. (Barge) has enclosed the details of Contract Amendment #5 to provide additional permitting, design changes and added scope of services as detailed in Attachment A.

If you have questions regarding this proposal for added services, please advise me immediately by calling (615) 252-4329.

Sincerely,

Barge Design Solutions, Inc.

A handwritten signature in blue ink that reads "Adrian Ward".

Adrian Ward
Vice President

F:\35\35968\3596810\01_PM\CONTRACT\CHANGE_ORDERS\ASA005 - Amendment 5\2024_6_28_AddSvcsAmendment5_Draft_v0.docx

Enclosures

cc: Mr. Paul Holzen, City of Franklin
Ms. Lisa Clayton, City of Franklin
Barge Project Team

Barge Design Solutions, Inc.

ADDITIONAL SERVICES Amendment 005

This amendment, dated August 27, 2024, to the Professional Services Agreement dated May 14, 2019, between the City of Franklin (**Client**) and Barge Design Solutions, Inc. (**Barge**) is for additional services described as follows:

Project: Southeast Municipal Complex – COF Contract No. 2019-0139

Project Description: Additional permitting, design changes and added scope of services

- I. **PROFESSIONAL SERVICES:** **Barge** agrees to perform the following additional services under this Amendment:

See Amendment - Attachment A

- II. **COMPENSATION:** The compensation to be paid to **Barge** for providing the requested additional services shall be:

See Amendment - Attachment A

- III. **TERMS AND CONDITIONS:** Services performed under this amendment are subject to the same terms and conditions described in the Professional Services Agreement dated May 14, 2019.

City of Franklin		Barge Design Solutions, Inc.	
By:		By:	
Printed Name:		Printed Name:	
Title:		Title:	
Address:		Address:	615 3 rd Avenue South, Suite 700 Nashville, Tennessee 37210
Date Signed:		Date Signed:	

The scope of work is presented in the following elements.

- I. Project Change Description
- II. Change in Scope of Services
- III. Compensation

I. Project Change Description

Barge Design Solutions, Inc. (Barge) has incurred additional design phase services for the Southeast Municipal Complex (COF Contract No. 2019-0139) as detailed below.

Phase I Changes

This amendment is for additional permitting assistance, design changes and added scope of services to the original park design which includes additional resubmittals to planning and building permitting, iterative changes to key design elements, extended project duration from the original schedule, and additional scope of services specifically excluded from the contract.

As a reference for your review, Barge submitted

- Design Development drawings to the City of Franklin (COF) on 08/27/2020, and we received comments from the COF on 06/02/2021.
- Construction Documents were submitted on 11/01/2021 to the COF, and we received comments from the COF on 03/11/2022.

Changes to the design after the design development phase are considered additional services per the contract. Per your request, with the exception of the fence design changes below, we have specifically excluded any effort performed between 11/01/2021 and 11/20/2022 to address COF concerns with the construction documents drawings. Based on this and the identified additional services below, we respectfully request your consideration for compensation of these items. We have broken these services down into Design changes, Additional Permitting Assistance, and Additional Scope of Services to assist with your review.

II. Change in Scope of Services

A. Fence Changes

1. Multiple iterations on the overall project fencing concepts occurred and details were changed multiple times on the project. The base contract fence proposed was 4'-0 and 5'-0 high vinyl chain link. This was changed to a combination of 8'-0 and 12'-0 high vinyl chain link and decorative fencing in the design development comments received on 6/02/2021, which was included in the base design effort. After these changes, additional iterations continued to occur during multiple meetings and conversations between project stakeholders and Barge, requiring changes to

details, locations, and approach. Below is a recreated history of these changes and directives.

- a. 5/25/21 – Design Development (DD) comments – Directed to put 12'-0 high fence everywhere.
- b. 3/9/22 – Requested to use Clearvu fencing which is what parks requested to be changed to. Barge was directed to get pricing for 8'-0 and 10'-0 high fencing.
- c. 3/21/22 – Received fence details to use on the drawings.
- d. 3/30/2022 – Received changes to fencing layout on Construction Drawing (CD) comments set which included plan layout changes and height changes requiring plan and detail changes.
- e. 8/4/22 – Received direction to use 6'-0 fence for playground and 10'-0 everywhere else requiring plan location and detail changes.
- f. 10/14/22 – Received additional fence details from Clearvu and included on drawings for construction documents.
- g. 3/26/24 – Received fence details from the COF to incorporate into the drawings but it was agreed to include the specification and add as an alternate No. 2 in the specifications.
- h. 4/26/24 – Re-submitted to planning with vinyl chain link fence as an Alternate No. 2 for chain link in lieu of Clearvu fence as specified and detailed.

B. Additional Permitting Assistance

We are requesting consideration by the COF to provide additional compensation for permitting assistance which we believe to be above and beyond the standard of care. This is based on our original contract and fee, that included time for initial submittals and resubmittals to receive approval by the authorities having jurisdiction (AHJ). This did not include time for the resubmittal after approval by the agencies. Below is a table with the breakdown of the historical permitting effort submitted to Planning, Building Permitting and Retaining Wall Permitting (refer to additional service item C.1). These additional services are as follows:

1. Post approval resubmittal (COF planning resubmittal 006) to planning for Staff Development Review Team (DRT) stamp approval after review by the building permit process changes required by the AHJ.
2. Post approval resubmittal (COF Building Permit resubmittals 004 and 005) to building permitting after resubmittal to planning was required by the COF.
3. Retaining wall submittal

Date	COF Submittal #	COF Agency	Submittal	Comments
02/24/2023	001	Planning	Preapplication Submittal	Original Contract
03/08/2023	002	Planning	Application Submittal	Original Contract
04/06/2023	003	Planning	Resubmittal #1	Original Contract
05/15/2023	004	Planning	Resubmittal #2	Original Contract
06/30/2023	005	Planning	Resubmittal #3	Original Contract
07/07/2023	---	Planning	DRT Stamped Approval #1	-----
04/26/2024	006	Planning	Resubmittal #4	Additional Services
05/13/2024	---	Planning	DRT Stamped Approval #2	-----
09/02/2023	001	Building Permit-NR	Application Submittal	Original Contract
12/14/2023	002	Building Permit-NR	Resubmittal #1	Original Contract
01/16/2024	003	Building Permit-NR	Resubmittal #2	Original Contract
02/01/2024	---	Building Permit-NR	Conditional Approval #1	-----
05/23/2024	004	Building Permit-NR	Resubmittal #3	Additional Services
06/18/2024	005	Building Permit-NR	Resubmittal #4	Additional Services
07/03/2024	---	Building Permit-NR	Conditional Approval #2	Additional Services
01/16/2024	001	Retaining Wall	Application Submittal	Additional Services
05/23/2024	002	Retaining Wall	Resubmittal #1	No Charge
06/18/2024	003	Retaining Wall	Resubmittal #2	Additional Services
07/03/2024	---	Retaining Wall	Approval	-----

C. Additional Scope of Services

1. Retaining Wall

- a. The original landscape design located at the concessions area included a seating wall adjacent to the fields with a height difference limit of no greater than 30" tall. Comments received on 3/30/2022 from the city required Barge to modify the geometry of the concession area and to move the exterior grill to the opposite side of the concession area. Due to encroaching closer to the fields, the redesign resulted in requiring part of the wall to be a retaining wall with a difference in elevation greater than 30", requiring guard rail height on one side of the wall.
- b. A separate permitting submittal for retaining walls greater than 48" in height was required by the AHJ.

2. Front End Assistance

- a. As noted in Article II.E – Bid Administration, the front-end Division 0 and 1 bidding documents specifications were to be provided by the COF. Barge was requested to assist in helping to further develop a portion of the front-end documents which included the following documents, and a meeting to address the City's concerns with their past project experience with other construction contracts.
 - (1) Section 012973 – Schedule of Values
 - (2) Section 012200 – Measurement and Payment modifications
 - (3) Suggested Appendix A – Supplemental Specifications to be incorporated by reference.
 - (4) Suggested Bid Form Exhibit A
 - (5) Suggested Agreement Article 7.01

3. Fire Flow Test

- a. Owner has requested a fire flow test be provided by Barge which is required by the Fire Marshal.

4. Extended Project Duration

- a. The original schedule for this project was established at the beginning of the project to extend between 06/06/2019 through the planned submittal of

Construction Documents on 05/07/2020 (11 months) followed by permitting and bidding through 10/26/2020 (5 months) for an assumed total base contract time of 16 months. Due to circumstances beyond Barges control including, but not limited to, COVID-19 pandemic, review times, design changes, permitting and bidding, the project schedule has been extended through 7/27/2024 (excluding 1 year to address COF concerns with the construction documents drawings) for a total increase in the overall schedule of 33 months. Barge is only requesting the difference in the additional salary increases during this time period.

5. Tennessee Department of Environment and Conservation (TDEC) Permitting
 - a. The original contract did not include any effort associated with permitting the proposed water line, reclaimed water line, or sanitary sewer. The City does not approve plans for their own work and requires the plans to be sent to TDEC for approval. This effort requires plan edits and additional calculations. The City will provide calculations stamped by a TN PE for the domestic and reclaimed water lines at the point the infrastructure enters the park. Barge will take those calculations and add demand points into the park to show that a minimum level of service has been provided and submit to TDEC.

III. Compensation

The compensation to be paid to Barge for providing the additional requested services is provided in the Fee Summary Table below.

Fee Summary Table

Items	Fee Type	Fee Amount
A. Fence changes	Lump Sum	\$5,000
B. Resubmittal to AHJ after approval	Lump Sum	\$34,000
C. Additional Scope of Services	Lump Sum	
1. Retaining Wall	Lump Sum	\$5,000
2. Front End Assistance	Lump Sum	\$6,400
3. Fire Flow Test	Lump Sum	\$2,000
4. Extended Project Duration	Lump Sum	\$23,500
5. TDEC Permitting	Lump Sum	\$4,500
Total Amendment 5	Lump Sum	\$80,400



File #: 21-0127

DATE: January 28, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Emily Wright, Director of Planning and Sustainability
Scott Andrews, Utilities Engineer II

SUBJECT:

Consideration To Grant Sewer Availability For Three Parcels At 1360 Coleman Road (Map 105, Parcel 00101; Map 105, Parcel 00100; Map 105, Parcel 00300)

PURPOSE:

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

BACKGROUND/STAFF COMMENTS:

Date of Request: 1/16/2025.

SFUE's Requested: 8.

Domestic Water Meter Size(s): $\frac{3}{4}$ ".

These properties are located outside of the City limits and outside of the City of Franklin's Urban Growth Boundary (UGB). The properties are located on Coleman Road and west of Columbia Pike. The applicant is planning to develop two of the parcels into an eight-lot single-family subdivision with a road extending through the properties from Coleman Road to the northernmost property line. This will be followed in the future by development of a parcel north of these properties, inside the City of Franklin's Urban Growth Boundary.

The third parcel, the northwest parcel, contains an existing home. The planned road extension will pass through the home's existing septic system and the home will remain, and therefore, the home will also be connected to sewer. This counts as one of the eight lots of the planned subdivision mentioned above.

FINANCIAL IMPACT:

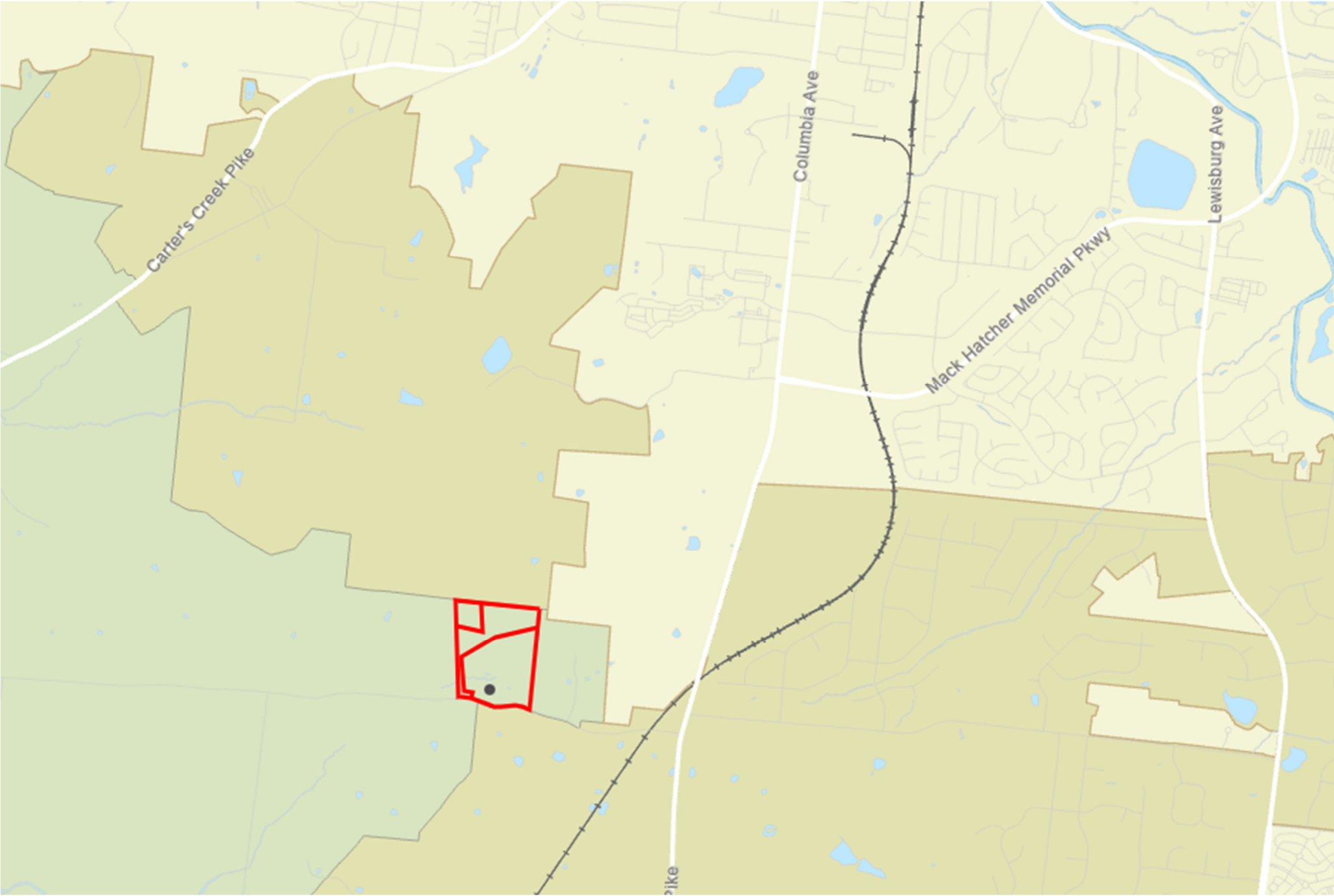
N/A

RECOMMENDATION:

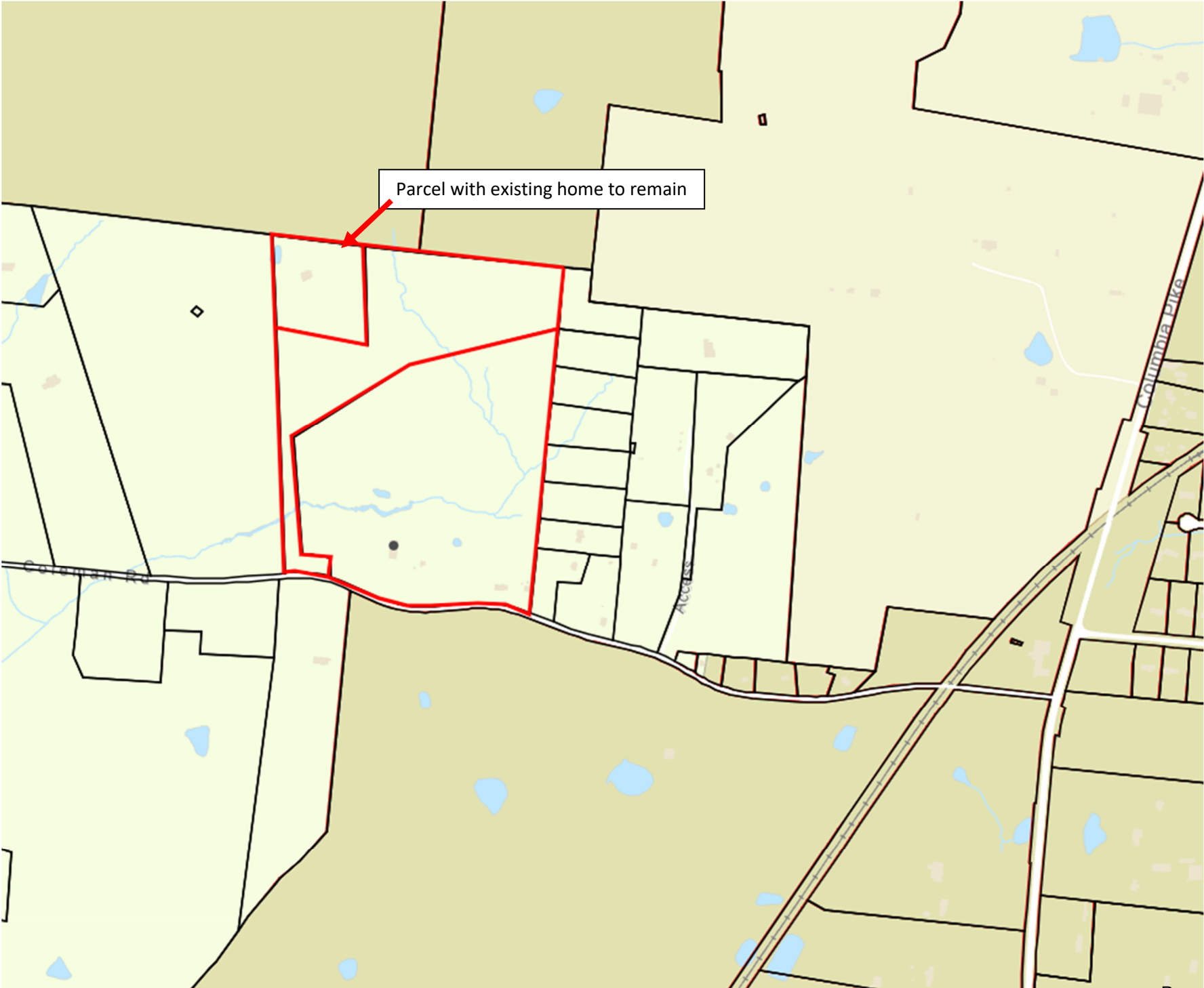
City Staff recommends approval of the availability request of eight SFUEs. However, as the property is outside the Franklin Urban Growth Boundary (UGB) and, therefore, is not eligible to be annexed at this time, staff recommends the following contingencies:

- Signing of annexation agreements for each of the eight lots to be developed (the standard annexation agreement would be modified to allow the properties to be added to the UGB at the next opportunity and annexation of the properties to follow).
- Signing of availability agreements that would include the conditions that:
 1. The development be constructed to City standards.
 2. The City be notified by Williamson County when building permits are issued (to ensure no grading or construction that conflicts with City infrastructure will occur).
 3. The City be given the authority to approve Certificates of Occupancy for the constructed residences.
 4. Williamson County agrees to the previously listed contingencies.

LOCATOR MAP



Neighborhood View





File #: 21-02524

DATE: January 23, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
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. Establishing A Public Hearing On March 11, 2025
FMPC 1/23/25, 7-0

PURPOSE:

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

Franklin Municipal Planning Commission recommends approval of Resolution 2025-05 by a vote of 7-0.

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

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 <u>Approve</u> . Staff recommended <u>Approval</u>
MOS 3: Retaining Wall Height Approved: _____ Denied: _____	COF ZO 5.6.4(2)(a) Height- Location "C" One wall of 18 feet. Request to <u>Approve</u> Staff recommended <u>Denial</u>
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 <u>Approve</u> Staff recommended <u>Approval</u>
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 <u>Approve</u> Staff recommended <u>Approval</u>
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 <u>Approve</u> Staff recommended <u>Approval</u>
MOS 7: Retaining Wall Material Approved: _____ Denied: _____	COF ZO 5.6.9(2) Material- Pre split rock retaining walls in all locations Request to <u>Approve</u> Staff recommended <u>Denial</u>

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:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Sauna 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:

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

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: 6790 - DEVELOPMENT PLAN
SUBDIVISION: MCEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE

CIVIL DISTRICT: MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
PARCEL ID: SDX (SPECIFIC DEVELOPMENT VARIETY)
EXISTING ZONING: SEWARD HALL
CHARACTER OVERLAY DISTRICT: PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
ADDITIONAL OVERLAYS: EITHER STANDARD APPLY
APPLICABLE DEVELOPMENT STANDARDS: ±58.58 AC. (2,351,796 FT²)
SITE ACREAGE: ±58.58 AC. (2,351,796 FT²)

MIN. REQUIRED SETBACKS: FRONT = 10'
SIDE = 5'
REAR = 5'

PROPOSED USE: MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS: 122 units
TOWN HOMES & STACKED FLATS: 492 units
MULTIFAMILY: 614 units ±
TOTAL UNITS: 614 units ±
PROPOSED MAX. BUILDING HEIGHT: 4 STORIES
LANDSCAPE SURFACE AREA: 16.82 AC. (732,732 FT²)
BUILDINGS: 20.56 AC. (895,923 FT²)
DRIVES/SIDEWALKS: 37.38 AC. (1,628,655 FT²)
TOTAL PROPOSED IMPERVIOUS AREA: 0.35 (20.82 AC.; 906,792 FT²)
PROPOSED LSR: 0.20
ALLOWED LSR: 0.20
EXISTING TREE CANOPY: NONE EXISTING ON SITE

OPEN SPACE AREA: 5% (56.75 AC.)
REQUIRED OPEN SPACE: 2.84 AC.
REQUIRED FORMAL OPEN SPACE: 2.99 AC.
PROVIDED FORMAL OPEN SPACE: N/A
REQUIRED INFORMAL OPEN SPACE: N/A
PROVIDED INFORMAL OPEN SPACE: N/A

PARKLAND (IF APPLICABLE): FEE IN LIEU OF
PARKING SUMMARY: 181,700 sf
RETAIL: 30,000 sf
FOOD HALL: 30,000 sf
THEATER: 64,400 sf
OFFICE: 2,023 SP
PARKING PROVIDED: 1,063 SP
PARKING DECK A: 614 SP
PARKING DECK B: 119 SP
SURFACE: 180 SP
OFFICE BELOW: 47 SP
ON-STREET: 47 SP

SUMMARY (SW CORNER): 32,700 sf
RETAIL: 7,300 sf
RESTAURANTS: 1
FUEL STATION: 1
PARKING PROVIDED: 251 SP

SUMMARY (SE CORNER): 18,110 sf
RETAIL: 10,625 sf
DAYCARE: 162 SP
PARKING PROVIDED: 177 SP

SUMMARY (NE CORNER): 38,000 sf
RETAIL: 177 SP
PARKING PROVIDED: 2,613 SPACES

OVERALL DENSITY: UNITS / AC: 17.0 UNITS PER ACRE
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC
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: 122
TOWNHOMES: 492
APARTMENTS: 420,875 SF

NON-RESIDENTIAL SQUARE FOOTAGE: 420,875 SF

TOTAL ACREAGE BY USE, ENTIRE SITE: 19.873 AC
MIXED USE: 16,252 AC
RESIDENTIAL: 22,456 AC
COMMERCIAL: 16,252 AC

TOTAL ACREAGE BY USE, PER SECTION: 19.873 AC
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.

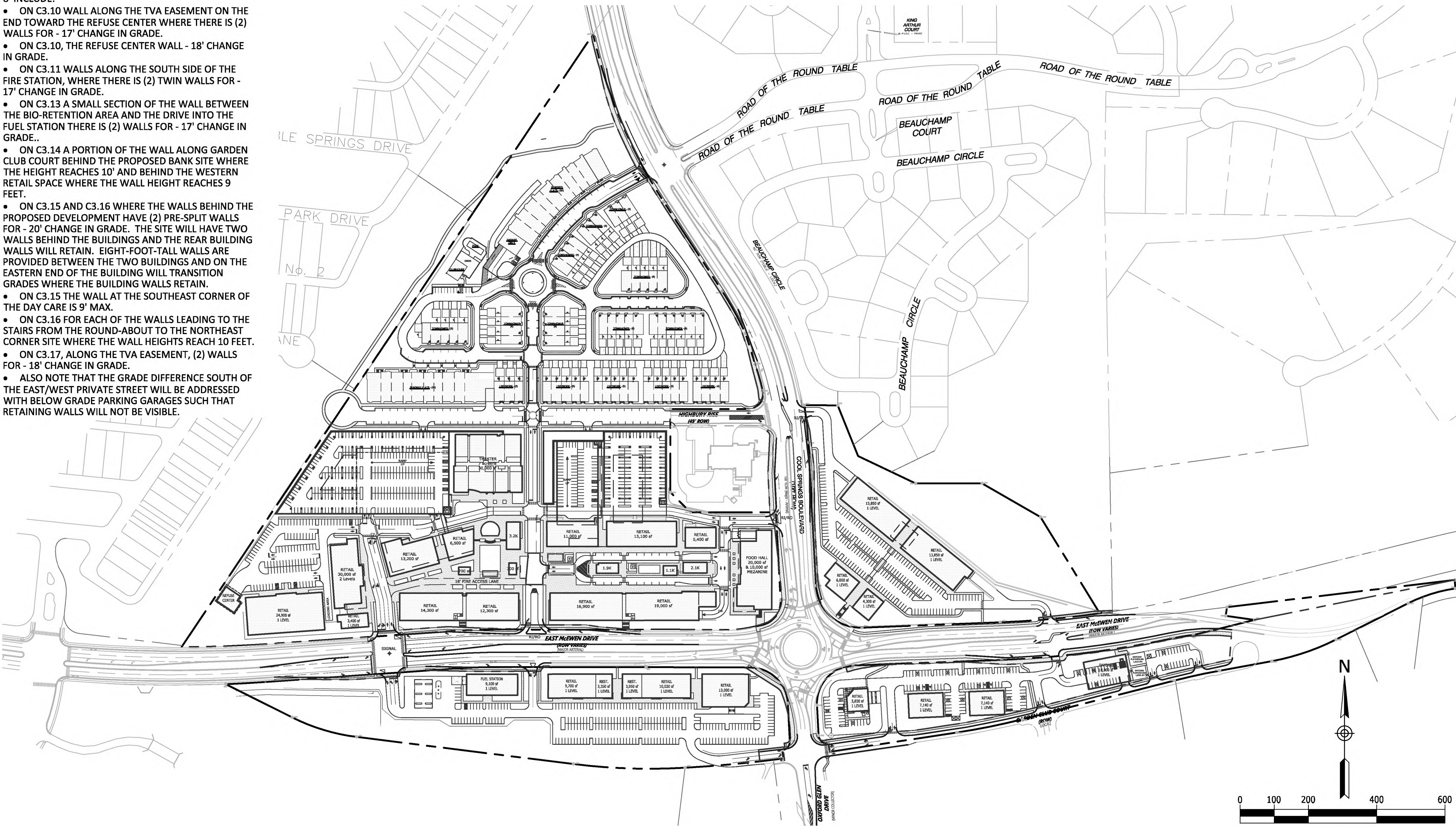
MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:
• ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE.
• ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE.
• ON C3.11 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



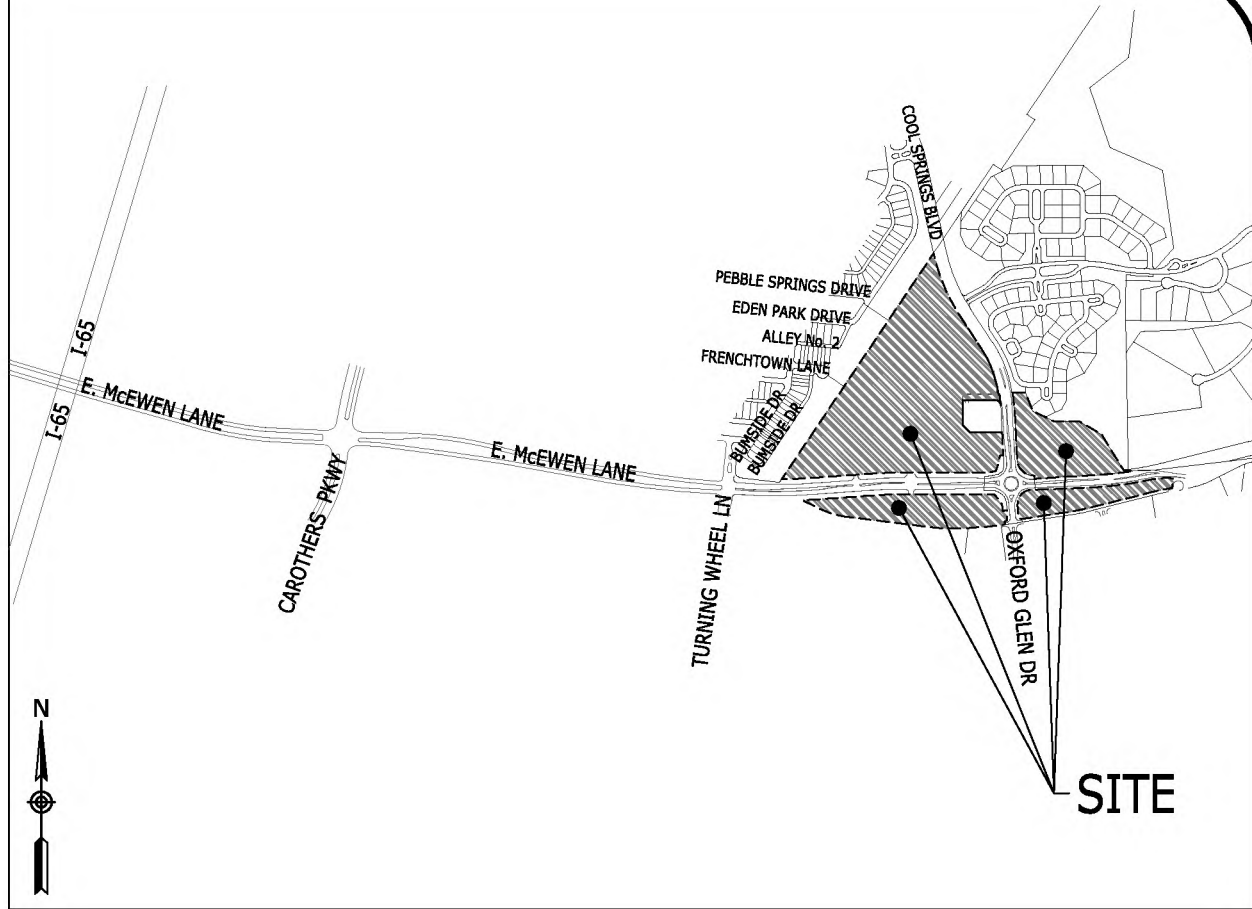
NOTES:

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

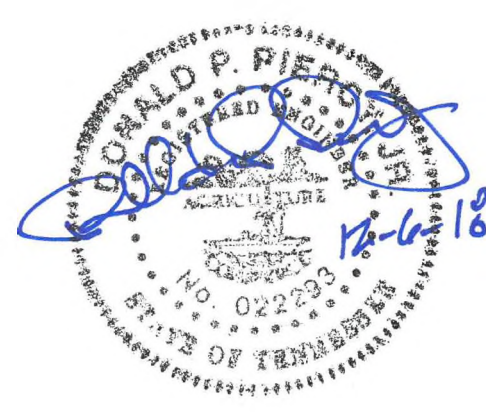
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.01	PRE-DEVELOPED STORMWATER PLAN
C1.1	EXISTING CONDITIONS WITH AERIAL PHOTO
C2.0	OVERALL DEVELOPMENT PLAN
C2.01	OVERALL PHASING PLAN
C2.10	DETAILED SITE PLAN
C2.11	DETAILED SITE PLAN
C2.12	DETAILED SITE PLAN
C2.13	DETAILED SITE PLAN
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



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

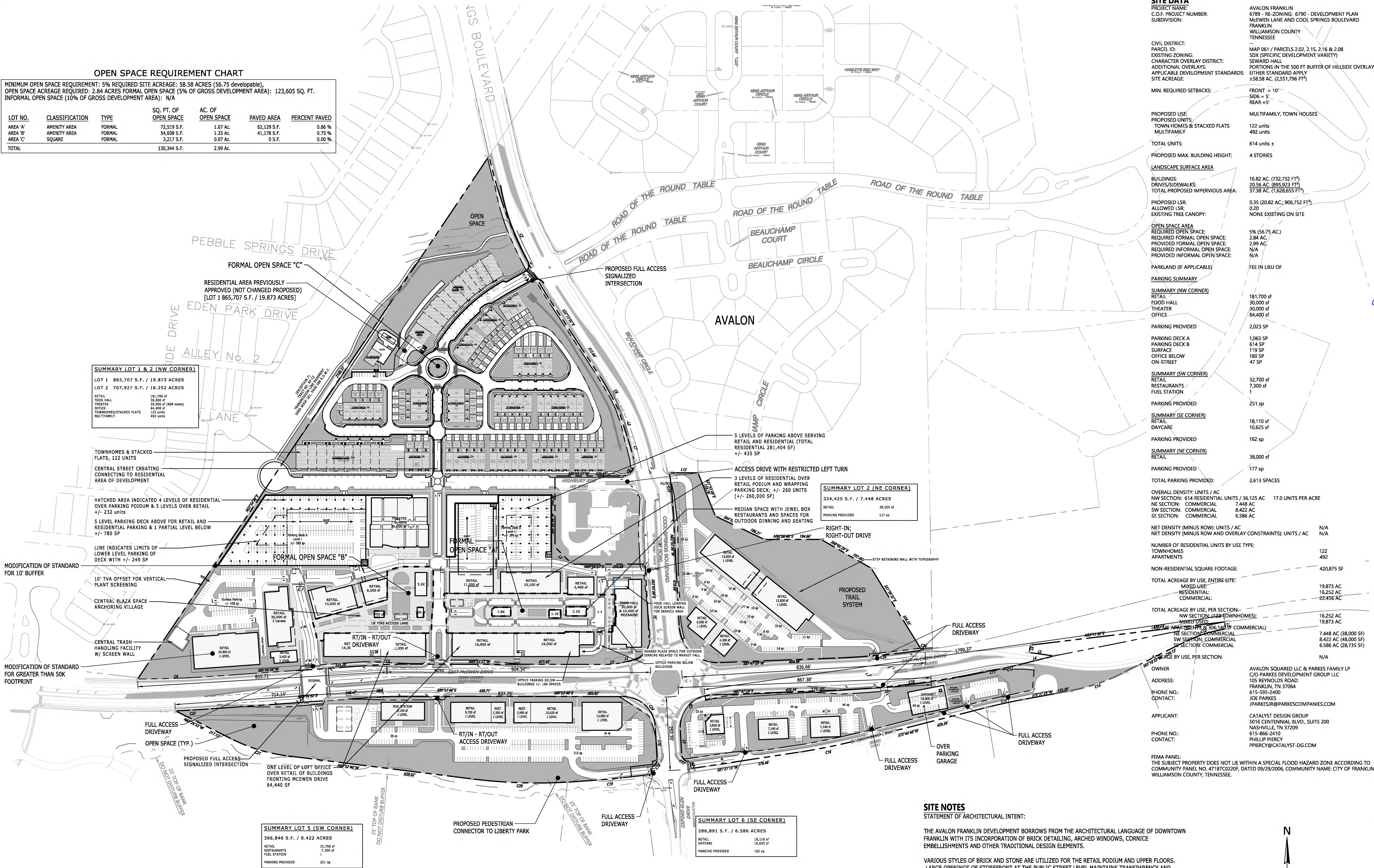
PROJECT OWNERS OF MORE THAN 5%
Joe L. Parkes, Jr.
105 Reynolds Drive
Franklin, TN 37064
Gary W. Parkes 105 Reynolds Drive
Franklin, TN 37064
David M. Parkes 105 Reynolds Drive
Franklin, TN 37064
Tom Loventhal
998 Dickinson Lane
Franklin, TN 37069
Mary L. Jones 4434 Tyne Blvd
Nashville, TN 37215

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OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED SITE ACREAGE: 58.58 ACRES (56.75 developable),
OPEN SPACE ACREAGE REQUIRED: 2.94 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	54,508 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.

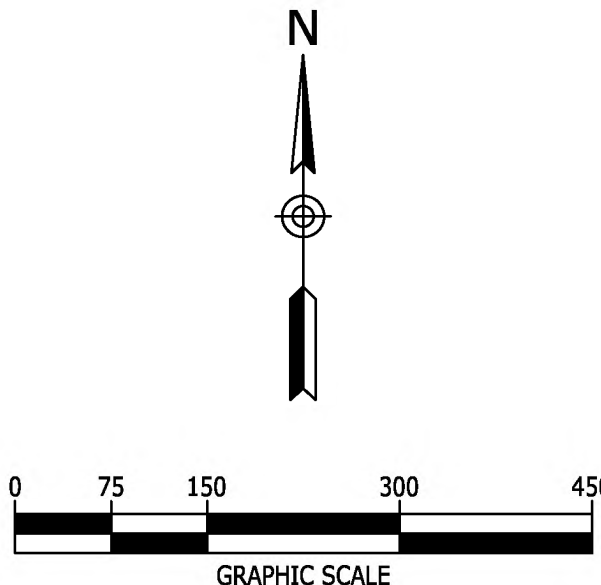
SIMPLE, MUTED MATERIAL PALETTES WHICH ARE COMPLEMENTARY TO THE ADJACENT FIRE HALL ARE BEING USED FOR THE EXTERIOR MATERIALS.

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

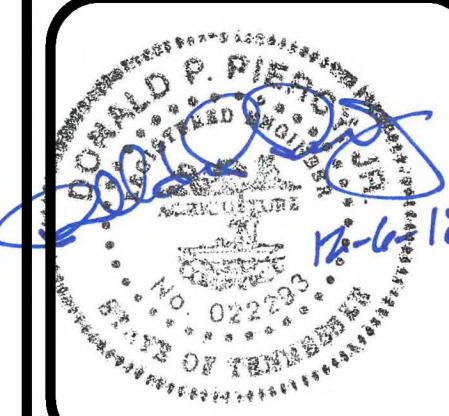
PROJECT NAME:	AVALON FRANKLIN
C.O.F. PROJECT NUMBER:	6789 - RE-ZONING: 6790 - DEVELOPMENT PLAN
SUBDIVISION:	MEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN
	FRANKLIN
	WILLIAMSON COUNTY
	TENNESSEE
CIVIL DISTRICT:	MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
PARCEL ID:	SDX (SPECIFIC DEVELOPMENT VARIETY)
EXISTING ZONING:	SEWARD HALL
CHARACTER OVERLAY DISTRICT:	PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
ADDITIONAL OVERLAYS:	EITHER STANDARD APPLY
APPLICABLE DEVELOPMENT STANDARDS:	±58.58 AC. (2,551,796 FT ²)
SITE ACREAGE:	
MIN. REQUIRED SETBACKS:	FRONT = 10' SIDE = 5' REAR = 5'
PROPOSED USE:	MULTIFAMILY, TOWN HOUSES
PROPOSED UNITS:	122 units 492 units
TOWN HOMES & STACKED FLATS	
MULTIFAMILY	
TOTAL UNITS:	614 units ±
PROPOSED MAX. BUILDING HEIGHT:	4 STORIES
LANDSCAPE SURFACE AREA	
BUILDINGS:	16.82 AC. (732,732 FT ²)
DRIVES/SIDEWALKS:	20.56 AC. (895,923 FT ²)
TOTAL PROPOSED IMPERVIOUS AREA:	37.38 AC. (1,628,655 FT ²)
PROPOSED LSR:	0.35 (20.82 AC.; 906,752 FT ²)
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	17.0 UNITS PER ACRE
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC	
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 (TOWNHOMES):	16,252 AC
MIXED USE:	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)
OWNER:	AVALON FRANKLIN LLC & PARKES FAMILY LP
ADDRESS:	C/O PARKES DEVELOPMENT GROUP LLC
PHONE NO.:	105 REYNOLDS ROAD
CONTACT:	FRANKLIN, TN 37064
	615-595-2400
	JOE PARKES
	JPARKES@PARKESCOMPANIES.COM
APPLICANT:	CATALYST DESIGN GROUP
PHONE NO.:	5016 CENTENNIAL BLVD., SUITE 200
CONTACT:	NASHVILLE, TN 37209
	615-866-2410
	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

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



FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

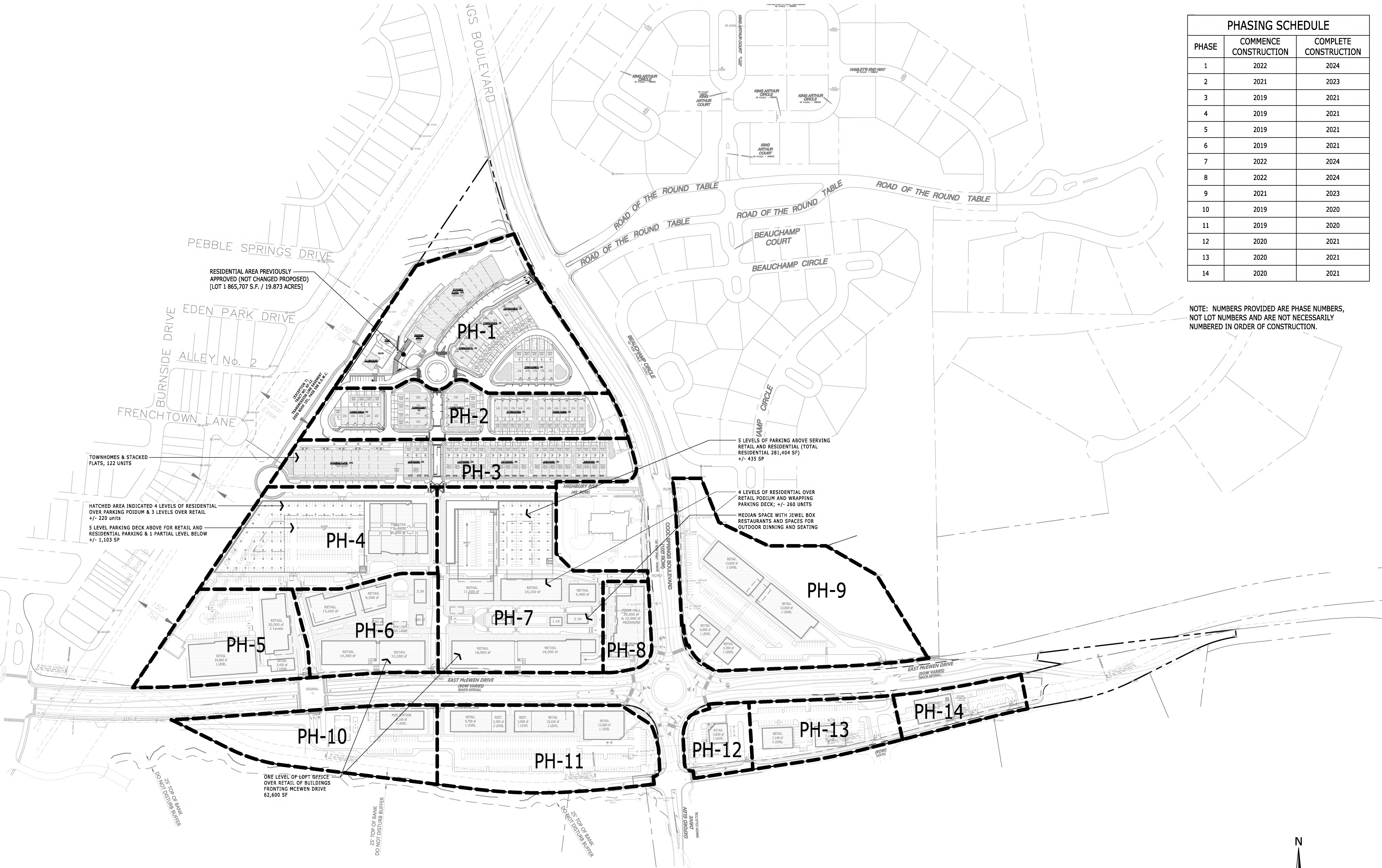
NO.	DATE	DESCRIPTION
12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.	
11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL	
08.13.2018	DEVELOPMENT PLAN SUBMITTAL	
03.08.2018	PRE-APPLICATION SUBMITTAL	

DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20171000
DRAWING NUMBER

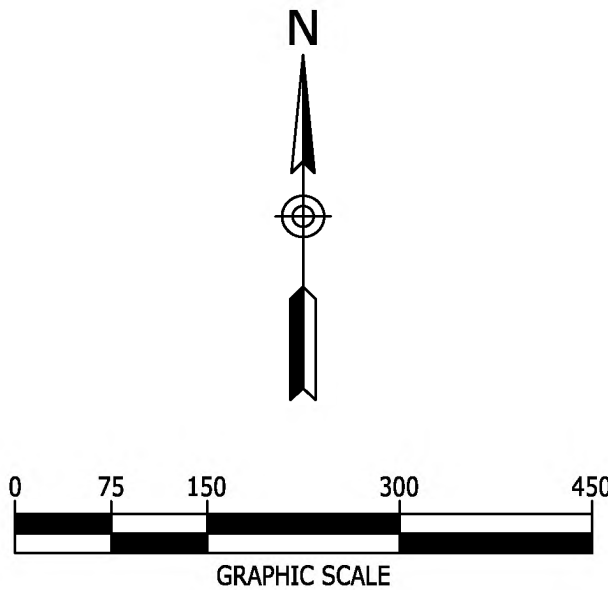
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PLANS REFERENCE THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

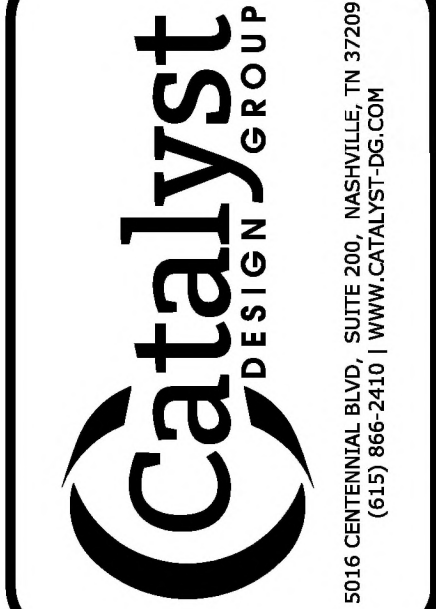


PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

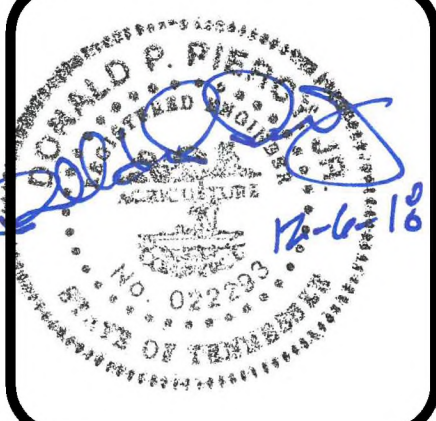
NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.



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



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



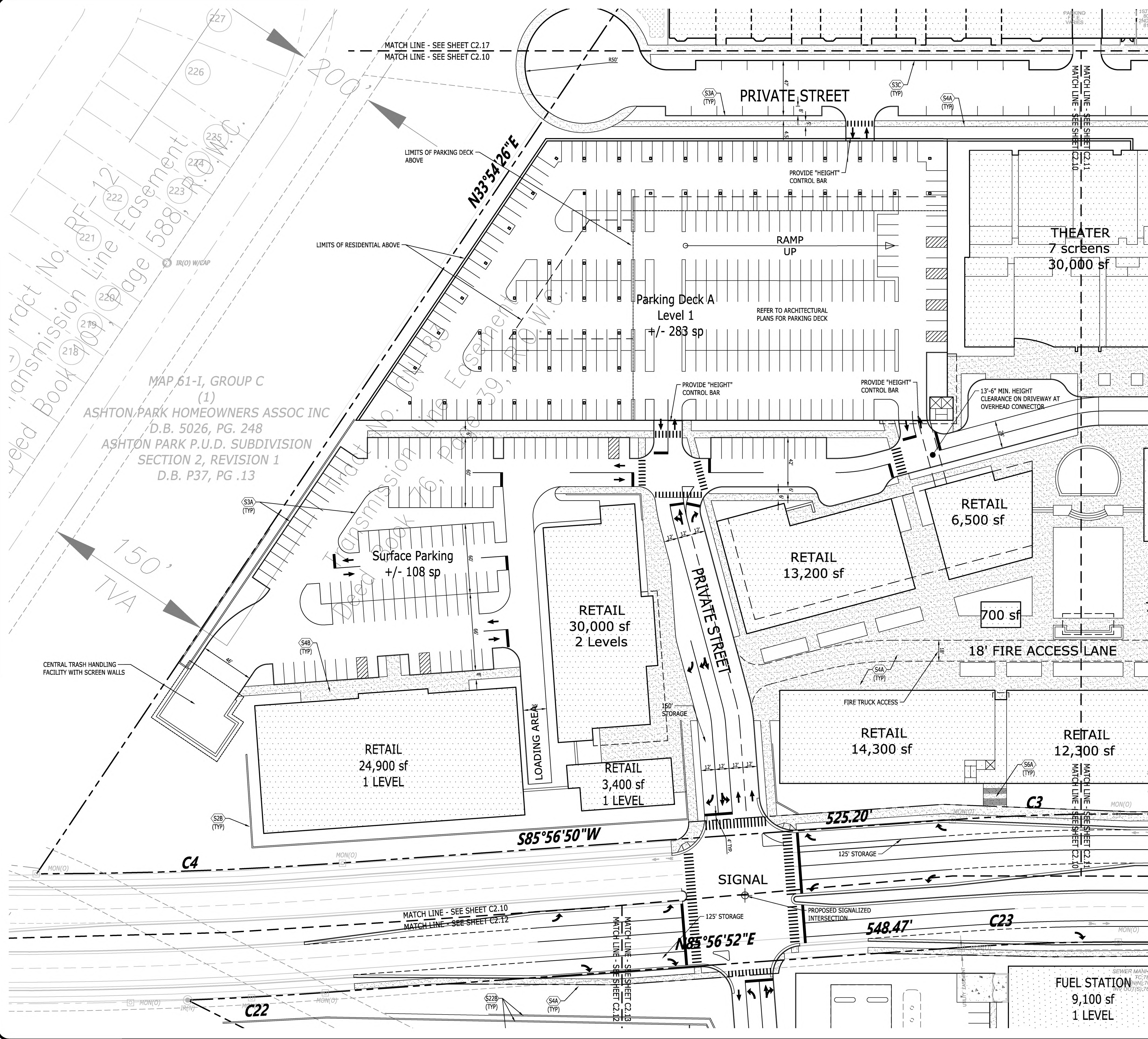
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

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

DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.01



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	

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

SEAL OF DONALD P. PIERCE
COUNTY CLERK
FRANKLIN COUNTY, TENNESSEE
12-16-18

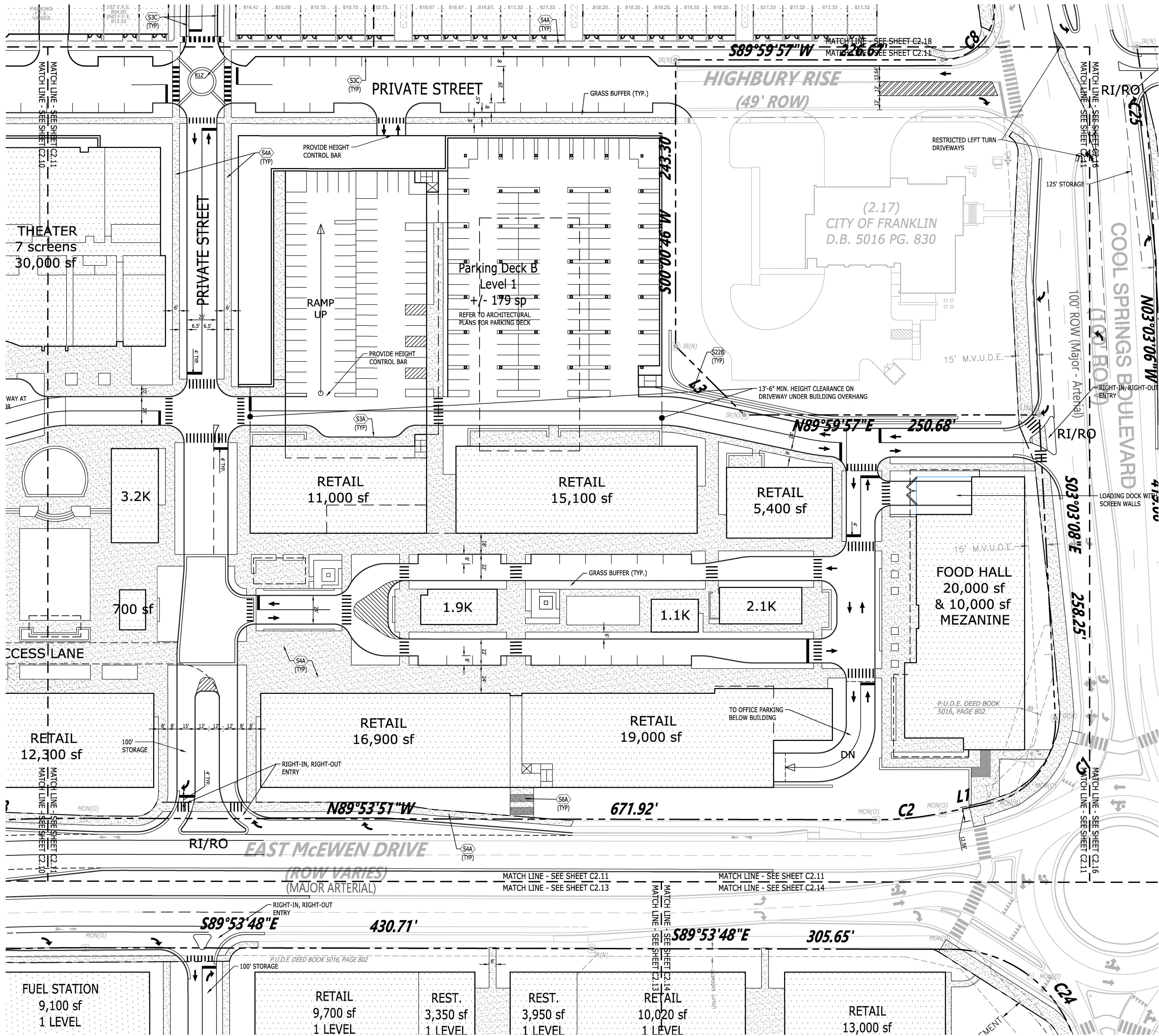
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
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	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

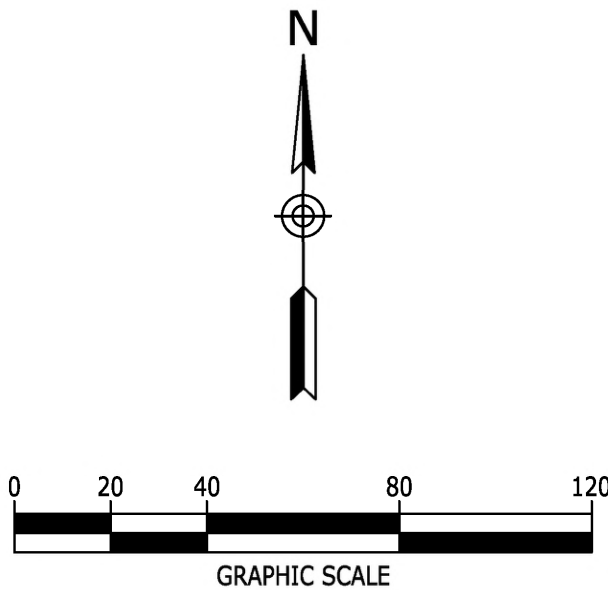
DRAWING NUMBER
C2.10



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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PARKES DEVELOPMENT
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105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

SEAL OF THE CITY OF FRANKLIN, TENNESSEE
I, [Signature]
CITY ENGINEER
NOV 12 2018

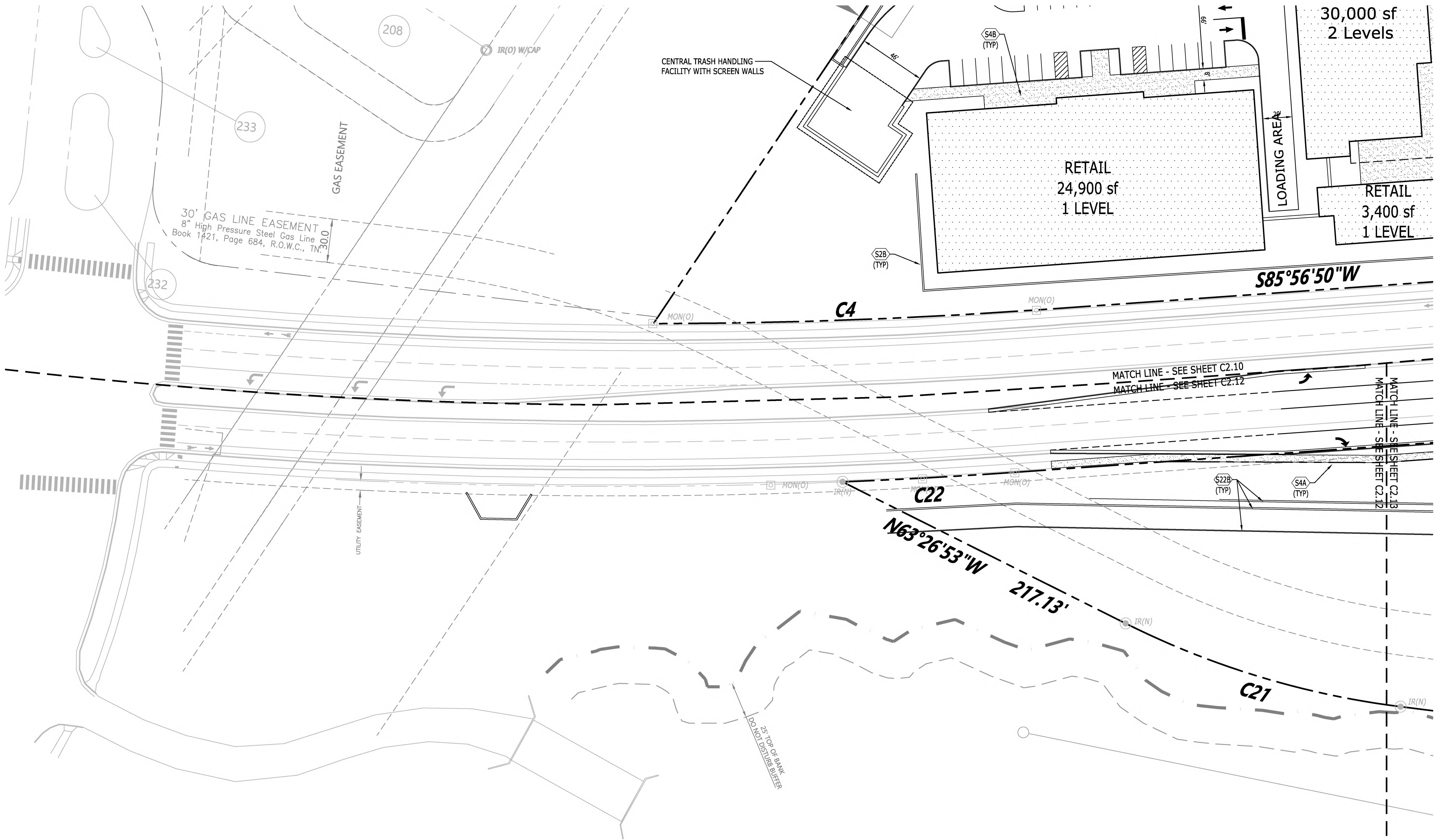
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
1	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
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4	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

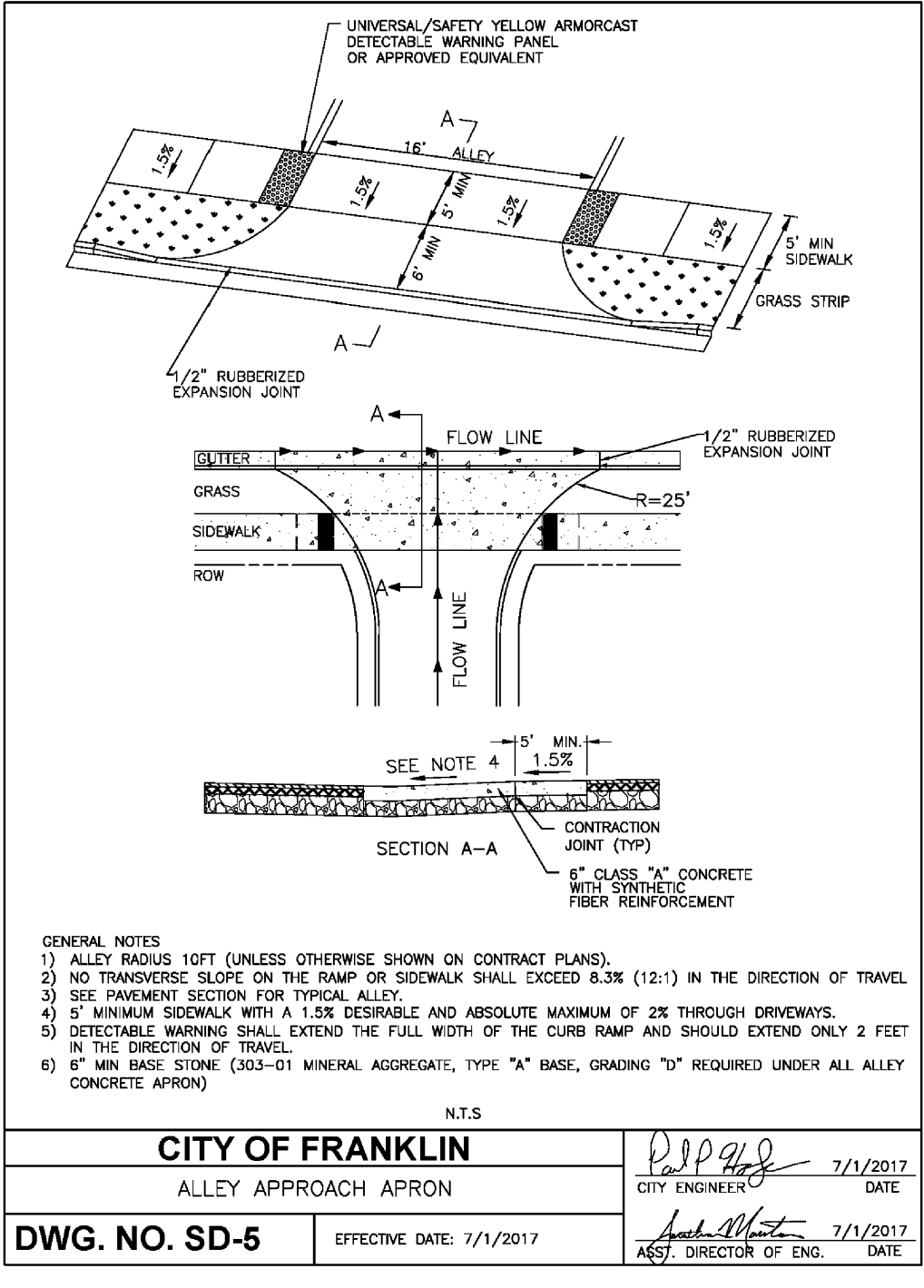
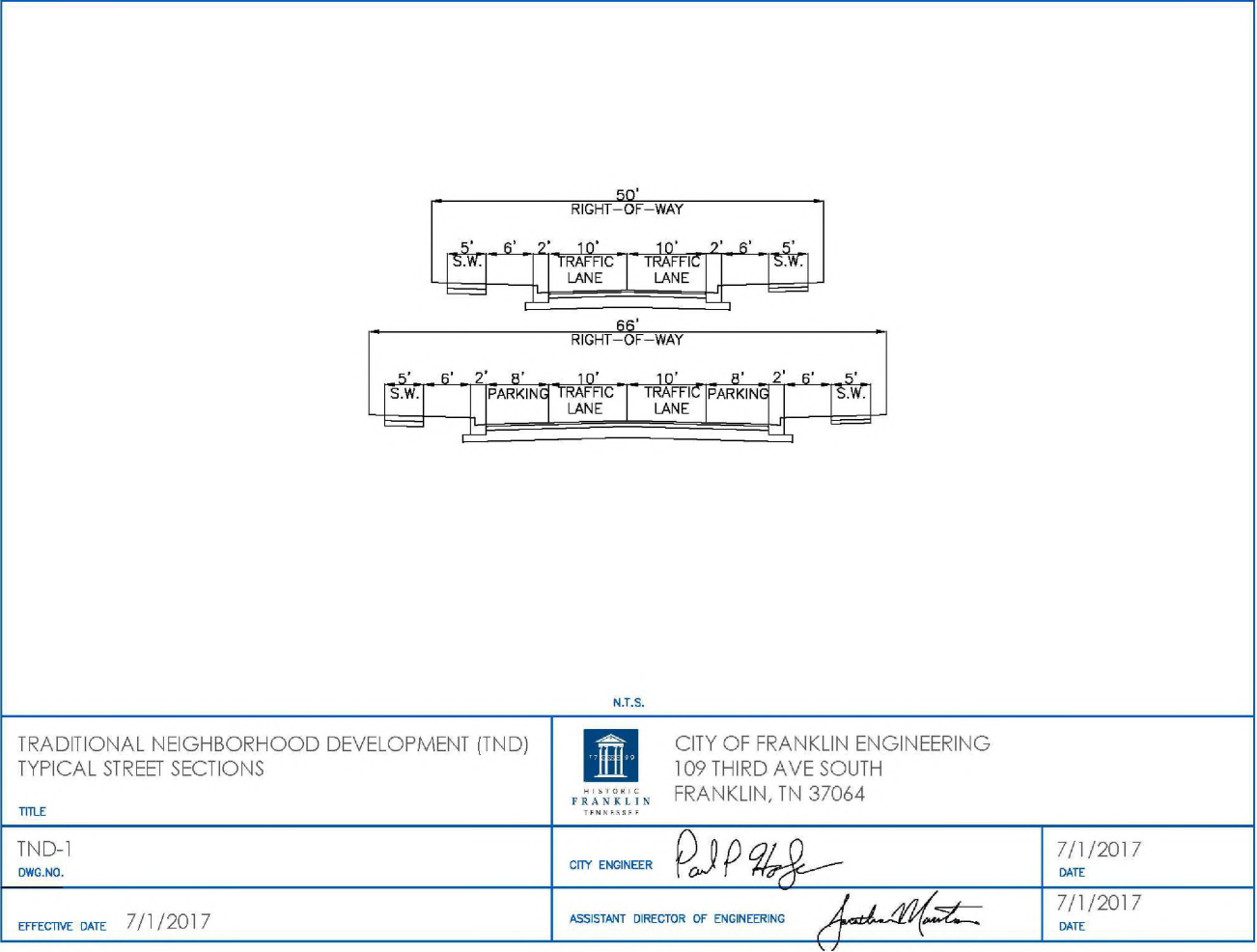
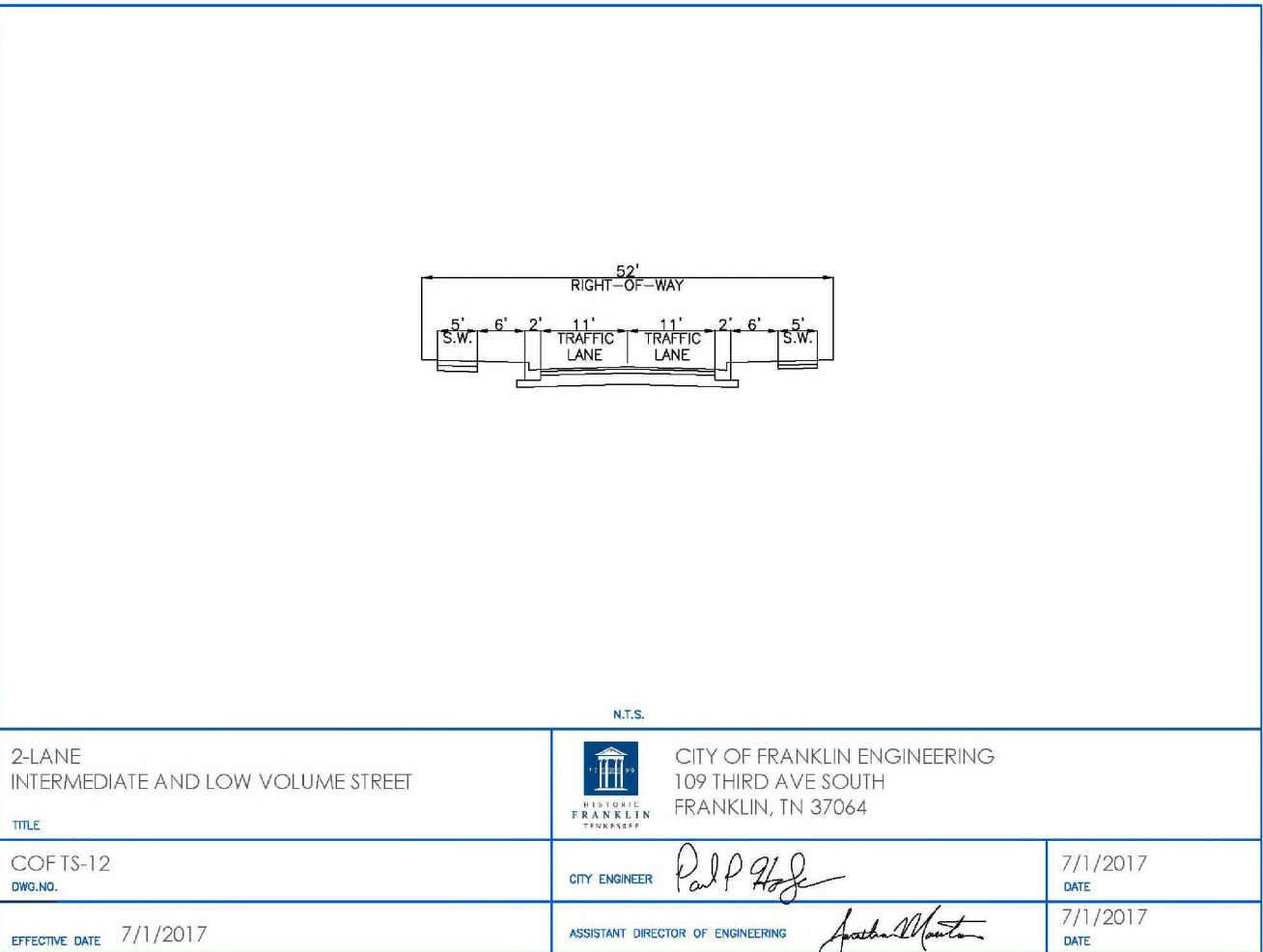
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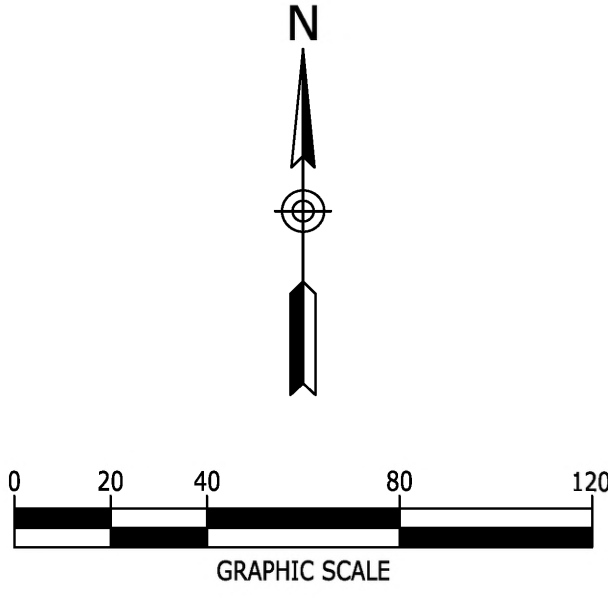
SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & GUTTER	
S4A	CONCRETE SIDEWALK	
S4B	CONCRETE SIDEWALK 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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FRANKLIN, TN 37064
615.595.2400

SEAL OF THE STATE OF TENNESSEE
DONALD P. PIERCE
REGISTERED PROFESSIONAL ENGINEER
No. 022293
EXPIRATION DATE 12-31-18

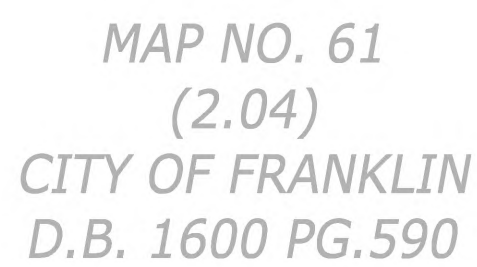
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

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

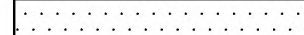
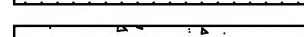
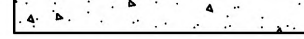
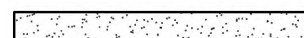
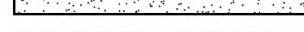
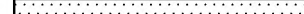
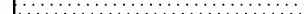
DRAWING TITLE
DETAILED SITE PLAN

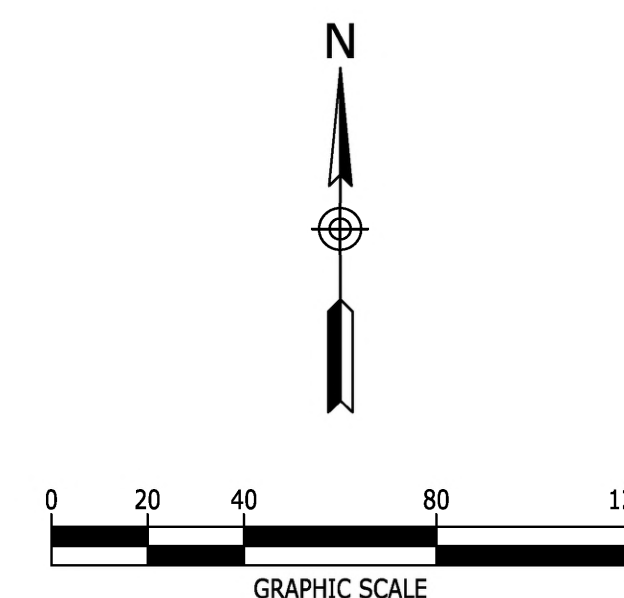
PROJECT NUMBER
20171000

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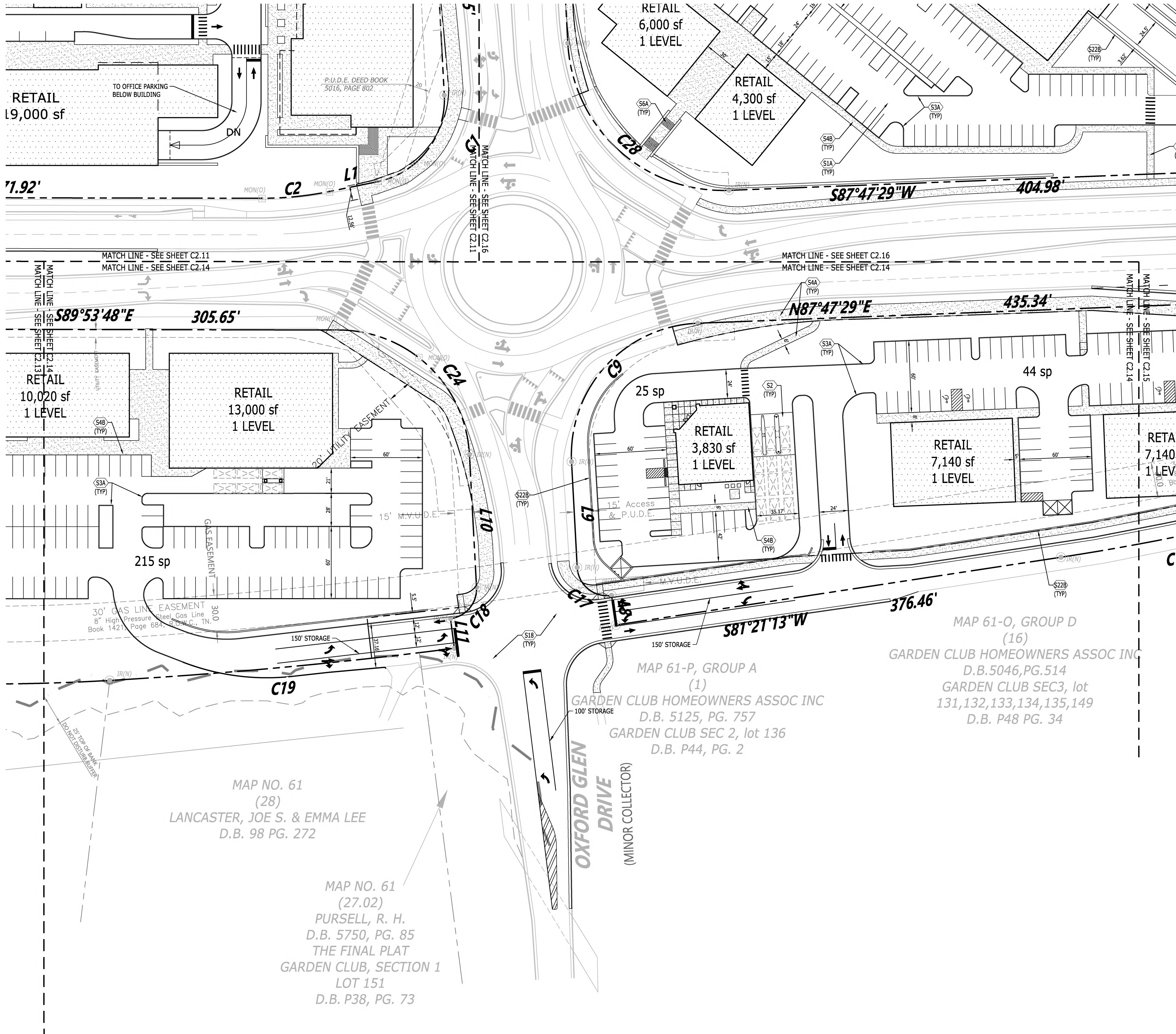


PROPOSED FEATURES LEGEND

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



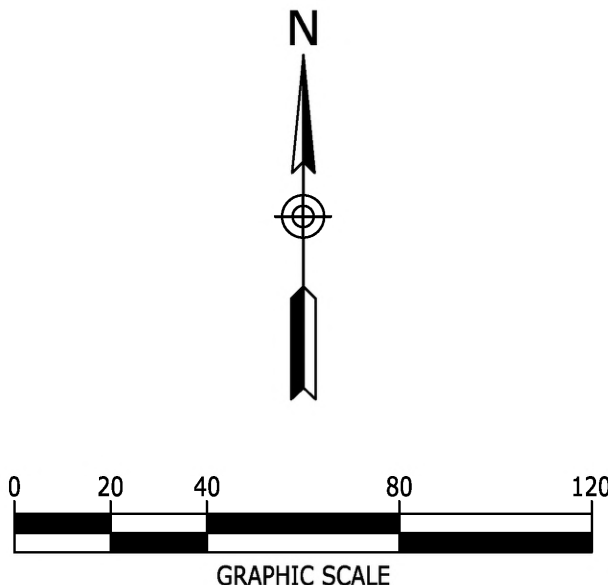
PLANS REFERENCE THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE 5301,
FIPZONE 4100; NAD 83 DATUM



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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DESIGN GROUP

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105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

SEAL
DONALD P. PIERCE
REGISTERED PROFESSIONAL ENGINEER
No. 02229
EXPIRATION DATE 12-31-18

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

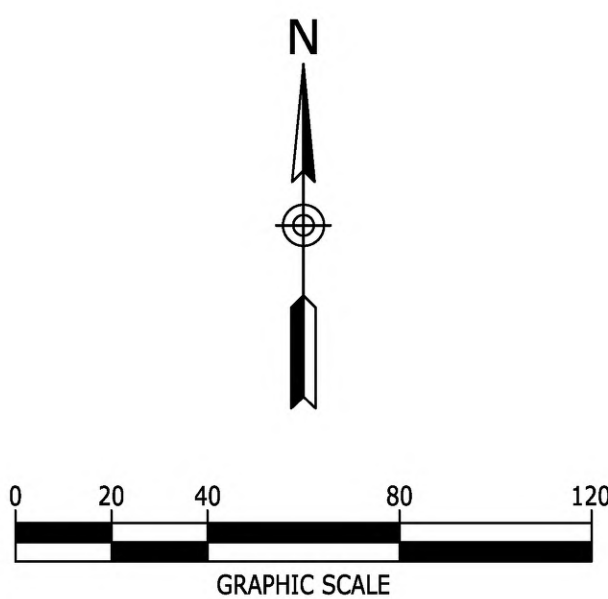
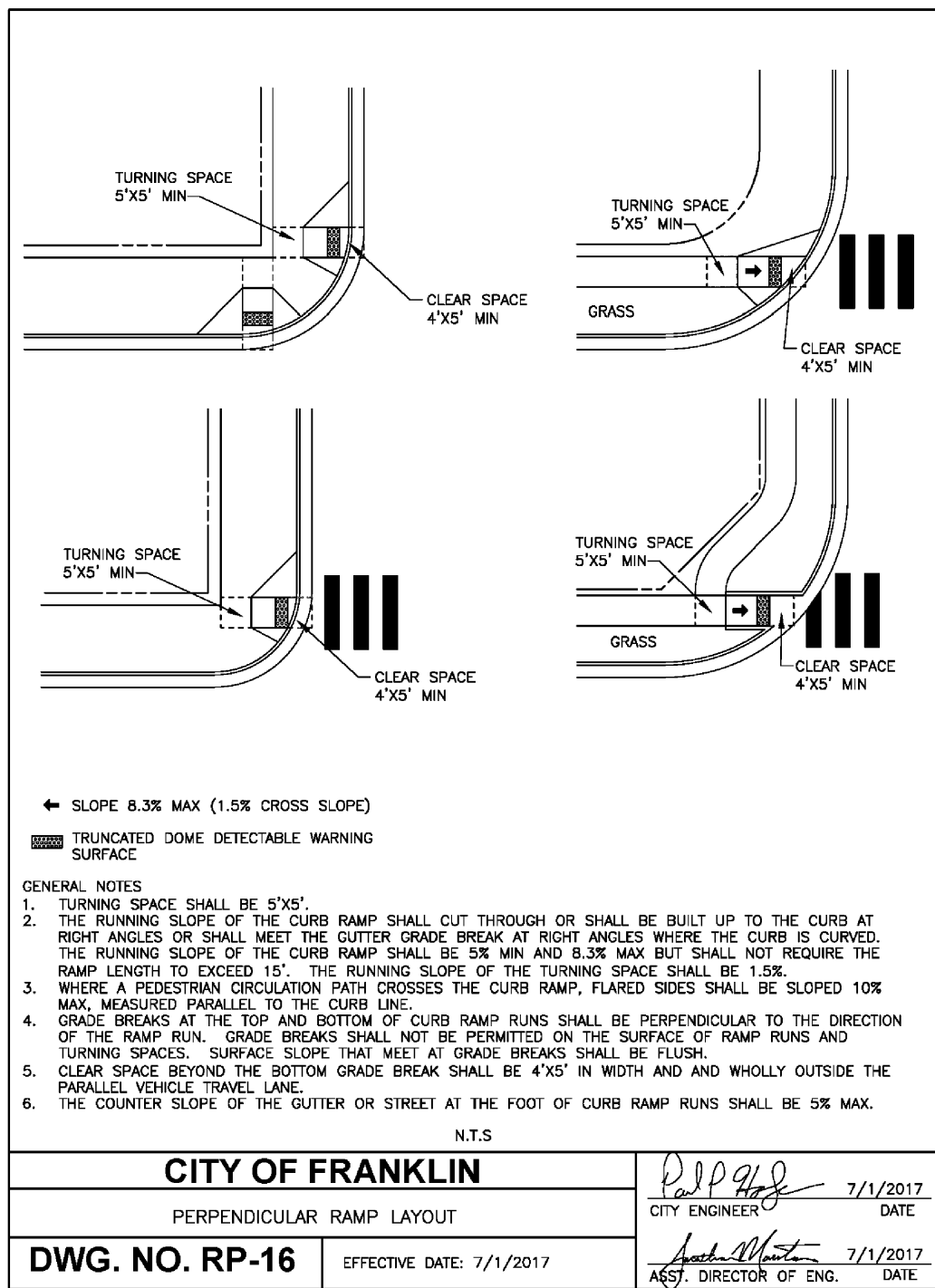
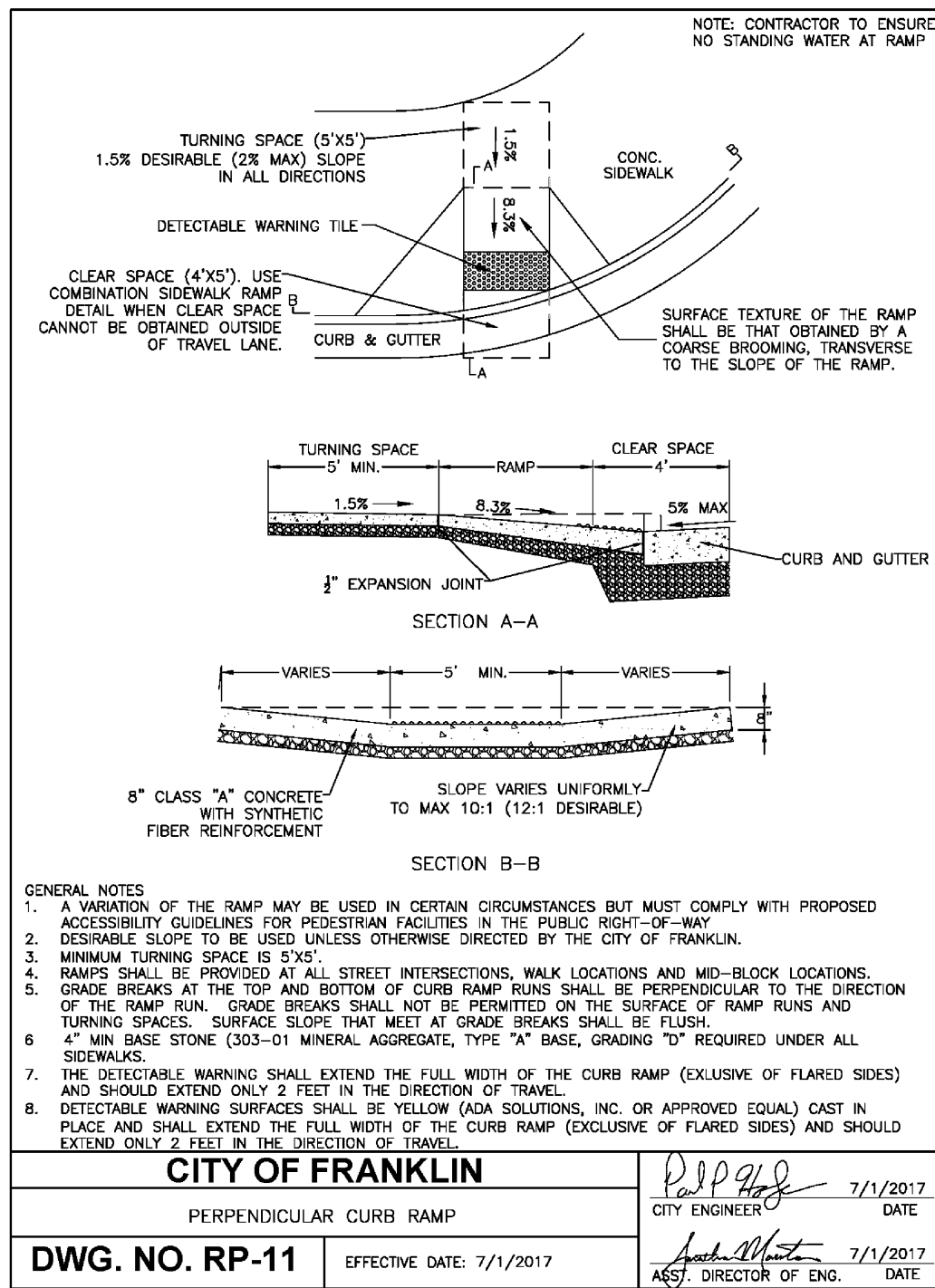
PROJECT NUMBER
20171000

DRAWING NUMBER
C2.14



PROPOSED FEATURES LEGEND

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

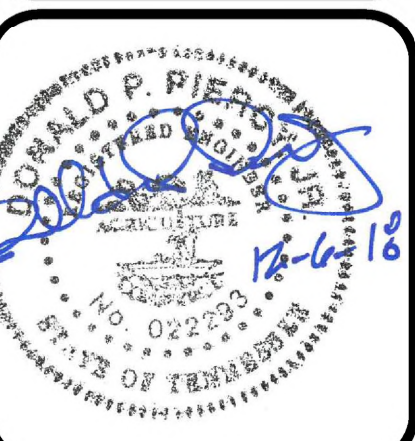


PLANS REFERENCE THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE 5301,
FIPZONE 4100; NAD 83 DATUM

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FRANKLIN, TN 37064
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FINAL MASTER DEVELOPMENT PLAN

AVALON FRANKLIN

FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

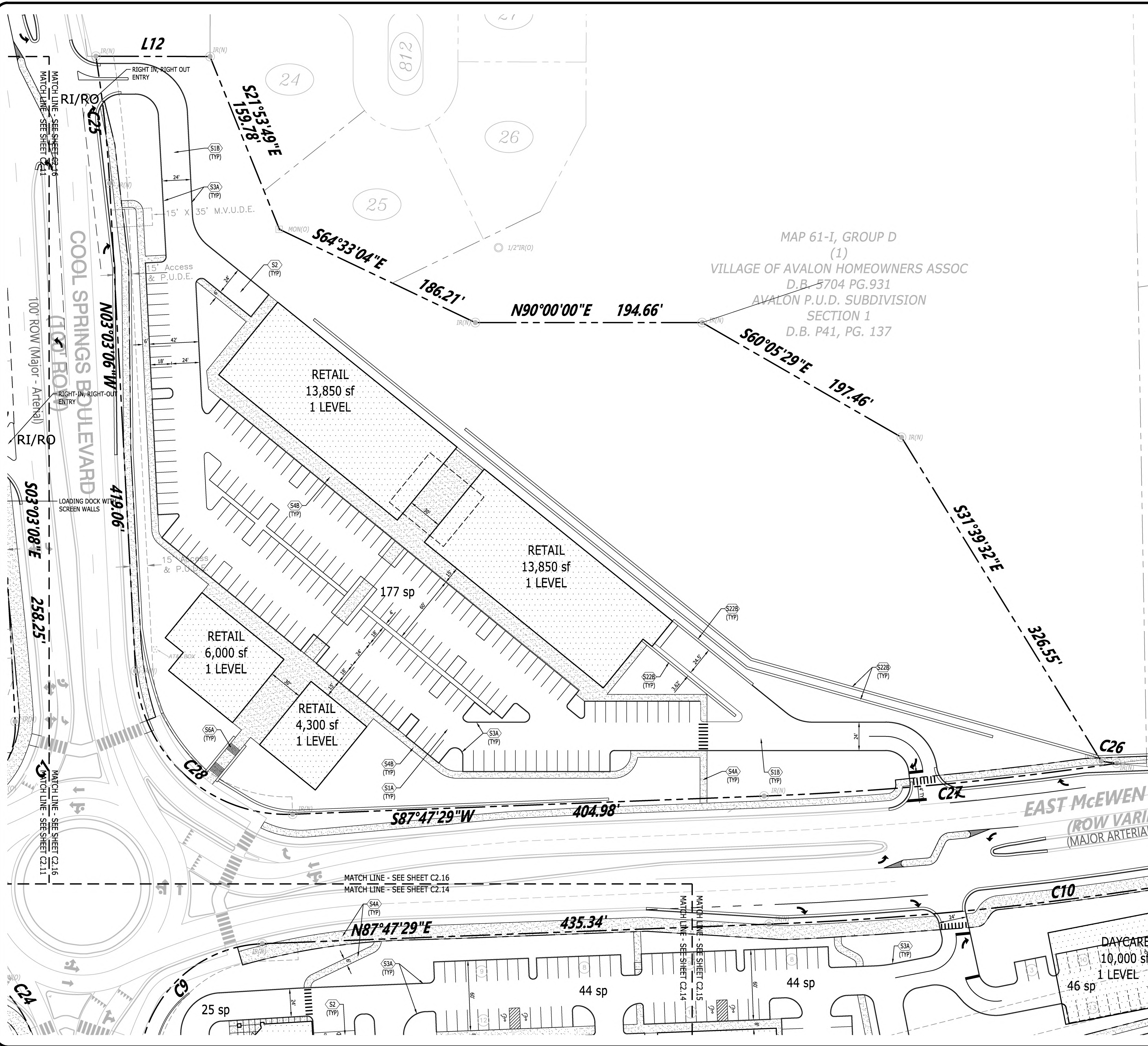
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DRAWING TITLE

DETAILED
SITE PLAN

PROJECT NUMBER	20171000
DRAWING NUMBER	

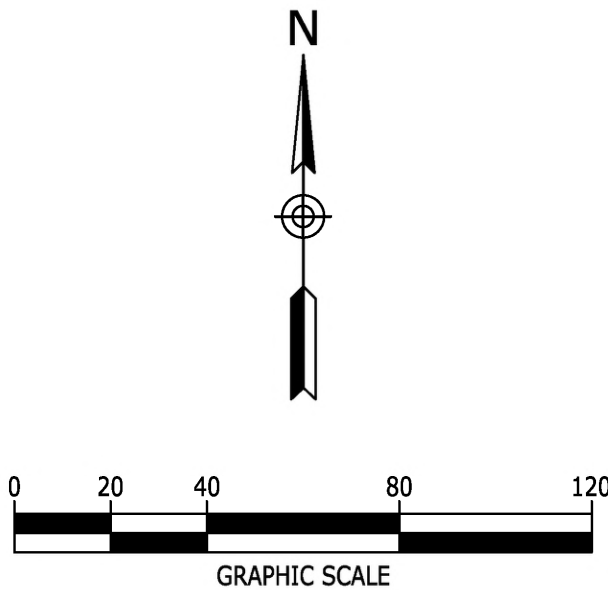
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SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	
S1B	ASPHALT PAVEMENT - HEAVY DUTY	
S1C	ASPHALT PAVEMENT - OVERLAY	
S2	CONCRETE PAVEMENT	
S3A	CONCRETE POST CURB	
S3B	CONCRETE EXTRUDED CURB	
S3C	CONCRETE CURB & 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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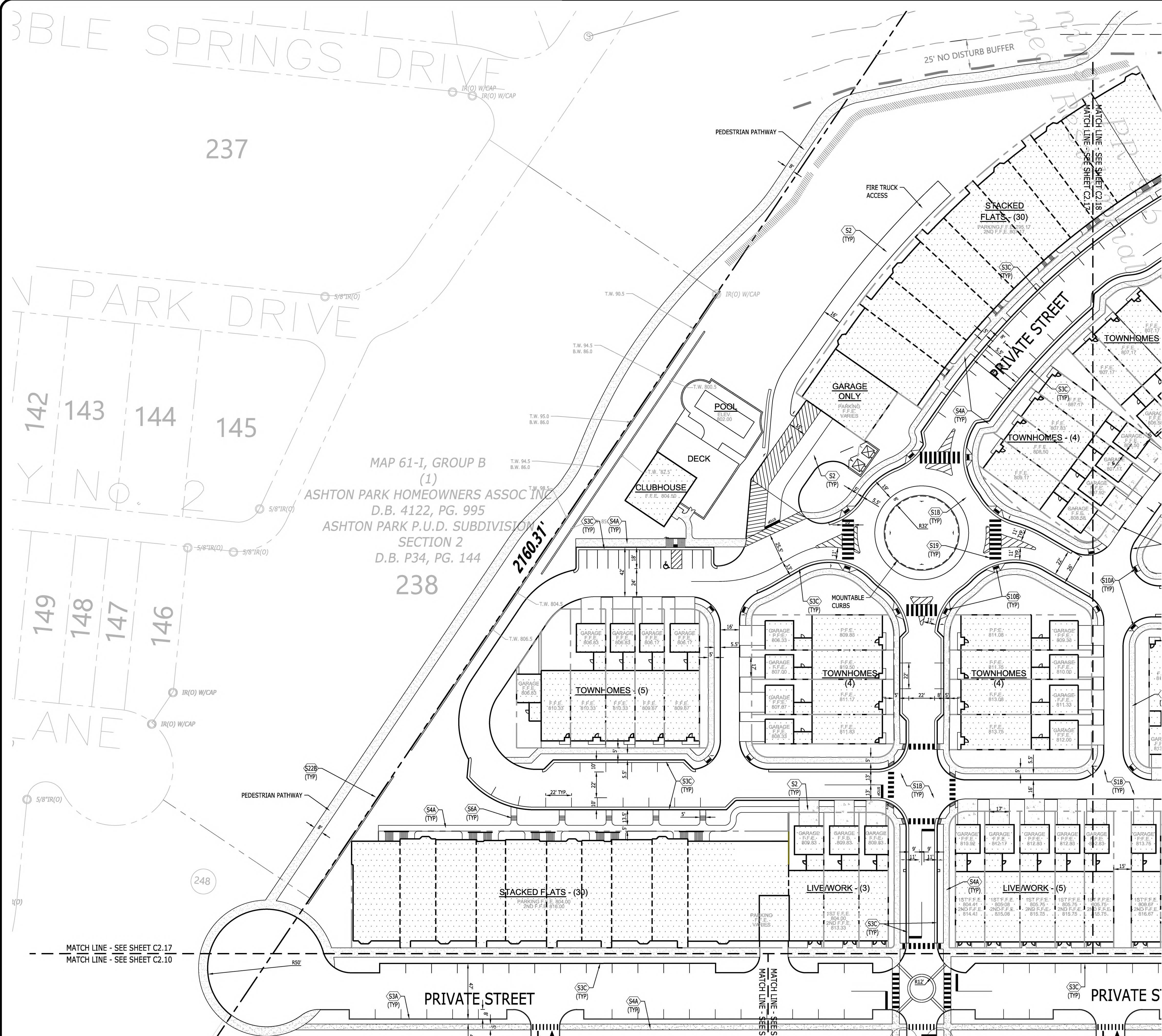
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

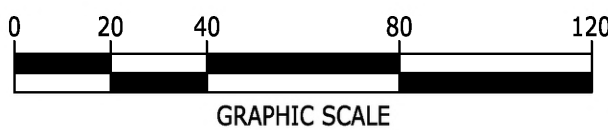
DRAWING NUMBER
C2.16



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	
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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

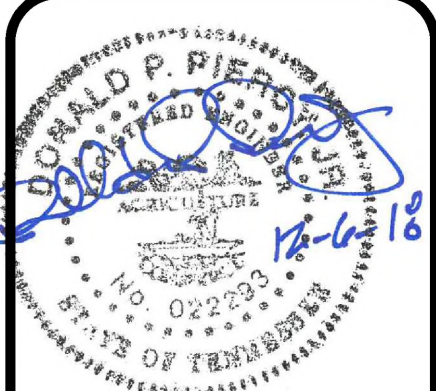
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CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	



PLANS REFERENCE THE TENNESSEE STATE
PLANE COORDINATE SYSTEM, ZONE 5301,
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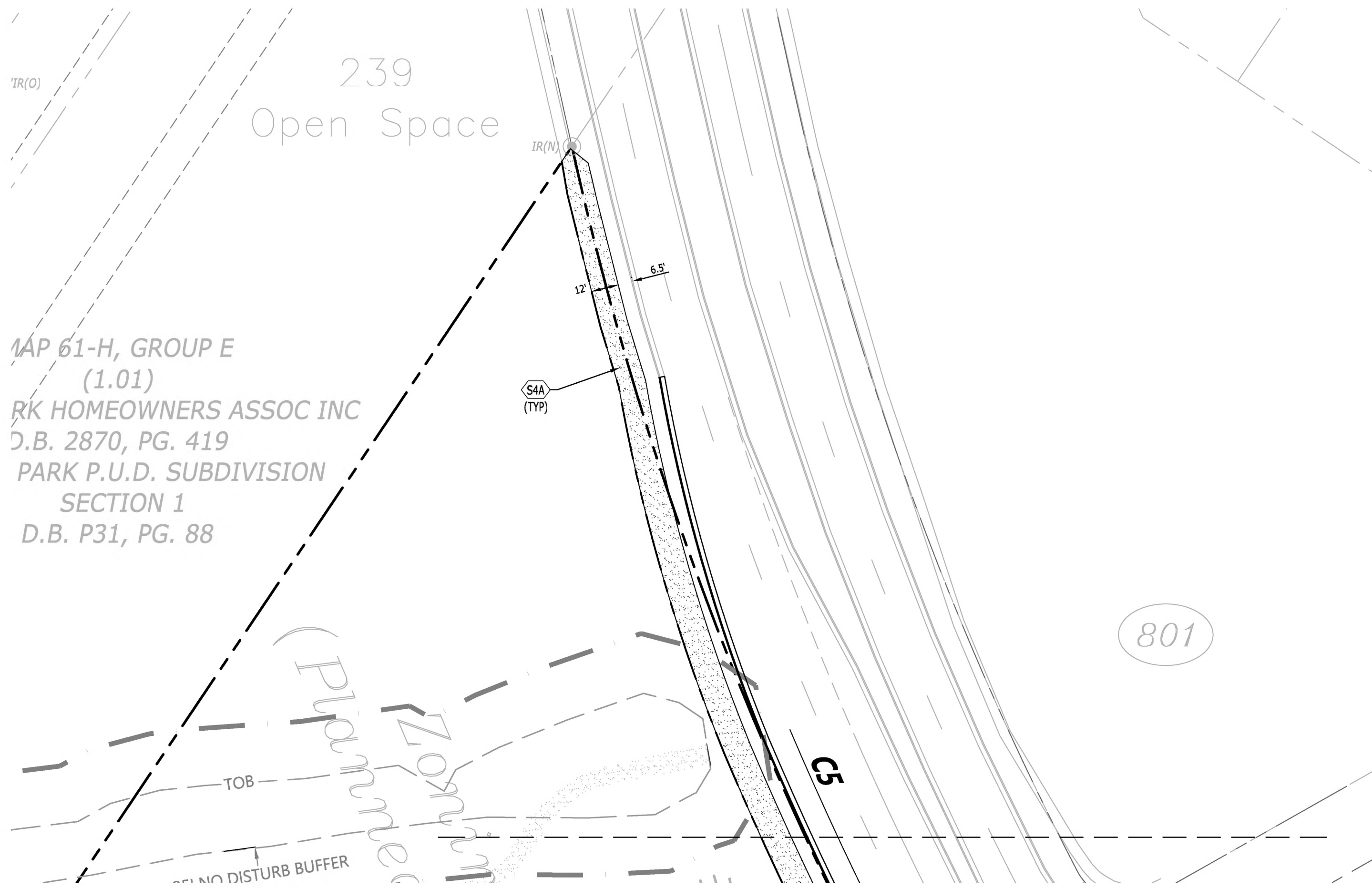
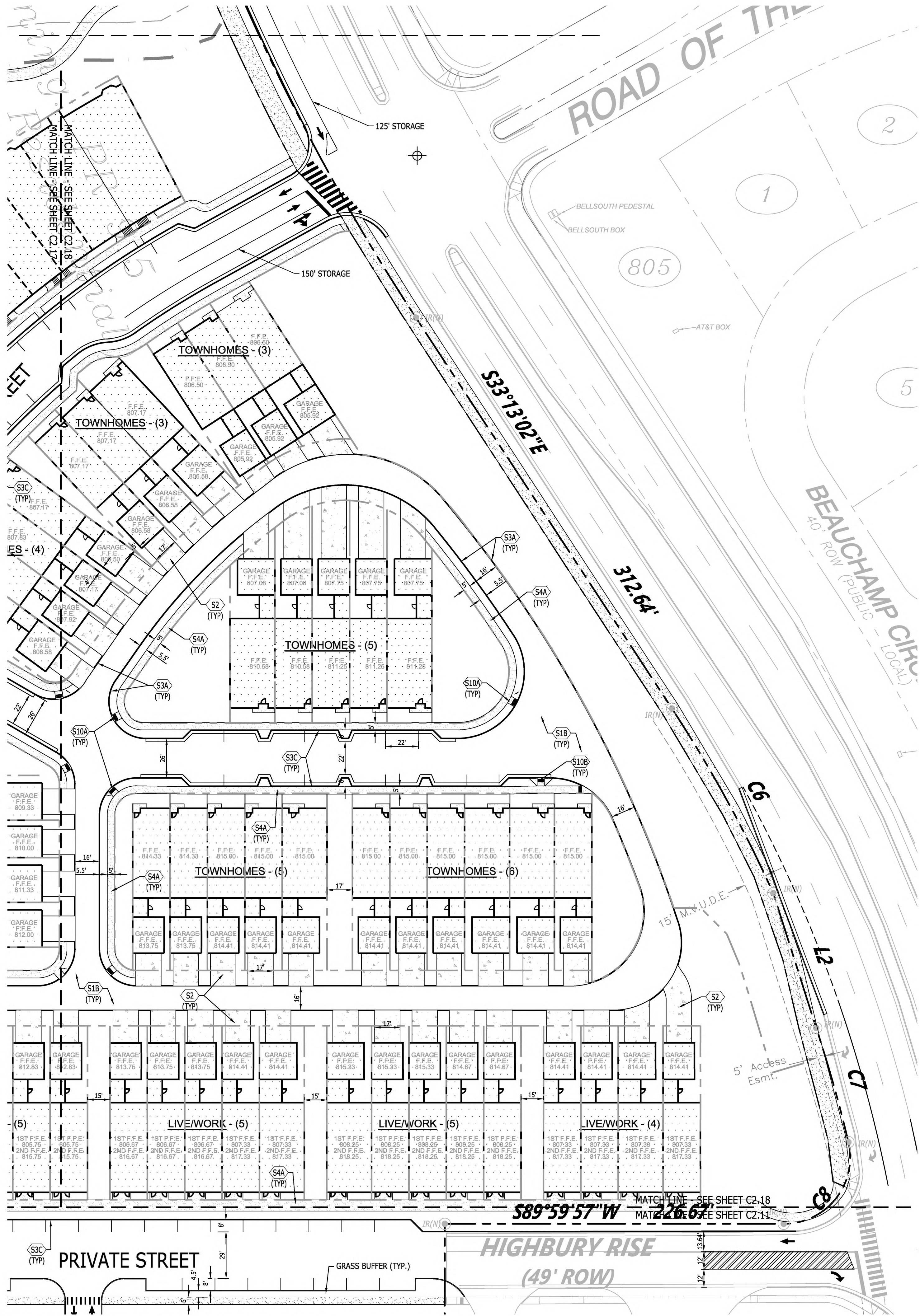
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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4	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
**DETAILED
SITE PLAN**

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.17

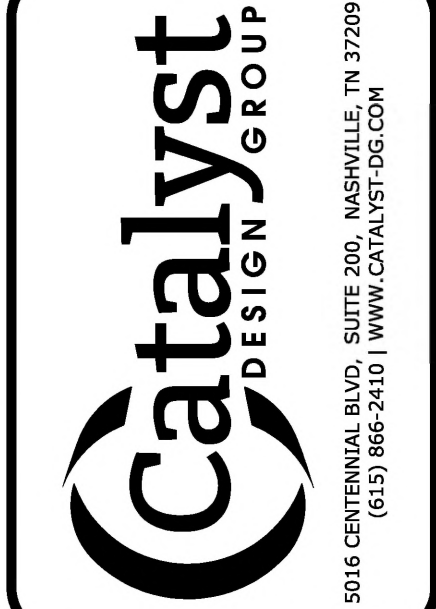
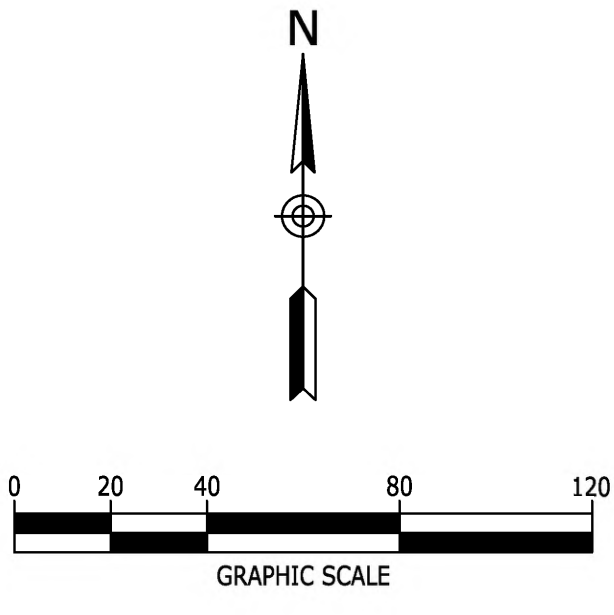


SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
◊S1A	ASPHALT PAVEMENT - LIGHT DUTY	
◊S1B	ASPHALT PAVEMENT - HEAVY DUTY	
◊S1C	ASPHALT PAVEMENT - OVERLAY	
◊S2	CONCRETE PAVEMENT	
◊S3A	CONCRETE POST CURB	
◊S3B	CONCRETE EXTRUDED CURB	
◊S3C	CONCRETE CURB & GUTTER	
◊S4A	CONCRETE SIDEWALK	
◊S4B	CONCRETE 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	

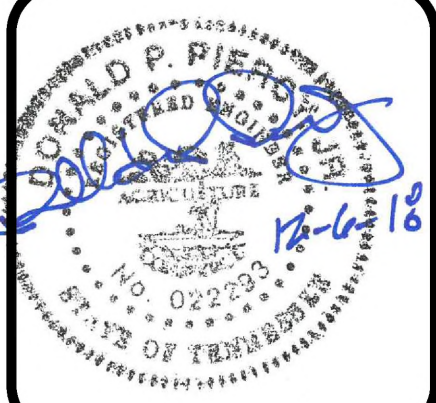
◊S11	TACTILE WARNING SURFACE	
◊S12	CONCRETE WHEELSTOP	
◊S13A	RAMP WITH HANDRAIL	
◊S13B	RAMP WITH HANDRAIL/GUARDRAIL	
◊S14	BOLLARD	
◊S15	UTILITY PAD	
◊S16	CONCRETE DUMPSTER PAD	
◊S17	DRIVEWAY RAMP	
◊S18	DIRECTIONAL ARROWS	
◊S19	PEDESTRIAN CROSSWALK	
◊S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
◊S20B	WOODEN 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	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY PAVEMENT	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
TACTILE WARNING	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]

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



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



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
C2.18

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

	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

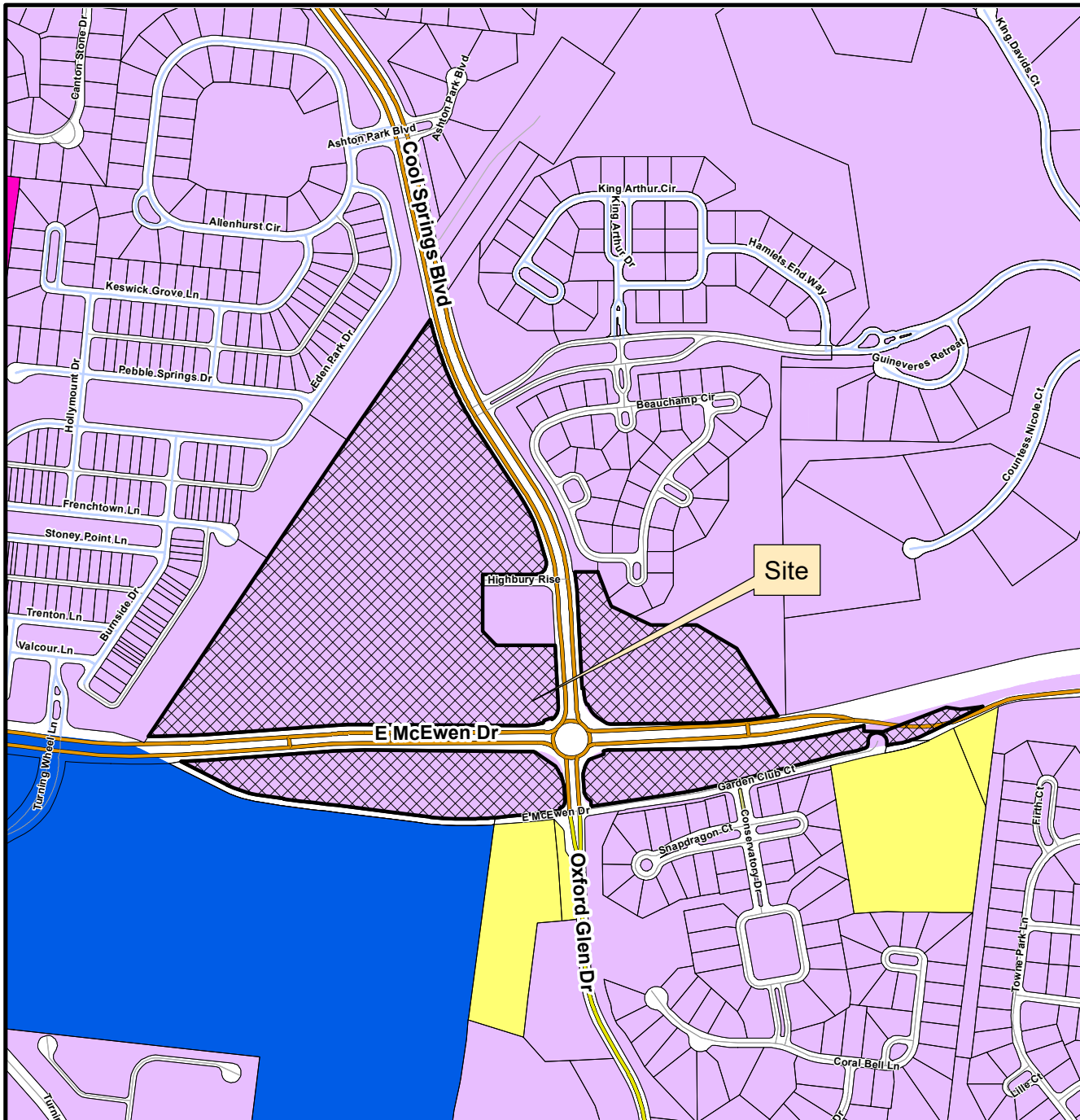
AVALON SQUARE PUD SUBDIVISION VESTING EXTENSION REQUEST RESOLUTION 2025-05

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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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0 250 500 1,000
Feet



HISTORIC
FRANKLIN
TENNESSEE

SITE DATA
PROJECT NAME: AVALON FRANKLIN
C.O.F. PROJECT NUMBER: 6790 - DEVELOPMENT PLAN
SUBDIVISION: MCEWEN LANE AND COOL SPRINGS BOULEVARD FRANKLIN WILLIAMSON COUNTY TENNESSEE

CIVIL DISTRICT: MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
PARCEL ID: SDX (SPECIFIC DEVELOPMENT VARIETY)
EXISTING ZONING: SEWARD HALL
CHARACTER OVERLAY DISTRICT: PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
ADDITIONAL OVERLAYS: EITHER STANDARD APPLY
APPLICABLE DEVELOPMENT STANDARDS: ±58.58 AC. (2,351,796 FT²)
SITE ACREAGE: FRONT = 10'
SIDE = 5'
REAR = 5'

MIN. REQUIRED SETBACKS: MULTIFAMILY, TOWN HOUSES

PROPOSED USE: 122 units
TOWN HOMES & STACKED FLATS 492 units
MULTIFAMILY

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: 5% (56.75 AC.)
REQUIRED OPEN SPACE: 2.84 AC.
REQUIRED 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
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.

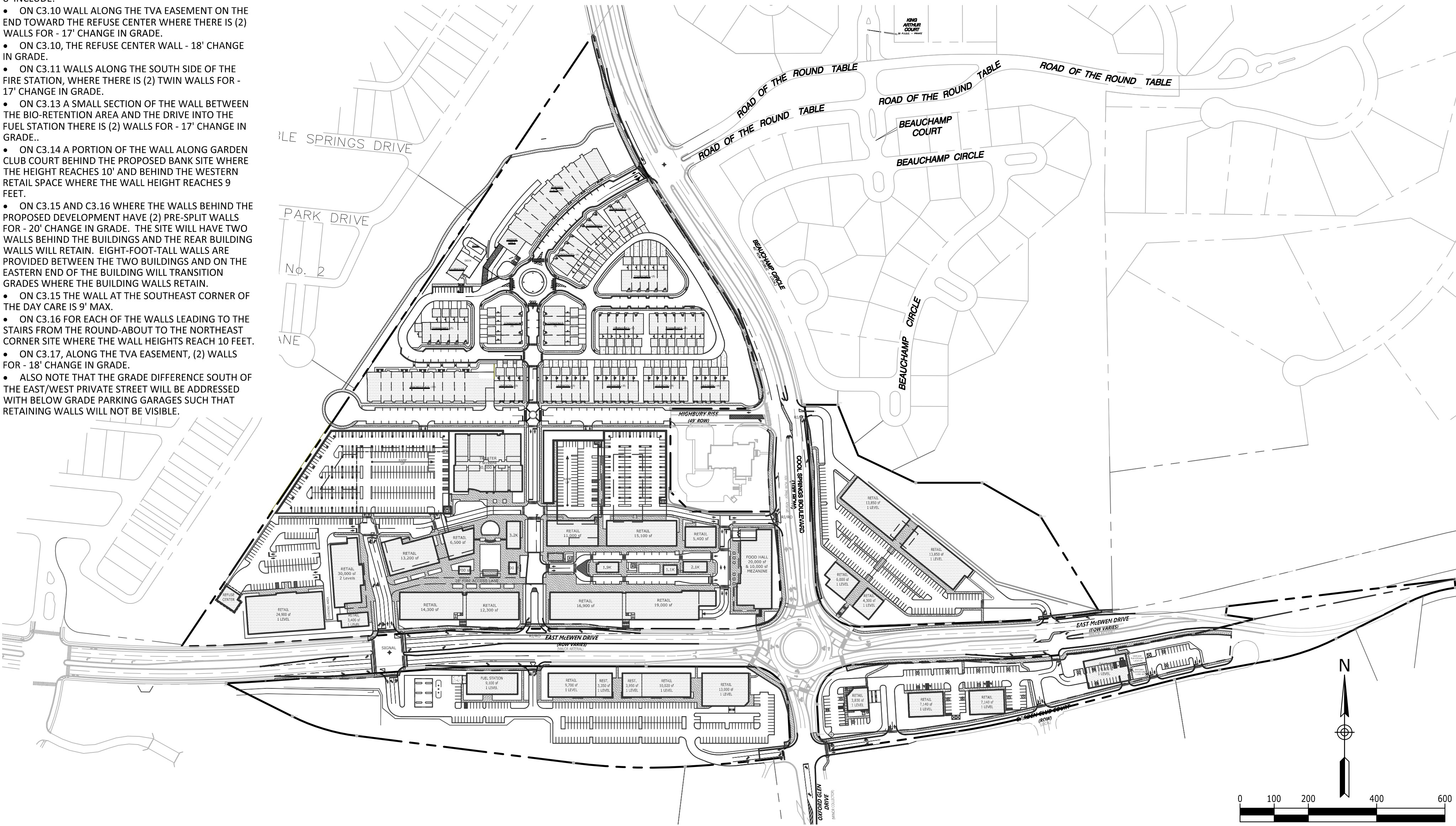
MAXIMUM HEIGHTS HAVE BEEN ADDED TO THE PLANS ON SHEETS C3.10 - C3.18. WALL HEIGHTS THAT EXCEED 8' INCLUDE:
• ON C3.10 WALL ALONG THE TVA EASEMENT ON THE END TOWARD THE REFUSE CENTER WHERE THERE IS (2) WALLS FOR - 17' CHANGE IN GRADE.
• ON C3.10, THE REFUSE CENTER WALL - 18' CHANGE IN GRADE.
• ON C3.11 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

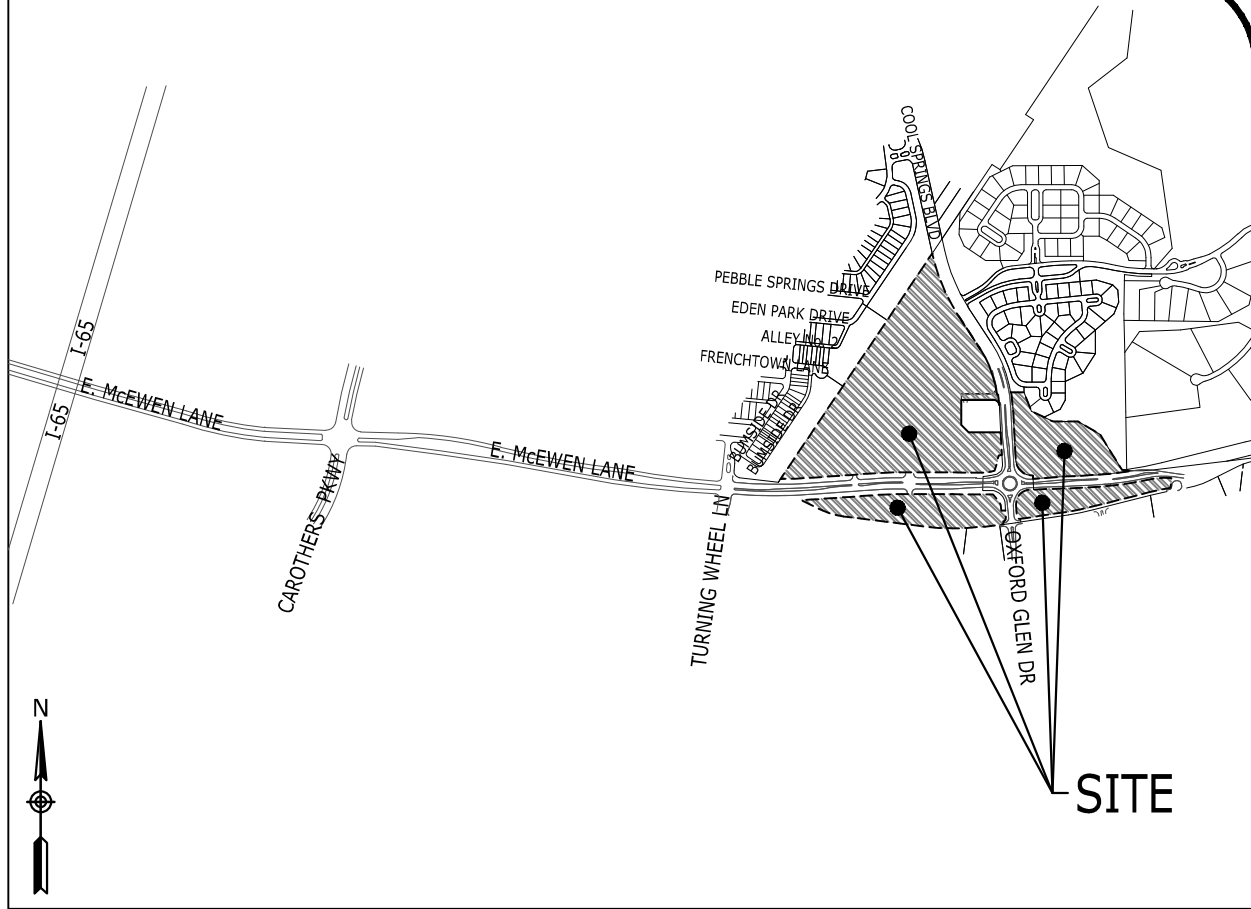


NOTES:
ALREADY APPROVED UNITS (EXEMPT FROM THE FEES) 172 UNITS
NEWLY SUBMITTED UNITS 492 UNITS
Multi-Family 122 UNITS
TOWNHOMES 614 TOTAL UNITS

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

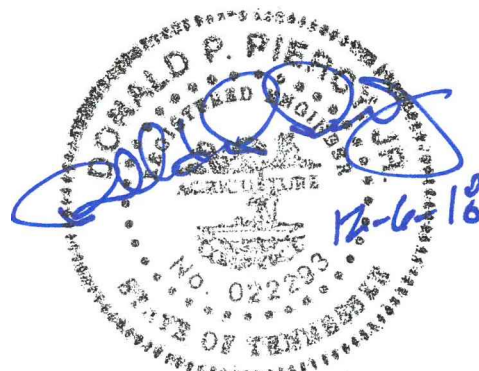
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.01	PRE-DEVELOPED STORMWATER PLAN
C1.1	EXISTING CONDITIONS WITH AERIAL PHOTO
C2.0	OVERALL DEVELOPMENT PLAN
C2.01	OVERALL PHASING PLAN
C2.10	DETAILED SITE PLAN
C2.11	DETAILED SITE PLAN
C2.12	DETAILED SITE PLAN
C2.13	DETAILED SITE PLAN
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



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

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.		

SUMMARY LOT 1 & 2 (NW CORNER)

LOT 1 865,707 S.F. / 19.873 ACRES
LOT 2 707,927 S.F. / 16.252 ACRES
RETAIL 281,700 sf
FOOD HALL 30,000 sf
THEATER 30,000 sf (800 SEATS)
OFFICE 64,400 sf
TOWNHOMES/STACKED FLATS 492 UNITS
MULTIFAMILY 492 UNITS

TOWNHOMES & STACKED FLATS, 122 UNITS

CENTRAL STREET CREATING CONNECTING TO RESIDENTIAL AREA OF DEVELOPMENT

HATCHED AREA INDICATED 4 LEVELS OF RESIDENTIAL OVER PARKING PODIUM & 3 LEVELS OVER RETAIL +/- 232 UNITS

5 LEVEL PARKING DECK ABOVE FOR RETAIL AND RESIDENTIAL PARKING & 1 PARTIAL LEVEL BELOW +/- 780 SP

LINE INDICATES LIMITS OF LOWER LEVEL PARKING OF DECK WITH +/- 249 SP

MODIFICATION OF STANDARD FOR 10' BUFFER

10' TVA OFFSET FOR VERTICAL PLANT SCREENING

CENTRAL PLAZA SPACE ANCHORING VILLAGE

CENTRAL TRASH HANDLING FACILITY W/ SCREEN WALL

MODIFICATION OF STANDARD FOR GREATER THAN 50K FOOTPRINT

FULL ACCESS DRIVEWAY OPEN SPACE (TYP.)

PROPOSED FULL ACCESS SIGNALIZED INTERSECTION

ONE LEVEL OF LOFT OFFICE OVER RETAIL OF BUILDINGS FRONTING MCEWEN DRIVE 64,440 SF

SUMMARY LOT 5 (SW CORNER)

366,846 S.F. / 8.422 ACRES
RETAIL 31,700 sf
DAYCARE 7,300 sf
FUEL STATION 1
PARKING PROVIDED 251 SP

PROPOSED PEDESTRIAN CONNECTOR TO LIBERTY PARK

SUMMARY LOT 6 (SE CORNER)

286,891 S.F. / 6.586 ACRES
RETAIL 18,110 sf
DAYCARE 10,625 sf
PARKING PROVIDED 162 SP

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:
C.O.F. PROJECT NUMBER:
SUBDIVISION:

CIVIL DISTRICT:
PARCEL ID:
EXISTING ZONING:
CHARACTER OVERLAY DISTRICT:
ADDITIONAL OVERLAYS:
APPLICABLE DEVELOPMENT STANDARDS:
SITE ACREAGE:

MIN. REQUIRED SETBACKS:
FRONT = 10'
SIDE = 5'
REAR = 5'

PROPOSED USE:
PROPOSED UNITS:
TOWN HOMES & STACKED FLATS
MULTIFAMILY

TOTAL UNITS:
PROPOSED MAX. BUILDING HEIGHT:
LANDSCAPE SURFACE AREA

BUILDINGS:
DRIVES/SIDEWALKS:
TOTAL PROPOSED IMPERVIOUS AREA:

PROPOSED LSR:
ALLOWED LSR:
EXISTING TREE CANOPY:

OPEN SPACE AREA:
REQUIRED OPEN SPACE:
REQUIRED FORMAL OPEN SPACE:
PROVIDED FORMAL OPEN SPACE:
REQUIRED INFORMAL OPEN SPACE:
PROVIDED INFORMAL OPEN SPACE:

PARKLAND (IF APPLICABLE)

PARKING SUMMARY

SUMMARY (NW CORNER)
RETAIL
FOOD HALL
THEATER
OFFICE

PARKING PROVIDED
PARKING DECK A
PARKING DECK B
SURFACE
OFFICE BELOW
ON-STREET

SUMMARY (SW CORNER)
RETAIL
RESTAURANTS
FUEL STATION

PARKING PROVIDED

SUMMARY (SE CORNER)
RETAIL
DAYCARE

PARKING PROVIDED

SUMMARY (NE CORNER)
RETAIL

PARKING PROVIDED

TOTAL PARKING PROVIDED:

OVERALL DENSITY: UNITS / AC
NW SECTION: 614 RESIDENTIAL UNITS / 36.125 AC
NE SECTION: COMMERCIAL 7,448 AC
SW SECTION: COMMERCIAL 8,422 AC
SE SECTION: COMMERCIAL 6,586 AC

NET DENSITY (MINUS ROW): UNITS / AC

NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS): UNITS / AC

NUMBER OF RESIDENTIAL UNITS BY USE TYPE:

TOWNHOMES
APARTMENTS

NON-RESIDENTIAL SQUARE FOOTAGE:

TOTAL ACREAGE BY USE, ENTIRE SITE:

MIXED-USE:
RESIDENTIAL
COMMERCIAL

TOTAL ACREAGE BY USE, PER SECTION:

NW SECTION (TOWNHOMES):
MIXED-USE:
RESIDENTIAL
COMMERCIAL

OWNER

ADDRESS:

PHONE NO:
CONTACT:

APPLICANT:

PHONE NO:
CONTACT:

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.

AVALON FRANKLIN
6789 - RE-ZONING: 6790 - DEVELOPMENT PLAN
MEEVEN LANE AND COOL SPRINGS BOULEVARD
FRANKLIN
WILLIAMSON COUNTY
TENNESSEE

MAP 061 / PARCELS 2.02, 2.15, 2.16 & 2.08
SDX (SPECIFIC DEVELOPMENT VARIETY)
SEWARD HALL
PORTIONS IN THE 500 FT BUFFER OF HILLSIDE OVERLAY
EITHER STANDARD APPLY
±58.58 AC. (2,551,796 FT²)

MULTIFAMILY, TOWN HOUSES

122 units
492 units ±

614 units ±

4 STORIES

16.82 AC. (732,732 FT²)
20.56 AC. (895,923 FT²)
37.38 AC. (1,628,655 FT²)

0.35 (20.82 AC.; 906,752 FT²)
0.20
NONE EXISTING ON SITE

5% (56.75 AC.)
2.84 AC.
2.99 AC.
N/A
N/A

FEE IN LIEU OF

181,700 sf
30,000 sf
30,000 sf
64,400 sf

2,023 SP

1,063 SP
614 SP
119 SP
180 SP
47 SP

32,700 sf
7,300 sf
1

251 sp

18,110 sf
10,625 sf

162 sp

38,000 sf

177 sp

2,613 SPACES

17.0 UNITS PER ACRE

N/A
N/A

122
492

420,875 SF

19,873 AC
16,252 AC
22,456 AC

16,252 AC
19,873 AC

7,448 AC (38,000 SF)
8,422 AC (48,000 SF)
6,586 AC (28,735 SF)

N/A

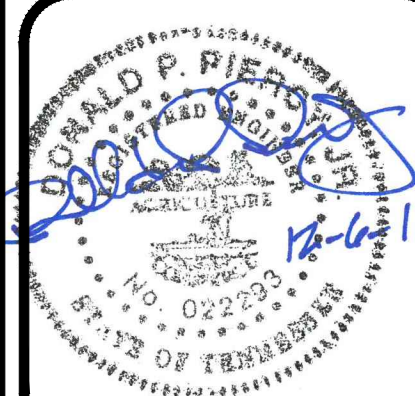
AVALON SQUARED LLC & PARKES FAMILY LP
C/O PARKES DEVELOPMENT GROUP LLC
105 REYNOLDS ROAD
FRANKLIN, TN 37064
615-595-2400
JOE PARKES
JPARKES@PARKESCOMPANIES.COM

CATALYST DESIGN GROUP
5016 CENTENNIAL BLVD., SUITE 200
NASHVILLE, TN 37209
615-866-2410
PHILLIP PRIENY
PPRIENY@CATALYST-DG.COM

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.



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



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	

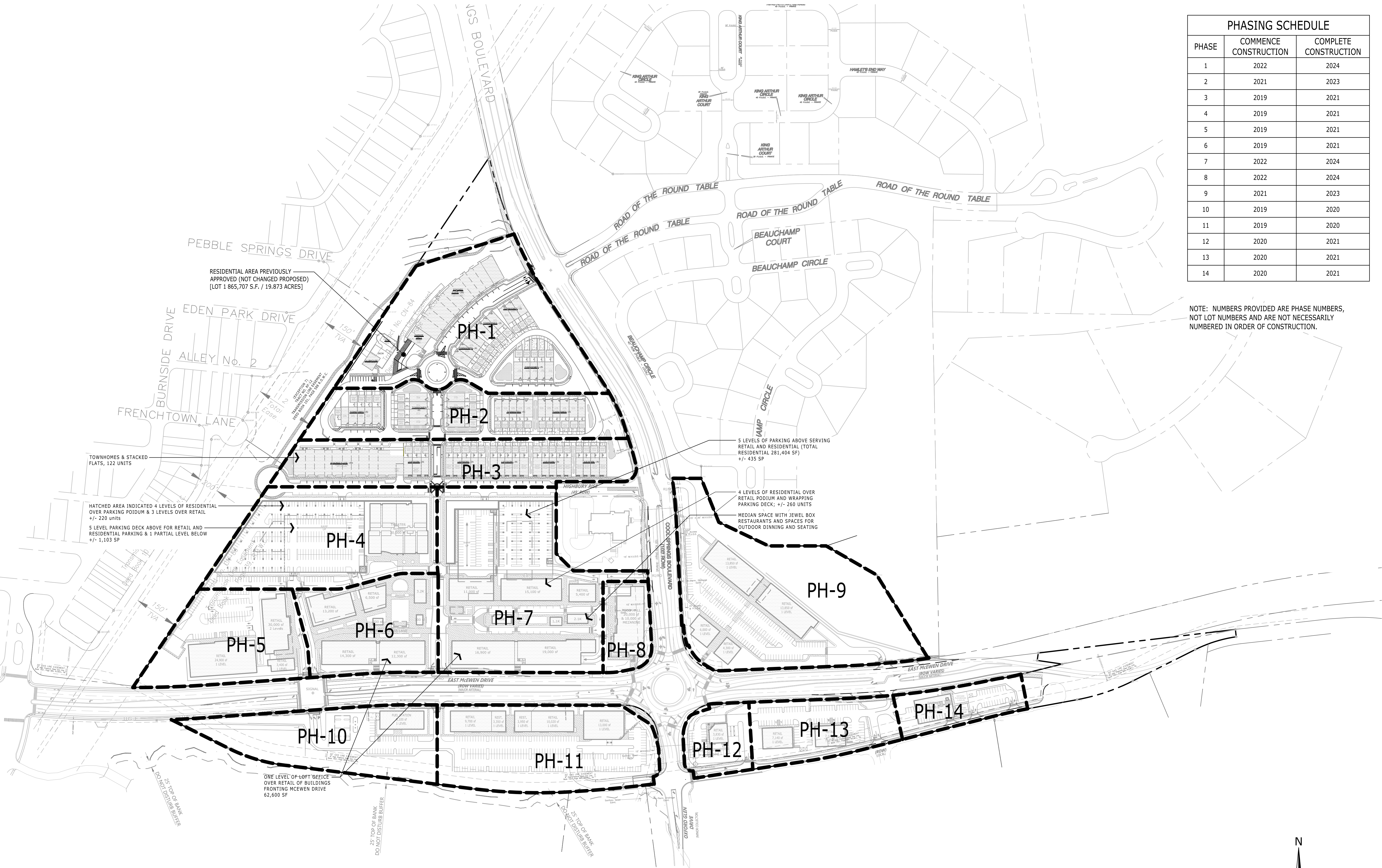
DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER

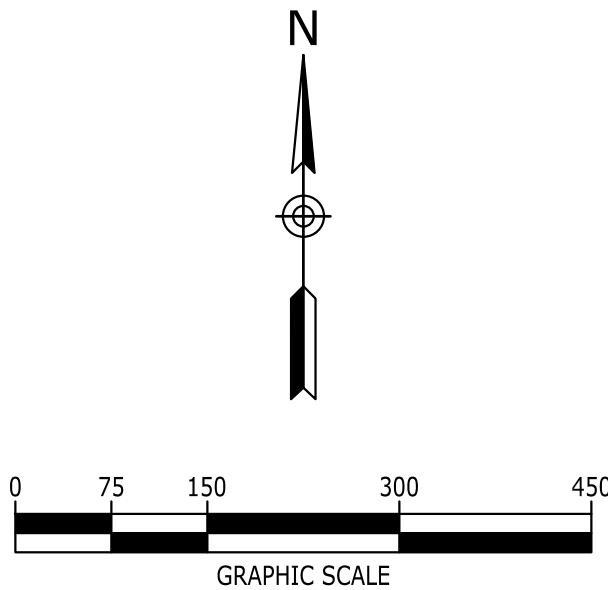
C2.0

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

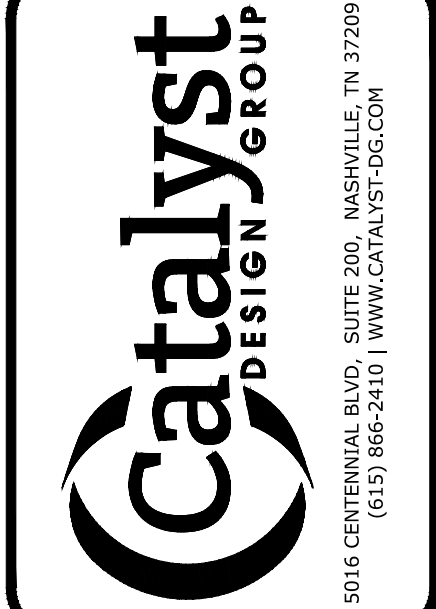


PHASING SCHEDULE		
PHASE	COMMENCE CONSTRUCTION	COMPLETE CONSTRUCTION
1	2022	2024
2	2021	2023
3	2019	2021
4	2019	2021
5	2019	2021
6	2019	2021
7	2022	2024
8	2022	2024
9	2021	2023
10	2019	2020
11	2019	2020
12	2020	2021
13	2020	2021
14	2020	2021

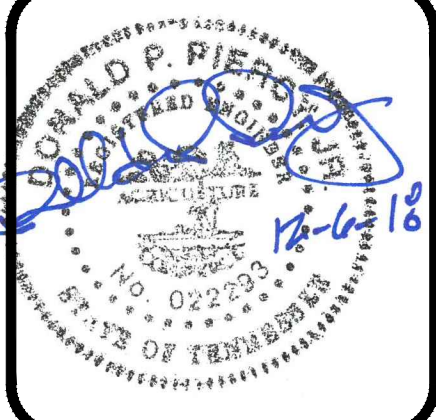
NOTE: NUMBERS PROVIDED ARE PHASE NUMBERS, NOT LOT NUMBERS AND ARE NOT NECESSARILY NUMBERED IN ORDER OF CONSTRUCTION.



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



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



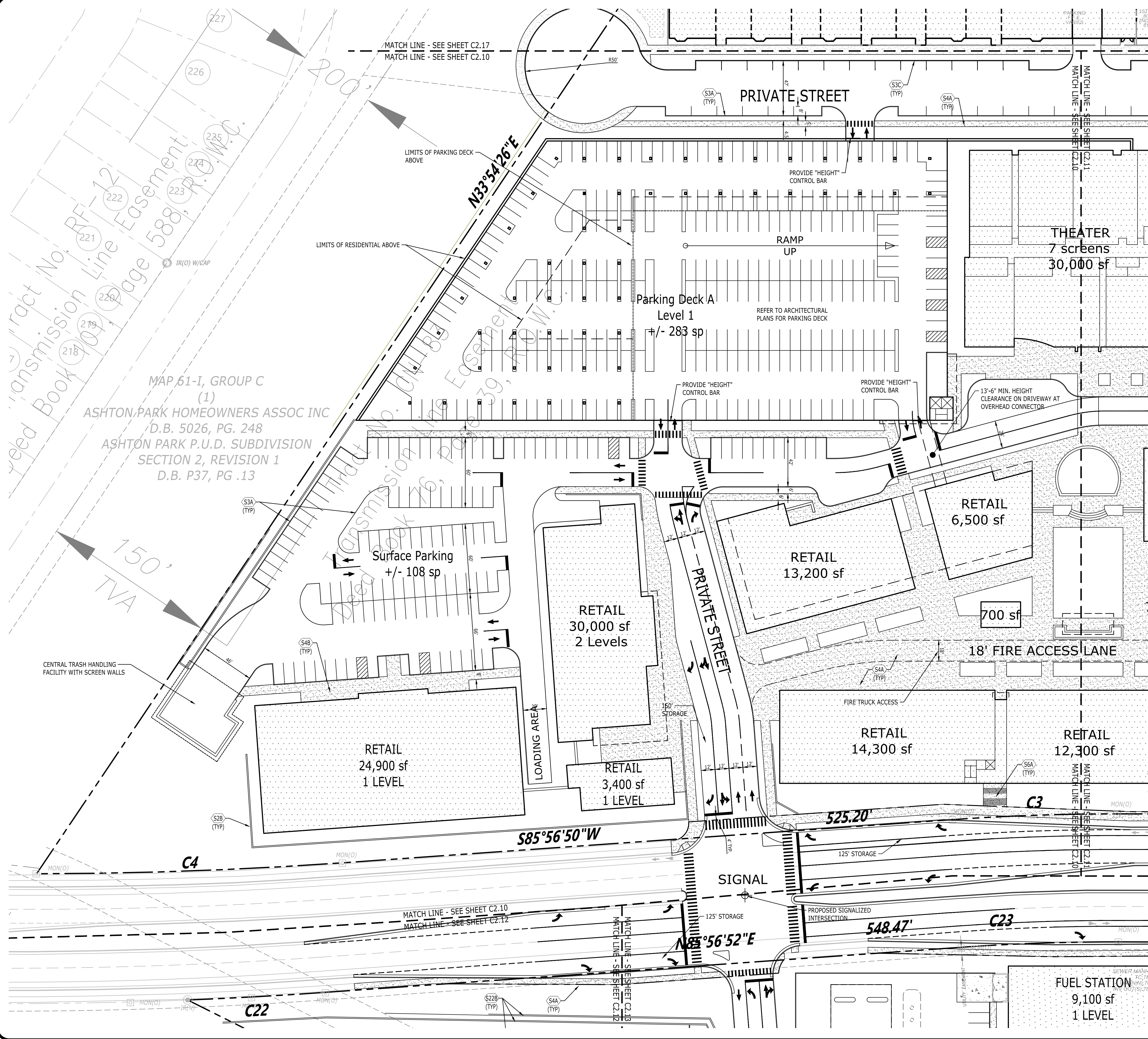
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
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DRAWING TITLE
OVERALL PHASING PLAN

PROJECT NUMBER
20171000

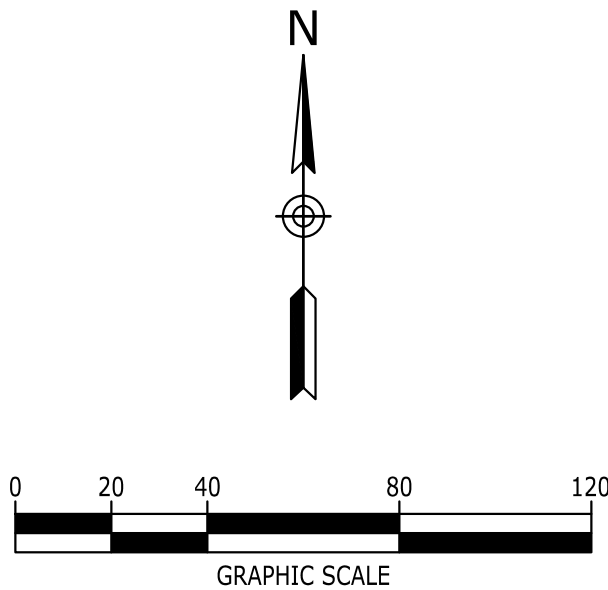
DRAWING NUMBER
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SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
\$1A	ASPHALT PAVEMENT - LIGHT DUTY	
\$1B	ASPHALT PAVEMENT - HEAVY DUTY	
\$1C	ASPHALT PAVEMENT - OVERLAY	
\$2	CONCRETE PAVEMENT	
\$3A	CONCRETE POST CURB	
\$3B	CONCRETE EXTRUDED CURB	
\$3C	CONCRETE CURB & GUTTER	
\$4A	CONCRETE SIDEWALK	
\$4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
\$4C	CONCRETE SIDEWALK AT CURB & GUTTER	
\$5	SIDEWALK JOINTS	
\$6A	CONCRETE STAIRS WITH HANDRAIL	
\$6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
\$7	ELEVATED WALK	
\$8	ACCESSIBLE SYMBOL	
\$9	ACCESSIBLE PARKING SPACE	
\$10A	ACCESSIBLE RAMP	
\$10B	ACCESSIBLE WINGED RAMP	
\$11	TACTILE WARNING SURFACE	
\$12	CONCRETE WHEELSTOP	
\$13A	RAMP WITH HANDRAIL	
\$13B	RAMP WITH HANDRAIL/GUARDRAIL	
\$14	BOLLARD	
\$15	UTILITY PAD	
\$16	CONCRETE DUMPSTER PAD	
\$17	DRIVEWAY RAMP	
\$18	DIRECTIONAL ARROWS	
\$19	PEDESTRIAN CROSSWALK	
\$20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
\$20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
\$21A	GUARDRAIL	
\$21B	GUARDRAIL WITH HANDRAIL	
\$22A	CONCRETE RETAINING WALL	
\$22B	SEGMENTAL RETAINING WALL	
\$23	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	

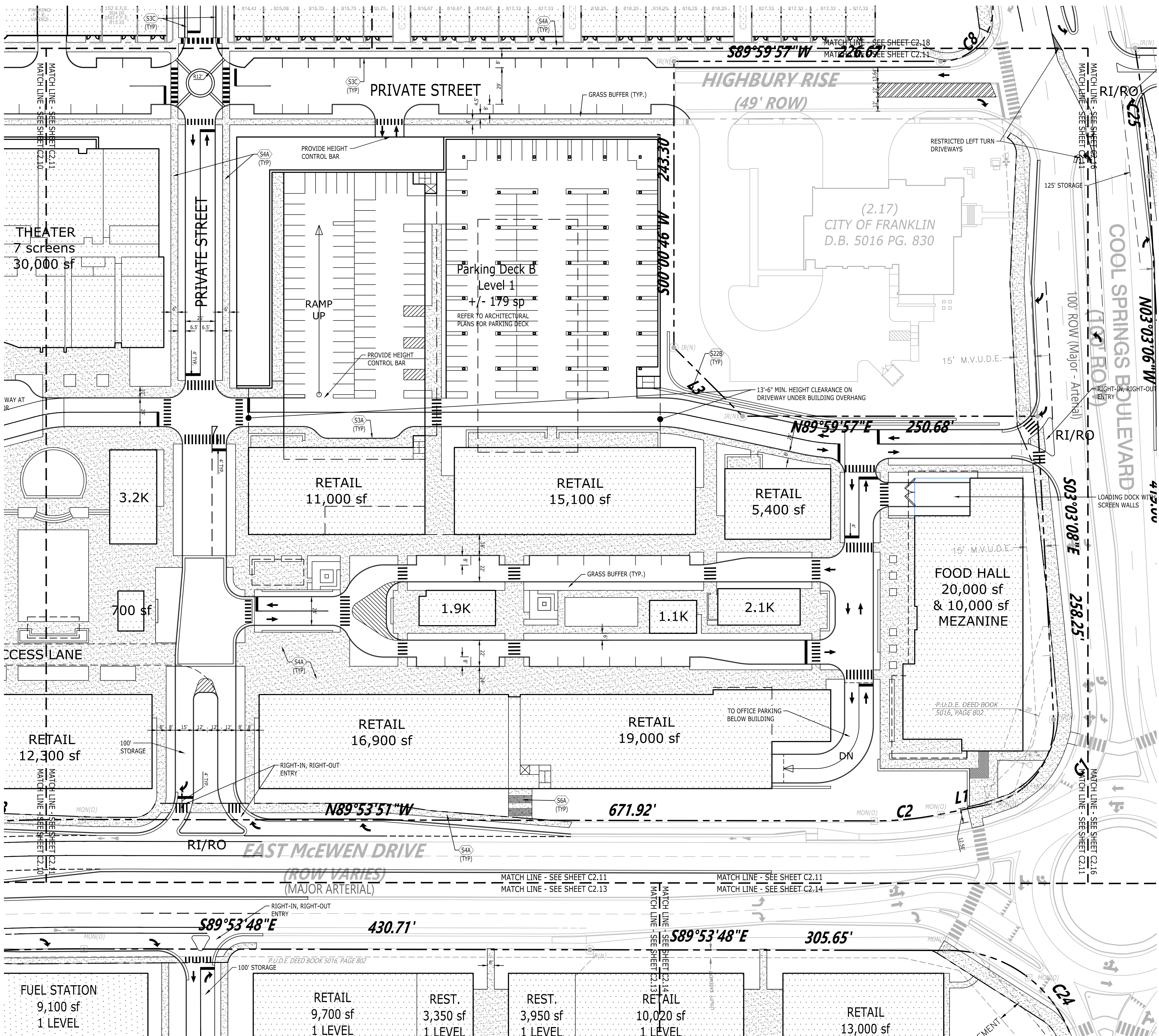


Catalyst
DESIGN GROUP

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

PARKES DEVELOPMENT
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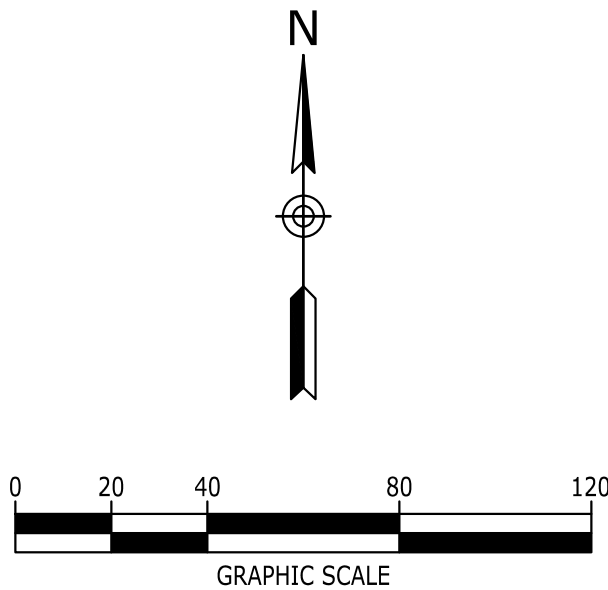
SEAL OF THE STATE OF TENNESSEE
JAMES H. ROBERTSON
GOVERNOR
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JANUARY 1, 2230 - DECEMBER 31, 2230
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JANUARY 1, 2232 - DECEMBER 31, 2232
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JANUARY 1, 2280 - DECEMBER 31, 2280
JANUARY 1, 2281 - DECEMBER 31, 2281
JANUARY 1, 2282 - DECEMBER 31, 2282



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

5016 CENTENNIAL BLVD., SUITE 200, NASHVILLE, TN 37209
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105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400

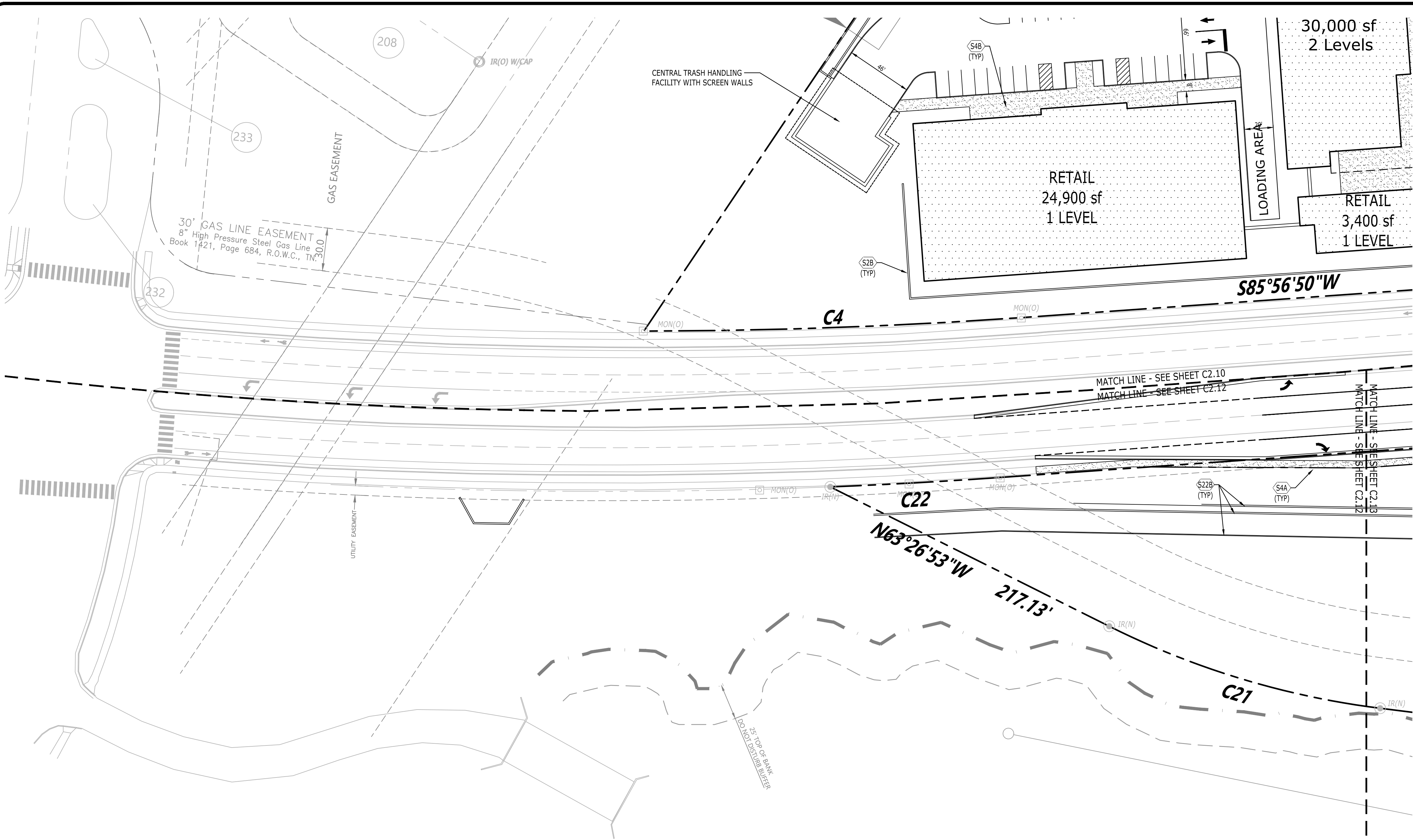
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
1	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
2	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
3	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
4	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

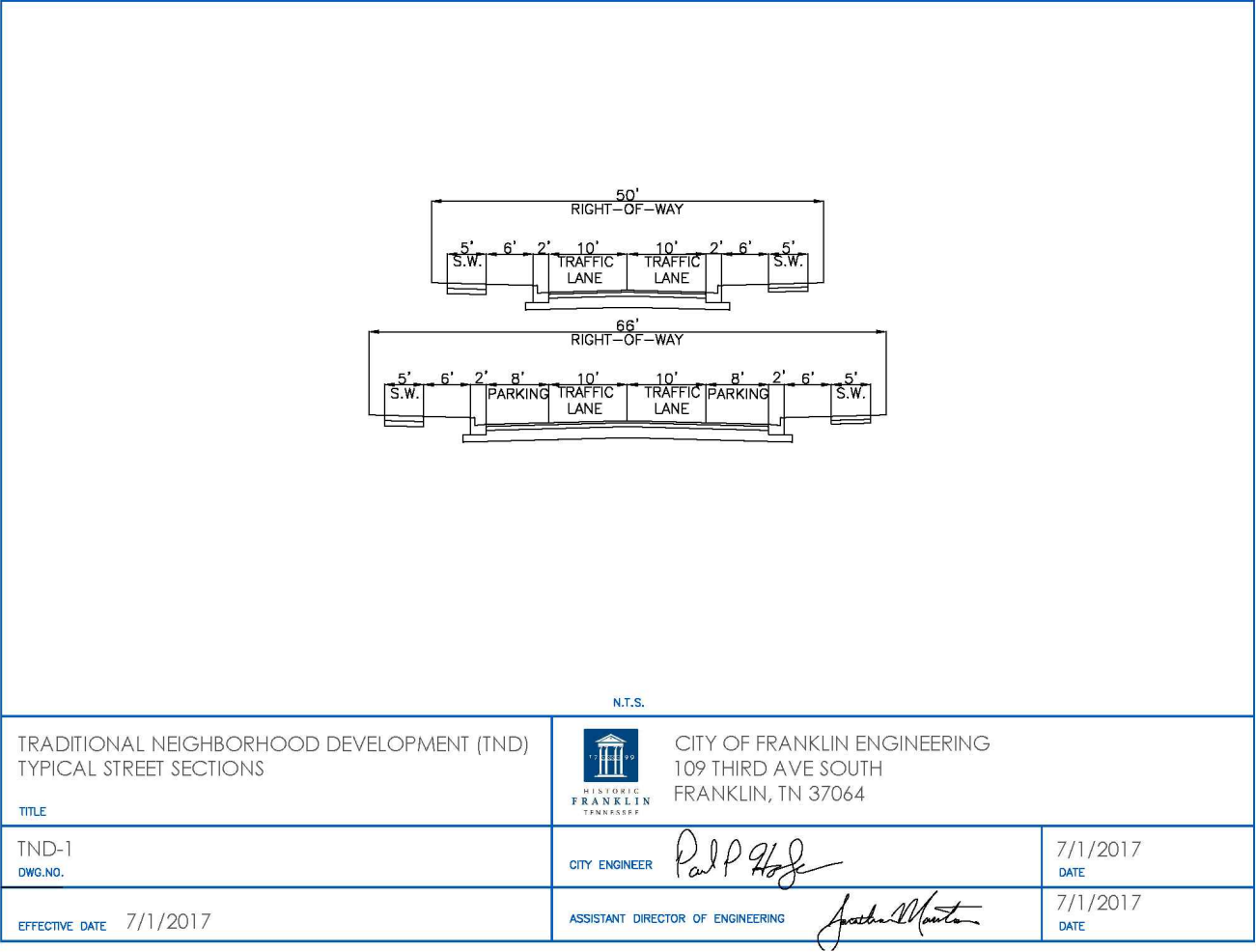
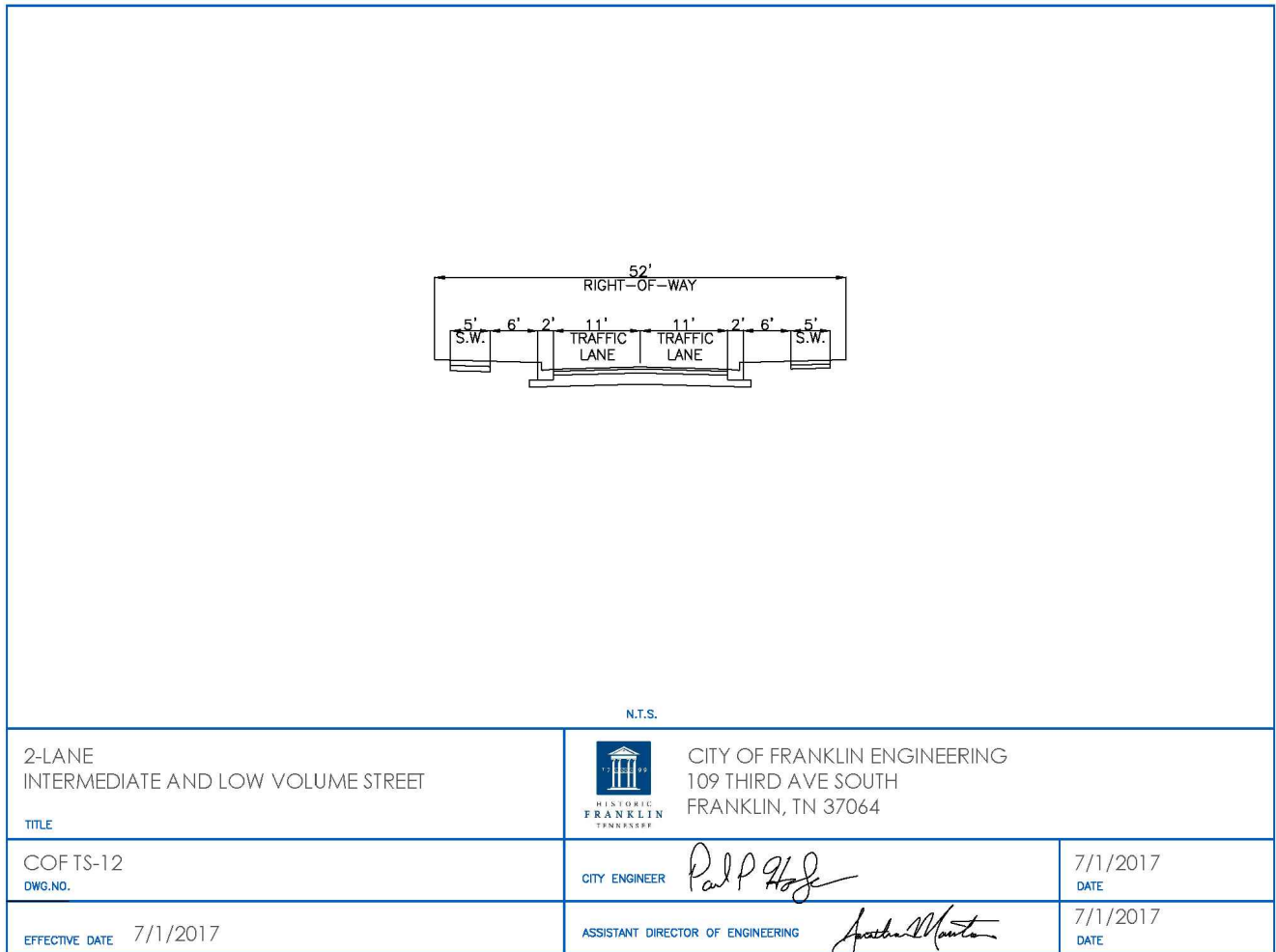
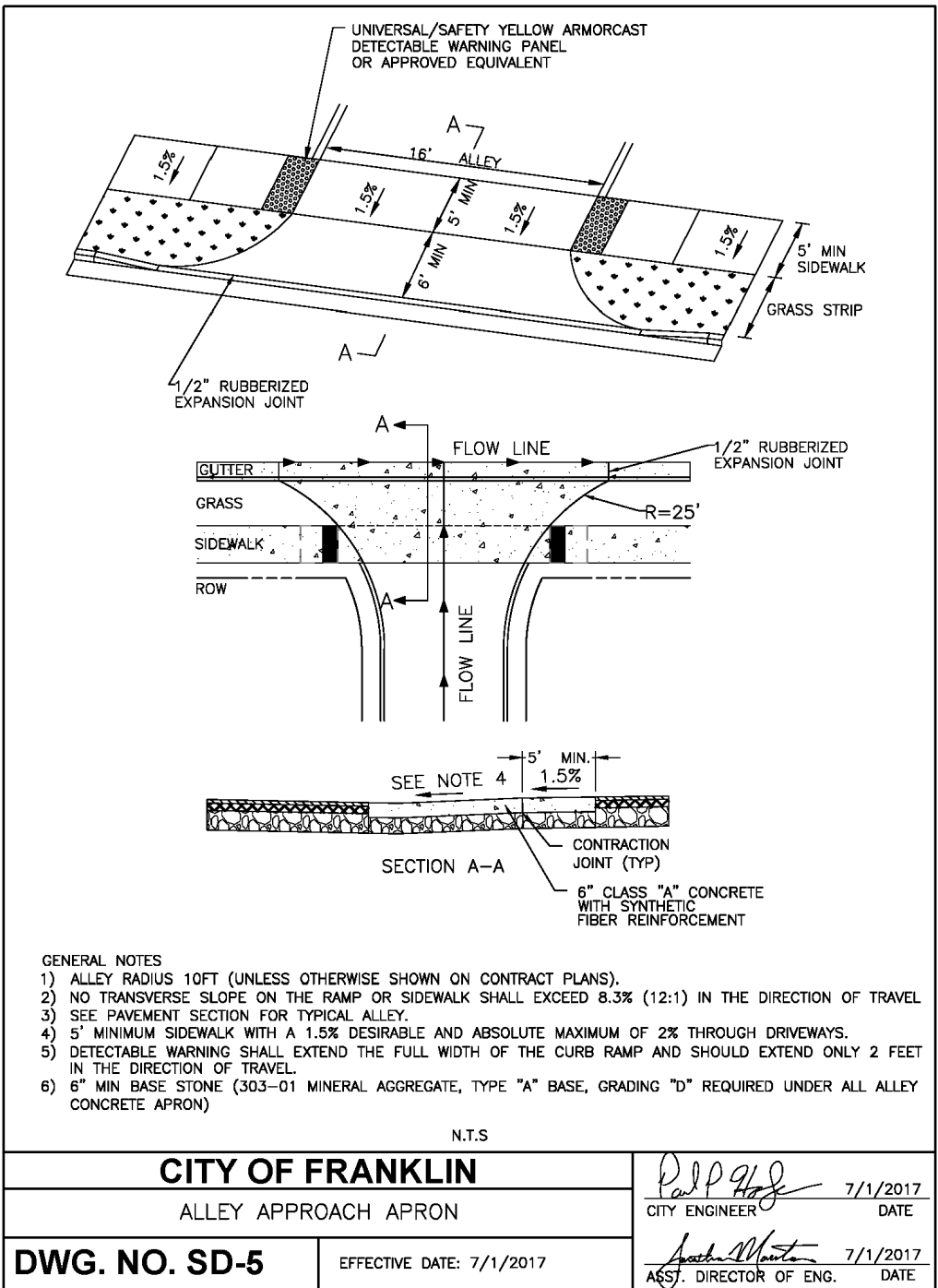
DRAWING NUMBER
C2.11



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
\$1A	ASPHALT PAVEMENT - LIGHT DUTY	
\$1B	ASPHALT PAVEMENT - HEAVY DUTY	
\$1C	ASPHALT PAVEMENT - OVERLAY	
\$2	CONCRETE PAVEMENT	
\$3A	CONCRETE POST CURB	
\$3B	CONCRETE EXTRUDED CURB	
\$3C	CONCRETE CURB & GUTTER	
\$4A	CONCRETE SIDEWALK	
\$4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
\$4C	CONCRETE SIDEWALK AT CURB & GUTTER	
\$5	SIDEWALK JOINTS	
\$6A	CONCRETE STAIRS WITH HANDRAIL	
\$6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
\$7	ELEVATED WALK	
\$8	ACCESSIBLE SYMBOL	
\$9	ACCESSIBLE PARKING SPACE	
\$10A	ACCESSIBLE RAMP	
\$10B	ACCESSIBLE WINGED RAMP	
\$11	TACTILE WARNING SURFACE	
\$12	CONCRETE WHEELSTOP	
\$13A	RAMP WITH HANDRAIL	
\$13B	RAMP WITH HANDRAIL/GUARDRAIL	
\$14	BOLLARD	
\$15	UTILITY PAD	
\$16	CONCRETE DUMPSTER PAD	
\$17	DRIVEWAY RAMP	
\$18	DIRECTIONAL ARROWS	
\$19	PEDESTRIAN CROSSWALK	
\$20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
\$20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
\$21A	GUARDRAIL	
\$21B	GUARDRAIL WITH HANDRAIL	
\$22A	CONCRETE RETAINING WALL	
\$22B	SEGMENTAL RETAINING WALL	
\$23	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	



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SEAL OF THE STATE OF TENNESSEE
J. P. BERRY
COMMISSIONER OF REVENUE
NOV 15 2018

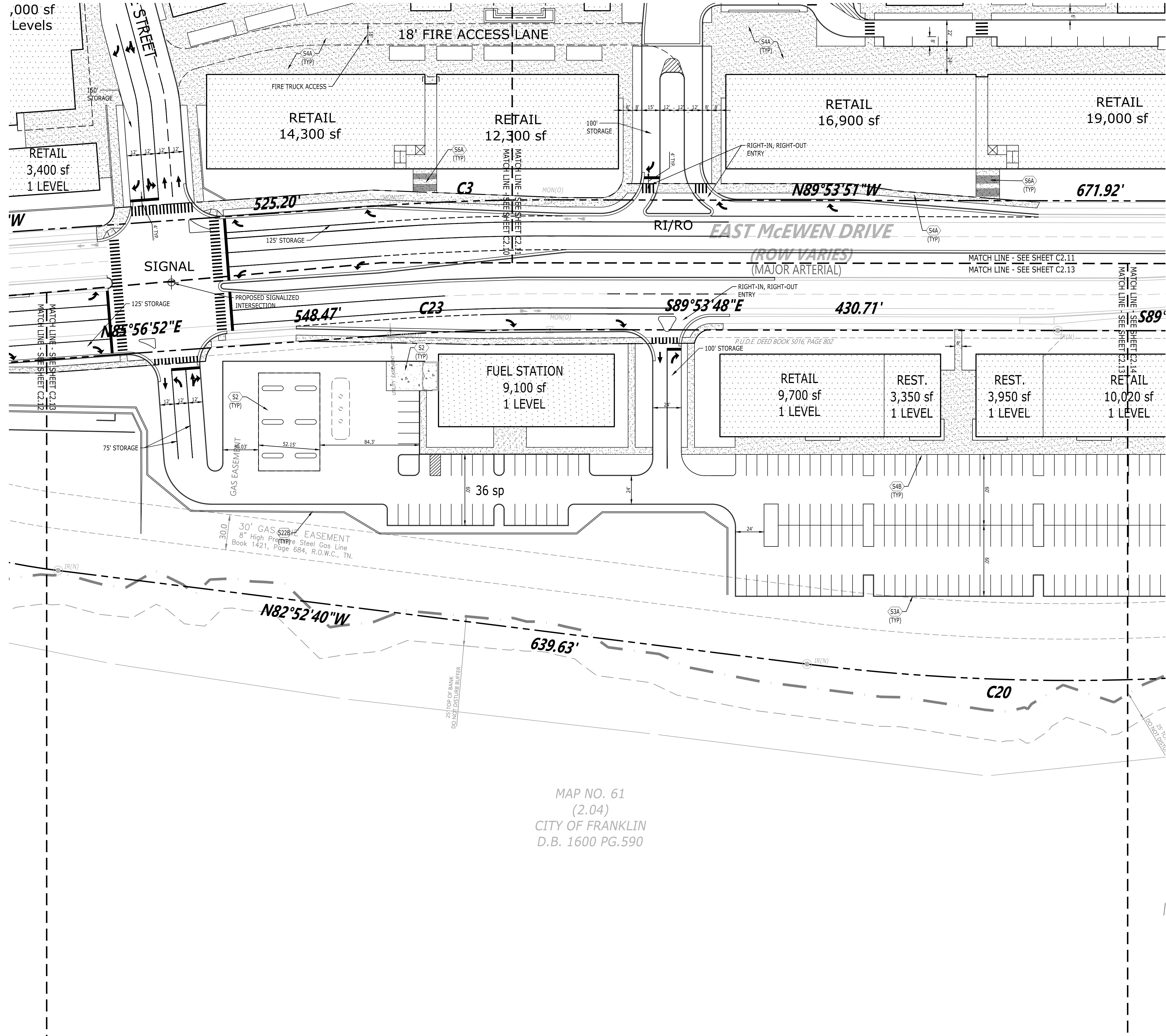
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
1	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
2	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
3	08.13.2018	DEVELOPMENT PLAN SUBMITTAL
4	03.08.2018	PRE-APPLICATION SUBMITTAL

DRAWING TITLE
DETAILED SITE PLAN

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.12



MAP NO. 61
(2.04)
CITY OF FRANKLIN
D.B. 1600 PG.590

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)	

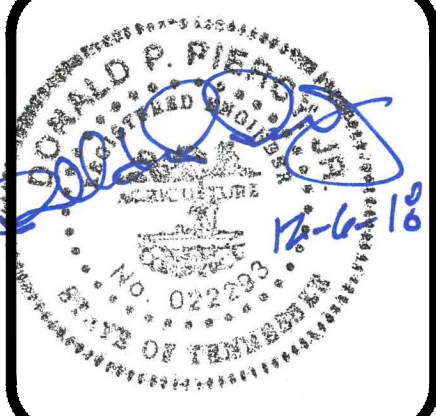
PROPOSED FEATURES LEGEND

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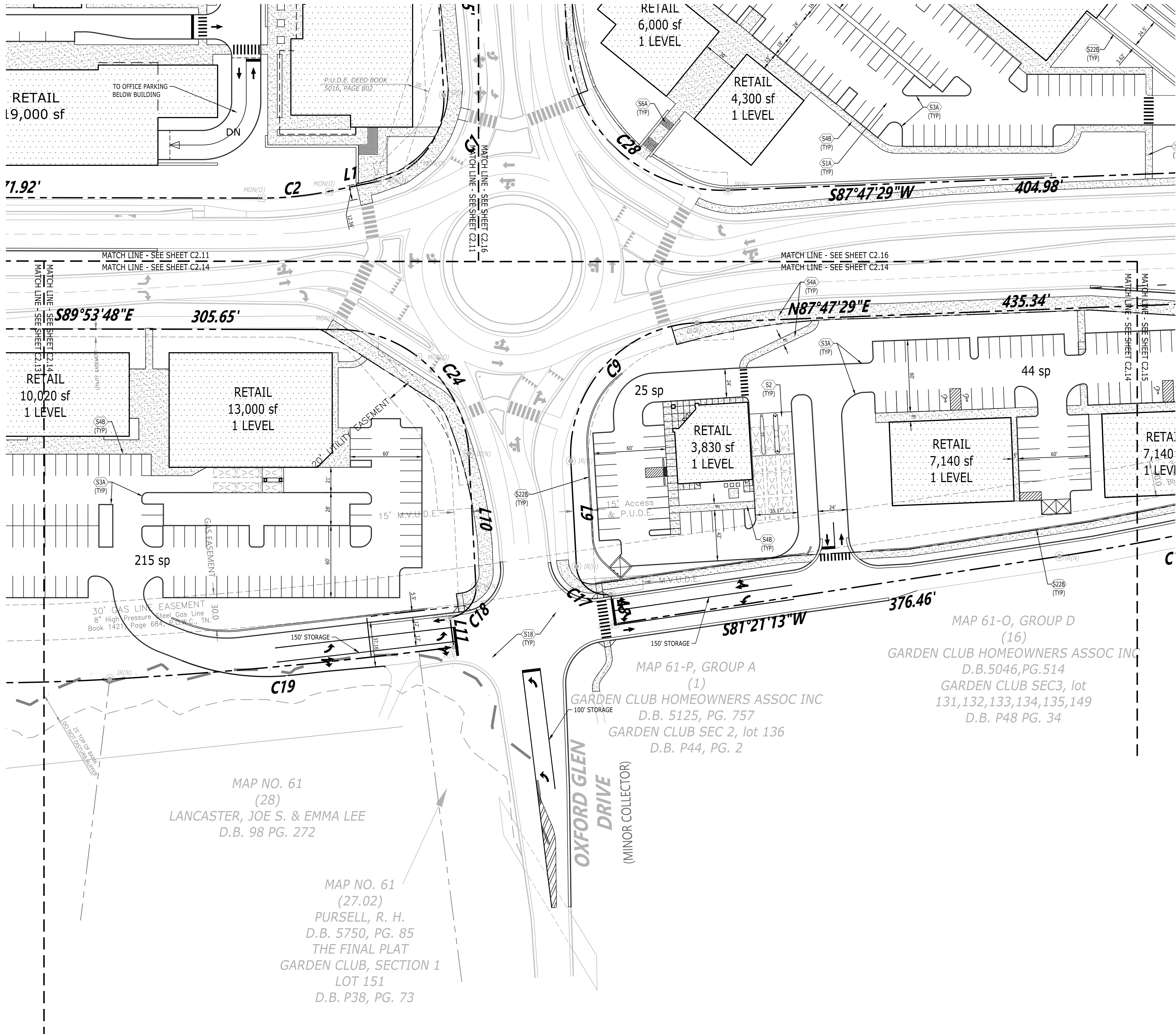
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLAMSON COUNTY

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

DRAWING TITLE
**DETAILED
SITE PLAN**

PROJECT NUMBER
20171000

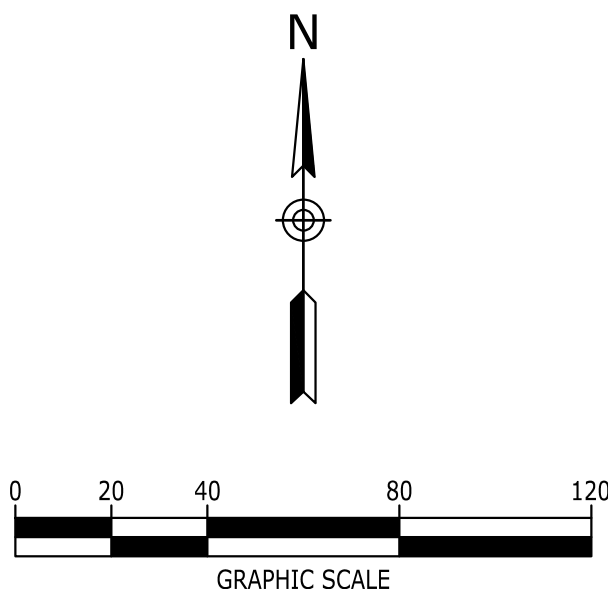
DRAWING NUMBER
C2.13



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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SEAL
DONALD P. RIER
REGISTERED PROFESSIONAL ENGINEER
No. 022523
EXPIRATION DATE 12-31-18
Tennessee State Board of Engineering & Surveying

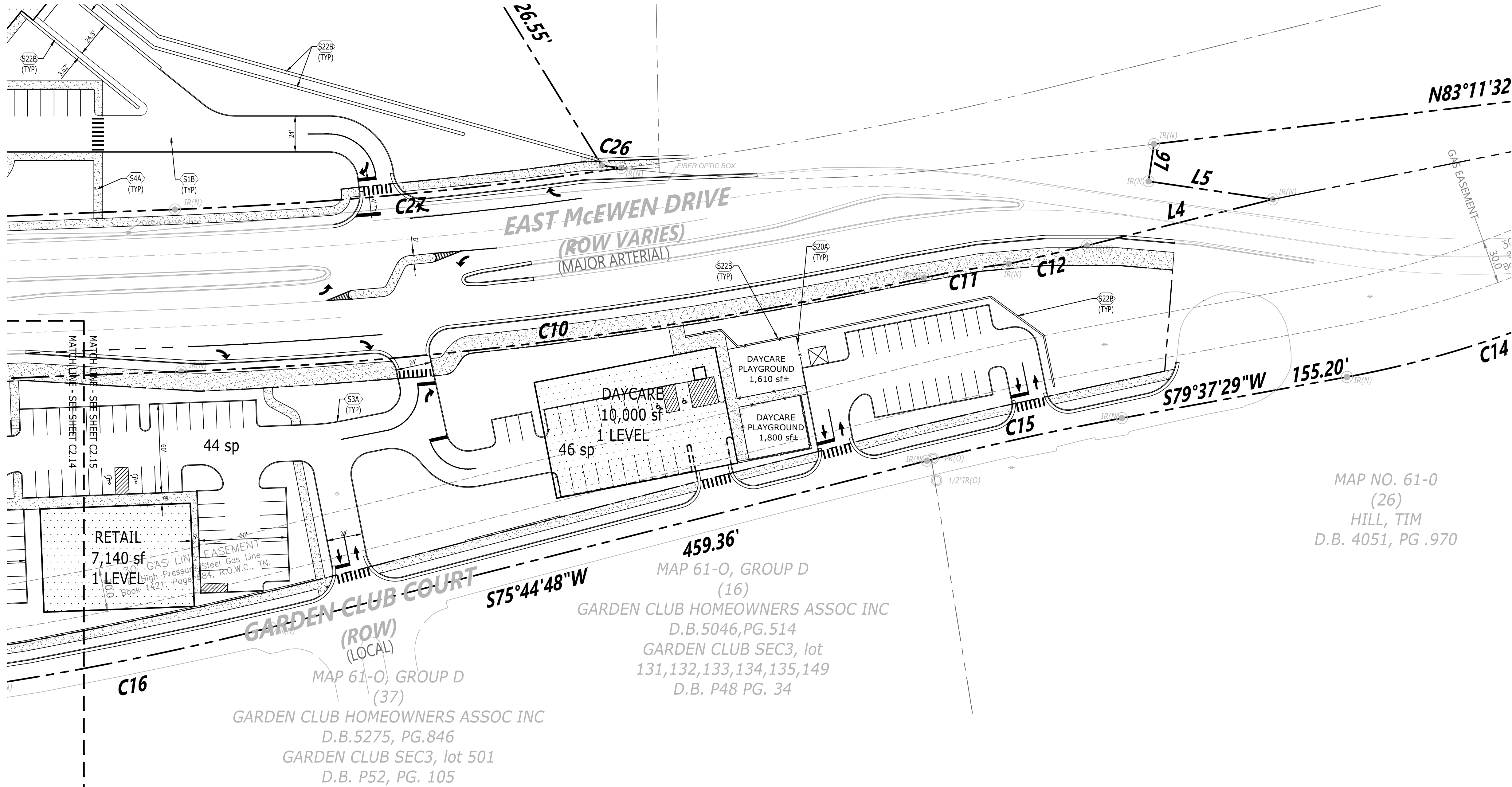
FINAL MASTER DEVELOPMENT PLAN
AVALON FRANKLIN
FRANKLIN, TENNESSEE, 37067
WILLIAMSON COUNTY

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
	11.12.2018	FINAL MASTER DEVELOPMENT PLAN SUBMITTAL
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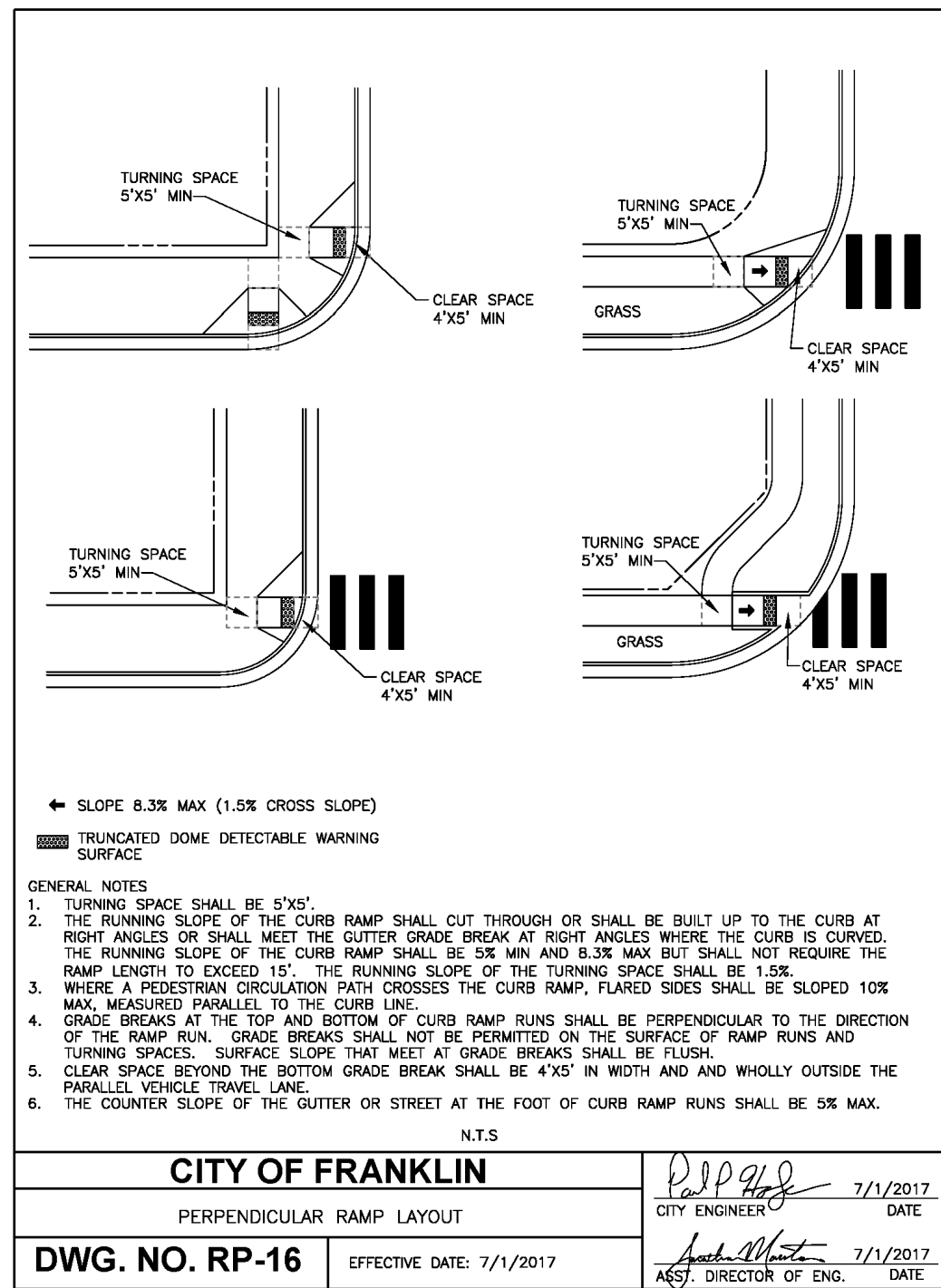
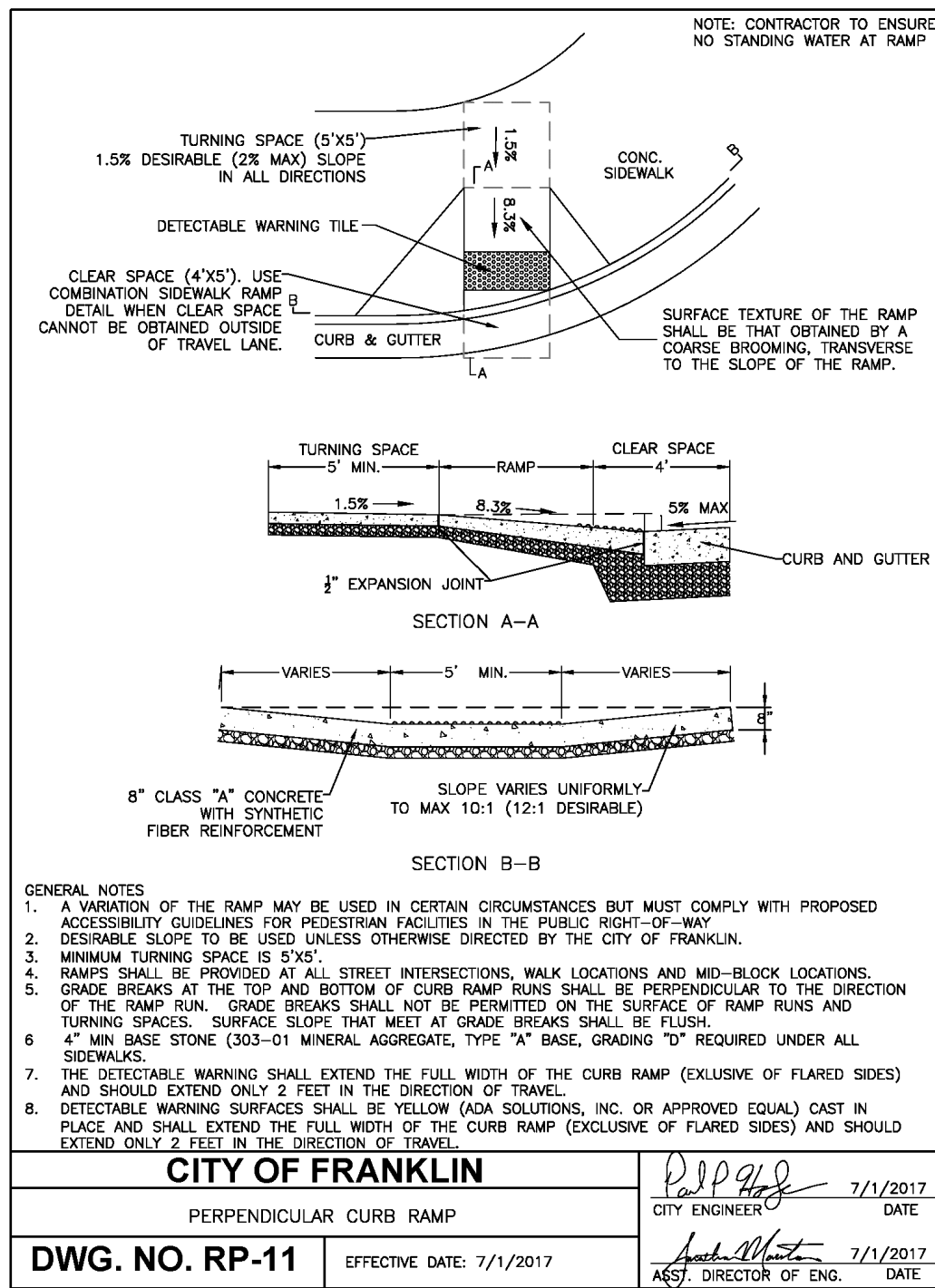
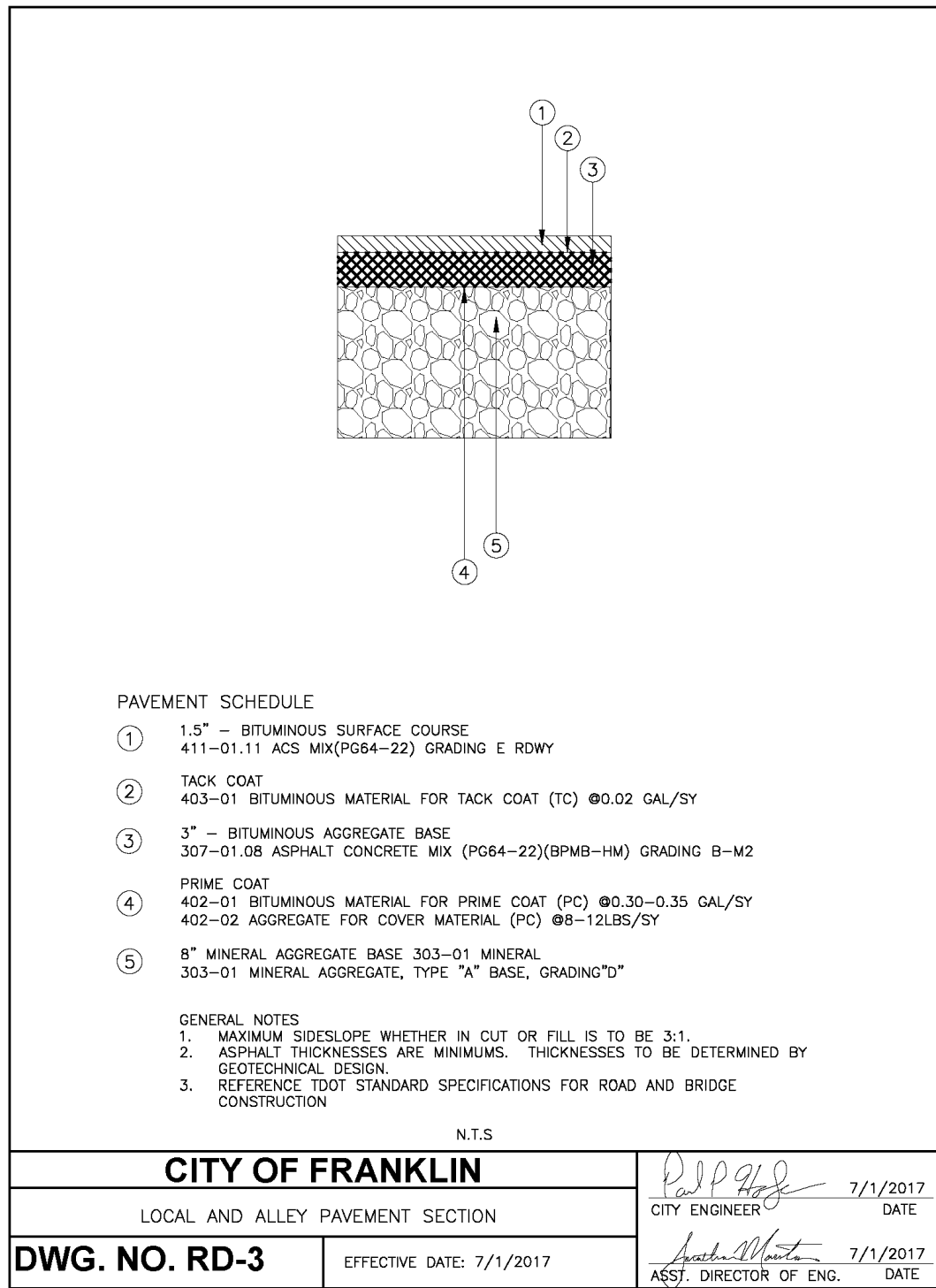
DRAWING TITLE
**DETAILED
SITE PLAN**

PROJECT NUMBER
20171000

DRAWING NUMBER
C2.14



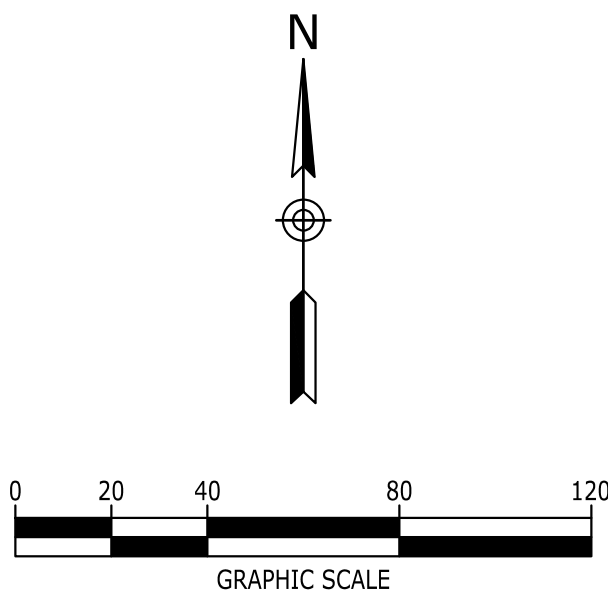
ASSOC INC
ot
49



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

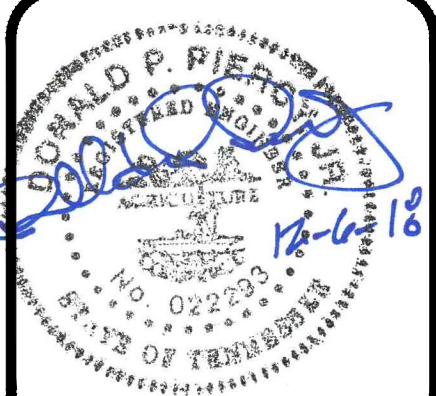
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	



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



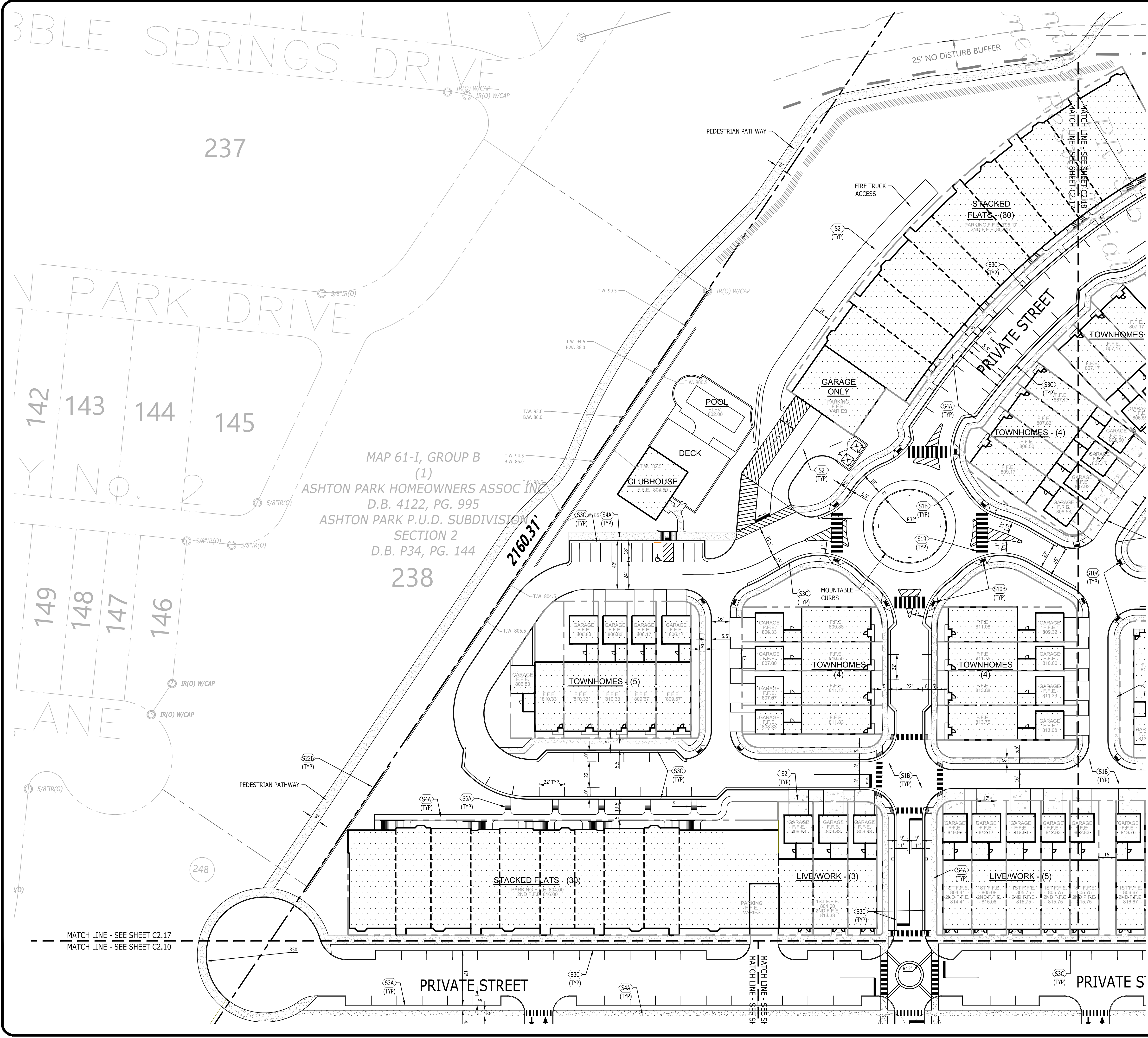
PARKES DEVELOPMENT GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400



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

NO.	DATE	DESCRIPTION
	12.06.2018	FINAL MASTER DEVELOPMENT PLAN RE-SUBM.
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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
C2.15



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	
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S7	ELEVATED WALK	
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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

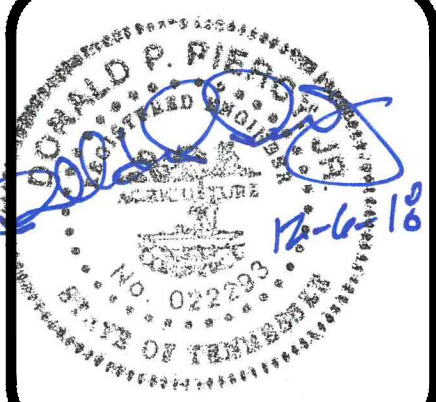
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
TACTILE WARNING	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	



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



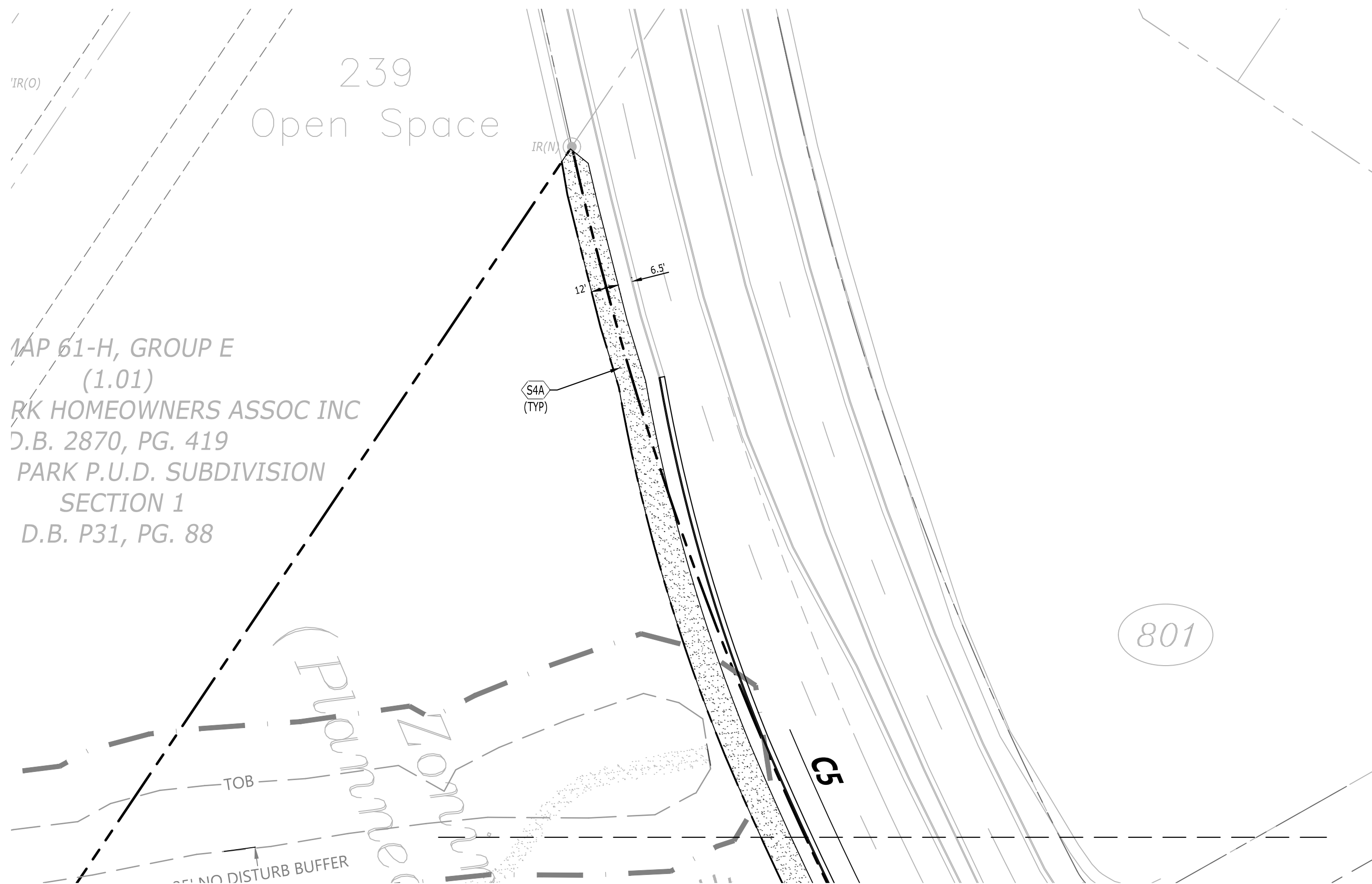
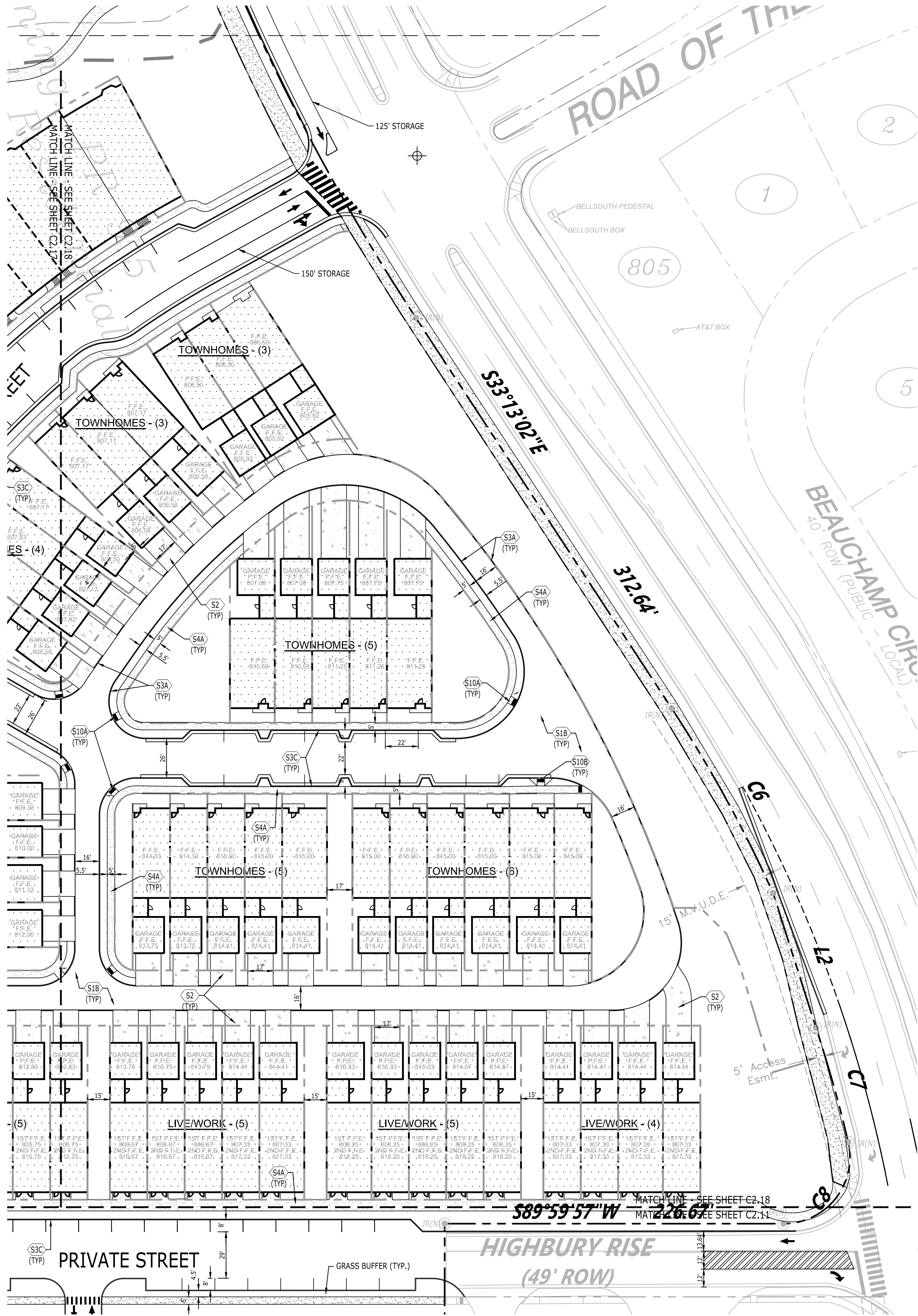
PARKES DEVELOPMENT
GROUP, LLC.
105 REYNOLDS DRIVE
FRANKLIN, TN 37064
615.595.2400



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

NO.	DATE	DESCRIPTION
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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	C2.17



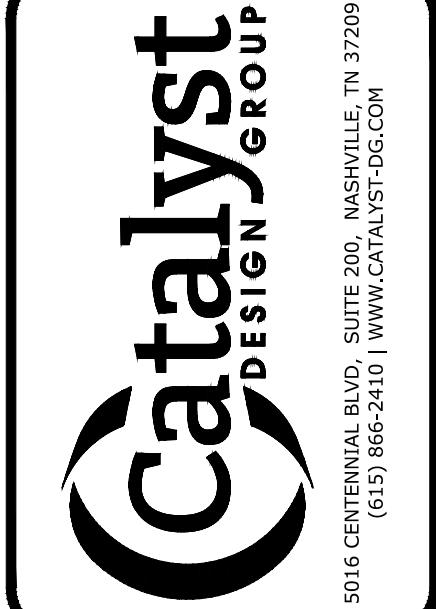
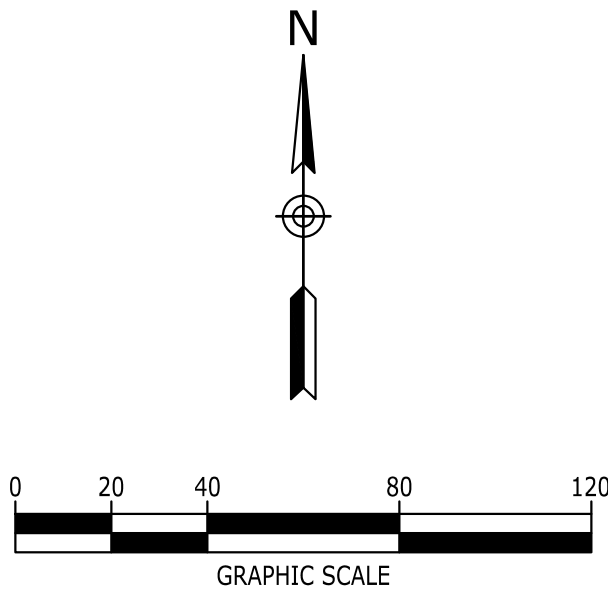
MAP 61-H, GROUP E
(1.01)
RK HOMEOWNERS ASSOC INC
D.B. 2870, PG. 419
PARK P.U.D. SUBDIVISION
SECTION 1
D.B. P31, PG. 88

SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
§1A	ASPHALT PAVEMENT - LIGHT DUTY	
§1B	ASPHALT PAVEMENT - HEAVY DUTY	
§1C	ASPHALT PAVEMENT - OVERLAY	
§2	CONCRETE PAVEMENT	
§3A	CONCRETE POST CURB	
§3B	CONCRETE EXTRUDED CURB	
§3C	CONCRETE CURB & GUTTER	
§4A	CONCRETE SIDEWALK	
§4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	
§4C	CONCRETE SIDEWALK AT CURB & GUTTER	
§5	SIDEWALK JOINTS	
§6A	CONCRETE STAIRS WITH HANDRAIL	
§6B	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	
§7	ELEVATED WALK	
§8	ACCESSIBLE SYMBOL	
§9	ACCESSIBLE PARKING SPACE	
§10A	ACCESSIBLE RAMP	
§10B	ACCESSIBLE WINGED RAMP	

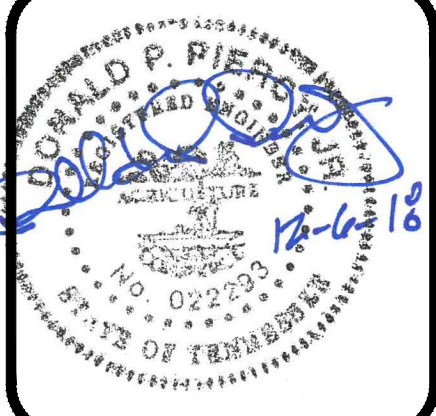
§11	TACTILE WARNING SURFACE	
§12	CONCRETE WHEELSTOP	
§13A	RAMP WITH HANDRAIL	
§13B	RAMP WITH HANDRAIL/GUARDRAIL	
§14	BOLLARD	
§15	UTILITY PAD	
§16	CONCRETE DUMPSTER PAD	
§17	DRIVEWAY RAMP	
§18	DIRECTIONAL ARROWS	
§19	PEDESTRIAN CROSSWALK	
§20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
§20B	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	
§21A	GUARDRAIL	
§21B	GUARDRAIL WITH HANDRAIL	
§22A	CONCRETE RETAINING WALL	
§22B	SEGMENTAL RETAINING WALL	
§23	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



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



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
C2.18

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.



December 4, 2024

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

Ms. Amy Diaz-Barriga

Department of Planning and Sustainability

Via: Uploaded to Portal

109 3rd Avenue South

Franklin, TN 37064

(615) 550-6732

amy.diaz-barriga@franklintn.gov

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.

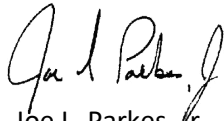
We understand the city wishing to limit the length of the extension. However, we believe that due to the size and complexity of this project, the 2-year extension is warranted to allow time for the markets to continue to heal and bring about the successful start of the project.

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



105 Reynolds Drive / Franklin, TN 37064-2926 / 615-595-2400 / 615-595-2475 Fax / www.parkescompanies.com



**The Parkes
Companies, Inc.**

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@franklin.tn.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 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.
[Edited By Jimmy Wiseman]

89. ROW Dedication

joe.marlo@franklin.tn.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@franklin.tn.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@franklin.tn.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]

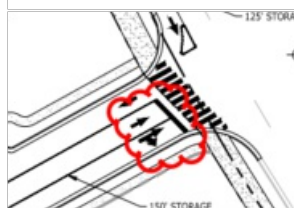
132. Traffic Impact Analysis

joe.marlo@franklin.tn.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.



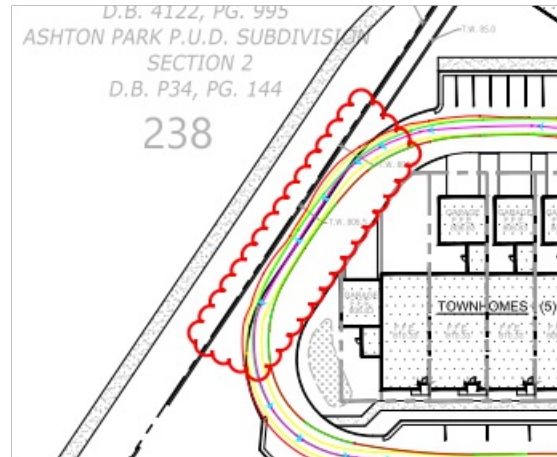
carlb@franklin.tn.gov

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@franklin.tn.gov

Applicant to correct the Autoturn on C4.17 such that the apparatus wheels are always on pavement.

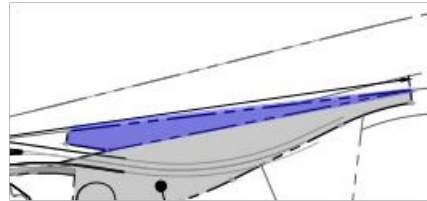


139. ROW Dedication

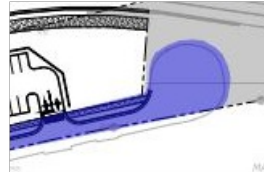
joe.marlo@franklin.tn.gov

Applicant to revise the areas of Future ROW in the southeast quadrant as indicated below.

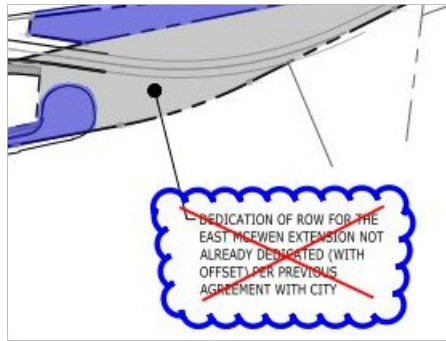
1. Show 'Future ROW' for the McEwen Extension. (C4.0, 4.15)



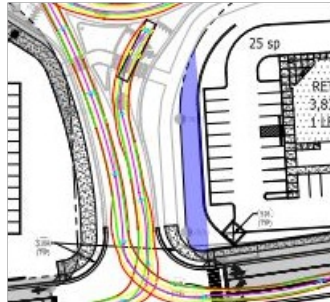
2. Show 'Future ROW' extending 2 feet beyond back of curb at the existing cul-de-sac in Garden Club Court. (C4.0, 4.15)



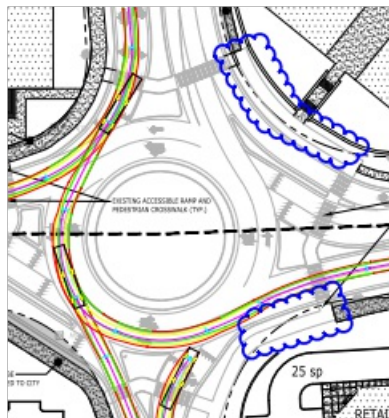
3. Remove note clouded below, and remove dedicated ROW between the cul-de-sac and that needed for the McEwen Extension. (C4.0, 4.14)



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

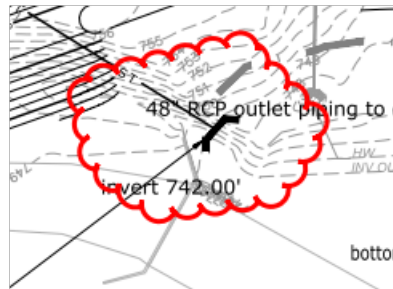
joe.marlo@franklin.tn.gov The gas line has been shown to be relocated to be within Garden Club Court. The following is an Advisory Comment, **but does not hinder approval of the Development Plan.**

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@franklin.tn.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@franklin.tn.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.

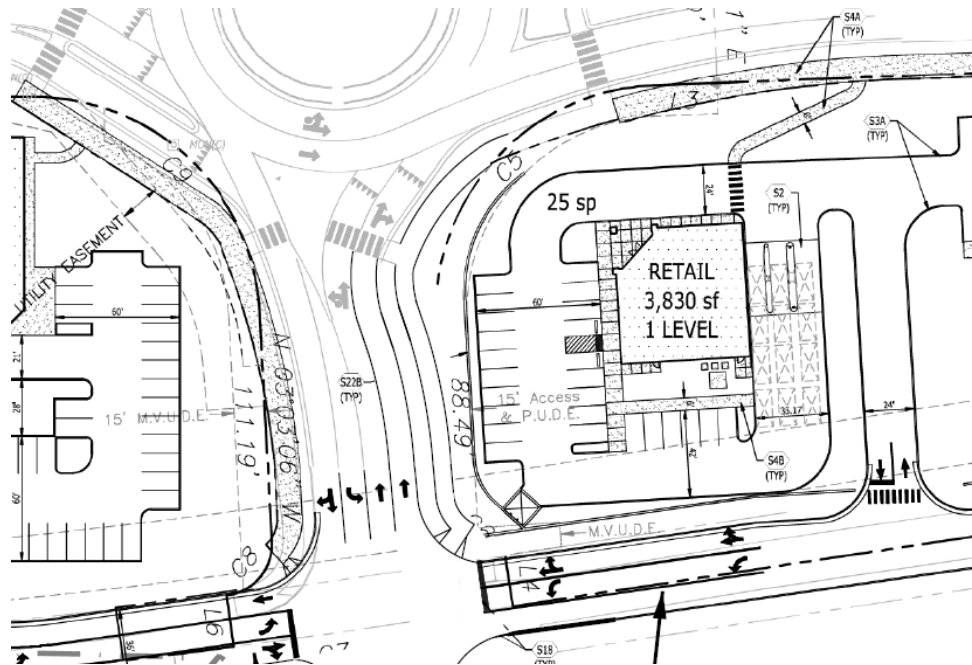
150. Sight Distance

joe.marlo@franklin.tn.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

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

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.

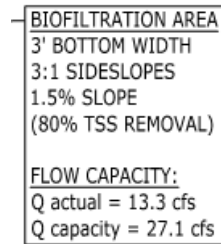
159. Street Sections

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]

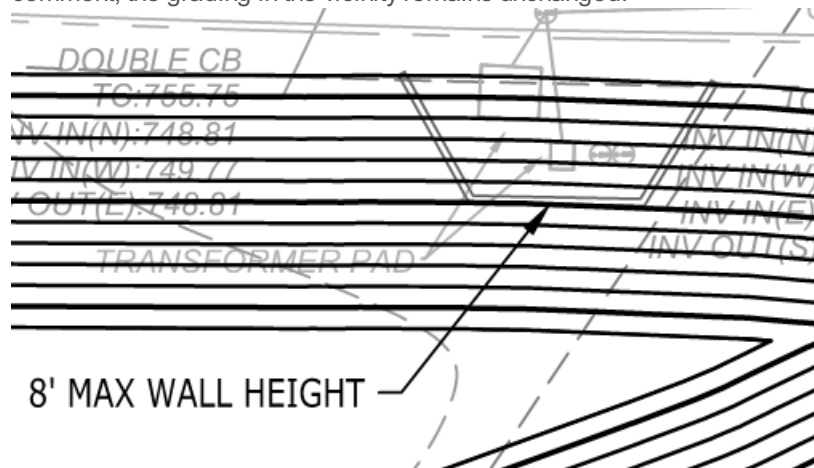
172. I. Utility Plan

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.

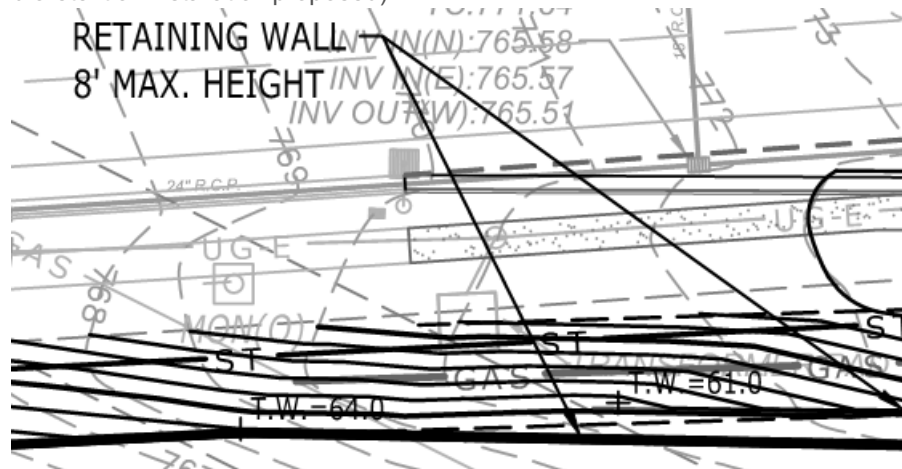
173. G. Grading Plan

lance.fittro@franklin.tn.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@franklin.tn.gov

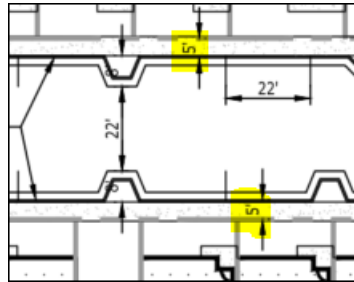
The following is a new comment due to new information shown.

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

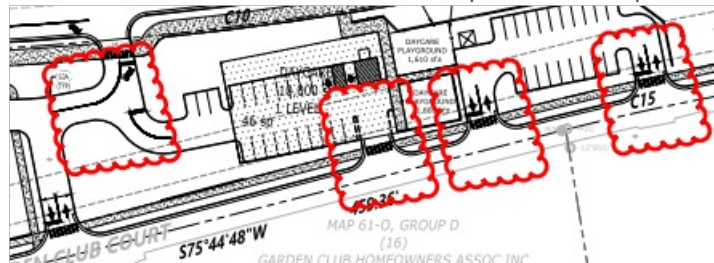
Advisory Comment: At Site Plan, the Applicant will be required to revise sidewalks immediately adjacent to on-street parking spaces to have a minimum width of 7 feet. (C2.17, C2.18)



179. Site Plan

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

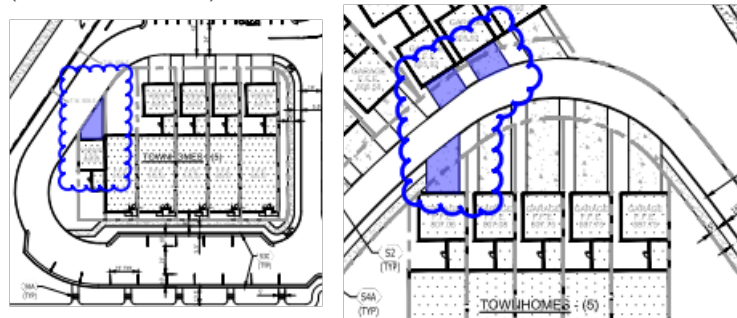
Advisory Comment: At Site Plan, the Applicant will be required to revise the drives and accesses clouded below to meet Street Specification requirements. (C2.15)



180. Driveway Length

joe.marlo@franklin.tn.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 Application

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		Commercial		
		Total Units	Units/Acre	Total SF Bldg	Actual FAR	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 - Dedicated Roads	0.74 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

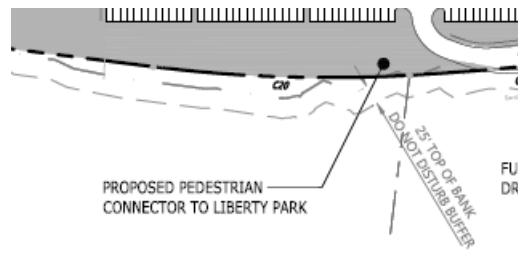
Residential Net Density

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.

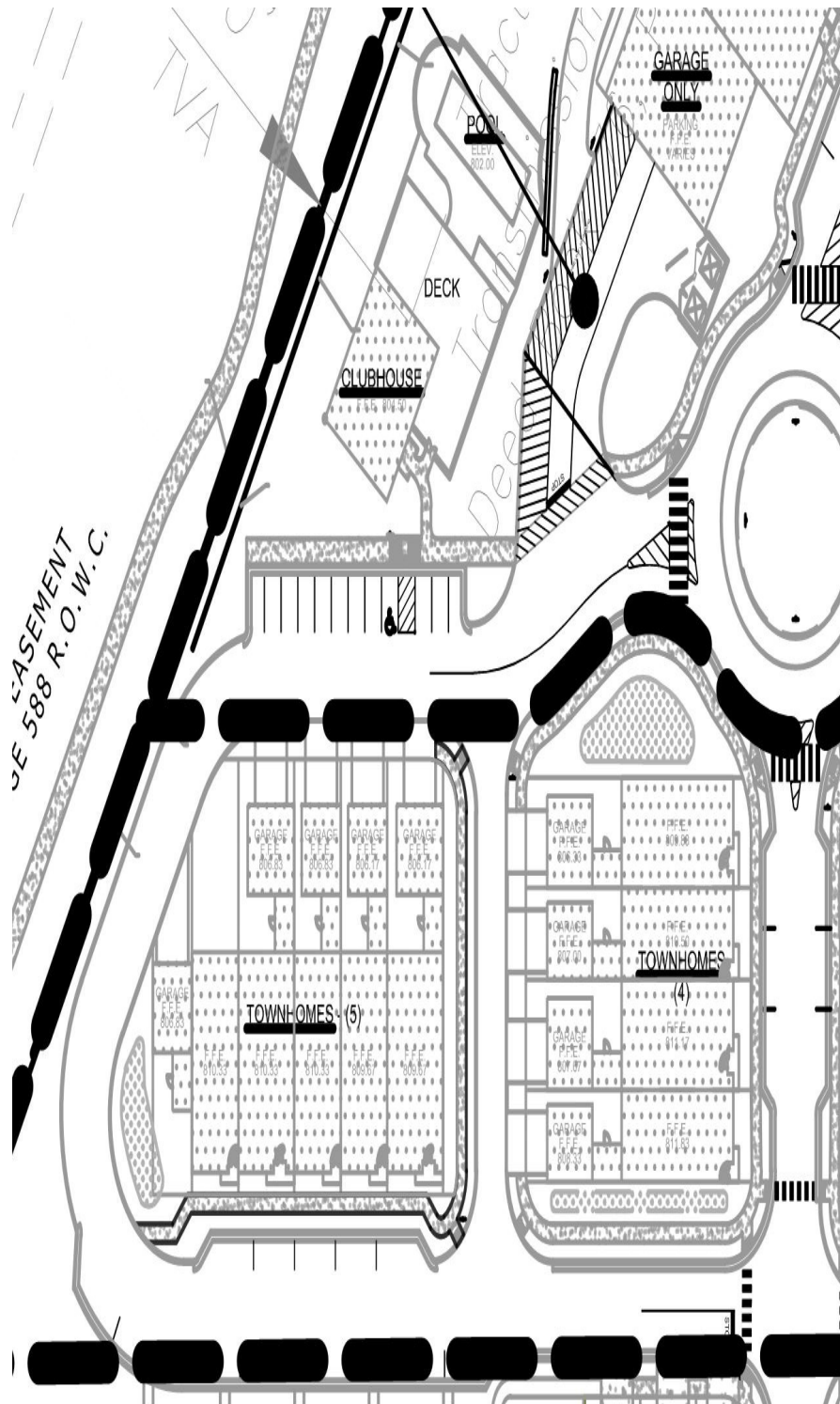
The applicant shall also be aware that this building will require elevations at site plan, meeting the standards of section 5.3.6 of the Zoning Ordinance.

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 hide 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 be 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



File #: 21-0135

DATE: January 30, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Lisa Clayton, Director of Parks
Shahad Abdulrahman, Staff Engineer

SUBJECT:

Discussion And Presentation Of The Robinson Lake Dam Rehabilitation Project

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Robinson Lake Dam Rehabilitation Project.

BACKGROUND/STAFF COMMENTS:

In 2019, the Board of Mayor and Aldermen (BOMA) included the Robinson Lake Dam Project in its list of adopted projects for the Fiscal Years (FYs) 2019-2028 Capital Investment Program (CIP).

The project was initially bid on January 27, 2023, with Haren Construction submitting the lowest bid at \$13,942,000. This bid was ultimately rejected.

On July 24, 2024, City staff made bid documents available for purchase by potential bidders, and eight firms acquired them. On October 10, 2024, sealed bids were received from two contractors and were publicly opened and read aloud at City Hall. Bid prices ranged from \$13,482,000 to \$14,590,299.95, with Haren Construction again submitting the lowest bid.

Additionally, an alternate boat dock option was proposed for an additional \$125,000, bringing the potential total project cost to \$13,607,000.

While the bid process was considered competitive, all submitted bids exceeded the most recent project estimate of approximately \$13,100,000. The purpose of this item is to provide a brief project update to the Board of Mayor and Aldermen (BOMA) and seek direction on whether to proceed with the construction phase of the project. A formal bid award or rejection is scheduled for discussion at the February 25th BOMA meeting.

FINANCIAL IMPACT:

No financial Impact at this time. This item is for discussion only.

RECOMMENDATION:

Staff needs guidance regarding the Robinson Lake Dam Rehabilitation Project.



ROBINSON LAKE PROJECT OVERVIEW

BOMA WORK SESSION

FEBRUARY 11, 2025



Robinson Lake History and Cost Summary

Robinson Lake History

2016	Master Planning
2017	COF Purchased Property
2017-2018	Completed Environmental and Due Diligence
2019	BOMA Funded Project
2019-2022	Survey, Zoning and Design Phase
2023	First Bid (Rejected)
2024	Second Bid (TBD)

Cost Summary

Vendor	Contract	Contract Ceiling	Spent	Balance	Notes
Edge Planning Landscape	COF 2015-0373	\$ 10,750.00	\$ (10,750.00)	\$ -	Master Planning
Crescent Lockwood, LLC	12/22/2017	\$ 500,000.00	\$ (500,000)	\$ -	Land Acquisition
Barge Design	COF 2017-0122	\$ 310,158.00	\$ (73,045.83)	\$ 237,112.17	Environmental Evaluation
MainStream Com Divers	COF 2017-0129	\$ 5,300.00	\$ (5,300.00)	\$ -	Hydrographic Soundings
CDM Smith	COF 2017-0130	\$ 5,000.00	\$ (5,000.00)	\$ -	Due Diligence Report
Gamble Design Collaborative	COF 2018-0141	\$ 9,500.00	\$ (9,500.00)	\$ -	Development Plan Revision and Rezoning
CDM Smith	COF 2019-0091	\$ 889,210.00	\$ (889,208.42)	\$ 1.58	Design and Geotechnical
Civil & Environmental	COF 2019-0084	\$ 9,000.00	\$ (8,875.00)	\$ 125.00	Survey Phase
	Total	\$ 1,738,918.00	\$ (1,501,679.25)	\$ 237,238.75	



BID SUMMARY		
General Conditions	\$	660,000.00
Demolition	\$	787,290.00
Erosion Prevention & Sediment Control (EPSC)	\$	326,880.00
Site Improvements and Infrastructure	\$	2,285,879.00
Dam Rehabilitation	\$	5,807,620.00
Dredging	\$	875,000.00
Site Earthwork	\$	1,431,820.00
Landscaping	\$	867,511.00
Electrical	\$	440,000.00
TOTAL BID:	\$	13,482,000.00
Alternate (Boat Dock)	\$	125,000.00
Total BID + Alternate	\$	13,607,000.00



2025



2022





Cemetery

Concrete Trail System
(0.78 Miles)

Board Walk

Robinson Lake
(10 AC)

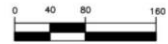
Dock
(Alternate)

Concrete Spill Way

Pedestrian Bridge

Bio Ponds

140 Parking Spaces



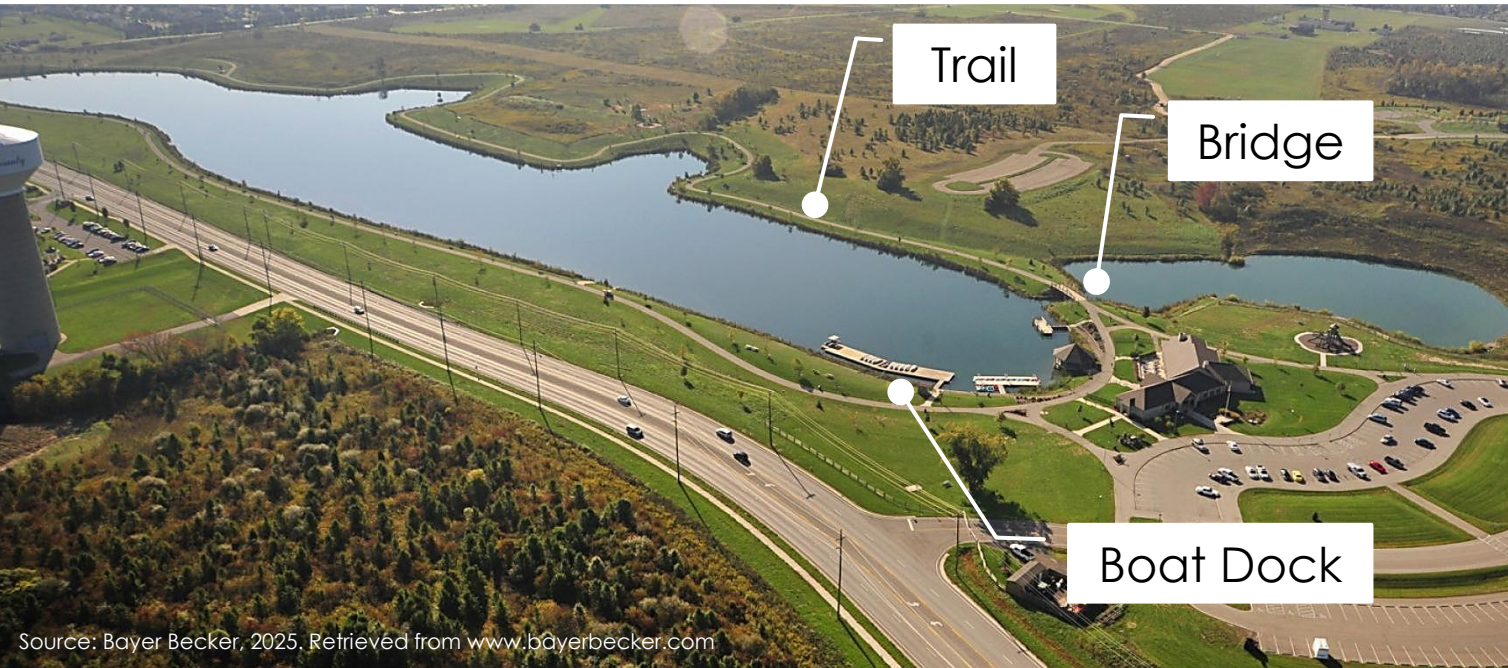


EXHIBIT A - BID FORM for COF Contract No. 2022-0083 "Robinson Lake Dam Rehabilitation"								
BASE BID								
					Haren Construction		Civil Constructors	
FOOTNOTE(S)	ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE (\$)	EXT. AMOUNT (\$)	UNIT PRICE (\$)	EXT. AMOUNT (\$)
1	105-01	Construction Stakes, Lines and Grades (Includes All Alternates)	LS	1	\$ 85,000.00	\$ 85,000.00	\$ 78,090.00	\$ 78,090.00
1	201-01	Clearing and Grubbing (Includes All Alternates)	LS	1	\$ 715,220.00	\$ 715,220.00	\$ 64,060.69	\$ 64,060.69
1	202-01.56	Removal of Structures and Obstructions (Existing Spillway Debris Guard)	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 32,320.00	\$ 32,320.00
1	202-03.02	Removal of Rigid Pavement (Concrete Spillway Slab)	SF	563	\$ 15.00	\$ 8,445.00	\$ 24.30	\$ 13,680.90
1	202-08.15	Removal of Curb and Gutter (To Be Used As Directed At The Park Entrance)	LF	105	\$ 25.00	\$ 2,625.00	\$ 21.90	\$ 2,299.50
1	202-13.01	Well Abandonment (Existing Observation Wells)	EA	2	\$ 1,000.00	\$ 2,000.00	\$ 3,190.00	\$ 6,380.00
2	203-015	Unclassified Excavation From Lake Bed	CY	43,750	\$ 20.00	\$ 875,000.00	\$ 35.50	\$ 1,553,125.00
2	203-01.05	Sinkhole Excavation (Unclassified)	CY	450	\$ 25.00	\$ 11,250.00	\$ 51.50	\$ 23,175.00
2	203-01.06	Earthwork (Includes Excavation (Unclassified), Embankment, Removal and Replacement of Existing Dam, Construction of Pedestrian Pathway and Parking Lot, Stripping & Stockpile Topsoil, and Placing and Spreading Topsoil as needed. (Engineers Estimate includes 27,050 CY of Excavation and 29,000 CY of Backfilling. NOTE: Engineers Estimate was a surface to surface comparison and did not account for items such as Asphalt, Concrete, Stone Placement, etc. Contractor shall be responsible for take offs prior to submitting a LS bid)	LS	1	\$ 1,200,000.00	\$ 1,200,000.00	\$ 1,748,638.60	\$ 1,748,638.60
1	203-02.01	Borrow Excavation (Graded Solid Rock) (Sink Hole Repair)	TON	326	\$ 70.00	\$ 22,820.00	\$ 77.00	\$ 25,102.00
1	203-02.03	Borrow Excavation (Solid Rock) (Key Stone Rock for Sink Hole Repair)	TON	25	\$ 125.00	\$ 3,125.00	\$ 55.50	\$ 1,387.50
1	203-05	Undercutting (Unit Price Bids Include Surge Stone Backfill) (As Directed By The Engineer)	CY	1,500	\$ 110.00	\$ 165,000.00	\$ 98.00	\$ 147,000.00
1	203-15.03	Compacted Clay (Sink Hole Repair)	CY	145	\$ 100.00	\$ 14,500.00	\$ 60.50	\$ 8,772.50
2	203-99.99	Embankment Drainage System (Chimney Drain, Blanket Drain and Toe Drain) (See Sheet C-8A, C-16, C-17, CD-8)	LS	1	\$ 250,000.00	\$ 250,000.00	\$ 138,080.00	\$ 138,080.00
2	204-05.15	Exploratory Drilling (For subsurface investigation within lake bed at NRCS Riser structure.)	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 28,710.00	\$ 28,710.00
2	204-09.01	Cofferdam (Temporary Cofferdam) (See Sheet C-13A, C-13B, Detail A / Sheet CD-5)	LS	1	\$ 300,000.00	\$ 300,000.00	\$ 204,610.00	\$ 204,610.00
2	204-10.30	Foundation Preparation (Spillway Foundation Rock Surface Preparation)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 648,070.00	\$ 648,070.00
1	209-08.08	Enhanced Rock Check Dam (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of this contract shall be at the contractors expense.)	EA	1	\$ 6,000.00	\$ 6,000.00	\$ 7,050.00	\$ 7,050.00
2	209-03.72	Catfish Nest Box (See Detail A / Sheet CD-9)	EA	25	\$ 250.00	\$ 6,250.00	\$ 702.00	\$ 17,550.00
2	209-03.73	Boulder Pile (See Detail B / Sheet CD-9)	EA	15	\$ 750.00	\$ 11,250.00	\$ 1,080.00	\$ 16,200.00
2	209-03.74	Anchored Large Log (See Detail C / Sheet CD-9)	EA	16	\$ 1,500.00	\$ 24,000.00	\$ 866.00	\$ 13,856.00
2	209-03.75	Fish Restocking	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 13,020.00	\$ 13,020.00
2	209-03.76	Artificial Shrub and Brush Complex (See Detail E/sheet CD-9)	EA	7	\$ 1,000.00	\$ 7,000.00	\$ 1,060.00	\$ 7,420.00
1	209-08.02	Temporary Silt Fence (With Backing) (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of this contract shall be at the contractors expense.)	LF	7,100	\$ 7.50	\$ 53,250.00	\$ 4.80	\$ 34,080.00
1	209-09.03	Sediment Filter Bag (15'x15') (As Approved and Directed by the City)	EA	24	\$ 2,000.00	\$ 48,000.00	\$ 419.00	\$ 10,056.00
1	209-10.01	Temporary Dewatering Structure (Price includes Riprap, Geotextile Fabric, Road and Drainage Excavation, Post, Etc.) (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of the contract shall be at the contractors expense.)	CY	654	\$ 150.00	\$ 98,100.00	\$ 89.00	\$ 58,206.00
1	209-13.05	Turbidity Curtain (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of this contract shall be at the contractors expense.)	LF	173	\$ 50.00	\$ 8,650.00	\$ 47.00	\$ 8,131.00
2	209-20.52	Bio Pond #1 (See Sheet C-15)	LS	1	\$ 75,000.00	\$ 75,000.00	\$ 107,350.00	\$ 107,350.00
2	209-20.53	Bio Pond #2 (See Sheet C-15)	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 91,990.00	\$ 91,990.00
1	209-40.30	Temporary Catch Basin Protection (Flexstorm Inlet Filters With Overflow Protection or Approved Equal) (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of this contract shall be at the contractors expense.)	EA	5	\$ 2,500.00	\$ 12,500.00	\$ 365.00	\$ 1,825.00
1	209-99.92	Concrete Washout (See Detail A / Sheet CD-3) (After the initial installation all cost associated with repair, maintenance and replacement during the life of this contract shall be at the Contractor's expense.)	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 4,200.00	\$ 4,200.00

FOOTNOTE(S)	ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE (\$)	EXT. AMOUNT (\$)	UNIT PRICE (\$)	EXT. AMOUNT (\$)
1	209-99.93	Filter Berm Inlet Protection (See Detail C / Sheet CD-5) (For Use at NRCS Riser During Phased Construction) (After the initial installation all cost associated with repair, maintenance, sediment removal and replacement during the life of this contract shall be at the Contractor's expense.)	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 957.00	\$ 957.00
1	303-01	Mineral Aggregate, Type A Base, Grading D	TON	6,545	\$ 35.00	\$ 229,075.00	\$ 39.50	\$ 258,527.50
1	303-10.02	Mineral Aggregate (Size 2)	TON	399	\$ 50.00	\$ 19,950.00	\$ 64.00	\$ 25,536.00
1	303-10.01	TDOT #57 Stone (Sink Hole Repair)	TON	120	\$ 50.00	\$ 6,000.00	\$ 68.50	\$ 8,220.00
1	307-01.08	Asphalt Concrete Mix (PG64-22) (BPMB-HM) Grading B-M2	TON	1,163	\$ 160.00	\$ 186,080.00	\$ 130.00	\$ 151,190.00
1	402-01	Bituminous Material for Prime Coat (PC)	TON	11	\$ 900.00	\$ 9,900.00	\$ 1,250.00	\$ 13,750.00
1	402-02	Aggregate for Cover Material (PC)	TON	35	\$ 50.00	\$ 1,750.00	\$ 60.00	\$ 2,100.00
1	403-01	Bituminous Material for Tack Coat (TC)	TON	3	\$ 1,000.00	\$ 3,000.00	\$ 1,490.00	\$ 4,470.00
1	411-01.11	ACS Mix (PG64-22) Grading E RDWY	TON	546	\$ 200.00	\$ 109,200.00	\$ 149.00	\$ 81,354.00
2	602-03.02\$	Pedestrian Bridge and Auxiliary Spillway	LS	1	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,768,952.00	\$ 1,768,952.00
2	602-03.03\$	Pedestrian Bridge (Wetlands Boardwalk)	LS	1	\$ 250,000.00	\$ 250,000.00	\$ 63,810.00	\$ 63,810.00
1	604-01.04	1 1/2" Steel Pipe Handrail (For Pedestrian Steps)	LF	34	\$ 250.00	\$ 8,500.00	\$ 287.00	\$ 9,758.00
1	604-01.32	Class A Concrete (Leveling) (See Details A, B, C and D / Sheet CD6)	CY	40	\$ 500.00	\$ 20,000.00	\$ 410.00	\$ 16,400.00
2	604-01.53\$	Concrete Structure (Concrete NRCS Riser)	LS	1	\$ 1,250,000.00	\$ 1,250,000.00	\$ 79,760.00	\$ 79,760.00
2	604-01.54\$	Concrete Structure (USBR Impact Stilling Basin Type VI)	LS	1	\$ 150,000.00	\$ 150,000.00	\$ 79,760.00	\$ 79,760.00
2	604-01.55\$	Concrete Structure (Dock Abutment) (See Detail L / Sheet SD-1)	SF	50	\$ 100.00	\$ 5,000.00	\$ 319.00	\$ 15,950.00
1	607-03.02	18-inch Concrete Pipe Culvert (Class III)	LF	253	\$ 200.00	\$ 50,600.00	\$ 174.00	\$ 44,022.00
1	607-06.02	30-inch Concrete Pipe Culvert (Class III)	LF	575	\$ 300.00	\$ 172,500.00	\$ 260.00	\$ 149,500.00
1	607-06.99	Concrete Encasement (30" RCP - See Detail F and G / Sheet SD-1)	LF	10	\$ 500.00	\$ 5,000.00	\$ 1,450.00	\$ 14,500.00
1	607-09.06	48" Prestressed Concrete Cylinder Pipe	LF	62	\$ 2,500.00	\$ 155,000.00	\$ 2,560.00	\$ 158,720.00
1	607-09.98	Concrete Pipe Cradle (48" PCCP - See Detail E/SD-2; 48" PCCP)	LF	57	\$ 100.00	\$ 5,700.00	\$ 523.00	\$ 29,811.00
1	607-09.99	Concrete Encasement (48" PCCP - See Detail D/SD-2; 48" PCCP)	LF	5	\$ 1,000.00	\$ 5,000.00	\$ 2,710.00	\$ 13,550.00
1	607-36.01	In-Line Storm Pipe Check Valve (30" RCP)	EA	1	\$ 25,000.00	\$ 25,000.00	\$ 29,140.00	\$ 29,140.00
1	611-01.03	Manholes, > 8'-12' Depth	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 12,640.00	\$ 12,640.00
1	611-07.31	18" Endwall (Side Drain)	EA	2	\$ 8,000.00	\$ 16,000.00	\$ 3,250.00	\$ 6,500.00
1	611-07.33	30" Endwall (Side Drain)	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 8,260.00	\$ 8,260.00
1	611-42.01	Catch Basins, Type 42, 0-ft - 4-ft Depth	EA	1	\$ 8,000.00	\$ 8,000.00	\$ 7,680.00	\$ 7,680.00
1	611-42.02	Catch Basins, Type 42, > 4-ft - 8-ft Depth	EA	2	\$ 10,000.00	\$ 20,000.00	\$ 9,390.00	\$ 18,780.00
1	611-42.03	Catch Basins, Type 42, > 12-ft - 16-ft Depth	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 17,770.00	\$ 17,770.00
1	611-43.02	Catch Basins, Type 43, > 4' - 8' Depth	EA	1	\$ 15,000.00	\$ 15,000.00	\$ 11,960.00	\$ 11,960.00
1	621-03.03	24" Temporary Drainage Pipe	LF	30	\$ 300.00	\$ 9,000.00	\$ 152.00	\$ 4,560.00
1	701-01.01a	Concrete Sidewalk/Trail (4-in thick; TDOT Class "A" Conc. w/ Fiber Reinf.)	SY	1,249	\$ 85.00	\$ 106,165.00	\$ 93.50	\$ 116,781.50
1	701-01.01b	Concrete Sidewalk/Trail (4-in thick w/ Turndown; TDOT Class "A" Conc. w/ Fiber Reinf.)	SY	2,751	\$ 95.00	\$ 261,345.00	\$ 93.50	\$ 257,218.50
1	701-01.02a	Concrete Sidewalk/Trail (6-in thick w/ Turndown; TDOT Class "A" Conc. w/ Fiber Reinf.)	SY	3,029	\$ 105.00	\$ 318,045.00	\$ 129.00	\$ 390,741.00
1	701-02.03	Concrete Curb Ramp (Includes Detectable Warning)	SF	1,054	\$ 35.00	\$ 36,890.00	\$ 10.20	\$ 10,750.80
1	701-02.04	Concrete Pedestrian Steps (Price Includes Class A Concrete and Steel Bar Reinforcement)	SF	120	\$ 100.00	\$ 12,000.00	\$ 85.00	\$ 10,200.00
1	702-01.03	Concrete Curb (6" Detached Concrete Curb)	LF	2,601	\$ 20.00	\$ 52,020.00	\$ 38.50	\$ 100,138.50
1	702-01.04	Concrete Curb (6" Wide x 8" Deep Ribbon Curb)	LF	673	\$ 20.00	\$ 13,460.00	\$ 38.50	\$ 25,910.50
1	702-03	Concrete Combined Curb & Gutter (Type 6-30) (Coordinate with TDOT Standard Drawing No. RP-NMC-10 - 8" Gutter Depth) (To Be Used As Directed At The Park Entrance)	LF	50	\$ 125.00	\$ 6,250.00	\$ 95.50	\$ 4,775.00
1	702-10.02	Parking Block (See Detail B / Sheet CD-14)	EA	4	\$ 200.00	\$ 800.00	\$ 160.00	\$ 640.00
1	707-06.05	Removal of Fence (4' Woven Wire Fence and Posts)	LS	1	\$ 9,000.00	\$ 9,000.00	\$ 10,880.00	\$ 10,880.00
1	707-08.02	Gate (Vehicular Pipe Gate (See Detail E / Sheet CD-12))	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 9,240.00	\$ 9,240.00
1	707-08.11	High-Visibility Construction Fence (As Directed by the City of Franklin)	LF	1,000	\$ 5.00	\$ 5,000.00	\$ 2.25	\$ 2,250.00
1	707-99.01	Rod Iron Fence and Gate (See Detail D / Sheet CD-14) (Fence To Be Field Located)	LF	180	\$ 80.00	\$ 14,400.00	\$ 176.00	\$ 31,680.00
2	709-03S	Articulating Concrete Block Mats (Price Includes TDOT Type III Geotextile)	SY	3,947	\$ 120.00	\$ 473,640.00	\$ 108.00	\$ 426,276.00
1	709-05.05	Machined Rip-Rap (Class A-3)	TON	6,372	\$ 80.00	\$ 509,760.00	\$ 56.00	\$ 356,832.00
1	709-05.06	Machined Rip-Rap (Class A-1)	TON	94	\$ 80.00	\$ 7,520.00	\$ 73.50	\$ 6,909.00
1	709-05.08	Machined Rip-Rap (Class B)	TON	2,590	\$ 95.00	\$ 246,050.00	\$ 63.00	\$ 163,170.00

FOOTNOTE(S)	ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE (\$)	EXT. AMOUNT (\$)	UNIT PRICE (\$)	EXT. AMOUNT (\$)
1	713-16.20	Signs (Stop, R1-1, 30"x30") (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	1	\$ 250.00	\$ 250.00	\$ 383.00	\$ 383.00
1	713-16.21	Signs (HC Reserved Parking, R7-8, 12"x18" and Van Accessible Plaque, R7-8P, 18"x9"), (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	2	\$ 500.00	\$ 1,000.00	\$ 255.00	\$ 510.00
1	713-16.21	Signs (HC Reserved Parking, R7-8, 12"x18"), (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	4	\$ 750.00	\$ 3,000.00	\$ 351.00	\$ 1,404.00
1	713-16.21	Signs (Speed Limit - 15 MPH, R2-1, 24"x30"), (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	1	\$ 250.00	\$ 250.00	\$ 351.00	\$ 351.00
1	713-16.22	Signs ("Flood Zone", 12"x18" and "Park Closed From Sunset to Sunrise", 12"x18"), (See Detail A / Sheet CD-14), (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	2	\$ 500.00	\$ 1,000.00	\$ 255.00	\$ 510.00
1	713-16.23	Signs ("No Motor Vehicles", R5-3, 24"x24"), (See Detail F / Sheet CD-8), (Unit Price Bid Includes Perforated Square Tube Post (2" Min.) and All Necessary Items For A Complete Installation)	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 319.00	\$ 1,276.00
1	713-16.24	Signs (COF Buffer Signs) (See Detail F / Sheet CD-8) (City of Franklin Shall Provide the Sign Panel, Contractor to Provide Perforated Square Tube Post (2" Min.) and All Other Necessary Items For A Complete Installation)	EA	107	\$ 200.00	\$ 21,400.00	\$ 191.00	\$ 20,437.00
1	713-16.24	Removable Bollard (See Detail G / Sheet CD-8)	EA	7	\$ 1,000.00	\$ 7,000.00	\$ 957.00	\$ 6,699.00
1	716-02.05	Plastic Pavement Marking (Stop Line)	LF	36	\$ 50.00	\$ 1,800.00	\$ 64.00	\$ 2,304.00
1	716-02.06	Plastic Pavement Marking (Turn Lane Arrow)	EA	4	\$ 500.00	\$ 2,000.00	\$ 447.00	\$ 1,788.00
1	716-05.08	Painted Pavement Marking (4" SSWL Parking Line) (Includes HC Diagonal Markings)	LF	2,484	\$ 0.75	\$ 1,863.00	\$ 0.64	\$ 1,589.76
1	716-05.23	Painted Pavement Marking (Active Handicap Symbol)	EA	6	\$ 400.00	\$ 2,400.00	\$ 383.00	\$ 2,298.00
1	716-13.01	Spray Thermo Pavement Marking (60 mil) (4 in. Line)	LF	944	\$ 4.00	\$ 3,776.00	\$ 5.10	\$ 4,814.40
1	716-13.04	Spray Thermo Pavement Marking (60 mil) (4 in. Dotted Line)	LF	152	\$ 5.00	\$ 760.00	\$ 5.70	\$ 866.40
1	717-01	Mobilization	LS	1	\$ 300,000.00	\$ 300,000.00	\$ 260,140.00	\$ 260,140.00
1	718-01.45	Boat Ramp (See Detail M / Sheet SD-1) (Price Includes #57 Stone, Class A Concrete W/ V-Groove Finish and Reinforcement)	SY	122	\$ 200.00	\$ 24,400.00	\$ 333.00	\$ 40,626.00
1	740-06.01	Geomembrane (To Be Used For Sinkhole Repair)	SY	200	\$ 40.00	\$ 8,000.00	\$ 22.50	\$ 4,500.00
1	740-10.03	Geotextile (Type III) (Erosion Control)	SY	8,560	\$ 4.50	\$ 38,520.00	\$ 5.40	\$ 46,224.00
1	740-10.04	Geotextile (Type IV) (Stabilization) (Sink Hole Repair)	SY	225	\$ 5.00	\$ 1,125.00	\$ 6.20	\$ 1,395.00
1	740-11.05	Temporary Sediment Tube (24-Inch)	LF	424	\$ 15.00	\$ 6,360.00	\$ 3.85	\$ 1,632.40
2	795-15.075	24" Steel Casing Pipe Open Cut Method	LF	50	\$ 400.00	\$ 20,000.00	\$ 308.00	\$ 15,400.00
2	801-015	Permanent Seeding (Turf Seed Mix) (with Mulch) (Watering as Required)	SY	30,132	\$ 1.25	\$ 37,665.00	\$ 0.80	\$ 24,105.60
2	801-01.065	Seeding (Buffer Enhancement Seed Mix)	SY	42,034	\$ 3.00	\$ 126,102.00	\$ 0.80	\$ 33,627.20
1	801-01.07	Temporary Seeding (with Mulch) (As directed by the Engineer)	SY	45,000	\$ 0.50	\$ 22,500.00	\$ 0.80	\$ 36,000.00
1	802.01.075	Landscape Plantings (Non-Saplings) (Canopy Trees, Understory Trees and Shrubs) (Price includes excavation, backfill, wooden stakes, mulch, watering and 1-year warranty)	LS	1	\$ 350,000.00	\$ 350,000.00	\$ 368,070.00	\$ 368,070.00
2	802-01.105	Sapling Plantings	EA	2,250	\$ 120.00	\$ 270,000.00	\$ 27.20	\$ 61,200.00
2	803-015	Permanent Sodding (Rolled Sod) (Includes Watering as Required)	SY	10,468	\$ 8.00	\$ 83,744.00	\$ 13.40	\$ 140,271.20
1	805-12.03	Erosion Control Blanket (Type III)	SY	500	\$ 5.00	\$ 2,500.00	\$ 3.85	\$ 1,925.00
1	806-02.12	Mowing, Weedeating & Litter Pickup (Urban Area)	CYCL	6	\$ 1,000.00	\$ 6,000.00	\$ 4,470.00	\$ 26,820.00
1	921-01.015	Bicycle Rack	EA	4	\$ 1,000.00	\$ 4,000.00	\$ 2,550.00	\$ 10,200.00

Foundation Grouting						Foundation Grouting		
2	FG-01	Overburden Drilling	LF	1,450	\$ 80.00	\$ 116,000.00	\$ 263.00	\$ 381,350.00
2	FG-02	Rock Drilling	LF	1,750	\$ 90.00	\$ 157,500.00	\$ 214.00	\$ 374,500.00
2	FG-03	Grout Nipples	EA	64	\$ 2,000.00	\$ 128,000.00	\$ 827.00	\$ 52,928.00
2	FG-04	Steel Casing Installation Through Overburden	LF	1,450	\$ 10.00	\$ 14,500.00	\$ 240.00	\$ 348,000.00
2	FG-05	Water Pressure Testing	HR	300	\$ 475.00	\$ 142,500.00	\$ 762.00	\$ 228,600.00
2	FG-06	Bags of Cement	EA	5,025	\$ 20.00	\$ 100,500.00	\$ 21.60	\$ 108,540.00
2	FG-07	Admixtures	GAL	250	\$ 26.00	\$ 6,500.00	\$ 95.50	\$ 23,875.00
2	FG-08	Pumping Hours	HR	512	\$ 500.00	\$ 256,000.00	\$ 762.00	\$ 390,144.00
2	FG-09	Stand-By Time	HR	40	\$ 1,000.00	\$ 40,000.00	\$ 2,720.00	\$ 108,800.00
2	FG-10	Foundation Grouting Contingency (Owner Allowance)	DOLL	315,000	\$ 1.00	\$ 315,000.00	\$ 1.00	\$ 315,000.00
2	FG-11	Sand for Grouting	LB	10,000	\$ 1.00	\$ 10,000.00	\$ 0.32	\$ 3,200.00

FOOTNOTE(S)	ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE (\$)	EXT. AMOUNT (\$)	UNIT PRICE (\$)	EXT. AMOUNT (\$)
Electrical							Electrical	
2	E-01	Electrical Lighting, Conduit, and Panels	LS	1	\$ 440,000.00	\$ 440,000.00	\$ 513,660.00	\$ 513,660.00

Misc.							Misc.	
2	COF-01	Utility Record Drawings (See Special Provision Regarding Utility Record Drawings)	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 127,620.00	\$ 127,620.00
2	COF-02	Contingency (Owner Allowance)	DOL	350,000	\$ 1.00	\$ 350,000.00	\$ 1.00	\$ 350,000.00
SUB-TOTAL BASE BID:					Haren Construction	\$ 13,482,000.00	Civil Constructors	\$ 14,590,299.95

SUB-TOTAL BASE BID PRICE (IN WORDS):

SUB-TOTAL BASE BID PRICE (\$):

ALTERNATES							ALTERNATES	
FOOTNOTE(S)	ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE (\$)	EXT. AMOUNT (\$)		
2	COF-03	Boat Dock	LS	1	\$ 125,000.00	\$ 125,000.00	\$ 31,900.00	\$ 31,900.00
SUB-TOTAL ALTERNATE BID:								
SUB-TOTAL ALTERNATE BID PRICE (\$):						\$ 125,000.00	SUB-TOTAL ALTERNATE BID PRICE (\$):	\$ 31,900.00

TOTAL BID PRICE (BASE BID + ALTERNATE BID) (\$):	\$ 13,607,000.00	TOTAL BID PRICE (BASE BID + ALTERNATE BID) (\$):	\$ 14,622,199.95
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FOOTNOTES:

- Item Nos. 000-00.00 are standard or slightly modified Tennessee Department of Transportation (TDOT) item numbers and shall be paid as listed in the TDOT standard specifications for road and bridge construction.
- Item Nos. 000-00.00S, FG-00, E-00, and COF-00 are special City items and shall be paid as listed in the Specifications, Section 012000 - Price and Payment.
- If Owner awards the contract for the Work, such award will be to the responsible Bidder submitting the lowest responsive Bid for the "Total Bid Price (Base Bid + Alternative Bid)



File #: 21-0112

DATE: January 22, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Kelly Dannenfelser, Asst. Director of Planning
Chris Koeper

SUBJECT:
Discussion Of City Hall Overview Of Process And Schedule

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the discussion of City Hall status and schedule.

BACKGROUND/STAFF COMMENTS:
This presentation will cover the Early Release Package process and timeframes for the construction of the new City Hall.

FINANCIAL IMPACT:
See attached.

RECOMMENDATION:
Staff recommends that the Board of Mayor and Aldermen acknowledge City Hall status and schedule.

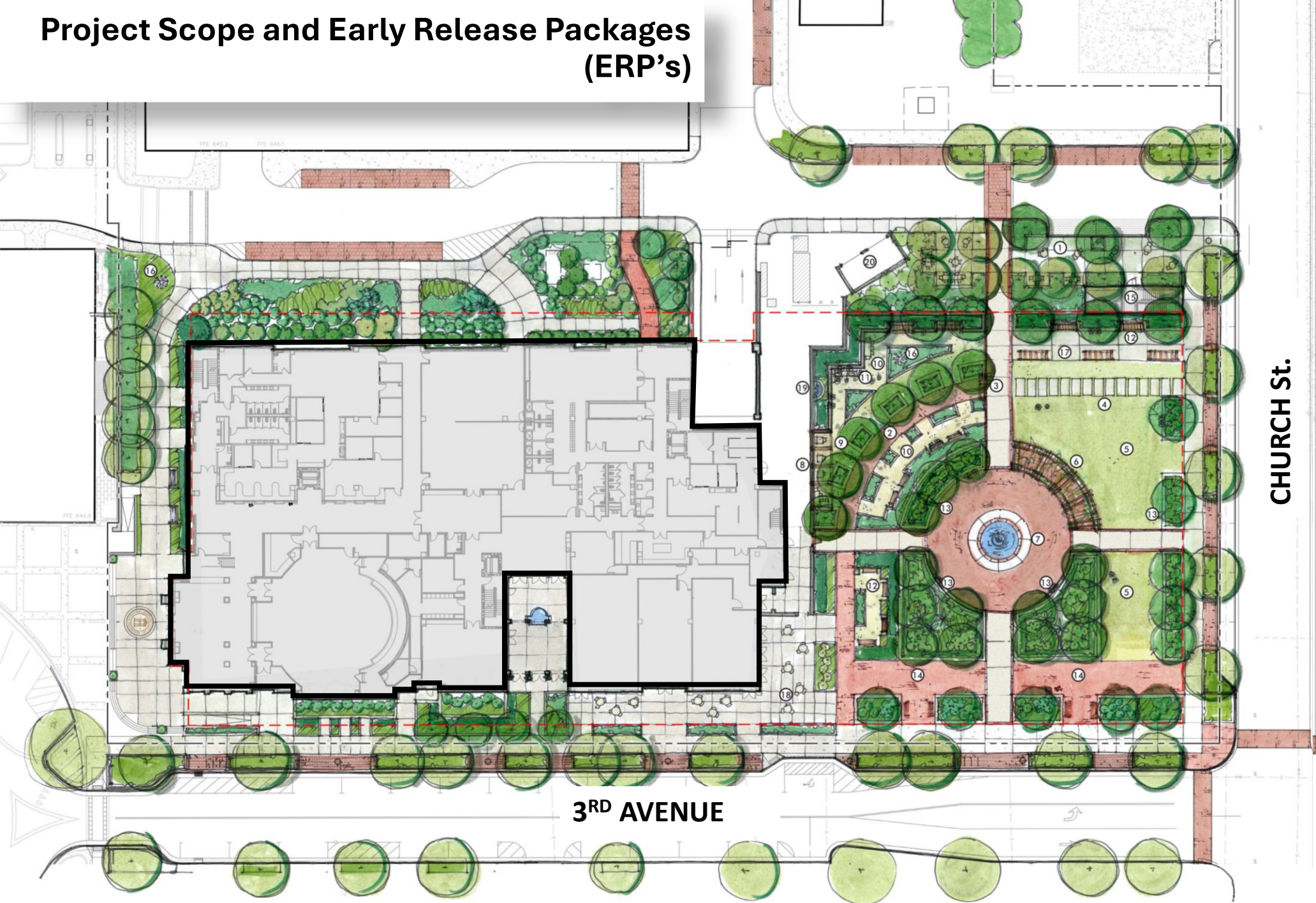


Franklin City Hall BOMA Work Session

Overview of Process and Schedule

11 February 2025

**Project Scope and Early Release Packages
(ERP's)**



ERP (Early Release Package) Delivery

- ERPs are issued prior to final design documents at multiple stages of design
 - ERPs allow construction of critical path elements to begin early and allow long lead time items to be purchased prior to final design.
 - New City Hall will have 3 ERP packages prior to final Construction Documents
 - Shaves a year off the process, and time is money
- ERP Process Basics
 - Architects/Engineers/CMAR and Owners Rep issue ERP package (Drawings and Specs)
 - Contractor prices and Bids each ERP package
 - Owner's Representative, City Staff and AE review ERP package and pricing
 - Owner's Representative issues work authorization for Notice to Proceed
 - ERP's are tracked and combined to issue one final GMP with the last ERP



Early Release Package (ERP 1)

General Construction Activities

- Abatement, Demo
- Excavation/Shoring
- Partial Utilities

Early Release Package (ERP 2)

General Construction Activities

- Foundations
- Structure
- MEP Procurement
- Utilities/3rd Ave S



Early Release Package (ERP 3) – Final GMP

General Construction Activities

- Exterior Skin
- Interiors/Finishes
- MEP
- Park
- Landscaping



Milestone Schedule With Early Release Packages (ERP's)

24 Month Forecasted Construction Schedule

- ERP 1: Abatement, Demo, Excavation, Shoring, Partial Utilities
 - Spring 2025 – Fall 2025
- ERP 2: Foundations, Structure, MEP Procurement, Utilities/3rd Avenue S
 - Fall 2025 – Summer 2026
- GMP* ERP 3: Exterior Skin, Interiors/Finishes, MEP, Park, Landscaping
 - Spring 2026 – Summer 2027

[illegible]

**Early Release Packages are issued Work Authorizations; these packages are rolled together in the final ERP 3 Package as the overall GMP*

Current Costs Incurred To Date:

• OHM Advisors/Architects	\$4,831,525
• STV, Inc	\$ 275,658
• Misc. (GeoTeK, Survey's Etc.)	\$ 290,102
• Skanska, Inc	<u>\$ 86,667</u>
Total	\$5,483,591

Scheduled BOMA Work Session Updates

- 1st ERP Update May 2025
- 2nd ERP Update July/August 2025
- 3rd ERP Update November 2025
- Final Guaranteed Maximum Price February 2026
- Periodic and Monthly Budget and Construction Updates To Completion



File #: 21-072

DATE: January 15, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Bill Squires, Asst. City Attorney

SUBJECT:

Consideration Of Ordinance 2025-02, An Ordinance To Update The City Of Franklin Municipal Code Relative To The Municipal Court By Removing Outdated And No Longer Applicable Language

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Ordinance 2025-02, An Ordinance To Update The City Of Franklin Municipal Code Relative To The Municipal Court By Removing Outdated And No Longer Applicable Language.

BACKGROUND/STAFF COMMENTS:

This ordinance is a housekeeping measure for the City of Franklin Municipal Code. The current ordinances related to City Court arise from state law that has changed over time, particularly with the Legislature's passage of the Municipal Court Reform Act of 2004 and its various revisions over the years. The ordinance presented here does not add anything new to the city code for consideration, but it removes those parts of the code referring to City Court that are no longer applicable law. Examples include giving authority for the Mayor and the City Recorder to issue warrants for arrest, the City Court exercising juvenile court jurisdiction, and the City Court Judge being able to sentence people to jail. Those things no longer apply to the current City Court structure.

These changes were made by rewriting or deleting the affected sections. A redline version has been included for convenience.

FINANCIAL IMPACT:

This item generates no cost.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2025-02.

ORDINANCE 2025-02

AN ORDINANCE TO UPDATE THE CITY OF FRANKLIN MUNICIPAL CODE RELATIVE TO THE MUNICIPAL COURT BY REMOVING OUTDATED AND NO LONGER APPLICABLE LANGUAGE.

WHEREAS, Article X of the Charter of the City of Franklin provides for the establishment of a City Court, along with the appointment of a City Judge, in order to prosecute violations of the ordinances of the City of Franklin; and

WHEREAS, the Municipal Court Reform Act of 2004, as amended from time to time over the years, made certain changes to the operation and jurisdiction of municipal courts across Tennessee; and

WHEREAS, some sections of the Franklin Municipal Code require updating to be in keeping with those changes; and

WHEREAS, the Board of Mayor and Aldermen finds it to be wise and useful that the Franklin Municipal Code be as accurate as possible; and

WHEREAS, the Board of Mayor and Aldermen therefore finds this action to be in the best interests of the City.

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

SECTION I. That Title 3, Section 201 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-201. – Maintenance of Docket.

The city judge, with the assistance of the city court clerk, shall keep a complete docket of all matters coming before the court. The docket shall include for each defendant such information as their name; warrant and/or citation numbers; alleged offense; disposition; fines and costs imposed and whether collected; and all other information that may be relevant.

SECTION II. That Title 3, Section 3-203 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-203. – Reserved.

SECTION III. That Title 3, Section 3-205 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-205. – Trial and disposition of cases.

Every person charged with violating a municipal ordinance shall be entitled to an immediate trial and disposition of their case, provided the city court is in session and the

city judge is reasonably available. However, the provisions of this chapter shall not apply when the alleged offender, by reason of drunkenness or other incapacity, is not in a proper condition or is not able to appear before the court.

SECTION IV. That Title 3, Section 3-206 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-206. – Clerk of the city court.

The city judge may appoint a clerk of the city court, who shall be an employee of the City of Franklin. Any person so appointed must receive the approval of the Board of Mayor and Aldermen. The clerk shall perform such duties as may be delegated to them by the city judge, state and federal laws and regulations, and the Franklin Municipal Code, including but not limited to, the maintenance of books and records pertaining to the issuance of warrants and citations, the disposition of cases coming before the court, the collection of fines and costs, preparation of orders and reports, and attendance at all sessions of court.

SECTION V. That a new section, Sec. 3-209, be added in **Chapter 2. – Court Administration**, that reads as follows:

Sec. 3-209. – Appeals.

Any defendant who is dissatisfied with any judgment of the city court against them may, within ten days after such judgment is rendered, appeal to the circuit court upon posting any required appeal bond.

SECTION VI. That Title 3, Section 3-301 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-301. – Reserved.

SECTION VII. That Title 3, Section 3-302 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-302. – Reserved.

SECTION VIII. That Title 3, Section 3-304 of the City of Franklin Municipal Code is hereby deleted in its entirety and replaced with the following:

Sec. 3-304. – Offense: failure to appear.

- (1) It shall constitute an offense for which an additional citation for failure to appear shall issue by the clerk of the court upon the failure of any person to appear before the city court. A violation of this separate offense shall result in a penalty as specified in appendix A, comprehensive fees and penalties.

- (2) The power to punish under this section may not be used against any person who fails to appear for parking violations.

SECTION IX. That Chapter 4, Bonds and Appeals, be deleted in its entirety and not replaced.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

William E. Squires
Assistant City Attorney

PASSED FIRST READING

PASSED SECOND READING:



File #: 21-070

DATE: January 15, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Kristine Brock, Asst. City Administrator/CFO

SUBJECT:

Consideration Of Resolution 2025-08, A Resolution To Amend The Organizational Chart Of The Finance Department

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning Resolution 2025-08 to amend the organizational chart of the Finance Department.

BACKGROUND/STAFF COMMENTS:

The Purchasing function of the City of Franklin is currently a separate office led by a Manager with three full time Procurement Officers directly reporting. Budgeting and accounting for operating expenses of the Purchasing office is a stand alone cost center within the General Fund. The Purchasing function is part of the Support Services group reporting to the Assistant City Administrator/Chief Financial Officer.

The ACA/CFO is recommending moving the Purchasing function into the Finance Department and reporting to the Comptroller as of mid FY 2025 for the following reasons:

- 1) In a majority of local governments, the Purchasing function is located within the Finance Department. This proximity allows for close collaboration amongst the Purchasing, Accounts Payable and Accounting teams, who are closely related to Purchasing functions including the issuance of purchase orders and requisitions as well as management of the City's procurement card program.
- 2) The Comptroller and the IT Department are in initial stages of investigation for a financial software program to succeed the 20 year old Microsoft Great Plains product, which does not have a public procurement module. A requirement of the succeeding software will be one with an integrated procurement function that will automate work flows from requesting departments to Purchasing, and continue with work flows to accounts payable and accounting. Moving the Purchasing office into the Finance Department will allow staff administering the new enhanced financial software to work in the same department.
- 3) Reorganizing the Purchasing office into the Finance Department will enhance career opportunities for employees in multiple disciplines. It is customary in consolidated Finance departments for employees to cross train within purchasing, accounting, accounts payable, payroll and grant administration functions. In many instances, an employee who has cross trained in related areas will apply for promotions as vacancies occur.
- 4) With the movement of City Hall operations to interim locations as of January 2025, the Purchasing

Office and Finance Department teams are located within the same suite. It is planned for the consolidated department to locate together to the new City Hall when it is constructed.

FINANCIAL IMPACT:

There is no financial impact to the City from this organizational chart change.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-08.

RESOLUTION 2025-08

A RESOLUTION TO AMEND THE ORGANIZATION CHART OF THE FINANCE DEPARTMENT

WHEREAS, the Board of Mayor and Alderman established the annual budget for the City of Franklin for the Fiscal year 2024-2025, by Ordinance 2024-17, effective July 1, 2024; and

WHEREAS, the City of Franklin wishes whenever possible to streamline operations and organizational systems to maximize efficiency; and

WHEREAS, the Assistant City Administrator for Finance and Administration desires to adjust the Organization Chart of the Finance Department; and

WHEREAS, the elimination of a separate Purchasing Department and the movement of its personnel and functions into the Finance Department will achieve greater efficiency; and

WHEREAS, this move will result in no additional cost to the taxpayers of the City of Franklin; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to adopt such change.

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

Section 1. The City of Franklin hereby adopts the amended Organization and Personnel Charts for the Finance Department, to be incorporated within the FY2024-25 Budget, as shown in Exhibit A, attached, by adding personnel previously allocated to the Purchasing Department to the Finance Department, without amending the expenditures currently adopted in the FY 2024-25 Budget.

Section 2. The City of Franklin hereby eliminates the separate Organization and Personnel Charts for the Purchasing Department, without amending the expenditures currently adopted in the FY 2024-2025 Budget.

Section 3. That the Resolution shall be effective upon adoption.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 20__.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

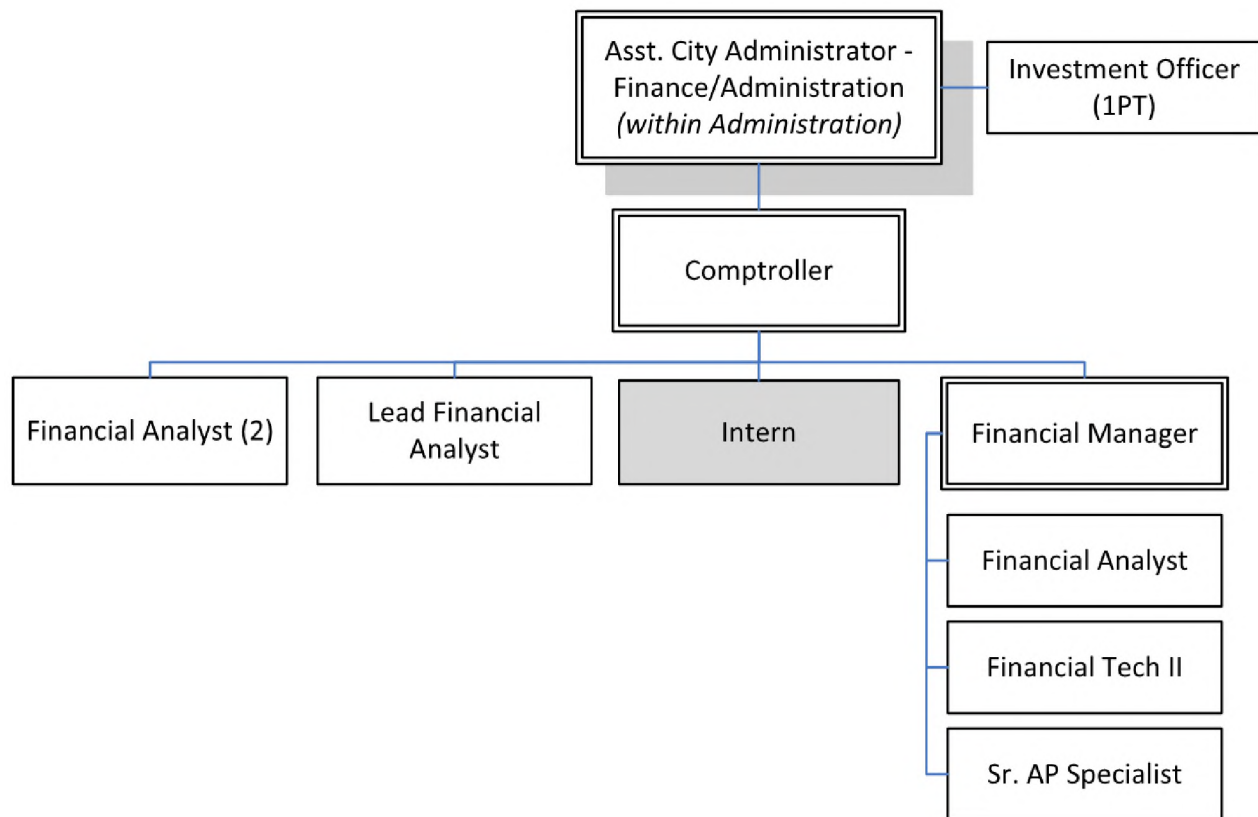
By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

Organizational Chart



Staffing by Position

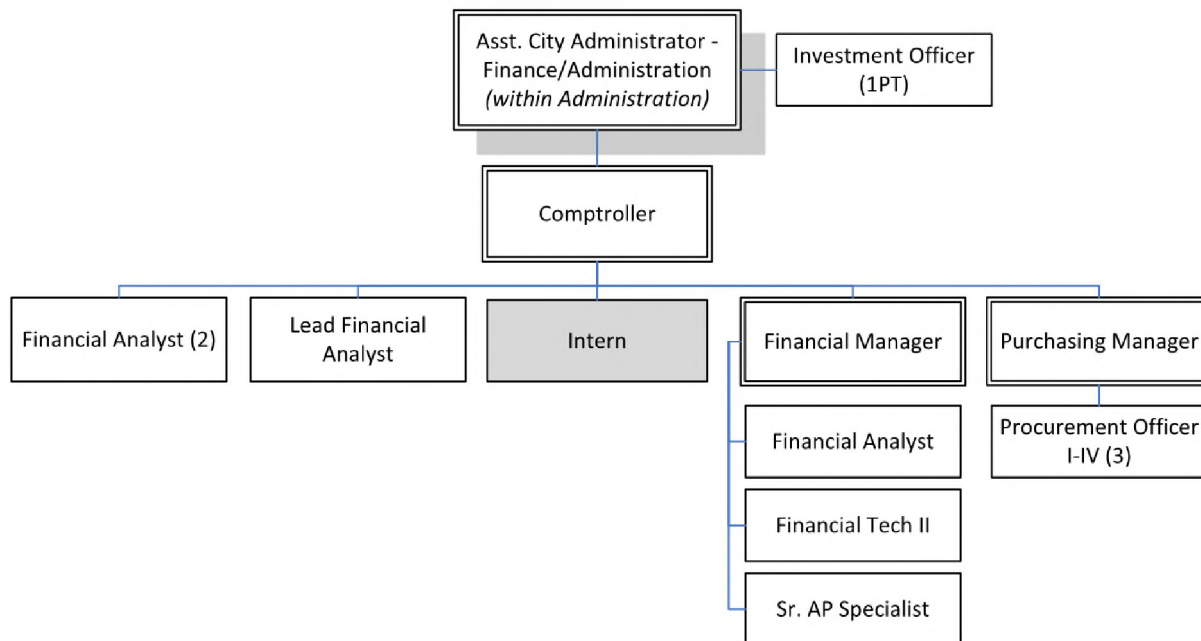
Budgeted Positions	Pay Grade	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Investment Officer	M	0	1	0	1	0	1	0	1	0	1
Comptroller*	L	1	0	1	0	1	0	1	0	1	0
Budget & Strategic Innovation Manager	L	1	0	1	0	1	0	1	0	0	0
Financial Manager	J	1	1	1	1	1	1	1	1	1	0
Lead Financial Analyst	I	0	0	0	0	0	0	0	0	1	0
Financial Analyst	I	4	0	4	0	4	0	4	0	3	0
Payroll Specialist	G	1	0	1	0	1	0	1	0	1	0
Senior AP Specialist	F	1	0	1	0	1	0	1	0	1	0
Sub-Total - Budgeted Positions		9	2	9	2	9	2	9	2	8	1

Authorized, Unbudgeted Positions	Pay Grade	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Intern	INTERN	0	1	0	1	0	1	0	1	0	1
Sub-Total - Unbudgeted Positions		0	1	0	1	0	1	0	1	0	1

Total Authorized Positions	9	3	9	3	9	3	9	3	8	2
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* Authorized overfill beginning January 2024
FY 2025 Operating Budget

Organizational Chart (Proposed)



Staffing by Position (Proposed)

Budgeted Positions	Pay Grade	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Investment Officer	M	0	1	0	1	0	1	0	1	0	1
Comptroller*	L	1	0	1	0	1	0	1	0	1	0
Budget & Strategic Innovation Manager	L	1	0	1	0	1	0	1	0	0	0
Financial Manager	J	1	1	1	1	1	1	1	1	1	0
Purchasing Manager^	J	0	0	0	0	0	0	0	0	1	0
Lead Financial Analyst	I	0	0	0	0	0	0	0	0	1	0
Financial Analyst	I	4	0	4	0	4	0	4	0	3	0
Payroll Specialist	G	1	0	1	0	1	0	1	0	1	0
Senior AP Specialist	F	1	0	1	0	1	0	1	0	1	0
Procurement Officer I-IV^	E-I	0	0	0	0	0	0	0	0	3	0
Sub-Total - Budgeted Positions		9	2	9	2	9	2	9	2	12	1

Authorized, Unbudgeted Positions	Pay Grade	FY 2021		FY 2022		FY 2023		FY 2024		FY 2025	
		F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T	F-T	P-T
Intern	INTERN	0	1	0	1	0	1	0	1	0	1
Sub-Total - Unbudgeted Positions		0	1	0	1	0	1	0	1	0	1

Total Authorized Positions	9	3	9	3	9	3	9	3	12	2
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* Authorized overfill beginning January 2024 ^Funds for Purchasing Personnel remain in the Purchasing Department for FY 2025.



File #: 21-01306

DATE: November 21, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Brad Wilson, Facilities Project Manager

SUBJECT:

Consideration Of Procurement Award To Rotolo Consultants, LLC Of Slidell, Louisiana In The Total Amount Of \$116,379.17 For All 15 Specified Jobsites Per Mowing Season For City Facility Landscaping And Related Contract Services For A Term Of Award For The Administration Department Facilities Division (Purchasing Office Procurement Solicitation No. 2025-011; Contract No. 2024-0395)

PURPOSE:

The purpose of this procurement is to purchase City facility landscaping and related contract services for a term of award for the Administration Department Facilities Division.

BACKGROUND/STAFF COMMENTS:

The City published on October 31, 2024 a Notice to Bidders in the *Williamson Herald* for City facility landscaping and related contract services for a term of award. In addition, bid documents were sent on or about the same date directly to thirty-four (34) potential bidders known or thought to be interested in this solicitation. Bids from seven (7) service providers were publicly opened at the bid opening held on November 21, 2024. A tabulation of the bids received for this solicitation is attached.

A reference check by staff for the responsible bidder that submitted the lowest priced responsive bid has yielded favorable feedback.

FINANCIAL IMPACT:

The lowest priced responsive bid by a responsible bidder was submitted by Rotolo Consultants, LLC of Slidell, Louisiana and is in the total amount of \$116,379.17 for all 15 specified jobsites per mowing season for City facility landscaping and related contract services for a term of award. This bid was identified because it is the lowest bid submitted by a responsible bidder that also meets or exceeds the City's intention as expressed and implied by the City's specifications as well as the instructions, terms and conditions pertaining to this procurement solicitation. The Administration Department Facilities Division budget for fiscal year 2025 allocates \$127,400 out of the General Fund, the Sanitation and Environmental Services Department Administration Division budget for fiscal year 2025 allocates \$19,467 out of the Sanitation Fund, the Water Management Department Water Treatment Division budget for fiscal year 2025 allocates \$0 out of the Water Fund, and the Water Management Department Clean Water Division budget for fiscal year 2025 allocates \$0 out of the Wastewater Fund, all for the purchase of facility landscaping and related contract services.

RECOMMENDATION:

Staff recommends that the City accept, contingent upon Law Department and City Administrator approval of City Contract No. 2024-0395, the apparent lowest best bid, from Rotolo Consultants, LLC, in the total amount of \$116,379.17 for all 15 specified jobsites per mowing season for City facility landscaping and related contract services for a term of award, and award this procurement to this bidder. The City's Purchasing Manager believes the prepared solicitation documents as distributed allowed for competition among multiple service providers, and that the staff recommendation appears to be made in a fair and impartial manner based upon the bids received. Pursuant to authority previously granted by the Board of Mayor and Aldermen, Contract No. 2024-0395 has been prepared for execution by the City Administrator pending approval by the Board of Mayor and Aldermen of the staff recommendation to accept the bid from and award the procurement to Rotolo Consultants, LLC.

Tabulation of results from bid opening for City of Franklin, TN Procurement Solicitation No. 2025-011 *

Event Number	2025-011		Organization	City of Franklin, TN eBid	
Event Title	City facility landscaping and related contract services for a term of award		Workgroup	Purchasing	
Event Description	City facility landscaping and related contract services for a term of award		Event Owner	Suzanne Ward	
Event Type	ITB		Email	suzanne.ward@franklin.tn.gov	
Issue Date	11/1/2024 05:01:57 PM (CT)		Phone	615-550-6698	
Close Date	11/21/2024 02:00:00 PM (CT)		Fax	n/a	
Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Rotolo Consultants, Inc.	Slidell	LA	11/21/2024 09:37:37 AM (CT)	43	\$116,379.17
3 C's Lawn Care	Nashville	TN	11/21/2024 02:00:00 PM (CT)	27	\$150,260.00
CityGreen Services (Sikes Services)	Chattanooga	TN	11/21/2024 02:00:00 PM (CT)	43	\$159,340.00
Landscape Services Inc. (LSI)	Franklin	TN	11/21/2024 02:00:00 PM (CT)	43	\$180,374.08
Proscapes, LLC	Franklin	TN	11/21/2024 02:00:00 PM (CT)	42	\$222,575.00
Swift Lawn & Land	Franklin	TN	11/18/2024 07:51:14 AM (CT)	43	\$225,426.46
Yellowstone Landscape, Inc.	Antioch	TN	11/21/2024 12:04:17 PM (CT)	43	\$240,935.26

				Rotolo Consultants, Inc.		3 C's Lawn Care		CityGreen Services (Sikes)		Landscape Services Inc.		Proscapes, LLC		Swift Lawn & Land		Yellowstone Landscape,	
				Total Price	\$116,379.17	Total Price	\$150,260.00	Total Price	\$159,340.00	Total Price	\$180,374.08	Total Price	\$222,575.00	Total Price	\$225,426.46	Total Price	\$240,935.26
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Jobsite 1			\$22,585.94	\$22,585.94	\$16,650.00	\$16,650.00	\$17,887.50	\$17,887.50	\$26,400.00	\$26,400.00	\$28,300.00	\$28,300.00	\$28,231.00	\$28,231.00	\$25,797.00	\$25,797.00
1.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$322.61		\$190.00		\$240.00		\$430.00		\$400.00		\$415.00		\$387.00	
1.2	Mulching services	1	Total fee for service per service date	\$7,620.17		\$6,000.00		\$6,987.50		\$9,450.00		\$11,500.00		\$9,562.00		\$10,352.00	
1.3	Shrubbery trimming services	2	Total fee for service per service date	\$1,837.21		\$2,000.00		\$1,250.00		\$950.00		\$1,400.00		\$2,072.00		\$950.00	
2	Jobsite 2			\$3,686.90	\$3,686.90	\$2,275.00	\$2,275.00	\$6,868.50	\$6,868.50	\$9,299.95	\$9,299.95	\$9,000.00	\$9,000.00	\$13,115.00	\$13,115.00	\$9,450.03	\$9,450.03
2.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$105.34		\$65.00		\$155.10		\$208.57		\$160.00		\$162.00		\$270.00	
2.2	Mulching services	1	Total fee for service per service date	\$0.00				\$990.00		\$1,400.00		\$1,500.00		\$3,595.00		\$0.01	
2.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$225.00		\$300.00		\$950.00		\$1,925.00		\$0.01	
3	Jobsite 3			\$2,783.55	\$2,783.55	\$2,275.00	\$2,275.00	\$5,712.50	\$5,712.50	\$11,400.00	\$11,400.00	\$11,000.00	\$11,000.00	\$12,800.30	\$12,800.30	\$9,450.03	\$9,450.03
3.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$79.53		\$65.00		\$117.50		\$230.00		\$180.00		\$180.00		\$270.00	
3.2	Mulching services	1	Total fee for service per service date	\$0.00				\$1,100.00		\$1,850.00		\$4,000.00		\$3,805.66		\$0.01	
3.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$250.00		\$750.00		\$350.00		\$1,347.32		\$0.01	
4	Jobsite 4			\$3,110.80	\$3,110.80	\$2,100.00	\$2,100.00	\$5,143.75	\$5,143.75	\$6,000.00	\$6,000.00	\$6,700.00	\$6,700.00	\$11,070.00	\$11,070.00	\$8,960.03	\$8,960.03
4.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$88.88		\$60.00		\$129.25		\$150.00		\$160.00		\$217.00		\$256.00	
4.2	Mulching services	1	Total fee for service per service date	\$0.00				\$420.00		\$450.00		\$700.00		\$1,165.00		\$0.01	
4.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$100.00		\$150.00		\$200.00		\$1,155.00		\$0.01	
5	Jobsite 5			\$2,694.65	\$2,694.65	\$2,625.00	\$2,625.00	\$5,292.50	\$5,292.50	\$6,899.75	\$6,899.75	\$7,360.00	\$7,360.00	\$7,808.16	\$7,808.16	\$8,330.03	\$8,330.03
5.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$76.99		\$75.00		\$117.50		\$162.85		\$180.00		\$155.00		\$238.00	
5.2	Mulching services	1	Total fee for service per service date	\$0.00				\$630.00		\$800.00		\$700.00		\$1,613.16		\$0.01	
5.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$275.00		\$200.00		\$180.00		\$385.00		\$0.01	
6	Jobsite 6			\$2,652.30	\$2,652.30	\$2,275.00	\$2,275.00	\$4,714.00	\$4,714.00	\$7,800.00	\$7,800.00	\$7,360.00	\$7,360.00	\$7,660.00	\$7,660.00	\$9,450.03	\$9,450.03
6.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$75.78		\$65.00		\$120.00		\$190.00		\$180.00		\$125.00		\$270.00	
6.2	Mulching services	1	Total fee for service per service date	\$0.00				\$264.00		\$850.00		\$700.00		\$2,135.00		\$0.01	
6.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$125.00		\$150.00		\$180.00		\$575.00		\$0.01	
7	Jobsite 7			\$3,668.35	\$3,668.35	\$2,275.00	\$2,275.00	\$6,025.00	\$6,025.00	\$7,200.00	\$7,200.00	\$5,360.00	\$5,360.00	\$11,500.00	\$11,500.00	\$9,450.03	\$9,450.03
7.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$104.81		\$65.00		\$120.00		\$150.00		\$120.00		\$190.00		\$270.00	
7.2	Mulching services	1	Total fee for service per service date	\$0.00				\$1,575.00		\$1,500.00		\$800.00		\$2,540.00		\$0.01	
7.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$125.00		\$225.00		\$180.00		\$1,155.00		\$0.01	
8	Jobsite 8			\$3,265.15	\$3,265.15	\$3,325.00	\$3,325.00	\$6,520.00	\$6,520.00	\$9,525.00	\$9,525.00	\$9,980.00	\$9,980.00	\$14,255.00	\$14,255.00	\$9,940.03	\$9,940.03
8.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$93.29		\$95.00		\$120.00		\$175.00		\$180.00		\$296.00		\$284.00	
8.2	Mulching services	1	Total fee for service per service date	\$0.00				\$1,320.00		\$2,700.00		\$3,200.00		\$2,355.00		\$0.01	
8.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$500.00		\$350.00		\$240.00		\$770.00		\$0.01	
9	Jobsite 9			\$2,766.75	\$2,766.75	\$2,275.00	\$2,275.00	\$4,660.00	\$4,660.00	\$7,200.00	\$7,200.00	\$6,240.00	\$6,240.00	\$11,987.00	\$11,987.00	\$8,960.03	\$8,960.03
9.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$79.05		\$65.00		\$96.00		\$150.00		\$120.00		\$226.00		\$256.00	
9.2	Mulching services	1	Total fee for service per service date	\$0.00				\$1,100.00		\$1,400.00		\$1,800.00		\$2,537.00		\$0.01	
9.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00				\$100.00		\$275.00		\$120.00		\$770.00		\$0.01	
10	Jobsite 10			\$7,461.20	\$7,461.20	\$2,850.00	\$2,850.00	\$9,291.60	\$9,291.60	\$9,899.80	\$9,899.80	\$13,960.00	\$13,960.00	\$10,891.00	\$10,891.00	\$11,125.00	\$11,125.00
10.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$195.21		\$65.00		\$245.76		\$238.28		\$340.00		\$195.00		\$265.00	
10.2	Mulching services	1	Total fee for service per service date	\$435.77		\$225.00		\$440.00		\$700.00		\$1,700.00		\$2,140.00		\$1,350.00	
10.3	Shrubbery trimming services	2	Total fee for service per service date	\$96.54		\$175.00		\$125.00		\$430.00		\$180.00		\$963.00		\$250.00	
11	Jobsite 11			\$4,202.45	\$4,202.45	\$3,420.00	\$3,420.00	\$5,593.20	\$5,593.20	\$7,199.85	\$7,199.85	\$9,230.00	\$9,230.00	\$10,430.00	\$10,430.00	\$7,680.02	\$7,680.02
11.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$120.07		\$90.00		\$155.52		\$185.71		\$250.00		\$276.00		\$217.00	
11.2	Mulching services	1	Total fee for service per service date	\$0.00		\$100.00		\$0.00		\$400.00				\$0.00		\$85.00	
11.3	Shrubbery trimming services	2	Total fee for service per service date	\$0.00		\$85.00		\$75.00		\$150.00		\$240.00		\$385.00		\$0.01	
12	Jobsite 12			\$4,745.82	\$4,745.82	\$5,150.00	\$5,150.00	\$5,460.00	\$5,460.00	\$7,499.85	\$7,499.85	\$11,810.00	\$11,810.00	\$9,595.00	\$9,595.00	\$7,605.00	\$7,605.00

Line #	Description	QTY	UOM	Rotolo Consultants, Inc.		3 C's Lawn Care		CityGreen Services (Sikes)		Landscape Services Inc.		Proscapes, LLC		Swift Lawn & Land		Yellowstone Landscape,	
				Total Price	\$116,379.17	Total Price	\$150,260.00	Total Price	\$159,340.00	Total Price	\$180,374.08	Total Price	\$222,575.00	Total Price	\$225,426.46	Total Price	\$240,935.26
				Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
12.1	Collect litter, mow, trim, blow, dispose of any debris	35	Total fee for service per service date	\$103.12		\$90.00		\$120.00		\$160.71		\$300.00		\$147.00		\$175.00	
12.2	Mulching services	1	Total fee for service per service date	\$759.56		\$800.00		\$660.00		\$1,325.00		\$950.00		\$2,140.00		\$850.00	
12.3	Shrubbery trimming services	2	Total fee for service per service date	\$188.53		\$600.00		\$300.00		\$275.00		\$180.00		\$1,155.00		\$315.00	
13	Jobsite 13			\$2,886.13	\$2,886.13	\$3,670.00	\$3,670.00	\$4,910.00	\$4,910.00	\$5,999.88	\$5,999.88	\$7,500.00	\$7,500.00	\$7,829.00	\$7,829.00	\$4,828.00	\$4,828.00
13.1	Collect litter, mow, trim, blow, dispose of any debris	18	Total fee for service per service date	\$110.57		\$115.00		\$175.00		\$216.66		\$230.00		\$167.00		\$186.00	
13.2	Mulching services	1	Total fee for service per service date	\$601.57		\$600.00		\$660.00		\$1,200.00		\$3,000.00		\$2,335.00		\$850.00	
13.3	Shrubbery trimming services	2	Total fee for service per service date	\$147.15		\$500.00		\$550.00		\$450.00		\$180.00		\$1,244.00		\$315.00	
14	Jobsite 14			\$16,377.71	\$16,377.71	\$32,125.00	\$32,125.00	\$25,074.00	\$25,074.00	\$21,250.00	\$21,250.00	\$23,875.00	\$23,875.00	\$38,424.00	\$38,424.00	\$36,208.00	\$36,208.00
14.1	Collect litter, mow, trim, blow, dispose of any debris – RED area only	35	Total fee for service per service date	\$225.13		\$185.00		\$626.40		\$350.00		\$425.00		\$492.00		\$620.00	
14.2	Collect litter, mow, trim, blow, dispose of any debris – BLUE area only	18	Total fee for service per service date	\$472.12		\$1,425.00		\$175.00		\$500.00		\$500.00		\$1,178.00		\$806.00	
15	Jobsite 15			\$33,491.47	\$33,491.47	\$66,970.00	\$66,970.00	\$46,187.45	\$46,187.45	\$36,800.00	\$36,800.00	\$64,900.00	\$64,900.00	\$29,831.00	\$29,831.00	\$73,702.00	\$73,702.00
15.1	Collect litter, mow, trim, blow, dispose of any debris – RED area only	35	Total fee for service per service date	\$931.91		\$1,790.00		\$1,281.07		\$1,000.00		\$1,700.00		\$733.00		\$2,042.00	
15.2	Collect litter, mow, trim, blow, dispose of any debris – BLUE area only	18	Total fee for service per service date	\$48.59		\$240.00		\$75.00		\$100.00		\$300.00		\$232.00		\$124.00	



File #: 21-0134

DATE: January 29, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Vernon Gerth, Asst. City Administrator Community Development
Amy Diaz-Barriga, Asst Director of Planning Development
Melodie Brady, Surety Coordinator
Dillon Gaster, Management Fellow

SUBJECT:

Discussion Of The Costs Associated With Calling Performance Sureties Based On The Cost of Completing the Richland Close Subdivision site improvements.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning costs associated with calling performance sureties based on the cost of completing the required site improvements for the Richland Close Subdivision.

BACKGROUND/STAFF COMMENTS:

Performance sureties are used to ensure the completion of required improvements to streets, sewer, stormwater infrastructure, and landscaping by developers in accordance with approved site plans. Presently, surety amounts are set at 125% of the actual estimated cost of required improvements and secured by a letter of credit or a cashier's check.

In 2015, the Richland Close development was approved as a four lot preliminary plat. At the time, the surety amounts were calculated at 110% of the actual estimated cost of the required improvements. As previously noted, as of January 1, 2023, the city's Zoning Ordinance was amended and the initial performance surety amount was set at 125% of the estimated value of the required improvements.

The sureties for the Richland Close development were collected in 2016 and the final plat was approved. From 2016-2018, construction was ongoing and some required site improvements were completed and sureties were reduced and/or released. The Certificates of Use and Occupancy were issued for the four single-family dwellings between 2019 and 2022. In June 2022, City Staff was contacted by a resident and an Alderman, asking for help in completing the site improvements. Over the following year, staff attempted to work with the developer to complete the improvements but could not take action. In October 2023, the Franklin Municipal Planning Commission (FMPC) called all remaining sureties (8 years after the surety amounts were set) to help staff with funding and completing the outstanding improvements. The total cost of improvements once the City took on responsibility was \$71,753.51. The surety amount that was called totaled \$55,950. This resulted in \$15,803.51 in out-of-pocket costs for the City primary for staff labor and equipment. The Richland Close property owners expressed gratitude for the City completing the site improvements.

Related, in December, FMPC authorized calling of Echelon / Lockwood Glenn sureties for \$629,459. The developer, Legacy Palmetto Bluff Company LLC, intended to dissolve on or before Dec. 31, 2024. This places the responsibility of completing improvements on the city, and any costs over the called amount will be the city's responsibility. City staff are in the process of evaluating the effort and cost associated with completing these outstanding site improvements. If the amount of resources and funding required to complete required site improvements exceed the City Administrators authority, staff will seek guidance from the BOMA.

FINANCIAL IMPACT:

The out-of-pocket cost for the City to complete the outstanding improvements in Richland Close was approximately \$15,803.51, primarily for staff labor and equipment.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the staff's efforts to complete the Richland Close Subdivision site improvements.

Preparing for Costs Associated with Calling Performance Sureties

Summary of Costs Incurred By the City in Completing the Richland Close Subdivision

Vernon Gerth, Assistant City Administrator – Community Development
Amy Diaz-Barriga, Assistant Director of Planning and Development
Melodie Brady, Surety Coordinator
Dillon Gaster, Management Fellow

February 11, 2025
BOMA Work Session



Performance Surety Overview

Current Requirements

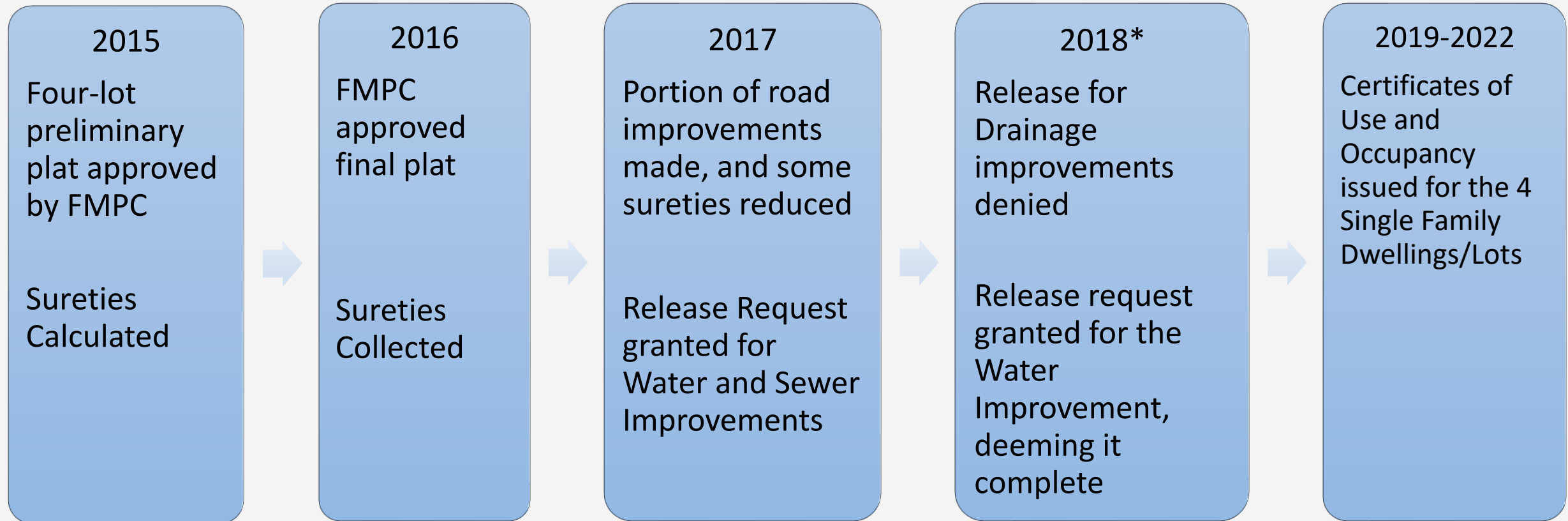
- Required improvements such as streets, sewer, stormwater infrastructure, landscaping, etc. are to be secured with performance sureties in accordance with the City of Franklin Zoning Ordinance
- A performance surety shall be provided to ensure the completion, construction, installation, and dedication of all required site improvements.

Surety Overview

Performance Sureties

- Before January 1, 2023 – performance sureties in the amount of 110% of actual estimated value of required improvement(s)
- Effective January 1, 2023 – The performance sureties shall be in the amount of 125% of the actual estimated cost of the required improvements and secured by:
 - 1) An irrevocable standby letter of credit with an automatically renewable feature, often called an “evergreen” letter of credit;
 - 2) A cashier’s check, payable to City of Franklin

Richland Close Subdivision Timeline



*Since 2018: Performance Sureties for Streets, Landscaping, Green Infrastructure, and Drainage Improvements and the Maintenance Obligations for Sewer improvements were extended annually without any further requests for reduction or release by the applicant.

Richland Close Timeline

June 2022

City Staff contacted by a resident and an Alderman, asking for help completing the site improvements

Over the following year, staff attempted to work with the developer to complete the improvements but could not illicit action from the developer



October 2023

FMPC called Richland Close Performance Sureties (8 years after the surety amounts were established) so the City could have the outstanding work completed



Richland Close Outstanding Improvements – Cost to Complete

Improvement	Cost*	Amount of Sureties Called
Landscaping	\$37,421.79	\$16,000.00
Sewer	\$881.99	\$7,200.00
Streets	\$20,422.35	\$16,750.00
Drainage / Green Infrastructure	\$13,027.38	\$16,000.00
Total	\$71,753.51	\$55,950.00

Total COF Expenses on Project
Sureties Coverage

\$71,753.51
(\$55,950.00)

COF Expenses (out of pocket)

\$15,803.51

*Costs inclusive of City Staff time, equipment, and specialty contractors needed to complete improvements.

Richland Close Summary

- An additional \$15,803.51, or 28.22% of surety amount, was needed to cover the cost over the surety amount. (Performance Surety of 110% in 2015)
- The 8-year period and recent inflation between the establishing of the surety and calling of the surety was a factor in the greater cost than originally planned.
- This is an example where additional funds had to be allocated to complete the required improvements.
- In the future a funding source may be needed for completing required improvements when developers fail to follow through on their commitments.
- **In December, FMPC authorized calling of Echelon / Lockwood Glenn sureties for \$629,459 when Legacy Palmetto Bluff Company LLC announced their intention to dissolve on or before Dec. 31, 2024.**
- **The resources and funding needed for the City to complete these required improvements are being evaluated.**

Calling Sureties – Future Action

Ongoing Efforts:

- Staff has taken a proactive approach on long term sureties
- Working group established to review sureties monthly
- Final CUOs / CCs are tracked and linked to the release of performance sureties

Future Considerations:

- Reduce the City's obligation to cover the cost of extensive site improvements.
- On-call contractors to expedite completion when taking over improvements.
- Discussion with DSAC on additional strategies to complete required improvements.
- Discussion with DSAC and City Law Department on determining if suspending developers from pursuing future projects is feasible.

Questions and Guidance

