City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 27, 2025 | **7:00 PM** | **Williamson County Auditorium**

LOCATION
Williamson County Auditorium
1320 West Main Street

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

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

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

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of The January 23, 2025 FMPC Minutes

ANNOUNCEMENTS

CONSENT AGENDA

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

2. Consideration Of Approval Of Items 3-6 And Item 13 On The Consent Agenda

SITE PLAN SURETIES

3. Amelia Park PUD Subdivision, Final Plat, Section 5; Extend the Performance Agreement for Sidewalks And Streets Improvements to February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

4. Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green); Release The Maintenance Agreement For Sewer Improvement. (CONSENT AGENDA)

Sponsors: Melodie Brady

5. Rizer Point PUD Subdivision, Final Plat, Section 5; Extend The Maintenance Agreement For Sewer Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

6. Stream Valley PUD Subdivision, Site Plan, Section 16; Extend The Performance Agreement For Green Infrastructure Improvement To February 26, 2026. (CONSENT AGENDA)

Sponsors: Melodie Brady

MAJOR THOROUGHFARE PLAN AMENDMENTS

7. PUBLIC HEARING: Consideration Of Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area.

Sponsors: Paul Holzen, Jimmy Wiseman

REZONINGS/DEVELOPMENT PLANS

8. Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane.

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

9. Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD).

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

10. Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

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

11. Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD).

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

12. Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. Yates Subdivision, Final Plat, Lot 2, Revision 1, Creating 1 Non-Buildable Open Space Lot, On 2.08 Acres, Located East Of Watercress Drive And South Of Murfreesboro Road. (CONSENT AGENDA)

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

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, January 23, 2025 | **7:00 PM** | **City Hall Board Room**

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

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

CALL TO ORDER

Chair Lindsey called the meeting to order at 7:01 PM.

Commissioners Present: Marcia Allen, Scott Harrison, Roger Lindsey, Nick Mann, Alma McLemore, Michael Orr, and Alderman Ann Petersen

Commissioners Absent: Jimmy Franks and Jennifer Williamson

Staff Present: Amy Diaz-Barriga, Bill Squires, Joseph Bryan, Tia Holden, and Jimmy Wiseman

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

Chair Lindsey asked for citizen comments. There were none.

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

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. FINAL December 12 2024 FMPC Minutes

A motion was made by Alderman Petersen, seconded by Commissioner McLemore to Approve the Minutes from the December 12, 2024 meeting. The motion carried 7-0.

VOTE FOR CHAIR & VICE CHAIR

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

Sponsors:

Attachments: None

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to reelect Chair Lindsey and Vice Chair Orr. The motion carried 7-0.

ANNOUNCEMENTS

Ms. Diaz-Barriga announced this is the last meeting at City Hall. All future meetings will be at the Williamson County Auditorium located at 1320 West Main Street.

CONSENT AGENDA

3. Consideration Of Approval Of Items 4-23 And Item 26 On The Consent Agenda

Sponsors:

Attachments: None

A motion was made by Commissioner Orr, seconded by Commissioner Harrison, to Approve items 4-23 and item 26 as presented on the Consent Agenda. The motion carried 7-0.

SITE PLAN SURETIES

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: 1. Carothers Development Property SP, lot 2 - inspection punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: 1. Franklin Commons South SP, sec 4, lot 13 - landscaping punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: 1. Harpeth Village - inspection punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady
Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. December 9,2024_180529084600

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. December 9,2024_180529084600

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: 1. Simmons Ridge FP, sec 1 - Action Request Form
2. Simmons Ridge FP, sec 1 - sidewalk punch list

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

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

Sponsors: Melodie Brady

Attachments: None

The item was Approved on Consent Agenda.

VESTED RIGHTS/SITE PLAN EXTENSION

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

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

Attachments:
1. MAP Avalon Square PUD Subdivision, Vesting Extension
2. RES_2025-05_AvalonSqPUDExtVesting_Combined_LawApproved
3. Approved Development Plan - Avalon Square PUD Subdivision
4. Original Staff Report - FMPC 12.20.18
5. Avalon Square PUD Subdivision - Extension Request Letter (2nd Request)
6. Avalon Square PUD Subdivision, Development Plan, Revision 2_Conditions of Approval_02

Staff Presentation: Amy Diaz-Barriga. Ms. Diaz-Barriga stated that 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. This project was originally approved in 2003 and amended the following year. Then, amended again in 2019 and became vested. The project was granted a three-year vesting extension to March 12, 2025, by BOMA in March 2022. Ms. Diaz-Barriga stated that the current status of the project is 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. 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, and 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 like 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. Staff recommends that the Planning Commission recommend to the BOMA to approve Resolution 2025-05 if they determine that the continuation of vested rights is in the best interest of the community.

Public Comments: None

Motion
Commissioner Harrison motioned to recommend a favorable approval to BOMA for 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, seconded by Commissioner McLemore.

Discussion: None

The motion carried 7-0.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:
1. MAP Southvale PUD Subdivision, Development Plan, Revision 1
2. 8663 Southvale PUD DP Rev 1_Conditions of Approval_01
3. 1-8 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal
4. 9-16 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-2
5. 17-24 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-3
6. 25-33 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-4
7. 33-40 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-5
8. 41-48 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-6
9. 49-56 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-7
10. 57-64 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-8
11. 65-72 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-9
12. 73-77 Pages from 2024-01-02 Southvale Development Plan, Revision 1 - Resubmittal-10
13. Public Comment Item 25

Staff Presentation: Joseph Bryan. Mr. Bryan stated that the proposal includes converting the previously approved multiplex buildings into townhomes, which leads to an overall reduction in the total dwelling units from 512 to 450. The changes and proposed townhomes are located internal to the subdivision and are not located along Lewisburg Pike. The proposed revision is requested to be reviewed under the Neighborhood Green Design Concept in the current edition of Envision Franklin, which does support the townhome building type. The plan maintains its vesting as established on June 7, 2021. Any future revision to the development plan for the Southvale PUD Subdivision that proposes more than 450 dwelling units would require approval by the Board of Mayor and Aldermen. Staff recommends that the Planning Commission approve the Southvale PUD Subdivision,
Development Plan, Revision 1, with conditions.

Public Comment: None

Applicant: Greg Gamble, representing Ford Classic Homes. Mr. Gamble explained that with the update to Envision Franklin and with the change from Conservation Subdivision to Neighborhood Green, the applicant would like to take advantage of the option to include townhomes as part of the development plan.

Motion
Commissioner McLemore motioned to approve, with conditions, Southvale PUD Subdivision, Development Plan, Revision 1, Introducing The Townhome Building Type To The Development Plan, On 244.80 Acres, Located West of Lewisburg Pike And South of Goose Creek Bypass, seconded by Commissioner Orr.

Discussion: None

The motion carried 7-0.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

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

Attachments:
1. MAP Jimmy M. Irvin Property Subdivision
2. Jimmy M. Irvin Property Subdivision, Final Plat
3. Conditions of Approval_01_Jimmy M. Irvin Property Subdivision, Final Plat

The item was Approved on Consent Agenda.

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

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

Attachments:
1. MAP Jordan Reserve Subdivision, Preliminary Plat
2. 8625 Jordan Reserve Sub PP_Conditions of Approval_02
3. COF #8625_Jordan Reserve_Preliminary Plat_Plat_20250102

Staff Presentation: Joseph Bryan. Mr. Bryan explained that the property consists of 6.57 acres and is located within the R2 Zoning District. The plan proposes 9 single-family residential lots and one open space lot, with 5 lots fronting onto Jordan Road and 4 lots fronting onto Firestone Drive. All lot sizes and dimensions meet the R2 District standards for new residential development. The Planning Commission deferred this preliminary plat at the request of the applicant at the December 12, 2024, meeting. Staff recommends approval of the Jordan Reserve Subdivision, Preliminary Plat, with conditions.

Public Comment: None

Applicant Presentation: John Newman. Mr. Newman noted that a sidewalk along the west side of Firestone Drive will be included.

Motion
Commissioner Harrison motioned to approve, with conditions, Jordan Reserve Subdivision (Formerly Gant Ridge Subdivision), Preliminary Plat, Creating 9 Single-Family Residential Lots And 1 Open Space Lot, On 6.57 Acres, Located At 580 Jordan Road, seconded by Commissioner McLemore.

Commissioner Mann asked staff if road improvements would be required as part of the plan.

Mr. Wiseman stated that with eight lots there would be minimal impact on the network.

Ms. Diaz-Barriga noted that it was discussed that street trees are required or should remain on the portion that touches this property.

The motion carried 7-0.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

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

There being no further business, the meeting adjourned at 7:18 PM.

_____ _____

Chair Date

City of Franklin

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

File #: 21-0182

DATE: February 10, 2025

TO: Franklin Municipal Planning Commission

FROM:

SUBJECT:
Consideration Of Approval Of Items 3-6 And Item 13 On The Consent Agenda

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

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

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

RECOMMENDATION:
Staff recommends

INSPECTION PUNCH LIST

INSPECTION CYCLE: February 27, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RANCO FARMS SUBDIVISION, SITE PLAN, LOT 2, REVISION 2 (MALLORY GREEN) – COF 6249

Improvement:	Sewer
Surety Type:	Maintenance
Original Amount:	$23,700.00
Current Amount:	$23,700.00
Request:	PUNCH LIST COMPLETE
Recommendation:	Release
Date of Inspection:	1/27/25
Inspector:	Ben Conner
Staff Comments:	

A review of this project revealed the following deficiency*:

INSPECTION PUNCH LIST

INSPECTION CYCLE: February 27, 2025
INSPECTING DEPARTMENT: Planning Department
City of Franklin, TN
109 3rd Avenue South
Franklin, TN 37064

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 5 – COF 6678

Improvement:	Sewer
Surety Type:	Maintenance
Original Amount:	$11,700.00
Current Amount:	$11,700.00
Request:	
Recommendation:	Deny
Date of Inspection:	Release1/23/25
Inspector:	Ben Conner
Staff Comments:	

A review of this project revealed the following deficiency*:

1/23/25 No Change from 1/24. (MH3 Preco still breaking off in manhole but seems like its stuck to the butel.

City of Franklin

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

File #: 21-0107

DATE: January 21, 2025

TO: Franklin Municipal Planning Commission

FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:
PUBLIC HEARING: Consideration Of Resolution 2025-04, A Resolution To Adopt Amendment 6 To The Comprehensive Transportation Network Plan (Major Thoroughfare Plan), An Amendment Related To Updating The Existing And Proposed Roadway Network In The Following Two Locations: 1) South Margin Street In Downtown Franklin And 2) Carothers Parkway South Of Long Lane And East Of Peytonsville Road In The Goose Creek Area.

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning Resolution 2025-04.

BACKGROUND/STAFF COMMENTS:
This memorandum provides an overview of Amendment 6 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) for consideration by the Franklin Municipal Planning Commission (FMPC).

Pursuant to Tennessee Code Annotated § 13-4-201, the FMPC is responsible for adopting and maintaining an official general plan for the City of Franklin's physical development. The FMPC has the authority to amend, extend, or update the plan as necessary to support evolving development needs.

Proposed Amendments:

1. **Removal of a Section of South Margin Street:**
    - To accommodate the Margin District development the Franklin Municipal Planning Commission will need to remove the section of South Margin Street between 5th Avenue South and Columbia Avenue (SR6/US31) from the Comprehensive Transportation Network Plan.
    - This adjustment supports future development within the downtown corridor and is expected to influence traffic patterns. City staff has identified potential impacts, including increased traffic on Fowlkes and Cummins Streets due to the closure and rerouting. The new traffic signal at South Margin and Lewisburg/5th Avenue may encourage drivers to bypass downtown via East Fowlkes Street to reach Columbia Avenue. While the developer's traffic study addresses some redistribution effects, the

extent of traffic choosing alternate routes such as Cummins or Lewisburg remains uncertain. To address these potential impacts, staff recommends ongoing monitoring of traffic redistribution and highlights the potential need for future widening and improvements to Cummins Street and East Fowlkes Street to manage vehicle queues, minimize delays and improve safety.

2. Updated Alignment of Carothers Parkway:

- The alignment of Carothers Parkway from Long Lane to Peytonsville Road has been adjusted based on feedback from property owners in the Goose Creek Basin.
- These updates aim to enhance connectivity and reflect stakeholder input.
- If this alignment is approved, the Planning & Sustainability Department will need to subsequently analyze and re-evaluate the Envision Franklin Design Concepts in the area to correspond to the new road alignment. This could lead to an Envision Franklin Plan amendment for the immediate area.

FINANCIAL IMPACT:
It should be noted that if traffic patterns shift to Fowlkes and Cummins Street the Board may need to reprioritize these road projects to address vehicle queues, minimize delays and improve safety.

RECOMMENDATION:
Staff recommends approval of Resolution 2025-04.

HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: **October 2, 2024**

TO: Eric Stuckey, City Administrator
Vernon Gerth, Assistant City Administrator

FROM: Paul Holzen, Director of Engineering
Jimmy Wiseman, Assistant Director of Engineering
Adam Moser, City Traffic Engineer

SUBJECT: **Margin District Traffic Impact Study Submittal**

Purpose

The City of Franklin and third-party reviewer have completed review of the Margin District development Traffic Impact Study (TIS) which includes the relocation of South Margin traffic from the current straight-through connection to Columbia Avenue to a new 9th Avenue connector. This memorandum serves as the Engineering Department's primary comments on the final TIS.

Comments

The City Engineering Department has reviewed the Margin District TIS and provide the following comments for major intersections identified in the TIS that do not meet current City standards for Level of Service (LOS), and/or these areas do not have mitigation recommended in which the developer is improving the intersections back to the existing LOS.

1. East Fowlkes Street at Lewisburg/Adams:
    a. The existing LOS for the eastbound approach of this stop-controlled intersection is LOS F during the AM peak hour and under background conditions (meaning no Margin District development) for the PM peak hour. Further, this approach will likely reach LOS F in the 2032 horizon year for mid-day peak with the Margin District development project. The TIS shows that delay will further deteriorate at all peak times. No recommendations are given in the TIS to improve this intersection or for alternatives to mitigate the additional delay. This intersection has also raised safety concerns from the existing residents on multiple occasions due to the geometry of the intersection. While improvements are planned with the Lewisburg water/sewer project to try and slow vehicles turning onto Adams Street, the improvements will not improve delay for the eastbound approach.
2. South Margin and State Route 96/3rd Avenue South
    a. The existing LOS for the eastbound approach of this signal-controlled intersection is LOS F during the AM, mid-day and PM peak hours. The approach will only further deteriorate with the project and in future horizon years. While a 'Right Turn Only' operation is slated for possible implementation, pending BOMA approval, for the eastbound approach to try and improve the current and future extreme delay, it was not included in the development TIS and should be noted.
3. South Margin Street and 5th Avenue South/Lewisburg Avenue
    a. Currently, the westbound approach shows LOS F in the PM peak and during the AM peak with future (background) traffic. A traffic signal is planned to be installed in the near future to help

mitigate this delay. The signal is shown in the study to mitigate current failures, though this will be a City project, not a project performed by the developer.

4. East Fowlkes at Columbia Avenue
    a. Under future conditions with the project in 2027 horizon year projections, the PM peak hour shows LOS F for the westbound approach. The developer is proposing restriping of a 50' westbound left turn lane to be completed with the project at this intersection to improve level of service. However, staff recommends extending this left turn bay to accommodate 9 vehicles as shown in the 2032 Horizon Year, as shown in Table 9 below.

Table 9: Intersection Capacity Analysis – Improved Columbia Avenue and Fowlkes Street

Peak Hour	Approach / Lane Group	LOS (Delay in sec/veh) [95th% Queue in veh/ln]				
		2024 Existing	2027 Background	2027 Projected (Unimproved)	2027 Projected (Improved)	2032 Horizon (Improved)
AM Peak	EB Left Turn	C (32.1) [1.0]	C (31.3) [1.1]	C (29.4) [1.2]	C (33.1) [1.2]	C (32.4) [1.4]
	EB Through/Right Turn	D (35.3) [7.5]	C (34.6) [7.8]	C (32.4) [7.6]	C (33.3) [7.7]	C (32.9) [8.3]
	WB Left Turn	D (43.1) [7.1]	D (44.1) [7.6]	D (50.0) [9.5]	D (44.2) [5.8]	D (46.4) [6.5]
	WB Through/Right Turn				C (30.9) [2.6]	C (30.0) [2.9]
	NB Left Turn	A (5.5) [0.3]	A (5.9) [0.3]	A (6.7) [0.3]	A (6.2) [0.3]	A (6.8) [0.3]
	NB Through/Right Turn	A (9.8) [11.5]	B (11.0) [12.8]	B (13.2) [14.8]	B (12.2) [14.2]	B (14.8) [17.2]
	SB Left Turn	A (2.6) [0.1]	A (3.5) [0.2]	A (4.9) [0.2]	A (4.4) [0.2]	A (6.9) [0.3]
	SB Through/Right Turn	A (1.0) [0.6]	A (1.2) [0.7]	A (1.2) [0.6]	A (1.1) [0.6]	A (1.4) [0.8]
	Overall Intersection	**B (14.1)**	**B (14.6)**	**B (16.9)**	**B (15.4)**	**B (16.6)**
MD Peak	EB Left Turn	C (31.7) [1.0]	C (30.8) [1.1]	C (29.8) [1.2]	D (35.5) [1.3]	C (34.6) [1.4]
	EB Through/Right Turn	C (33.1) [4.6]	C (32.3) [4.9]	C (31.0) [4.8]	A (32.6) [4.9]	C (31.5) [5.3]
	WB Left Turn	D (44.7) [9.6]	D (46.2) [10.3]	E (66.9) [14.3]	D (43.8) [7.6]	D (45.1) [8.3]
	WB Through/Right Turn				C (32.3) [4.1]	C (31.2) [4.5]
	NB Left Turn	A (5.7) [0.2]	A (6.1) [0.3]	A (6.7) [0.3]	A (6.0) [0.3]	A (6.6) [0.3]
	NB Through/Right Turn	A (8.9) [9.4]	A (9.8) [10.4]	B (11.1) [11.5]	A (10.0) [10.8]	B (11.7) [12.9]
	SB Left Turn	A (1.5) [0.0]	A (1.9) [0.1]	A (2.5) [0.1]	A (2.2) [0.1]	A (3.3) [0.1]
	SB Through/Right Turn	A (1.1) [0.6]	A (1.3) [0.7]	A (1.3) [0.7]	A (1.2) [0.7]	A (1.6) [0.9]
	Overall Intersection	**B (14.2)**	**B (14.8)**	**B (19.9)**	**B (14.7)**	**B (15.4)**
PM Peak	EB Left Turn	D (36.6) [1.0]	D (35.5) [1.1]	D (35.2) [1.2]	D (41.2) [1.3]	D (41.4) [1.5]
	EB Through/Right Turn	D (39.8) [8.3]	D (38.8) [8.6]	D (38.5) [8.6]	D (39.0) [8.6]	D (39.0) [9.3]
	WB Left Turn	E (56.9) [11.4]	E (58.8) [12.1]	**F (120.6) [19.5]**	E (55.5) [8.4]	E (62.6) [9.4]
	WB Through/Right Turn				D (37.4) [5.5]	D (37.2) [6.0]
	NB Left Turn	A (6.7) [0.4]	A (7.2) [0.5]	C (22.3) [0.9]	B (14.3) [0.7]	C (20.9) [1.0]
	NB Through/Right Turn	B (10.5) [12.1]	B (11.7) [13.6]	B (12.3) [14.4]	B (12.0) [14.2]	B (13.3) [16.4]
	SB Left Turn	A (2.2) [0.1]	A (2.8) [0.1]	C (35.0) [0.8]	B (16.6) [0.4]	C (28.5) [0.7]
	SB Through/Right Turn	A (1.1) [0.7]	A (1.3) [0.8]	C (29.3) [21.0]	B (10.9) [10.6]	C (20.9) [18.5]
	Overall Intersection	**B (17.5)**	**B (18.1)**	**D (38.3)**	**C (20.9)**	**C (25.1)**

City staff has additional concerns of the added traffic to Fowlkes and Cummins Streets with the relocation of South Margin Street to the 9th Avenue connector proposed by the project, as well as traffic that may turn down Lewisburg to go to East Fowlkes Street with the new traffic signal proposed at South Margin at Lewisburg/5th. This new signal will make it easier to take a left turn on Lewisburg Avenue to go around downtown Franklin via East Fowlkes Street to Columbia instead of traversing along South Margin Street in its current connection to Columbia. In other words, once the signal is installed and the South Margin Street connection to Columbia is moved to the 9th Avenue connector, it is projected that additional traffic may traverse south on Lewisburg to East Fowlkes to Columbia Avenue instead of going

through to Columbia on South Margin Street. While staff worked with the developer traffic team to redistribute and project that traffic, it is unknown how much existing South Margin traffic that traditionally turned left (southbound) at Columbia Avenue might traverse south on Cummins or Lewisburg to the Fowlkes/Columbia signal.

City staff recommends additional improvement and further mitigation to East Fowlkes, including the Columbia, Cummins, and Lewisburg/Adams intersections. This includes further widening of East Fowlkes Street to help mitigate expected queues and vehicle delay.

LONG LANE

GOOSE CREEK BY-PASS

Private Driveway

PEPPERS FERRY ROAD

McBride Drive

BOYLE'S APPROVED 1ST ACCESS POINT TO BE VOIDED

RIGHT / RIGHT OUT

BOYLE'S APPROVED 2ND ACCESS POINT

SIGNAL PAID FOR BY DEVELOPER

BOYLE'S APPROVED 3RD ACCESS POINT

RIGHT / RIGHT OUT POSSABLE LEFT IN

BOYLE'S APPROVED 4TH ACCESS POINT

SIGNALIZED OR ROUNDABOUT PAID BY OFFSETS

RIGHT IN/ RIGHT OUT

FULL ACCESS/ SIGNALIZED

RIGHT / RIGHT OUT POSSIBEL LEFT IN

RIGHT IN/ RIGHT OUT NEEDS TO BE ON PROPERTY LINE FOR SHARED/ JOINT ACCESS

SIGNALIZED OR ROUNDABOUT PAID BY OFFSETS

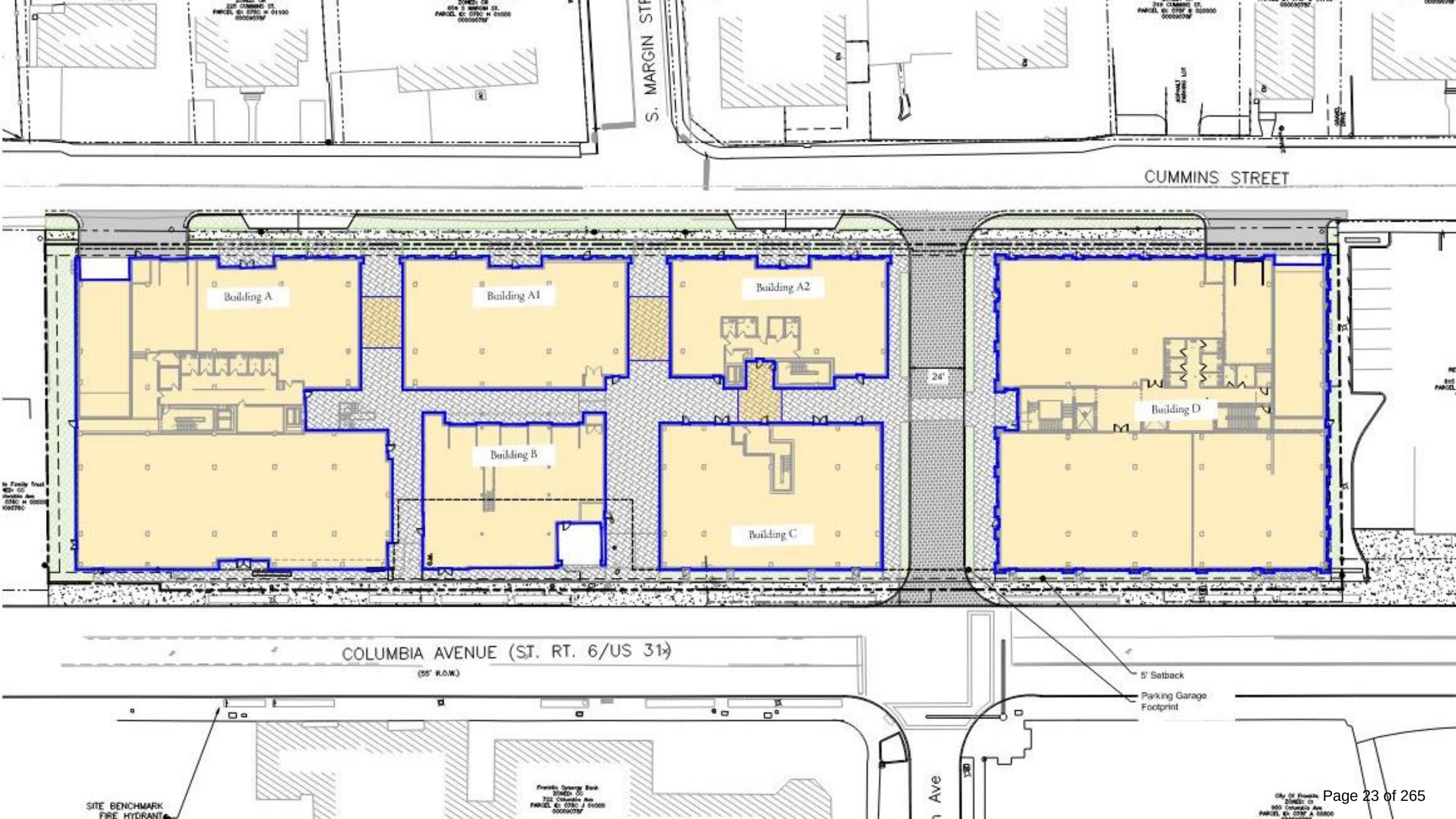
Show the Hilltop Overlay here.

APPROXIMATE LOCATION OF 500' HHO BUFFER

APPROXIMATE LOCATION OF HHO, TO BE VERIFIED BY SURVEYOR

HHO (HILLSIDE / HILL CREST OVERLAY)


Church St
Cummins St
5th Ave S
S Margin St
9th Ave S
Columbia Ave
Blackburn St
N
W
E
S
Portion of South Margin Street to Abandon 6,453 Sq Ft
Existing Alley to Abandon 1,548 Sq Ft
ROW Abandonment
Margin District
Dale & Associates
Project # 20081
June 2022


S. MARGIN STREET
CUMMINS STREET
Building A
Building A1
Building A2
Building B
Building C
Building D
24'
COLUMBIA AVENUE (ST. RT. 6/US 31)
(55' R.O.W.)
5' Setback
Parking Garage
Footprint
SITE BENCHMARK
FIRE HYDRANT

RESOLUTION 2025-04

A RESOLUTION TO ADOPT AMENDMENT 6 TO THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN (MAJOR THOROUGHFARE PLAN)

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A) 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the FMPC may from time to time amend, extend, or add to the plan or carry any part of subject matter into greater detail; and

WHEREAS, to accommodate future development, the FMPC recommend the removal of a portion of South Margin Street (5th Ave South to Columbia Ave) from the Comprehensive Transportation Network Plan; and

WHEREAS, city staff updated the proposed alignment of Carothers Parkway (Long Ln. to Peytonsville Road) based on feedback from property owners in the Goose Creek Basin; and

WHEREAS, the FMPC finds that it is in the best interest of the City of Franklin to approve Amendment 6 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan).

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN MUNICIPAL PLANNING COMMISSION AS FOLLOWS: Amendment 6 to the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) is hereby adopted as recommended by the City of Franklin Board of Mayor and Aldermen. The City Engineer is hereby directed to update the plan.

IT IS SO RESOLVED AND DONE on this_____day of_____, 2025.

ATTEST:

By:_____

Emily Wright
Planning Director

FRANKLIN MUNICIPAL PLANNING COMMISSION:

By:_____

Roger Lindsey, Chair
Franklin Municipal Planning Commission

Approved as to Form:

By: _____
William E. Squires, Assistant City Attorney

Law Dept approved 01.15.25

RES 2025-0004
Exhibit A
PG 1 of 9

FIGURE 3.1: EXISTING FUNCTIONAL CLASSIFICATION

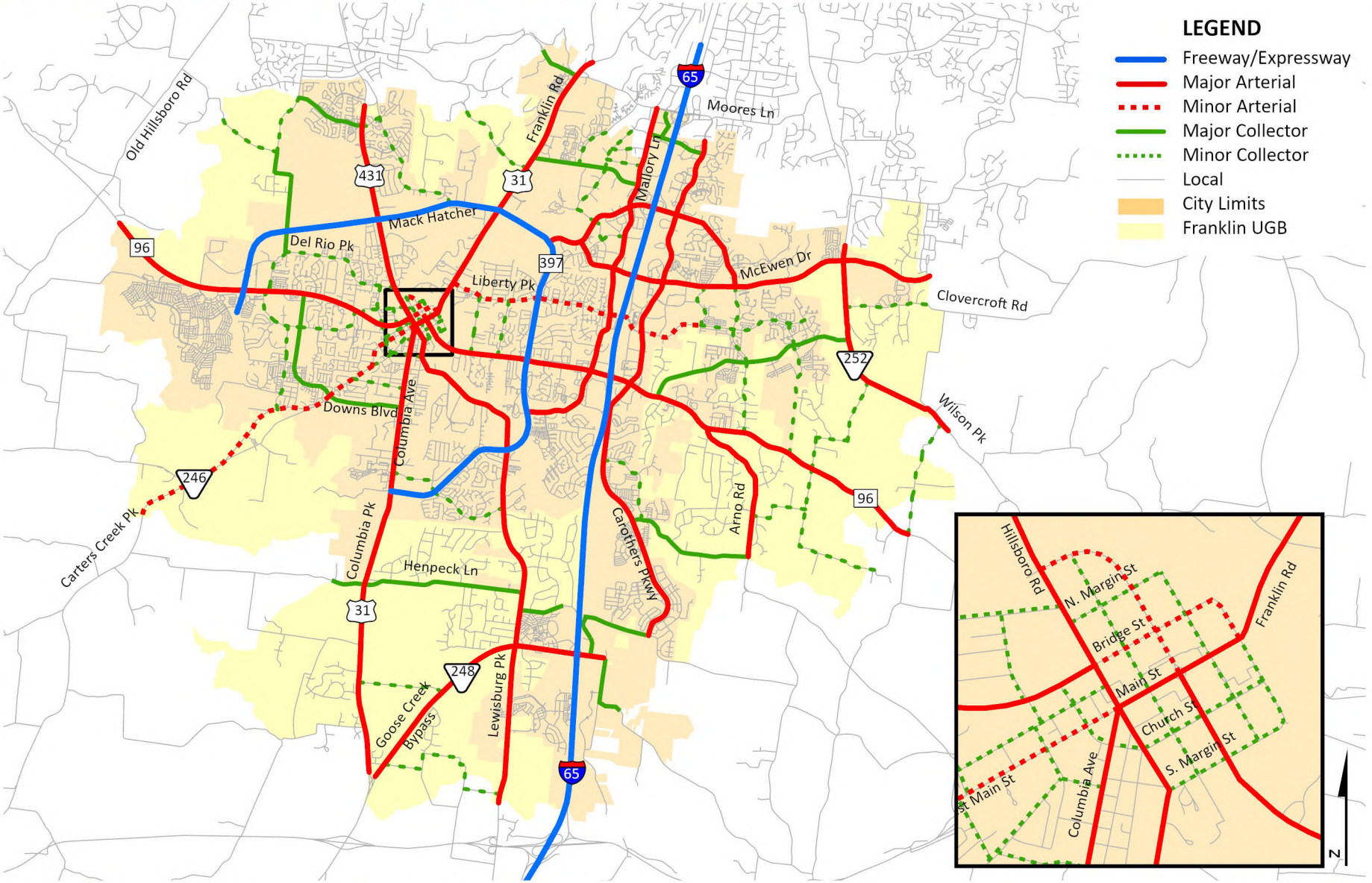
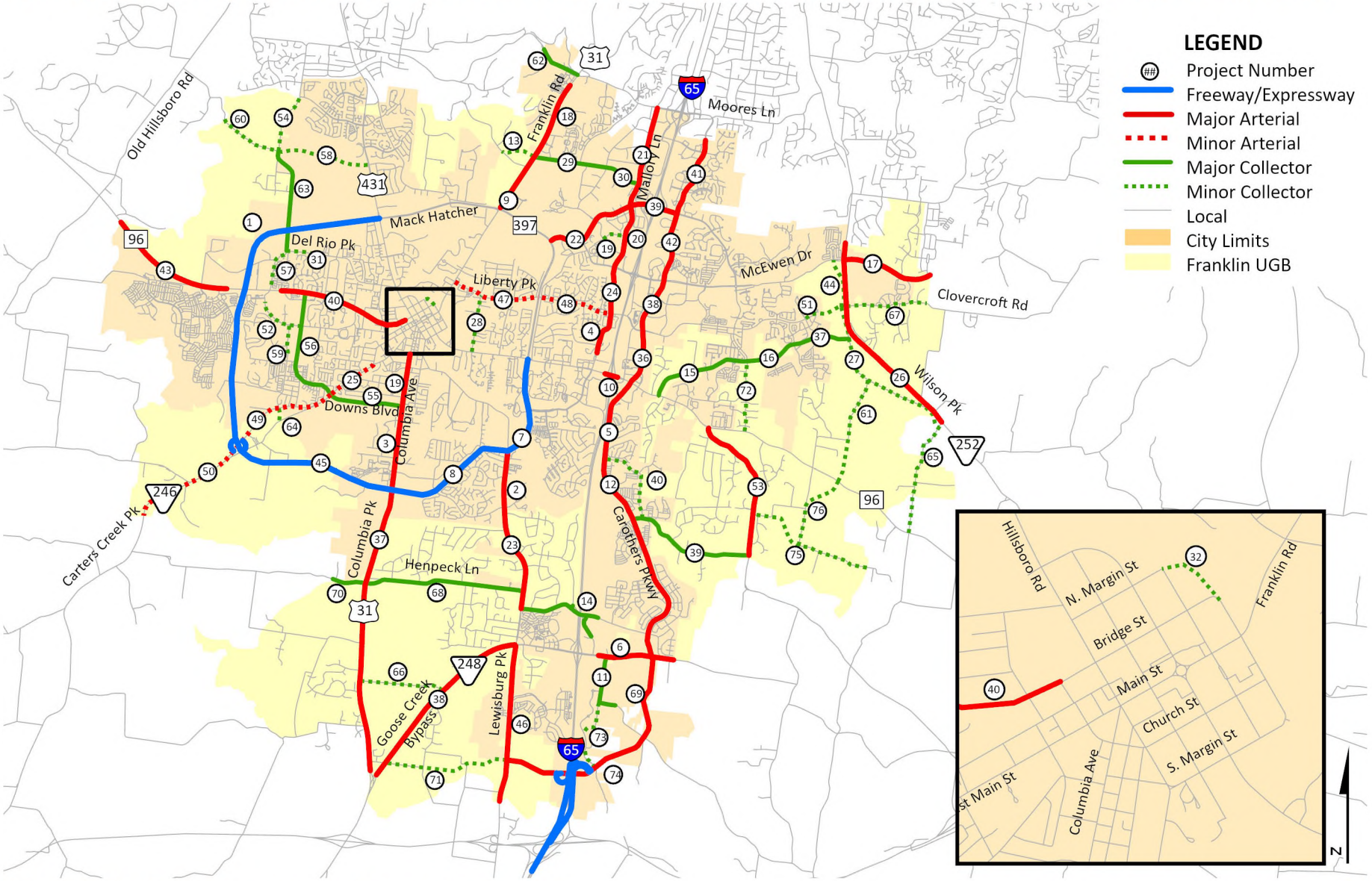


FIGURE 3.2: PROPOSED ROADWAY PROJECTS REFERENCE MAP (SHORT, MEDIUM, AND LONG TERM)



RES 2025-0004
Exhibit A
PG 3 of 9

TABLE 3.1: 2030 (SHORT TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
1	Mack Hatcher Parkway (SR-397)	SR-96	Hillsboro Road (SR-106/US-431)	2.40
2	Lewisburg Pike (SR-106/US-431)	Holly Hill Drive	Mack Hatcher Parkway (SR-397)	0.86
3	Columbia Avenue (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	Downs Boulevard	1.15
4	North Royal Oaks Boulevard	Lakeview Drive	Liberty Pike	0.60
5	Carothers Parkway	South Carothers Road	Murfreesboro Road (SR-96)	1.14
6	Goose Creek Bypass (SR-248) and Carothers Parkway Extension	Long Lane	Existing Peytonsville Road	1.20
7	Mack Hatcher Parkway (SR-397)	Polk Place Drive	Murfreesboro Road (SR-96)	1.74
8	Mack Hatcher Parkway (SR-397)	Polk Place Drive	Columbia Avenue (SR-6/US-31)	1.46
9	Franklin Road (SR-6/US-31)	Mack Hatcher Parkway (SR-397)	Mallory Station	0.84
10	Murfreesboro Road (SR-96)	Eastern I-65 Ramp	Western I-65 Ramp	0.25
11	Peytonsville Road	Carothers Parkway (Future Exension)	Goose Creek Bypass (SR-248) (Future Extension)	0.87
12	Carothers Parkway	Long Lane	South Carothers Road	2.73
13	South Berrys Chapel Road Realignment	Mallory Station Road	South Berrys Chapel Road	0.47
14	Long Lane Overpass	Long Lane	Lewisburg Plke (SR-106/US-431)	0.88
15	Clovercroft Road	Oxford Glen Drive	Murfreesboro Road (SR-96)	1.40
16	Clovercroft Road	Market Street	Oxford Glen Drive	0.72

RES 2025-0004
Exhibit A
PG 4 of 9

TABLE 3.2: 2035 (MEDIUM TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
17	East McEwen Drive	Eastern City Limits	Wilson Pike (SR-252)	1.25
18	Franklin Road (SR-6/US-31)	Mallory Station	Davenport Blvd	1.10
19	Columbia Avenue (SR-6/US-31)	Downs Boulevard	Fowlkes Street	0.73
20	Mallory Lane	West McEwen Drive	Mallory Station Road	1.22
21	Mallory Lane	Mallory Station Road	Moores Lane (SR-441)	1.08
22	Cool Springs Boulevard	Mallory Lane	Mack Hatcher Parkway (SR-397)	1.31
23	Lewisburg Pike (SR-106/US-431)	Old Peytonsville Road	Holly Hill Drive	1.37
24	Mallory Lane	Liberty Pike	West McEwen Drive	0.64
25	West Main Street (SR-246)	Downs Boulevard	Natchez Street	0.72
26	Wilson Pike (SR-252) Realignment	Trinity Road	East McEwen Drive	2.98
27	(Old/Existing) Wilson Pike	Trinity Road	Liberty Pike (Future Extension)	2.29
28	Eddy Lane	Murfreesboro Road (SR-96 Liberty Pike	Liberty Pike	0.78
29	Mallory Station Road	Seaboard Lane	Franklin Road (SR-6/US-31)	0.99
30	Mallory Station Road	Mallory Lane	Seaboard Lane	0.52
31	Del Rio Pike	West of Penfield Drive	Carlisle Lane	0.41
32	1st Avenue North	Bridge Street	North Margin Street	0.17
33	Carothers Parkway	Liberty Pike	East McEwen Drive	0.76
34	South Carothers Road	Arno Road	Carothers Parkway	1.79
35	South Carothers Road	South Carothers Road / Longpoint Way	Carothers Parkway	1.16
36	Carothers Parkway	Murfreesboro Road (SR-96)	Liberty Pike	0.75
37	Clovercroft Road	(Old/Existing) Wilson Pike	Market Street	0.77

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Exhibit A
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TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS

Project Number	Roadway	To	From	Length (Miles)
38	Columbia Pike (SR-6/US-31)	Goose Creek Bypass (SR-248)	Mack Hatcher Parkway (SR-397)	3.89
39	Goose Creek Bypass (SR-248)	Columbia Pike (SR-6/US-31)	Lewisburg Pike (SR-106/US-431)	2.66
40	Cool Springs Boulevard	Carothers Parkway	Mallory Lane	0.63
41	Highway 96 West (SR-96W)	7th Avenue North	Carlisle Lane	1.80
42	Carothers Parkway	Cool Springs Boulevard	Bakers Bridge Avenue	1.11
43	Carothers Parkway	East McEwen Drive	Cool Springs Boulevard	0.96
44	Highway 96 West (SR-96W)	Mack Hatcher Parkway (SR-397)	WEstern UGB	1.79
45	(Old/Existing) Wilson Pike Extension	Liberty Pike Extension	East McEwen Drive	0.71
46	Mack Hatcher Parkway (SR-397)	Columbia Avenue (SR-6/US-31)	Highway 96 West (SR-96W)	4.17
47	Lewisburg Pike (SR-106/US-431)	Goose Creek Bypass (SR-248)	McLemore Road	2.13
48	Liberty Pike	Mack Hatcher Parkway (SR-397)	Franklin Road (SR-6/US-31)	1.20
49	Liberty Pike	Mallory Lane	Mack Hatcher Parkway (SR-397)	0.97
50	Carters Creek Pike (SR-246)	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	Downs Boulevard	1.54
51	Carters Creek Pike (SR-246)	Southwest Urban Growth Boundary	Mack Hatcher Parkway (SR-397) (Future SW Quadrant)	1.66
52	Liberty Pike Extension	Wilson Pike (SR-252)	Terminus of Existing Liberty Pike	0.60
53	Boyd Mill Avenue	Franklin Green Parkway	Downs Boulevard	0.38
54	Arno Road	South Carothers Road	Murfreesboro Road (SR-96)	2.04
55	Cotton Lane	Del Rio Pike	Fieldstone Parkway	0.84
56	Downs Boulevard	West Main Street (SR-246)	Columbia Avenue (SR-6/US-31)	1.01
57	Downs Boulevard	Murfreesboro Road (SR-96)	West Main Street (SR-246)	1.70
58	Carlisle Lane / Del Rio Pike	Stone Mill Lane	Mack Hatcher Parkway (SR-397)	0.55
59	New Roadway	Cotton Lane	Hillsboro Road (SR-106/US-431)	1.27
60	Horton Lane	North of Willowsprings Blvd.	Boyd Mill Avenue	0.4
61	Del Rio Pike	Western UGB	Cotton Lane	0.88

RES 2025-0004
Exhibit A
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TABLE 3.3: 2040 (LONG TERM) PROPOSED PROJECTS, CONTINUED

Project Number	Roadway	To	From	Length (Miles)
62	North Chapel Road	Murfreesboro Road (SR-96)	Wilson Pike (SR-252)	1.49
63	Lynnwood Way	Northwest Urban Growth Boundary	Franklin Road (SR-6/US-431)	0.61
64	Del Rio Pike	Mack Hatcher Parkway (SR-397)	Cotton Lane	1.45
65	Horton Lane Extension	Old Carters Creek Plke (SR-246)	West Main Street (SR-246)	0.17
66	Trinity Road	Murfreesboro Road (SR-96)	Wilson Pike (SR-252)	1.64
67	Snowbird Hollow Road	Goose Creek Bypass (SR-248)	Columbia Pike (SR-6/US-31)	1.26
68	Clovercroft Road	Eastern City Limits	Wilson Pike (SR-252)	1.11
69	Henpeck Lane	Lewisburg Pike (SR-106/US-431)	Columbia Pike (SR-6/US-431)	2.16
70	Carothers Parkway (South Extension)	Goose Creek Bypass (SR-248) (Future Extension)	Peytonsville Road	1.32
71	Coleman Road	Columbia Pike (SR-6/US-31)	Western Urban Growth Boundary	0.47
72	McLemore Road	Lewisburg Pike (SR-106/US-431)	Goose Creek Bypass (SR-248)	1.71
73	Oxford Glen Drive	Murfeesboro Road (SR-96)	Clovercroft Road	0.97
74	Pratt Lane Improvements	New Roadway (Project 83)	Peytonsville Road	0.54
75	New Roadway	Peytonsville Road	Lewisburg Plke (SR-106/US-431)	2.03
76	Pate Road	Trinity Road	Eastern UGB	1.84
77	North Chapel Road	Pate Road (Future Alignment)	Murfreesboro Road (SR-96_	1.1

RES 2025-0004
Exhibit A
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FIGURE 3.3: PROPOSED ROADWAY CLASSIFICATION

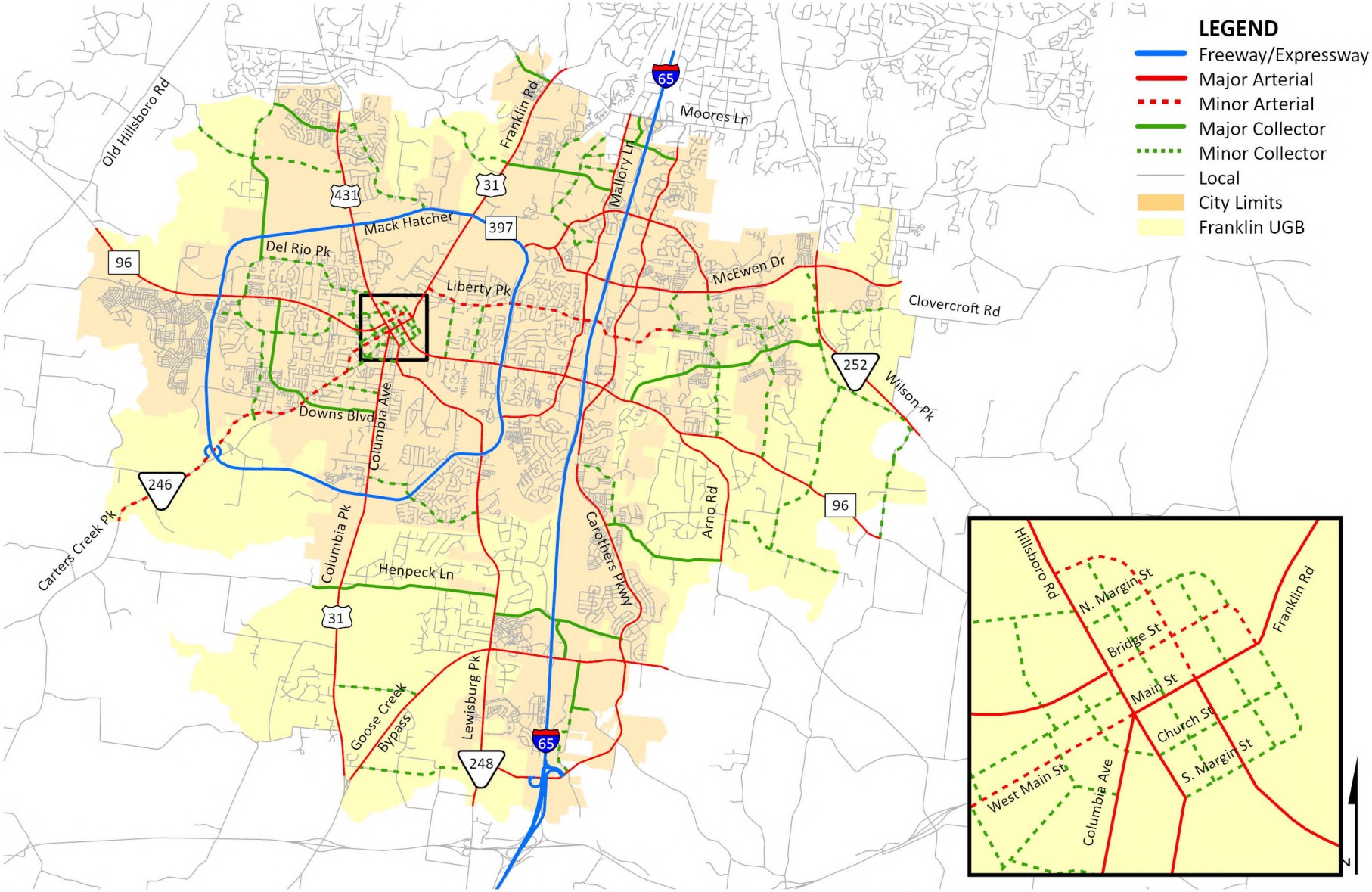
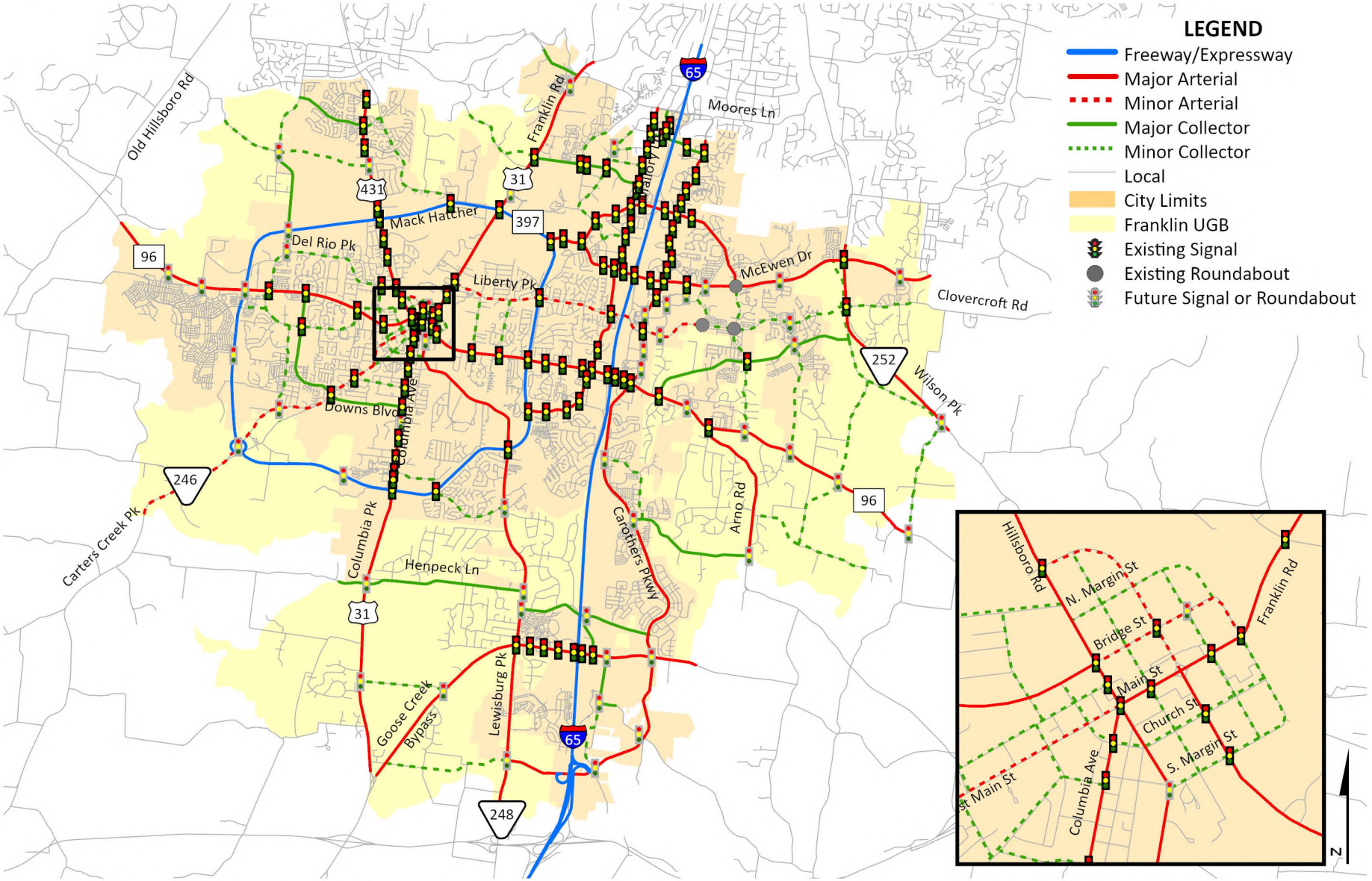
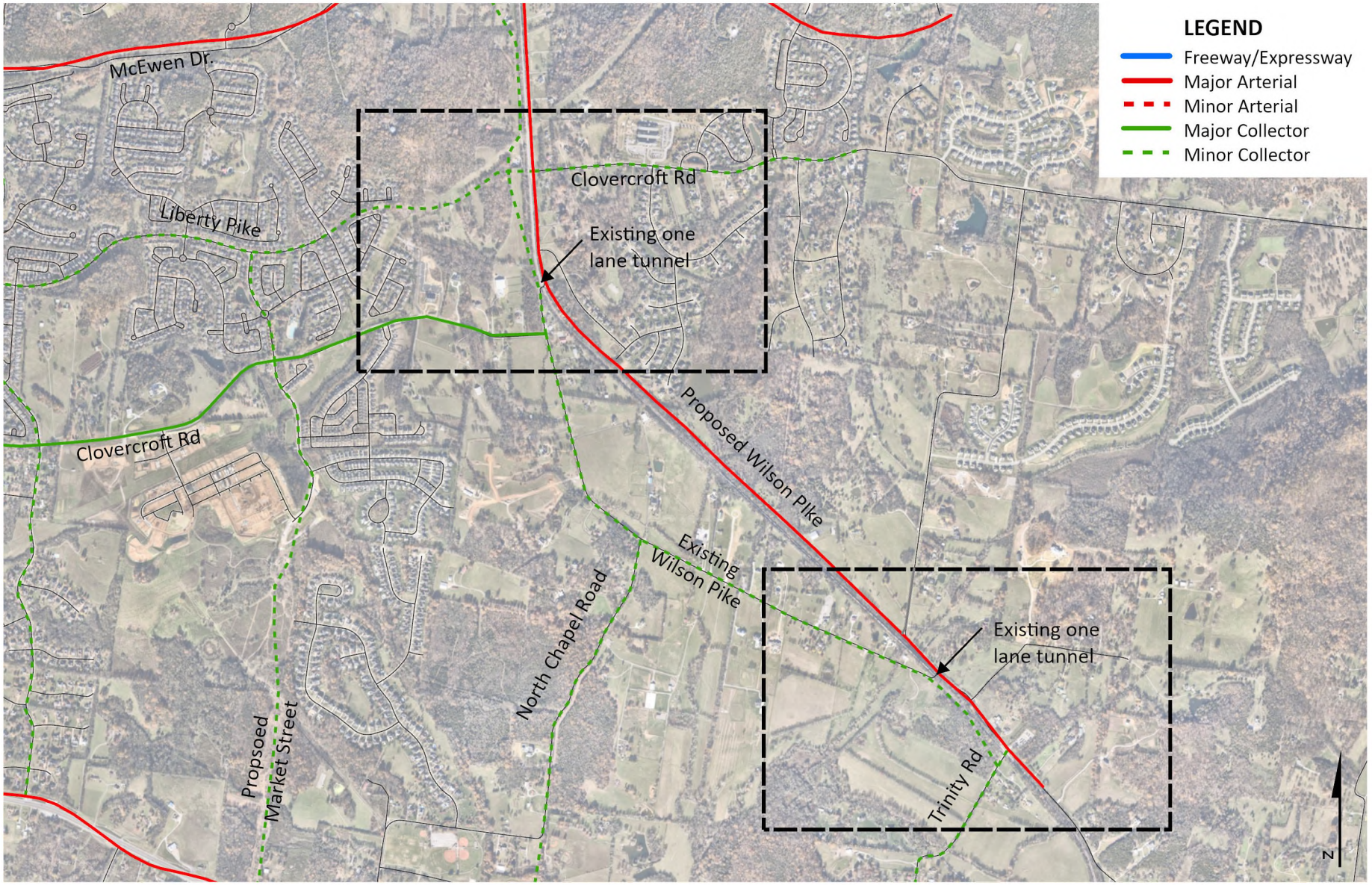


FIGURE 3.4: PROPOSED TRAFFIC SIGNAL MASTER PLAN



RES 2025-0004
Exhibit A
PG 9 of 9

FIGURE 3.5: WILSON PIKE LOCAL NETWORK PLAN



City of Franklin

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

File #: 21-0193

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Ordinance 2024-50, An Ordinance To Rezone 1.95 Acres From Residential 4 (R4) District And Mixed Residential (MR) District To Civic Institutional (CI) District For The Property Located North Of Liberty Pike And East Of Chestnut Lane At 104 Chestnut Lane.

PURPOSE:

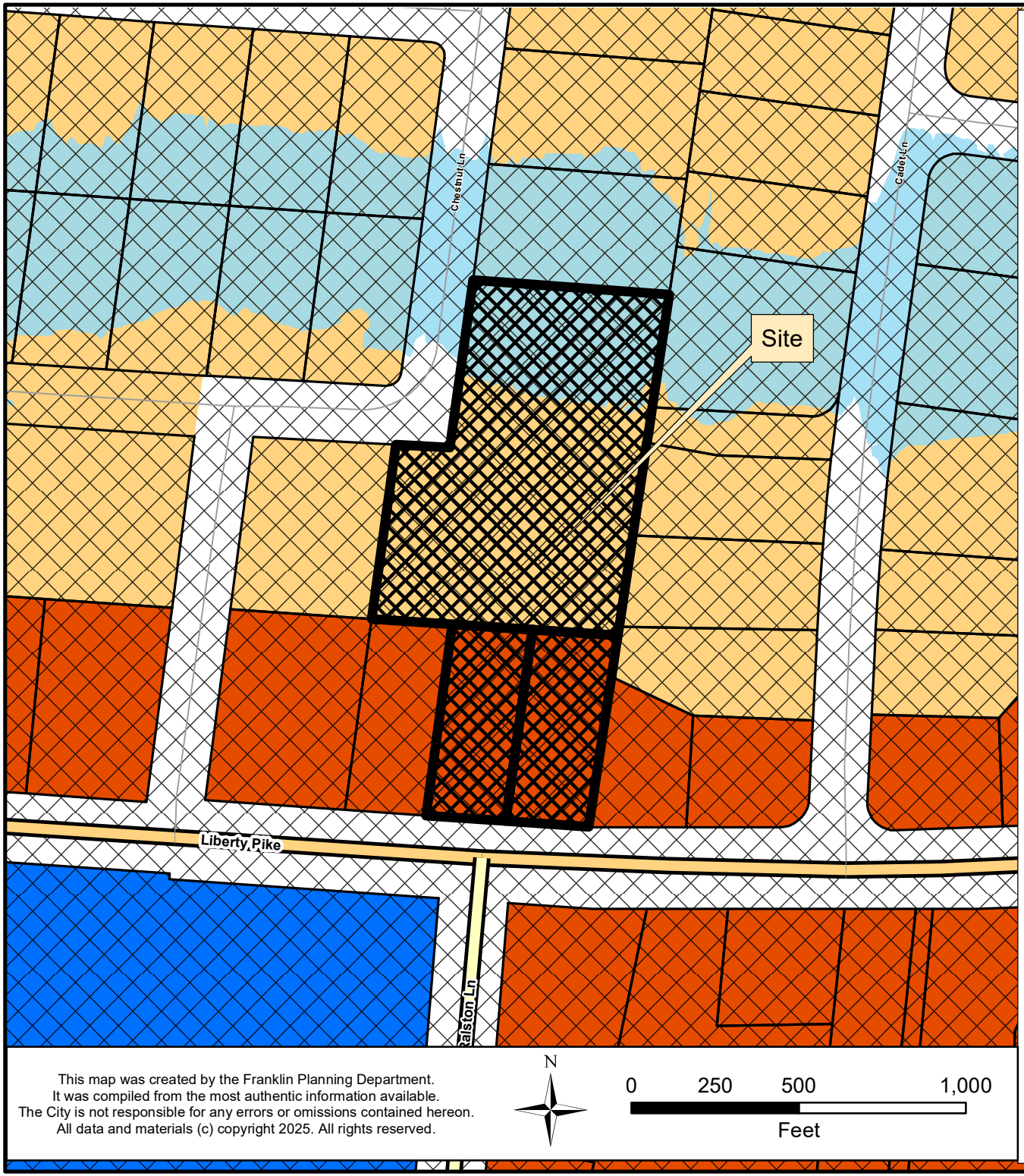
PROJECT INFORMATION
COF Project Number: 8661
Applicant: Weston Enlow, Premier Design Build, LLC
Owner: Christ Fellowship Church of Franklin, Travis Briles, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the property at 104 Chestnut Lane from Residential 4 (R4) District and Mixed Residential (MR) District to Civic Institutional (CI) District. The property is currently comprised of three lots, consists of 1.95 acres, and is the location of the Christ Fellowship Church. Envision Franklin places the larger lot on Chestnut Lane within the Historic Residential Design Concept and the two lots along Liberty Pike are within the Mixed Residential Design Concept. Both the Historic Residential and Mixed Residential Design Concepts support institutional uses as primary uses with the added consideration that they do not adversely impact the surrounding neighborhoods. The church campus has been at that location for several decades and the request to rezone to CI meets both the recommendations of Envision Franklin as well as the long established use of the property.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-50.



104 CHESTNUT LANE, REZONING
ORDINANCE 2024-50

Project Information
Existing Zoning: R-4 Residential and
MR Mixed Residential
Proposed Zoning: CI Civic and Institutional
Overlay Districts: CFO, FFO
Site Acreage: 1.955 acres

Legend

- 104 Chestnut Lane
- Central Franklin Overlay
- Floodway Fringe Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-50

AN ORDINANCE TO REZONE 1.95 ACRES FROM RESIDENTIAL 4 (R4) DISTRICT AND MIXED RESIDENTIAL (MR) DISTRICT TO CIVIC INSTITUTIONAL (CI) DISTRICT FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF CHESTNUT LANE AT 104 CHESTNUT LANE

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

WHEREAS, the Civic Institutional (CI) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Residential 4 (R4) District and Mixed Residential (MR) District to Civic Institutional (CI) District:

PREMISES CONSIDERED

Map-Parcel	Acres
062P C – 5.00	0.32
062P C – 6.00	0.32
062P C – 36.00	1.31
Total	1.95

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

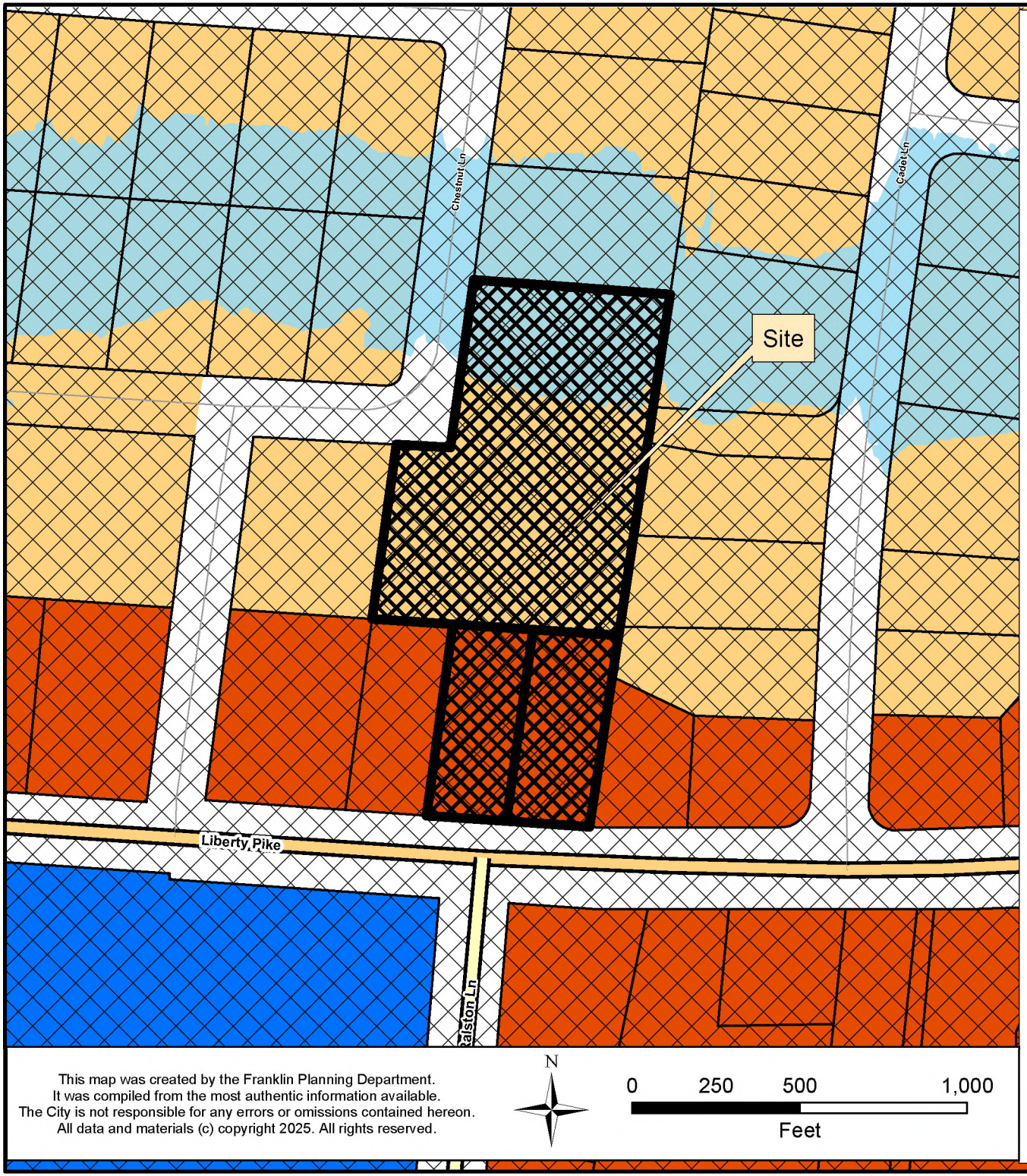
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



104 CHESTNUT LANE, REZONING
ORDINANCE 2024-50

Project Information

Existing Zoning: R-4 Residential and
MR Mixed Residential
Proposed Zoning: CI Civic and Institutional
Overlay Districts: CFO, FFO
Site Acreage: 1.955 acres

Legend

- 104 Chestnut Lane
- Central Franklin Overlay
- Floodway Fringe Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

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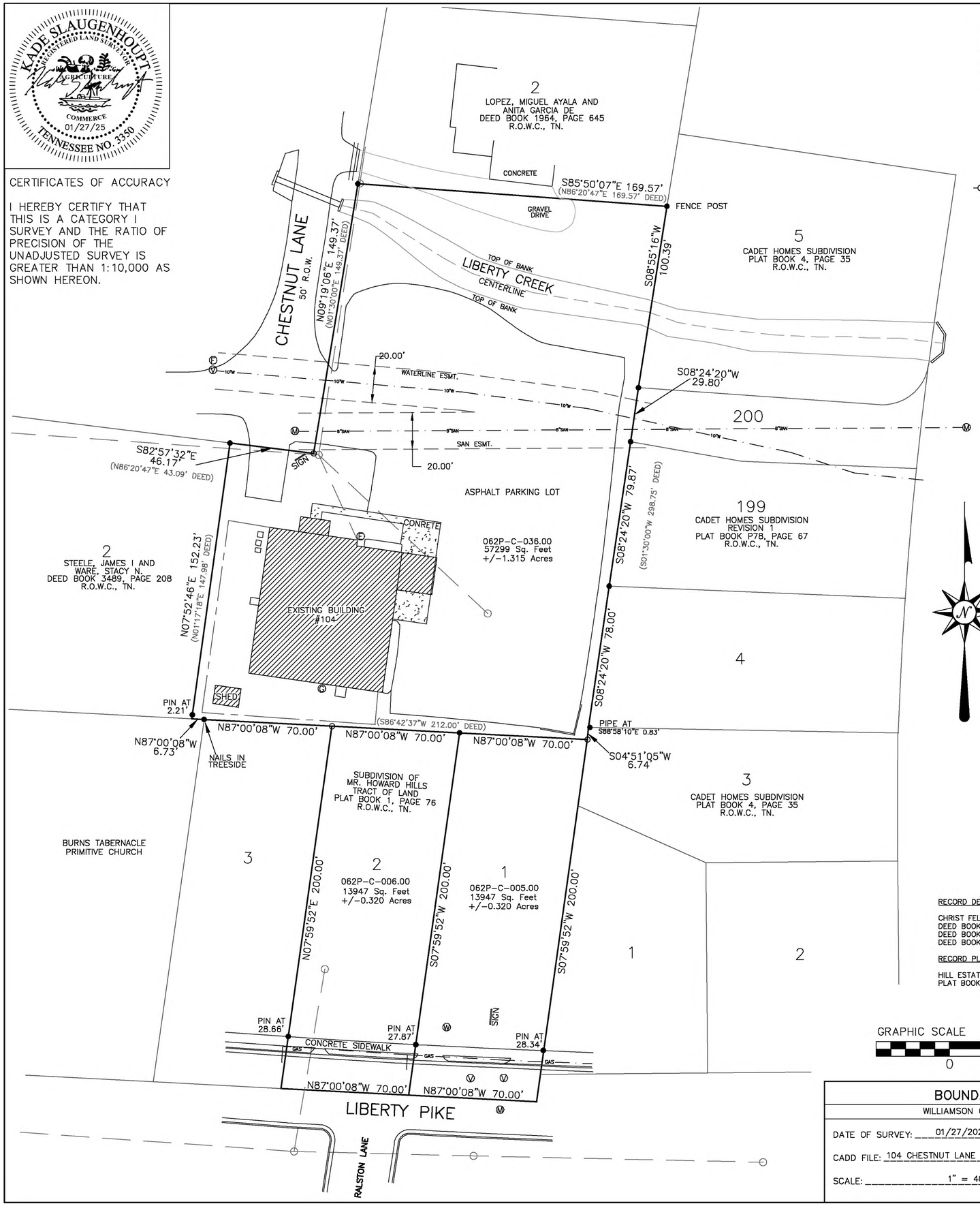
0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
01/27/25
TENNESSEE NO. 3350

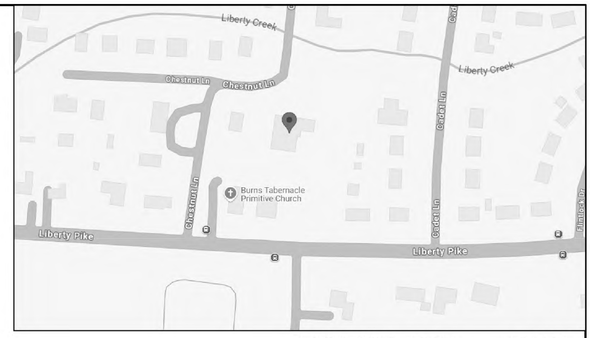
CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.



LEGEND:

P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.C., TN.	REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	IRON ROD AND CAP SET
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS METER
(M)	MANHOLE
(V)	WATER VALVE
(W)	WATER METER
-o-o-o-	EXISTING FENCELINE
-⊖-	POWER POLE AND LINES



VICINITY MAP – N.T.S.

GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO ESTABLISH SURVEY CONTROL POINTS AND A BASIS OF BEARINGS.

2. SUBJECT PROPERTIES ARE TAX PARCELS 062P–C–036.00, 062P–C–005.00, AND 062P–C–006.00, AND HAS A STREET ADDRESS OF 104 CHESTNUT LANE, FRANKLIN, TN. 37064.

3. CURRENT ZONING: 062P–C–036.00 ZONED R4 (RESIDENTIAL 4 DISTRICT)
SETBACKS:
FRONT: AVG. SETBACK OF EXISTING BUILDING ON BLOCK
SIDE: 7'
REAR: 20'
CURRENT ZONING: 062P–C–005.00 AND 062P–C–006.00
ZONED MR (MIXED RESIDENTIAL DISTRICT)
SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 15'
PROPOSED ZONING: ALL LOTS
CI (CIVIC INSTITUTIONAL DISTRICT)
SETBACKS:
FRONT: 25' (LOCAL OR COLLECTOR STREET)
75' (ARTERIAL STREET)
SIDE: 25'
REAR: 25"

ALL ZONING INQUIRIES SHOULD BE MADE TO THE CITY OF FRANKLIN ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.

4. NO TITLE REPORT HAS BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.

5. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

6. UTILITIES SHOWN ARE FROM WHAT THE SURVEYOR COULD FIND ABOVE GROUND IN COMBINATION WITH INFORMATION FROM OTHER PLATS.

7. THE TOTAL AREA FOR THREE LOTS IS 1.955 ACRES, MORE OR LESS.

RECORD DEED:

CHRIST FELLOWSHIP OF FRANKLIN
DEED BOOK 1671, PG. 769, R.O.W.C., TN.
DEED BOOK 2645, PG. 94, R.O.W.C., TN.
DEED BOOK 6117, PG. 221, R.O.W.C., TN.

RECORD PLAT:

HILL ESTATES SUBDIVISION
PLAT BOOK P2, PAGE 42, R.O.W.C., TN.

GRAPHIC SCALE 1"=40'
0 40 80

BOUNDARY SURVEY OF
104 CHESTNUT LANE
FRANKLIN, TN. 37064

COF 8661

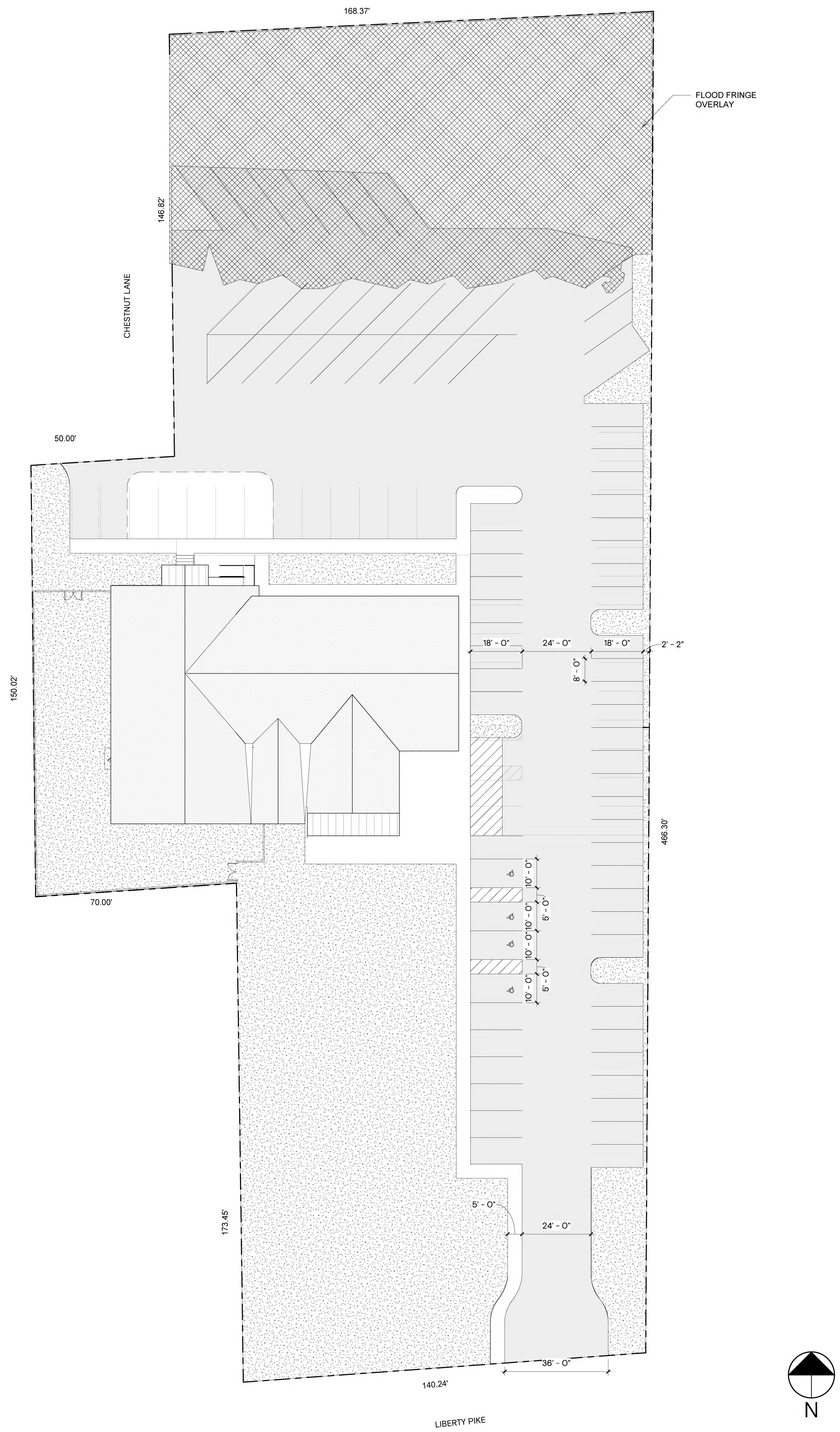
BLOCK H LOTS 3–4 AND BLOCK F LOT 1
HILL ESTATES SUBDIVISION
OF RECORD IN BOOK 2, PAGE 42, R.O.W.C., TN.
AND LOTS 1–2
SUBDIVISION OF MR. HOWARD HILLS TRACT OF LAND
OF RECORD IN PLAT BOOK 1, PAGE 76, R.O.W.C., TN.

WILLIAMSON COUNTY TAX PARCELS: 062P–C–0036.00, 062P–C–005.00, AND 062P–C–006.00

PREPARED FOR: PREMIER DESIGN BUILD

BOUNDARY SURVEY	
WILLIAMSON COUNTY, TENNESSEE	
DATE OF SURVEY: 01/27/2025	FIELD WORK: 10/09/2024
CADD FILE: 104 CHESTNUT LANE	PROJECT NO.: 18–165–015
SCALE: 1" = 40'	SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
4832 BETHESDA DUPLEX RD.
COLLEGE GROVE, TN 37046
TN R.L.S. #2583
(615) 268–9658
Jake@HomelandTN.com
www.HomelandTN.com



1 Site Plan
3/64" = 1'-0"

PROJECT SUMMARY

ADDRESS	104 CHESTNUT LANE FRANKLIN, TN. 37064
LEGAL DESCRIPTION	--
TYPE	--
ZONING	CIVIC INDUSTRIAL
PROJECT SCOPE	1-STORY ADDITION AND INTERIOR REMODEL

BUILDING AREA

EXISTING	PROPOSED	TOTAL
5900 S.F	2814 S.F.	8714 S.F.

PROJECT DIRECTORY

OWNER:
CHRIST FELLOWSHIP CHURCH
104 CHESTNUT LANE
FRANKLIN, TN
CONTACT: TRAVIS BRILES

ARCHITECT
PACKMAN ARCHITECTS INC.
6205 RIVER COURT
BRENTWOOD, TN. 27027
CONTACT: PAUL PACKMAN
PAUL@PACKMANARCHITECTS.COM
818.264.8365

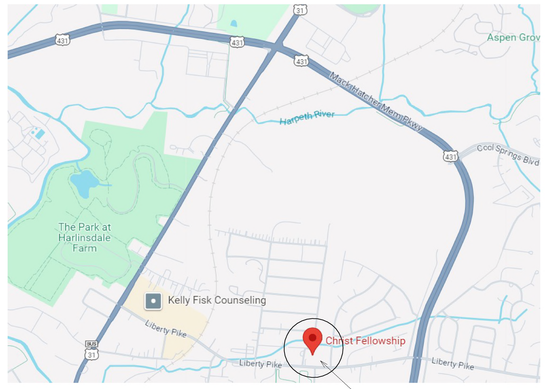
GENERAL CONTRACTOR
PREMIER DESIGN BUILD
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: WESTON ENLOW
WESTONE@PDBTN.COM
615.622.9333 X4

SURVEY

CODE COMPLIANCE

GOVERNING AGENCY	CITY OF FRANKLIN
APPLICABLE CODES:	ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
BUILDING CODE	2018 IBC
ENERGY CODE	2012 IECC

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0.00 COVER SHEET

104 CHESTNUT LANE, FRANKLIN, TN. 37064

PREMIER DESIGN · BUILD
BUILDING YOUR VISION
PROJECT MANAGER: WESTON ENLOW | 615-622-9333 EXT. 4

PACKMAN ARCHITECTS PA
PAUL@PACKMANARCHITECTS.COM
WWW.PACKMANARCHITECTS.COM

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO.	DATE	REVISION
1	10/14/24	ZONING SUBMISSION
2	1/24/25	ZONING RE-SUBMISSION

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF PACKMAN ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH PACKMAN ARCHITECTS WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.

1/24/2025 DATE
3/64" = 1'-0" SCALE

SUBMITTAL

COF 8661

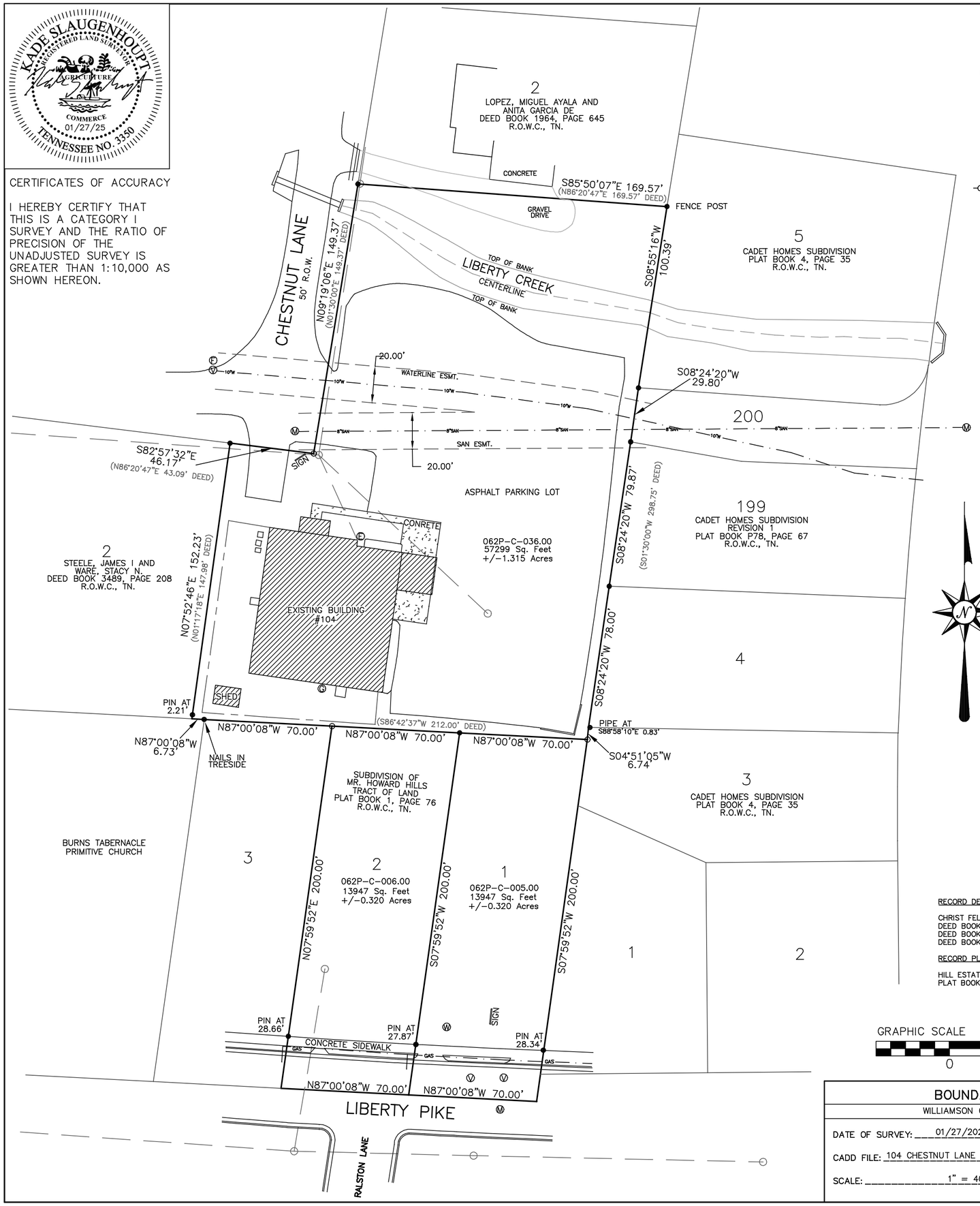
COVER SHEET

A0.00

KADE SLAUGENHOUPT
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
01/27/25
TENNESSEE NO. 3350

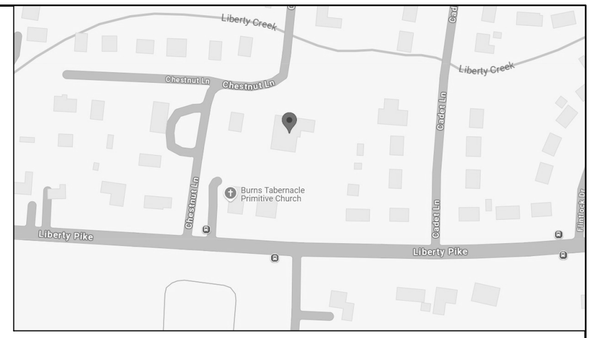
CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.



LEGEND:

P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.W.C., TN.	REGISTERS OFFICE OF WILLIAMSON CNTY, TN.
●	IRON ROD (AND CAP) FOUND
○	IRON ROD AND CAP SET
(E)	ELECTRIC UTILITY
(F)	FIRE HYDRANT
(G)	GAS METER
(M)	MANHOLE
(V)	WATER VALVE
(W)	WATER METER
	EXISTING FENCELINE
	POWER POLE AND LINES



VICINITY MAP – N.T.S.

GENERAL NOTES:

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2. SUBJECT PROPERTIES ARE TAX PARCELS 062P–C–036.00, 062P–C–005.00, AND 062P–C–006.00, AND HAS A STREET ADDRESS OF 104 CHESTNUT LANE, FRANKLIN, TN. 37064.

3. CURRENT ZONING: 062P–C–036.00 ZONED R4 (RESIDENTIAL 4 DISTRICT)
SETBACKS:
FRONT: AVG. SETBACK OF EXISTING BUILDING ON BLOCK
SIDE: 7'
REAR: 20'
CURRENT ZONING: 062P–C–005.00 AND 062P–C–006.00
ZONED MR (MIXED RESIDENTIAL DISTRICT)
SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 15'
PROPOSED ZONING: ALL LOTS
CI (CIVIC INSTITUTIONAL DISTRICT)
SETBACKS:
FRONT: 25' (LOCAL OR COLLECTOR STREET)
75' (ARTERIAL STREET)
SIDE: 25'
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RECORD DEED:

CHRIST FELLOWSHIP OF FRANKLIN
DEED BOOK 1671, PG. 769, R.O.W.C., TN.
DEED BOOK 2645, PG. 94, R.O.W.C., TN.
DEED BOOK 6117, PG. 221, R.O.W.C., TN.

RECORD PLAT:

HILL ESTATES SUBDIVISION
PLAT BOOK P2, PAGE 42, R.O.W.C., TN.

GRAPHIC SCALE 1"=40'
0 40 80

BOUNDARY SURVEY OF
104 CHESTNUT LANE
FRANKLIN, TN. 37064

COF 8661

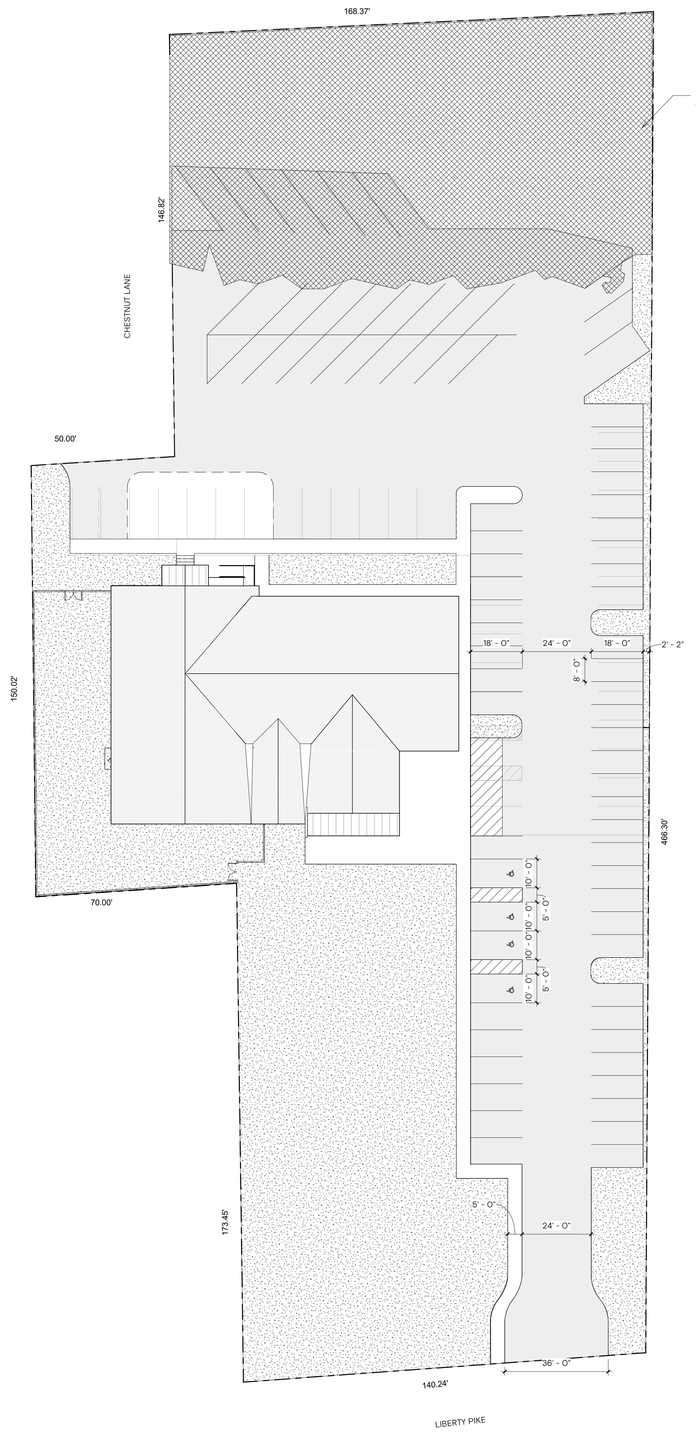
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WILLIAMSON COUNTY TAX PARCELS: 062P–C–0036.00, 062P–C–005.00, AND 062P–C–006.00

PREPARED FOR: PREMIER DESIGN BUILD

BOUNDARY SURVEY	
WILLIAMSON COUNTY, TENNESSEE	
DATE OF SURVEY: 01/27/2025	FIELD WORK: 10/09/2024
CADD FILE: 104 CHESTNUT LANE	PROJECT NO.: 18–165–015
SCALE: 1" = 40'	SURVEYOR: KJS #3350

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
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COLLEGE GROVE, TN 37046
TN R.L.S. #2583
(615) 268–9658
Jake@HomelandTN.com
www.HomelandTN.com



1 Site Plan
3/64" = 1'-0"

PROJECT SUMMARY

ADDRESS	104 CHESTNUT LANE FRANKLIN, TN. 37064		
LEGAL DESCRIPTION	--		
TYPE	--		
ZONING	CIVIC INDUSTRIAL		
PROJECT SCOPE	1-STORY ADDITION AND INTERIOR REMODEL		
BUILDING AREA	EXISTING 5900 S.F	PROPOSED 2814 S.F.	TOTAL 8714 S.F.

PROJECT DIRECTORY

OWNER: **CHRIST FELLOWSHIP CHURCH**
104 CHESTNUT LANE
FRANKLIN, TN
CONTACT: TRAVIS BRILES

ARCHITECT **PACKMAN ARCHITECTS INC.**
6205 RIVER COURT
BRENTWOOD, TN. 27027
CONTACT: PAUL PACKMAN
PAUL@PACKMANARCHITECTS.COM
818.264.8365

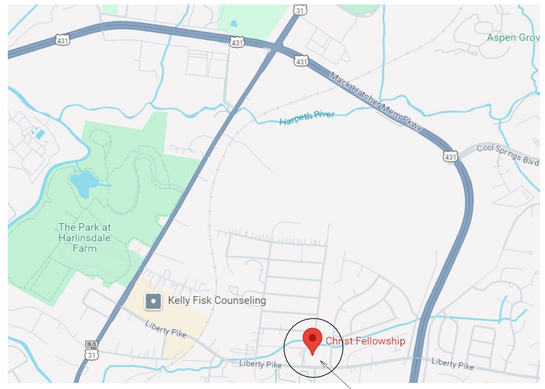
GENERAL CONTRACTOR **PREMIER DESIGN BUILD**
1031 PARKWAY DRIVE
UNIT 25B
SPRING HILL, TN. 37174
CONTACT: WESTON ENLOW
WESTONE@PDBTN.COM
615.622.9333 X4

SURVEY

CODE COMPLIANCE

GOVERNING AGENCY	CITY OF FRANKLIN
APPLICABLE CODES:	ALL WORK & MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.
BUILDING CODE	2018 IBC
ENERGY CODE	2012 IECC

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A0.00 COVER SHEET

104 CHESTNUT LANE, FRANKLIN, TN. 37064

CHRIST FELLOWSHIP CHURCH

104 CHESTNUT LANE, FRANKLIN, TN. 37064

NO.	DATE	REVISION
1	10/14/24	ZONING SUBMISSION
2	1/24/25	ZONING RE-SUBMISSION

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1/24/2025 DATE
3/64" = 1'-0" SCALE

SUBMITTAL

COF 8661

PREMIER DESIGN · BUILD
BUILDING YOUR VISION
PROJECT MANAGER: WESTON ENLOW | 615-622-9333 EXT. 4

COVER SHEET

A0.00

PACKMAN ARCHITECTS PA
PAUL@PACKMANARCHITECTS.COM
WWW.PACKMANARCHITECTS.COM

City of Franklin

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

File #: 21-0194

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Ordinance 2024-51, An Ordinance To Rezone 20.15 Acres From Planned (PD 0.2/263,100) District To Planned (PD 243,200/120) District For The Property Located North Of Liberty Pike And East Of Franklin Road, At 230 Franklin Road (The Factory At Franklin PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8664
Applicant: Holladay Properties, Benton Smothers, Rep.
Owner: Holladay Properties, Benton Smothers, Rep.

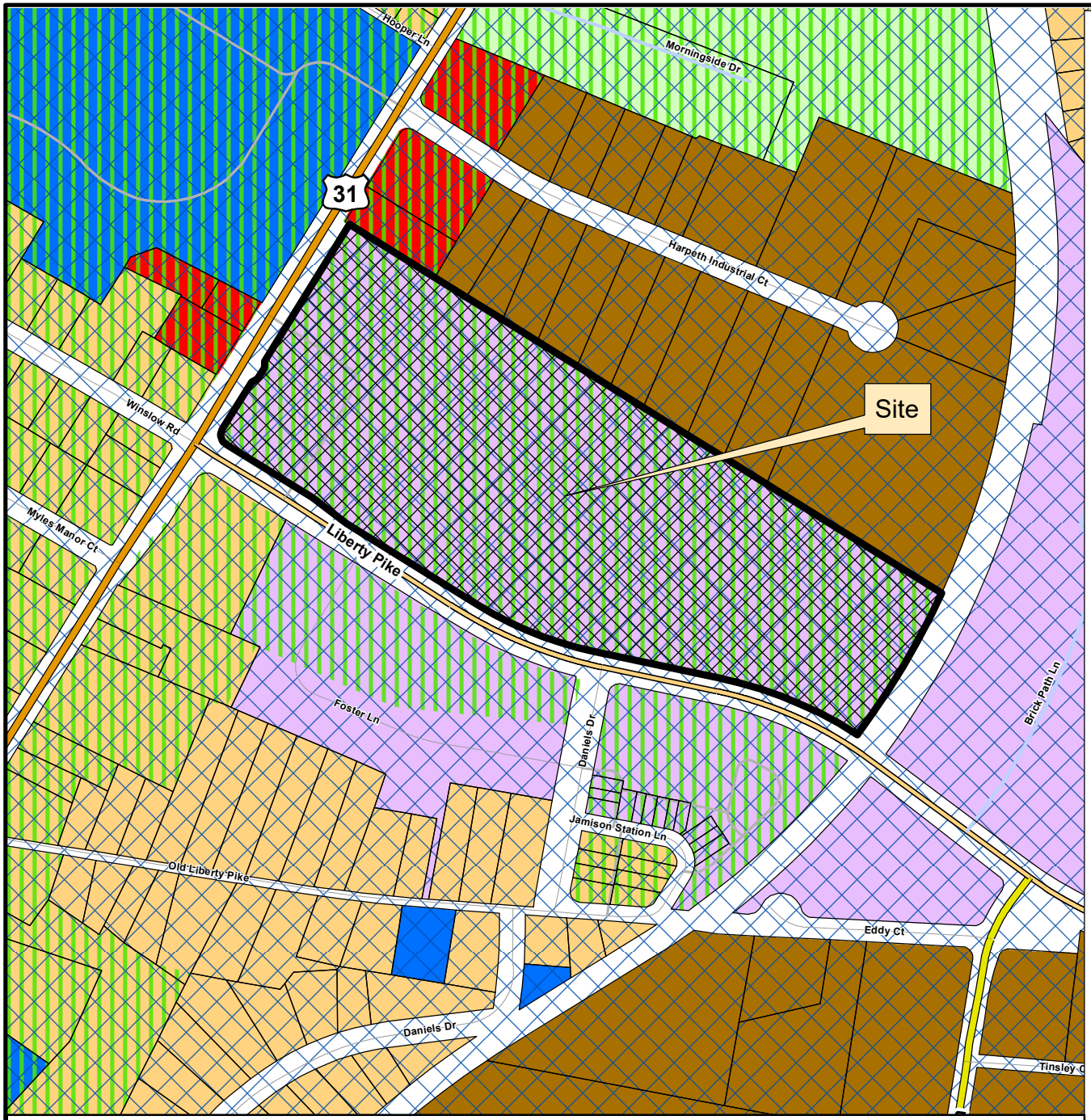
BACKGROUND/STAFF COMMENTS:
The applicant has submitted a rezoning request to revise the entitlements for the Factory At Franklin PUD Subdivision from PD (0.2/263,100) to PD (243,000/120) in order to eliminate the established residential density, lower the amount of nonresidential square footage, and add 120 hotel rooms on the property. The site consists of 20.15 acres and is located with The Factory District Design Concept per the Envision Franklin plan. The Factory District is anchored by the Factory at Franklin, which has been a defining community landmark since its opening in 1929 as an industrial campus for manufacturing goods. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. The hotel use is supported within the district, provided that it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary Certificate of Appropriateness from the Historic Zoning Commission for the scale and location of the proposed hotel. The rezoning with the revised entitlements is consistent with the recommendation of Envision Franklin and The Factory District.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-51.



THE FACTORY AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2024-51
RESOLUTION 2024-113

Project Information
Existing Zoning: PD (0.2 DUA / 263,100 SF)
Proposed Zoning: PD (120 KEYS / 243,200 SF)
Overlay Districts: CFO, HPO
Site Acreage: 20.15 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 243,200 SF
Hotel Keys: 120

Legend

- The Factory at Franklin PUD Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-51

AN ORDINANCE TO REZONE 20.15 ACRES FROM PLANNED (PD 0.2/263,100) DISTRICT TO PLANNED (PD 243,200/120) DISTRICT FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF FRANKLIN ROAD, AT 230 FRANKLIN ROAD (THE FACTORY AT FRANKLIN PUD)

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

WHEREAS, the Planned (PD 243,200/120) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-113, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 0.2/263,100) District to Planned (PD 243,200/120) District:

PREMISES CONSIDERED

Map-Parcel	Acres
063M A – 21.00	20.15
Total	20.15

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

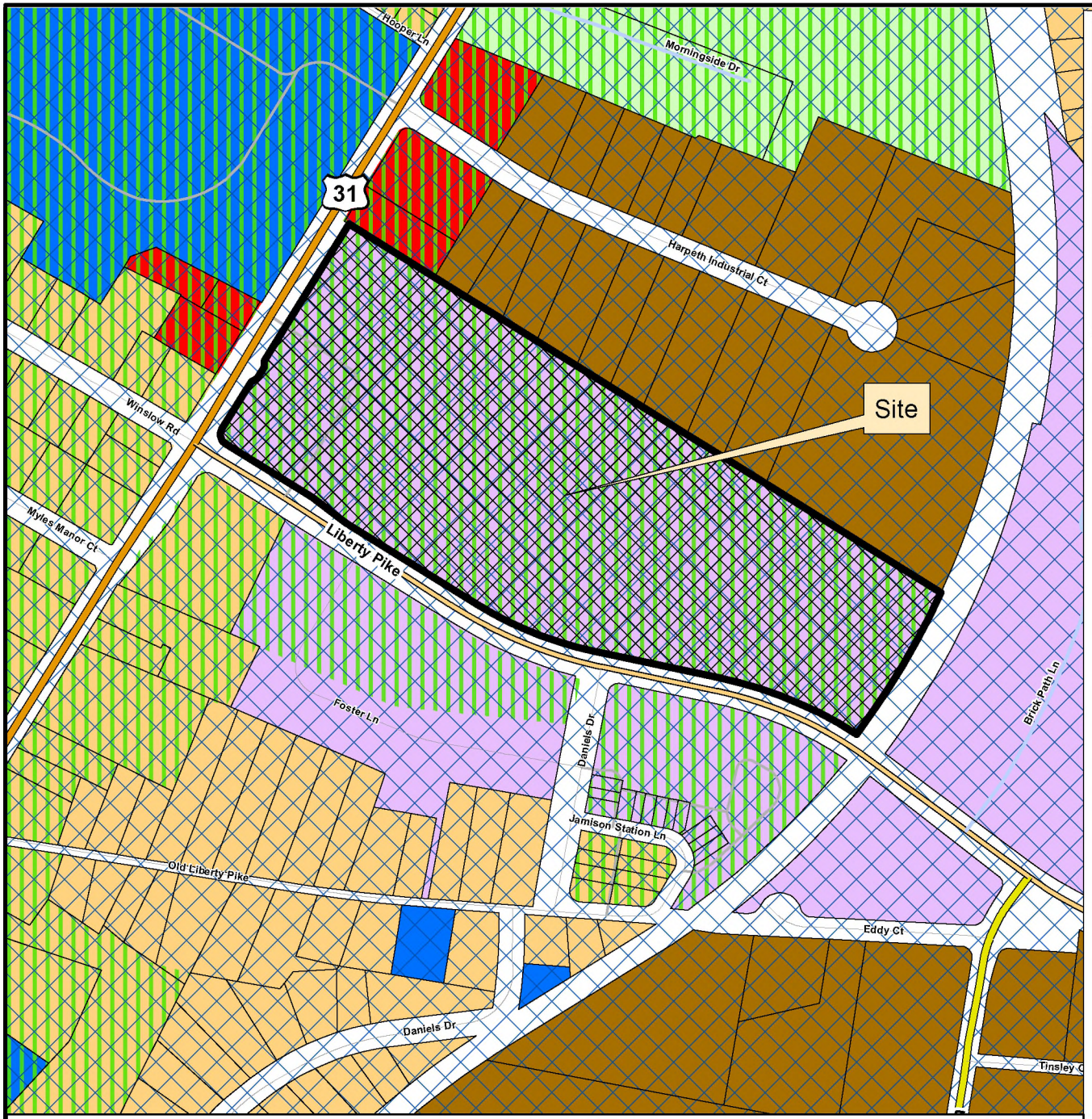
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



THE FACTORY AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2024-51
RESOLUTION 2024-113

Project Information
Existing Zoning: PD (0.2 DUA / 263,100 SF)
Proposed Zoning: PD (120 KEYS / 243,200 SF)
Overlay Districts: CFO, HPO
Site Acreage: 20.15 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 243,200 SF
Hotel Keys: 120

Legend

- The Factory at Franklin PUD Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

REZONING REQUEST - DEVELOPMENT PLAN REVISION 3 - PD(120 KEYS, 243,200 SF)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT

DEVELOPMENT TEAM

OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

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

ENGINEER:
FULMER LUCAS ENGINEERING, LLC
CONTACT: YATES BATEMAN
2002 RICHARD JONES ROAD, SUITE B200
NASHVILLE, TN 37215
(615) 345-3770
yates@fulmerlucas.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com

ARCHITECT:
STONEHILL TAYLOR
CONTACT: JARED TRIEMER
31 WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001
(212) 226-8898
jtriemer@stonehilltaylor.com

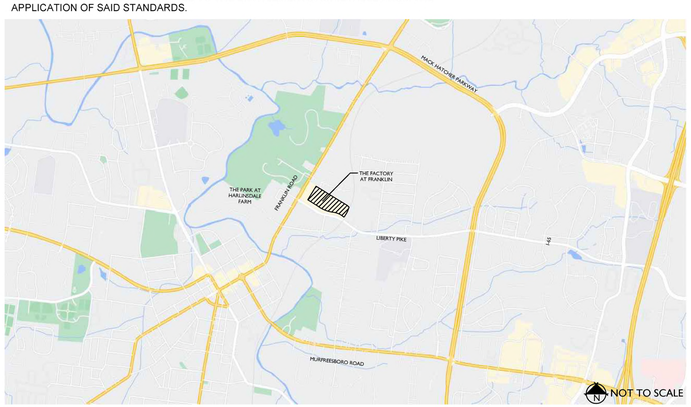
VESTING STANDARDS

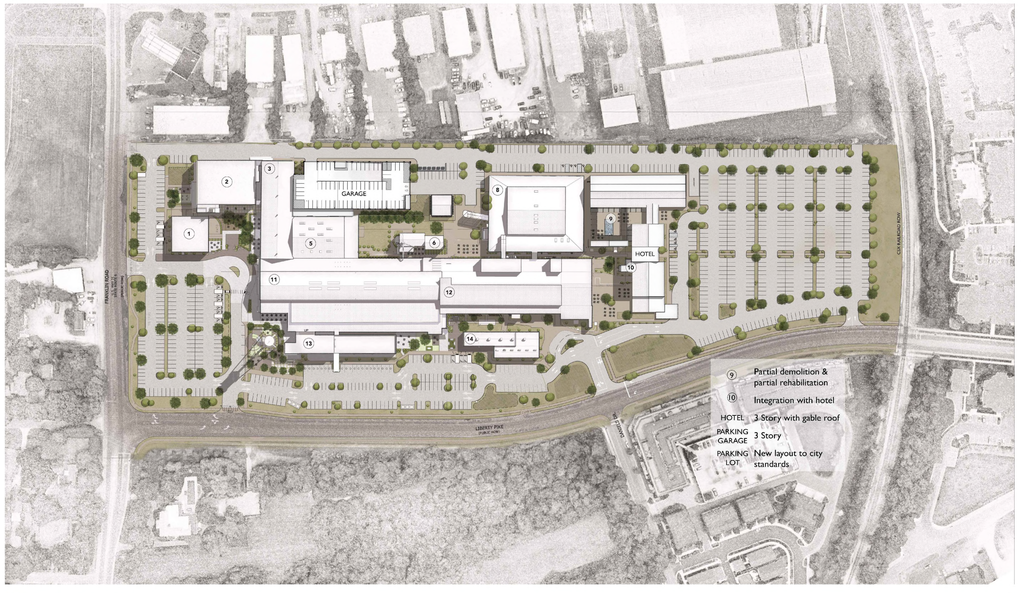
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

ZONING ORDINANCE:	JANUARY 1, 2022
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	NOVEMBER 18, 2021

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

MOS #1: **13.3.4 A. (Refuse Areas):** MOS to allow location of refuse screening in the Frontage (Liberty Pike)
MOS #2: **13.1.2 C. (Maximum Wall Height):** MOS to amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.
MOS #3: **9.5.3 A.&B. (Cross Access Between Adjacent Properties):** MOS to reduce the number of cross access locations to adjacent sites north of the Factory.
MOS #4: **Sec. 15.1.3 (Signs - Proportion and Shape):** MOS to allow a sign to be the shape of an item that is representative of a tenant's services or retail business, for small projecting/hanging signs only.
MOS #5: **Sec. 15.4 (Signs - Band Sign - Quantity):** MOS to allow one band sign per tenant along the same facade, excluding placement on mechanical screening or as to obscure windows.
MOS #6: **Sec. 15.5 (Signs - Canopy Signs - Location):** MOS to allow canopy signage to be located above canopy roof line.
MOS #7: **Sec. 15.12 (Signs - Small Projecting Signs - Quantity):** MOS to allow one small projecting sign per tenant along the same facade.
MOS #8: **Sec. 15.14 (Signs - Vertical Blade Sign - Height):** MOS to allow one vertical blade sign along a facade of less than two stories in height.
MOS #9: **Sec. 15.15 (Signs - Wall Sign - Quantity & Locations):** MOS to allow one wall sign per tenant along the same facade, with a maximum of two extended above/on the roofline (aka the water town signage).
MOS #10: **Sec. 15.15 (Signs - Wall Sign - Water Tower):** MOSto allow two direct painted Wall Signs on the existing Water Tower at approximately 350 sq. ft. each.
MOS #11: **Sec. 15.7 (Signs - Development Entrance Signs - Quantity):** MOS to allow additional development entrance signs for each entrance into the site.

Note: Approval of Modifications of Standards does not eliminate the requirement to obtain a Certificate of Appropriateness for site design/site elements, including signage. The approval of a Modification of Standard merely allows the Historic Zoning Commission to further consider site design/site elements that deviate from the Zoning Ordinance

BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

A variance request to allow 20 parking spaces within the Liberty Pike Frontage Area for a principal building was approved by the Board of Zoning Appeals.

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

A Modification of Standard 21.2.2A is requested to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.
The modification to allow for surety bonds will provide Holladay the ability to bond improvements with a surety company that specializes in municipal performance bonds, which will allow Holladay essential access to funds otherwise frozen under a Letter of Credit.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.
The Factory at Franklin is a unique mixed use campus benefiting local businesses and residents of Franklin. As Holladay continues to improve the property, utilization of surety bonds will allow access to funds which would otherwise be frozen.
3. The modification is consistent with the intent of Envision Franklin.
This modification would still provide performance security to the City while allowing the developer an alternative option which allows access to funds otherwise frozen under a Letter of Credit.

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8664
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

WATER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

SANITARY SEWER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

RECLAIMED WATER LINE
NA

STORMWATER AND DRAINAGE FACILITIES
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP (MTEMC). EXISTING FACILITIES WILL BE UTILIZED ON SITE IN COORDINATION WITH MTEMC STAFF.

GAS
GAS WILL BE PROVIDED BY ATMOS ENERGY. EXISTING GAS LINES SHALL BE UTILIZED FOR SERVICE AS NEEDED IN COORDINATION WITH ATMOS OFFICIALS.

REFUSE COLLECTION
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STREET NETWORK
THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DRIVE AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TOT EH FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.
A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

THE FACTORY AT FRANKLIN

PRE-APP SUBMITTAL: NOVEMBER 20, 2024
INITIAL SUBMITTAL: DECEMBER 9, 2024
RESUBMITTAL: JANUARY 13, 2025
ONE STOP:
COF # 8664:

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

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

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)

- OUTFALL 1
- 2 YEAR: 14.32 CFS
- 5 YEAR: 18.28 CFS
- 10 YEAR: 21.42 CFS
- 25 YEAR: 25.89 CFS
- 50 YEAR: 29.49 CFS
- 100 YEAR: 33.18 CFS

- OUTFALL 2
- 2 YEAR: 0.00 CFS
- 5 YEAR: 0.00 CFS
- 10 YEAR: 0.00 CFS
- 25 YEAR: 0.00 CFS
- 50 YEAR: 0.00 CFS
- 100 YEAR: 0.00 CFS

- OUTFALL 3
- 2 YEAR: 5.38 CFS
- 5 YEAR: 6.86 CFS
- 10 YEAR: 8.03 CFS
- 25 YEAR: 9.69 CFS
- 50 YEAR: 11.03 CFS
- 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)

- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS

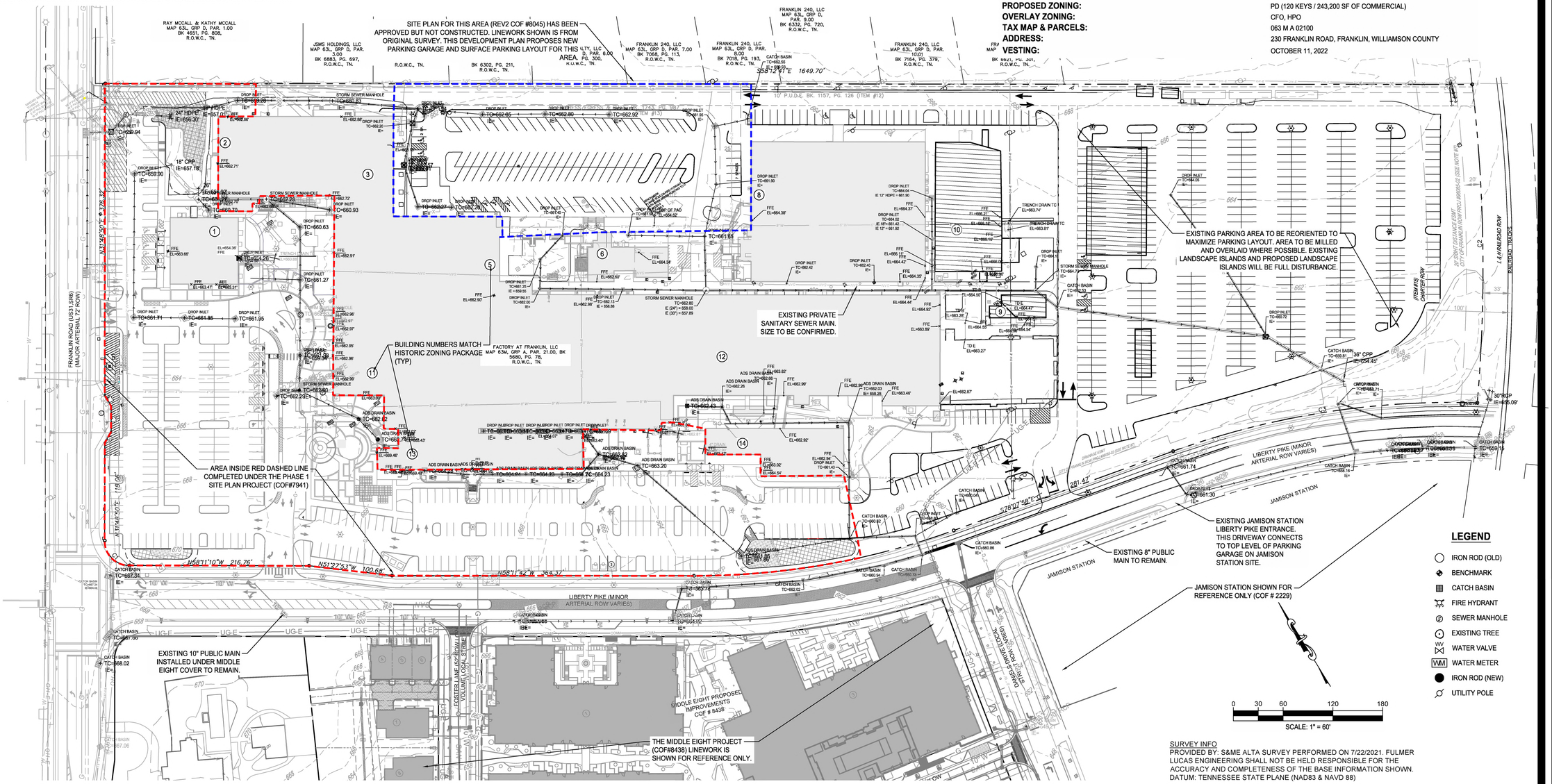
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS

- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER: 8664
SITE ACREAGE/SF: 20.15 AC / 877,436 SF
EXISTING ZONING: PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING: PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING: CFO, HPO
TAX MAP & PARCELS: 063 M A 02100
ADDRESS: 230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING: OCTOBER 11, 2022



LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
2:11:09pm User:ryan.hall Xref Factory at Franklin\03 - Cad\Sheets\Rezone\1001-21_RZ_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



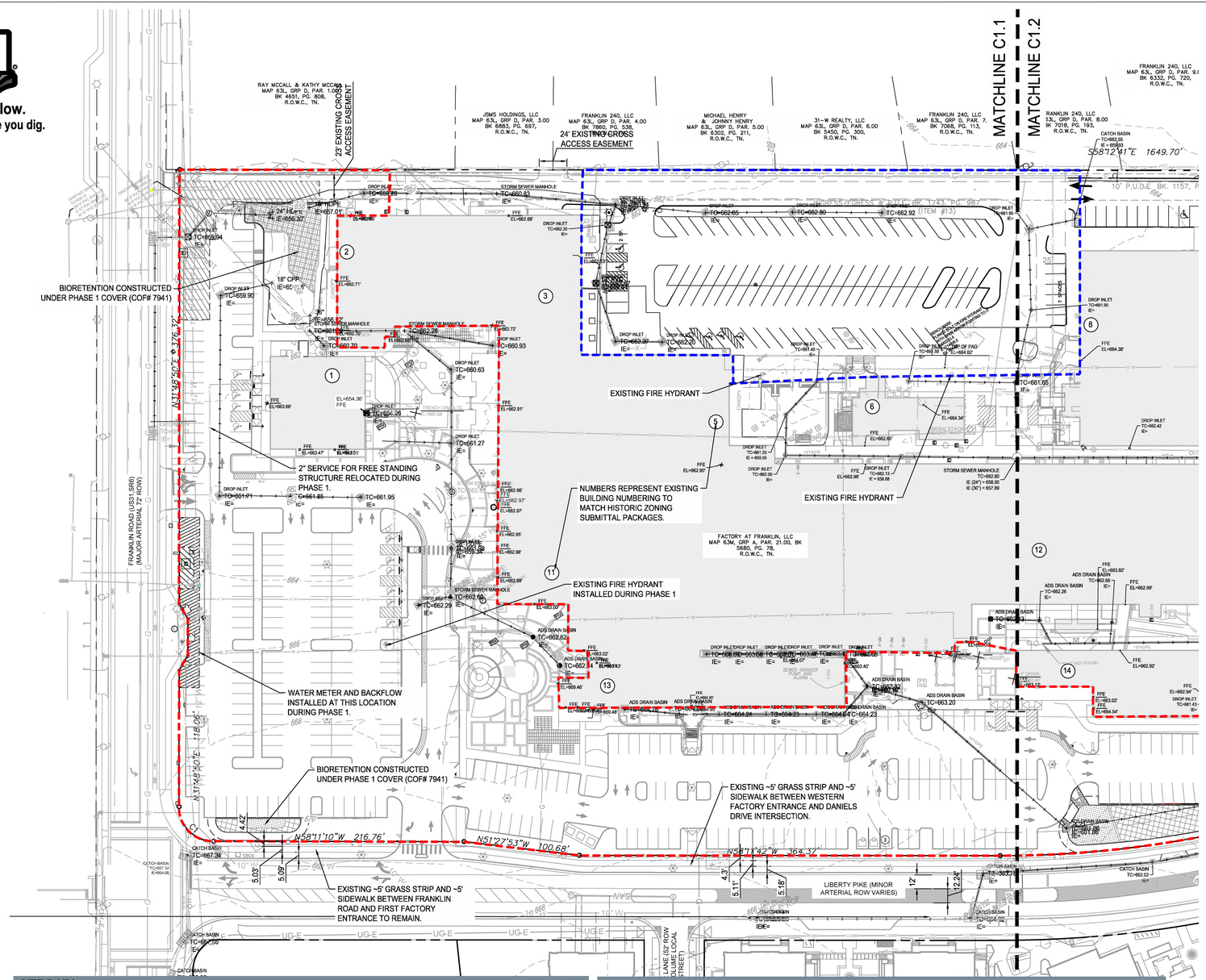
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8664
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE

FRONTAGE TYPES APPLIED: LANDSCAPE

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 5'
- REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
- RETAIL: 68,300 SF
- **RESTAURANT: 56,100 SF**
- **OFFICE: 67,400 SF**
- **EDUCATIONAL FACILITIES: 4,800 SF**
- **EVENT VENUE: 41,000 SF**

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
- OPEN SPACE SF REQUIRED: 5%
- NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
- **REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES**
- **PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING**
- **PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)**

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**

HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
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   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
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   - 50 YEAR: 29.49 CFS
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LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

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

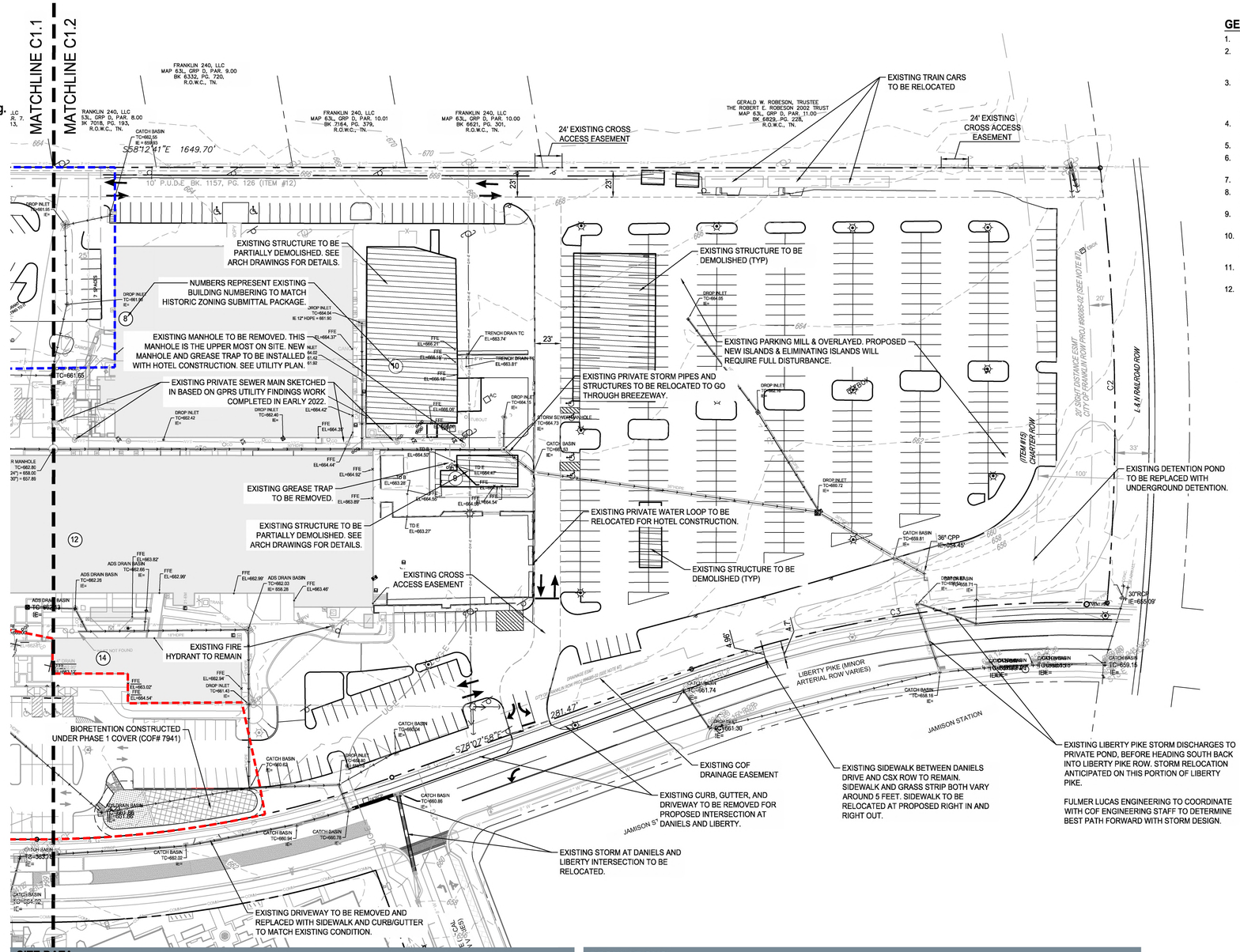
ENLARGED EXISTING CONDITIONS

SHEET

C1.1

Thursday, February 6, 2025
Zoning Drawings - The Factory at Franklin\2 - Cad\Sheets\Revised\1001-2_RZ_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



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SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8664
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
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- EXISTING TREE
- WATER VALVE
- WATER METER
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PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
Thursday, February 6, 2025 - The Factory at Franklin\02 - Cad\Sheets\Rezone\105121.21_RZ_Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — 1216 — 12/06/2025 — JAMES W. GAMBLE — AGRICULTURE — TIMBER — NURSERY — WILDLIFE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

THE FACTORY AT FRANKLIN PUD

REZONING REQUEST - DEVELOPMENT PLAN REVISION 3 - PD(120 KEYS, 243,200 SF)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT

DEVELOPMENT TEAM

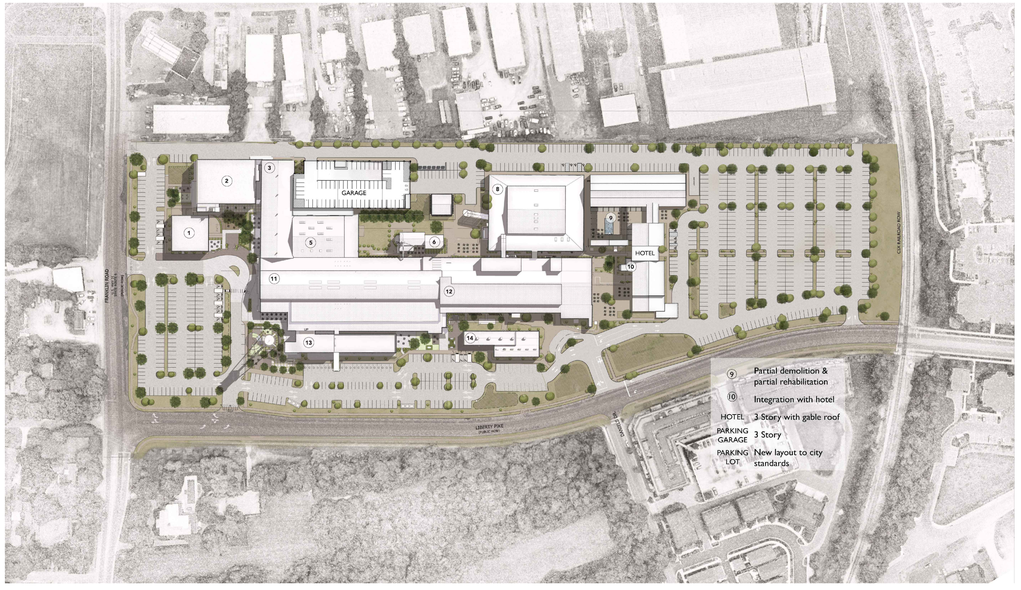
OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

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

ENGINEER:
FULMER LUCAS ENGINEERING, LLC
CONTACT: YATES BATEMAN
2002 RICHARD JONES ROAD, SUITE B200
NASHVILLE, TN 37215
(615) 345-3770
yates@fulmerlucas.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com

ARCHITECT:
STONEHILL TAYLOR
CONTACT: JARED TRIEMER
31 WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001
(212) 226-8898
jtriemer@stonehilltaylor.com



MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

MOS #1: **13.3.4 A. (Refuse Areas):** MOS to allow location of refuse screening in the Frontage (Liberty Pike)
MOS #2: **13.1.2 C. (Maximum Wall Height):** MOS to amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.
MOS #3: **9.5.3 A.&B. (Cross Access Between Adjacent Properties):** MOS to reduce the number of cross access locations to adjacent sites north of the Factory.
MOS #4: **Sec. 15.1.3 (Signs - Proportion and Shape):** MOS to allow a sign to be the shape of an item that is representative of a tenant's services or retail business, for small projecting/hanging signs only.
MOS #5: **Sec. 15.4 (Signs - Band Sign - Quantity):** MOS to allow one band sign per tenant along the same facade, excluding placement on mechanical screening or as to obscure windows.
MOS #6: **Sec. 15.5 (Signs - Canopy Signs - Location):** MOS to allow canopy signage to be located above canopy roof line.
MOS #7: **Sec. 15.12 (Signs - Small Projecting Signs - Quantity):** MOS to allow one small projecting sign per tenant along the same facade.
MOS #8: **Sec. 15.14 (Signs - Vertical Blade Signs - Height):** MOS to allow one vertical blade sign along a facade of less than two stories in height.
MOS #9: **Sec. 15.15 (Signs - Wall Sign - Quantity & Locations):** MOS to allow one wall sign per tenant along the same facade, with a maximum of two extended above/on the roofline (aka the water town signage).
MOS #10: **Sec. 15.15 (Signs - Wall Sign - Water Tower):** MOSto allow two direct painted Wall Signs on the existing Water Tower at approximately 350 sq. ft. each.
MOS #11: **Sec. 15.7 (Signs - Development Entrance Signs - Quantity):** MOS to allow additional development entrance signs for each entrance into the site.

Note: Approval of Modifications of Standards does not eliminate the requirement to obtain a Certificate of Appropriateness for site design/site elements, including signage. The approval of a Modification of Standard merely allows the Historic Zoning Commission to further consider site design/site elements that deviate from the Zoning Ordinance

BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

A variance request to allow 20 parking spaces within the Liberty Pike Frontage Area for a principal building was approved by the Board of Zoning Appeals.

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

A Modification of Standard 21.2.2A is requested to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.
The modification to allow for surety bonds will provide Holladay the ability to bond improvements with a surety company that specializes in municipal performance bonds, which will allow Holladay essential access to funds otherwise frozen under a Letter of Credit.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.
The Factory at Franklin is a unique mixed use campus benefiting local businesses and residents of Franklin. As Holladay continues to improve the property, utilization of surety bonds will allow access to funds which would otherwise be frozen.
3. The modification is consistent with the intent of Envision Franklin.
This modification would still provide performance security to the City while allowing the developer an alternative option which allows access to funds otherwise frozen under a Letter of Credit.

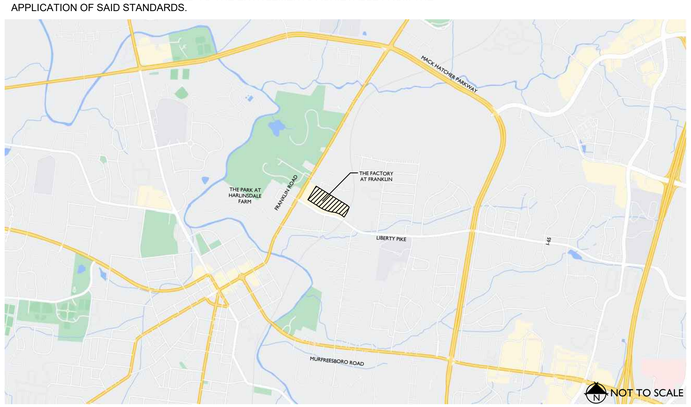
VESTING STANDARDS

VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

ZONING ORDINANCE:	JANUARY 1, 2022
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	NOVEMBER 18, 2021

COMPREHENSIVE REVIEW AT SITE PLAN:

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



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VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

WATER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

SANITARY SEWER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

RECLAIMED WATER LINE
NA

STORMWATER AND DRAINAGE FACILITIES
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP (MTEMC). EXISTING FACILITIES WILL BE UTILIZED ON SITE IN COORDINATION WITH MTEMC STAFF.

GAS
GAS WILL BE PROVIDED BY ATMOS ENERGY. EXISTING GAS LINES SHALL BE UTILIZED FOR SERVICE AS NEEDED IN COORDINATION WITH ATMOS OFFICIALS.

REFUSE COLLECTION
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STREET NETWORK
THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DRIVE AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TOT EH FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.
A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

THE FACTORY AT FRANKLIN

PRE-APP SUBMITTAL: NOVEMBER 20, 2024
INITIAL SUBMITTAL: DECEMBER 9, 2024
RESUBMITTAL: JANUARY 13, 2025
ONE STOP:
COF # 8664:

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

Know what's below. Call before you dig.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GRADING & DRAINAGE DATA CHART:

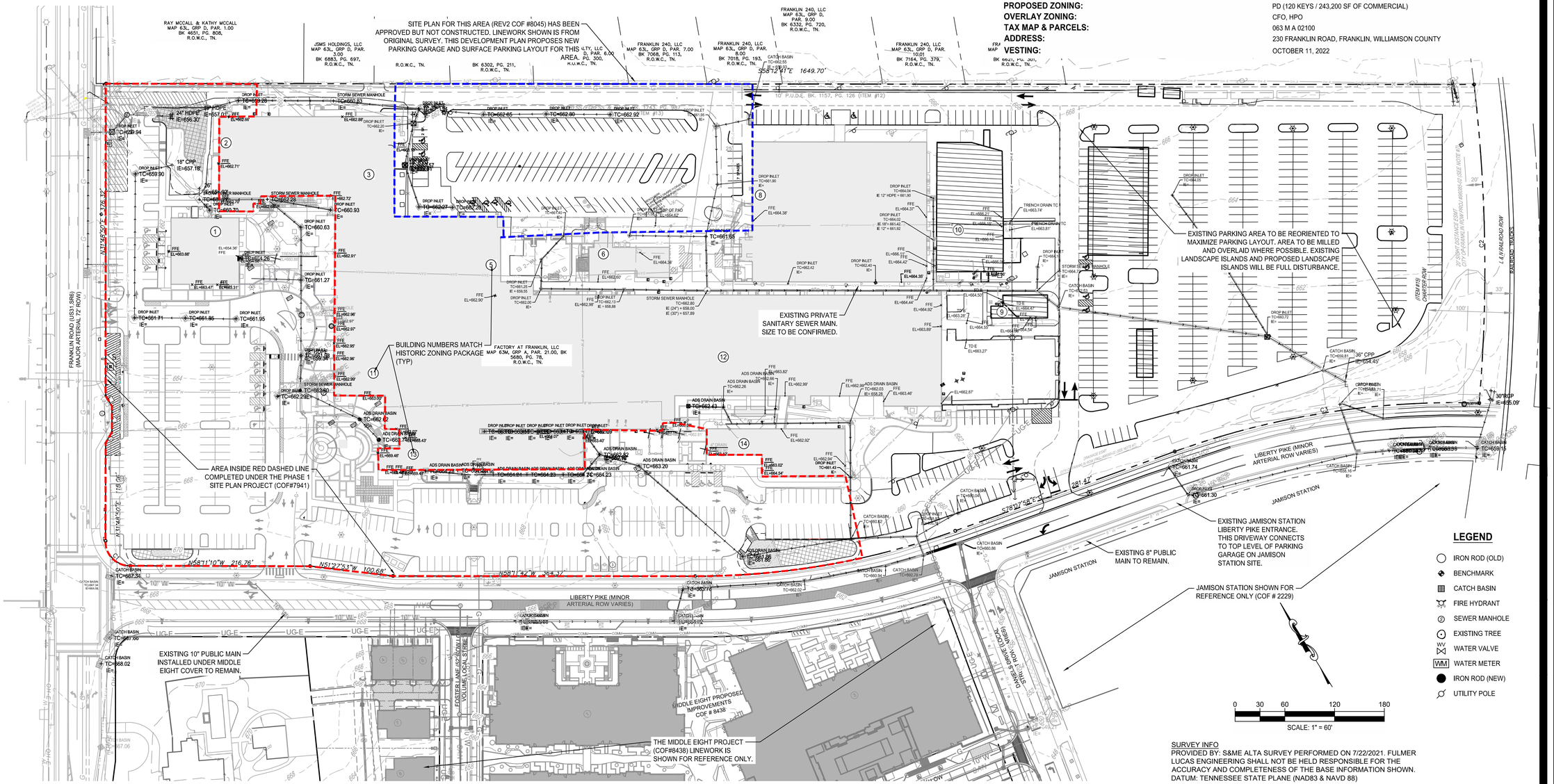
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
   - 25 YEAR: 25.89 CFS
   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
   - 25 YEAR: 0.00 CFS
   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
   - OUTFALL 3
   - 2 YEAR: 5.38 CFS
   - 5 YEAR: 6.86 CFS
   - 10 YEAR: 8.03 CFS
   - 25 YEAR: 9.69 CFS
   - 50 YEAR: 11.03 CFS
   - 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS
- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER: 8664
SITE ACREAGE/SF: 20.15 AC / 877,436 SF
EXISTING ZONING: PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING: PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING: CFO, HPO
TAX MAP & PARCELS: 063 M A 02100
ADDRESS: 230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING: OCTOBER 11, 2022



LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
D:\Proj_Mtr\Proj\In Hot Jetsy at Franklin\03 - Cad\Sheets\Rezone\1051-21_RZ_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



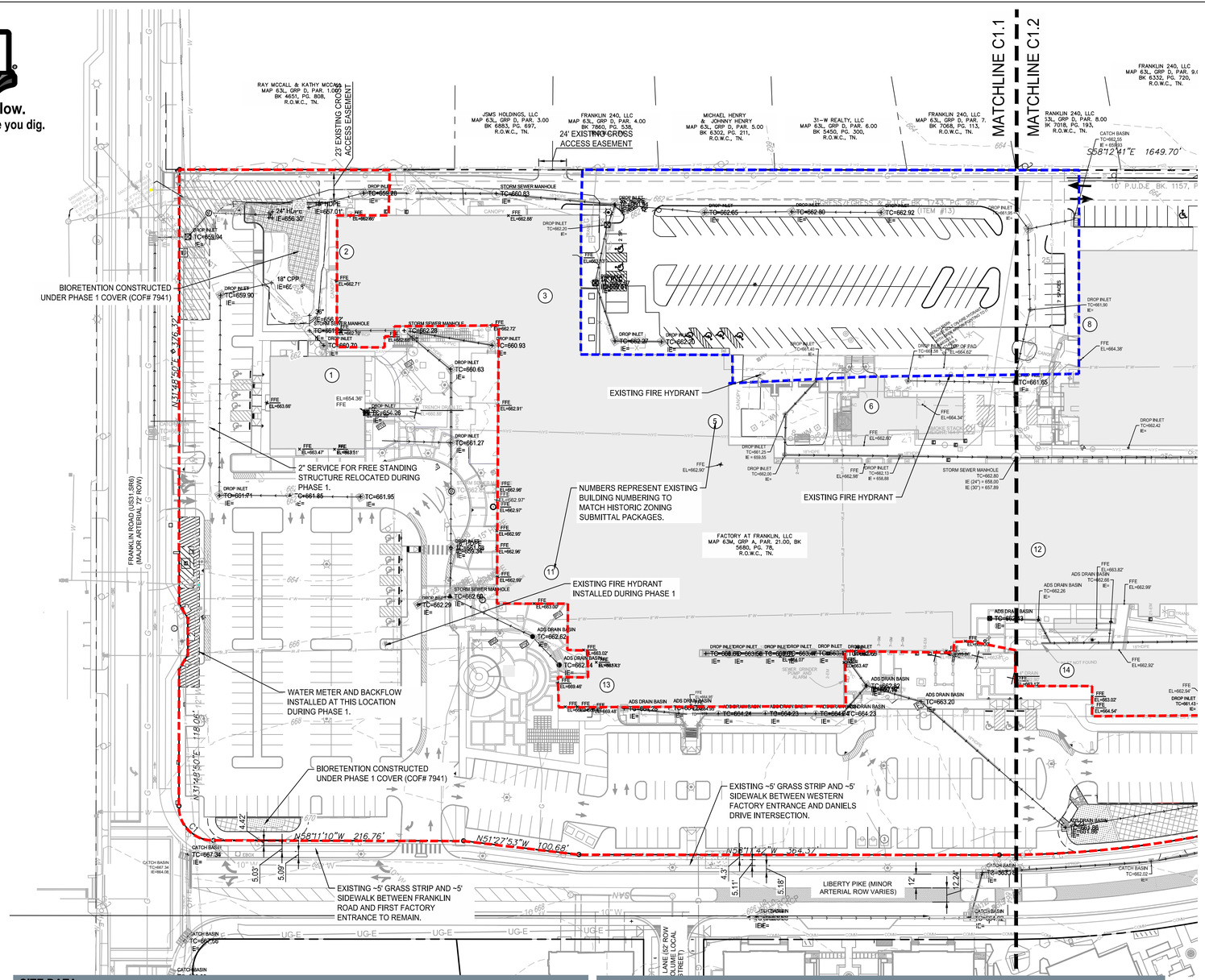
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
- _____
- _____
- _____
- _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

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



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

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SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
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COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
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STORMWATER NARRATIVE

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GRADING & DRAINAGE DATA CHART:

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LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JOSEPH ANTHONY LUCAS
REGISTERED
No. 121093
AGRICULTURE
12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

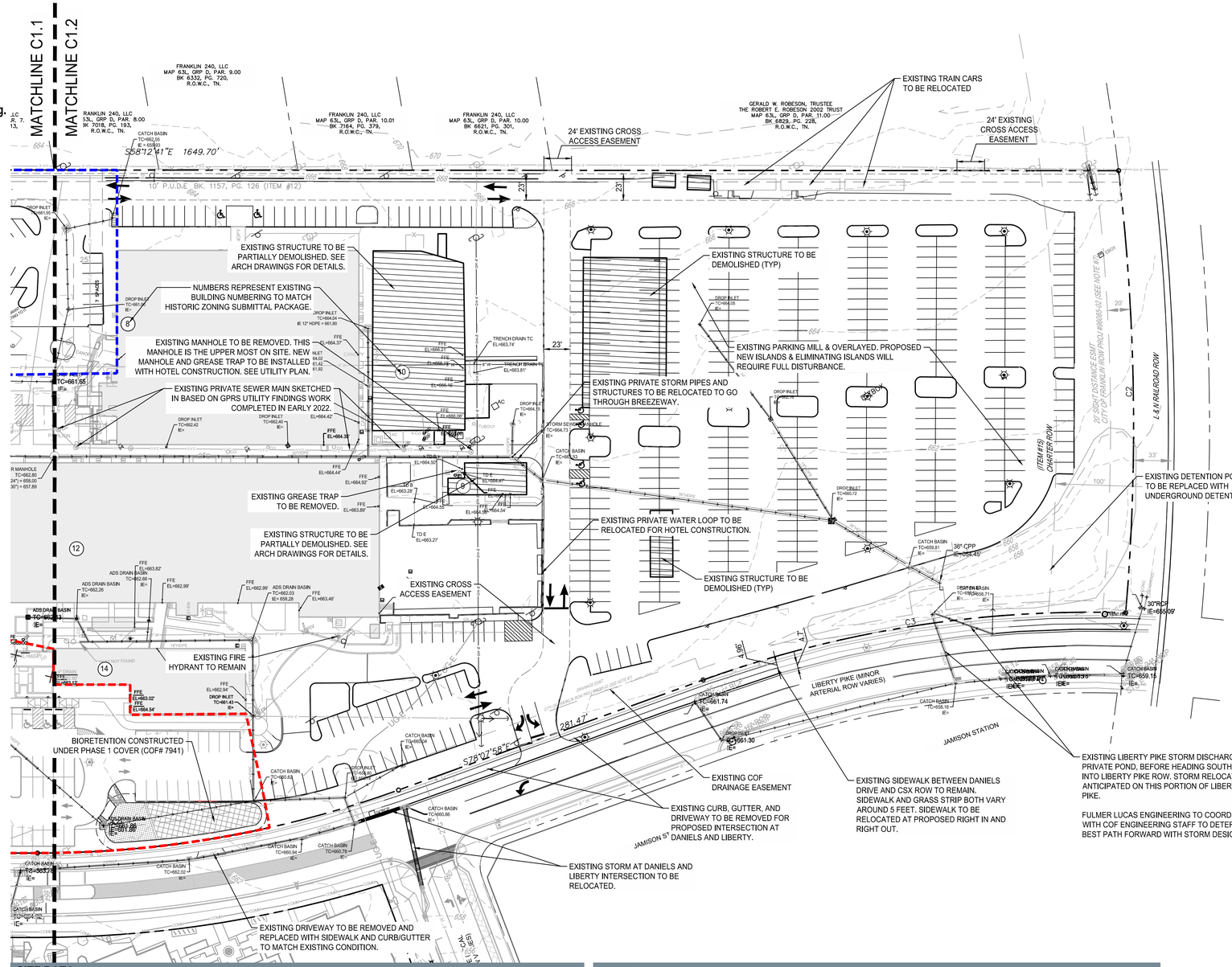
ENLARGED EXISTING CONDITIONS

SHEET
C1.1

COF # 8664

Thursday, February 6, 2025
7:10:00 AM Mallory K. The Factory at Franklin\02 - Cad\Sheets\Revised\105121_EX_Existing Conditions Plan.dwg

Know what's below. Call before you dig.



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2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT,THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
   - 25 YEAR: 25.89 CFS
   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
   - 25 YEAR: 0.00 CFS
   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
   - OUTFALL 3
   - 2 YEAR: 5.38 CFS
   - 5 YEAR: 6.86 CFS
   - 10 YEAR: 8.03 CFS
   - 25 YEAR: 9.69 CFS
   - 50 YEAR: 11.03 CFS
   - 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
   - OUTFALL 1
   - 2 YEAR: 12.94 CFS
   - 5 YEAR: 16.30 CFS
   - 10 YEAR: 18.95 CFS
   - 25 YEAR: 22.71 CFS
   - 50 YEAR: 25.74 CFS
   - 100 YEAR: 28.84 CFS
   - OUTFALL 2
   - 2 YEAR: 1.17 CFS
   - 5 YEAR: 1.49 CFS
   - 10 YEAR: 1.74 CFS
   - 25 YEAR: 2.10 CFS
   - 50 YEAR: 2.39 CFS
   - 100 YEAR: 2.68 CFS
   - OUTFALL 3
   - 2 YEAR: 6.22 CFS
   - 5 YEAR: 7.75 CFS
   - 10 YEAR: 8.97 CFS
   - 25 YEAR: 10.69 CFS
   - 50 YEAR: 12.09 CFS
   - 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8664
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WV WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — AGRICULTURE — 02/04/2025 — No. 121993 — REGISTERED LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2

Thursday, February 6, 2025
Thomas Gillespie - The Factory at Franklin\02 - CadSheets\Revision\105-12_R2_Existing Conditions Plan.dwg

File #: 21-0195

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Resolution 2024-113, A Resolution Approving A Revised Development Plan For The Factory At Franklin PUD Subdivision, With 1 Modification Of Standards (Sureties) For The Property Located North Of Liberty Pike And East Of Franklin Road, Located At 230 Franklin Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8665
Applicant: Holladay Properties, Benton Smothers, Rep.
Owner: Holladay Properties, Benton Smothers, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a revision to the Factory At Franklin PUD Subdivision to add a hotel consisting of 120 hotel rooms to the property and construct a parking garage. The property consists of 20.15 acres and is located with The Factory District Design Concept per the Envision Franklin plan. The Factory District is anchored by the Factory at Franklin, which has been a defining community landmark since its opening in 1929 as an industrial campus for manufacturing goods. The vision of the District is to expand the types of uses found in the Factory at Franklin to surrounding properties in order to create a memorable destination. Envision Franklin highly encourages additional public art and public art programming within the district. Public art provides many benefits, including enhancing the sense of place, encouraging public gathering and pedestrian walkability, and bringing art and artists to the public realm for citizens and residents to enjoy.

The hotel use is supported provided that it is carefully designed to complement and support the historic Factory buildings. The applicant has received a preliminary recommendation of approval from the Historic Zoning Commission for the scale and location of the proposed hotel. Additional public art locations are not documented in this plan. However, the applicant is aware of the goals of Envision Franklin and has stated that public art opportunities will be addressed at the site plan stage.

The applicant has submitted a shared parking study that defines the peak parking periods based on both the existing and proposed uses for the Factory at Franklin PUD. The parking study is included as an exhibit for review. The study shows an overall 37% reduction from 1,674 spaces to 1,058 spaces with the share factors incorporated. With the addition of the parking garage, the development is providing 1,066 spaces.

MODIFICATION OF STANDARDS:

There is one Modification of Standards request in this plan that addresses surety requirements.

MOS #1: Requesting to allow a surety bond in lieu of an irrevocable letter of credit.

Section 21.2.2(A) of the Zoning Ordinance states a letter of credit will be required for the associated sureties with the development plan.

Since staff has been researching the use of surety bonds and discussing with the Development Services Advisory Commission the merits of a potential Zoning Ordinance amendment to allow surety bonds, staff recommends approval of MOS #1.

PROCEDURAL REQUIREMENTS:

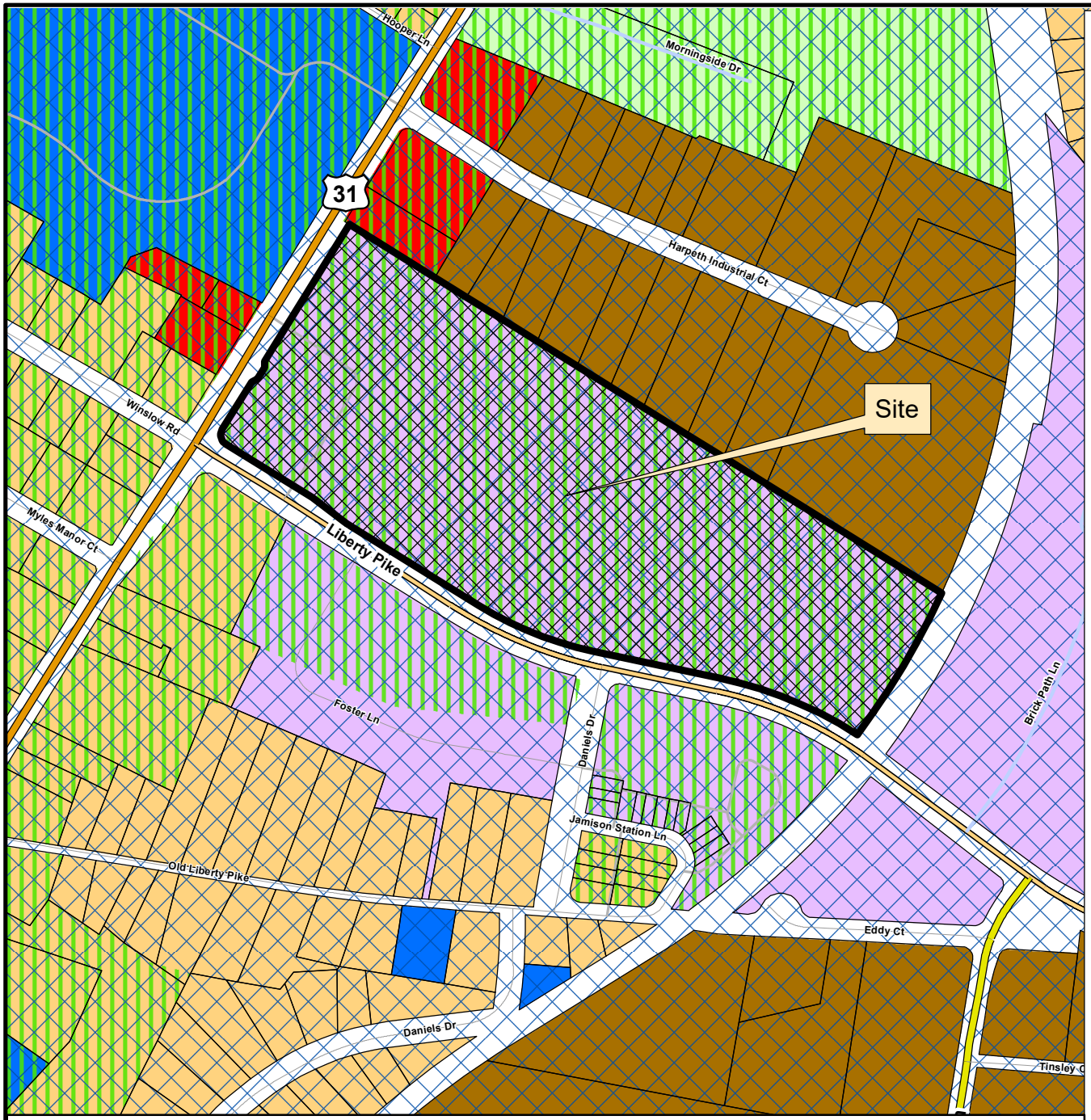
1. If the plan receives BOMA approval, the applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-113, with conditions.



THE FACTORY AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2024-51
RESOLUTION 2024-113

Project Information
Existing Zoning: PD (0.2 DUA / 263,100 SF)
Proposed Zoning: PD (120 KEYS / 243,200 SF)
Overlay Districts: CFO, HPO
Site Acreage: 20.15 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 243,200 SF
Hotel Keys: 120

Legend

- The Factory at Franklin PUD Subdivision
- Central Franklin Overlay
- Historic Preservation Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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The City is not responsible for any errors or omissions contained hereon.
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0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8665

CONDITIONS OF APPROVAL:

Open Issues: 19 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

1. Liberty Pike

jimmy.wiseman@franklintn.gov The applicant has coordinated with Staff on this issue. The existing sidewalk will remain and portions of the sidewalk constructed with this plan will be constructed at 6', as shown on the plans.

Comment to remain open as a Condition of Approval.
[Edited By Jimmy Wiseman]

6. ROW Dedication

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

Where sidewalks are modified along Liberty Pike, Applicant shall provide ROW Dedication such that ROW extends a minimum of 2'-0" beyond back of sidewalk.

7. Storm Infrastructure

joe.marlo@franklintn.gov *Comment to remain open as a Condition of Approval.*

Where the existing curb along Liberty Pike is proposed to be removed or relocated for the development, existing storm infrastructure, including inlet structures and pipes, presently located along the existing curb shall be removed, and new storm infrastructure shall be installed at the new curb location.

13. Liberty Pike Access

jimmy.wiseman@franklintn.gov Median shall be designed with a rollover curb.

57. Railroad / Driveway Offset

lance.fittro@franklintn.gov The previous comment shall be addressed with future site plan submittals which include the proposed development within the railroad's charter ROW:

For the proposed parking, driveway, and turn lane shown within the railroad's charter ROW, Applicant shall provide guidance from railroad regarding permitted encroachments, permitted plantings (including within landscaped parking lot islands, as required by the Zoning Ordinance), minimum driveway offset distance (from ROW, warning/safety barrier arms and/or from tracks), and any pertinent requirements for offset of the decel turn lane pocket shown on the plans. Any proposed development within the charter ROW shall be in compliance with both City of Franklin and Railroad development standards.

60. TIA

jimmy.wiseman@franklintn.gov All of the recommendations of the TIA shall be included in the site plan submittal.

Engineering - Site Plan Checklist

General Issues

32. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	This is an advisory comment to be addressed with future site plan submittals: Due to the redevelopment credit granted for the The Factory PUD, which is based on the impervious coverage for the entire development, and the partial redevelopment and treatment of the site proposed with the current plan, applicant shall be aware that comprehensive analysis of future site plans for stormwater quality shall be provided. Upon cumulative disturbance of more than 50% of the total site area, stormwater quality treatment for the entire site shall be provided with the site plan which reaches that threshold. Offsetting of stormwater treatment for the current development area to provide treatment in other portions of the site which may be redeveloped in the future will not be approved.

33. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	**This is an advisory comment to be addressed with future site plan submittals**: A water quality tool spreadsheet specific to the property has been issued which incorporates the approved redevelopment credit for stormwater treatment, and shall be updated with each successive site plan for redevelopment of the property. Coordinate with COF Engineering and Stormwater staff as necessary to design the proposed area, including garage addition, which impacts stormwater features previously designed / approved for the Rev. 2 site plan.

35. J. Stormwater Managment Plan

lance.fittro@franklintn.gov	**This is an advisory comment to be addressed with future site plan submittals:** Where the existing detention feature for the site is now being proposed for removal / replacement with underground detention, evaluation of the entire property for peak control of stormwater runoff is required.

Planning

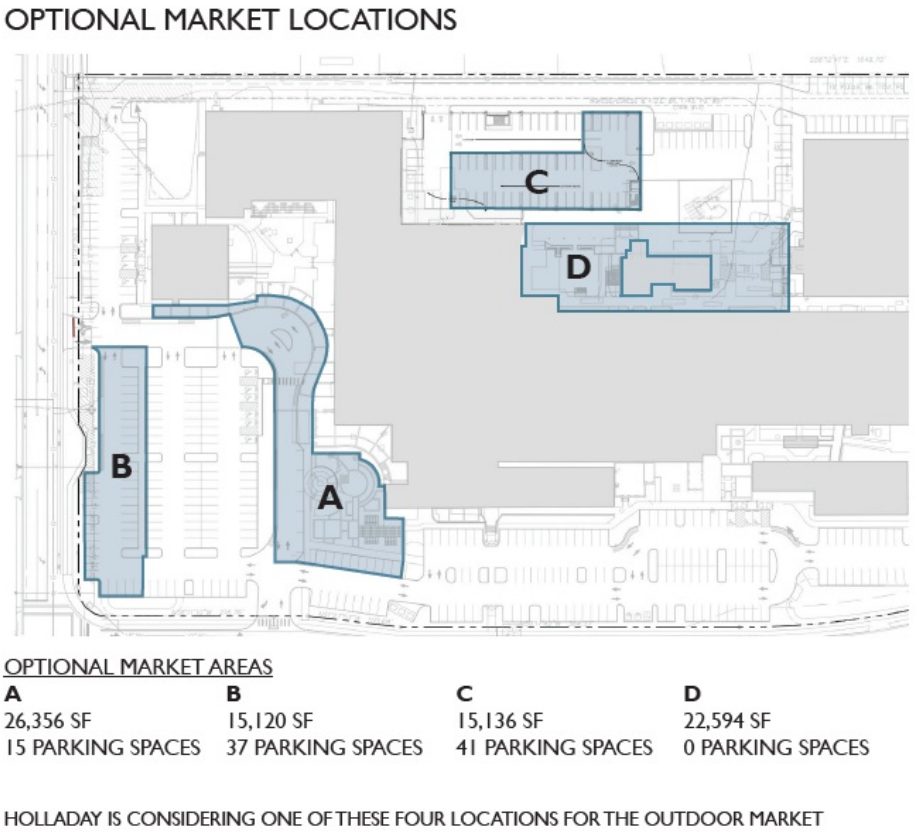
General Issues

66. Parking Study

joseph.bryan@franklintn.gov	Comment not addressed. Applicant shall remove non-captive column from the parking tables.

69. Weekly Market Use

joseph.bryan@franklintn.gov The location of the Farmers Market must be delineated on the development Plan at One Stop. Site A, as proposed in the Zoning Verfication letter and utilized (in terms of square feet) in the Parking Study, has been rejected due to Fire Safety concerns. Fire also rejects location D for the same reason. Option C is rejected by staff because it is in the same location as the proposed parking structure. At One Stop, the applicant shall delineate the location and limits of the Farmers Market, and update the Parking Study accordingly, with both adjusted square footage AND adjusting for number of spaces used during the market (that would not be available for general site parking demand needs). Option B may be an acceptable location, so long as the parking study can prove that its coverage of parking spaces does not affect the required minimum parking on site at peak demand.



[Edited By Joseph Bryan]

70. Parking

amy.diaz-barriga@franklintn.gov The applicant shall ensure that all shared parking minimums are accurately reflected as 1,058 spaces. In at least one location (C2.0) the shared parking minimum requirement is incorrectly reported to be 912 spaces.

Preservation/HZC

General Issues

12. Certificate of Appropriateness

emily.huffer@franklintn.gov This comment is to remain open as a COA will be needed from the Historic Zoning Commission.

Water/Sewer

General Issues

14. SFUE/Impact Fee calculation

ben.mcneil@franklintn.gov	The applicant shall be aware that Water Management reviewed the proposed meter and will allow for the hotel to be on an individual meter. However, future additions to the Factory development will not be permit additional water meters. Future development on Factory property will require upsizing of existing meter and upsizing of private utility lines.

62. Domestic water vs fire line

ben.mcneil@franklintn.gov	Water Management has agreed to the 4" meter along Liberty pike, the applicant shall state the intent of fire service for the hotel. If the fire service is to be provided by existing fire meter and line, the applicant shall state on utility plan. If additional fire line is requested, the applicant shall show this on the Development plan for clarity.

Zoning

General Issues

50. Use

shanna.mccoy@franklintn.gov	A designated area shall be identified on the development plan as the location of the Factory Market. Be advised that 2 of the 4 locations proposed on the zoning letter request are not viable options per FIRE. Options A & D would block significant fire lanes and primary access to the Factory. Option C does not seem feasible as it in the same location of the new garage. Option B will take up a large amount of parking spaces. [Edited By Shanna McCoy]

71. Advisory Note

shanna.mccoy@franklintn.gov	Please add the following note to the plans: Vendors shall comply with the requirements of "seasonal agricultural sales" in Section 5.3.5.H of the City of Franklin Zoning Ordinance. As an advisory note, a separate Certificate of Use and Occupancy shall be required for the use of the outdoor area for the market. Mobile Food Vendors shall apply and receive individual MFV license. See Municipal Code https://library.municode.com/tn/franklin/codes/code_of_ordinances?nodeId=PTIICOOR_TIT9BUPESOET_CH11MOFOVE for specifics for MFV. [Edited By Shanna McCoy]

RESOLUTION 2024-113

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR THE FACTORY AT FRANKLIN PUD SUBDIVISION, WITH 1 MODIFICATION OF STANDARDS (SURETIES) FOR THE PROPERTY LOCATED NORTH OF LIBERTY PIKE AND EAST OF FRANKLIN ROAD, LOCATED AT 230 FRANKLIN ROAD

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, BOMA originally rezoned the subject Property, and originally approved a Concept Plan for the subject property as part of Ordinance 97-32 on June 10, 1997; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2022-59, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2024-51.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
063M A – 21.00	20.15
Total	20.15

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

SECTION III: That the overall entitlements, as amended, for The Factory at Franklin PUD are as follows:

Entitlements	The Factory At Franklin PUD
Original Base Zone District	PD
Requested Base Zone District	PD
Other Zoning Overlays	HPO, CFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	243,200
Number of Hotel Rooms	120
Open Space Requirements	5%
Number of Phases in Development	1
Original Concept Plan Approval	Ordinance No. 97-32 Date of approval: June 10,1997
Development Plan Revision Number	3

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

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

MOS 1: Allow a Surety Bond in lieu of an irrevocable standby letter of credit. Approved: _____ Denied: _____	Section 21.2.2(A) – Surety Requirements *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-51, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TN:

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

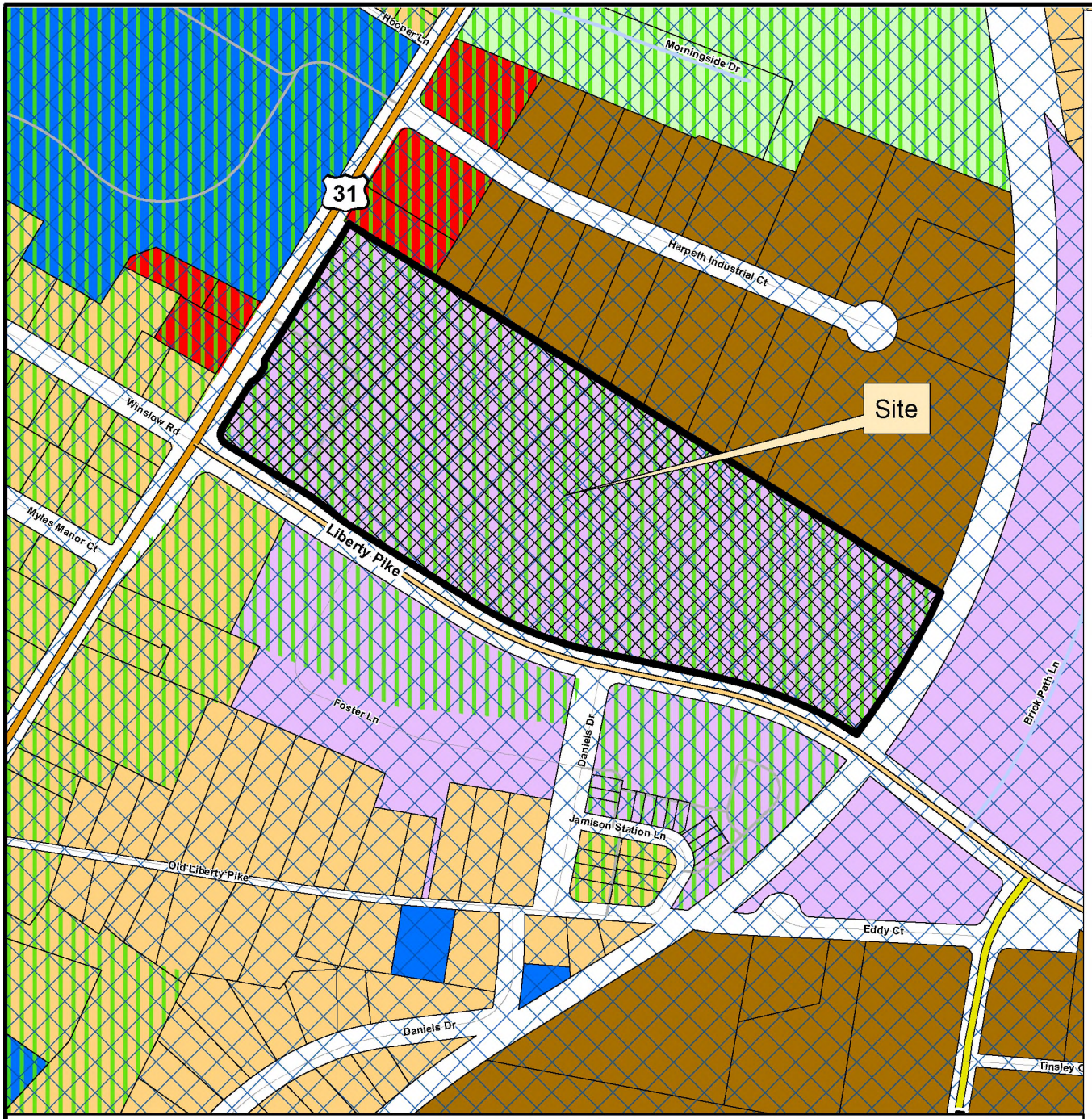
PREAPPLICATION CONFERENCE: _____12/3/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____1/23/25_____

NEIGHBORHOOD MEETING: _____12/4/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



THE FACTORY AT FRANKLIN PUD SUBDIVISION
ORDINANCE 2024-51
RESOLUTION 2024-113

Project Information

Existing Zoning: PD (0.2 DUA / 263,100 SF)
Proposed Zoning: PD (120 KEYS / 243,200 SF)
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Hotel Keys: 120

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- OR Office Residential District
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- CC Central Commercial District
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- 1ST Avenue District
- 5TH Avenue District
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- RC6 Regional Commerce 6 District
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- HI Heavy Industrial District

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HISTORIC FRANKLIN TENNESSEE

THE FACTORY AT FRANKLIN PUD

DEVELOPMENT PLAN REVISION 3 - PD(120 KEYS, 243,200 SF)

Franklin, Williamson County, Tennessee

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DEVELOPMENT TEAM

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HOLLADAY PROPERTIES
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NASVHILLE, TENNESSEE 37214
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APPLICANT & LANDSCAPE ARCHITECT:
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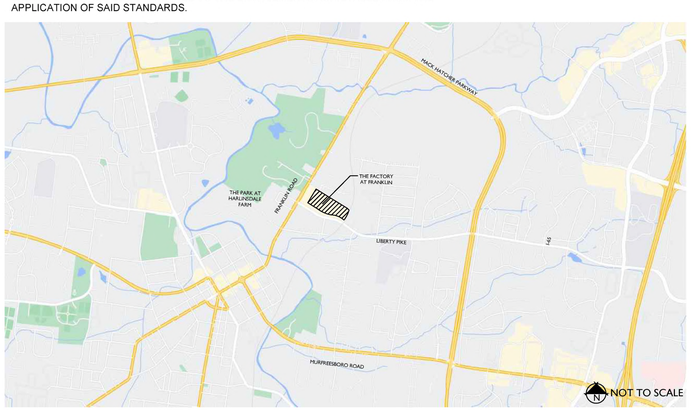
VESTING STANDARDS

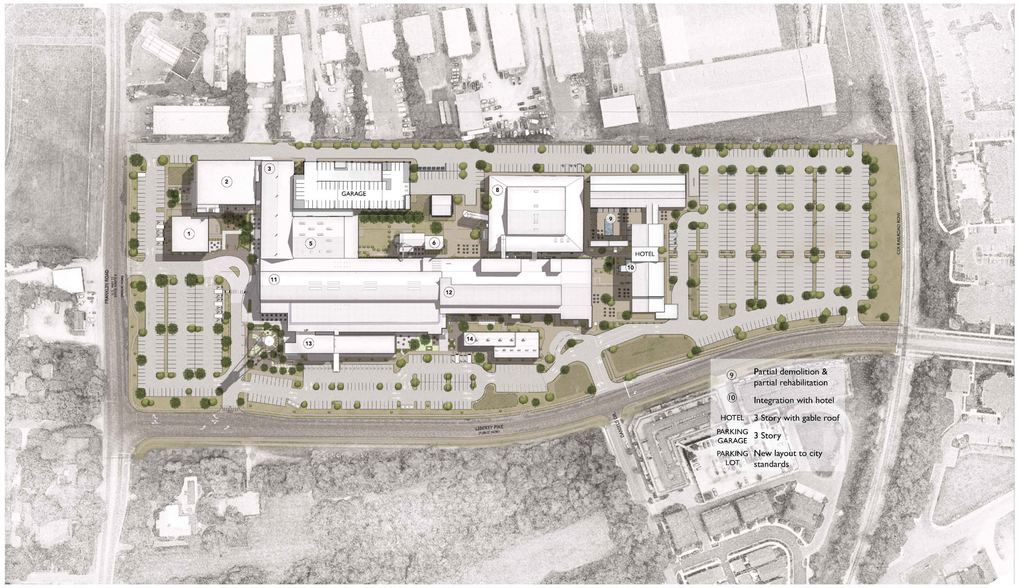
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

ZONING ORDINANCE:	JANUARY 1, 2022
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	NOVEMBER 18, 2021

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

MOS #1: **13.3.4 A. (Refuse Areas):** MOS to allow location of refuse screening in the Frontage (Liberty Pike)
MOS #2: **13.1.2 C. (Maximum Wall Height):** MOS to amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.
MOS #3: **9.5.3 A.&B. (Cross Access Between Adjacent Properties):** MOS to reduce the number of cross access locations to adjacent sites north of the Factory.
MOS #4: **Sec. 15.1.3 (Signs - Proportion and Shape):** MOS to allow a sign to be the shape of an item that is representative of a tenant's services or retail business, for small projecting/hanging signs only.
MOS #5: **Sec. 15.4 (Signs - Band Sign - Quantity):** MOS to allow one band sign per tenant along the same facade, excluding placement on mechanical screening or as to obscure windows.
MOS #6: **Sec. 15.5 (Signs - Canopy Signs - Location):** MOS to allow canopy signage to be located above canopy roof line.
MOS #7: **Sec. 15.12 (Signs - Small Projecting Signs - Quantity):** MOS to allow one small projecting sign per tenant along the same facade.
MOS #8: **Sec. 15.14 (Signs - Vertical Blade Signs - Height):** MOS to allow one vertical blade sign along a facade of less than two stories in height.
MOS #9: **Sec. 15.15 (Signs - Wall Sign - Quantity & Locations):** MOS to allow one wall sign per tenant along the same facade, with a maximum of two extended above/on the roofline (aka the water town signage).
MOS #10: **Sec. 15.15 (Signs - Wall Sign - Water Tower):** MOSto allow two direct painted Wall Signs on the existing Water Tower at approximately 350 sq. ft. each.
MOS #11: **Sec. 15.7 (Signs - Development Entrance Signs - Quantity):** MOS to allow additional development entrance signs for each entrance into the site.

Note: Approval of Modifications of Standards does not eliminate the requirement to obtain a Certificate of Appropriateness for site design/site elements, including signage. The approval of a Modification of Standard merely allows the Historic Zoning Commission to further consider site design/site elements that deviate from the Zoning Ordinance

BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

A variance request to allow 20 parking spaces within the Liberty Pike Frontage Area for a principal building was approved by the Board of Zoning Appeals.

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

A Modification of Standard 21.2.2A is requested to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.
The modification to allow for surety bonds will provide Holladay the ability to bond improvements with a surety company that specializes in municipal performance bonds, which will allow Holladay essential access to funds otherwise frozen under a Letter of Credit.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.
The Factory at Franklin is a unique mixed use campus benefiting local businesses and residents of Franklin. As Holladay continues to improve the property, utilization of surety bonds will allow access to funds which would otherwise be frozen.
3. The modification is consistent with the intent of Envision Franklin.
This modification would still provide performance security to the City while allowing the developer an alternative option which allows access to funds otherwise frozen under a Letter of Credit.

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

WATER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

SANITARY SEWER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

RECLAIMED WATER LINE
NA

STORMWATER AND DRAINAGE FACILITIES
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP (MTEMC). EXISTING FACILITIES WILL BE UTILIZED ON SITE IN COORDINATION WITH MTEMC STAFF.

GAS
GAS WILL BE PROVIDED BY ATMOS ENERGY. EXISTING GAS LINES SHALL BE UTILIZED FOR SERVICE AS NEEDED IN COORDINATION WITH ATMOS OFFICIALS.

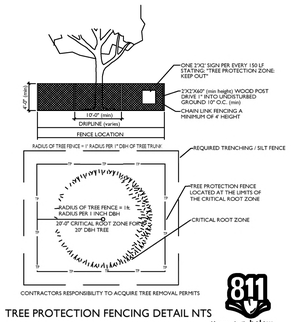
REFUSE COLLECTION
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STREET NETWORK
THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DRIVE AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TOT EH FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.
A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

THE FACTORY AT FRANKLIN

PRE-APP SUBMITTAL: NOVEMBER 20, 2024
INITIAL SUBMITTAL: DECEMBER 9, 2024
RESUBMITTAL: JANUARY 13, 2025
FEBRUARY 6, 2025
ONE STOP: COF # 8655:

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

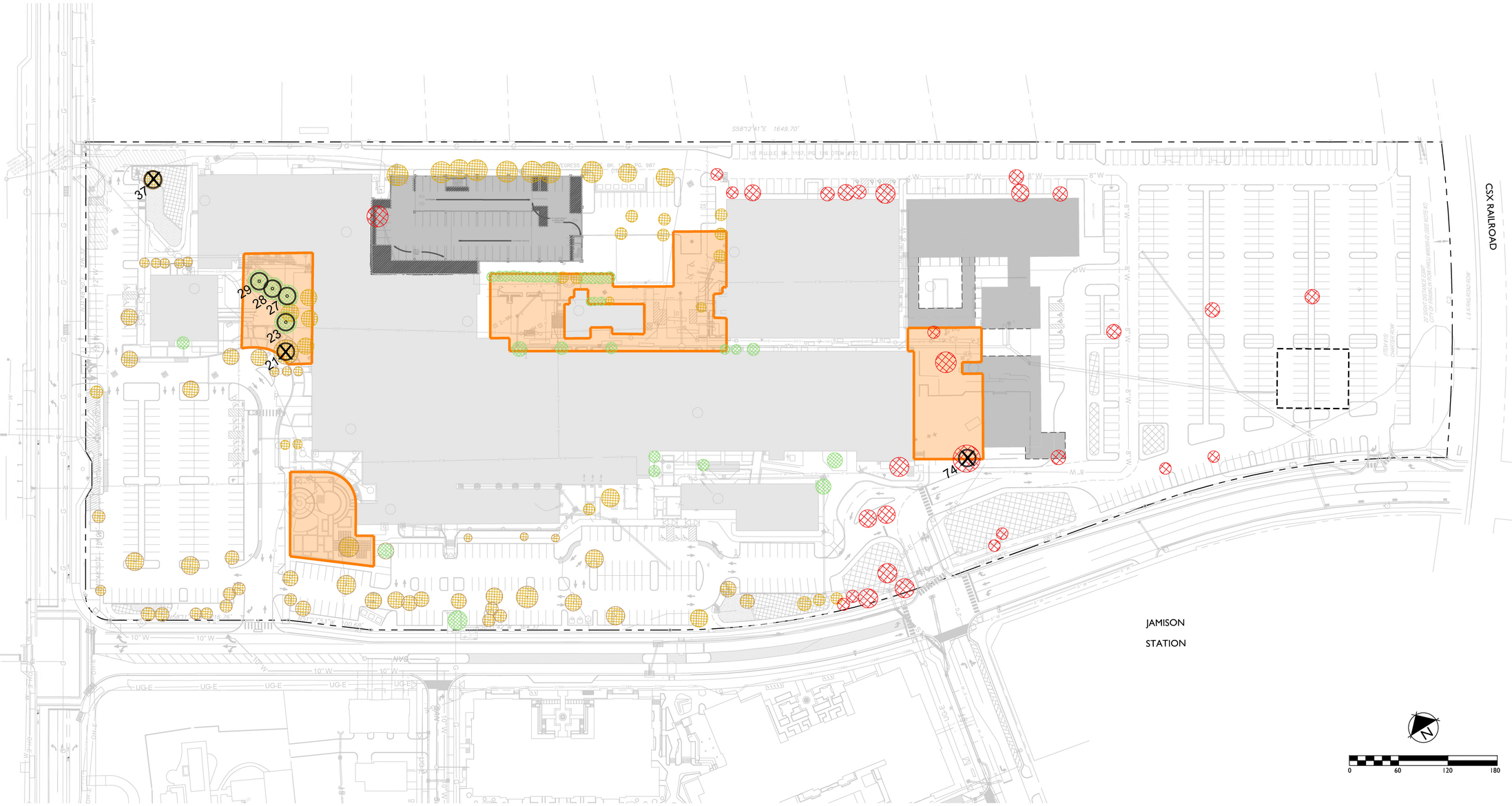
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1325

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
3.
4.

TREE PRESERVATION
SHEET
L1.0
COF # 8665

APPROVED PUD, DEVELOPMENT PLAN REVISION 2
NOT TO SCALE

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	78,000
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)
OFFICE (SF)	69,200
EDUCATIONAL FACILITIES (SF)	4,800
EVENT VENUE (SF)	32,500 (1,180 OCCUPANTS)
THEATERS	
COMMERCIAL RECREATION (SF)	2,600
RESIDENTIAL	4
TOTAL MAX. SF. PERMITTED	263,100 SF

PERMITTED TEMPORARY USE:

SEASONAL AGRICULTURAL USE

NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	2.5 spaces / 1000 sf	195 spaces
RESTAURANT (SF)	7.5 spaces / 1000 sf	570 spaces
OFFICE (SF)	2.85 spaces / 1000 sf	211 spaces
EVENT VENUE (SF)	0.30 spaces / occupant	354 spaces
RESIDENTIAL	1.5 spaces / unit (1 bedroom)	5 spaces
	3.0 spaces / unit (3+ bdroom)	3 spaces
COMMERCIAL RECREATION (SF)	0 spaces	0 spaces
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,338 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF

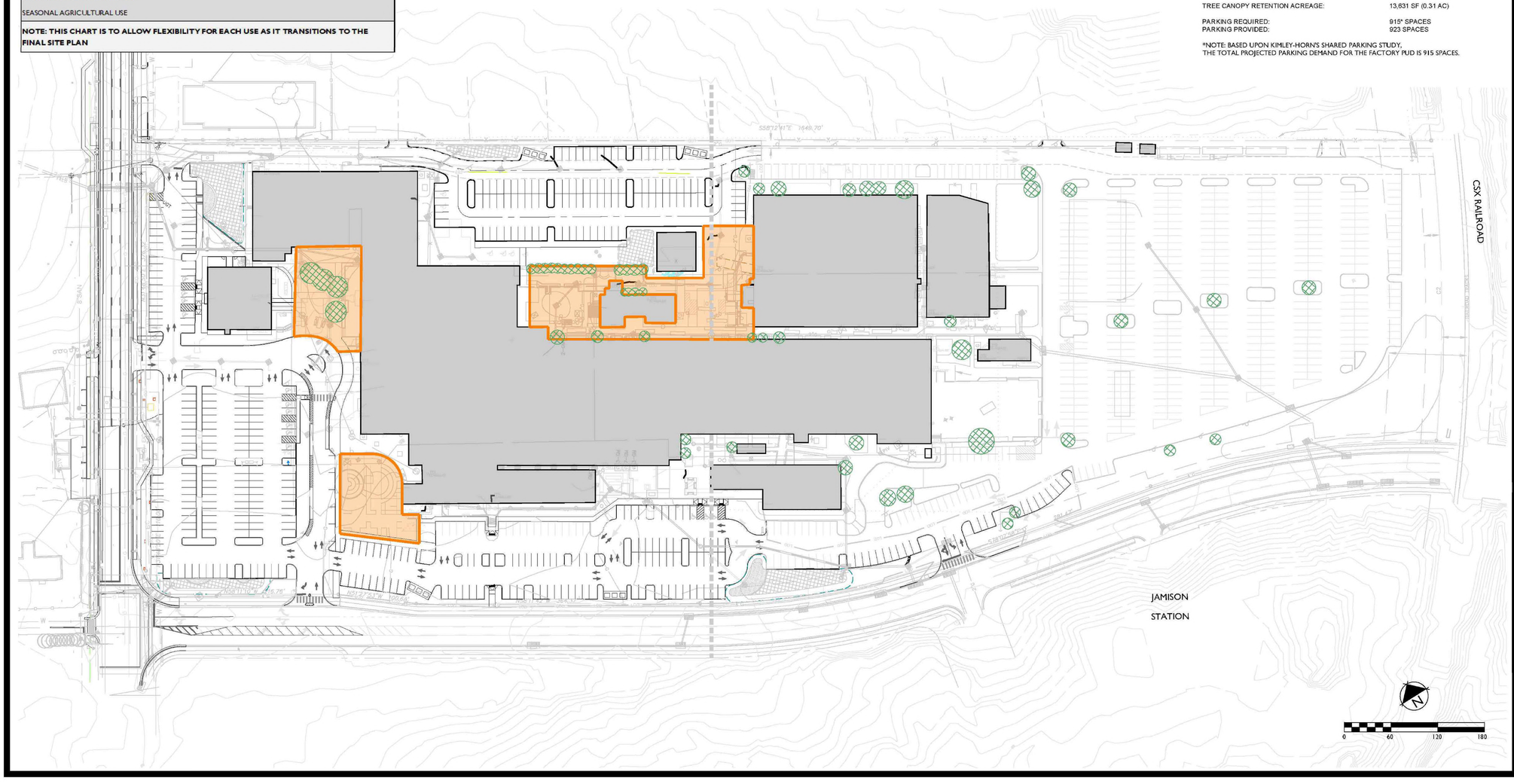
KEY

- PRESERVED CANOPY
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Nonresidential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,800 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REDDER — REGISTERED — 10.03.22 — TENNESSEE No. 101870 — LANDSCAPE ARCHITECT

Revision Date
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 7891

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — 1-13-25 — TENNESSEE No. 101870 — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
△
△

APPROVED PUD

SHEET
C0.1
COF # 8665

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

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)

- OUTFALL 1
- 2 YEAR: 14.32 CFS
- 5 YEAR: 18.28 CFS
- 10 YEAR: 21.42 CFS
- 25 YEAR: 25.89 CFS
- 50 YEAR: 29.49 CFS
- 100 YEAR: 33.18 CFS

- OUTFALL 2
- 2 YEAR: 0.00 CFS
- 5 YEAR: 0.00 CFS
- 10 YEAR: 0.00 CFS
- 25 YEAR: 0.00 CFS
- 50 YEAR: 0.00 CFS
- 100 YEAR: 0.00 CFS

- OUTFALL 3
- 2 YEAR: 5.38 CFS
- 5 YEAR: 6.86 CFS
- 10 YEAR: 8.03 CFS
- 25 YEAR: 9.69 CFS
- 50 YEAR: 11.03 CFS
- 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)

- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS

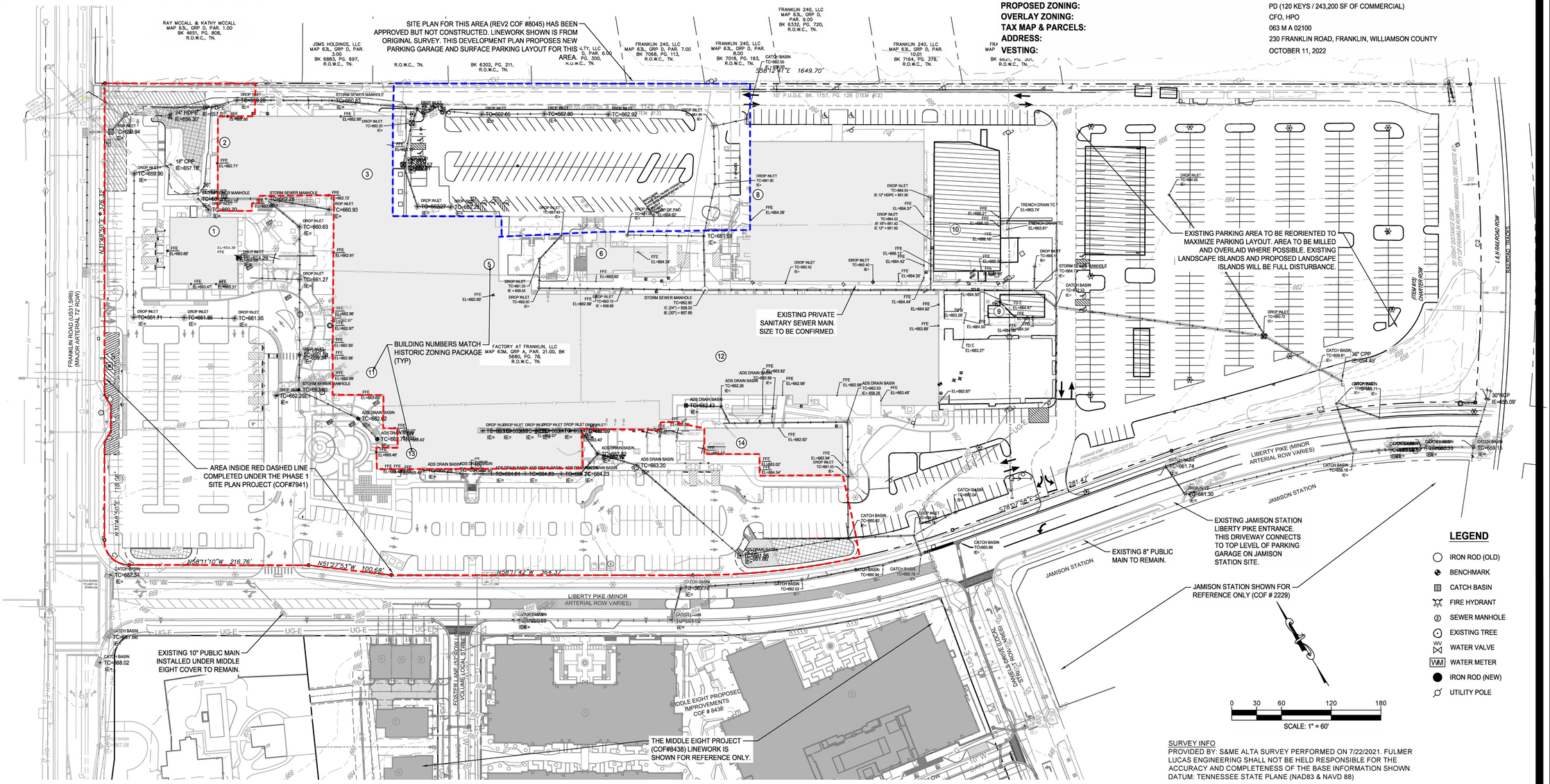
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS

- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER: 8665
SITE ACREAGE/SF: 20.15 AC / 877,436 SF
EXISTING ZONING: PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING: PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING: CFO, HPO
TAX MAP & PARCELS: 063 M A 02100
ADDRESS: 230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING: OCTOBER 11, 2022



LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 30 60 120 180
SCALE: 1" = 60'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
Z:\Projects\Projects - The Factory at Franklin\03 - Cad\Sheets\Development Plan\1005-21_DP_Overall Existing Conditions Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES MICHAEL WILLIAMS — 121995 — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — 02/06/2025

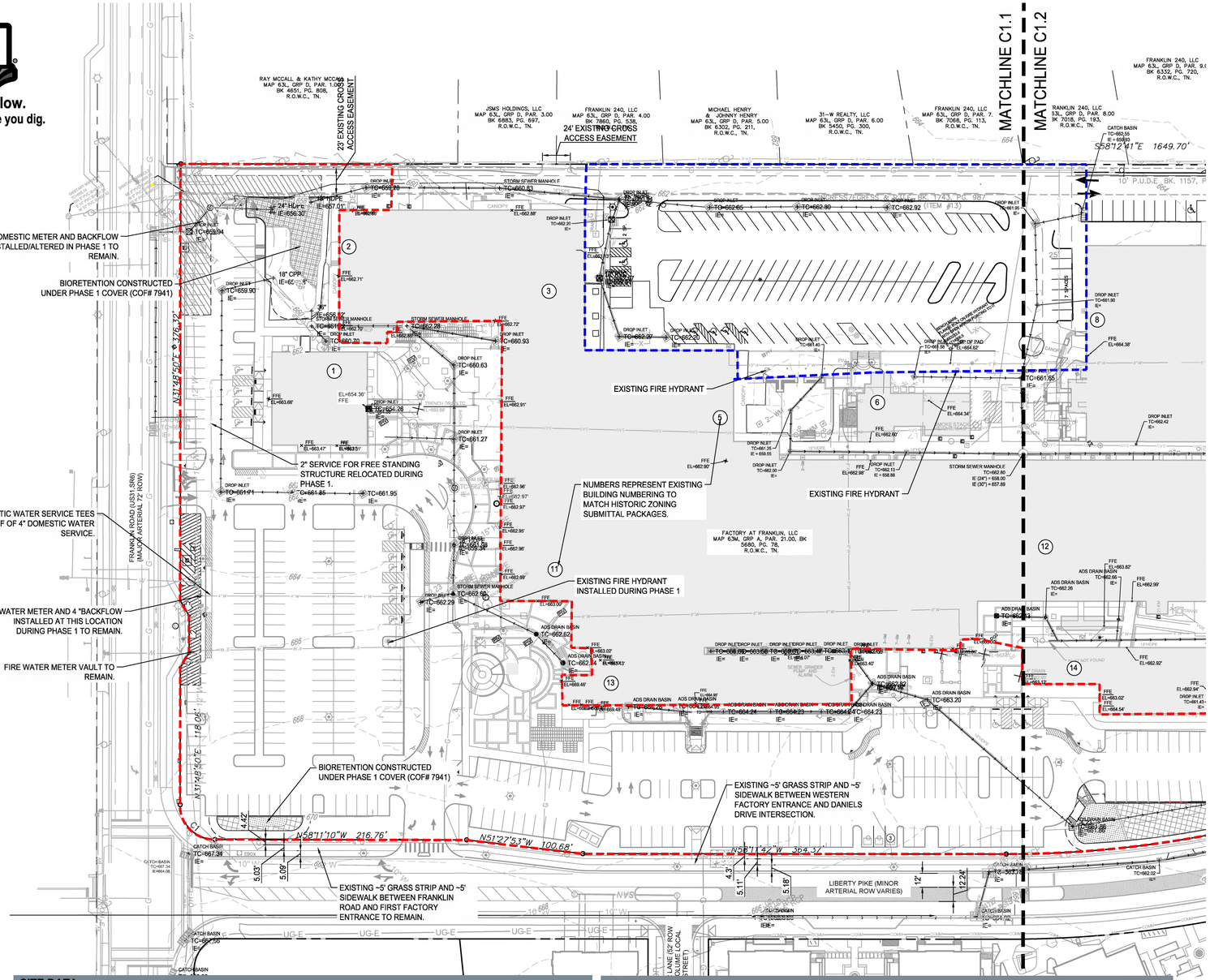
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
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EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
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PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
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11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
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   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
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   - 10 YEAR: 0.00 CFS
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   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
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EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
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- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

LEGEND

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES A. GAMBLE, JR. LICENSED LANDSCAPE ARCHITECT AGRICULTURE 02/06/2025 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

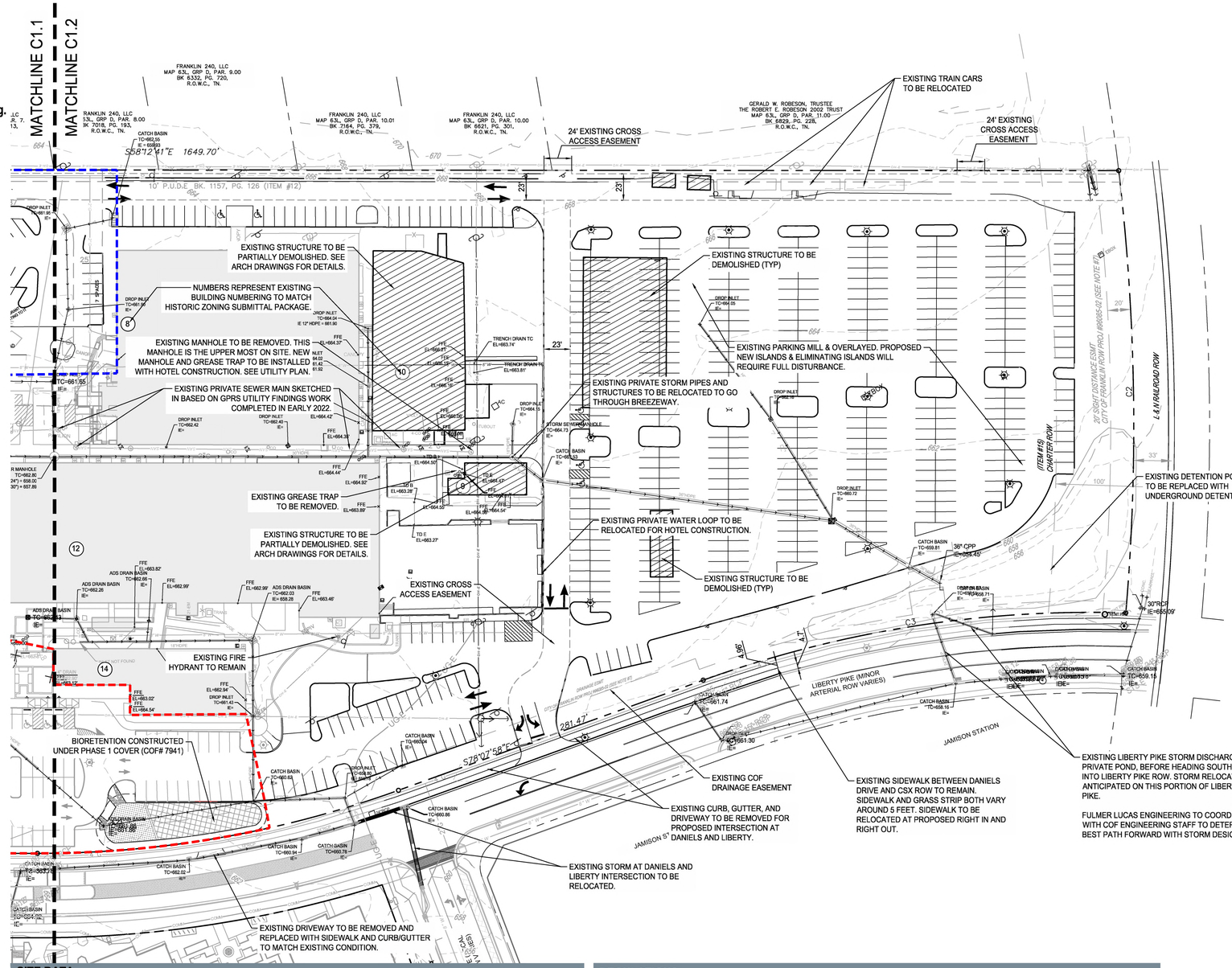
Revision Date

ENLARGED EXISTING CONDITIONS

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C1.1

Thursday, February 6, 2025
Z:\Job_Files\8665 - The Factory at Franklin\02 - Civil\Sheets\Development Plan\1051-21_DP_Existing Conditions Plan.dwg

Know what's below. Call before you dig.


MATCHLINE C1.1
MATCHLINE C1.2
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 8332, PG. 720, R.O.W.C., TN.
RANKLIN 240, LLC 3L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 8621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
CATCH BASIN TC=662.55 IE= 659.83
S58°12'41"E 1649.70'
10' P.U.D.E BK. 1157, PG. 126 (ITEM #12)
24' EXISTING CROSS ACCESS EASEMENT
24' EXISTING CROSS ACCESS EASEMENT
EXISTING TRAIN CARS TO BE RELOCATED
EXISTING STRUCTURE TO BE PARTIALLY DEMOLISHED. SEE ARCH DRAWINGS FOR DETAILS.
NUMBERS REPRESENT EXISTING BUILDING NUMBERING TO MATCH HISTORIC ZONING SUBMITTAL PACKAGE.
EXISTING MANHOLE TO BE REMOVED. THIS MANHOLE IS THE UPPER MOST ON SITE. NEW MANHOLE AND GREASE TRAP TO BE INSTALLED WITH HOTEL CONSTRUCTION. SEE UTILITY PLAN.
EXISTING PRIVATE SEWER MAIN SKETCHED IN BASED ON GPRS UTILITY FINDINGS WORK COMPLETED IN EARLY 2022.
EXISTING GREASE TRAP TO BE REMOVED.
EXISTING STRUCTURE TO BE PARTIALLY DEMOLISHED. SEE ARCH DRAWINGS FOR DETAILS.
EXISTING CROSS ACCESS EASEMENT
EXISTING FIRE HYDRANT TO REMAIN
BIORETENTION CONSTRUCTED UNDER PHASE 1 COVER (COF# 7941)
EXISTING STRUCTURE TO BE DEMOLISHED (TYP)
EXISTING PARKING MILL & OVERLAYED. PROPOSED NEW ISLANDS & ELIMINATING ISLANDS WILL REQUIRE FULL DISTURBANCE.
EXISTING PRIVATE STORM PIPES AND STRUCTURES TO BE RELOCATED TO GO THROUGH BREEZEWAY.
EXISTING PRIVATE WATER LOOP TO BE RELOCATED FOR HOTEL CONSTRUCTION.
EXISTING STRUCTURE TO BE DEMOLISHED (TYP)
EXISTING DETENTION POND TO BE REPLACED WITH UNDERGROUND DETENTION.
EXISTING COF DRAINAGE EASEMENT
EXISTING CURB, GUTTER, AND DRIVEWAY TO BE REMOVED FOR PROPOSED INTERSECTION AT DANIELS AND LIBERTY.
EXISTING SIDEWALK BETWEEN DANIELS DRIVE AND CSX ROW TO REMAIN. SIDEWALK AND GRASS STRIP BOTH VARY AROUND 5 FEET. SIDEWALK TO BE RELOCATED AT PROPOSED RIGHT IN AND RIGHT OUT.
EXISTING LIBERTY PIKE STORM DISCHARGES TO PRIVATE POND, BEFORE HEADING SOUTH BACK INTO LIBERTY PIKE ROW. STORM RELOCATION ANTICIPATED ON THIS PORTION OF LIBERTY PIKE.
FULMER LUCAS ENGINEERING TO COORDINATE WITH COF ENGINEERING STAFF TO DETERMINE BEST PATH FORWARD WITH STORM DESIGN.
EXISTING STORM AT DANIELS AND LIBERTY INTERSECTION TO BE RELOCATED.
EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK AND CURB/GUTTER TO MATCH EXISTING CONDITION.
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
JAMISON ST
281.47'
S28°07'58"E
L & N RAILROAD ROW
20' SIGHT DISTANCE ESMT. CITY OF FRANKLIN ROW PROJ #8608-40 (SEE NOTE #1)
(ITEM #15) CHARTER ROW
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FACTORY - PERMITTED PRIMARY USES

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RETAIL (SF)	**68,300**
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	**56,100 (INCLUDING PRIVATE OUTDOOR PATIOS)**
OFFICE (SF)	**67,400**
EDUCATIONAL FACILITIES (SF)	**4,800**
EVENT VENUE (SF)	**41,000 (1,514 OCCUPANTS)**
THEATERS	
COMMERCIAL RECREATION (SF)	**5,600**
TOTAL MAX. SF. PERMITTED	**243,200 SF**
HOTEL	**120 ROOMS**
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	**2.5 spaces / 1000 sf**	**145**
RESTAURANT (SF)	**7.5 spaces / 1000 sf**	**342**
	0.75 / employee	**86**
OFFICE, EDUCATION FACILITIES, COMMERCIAL RECREATION (SF)	**2.85 spaces / 1000 sf**	**222**
HOTEL	**1 spaces /room**	**120**
	0.75/employee	**106**
EVENT SPACE	**1,514 seat capacity**	**606**
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,532 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KCI TECHNOLOGIES, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KCI TECHNOLOGIES'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 912 SPACES.

WITH SURFACE PARKING BEHIND MOJO TACO DEVELOPED PER DEVELOPMENT PLAN REVISION 2, THE TOTAL SURFACE PARKING WILL BE 816 SPACES.

DEVELOPMENT PLAN REVISION 3, PROVIDES A TOTAL OF 1,066 SPACES (816 SURFACE + 250 GARAGE).

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

PUBLIC ART GUIDANCE:
The Factory intends to continue its commitment to public art in this next phase of development as it has in the past with the Rusty statue and with the current construction of the Carousel of Dreams (https://factoryatfranklin.com/carousel/). The scope, materials and location are to be conceptually formed via an internal creative design process to ensure that the art is authentic to the Factory brand and history. The creative design process needs time and space to allow for spontaneity and to complement design development of the hotel and is thus not able to be defined at the time of development plan submittal. Following concept development there will be a request for proposals from prequalified artists based on the targeted scope of the art. Generally, the Factory is aiming for art that provides a sense of simple joy and whimsy, that could be incorporated into outdoor courtyards and/or integrated with building facades, and that could potentially be interactive.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF (5% OF 877,436 SF)

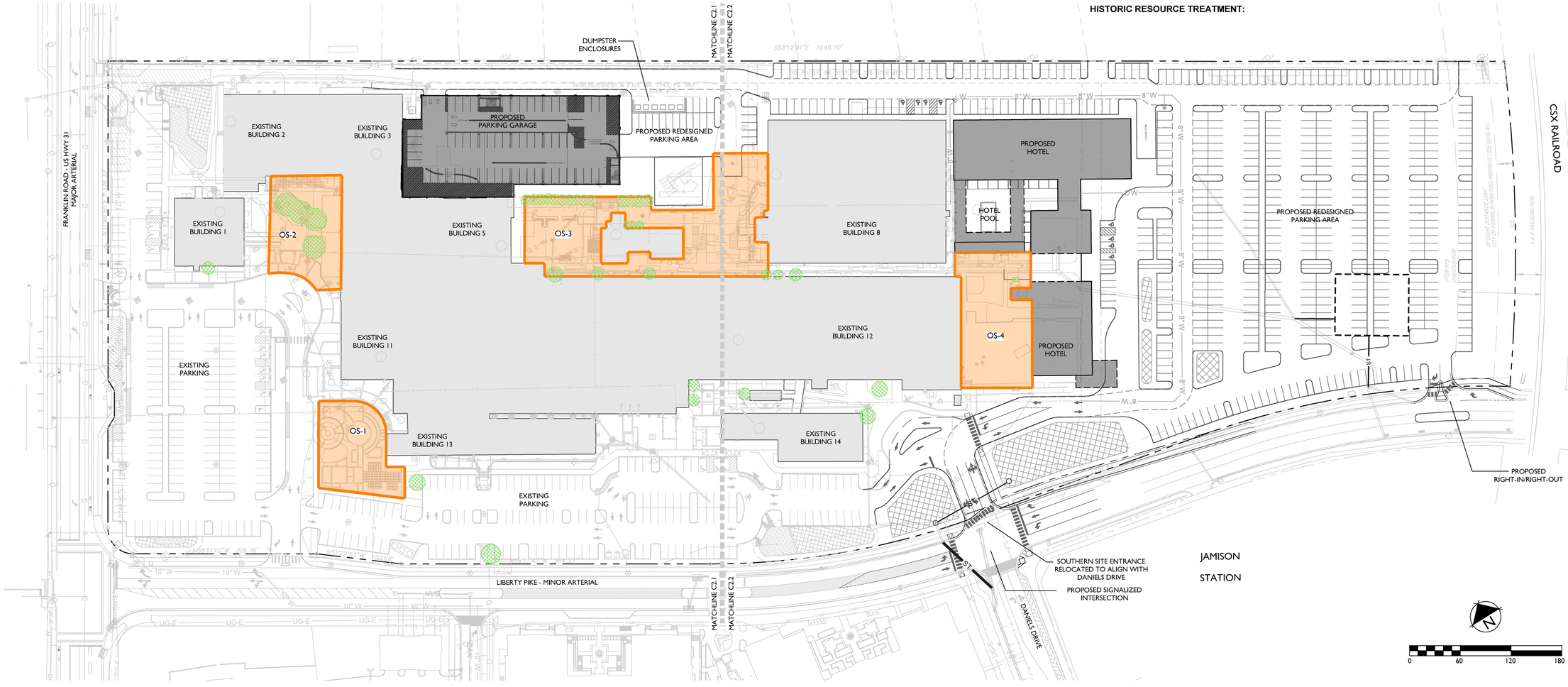
PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

- PRESERVED TREES
- OPEN SPACE



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

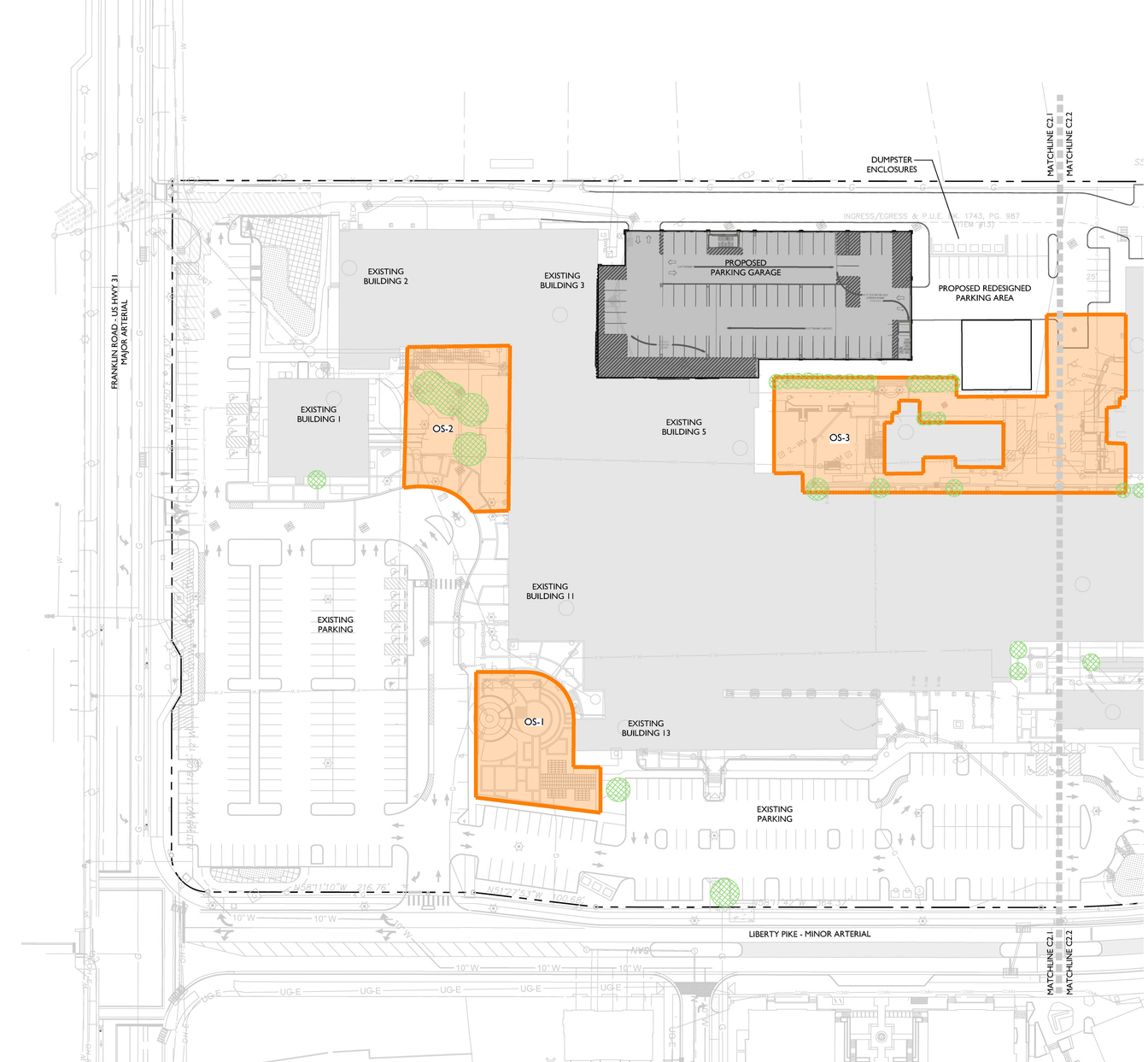
THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 344

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8665



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
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COMMERCIAL SF: **243,200 SF**
- RETAIL: 68,300 SF
- RESTAURANT: 56,100 SF
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MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

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PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3711 12-31-25

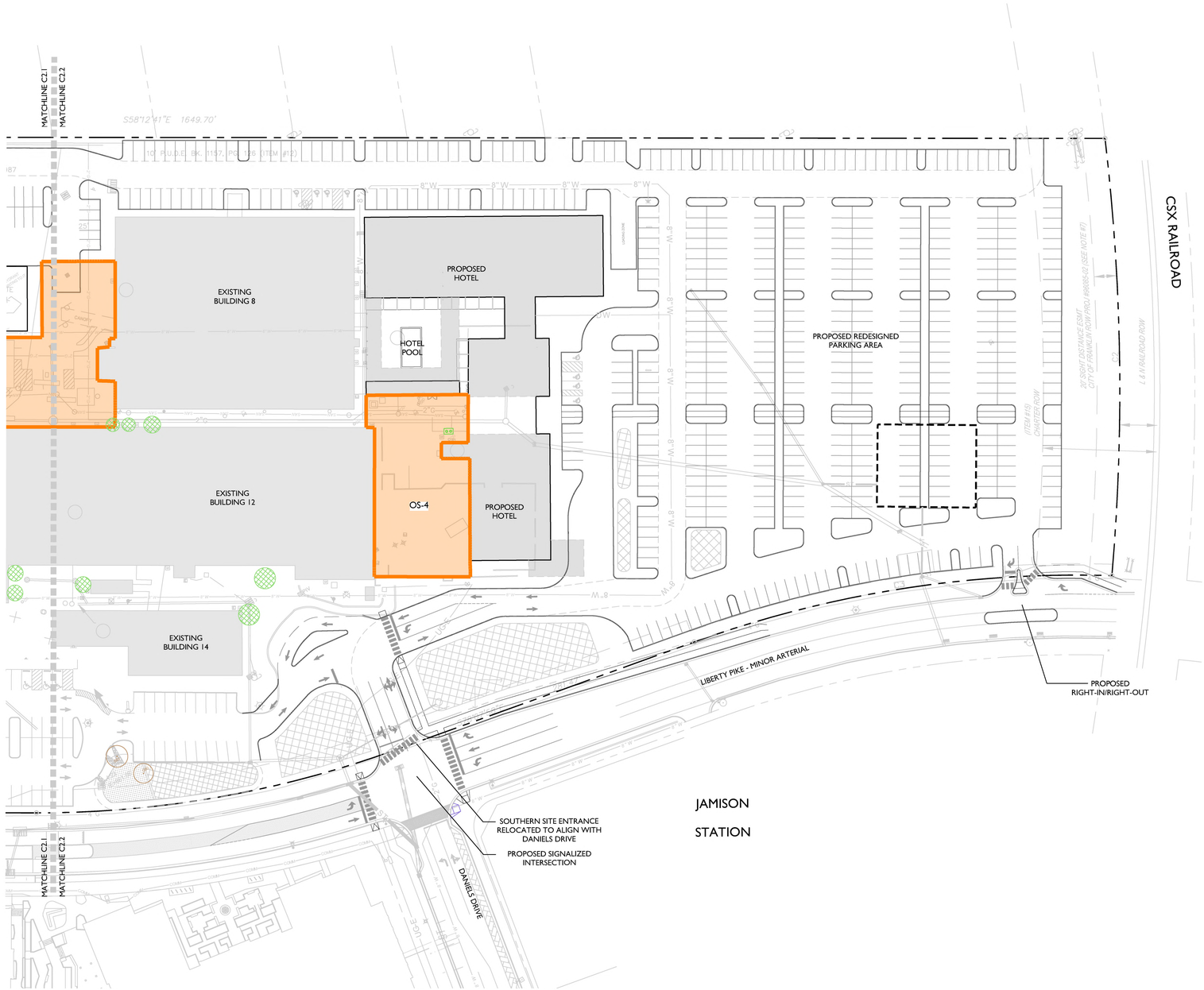
INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025
3	
4	

DEVELOPMENT PLAN ENLARGEMENT

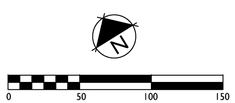
SHEET
C2.1

COF # 8665



JAMISON

STATION



KEY

- PRESERVED TREES
- OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

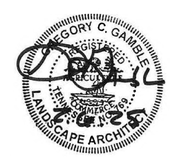
STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
3.
4.

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.2

COF # 8665

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
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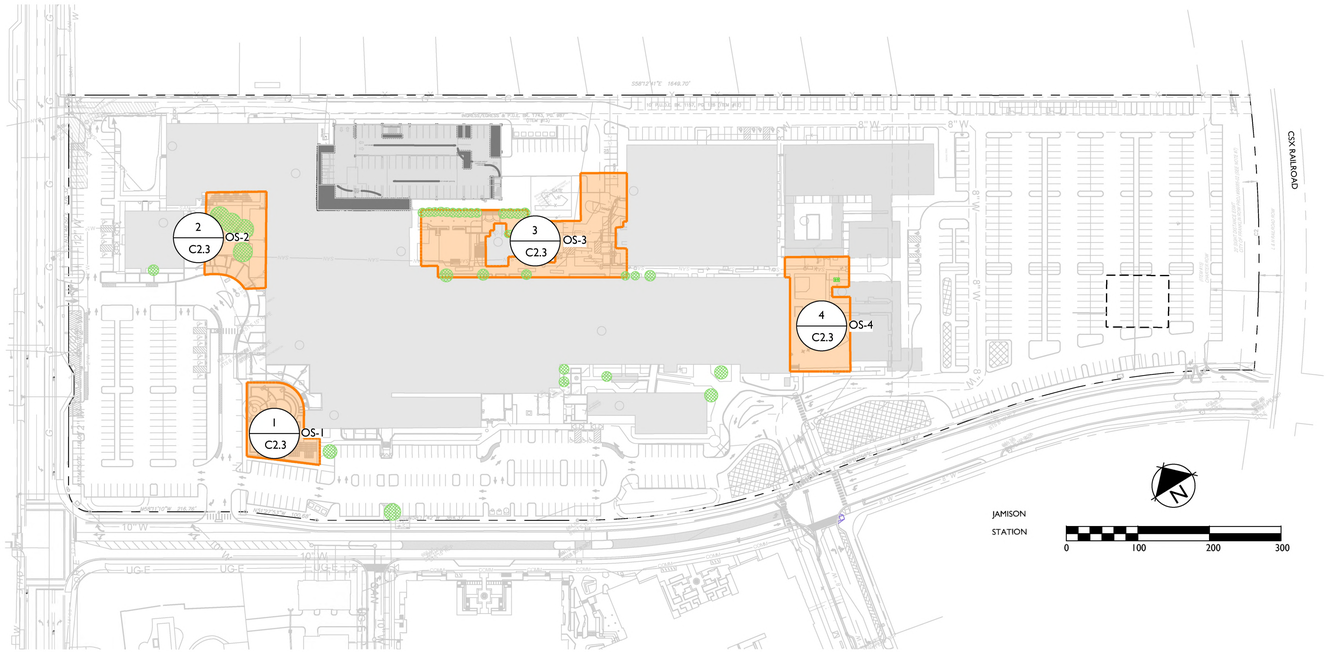
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OPEN SPACE

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PLAZA DESIGN INTENT:

Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:

1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



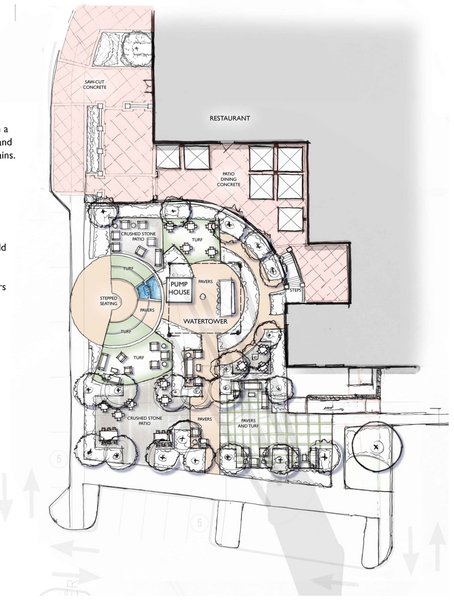
4 C2.3 **OS -4: PLAZA**
PLAN
N.T.S.

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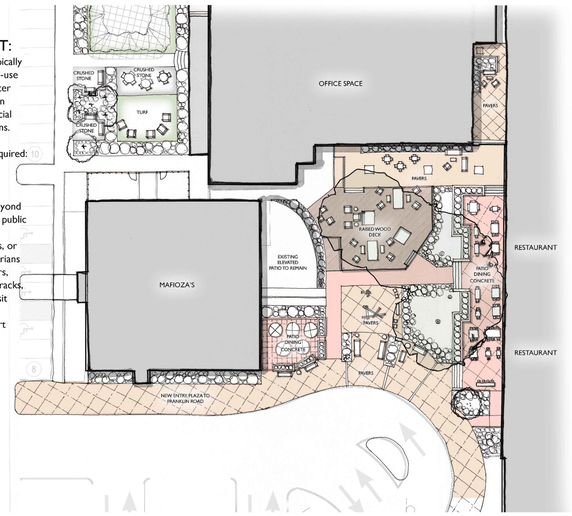
1 C2.3 **OS -1: PLAZA**
PLAN
N.T.S.

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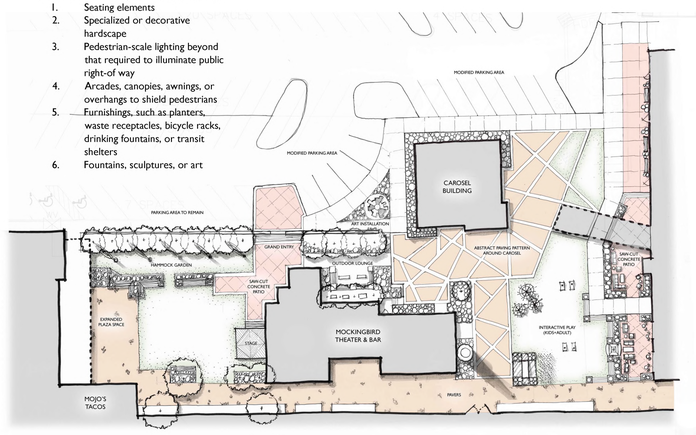
2 C2.3 **OS -2: PLAZA**
PLAN
N.T.S.

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5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



3 C2.3 **OS -3: PLAZA**
PLAN
N.T.S.

NOTE: THE OPEN SPACE SKETCHES ARE CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN. EACH OPEN SPACE WILL HAVE REQUIRED ELEMENTS AS DEFINED IN THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE — 2025

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
△
△

OPEN SPACE

SHEET
C2.3

COF # 8665

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

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

GRADING & DRAINAGE DATA CHART:

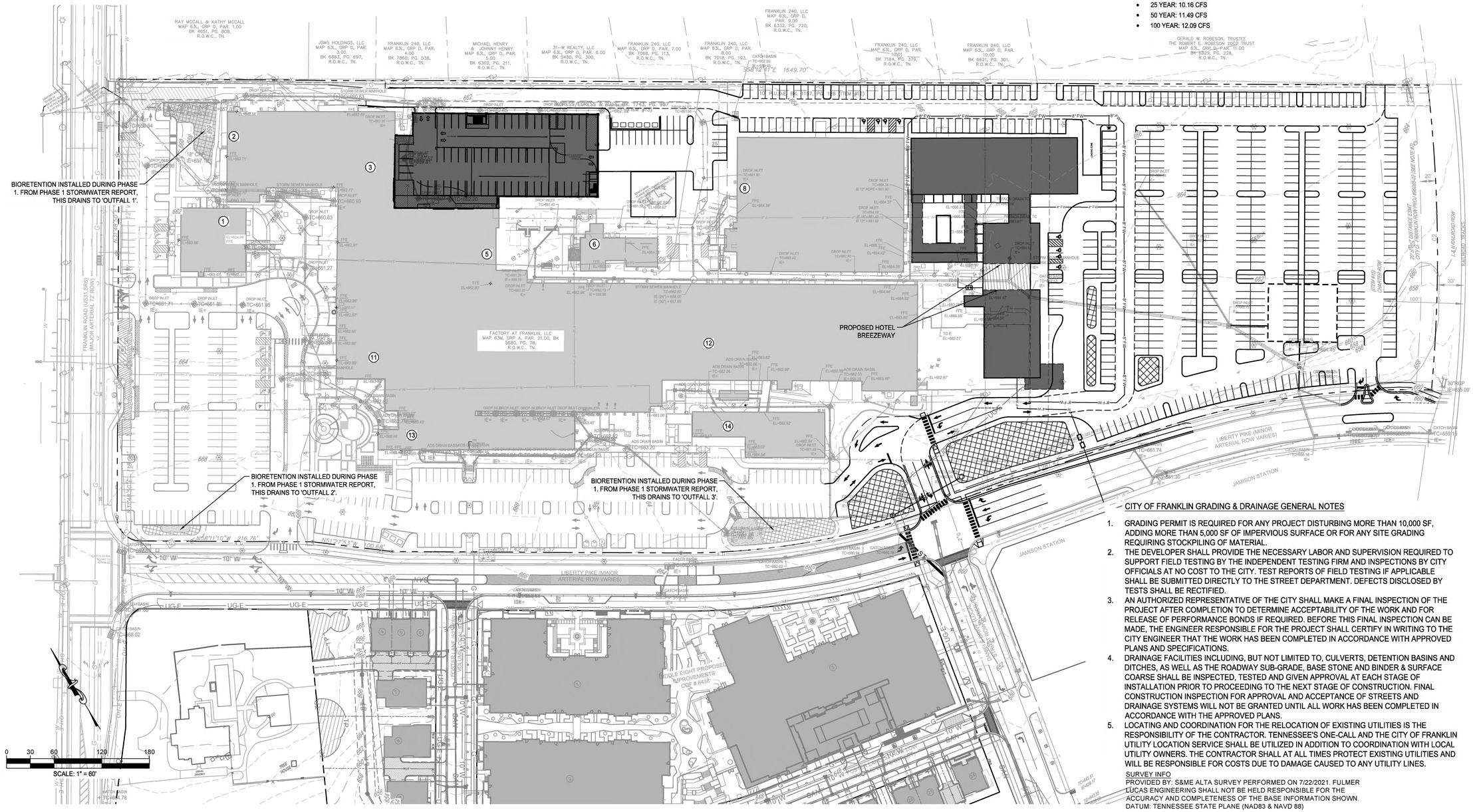
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
  - 100 YEAR: 12.09 CFS

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



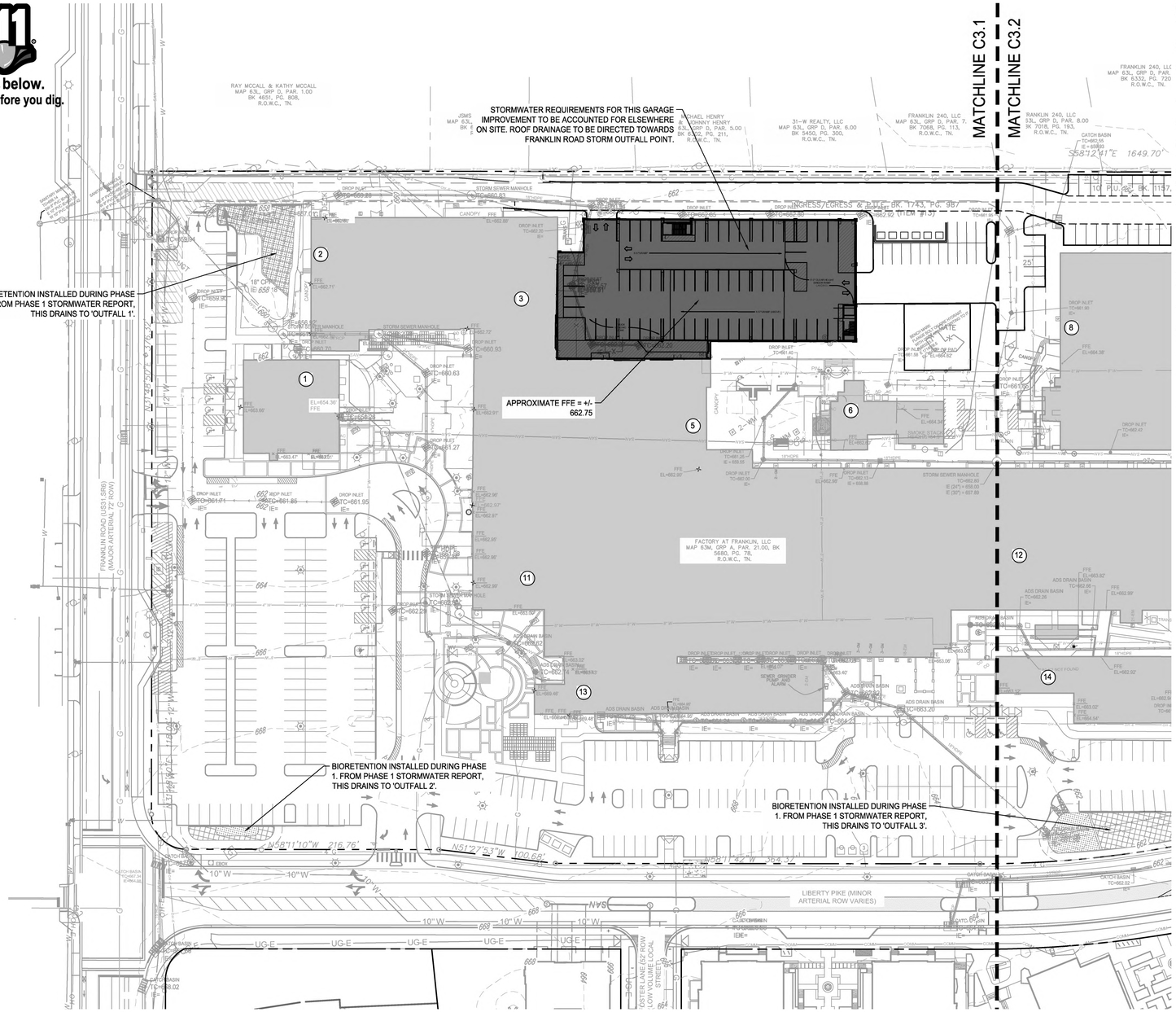
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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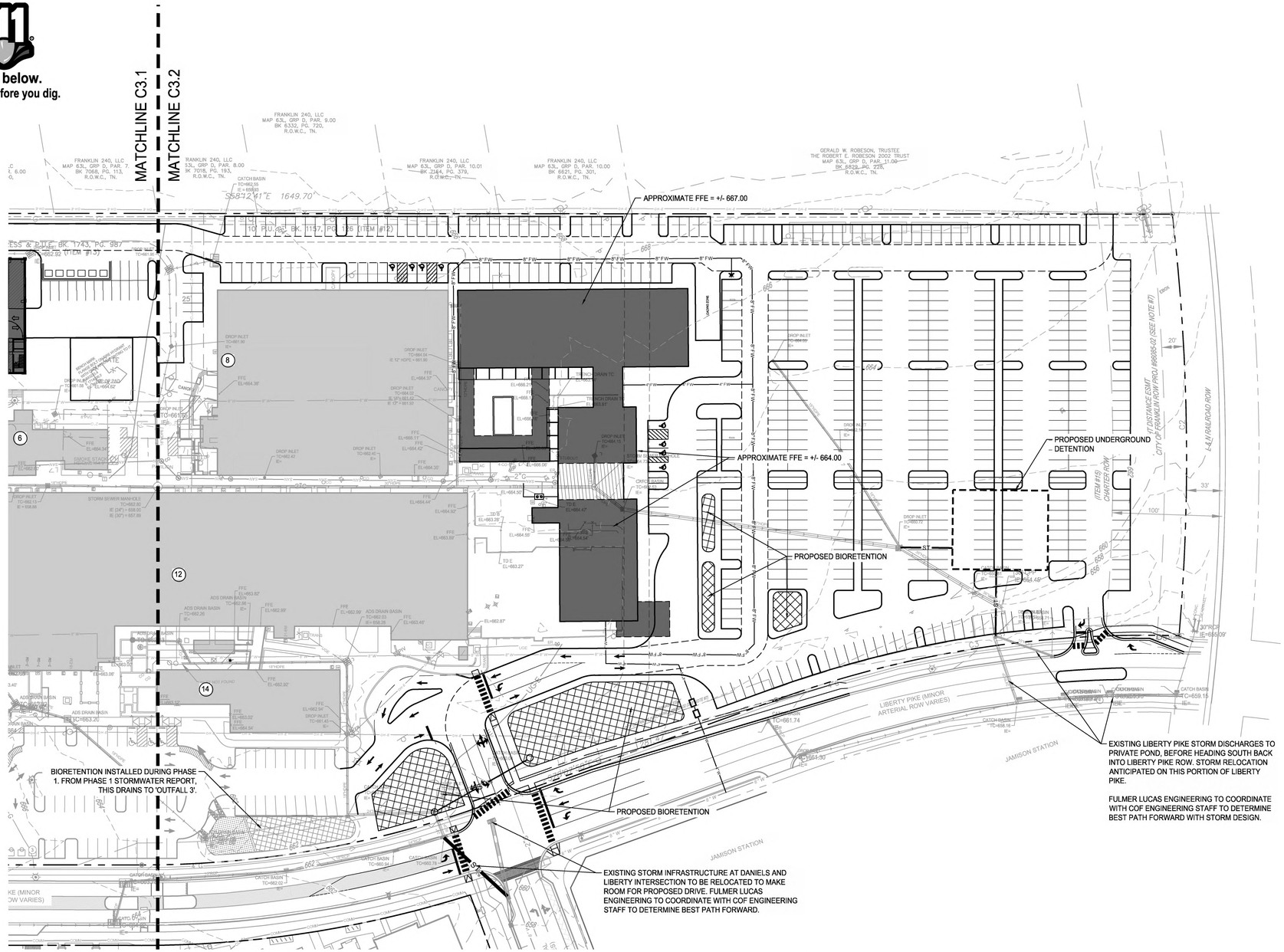
OVERALL SITE GRADING & DRAINAGE PLAN
SHEET
C3.0
COF # 8665

Thursday, February 6, 2025
Z:\2020_Drawings\3 - The Factory at Franklin\02 - Civil\Sheets\Development Plan\1051-21_DP_Overall Site Grading Plan.dwg

811
Know what's below.
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MATCHLINE C3.1
MATCHLINE C3.2
STORMWATER REQUIREMENTS FOR THIS GARAGE IMPROVEMENT TO BE ACCOUNTED FOR ELSEWHERE ON SITE. ROOF DRAINAGE TO BE DIRECTED TOWARDS FRANKLIN ROAD STORM OUTFALL POINT.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 1'.
APPROXIMATE FFE = +/- 662.75
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 2'.
BIORETENTION INSTALLED DURING PHASE 1. FROM PHASE 1 STORMWATER REPORT, THIS DRAINS TO 'OUTFALL 3'.
INGRESS/EGRESS & PUE BK. 1743, PG. 987
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 75, R.O.W.C., TN.
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
FRANKLIN ROAD (US31 (SR6) MAJOR ARTERIAL (2 - ROW))
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS MAP 63L, BK
MICHAEL HENRY & CHANNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 8432, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 6332, PG. 720 R.O.W.C., TN.
S59°12'41"E 1649.70'
N58°11'10"W 216.76'
N51°27'13"W 100.68'
N51°27'13"W 98.21'
10" W
UG-E
CATCH BASIN TC=662.00
DROP INLET TC=660.30
STORM SEWER MANHOLE TC=660.93
CANOPY
ELEV. GRADE AT GARAGE ENTRY
RAMP DOWN
RAMP UP
TRASH ENCLOSURE
SMOKE STACK
ADS DRAIN BASIN TC=662.26
NYLOPLAST DRAIN BASIN TC=662.52
NEW GRINDER PUMP AND PLANS
NEW SEWER LINE
NEW SEWER MANHOLE
NEW SEWER CLEANOUT
NEW SEWER SERVICE
NEW WATER LINE
NEW WATER METER
NEW WATER VALVE
NEW FIRE HYDRANT
NEW FIRE DEPARTMENT CONNECTION
NEW GAS LINE
NEW GAS METER
NEW GAS VALVE
NEW ELECTRIC LINE
NEW ELECTRIC TRANSFORMER
NEW ELECTRIC VAULT
NEW ELECTRIC METER
NEW ELECTRIC SERVICE
NEW TELEPHONE LINE
NEW TELEPHONE VAULT
NEW TELEPHONE SERVICE
NEW COMMUNICATION LINE
NEW COMMUNICATION VAULT
NEW COMMUNICATION SERVICE
NEW CURB INLET
NEW CATCH BASIN
NEW NYLOPLAST DRAIN BASIN
NEW ELECTRIC/COMMUNICATION POLE
NEW TOP OF CURB SPOT ELEVATION
NEW BOTTOM OF CURB SPOT ELEVATION
NEW RETAINING WALL
NEW TOP OF WALL
NEW FINISHED GRADE AT BOTTOM OF WALL
NEW CONCRETE
NEW ASPHALT
NEW CONCRETE CURB & GUTTER
NEW CONCRETE SIDEWALK
NEW CONCRETE HANDICAP RAMP
NEW CONCRETE CROSSWALK
NEW PAVEMENT MARKING
NEW PAVEMENT MARKING ARROW
NEW PAVEMENT MARKING WORD
NEW SIGN
NEW TRAFFIC SIGNAL
NEW TRAFFIC SIGNAL CONTROL BOX
NEW TRAFFIC SIGNAL POLE
NEW TRAFFIC SIGNAL CONDUIT
NEW TRAFFIC SIGNAL PEDESTRIAN PUSH BUTTON
NEW TRAFFIC SIGNAL VEHICLE DETECTOR
NEW TRAFFIC SIGNAL PEDESTRIAN SIGNAL
NEW TRAFFIC SIGNAL VEHICLE SIGNAL
NEW TRAFFIC SIGNAL PEDESTRIAN DETECTOR

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Thursday, February 6, 2025
T:\Projects\Clients\Franklin\The Factory at Franklin\02 - Cad\Sheets\Development Plan\105121_DP_Site Grading Plan.dwg

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

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LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 582 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) SANITARY SEWER MANHOLE
- (ST) STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL; TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
  - 100 YEAR: 12.09 CFS

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES MICHAEL LUCAS — 129161 — REGISTERED AGRICULTURE — 2/6/2025 — NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL — STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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ENLARGED SITE GRADING & DRAINAGE PLAN

SHEET

C3.2

COF # 8665

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CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

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

SITE LAYOUT NOTES:

1. CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
4. CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
7. ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
9. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK , THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
10. IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION' ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
13. IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
14. BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
15. PROVIDE 24" TAPER ON ENDS OF ALL CURBS THAT TERMINATE.
16. ALL CURB RAMPS IN THE PUBLIC ROW ARE TO RECEIVE DETECTABLE WARNINGS PER LOCAL MUNICIPALITY.
17. ALL BUILDINGS WITHIN 10' OF THE BIORETENTION AREA ARE TO BE WATERPROOFED. SEE ARCHITECTURAL PLANS.
18. ALL SITE RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
19. INSTALL CONCRETE JOINTS WHERE SHOWN ON DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS SUCH AS WALLS, CURBS, ETC.
20. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
21. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
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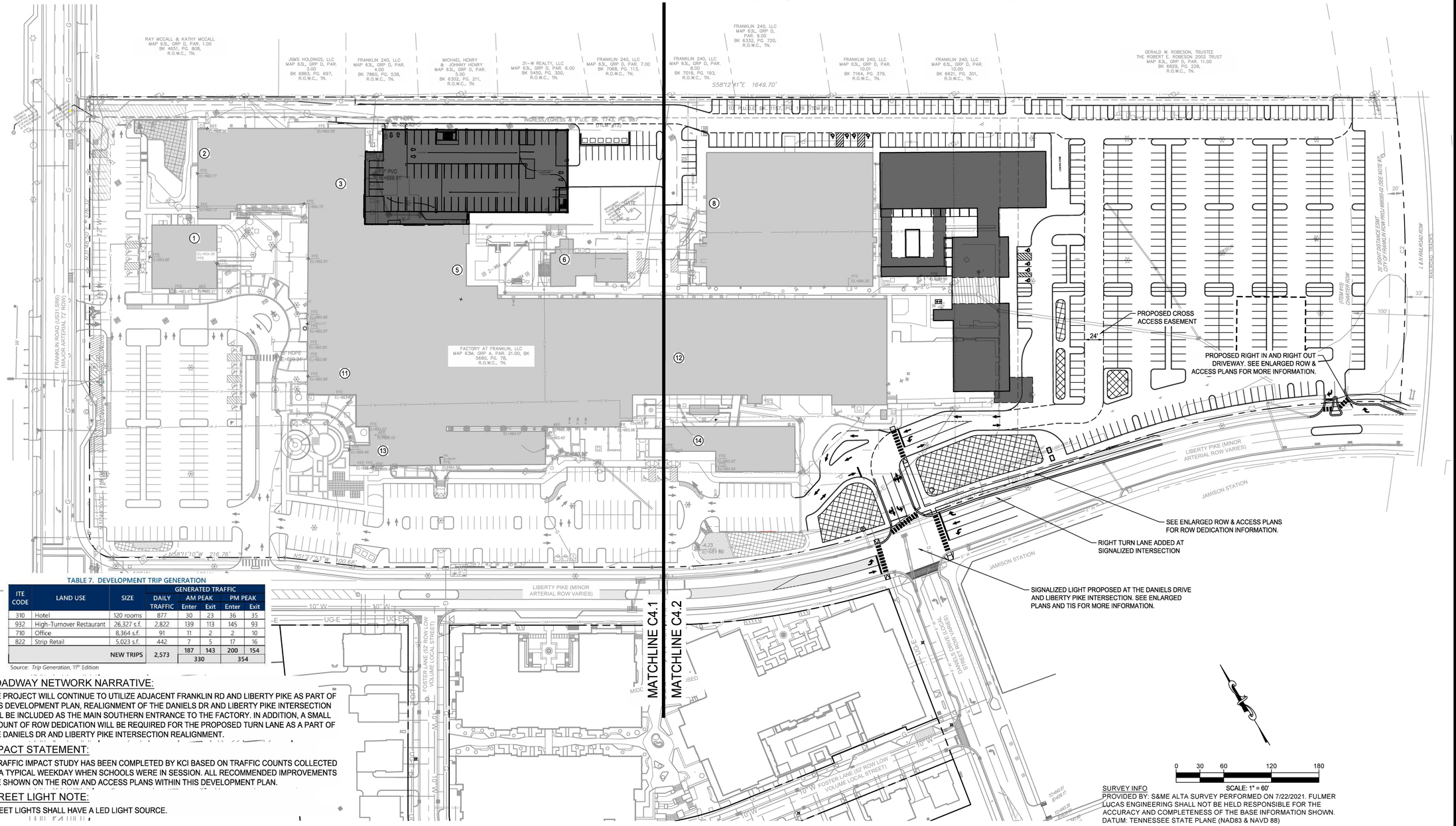


TABLE 7. DEVELOPMENT TRIP GENERATION

ITE CODE	LAND USE	SIZE	GENERATED TRAFFIC				
			DAILY TRAFFIC	AM PEAK Enter	AM PEAK Exit	PM PEAK Enter	PM PEAK Exit
310	Hotel	120 rooms	877	30	23	36	35
932	High-Turnover Restaurant	26,327 s.f.	2,822	139	113	145	93
710	Office	8,364 s.f.	91	11	2	2	10
822	Strip Retail	5,023 s.f.	442	7	5	17	16
	NEW TRIPS	2,573		187	143	200	154
				330		354	

Source: *Trip Generation*, 11th Edition

ROADWAY NETWORK NARRATIVE:

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IMPACT STATEMENT:

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STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
D:\KCI_Drawings\In Use\Factory at Franklin\02 - Civil\Sheets\Development Plan\165121_DP_Overall_ROW and Access Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN

SHEET

C4.0

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

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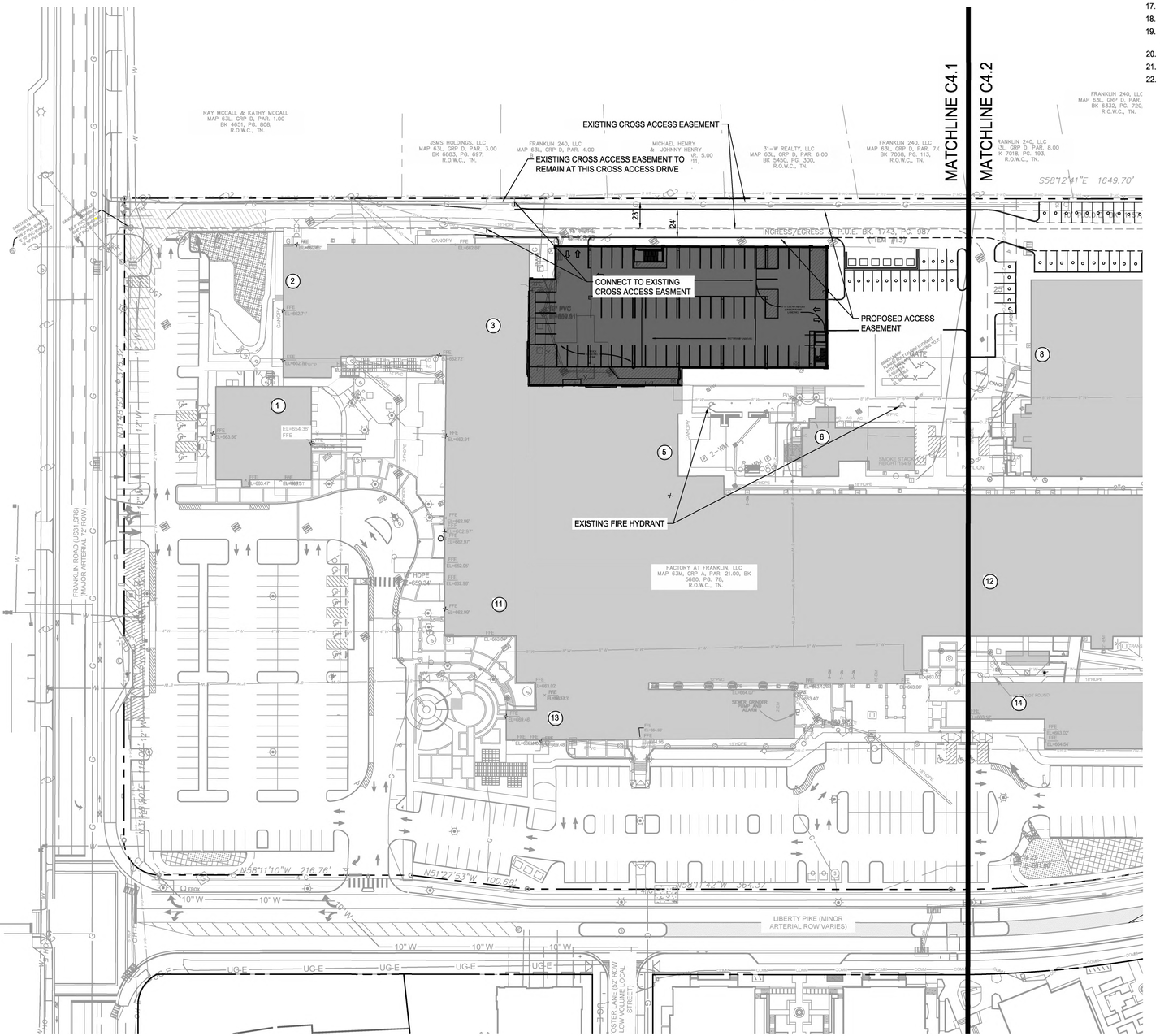
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0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JAMES ALEXANDER YATES
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
02/06/2025
No. 101093

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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ENLARGED ROW & ACCESS PLAN

SHEET
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Thursday, February 6, 2025
P:\Proj_Drawings\Civil - The Factory at Franklin\02 - Cad\Sheets\Development Plan\1693-21_DP_ROW and Access Plan.dwg

Know what's below. Call before you dig.

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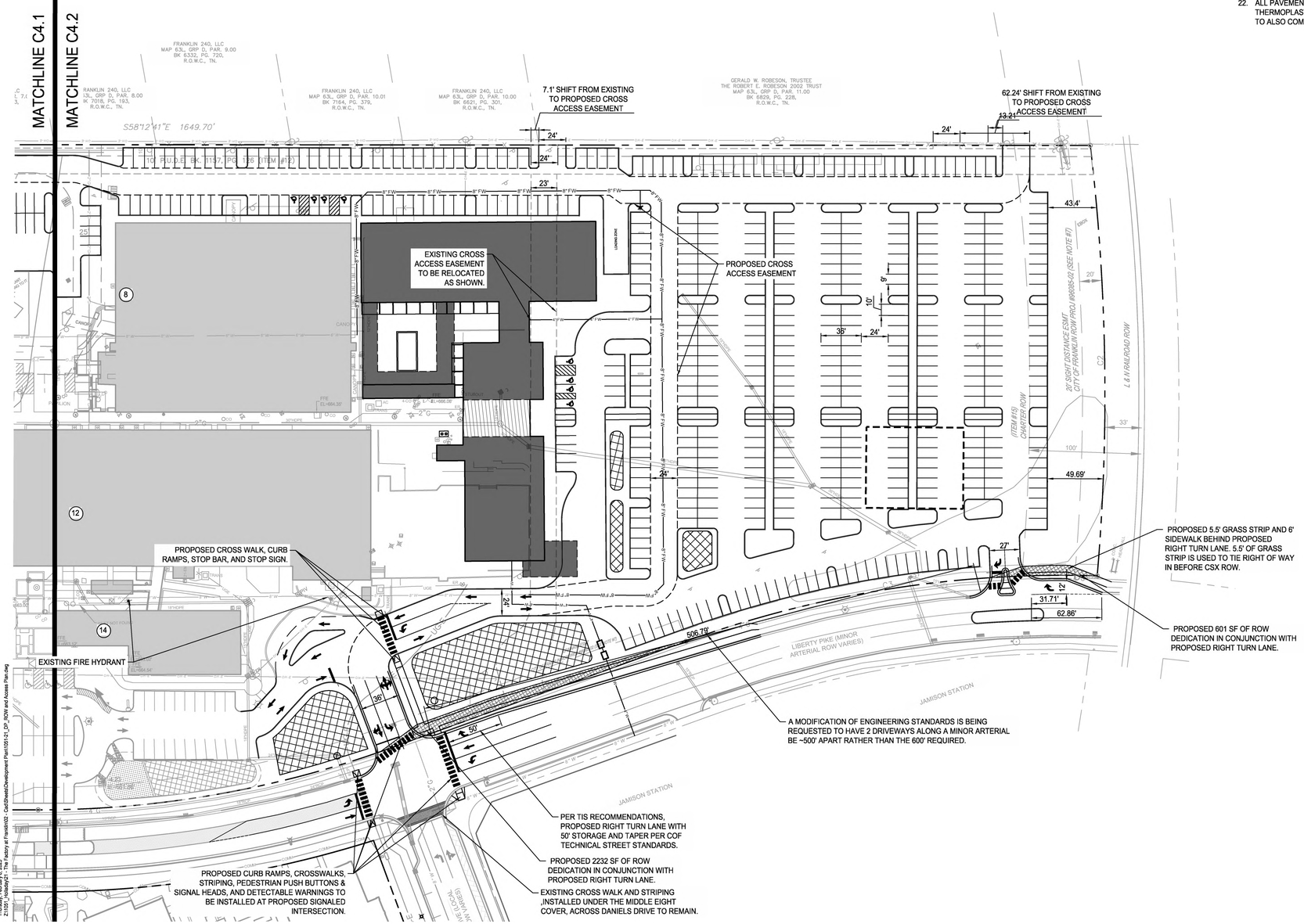
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0 25 50 100 150
SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: JANUARY 13, 2025

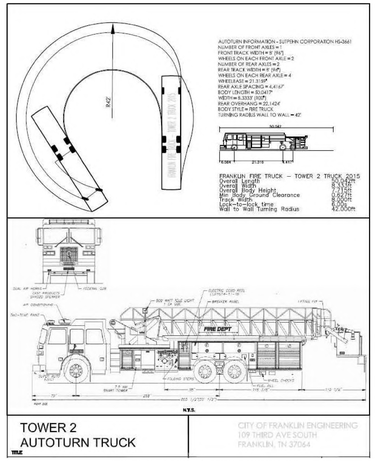
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△ _____
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ENLARGED ROW & ACCESS PLAN

SHEET
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Thursday, February 6, 2025
K:\Nsh_Projects\068500\068500-001 The Factory at Franklin\02 - Civil\Sheets\Development Plan\068501-01_DP_ROW and Access Plan.dwg

Know what's below. Call before you dig.



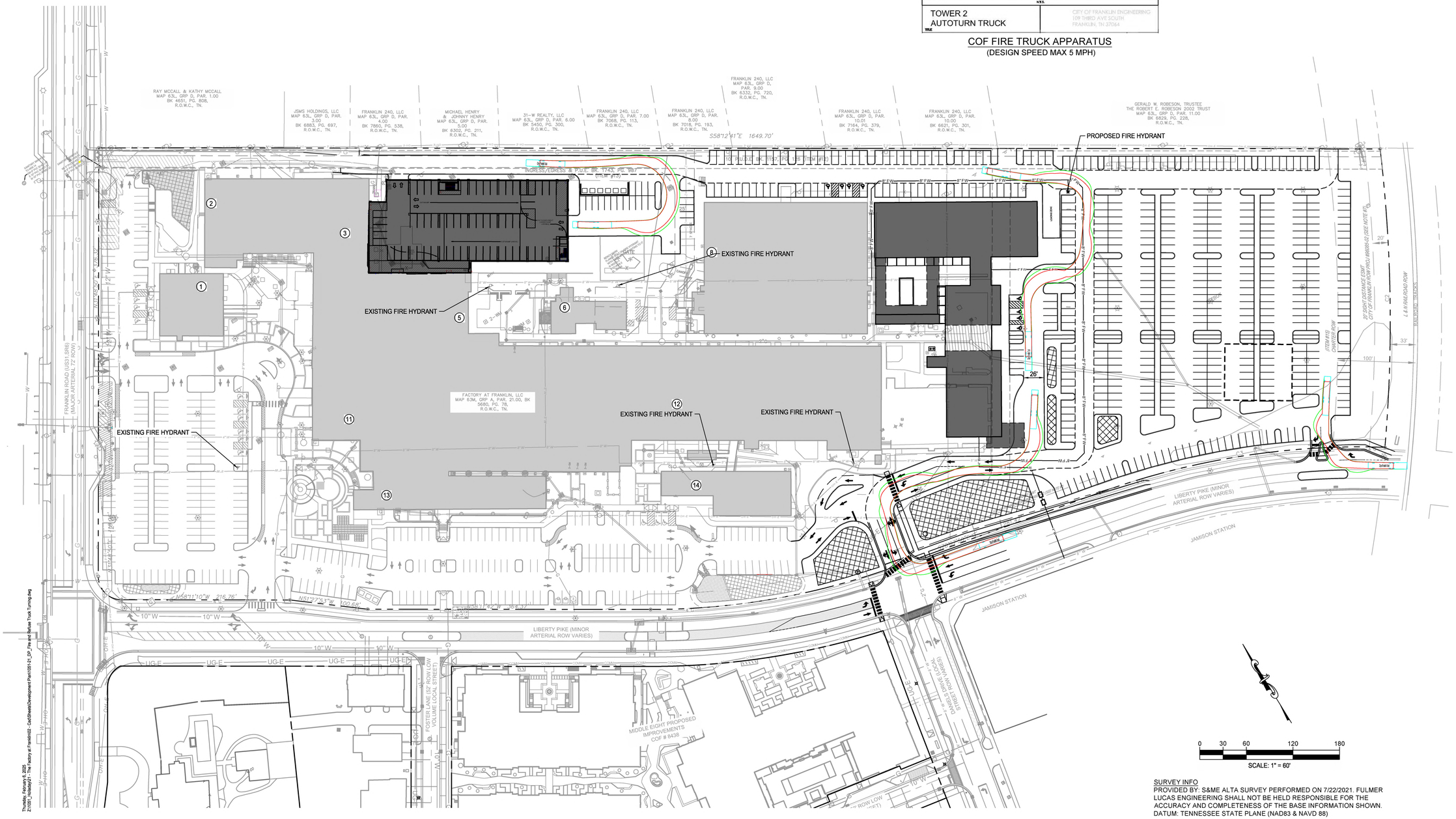
COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK WIDTH= 8'
- WHEEL BASE = 21.316' (FRONT AXLE TO FRONT REAR AXLE)
- REAR AXLE SPACING = 4.417'
- BODY LENGTH = 50.0417
- WIDTH = 8.333'
- REAR OVERHANG = 22.1424'
- BODY STYLE = FIRE TRUCK
- TURNING RADIUS WALL TO WALL = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH



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Thursday, February 6, 2025
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

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THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATES OF TENNESSEE DEPARTMENT OF AGRICULTURE REGISTERED LANDSCAPE ARCHITECT 1402 ROBERT E. LEE 12/06/2025 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

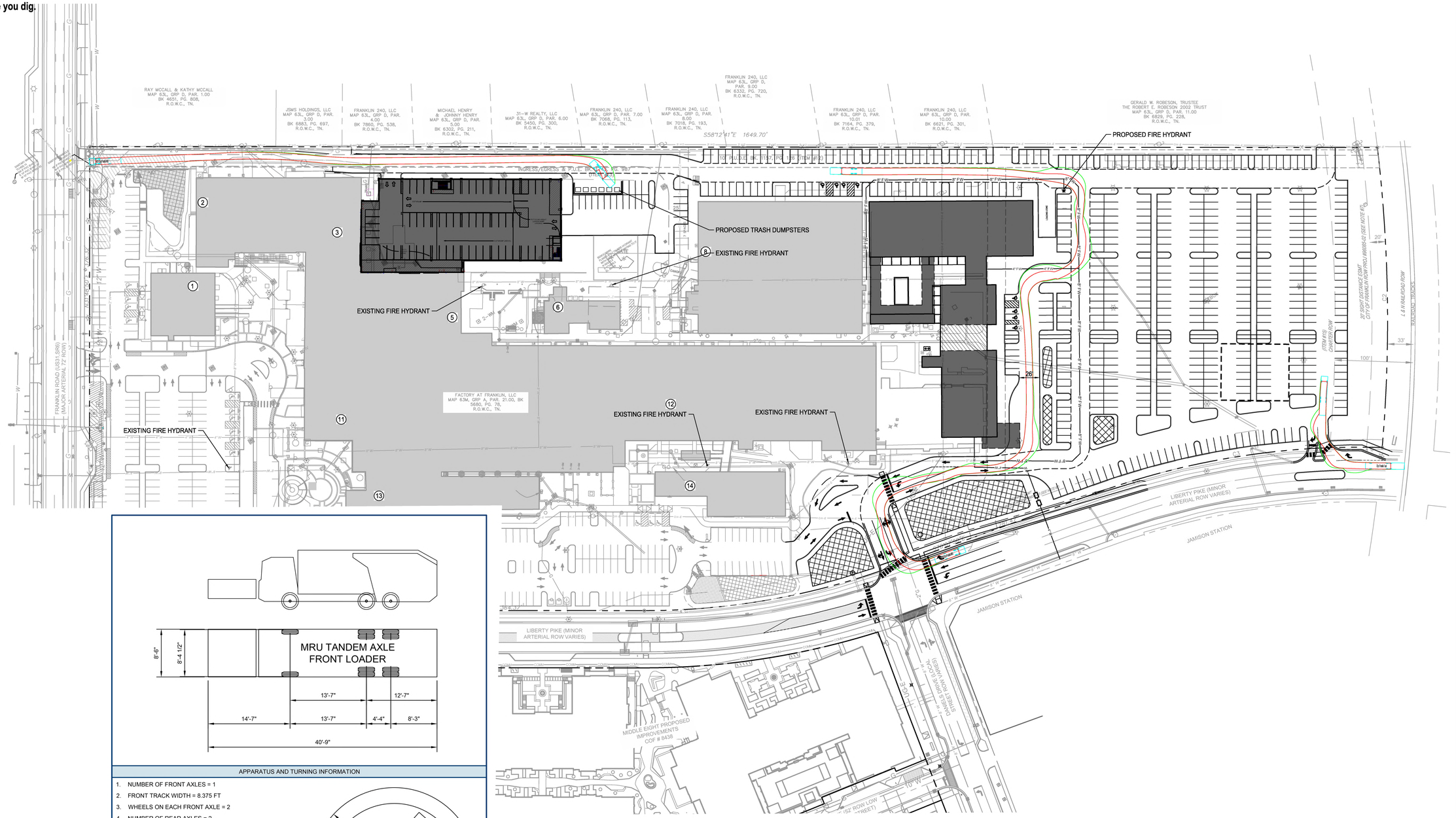
Revision Date
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FIRE ACCESS PLAN

SHEET
C4.3

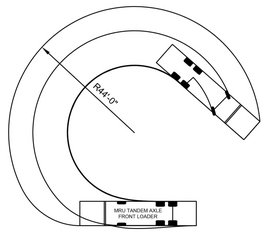
COF # 8665

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



APPARATUS AND TURNING INFORMATION

1. NUMBER OF FRONT AXLES = 1
2. FRONT TRACK WIDTH = 8.375 FT
3. WHEELS ON EACH FRONT AXLE = 2
4. NUMBER OF REAR AXLES = 2
5. REAR TRACK WITH = 8.375 FT
6. WHEELS ON EACH REAR AXLE = 4
7. WHEELBASE = 13.583 FT
8. REAR AXLE SPACING = 4.333 FT
9. LOCK-TO-LOCK TIME = 6 SEC
10. TURNING RADIUS WALL TO WALL = 44 FT
11. BODY LENGTH = 40.750 FT
12. BODY WIDTH = 8.500 FT
13. REAR OVERHANG = 12.583 FT
14. MINIMUM BODY GROUND CLEARANCE = 1.375 FT
15. MINIMUM DESIGN SPEED = 5 MPH



HISTORIC FRANKLIN TENNESSEE

SOLID WASTE APPARATUS TURNING TEMPLATE

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 9/21/2023

DWG. NO. **SD-8**

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — REGISTERED LANDSCAPE ARCHITECT — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

REFUSE TRUCK ACCESS PLAN

SHEET
C4.4

COF # 8665

Thursday, February 6, 2025
Z:\Projects\The Factory at Franklin\02 - Civil\Sheets\Development Plan\1051-21_DP_Fire and Refuse Truck Turning.dwg

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

LEGEND

DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
UD	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL).
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
S	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
XXX.XX XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
TW:XXX.XX BW:XXX.XX	RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

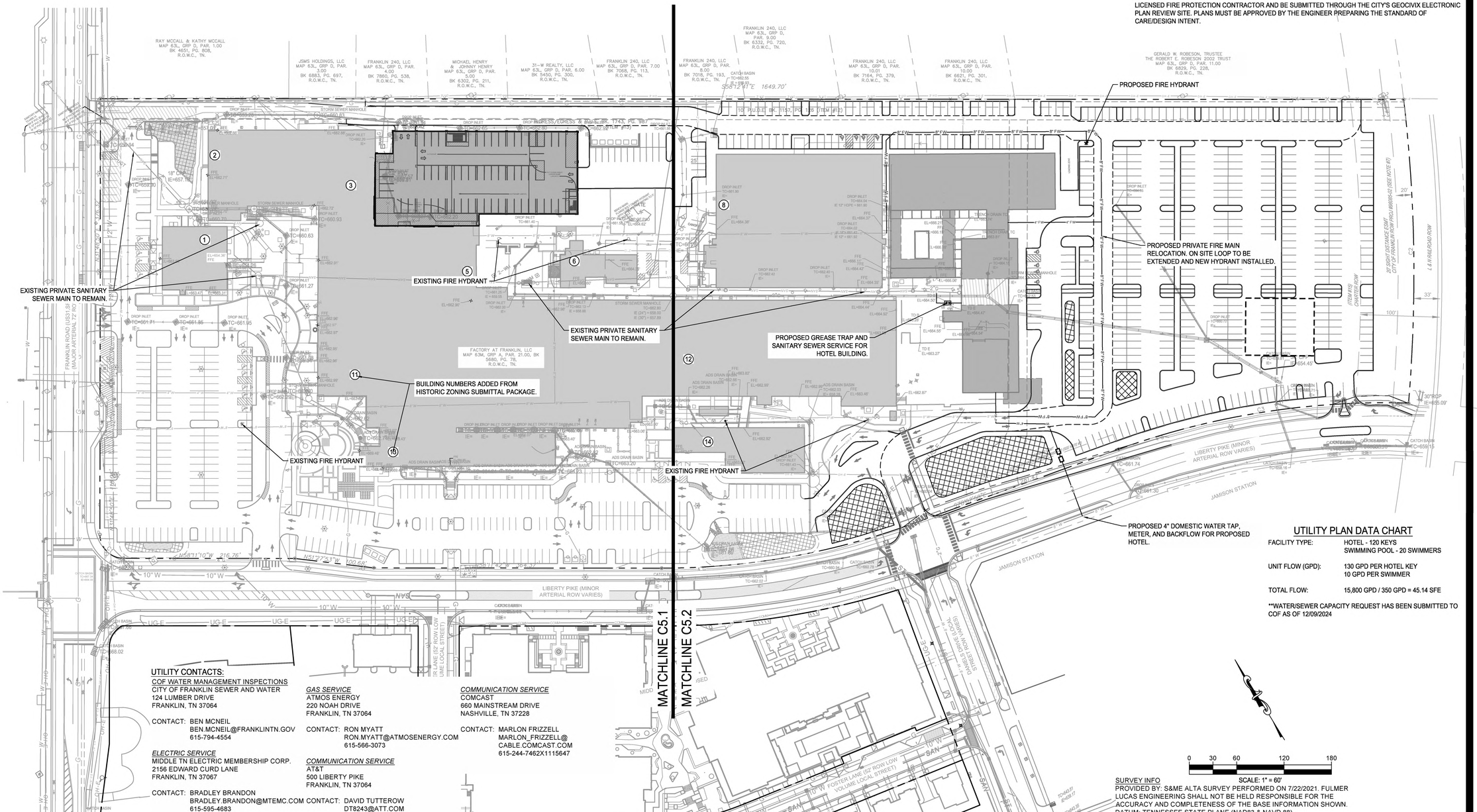
FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.



UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 30 60 120 180
SCALE: 1" = 60'

Thursday, February 6, 2025
P:\FL\Clients\Project Files\Factory at Franklin\02 - Cad\Sheets\Development Plan\1505-21_DP_Overall_Site Utility Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — 12/06/2025 — NO. 121934 — STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
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4 _____

OVERALL SITE UTILITY PLAN

SHEET
C5.0

Know what's below. Call before you dig.

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124 LUMBER DRIVE
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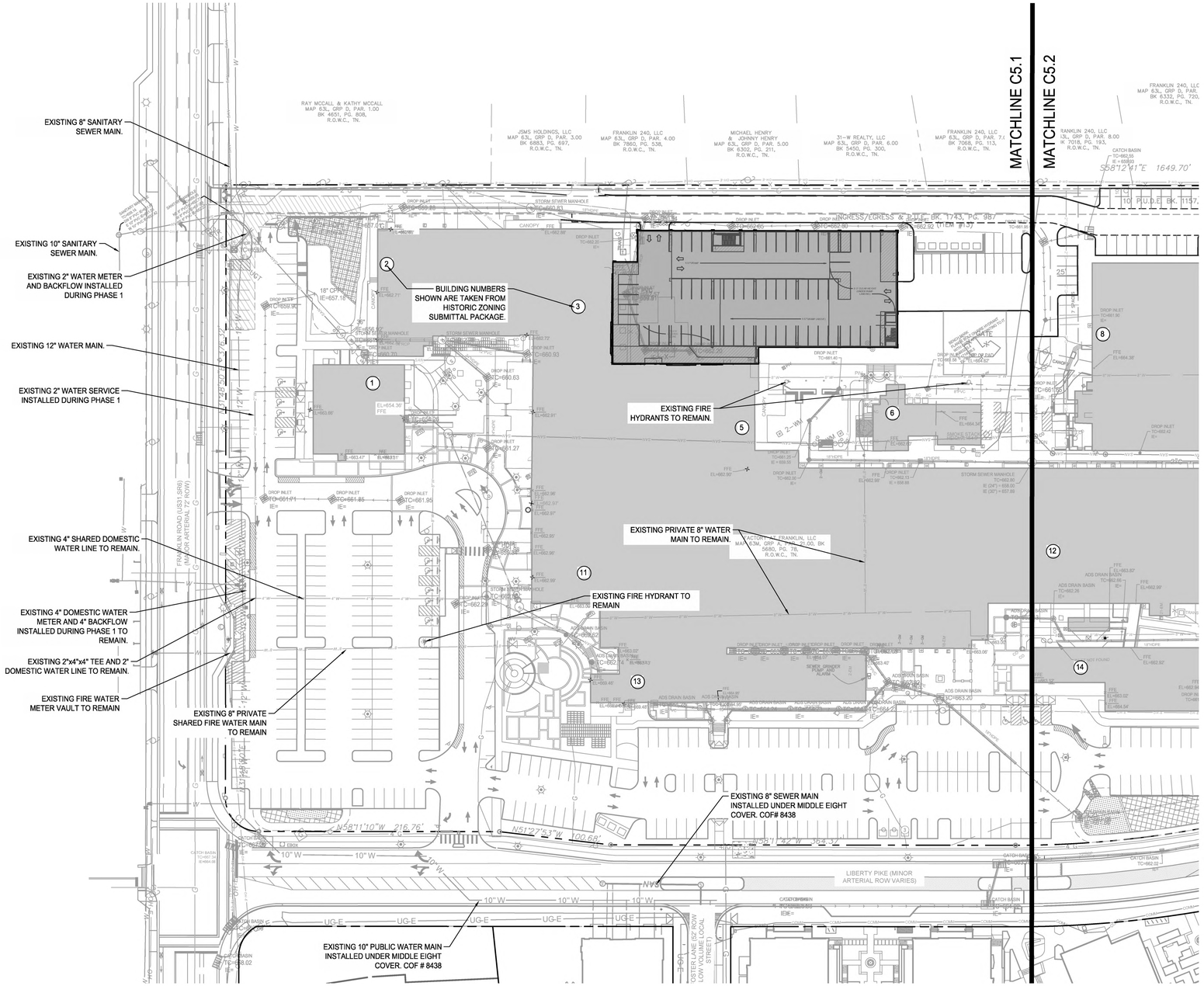
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LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
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- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
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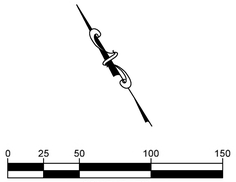
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STONEHILL TAYLOR
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THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES BRYAN YATES
LICENSED PROFESSIONAL ENGINEER
AGRICULTURE
No. 121004
STATE OF TENNESSEE
12/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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2 _____
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4 _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.1

COF # 8665

Thursday, February 6, 2025
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Z:\2020_Projects\1 - The Factory at Franklin\02 - CadSheets\Development Plan\1051-21_DP_Site Utility Plan.dwg

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660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064

CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL).
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX — TOP OF CURB SPOT ELEVATION
- XXX.XX — BOTTOM OF CURB SPOT ELEVATION
- RETAINING WALL
- TW:XXX.XX — TOP OF WALL
- BW:XXX.XX — FINISHED GRADE AT BOTTOM OF WALL

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

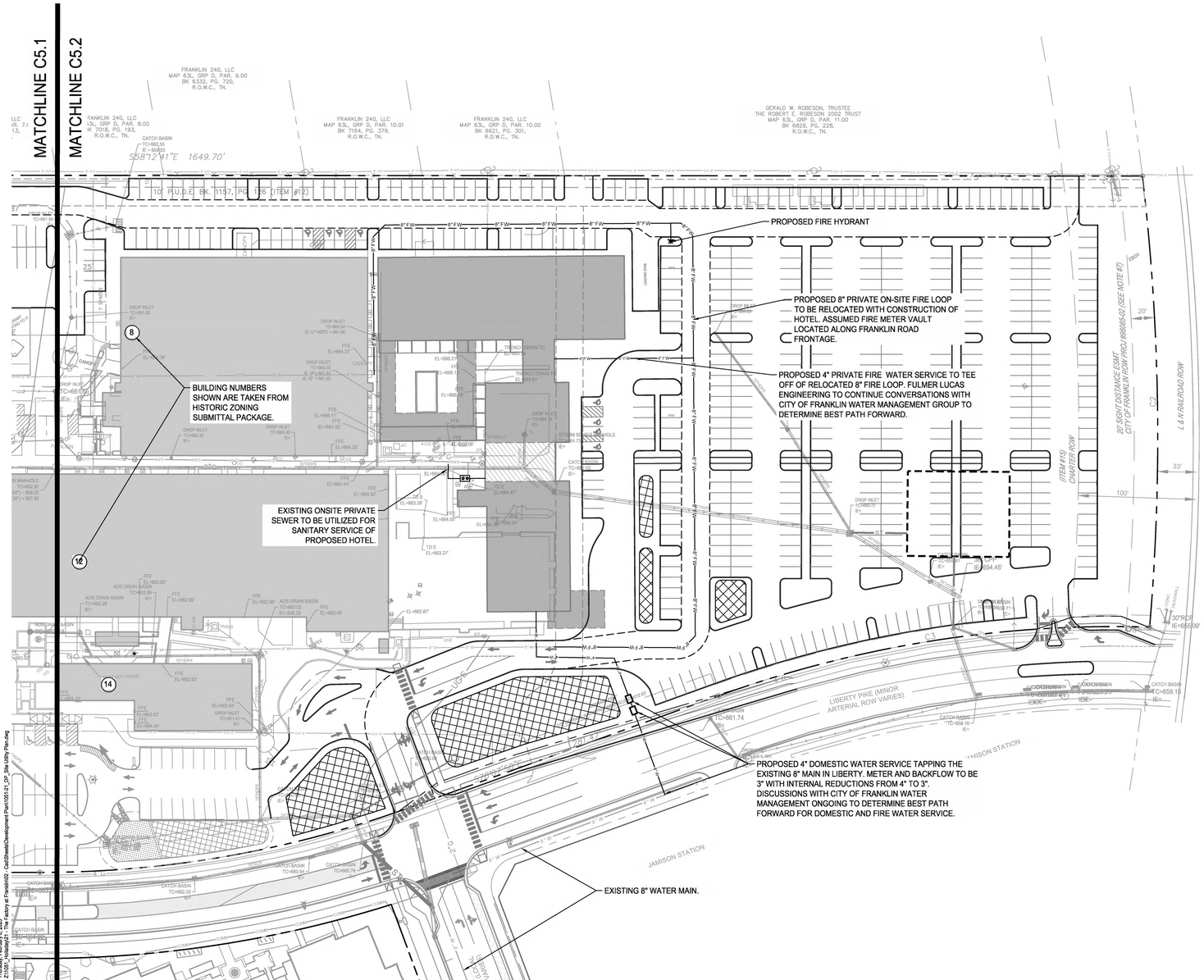
**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024



SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 25 50 100 150
SCALE: 1" = 50'

Thursday, February 6, 2025
Z:\Projects\2024\24-0xx Factory at Franklin\02 - Cad\Sheets\Development Plan\1051-31_DP_Site Utility Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JAMES ANDREW LUCAS
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
ID 02/06/2025
TENNESSEE

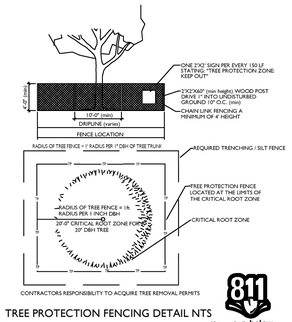
INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.2

COF # 8665



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

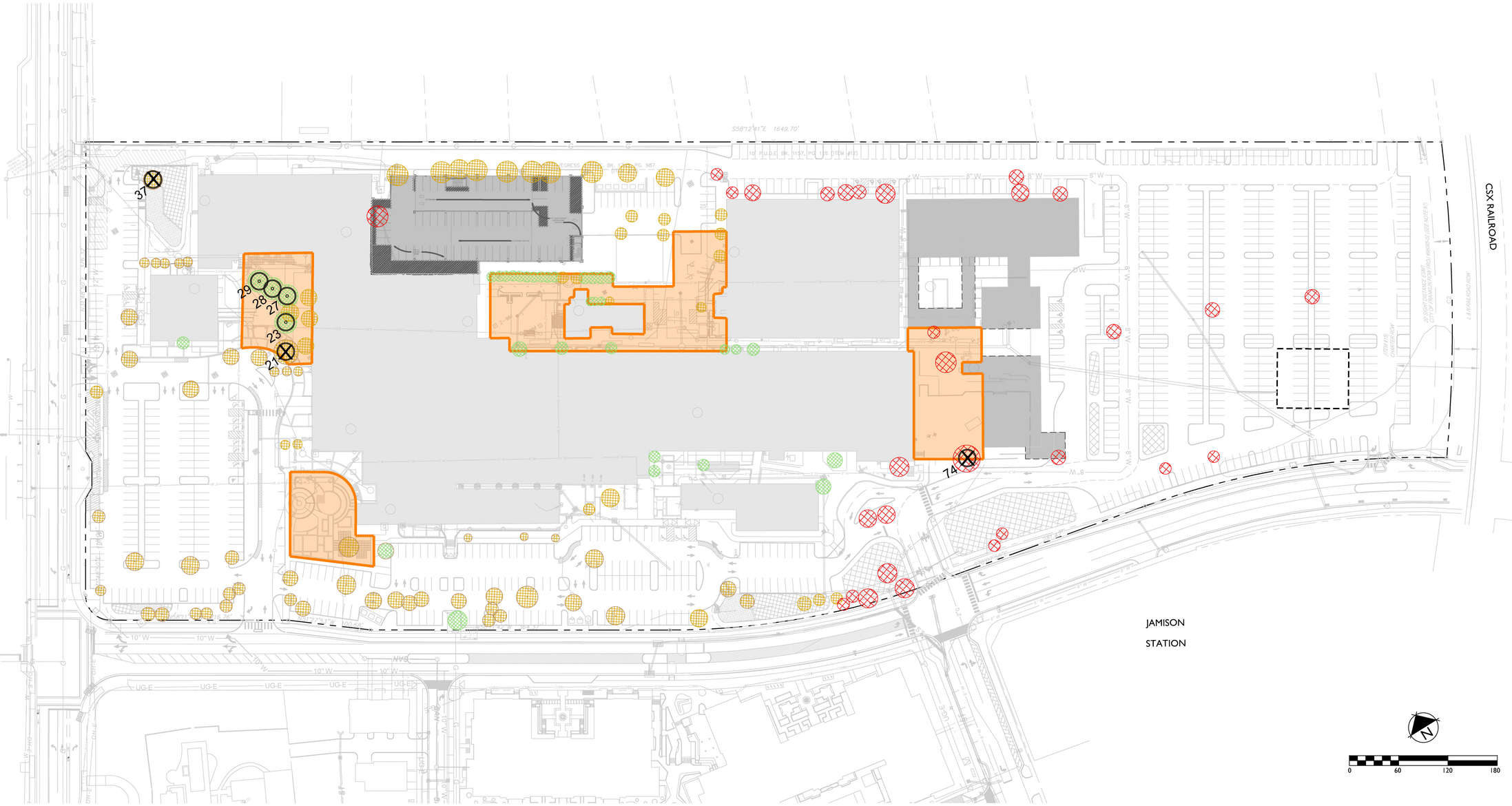
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1-6-25

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025
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△	

TREE PRESERVATION

SHEET

L1.0

COF # 8665



FACTORY HOTEL

STONEHILL TAYLOR



PARKING GARAGE

STONEHILL TAYLOR



FACTORY HOTEL

STONEHILL TAYLOR



FACTORY HOTEL

STONEHILL TAYLOR

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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CENTRIC ARCHITECTURE

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THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1425

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date

1. 1-13-2025
2. 2-6-2025
3.
4.

ARCHITECTURE

SHEET

A1.0

COF # 8665



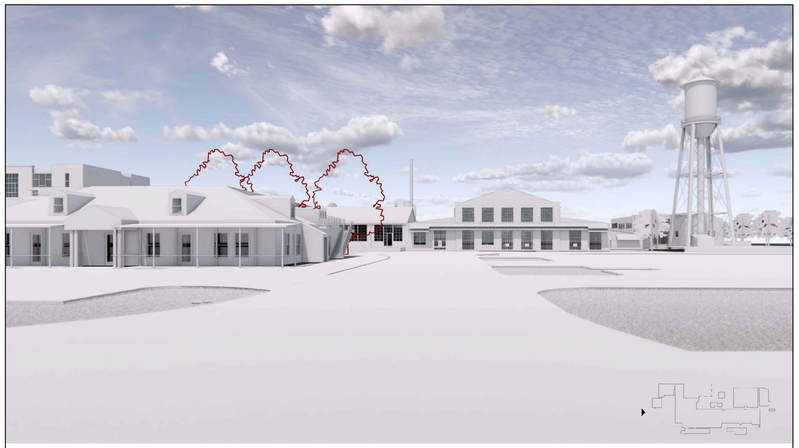
FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



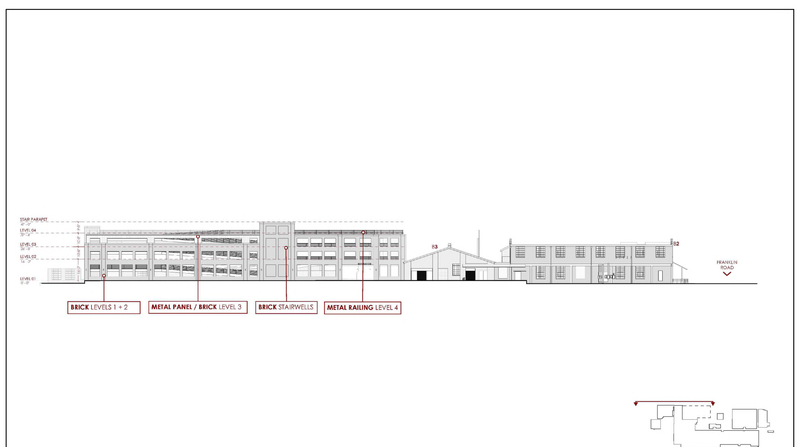
FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**
12/06/24

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT

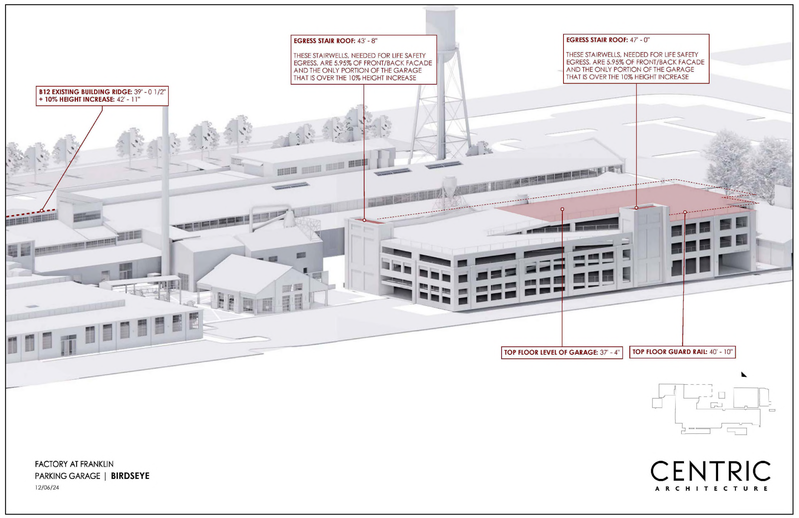
INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
3.
4.

ARCHITECTURE

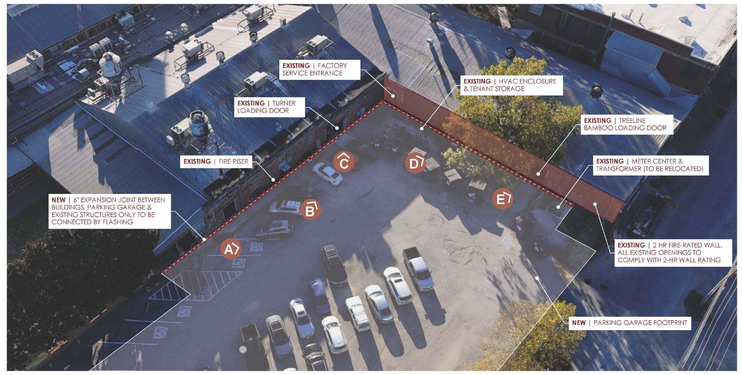
SHEET
A1.1

COF # 8665



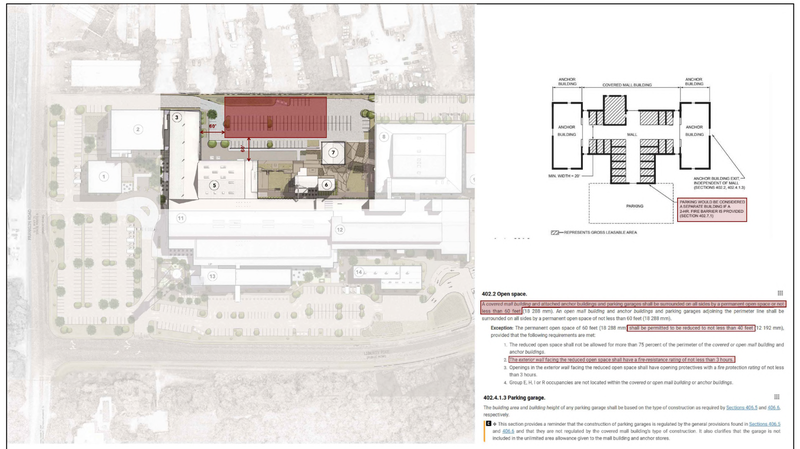
FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **COVERED MALL CODE**
12/06/24

CENTRIC ARCHITECTURE

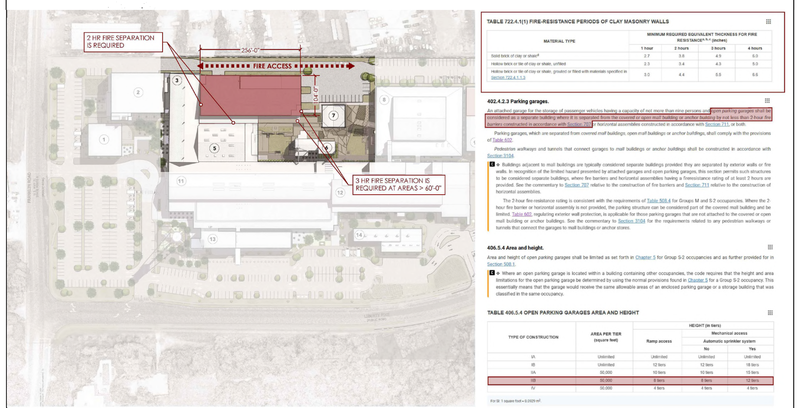


EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **OPEN PARKING GARAGE CODE**
12/06/24

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — LICENSED LANDSCAPE ARCHITECT — TENNESSEE

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025
3	
4	

ARCHITECTURE

SHEET
A1.2
COF # 8665

THE FACTORY AT FRANKLIN PUD

DEVELOPMENT PLAN REVISION 3 - PD(120 KEYS, 243,200 SF)

Franklin, Williamson County, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C0.1	APPROVED PUD
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	OPEN SPACE
C3.0	GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN ENLARGEMENT
C3.2	GRADING AND DRAINAGE PLAN ENLARGEMENT
C4.0	OVERALL ROW & ACCESS PLAN
C4.1	ROW & ACCESS PLAN ENLARGEMENT
C4.2	ROW & ACCESS PLAN ENLARGEMENT
C4.3	FIRE ACCESS PLAN
C5.0	OVERALL SITE UTILITY PLAN
C4.1	UTILITY PLAN ENLARGEMENT
C4.2	UTILITY PLAN ENLARGEMENT
L1.0	TREE PRESERVATION PLAN
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE - GARAGE
A1.2	TYPICAL ARCHITECTURE - GARAGE

DEVELOPMENT TEAM

OWNER:
HOLLADAY PROPERTIES
CONTACT: BENTON SMOTHERS
2710 OLD LEBANON ROAD, SUITE 5
NASVHILLE, TENNESSEE 37214
(615) 986-1328
bsmothers@holladayproperties.com

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

ENGINEER:
FULMER LUCAS ENGINEERING, LLC
CONTACT: YATES BATEMAN
2002 RICHARD JONES ROAD, SUITE B200
NASHVILLE, TN 37215
(615) 345-3770
yates@fulmerlucas.com

ARCHITECT:
CENTRIC ARCHITECTURE
CONTACT: GINA EMMANUEL
1206 BUCHANAN STREET
NASHVILLE, TN 37208
(615) 243-4663
gemmanuel@centricarchitecture.com

ARCHITECT:
STONEHILL TAYLOR
CONTACT: JARED TRIEMER
31 WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001
(212) 226-8898
jtriemer@stonehilltaylor.com

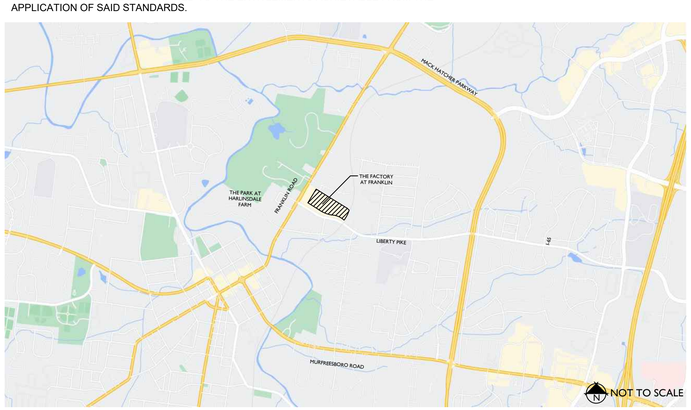
VESTING STANDARDS

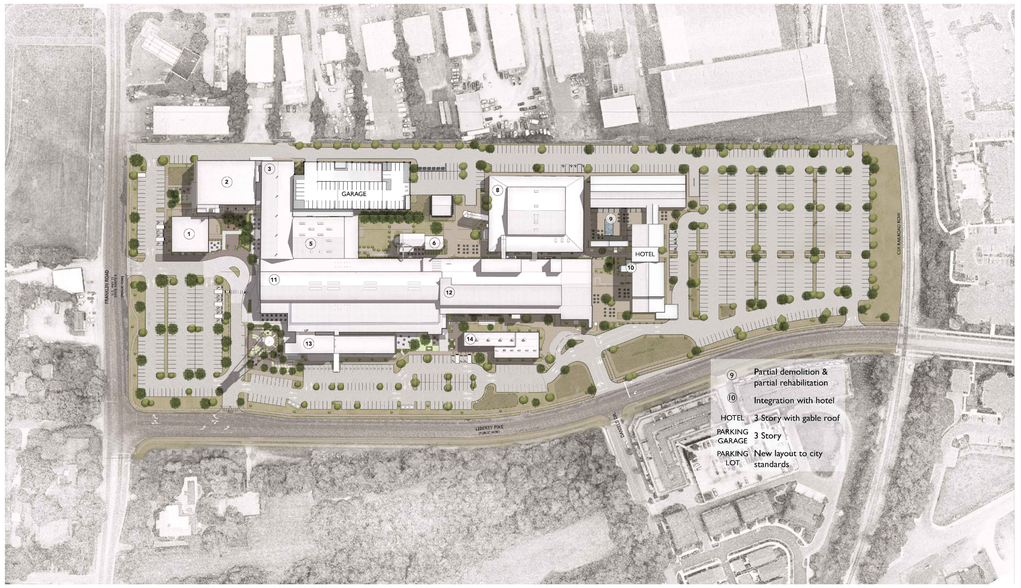
VESTING DATE 10/11/2022, BASED ON THE BOMA APPROVAL OF DEVELOPMENT PLAN REVISION 2:

ZONING ORDINANCE:	JANUARY 1, 2022
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2021
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	NOVEMBER 18, 2021

COMPREHENSIVE REVIEW AT SITE PLAN:

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





MODIFICATION OF STANDARDS

APPROVED MOS, DEVELOPMENT PLAN REVISION 2

ORDINANCE 2022-59; APPROVED 10/11/2022

MOS #1: **13.3.4 A. (Refuse Areas):** MOS to allow location of refuse screening in the Frontage (Liberty Pike)
MOS #2: **13.1.2 C. (Maximum Wall Height):** MOS to amend wall height chart to allow wall closer than the required 15' from lot line in a side street of corner lot.
MOS #3: **9.5.3 A.&B. (Cross Access Between Adjacent Properties):** MOS to reduce the number of cross access locations to adjacent sites north of the Factory.
MOS #4: **Sec. 15.1.3 (Signs - Proportion and Shape):** MOS to allow a sign to be the shape of an item that is representative of a tenant's services or retail business, for small projecting/hanging signs only.
MOS #5: **Sec. 15.4 (Signs - Band Sign - Quantity):** MOS to allow one band sign per tenant along the same facade, excluding placement on mechanical screening or as to obscure windows.
MOS #6: **Sec. 15.5 (Signs - Canopy Signs - Location):** MOS to allow canopy signage to be located above canopy roof line.
MOS #7: **Sec. 15.12 (Signs - Small Projecting Signs - Quantity):** MOS to allow one small projecting sign per tenant along the same facade.
MOS #8: **Sec. 15.14 (Signs - Vertical Blade Signs - Height):** MOS to allow one vertical blade sign along a facade of less than two stories in height.
MOS #9: **Sec. 15.15 (Signs - Wall Sign - Quantity & Locations):** MOS to allow one wall sign per tenant along the same facade, with a maximum of two extended above/on the roofline (aka the water town signage).
MOS #10: **Sec. 15.15 (Signs - Wall Sign - Water Tower):** MOSto allow two direct painted Wall Signs on the existing Water Tower at approximately 350 sq. ft. each.
MOS #11: **Sec. 15.7 (Signs - Development Entrance Signs - Quantity):** MOS to allow additional development entrance signs for each entrance into the site.

Note: Approval of Modifications of Standards does not eliminate the requirement to obtain a Certificate of Appropriateness for site design/site elements, including signage. The approval of a Modification of Standard merely allows the Historic Zoning Commission to further consider site design/site elements that deviate from the Zoning Ordinance

BZA - COF#7777 4/7/2022

Two variance request were submitted and voted on by the Board of Zoning Appeals. The board voted to approve both variances.

Variance #1: For 13 spaces to be located closer to Franklin Road than the existing parking areas between the front facade and street (ned reduction of 17 spaces)

Variance #2: For 60 parking spaces to be located closer to Liberty Pike than the existing parking areas between the front facade and street (net increase of 24 spaces).

FZO 7.5 - Frontage types, Landscape Frontage

BZA - COF#8660 1/2/2025

A variance request to allow 20 parking spaces within the Liberty Pike Frontage Area for a principal building was approved by the Board of Zoning Appeals.

FZO 7.5 - Frontage types, Landscape Frontage

REQUESTED MOS DEVELOPMENT PLAN REV. 3

A Modification of Standard 21.2.2A is requested to allow a Surety Bond in lieu of an irrevocable standby letter of credit.

1. The modification will enhance the design of the development more than if the standards were strictly adhered to.
The modification to allow for surety bonds will provide Holladay the ability to bond improvements with a surety company that specializes in municipal performance bonds, which will allow Holladay essential access to funds otherwise frozen under a Letter of Credit.
2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property.
The Factory at Franklin is a unique mixed use campus benefiting local businesses and residents of Franklin. As Holladay continues to improve the property, utilization of surety bonds will allow access to funds which would otherwise be frozen.
3. The modification is consistent with the intent of Envision Franklin.
This modification would still provide performance security to the City while allowing the developer an alternative option which allows access to funds otherwise frozen under a Letter of Credit.

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

HISTORIC RESOURCE TREATMENT:

IMPACT STATEMENT

WATER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

SANITARY SEWER
THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

RECLAIMED WATER LINE
NA

STORMWATER AND DRAINAGE FACILITIES
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP (MTEMC). EXISTING FACILITIES WILL BE UTILIZED ON SITE IN COORDINATION WITH MTEMC STAFF.

GAS
GAS WILL BE PROVIDED BY ATMOS ENERGY. EXISTING GAS LINES SHALL BE UTILIZED FOR SERVICE AS NEEDED IN COORDINATION WITH ATMOS OFFICIALS.

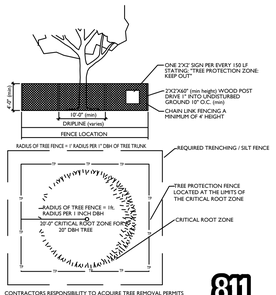
REFUSE COLLECTION
THE PROPOSED IMPROVEMENTS WITH THIS REV 3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED BUILDINGS WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

STREET NETWORK
THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DRIVE AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TOT EH FACTORY. IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.
A TRAFFIC IMPACT STUDY HAS BEEN COMPLETED BY KCI BASED ON TRAFFIC COUNTS COLLECTED ON A TYPICAL WEEKDAY WHEN SCHOOLS WERE IN SESSION. ALL RECOMMENDED IMPROVEMENTS ARE SHOWN ON THE ROW AND ACCESS PLANS WITHIN THIS DEVELOPMENT PLAN.

THE FACTORY AT FRANKLIN

PRE-APP SUBMITTAL: NOVEMBER 20, 2024
INITIAL SUBMITTAL: DECEMBER 9, 2024
RESUBMITTAL: JANUARY 13, 2025
FEBRUARY 6, 2025
ONE STOP: COF # 8655:

GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT



TREE PROTECTION FENCING DETAIL NTS

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

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

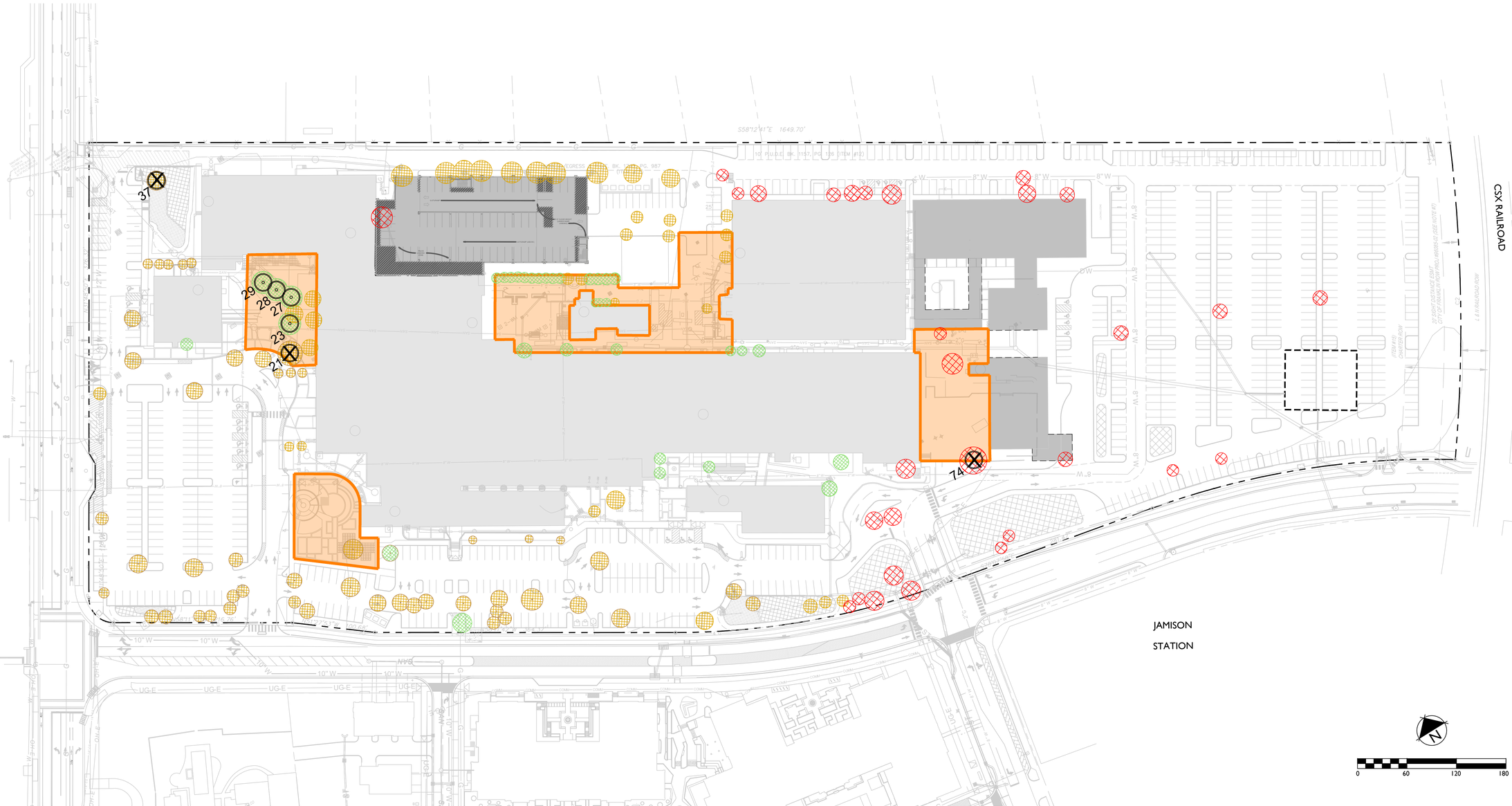
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 2000 LICENSE NUMBER 000343 LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025
3.	
4.	

TREE PRESERVATION SHEET

LI.0

COF # 8665

APPROVED PUD, DEVELOPMENT PLAN REVISION 2
NOT TO SCALE

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	78,000
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	76,000 (INCLUDING PRIVATE OUTDOOR PATIOS)
OFFICE (SF)	69,200
EDUCATIONAL FACILITIES (SF)	4,800
EVENT VENUE (SF)	32,500 (1,180 OCCUPANTS)
THEATERS	
COMMERCIAL RECREATION (SF)	2,600
RESIDENTIAL	4
TOTAL MAX. SF. PERMITTED	263,100 SF
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	2.5 spaces / 1000 sf	195 spaces
RESTAURANT (SF)	7.5 spaces / 1000 sf	570 spaces
OFFICE (SF)	2.85 spaces / 1000 sf	211 spaces
EVENT VENUE (SF)	0.30 spaces / occupant	354 spaces
RESIDENTIAL	1.5 spaces / unit (1 bedroom)	5 spaces
	3.0 spaces / unit (3+ bdroom)	3 spaces
COMMERCIAL RECREATION (SF)	0 spaces	0 spaces
TOTAL REQUIRED VEHICULAR PARKING SPACES:		1,338 SPACES
*SEE SHARED PARKING STUDY, PROVIDED BY KIMLEY-HORN, FOR MORE PARKING DETAILS.		

NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF

PROVIDED: 44,120 SF TOTAL (5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 44,120 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF

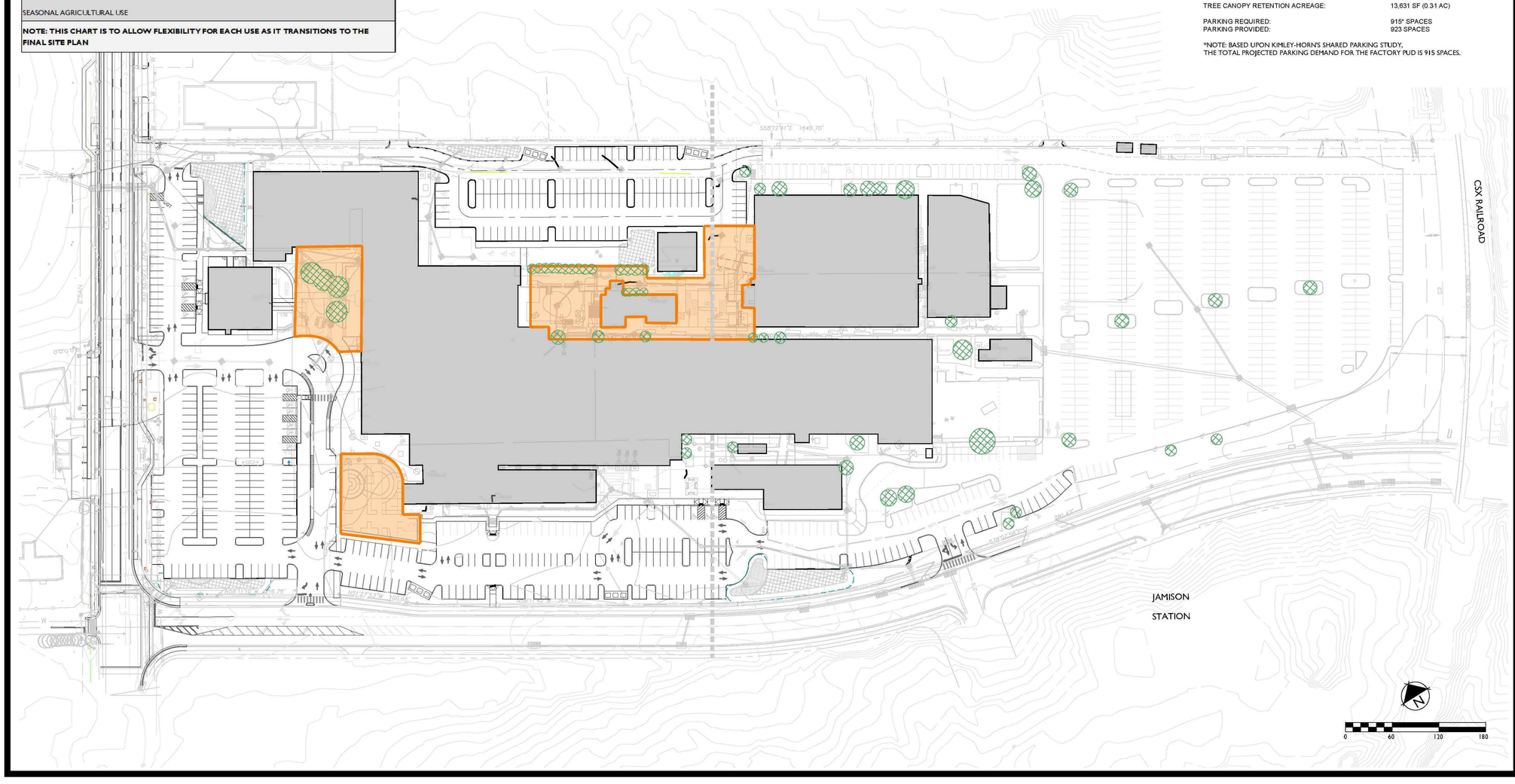
KEY

- PRESERVED CANOPY
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:	The Factory at Franklin PUD, Revision 2
PROJECT NUMBER:	7891
ADDRESS:	230 Franklin Road Franklin, Williamson County, TN
PARCEL(S):	063 M A 02100
ACREAGE / SF OF SITE:	20.15 AC / 877,436 SF
BASE ZONING:	PD (0.2 DUA, 263,100 SF Non-residential)
ZONING OVERLAY:	CFO, HPO
BUILDING TYPES APPLIED:	MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE (SEE BZA SUMMARY ON COVER)
BUILDING HEIGHT:	3 STORIES
SETBACKS:	
FRONT	10'
SIDE	5'
REAR	5'
RESIDENTIAL UNITS:	4
OFFICE SQUARE FOOTAGE:	74,000
COMMERCIAL SQUARE FOOTAGE:	
RETAIL	78,000 SF
RESTAURANT (INCLUDING OUTDOOR DINING)	76,000 SF
EVENT VENUE (1,180 OCCUPANTS)	32,500 SF
COMMERCIAL RECREATION	2,600 SF
MINIMUM LSA:	0.2
OPEN SPACE REQUIRED:	5%
NATURAL AREA REQUIRED:	NONE
TREE CANOPY RETENTION ACREAGE:	13,631 SF (0.31 AC)
PARKING REQUIRED:	915* SPACES
PARKING PROVIDED:	923 SPACES

*NOTE: BASED UPON KIMLEY-HORN'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 915 SPACES.



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CENTRIC ARCHITECTURE

Kimley»Horn

THE FACTORY AT FRANKLIN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
230 FRANKLIN ROAD
Franklin, Williamson County, Tennessee

HOLLADAY PROPERTIES

DRAKE A. REEDER — REGISTERED — AGENT — 10.23.24 — TENNESSEE NO. 121870 — LANDSCAPE ARCHITECT

Revision Date
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET C2.0
COF # 7891

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE NO. 328 — 10.23.24

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
△
△

APPROVED PUD

SHEET C0.1
COF # 8665

Know what's below. Call before you dig.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GRADING & DRAINAGE DATA CHART:

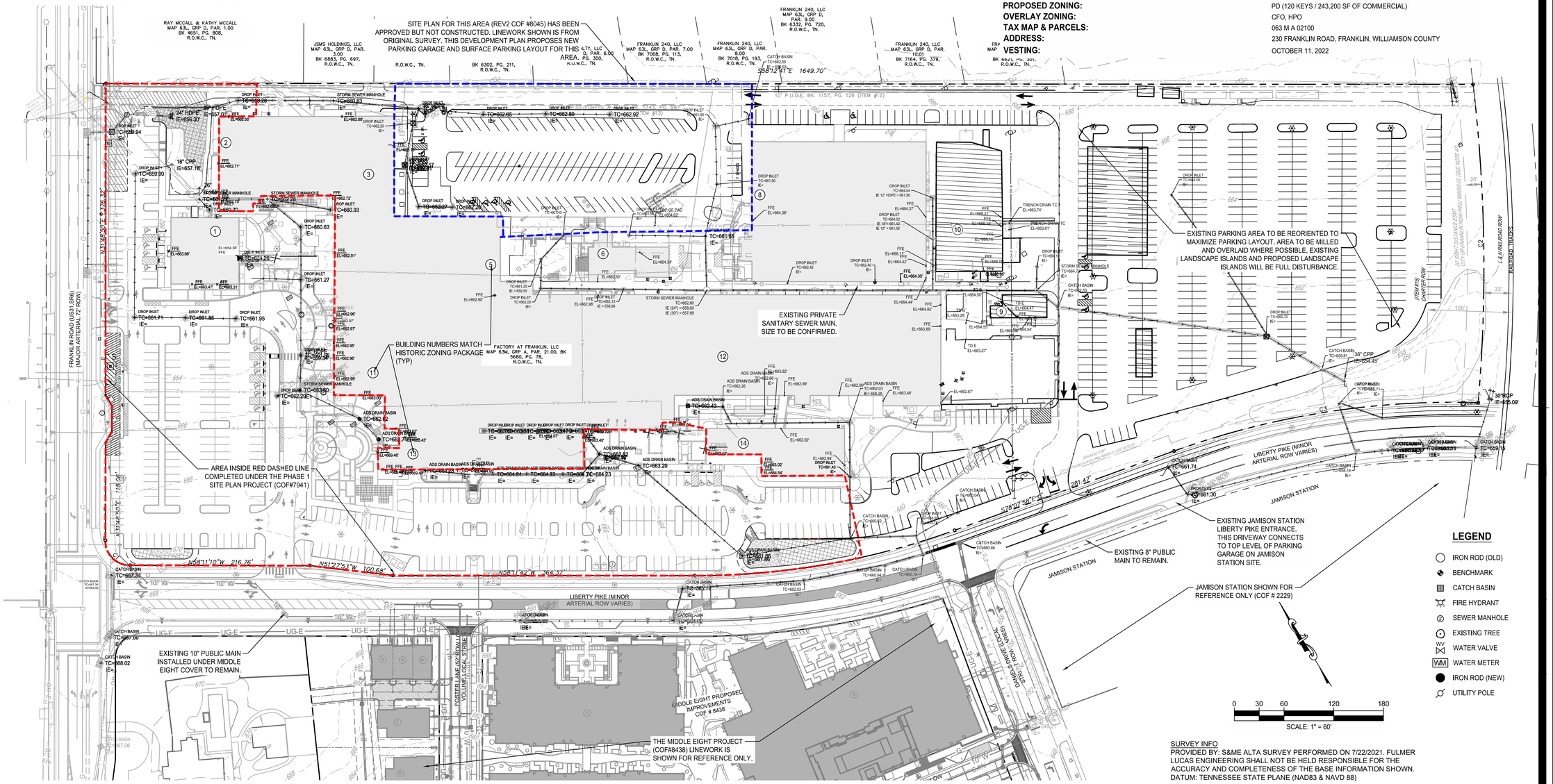
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
   - OUTFALL 1
   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
   - 10 YEAR: 21.42 CFS
   - 25 YEAR: 25.89 CFS
   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
   - 25 YEAR: 0.00 CFS
   - 50 YEAR: 0.00 CFS
   - 100 YEAR: 0.00 CFS
   - OUTFALL 3
   - 2 YEAR: 5.38 CFS
   - 5 YEAR: 6.86 CFS
   - 10 YEAR: 8.03 CFS
   - 25 YEAR: 9.69 CFS
   - 50 YEAR: 11.03 CFS
   - 100 YEAR: 12.41 CFS

EXISTING PEAK FLOW RUNOFF (POST PHASE 1 - COF #7941)
- OUTFALL 1
- 2 YEAR: 12.94 CFS
- 5 YEAR: 16.30 CFS
- 10 YEAR: 18.95 CFS
- 25 YEAR: 22.71 CFS
- 50 YEAR: 25.74 CFS
- 100 YEAR: 28.84 CFS
- OUTFALL 2
- 2 YEAR: 1.17 CFS
- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS
- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
- 50 YEAR: 12.09 CFS
- 100 YEAR: 12.73 CFS

SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER: 8665
SITE ACREAGE/SF: 20.15 AC / 877,436 SF
EXISTING ZONING: PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING: PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING: CFO, HPO
TAX MAP & PARCELS: 063 M A 02100
ADDRESS: 230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING: OCTOBER 11, 2022



LEGEND
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WM WATER METER
- IRON ROD (NEW)
- UTILITY POLE

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES EDWARD FULMER, JR. REGISTERED PROFESSIONAL ENGINEER AGRICULTURE 02/06/2025 No. 121914 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

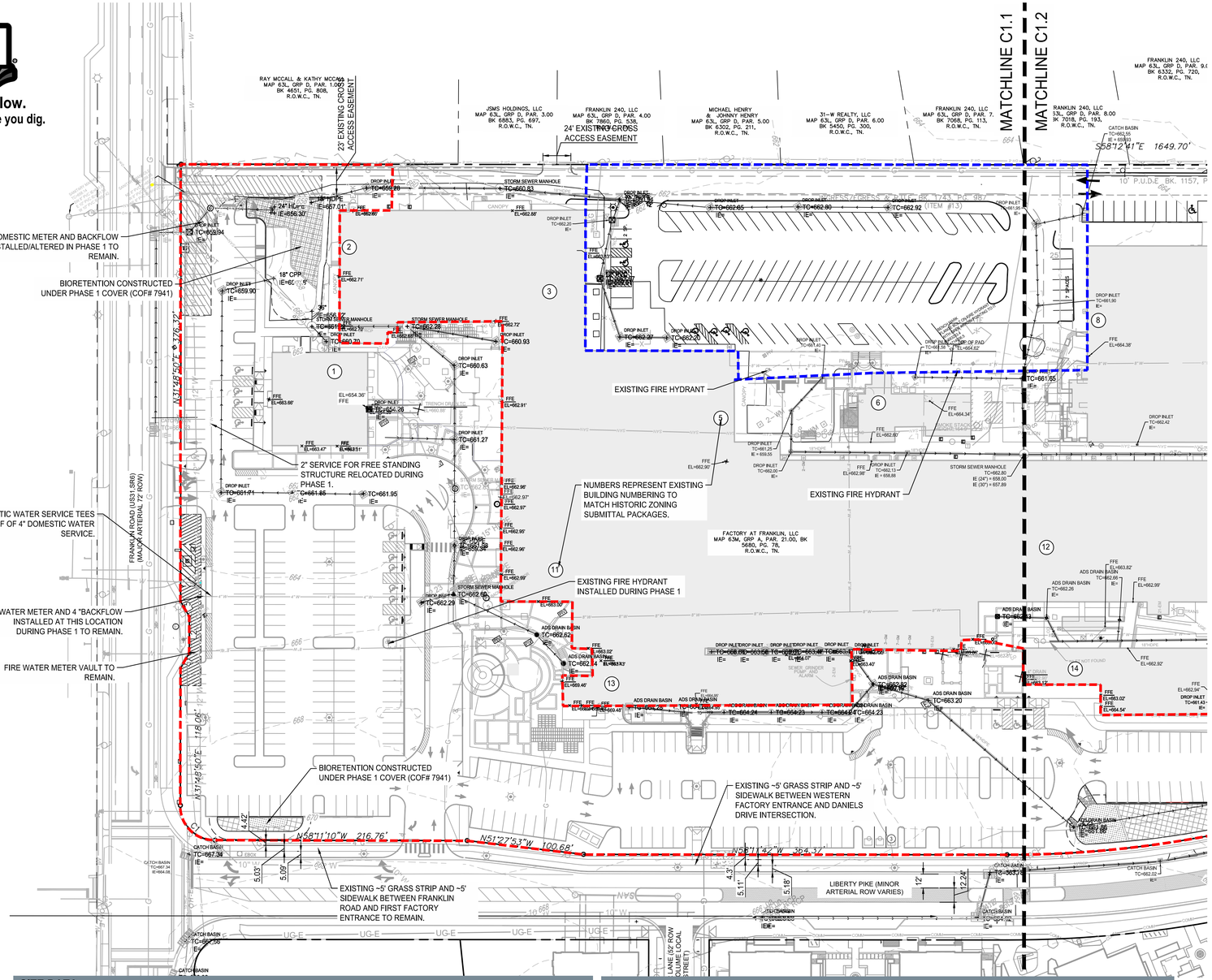
Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL EXISTING CONDITIONS

SHEET
C1.0

Thursday, February 6, 2025
Z:\Proj_Mo\Mo\Fac Hotel Mstry at Franklin\02 - Civil\Sheets\Development Plan\1905-21_DP_Overall Existing Conditions Plan.dwg

Know what's below. Call before you dig.



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
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PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
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4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
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10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.
12. ALL EXISTING WATER METERS CALLED OUT TO BE REMOVED SHALL BE CUT & CAPPED AT MAIN.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

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GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. EXISTING RV VALUE: 0.698 (PRE PHASE 1)
5. EXISTING RV VALUE: 0.336 (POST PHASE 1)
6. EXISTING PEAK FLOW RUNOFF (PRE PHASE 1)
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   - 2 YEAR: 14.32 CFS
   - 5 YEAR: 18.28 CFS
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   - 50 YEAR: 29.49 CFS
   - 100 YEAR: 33.18 CFS
   - OUTFALL 2
   - 2 YEAR: 0.00 CFS
   - 5 YEAR: 0.00 CFS
   - 10 YEAR: 0.00 CFS
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- 100 YEAR: 28.84 CFS
- OUTFALL 2
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- 5 YEAR: 1.49 CFS
- 10 YEAR: 1.74 CFS
- 25 YEAR: 2.10 CFS
- 50 YEAR: 2.39 CFS
- 100 YEAR: 2.68 CFS
- OUTFALL 3
- 2 YEAR: 6.22 CFS
- 5 YEAR: 7.75 CFS
- 10 YEAR: 8.97 CFS
- 25 YEAR: 10.69 CFS
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0 25 50 100 150
SCALE: 1" = 50'

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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

YATES, ERIC ALLEN, REGISTERED, AGRICULTURE, 02/06/2025, 329323, STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

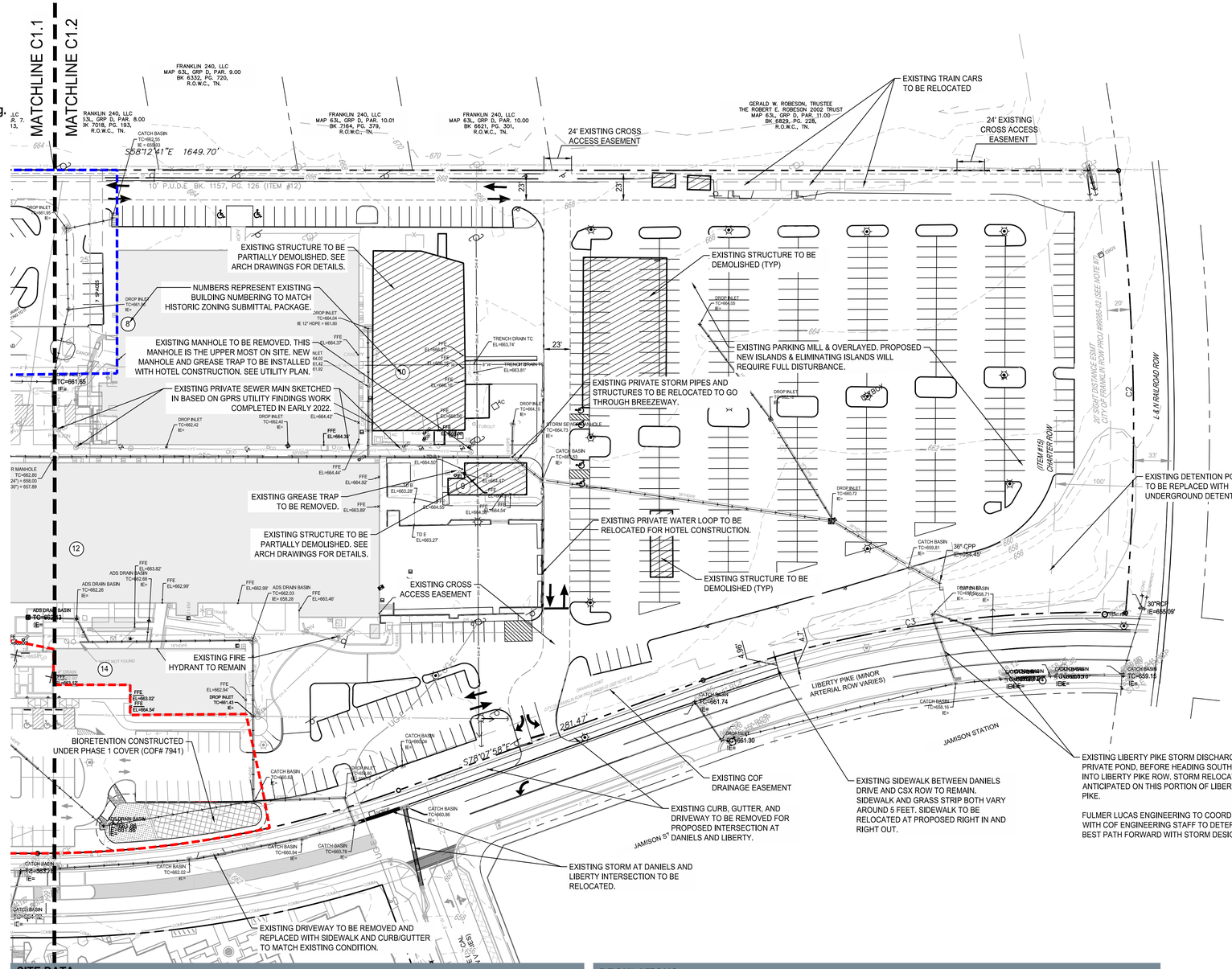
Revision Date
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ENLARGED EXISTING CONDITIONS

SHEET
C1.1

Thursday, February 6, 2025
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SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

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PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

LEGEND

- IRON ROD (OLD)
- BENCHMARK
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- FIRE HYDRANT
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- EXISTING TREE
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0 25 50 100 150
SCALE: 1" = 50'

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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — No. 121004 — AGRICULTURE — 12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED EXISTING CONDITIONS

SHEET
C1.2
COF # 8665

Thursday, February 6, 2025
Z:\Work_Folders\21 - The Factory at Franklin\02 - Civil\Sheets\Development Plan\105121_DP_Existing Conditions Plan.dwg

FACTORY - PERMITTED PRIMARY USES

	MAXIMUM SQ. FOOTAGE PERMITTED
RETAIL (SF)	**68,300**
PERSONAL SERVICES	
SHOWROOM	
GARDEN CENTER	
INDOOR ANIMAL SERVICE	
RESTAURANT (SF)	**56,100 (INCLUDING PRIVATE OUTDOOR PATIOS)**
OFFICE (SF)	**67,400**
EDUCATIONAL FACILITIES (SF)	**4,800**
EVENT VENUE (SF)	**41,000 (1,514 OCCUPANTS)**
THEATERS	
COMMERCIAL RECREATION (SF)	**5,600**
TOTAL MAX. SF. PERMITTED	**243,200 SF**
HOTEL	**120 ROOMS**
PERMITTED TEMPORARY USE:	
SEASONAL AGRICULTURAL USE	
NOTE: THIS CHART IS TO ALLOW FLEXIBILITY FOR EACH USE AS IT TRANSITIONS TO THE FINAL SITE PLAN	

PARKING REQUIREMENTS

FZO Vehicular Parking Requirements

Land Use	Vehicle Parking Ratio	Required Vehicle Spaces
RETAIL (SF)	**2.5 spaces / 1000 sf**	**145**
RESTAURANT (SF)	**7.5 spaces / 1000 sf**	**342**
	0.75 / employee	**86**
OFFICE, EDUCATION FACILITIES, COMMERCIAL RECREATION (SF)	**2.85 spaces / 1000 sf**	**222**
HOTEL	**1 spaces /room**	**120**
	0.75/employee	**106**
EVENT SPACE	**1,514 seat capacity**	**606**
TOTAL REQUIRED VEHICULAR PARKING SPACES:		**1,532 SPACES**

*SEE SHARED PARKING STUDY, PROVIDED BY KCI TECHNOLOGIES, FOR MORE PARKING DETAILS.

NOTE: BASED UPON KCI TECHNOLOGIES'S SHARED PARKING STUDY, THE TOTAL PROJECTED PARKING DEMAND FOR THE FACTORY PUD IS 912 SPACES.

WITH SURFACE PARKING BEHIND MOJO TACO DEVELOPED PER DEVELOPMENT PLAN REVISION 2, THE TOTAL SURFACE PARKING WILL BE 816 SPACES.

DEVELOPMENT PLAN REVISION 3, PROVIDES A TOTAL OF 1,066 SPACES (816 SURFACE + 250 GARAGE).

NOTE: AT NO TIME SHALL THE EVENT VENUES BE OPERATED SIMULTANEOUSLY IF THEY EXCEED THE AVAILABLE PARKING ON THE SITE WITHOUT AN EVENT PERMIT FROM THE CITY OF FRANKLIN AND AN EVENT PARKING PLAN.

PUBLIC ART GUIDANCE:
The Factory intends to continue its commitment to public art in this next phase of development as it has in the past with the Rusty statue and with the current construction of the Carousel of Dreams (https://factoryatfranklin.com/carousel/). The scope, materials and location are to be conceptually formed via an internal creative design process to ensure that the art is authentic to the Factory brand and history. The creative design process needs time and space to allow for spontaneity and to complement design development of the hotel and is thus not able to be defined at the time of development plan submittal. Following concept development there will be a request for proposals from prequalified artists based on the targeted scope of the art. Generally, the Factory is aiming for art that provides a sense of simple joy and whimsy, that could be incorporated into outdoor courtyards and/or integrated with building facades, and that could potentially be interactive.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF (5% OF 877,436 SF)

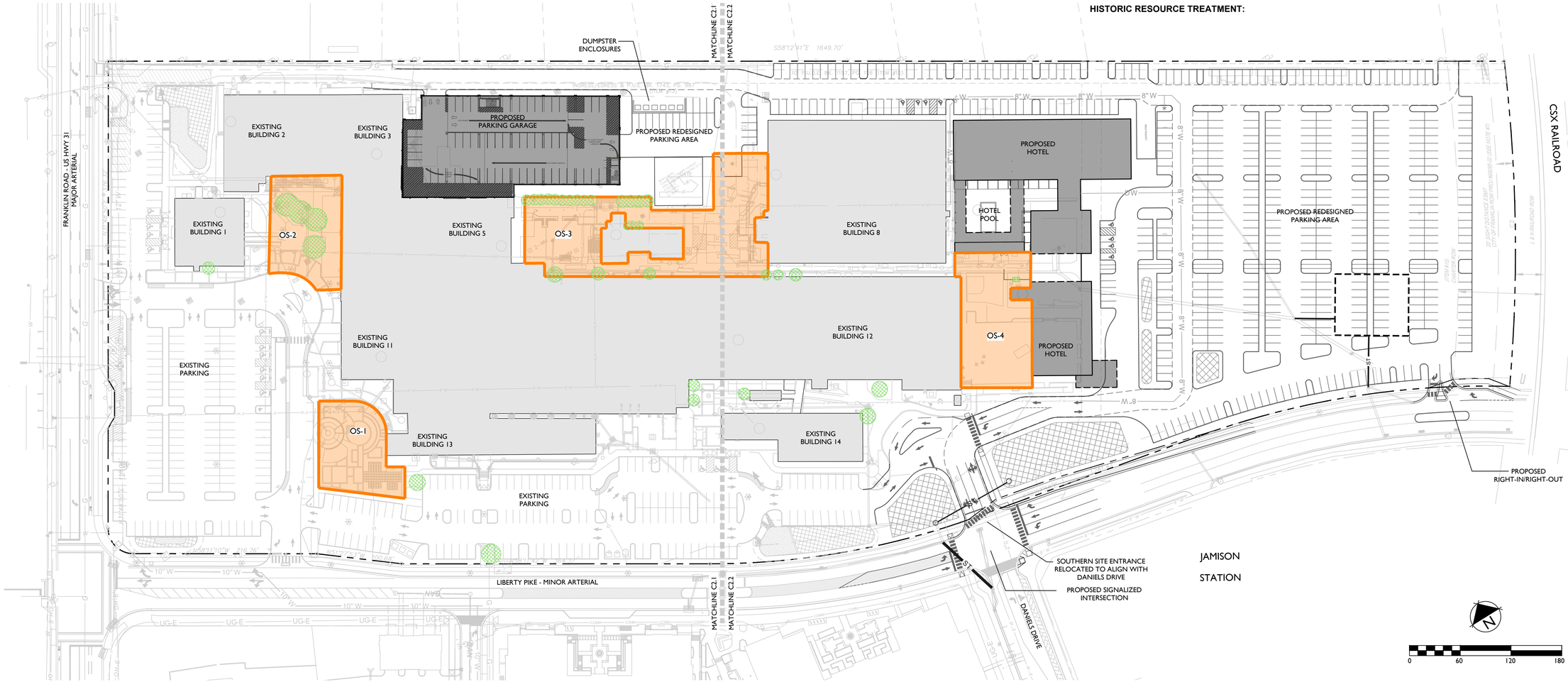
PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

- PRESERVED TREES
- OPEN SPACE



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
FRONT: 10'
SIDE: 5'
REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
RETAIL: 68,300 SF
RESTAURANT: 56,100 SF
OFFICE: 67,400 SF
EDUCATIONAL FACILITIES: 4,800 SF
EVENT VENUE: 41,000 SF
COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: **TYPE IIB**
HOTEL CONSTRUCTION TYPE: **TYPE IIIB**

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 2025

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # 8665



SITE DATA

THE FACTORY AT FRANKLIN PUD, REVISION 3

COF PROJECT NUMBER:	8665
SITE ACREAGE/SF:	20.15 AC / 877,436 SF
EXISTING ZONING:	PD (0.2 DUA / 263,100 SF OF COMMERCIAL)
PROPOSED ZONING:	PD (120 KEYS / 243,200 SF OF COMMERCIAL)
OVERLAY ZONING:	CFO, HPO
TAX MAP & PARCELS:	063 M A 02100
ADDRESS:	230 FRANKLIN ROAD, FRANKLIN, WILLIAMSON COUNTY
VESTING:	OCTOBER 11, 2022

REGULATIONS

BUILDING TYPES APPLIED: MIXED-USE
FRONTAGE TYPES APPLIED: LANDSCAPE
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:
- FRONT: 10'
- SIDE: 5'
- REAR: 5'

DWELLING UNIT COUNT: 0 UNITS

COMMERCIAL SF: **243,200 SF**
- RETAIL: 68,300 SF
- RESTAURANT: 56,100 SF
- OFFICE: 67,400 SF
- EDUCATIONAL FACILITIES: 4,800 SF
- EVENT VENUE: 41,000 SF
- COMMERCIAL RECREATION: 5,600 SF

HOTEL KEYS: **120 KEYS**

BUILDING HEIGHT: 3 STORIES

MINIMUM LSA: 0.2

TREE CANOPY RETENTION: **0 SF (0 AC)**

OPEN SPACE REQUIREMENT:
OPEN SPACE SF REQUIRED: 5%
NATURAL AREA SF REQUIRED: NONE

HISTORIC RESOURCE TREATMENT:

PARKING REQUIRED, BY USE:
REQUIRED: 1,532, SHARED PARKING PLAN 1058 SPACES
PROVIDED: 815 SPACES, AS DEVELOPED WITH SURFACE PARKING
PROVIDED: 1,066 SPACES, AS DEVELOPED WITH 250 CAR PARKING GARAGE (816 SURFACE + 250 GARAGE)

PARKING GARAGE CONSTRUCTION TYPE: TYPE IIB
HOTEL CONSTRUCTION TYPE: TYPE IIIB

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 329 12-31-25

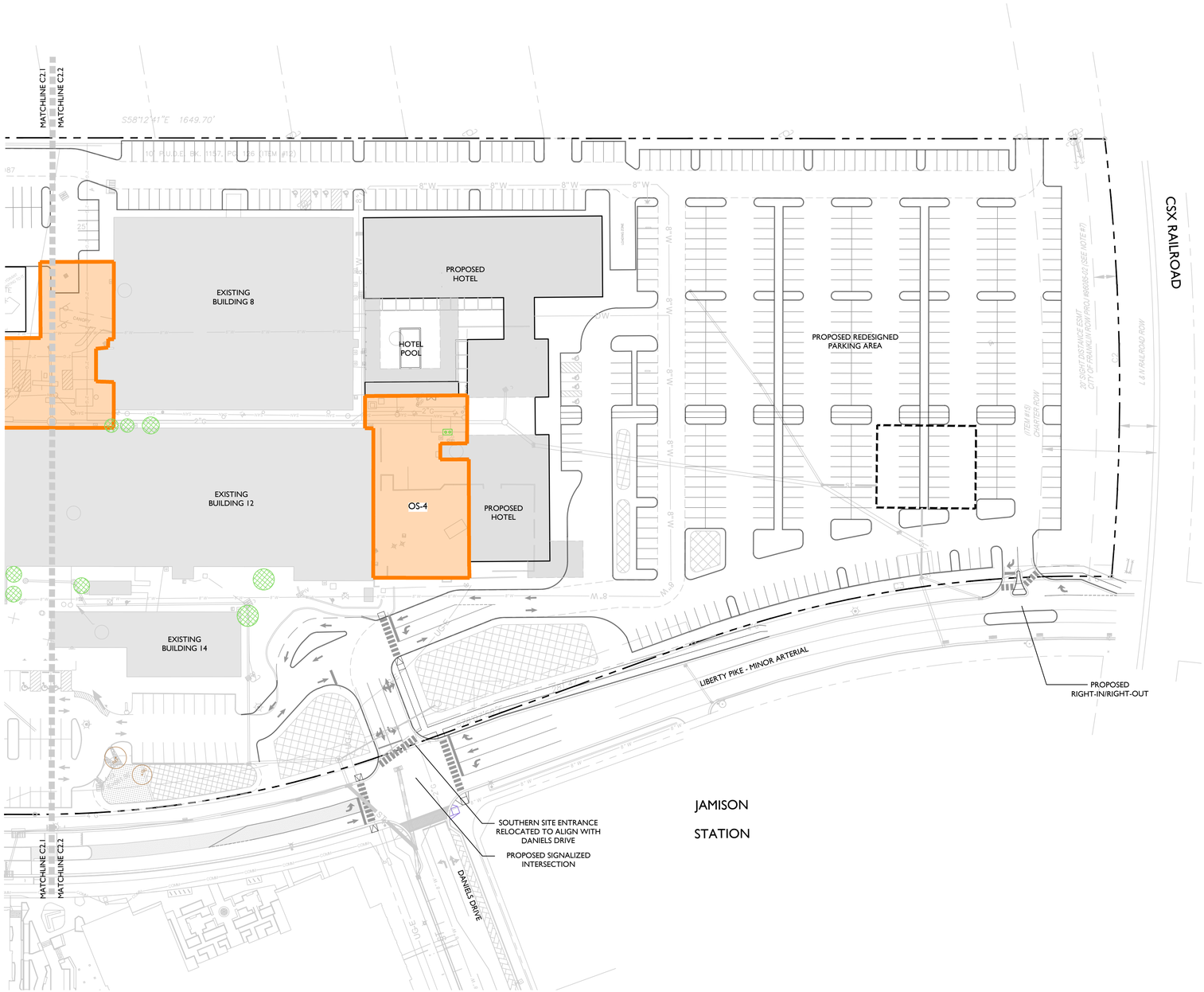
INITIAL SUBMITTAL: DECEMBER 9, 2024

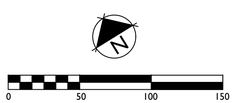
Revision Date
1. 1-13-2025
2. 2-6-2025
3.
4.

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 8665





KEY

- PRESERVED TREES
- OPEN SPACE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3711 APRIL 15, 2025

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025
3	
4	

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8665

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 43,887 SF (5% OF 877,436 SF)

PROVIDED: 57338 SF TOTAL (6.5%)
ADDITIONAL NATURAL AREA: NOT REQUIRED

TOTAL OPEN SPACE PROVIDED: 57,338 SF

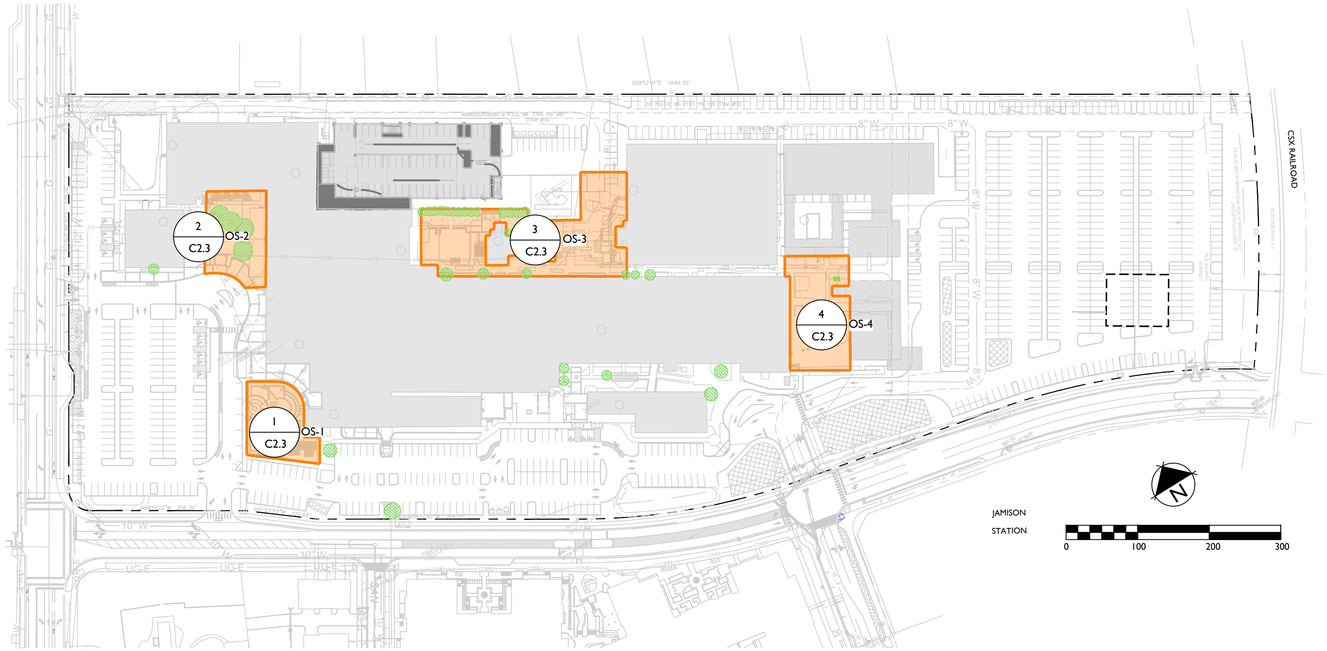
KEY	TYPE	AREA (SF)
OS-1	PLAZA	9,056 SF
OS-2	PLAZA	10,542 SF
OS-3	PLAZA	24,522 SF
OS-4	PLAZA	13,218 SF

KEY

PRESERVED TREES

OPEN SPACE

PUBLIC ART GUIDANCE:
The Factory intends to continue its commitment to public art in this next phase of development as it has in the past with the Rusty statue and with the current construction of the Carousel of Dreams (https://factoryatfranklin.com/carousel/). The scope, materials and location are to be conceptually formed via an internal creative design process to ensure that the art is authentic to the Factory brand and history. The creative design process needs time and space to allow for spontaneity and to complement design development of the hotel and is thus not able to be defined at the time of development plan submittal. Following concept development there will be a request for proposals from prequalified artists based on the targeted scope of the art. Generally, the Factory is aiming for art that provides a sense of simple joy and whimsy, that could be incorporated into outdoor courtyards and/or integrated with building facades, and that could potentially be interactive.





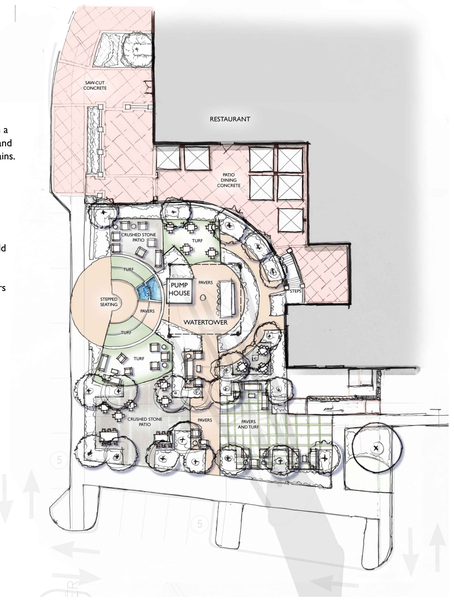
PLAZA DESIGN INTENT:
Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:
1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art

4 / C2.3 OS -4: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:
Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

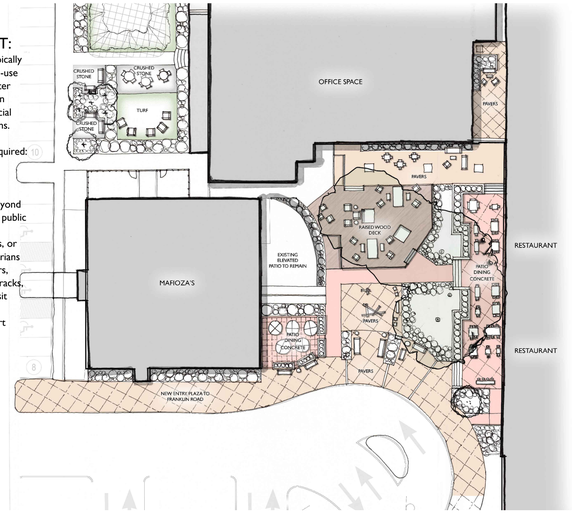
Four of the following features are required:
1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



1 / C2.3 OS -1: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:
Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

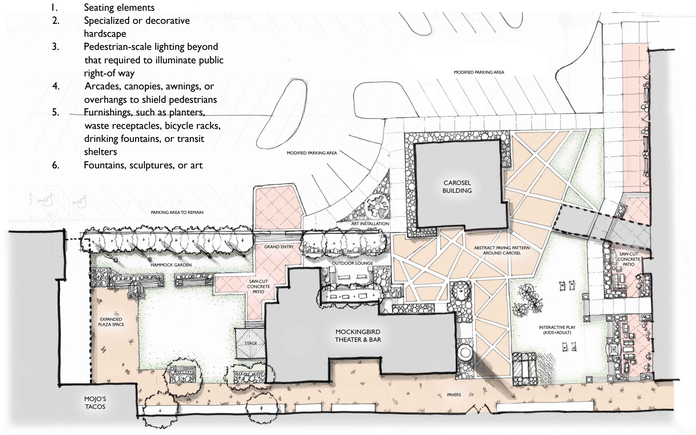
Four of the following features are required:
1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



2 / C2.3 OS -2: PLAZA PLAN — N.T.S.

PLAZA DESIGN INTENT:
Plazas are formal gathering places typically adjacent to nonresidential and mixed-use buildings. These areas contain a greater amount of hardscape than other open space types and typically contain special features,such as public art or fountains.

Four of the following features are required:
1. Seating elements
2. Specialized or decorative hardscape
3. Pedestrian-scale lighting beyond that required to illuminate public right-of way
4. Arcades, canopies, awnings, or overhangs to shield pedestrians
5. Furnishings, such as planters, waste receptacles, bicycle racks, drinking fountains, or transit shelters
6. Fountains, sculptures, or art



3 / C2.3 OS -3: PLAZA PLAN — N.T.S.

NOTE: THE OPEN SPACE SKETCHES ARE CONCEPTUAL IN NATURE AND MAY CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN. EACH OPEN SPACE WILL HAVE REQUIRED ELEMENTS AS DEFINED IN THE ZONING ORDINANCE.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 2454

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025
△	
△	

OPEN SPACE

SHEET
C2.3

COF # 8665

Know what's below. Call before you dig.

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

GRADING & DRAINAGE DATA CHART:

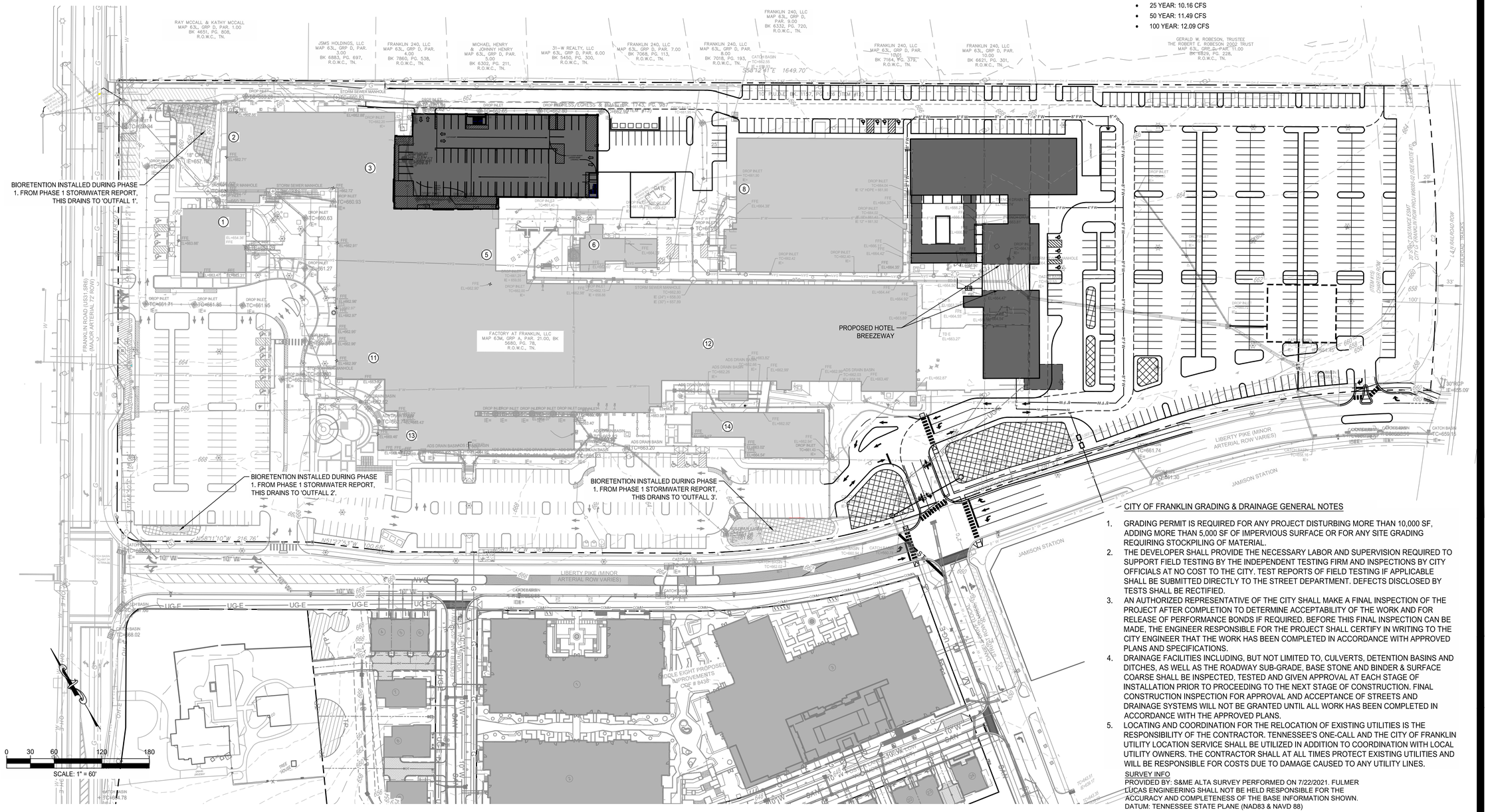
1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
  - 100 YEAR: 12.09 CFS

LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) — SANITARY SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE
- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE



CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

JAMES MICHAEL YATES REGISTERED LANDSCAPE ARCHITECT AGRICULTURE 02/06/2025 No. 322003 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL SITE GRADING & DRAINAGE PLAN

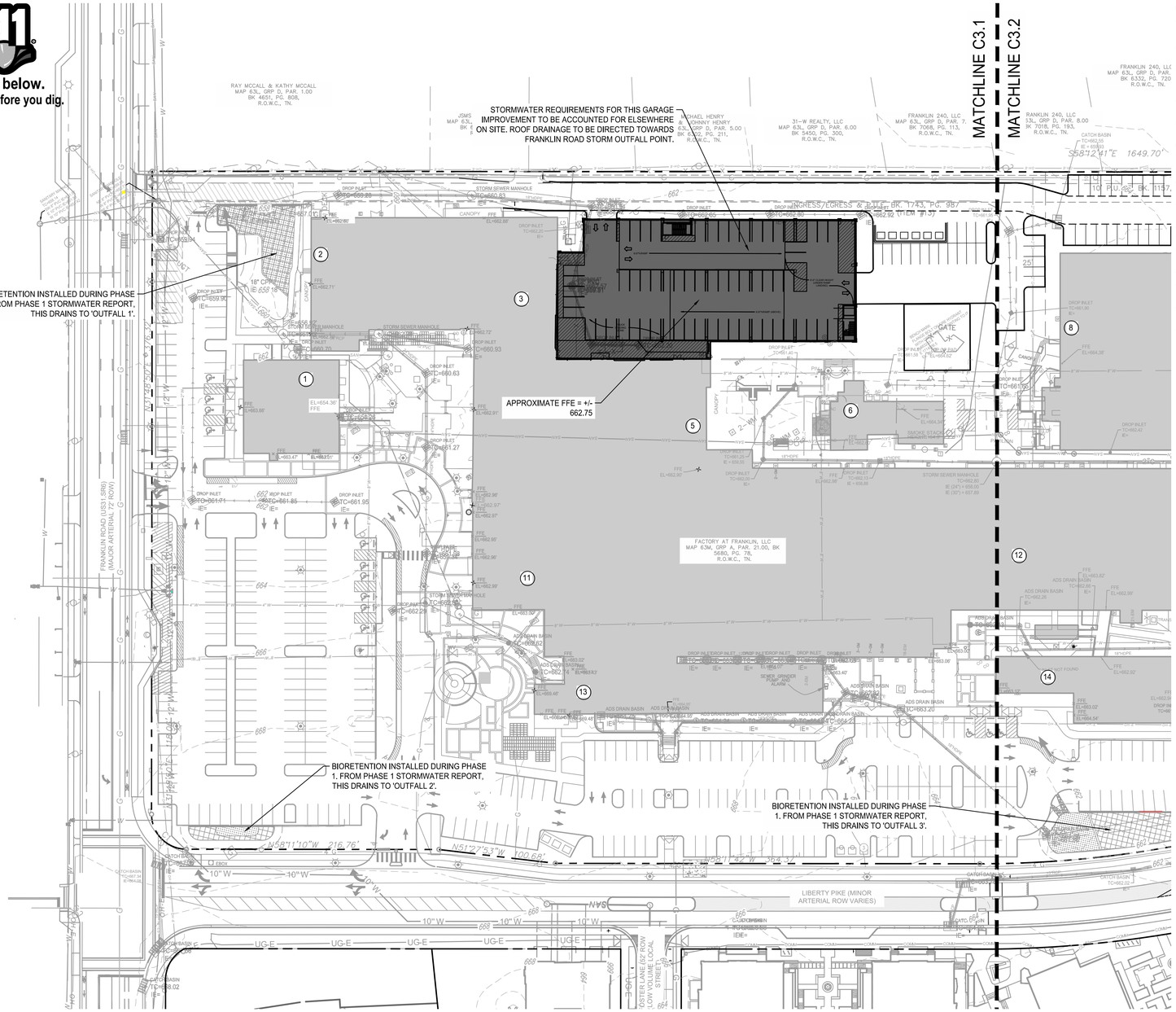
SHEET

C3.0

COF # 8666

Thursday, February 6, 2025
Z:\Proj_Develop\The Factory at Franklin\02 - Civil\Sheets\Development Plan\1013-21_DP_Overall Site Grading Plan.dwg

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



0 25 50 100 150
SCALE: 1" = 50'

GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY CITY OF FRANKLIN AND THE GRADING PERMIT HAS BEEN ISSUED.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
12. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
13. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
14. CONTRACTOR TO CONTACT ENGINEER PRIOR TO INSTALLATION OF ALL STORMWATER AND UNDERGROUND UTILITY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT IN ORDER TO DETERMINE REQUIRED AS-BUILT INFORMATION.
15. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

THIS PLAN SET (DEV PLAN REV 3) INCLUDES THE PROPOSED ADDITION OF A HOTEL AND PARKING GARAGE TO THE SITE. THE EXISTING DETENTION POND WILL BE REMOVED WITH THE CONSTRUCTION OF REVISION 3 (GARAGE AND HOTEL). BIORETENTION PONDS AND UNDERGROUND DETENTION ARE BEING PROPOSED WITH THIS DEVELOPMENT PLAN TO TREAT BOTH WATER QUALITY AND QUANTITY.

THE CITY OF FRANKLIN HAS PROVIDED A GREEN INFRASTRUCTURE SPREADSHEET TO BE USED WITH ANY DEVELOPMENT AT THE FACTORY. THIS SPREADSHEET ALLOWS FOR A LOWER TARGET VOLUME REMOVAL DEPENDING ON HOW MUCH EXISTING IMPERVIOUS IS ON SITE. THE FACTORY SITE (PRE ANY RECENT SITE WORK) IS APPROXIMATELY 81.02% IMPERVIOUS, ALLOWING FOR A TARGET VOLUME REDUCTION OF 65% (Rv = 0.35). ANY DISTURBED AREA FROM REVISION 3 SITE PLANS IS REQUIRED TO BE TREATED WITH GREEN INFRASTRUCTURE TO THE REQUIREMENTS ABOVE.

FLOODPLAIN NOTE

THE PROPERTY SHOWN HEREON IS WITHIN FLOOD HAZARD ZONE "X" ACCORDING TO FEMA F.I.R.M. MAP , MAP NUMBER 47187C0211G. MAP REVISED ON DECEMBER 22, 2016 ACCORDING TO THE FIRM MAP.

IMPACT STATEMENT:

THE PROPOSED IMPROVEMENTS WITH THIS REV3 DEVELOPMENT PLAN INCLUDE A PARKING GARAGE, A NEW HOTEL WITH 120 KEYS, PARKING IMPROVEMENTS, AND ASSOCIATED SITE WORK FOR UTILITIES AND STORMWATER. THESE PROPOSED RESIDENCES WILL REQUIRE POLICE, FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT VISITORS WILL UTILIZE PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY REQUIREMENTS FOR STORMWATER QUALITY AND QUANTITY.

GRADING & DRAINAGE DATA CHART:

1. SITE AREA: 20.14 AC
2. EXISTING IMPERVIOUS AREA (PRE PHASE 1): 16.32 AC
3. EXISTING IMPERVIOUS AREA (POST PHASE 1): 16.72 AC
4. PROPOSED ADDITIONAL IMPERVIOUS AREA: 0.30 AC
5. PROPOSED IMPERVIOUS AREA: 17.02 AC
6. PROPOSED MAXIMUM POST RV VALUE: 0.35
7. PROPOSED PEAK FLOWS AFTER THE CONSTRUCTION OF HOTEL AND GARAGE WILL BE LESS THAN EXISTING FLOWS LEAVING THE FACTORY SITE AT EACH OUTFALL. ANTICIPATED PROPOSED PEAK FLOWS ARE LISTED ON THIS PLAN. EXACT OUTFALL FLOWS MAY CHANGE DEPENDING ON THE AREA OF ANALYSIS.

PROPOSED PEAK FLOW RUNOFF
(POST HOTEL & GARAGE) - SITE PLANS ASSOCIATED WITH HOTEL & GARAGE

- OUTFALL 1 (OUTFALL 1 + 2 FROM PHASE 1 - FRANKLIN ROAD)
  - 2 YEAR: 13.40 CFS
  - 5 YEAR: 16.90 CFS
  - 10 YEAR: 19.66 CFS
  - 25 YEAR: 23.57 CFS
  - 50 YEAR: 26.72 CFS
  - 100 YEAR: 29.94 CFS
- OUTFALL 2 (LIBERTY PIKE - PHASE 1 OUTFALL 3)
  - 2 YEAR: 6.29 CFS
  - 5 YEAR: 7.36 CFS
  - 10 YEAR: 8.52 CFS
  - 25 YEAR: 10.16 CFS
  - 50 YEAR: 11.49 CFS
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LEGEND

- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
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- RD — ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 562 — EXISTING CONTOUR
- 562 — PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- (S) SANITARY SEWER MANHOLE
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- CURB INLET
- CATCH BASIN
- NYLOPLAST DRAIN BASIN
- ELECTRIC/COMMUNICATION POLE
- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
Z:\Proj\Factory at Franklin\02 - Civil\Sheets\Development Plan\105-21_DP_Site Grading Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

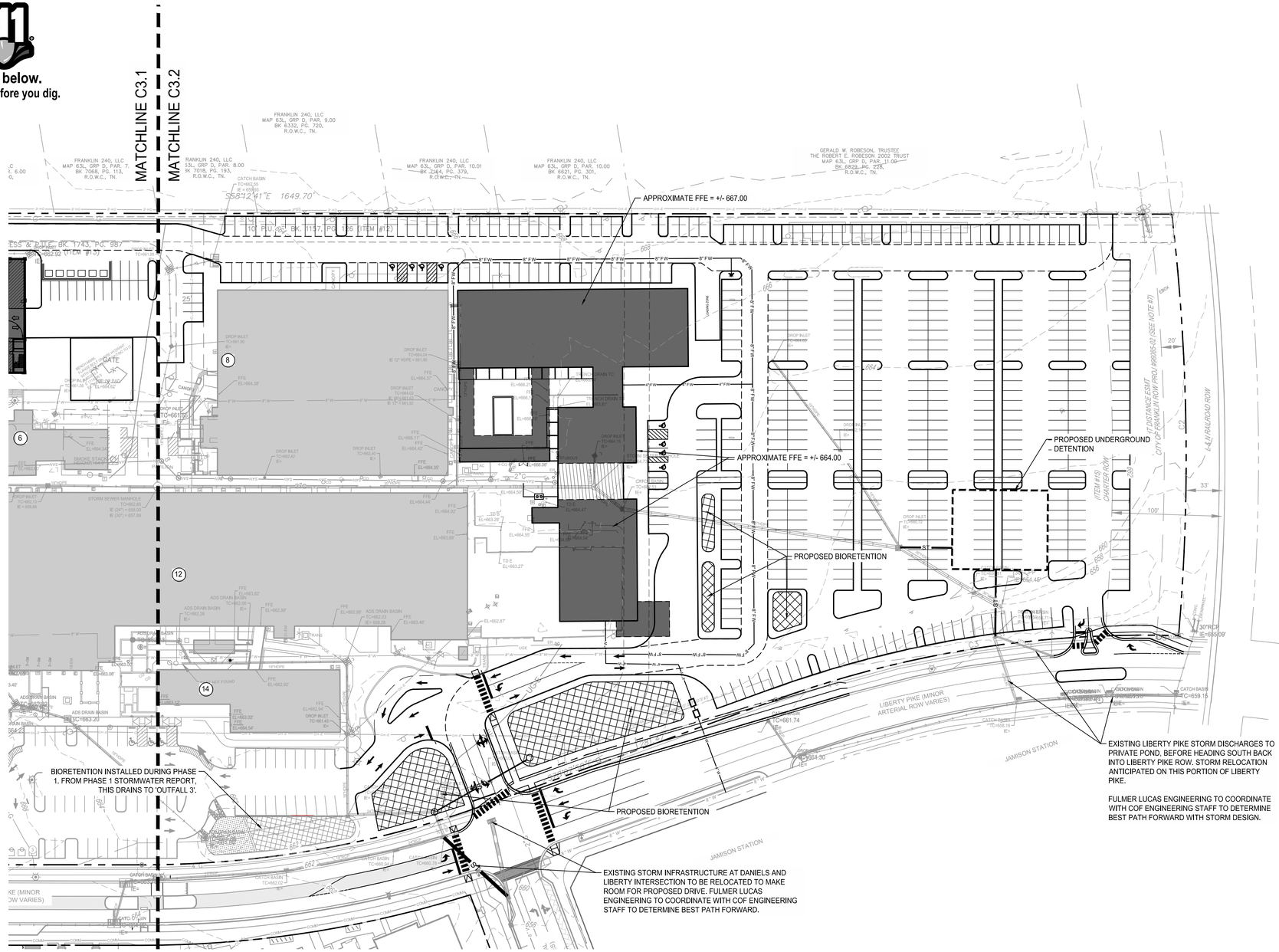
YATES REGISTERED LANDSCAPE ARCHITECT AGRICULTURE 02/06/2025 No. 121053 STATE OF TENNESSEE

INITIAL SUBMITTAL: JANUARY 13, 2025

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

ENLARGED SITE GRADING & DRAINAGE PLAN
SHEET
C3.1
COF # 8665

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



GRADING PLAN NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
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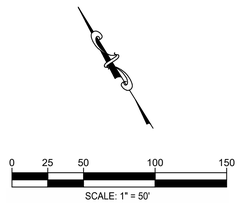
STORMWATER NARRATIVE

EXISTING STORMWATER AT THE FACTORY HAS TWO MAIN OUTFALLS, ONE TOWARDS FRANKLIN ROAD THROUGH A STORM PIPE CONNECTION AND ONE TOWARDS LIBERTY PIKE VIA STORM PIPE CONNECTION. A STORMWATER DETENTION POND WHICH OUTFALLS TO LIBERTY PIKE IS THE ONLY WATER QUALITY OR QUANTITY ON SITE PRIOR TO RECENT SITE WORK. STORMWATER WHICH DISCHARGES TOWARDS LIBERTY PIKE EVENTUALLY MAKES IT TO THE BOX CULVERT UNDER DANIELS DRIVE, ALLOWING LIBERTY PIKE TO HAVE ONE OUTFALL.

PHASE 1 OF THE FACTORY CONSTRUCTION, DESIGNED BY KIMLEY HORN (COF #7941), ADDED THREE BIORETENTION PONDS TO THE WESTERN SIDE OF THE SITE. 2 OF THESE BIORETENTION PONDS DISCHARGE TO FRANKLIN ROAD, ONE DISCHARGES TO EXISTING STORM IN LIBERTY TOWARDS THE DANIELS DRIVE BOX CULVERT OUTFALL POINT.THESE BIORETENTION PONDS WERE INTENDED TO TREAT DISTURBED IMPERVIOUS AREA PLUS NEW IMPERVIOUS AREA IN THE 'PHASE 1' AREA OF THE SITE.

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Thursday, February 6, 2025
Thursday, February 6, 2025 - The Factory at Franklin\02 - Cad\Sheets\Development Plan\105121_DP_Site Grading Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — 12/06/2025 — NO. 101093

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date

1. _____
2. _____
3. _____
4. _____

ENLARGED SITE GRADING & DRAINAGE PLAN

SHEET

C3.2

COF # 8666

Know what's below. Call before you dig.

CITY OF FRANKLIN ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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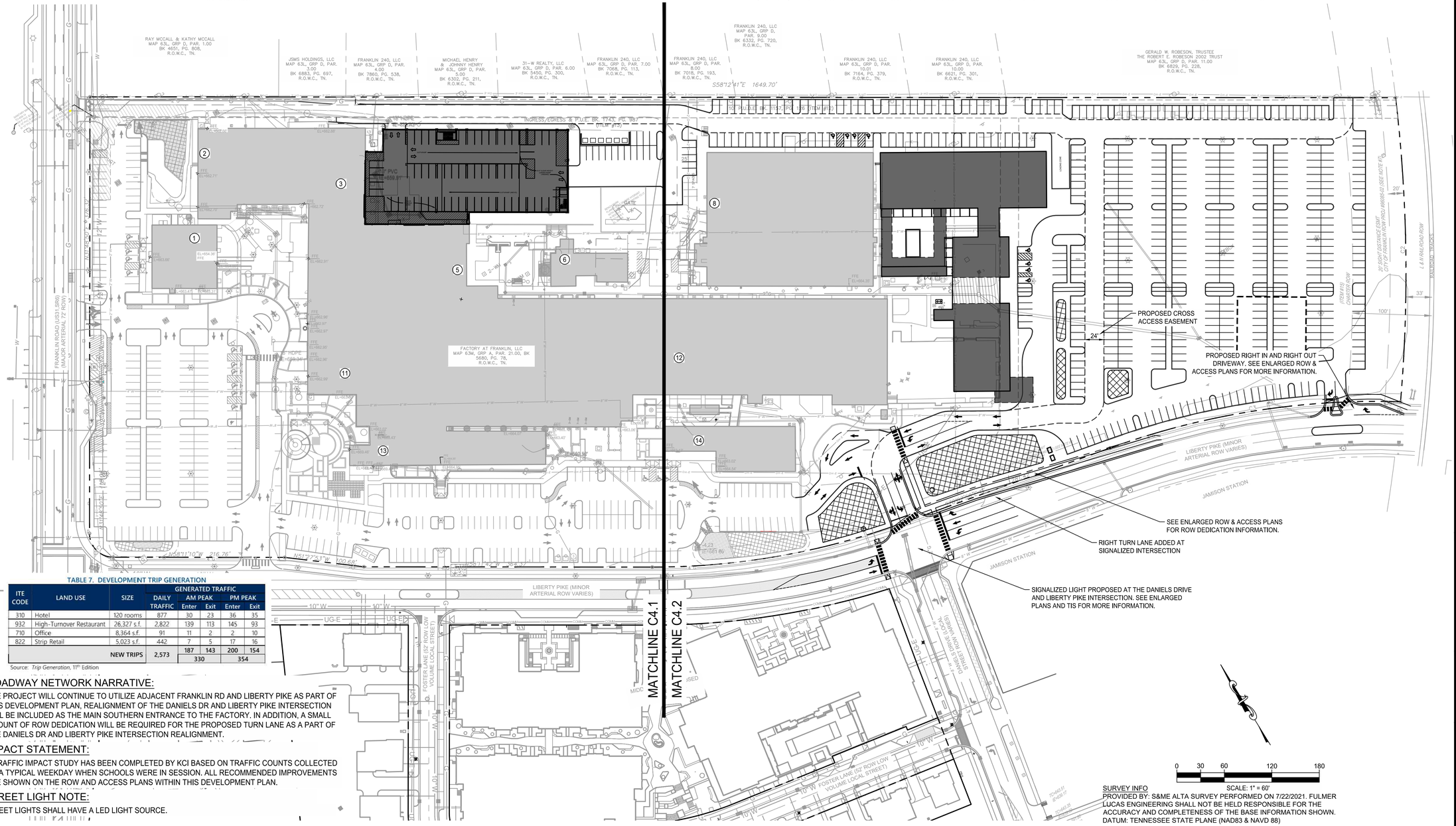


TABLE 7. DEVELOPMENT TRIP GENERATION

ITE CODE	LAND USE	SIZE	GENERATED TRAFFIC				
			DAILY TRAFFIC	AM PEAK Enter	AM PEAK Exit	PM PEAK Enter	PM PEAK Exit
310	Hotel	120 rooms	877	30	23	36	35
932	High-Turnover Restaurant	26,327 s.f.	2,822	139	113	145	93
710	Office	8,364 s.f.	91	11	2	2	10
822	Strip Retail	5,023 s.f.	442	7	5	17	16
	NEW TRIPS		2,573	187	143	200	154
				330		354	

Source: *Trip Generation*, 11th Edition

ROADWAY NETWORK NARRATIVE:

THE PROJECT WILL CONTINUE TO UTILIZE ADJACENT FRANKLIN RD AND LIBERTY PIKE AS PART OF THIS DEVELOPMENT PLAN, REALIGNMENT OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION WILL BE INCLUDED AS THE MAIN SOUTHERN ENTRANCE TO THE FACTORY, IN ADDITION, A SMALL AMOUNT OF ROW DEDICATION WILL BE REQUIRED FOR THE PROPOSED TURN LANE AS A PART OF THE DANIELS DR AND LIBERTY PIKE INTERSECTION REALIGNMENT.

IMPACT STATEMENT:

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STREET LIGHT NOTE:

STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
D:\PW_Workspace\The Factory at Franklin\02 - Civil\Sheets\Development Plan\100142_DP_Overall_ROW and Access Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN

SHEET
C4.0

COF # 8665

Know what's below. Call before you dig.

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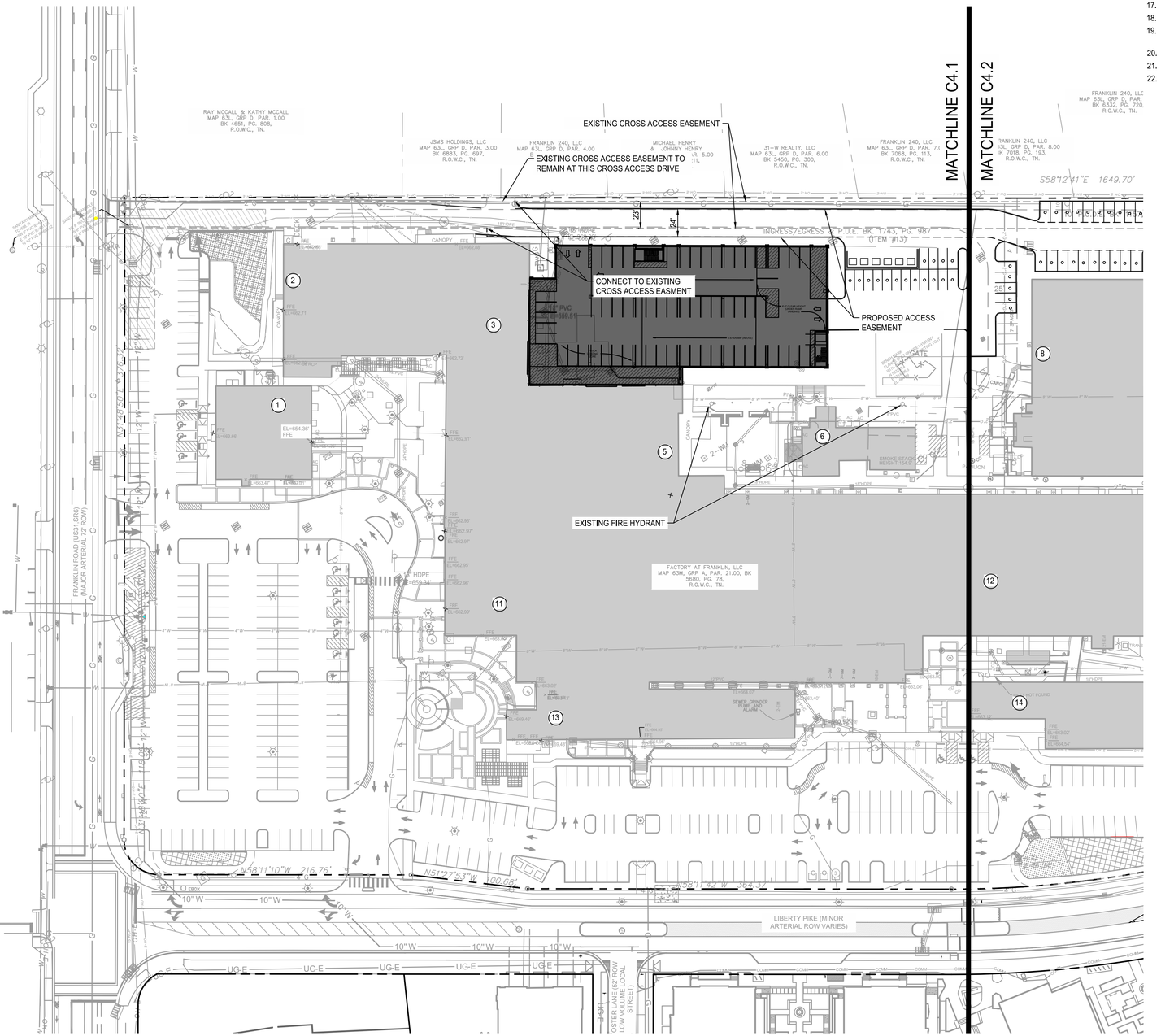
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0 25 50 100 150

SCALE: 1" = 50'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — JAMES W. LUCAS — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — No. 121944 — 02/06/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
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△ _____
△ _____
△ _____

ENLARGED ROW & ACCESS PLAN

SHEET
C4.1

COF # 8666

Know what's below. Call before you dig.

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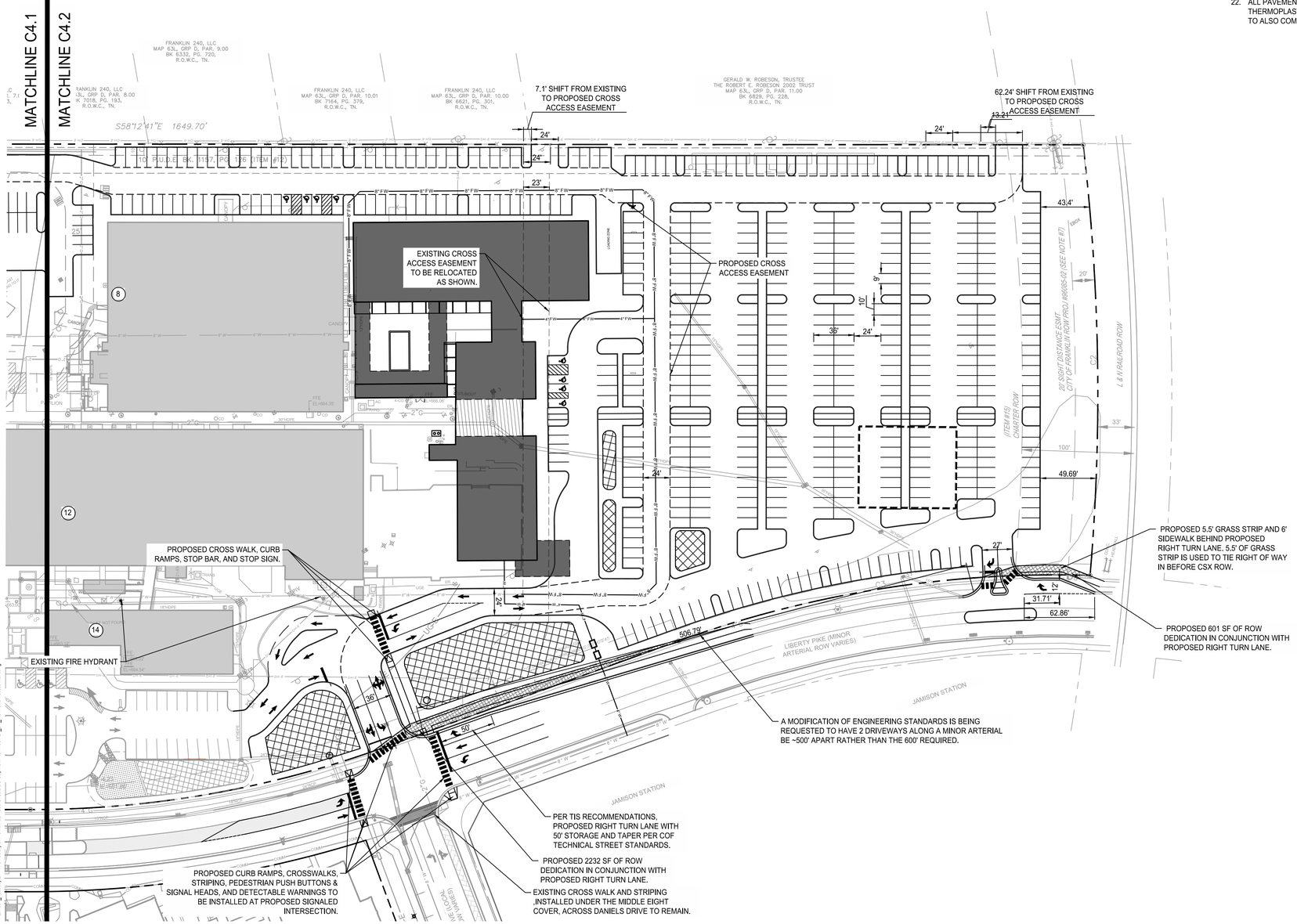
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN. DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
FULMER LUCAS
CENTRIC ARCHITECTURE
STONEHILL TAYLOR
HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
△ _____
△ _____
△ _____
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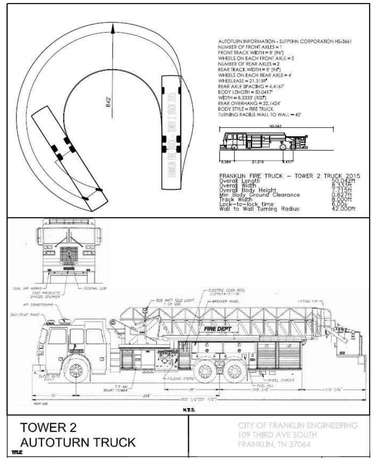
ENLARGED ROW & ACCESS PLAN

SHEET
C4.2

COF # 8666

Thursday, February 6, 2025
K:\NSH_Projects\Factory at Franklin\2 - Civil\Sheets\Development Plan\1051x1_DP_ROW and Access Plan.dwg

Know what's below. Call before you dig.



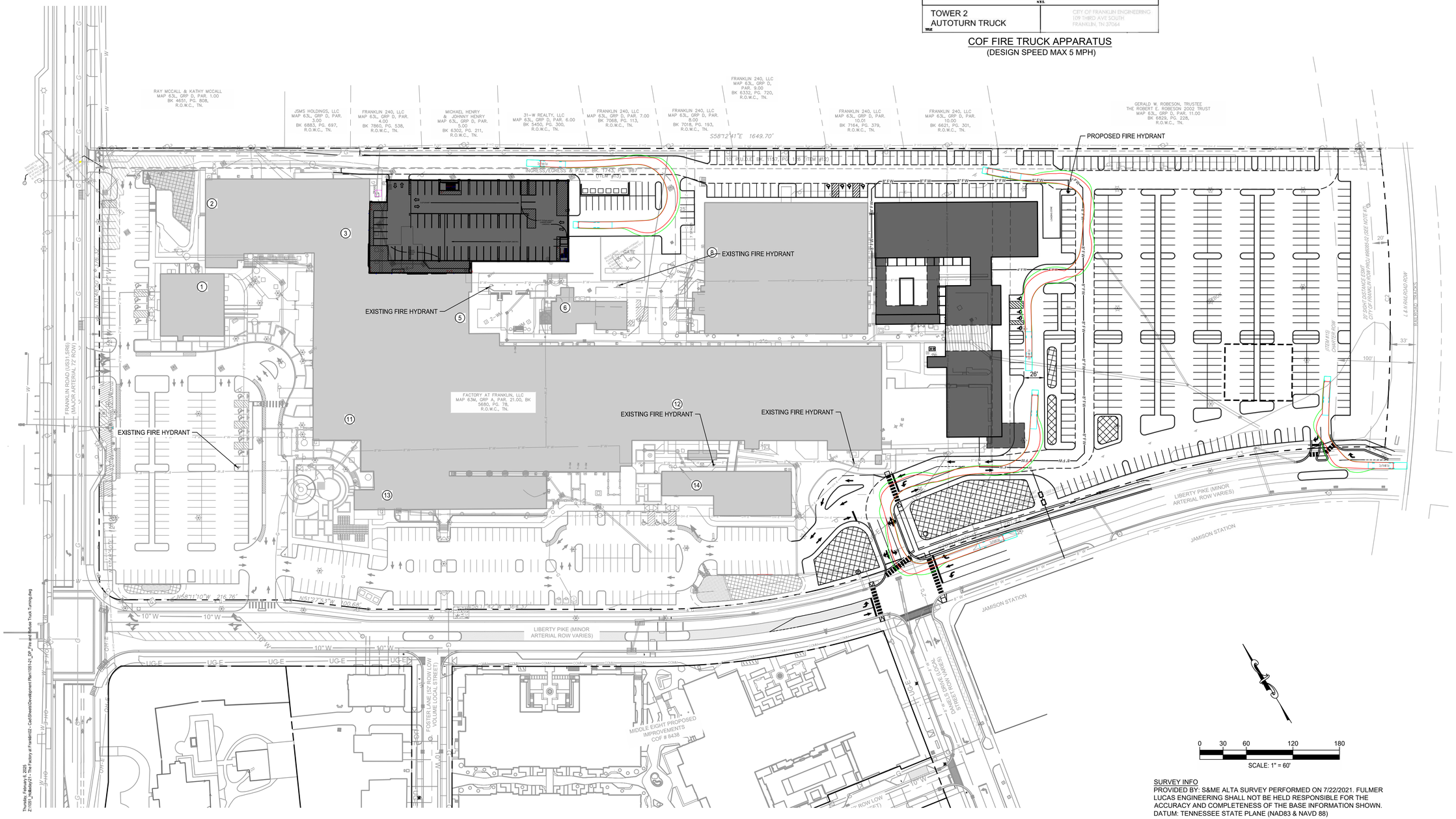
COF FIRE TRUCK APPARATUS
(DESIGN SPEED MAX 5 MPH)

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY

APPARATUS SPECIFICATIONS

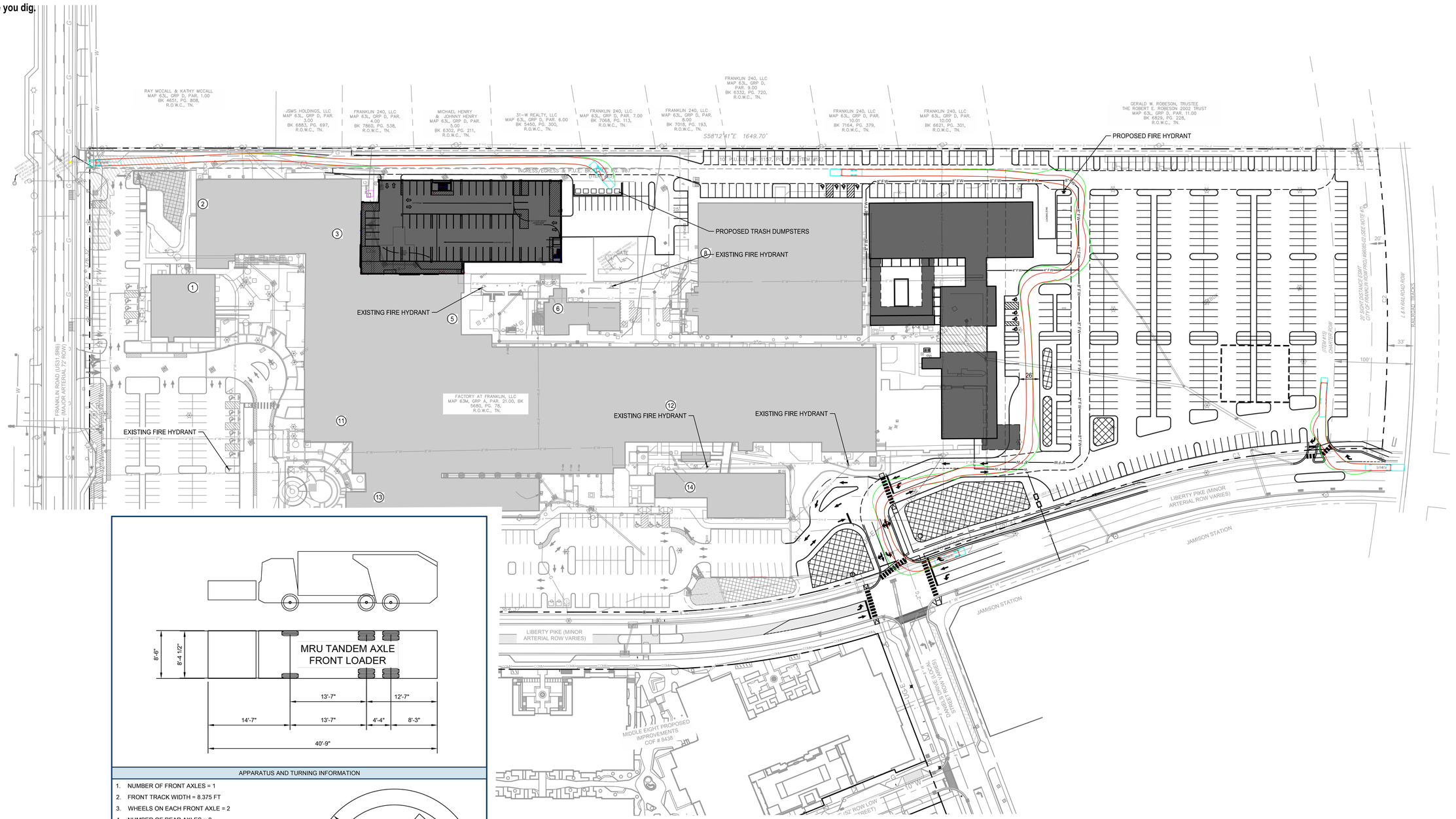
- NUMBER OF FRONT AXLES =1
- FRONT TRACK WIDTH = 8'
- WHEELS ON EACH FRONT AXLE = 2
- NUMBER OF REAR AXLES = 2
- REAR TRUCK WIDTH= 8'
- WHEEL BASE = 21.316' (FRONT AXLE TO FRONT REAR AXLE)
- REAR AXLE SPACING = 4.417'
- BODY LENGTH = 50.0417
- WIDTH = 8.333'
- REAR OVERHANG = 22.1424'
- BODY STYLE = FIRE TRUCK
- TURNING RADIUS WALL TO WALL = 42'
- GROSS VEHICLE WEIGHT: 67,000 LB
- TRAVEL PATH DESIGN SPEED: 5 MPH


PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
FACTORY AT FRANKLIN, LLC
MAP 63M, GRP A, PAR. 21.00, BK 5880, PG. 78, R.O.W.C., TN.
RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
FRANKLIN ROAD (US31, SR6) (MAJOR ARTERIAL, 72' ROW)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
FOSTER LANE (62' ROW LOW VOLUME LOCAL STREET)
MIDDLE EIGHT PROPOSED IMPROVEMENTS COF # 8438
INGRESS/EGRESS & UTILITY EASEMENT (BK. 7745, PG. 961)
S58°12'41"E 1649.70'
N51°27'21"W 100.68'
N38°11'10"W 216.76'
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ITSP #18 (NEW ROW)
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811 Know what's below. Call before you dig.

LEGEND

- VEHICLE PATH
- TIRES
- VEHICLE BODY


RAY MCCALL & KATHY MCCALL MAP 63L, GRP D, PAR. 1.00 BK 4651, PG. 808, R.O.W.C., TN.
JSMS HOLDINGS, LLC MAP 63L, GRP D, PAR. 3.00 BK 6883, PG. 697, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 4.00 BK 7860, PG. 538, R.O.W.C., TN.
MICHAEL HENRY & JOHNNY HENRY MAP 63L, GRP D, PAR. 5.00 BK 6302, PG. 211, R.O.W.C., TN.
31-W REALTY, LLC MAP 63L, GRP D, PAR. 6.00 BK 5450, PG. 300, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 7.00 BK 7068, PG. 113, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 8.00 BK 7018, PG. 193, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 9.00 BK 6332, PG. 720, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.01 BK 7164, PG. 379, R.O.W.C., TN.
FRANKLIN 240, LLC MAP 63L, GRP D, PAR. 10.00 BK 6621, PG. 301, R.O.W.C., TN.
GERALD W. ROBESON, TRUSTEE THE ROBERT E. ROBESON 2002 TRUST MAP 63L, GRP D, PAR. 11.00 BK 6829, PG. 228, R.O.W.C., TN.
S58°12'41"E 1649.70'
INGRESS/EGRESS & PUE EASEMENT PB. 982
TO PLACE BK. 7100, PG. 108 (TEMP. ESMT.)
PROPOSED FIRE HYDRANT
PROPOSED TRASH DUMPSTERS
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING FIRE HYDRANT
FACTORY AT FRANKLIN, LLC MAP 63M, GRP A, PAR. 21.00, BK 5680, PG. 76, R.O.W.C., TN.
FRANKLIN ROAD (US31 (SR6)) (MAIN ARTERIAL, 2 WAY)
LIBERTY PIKE (MINOR ARTERIAL ROW VARIES)
JAMISON STATION
MIDDLE EIGHT PROPOSED IMPROVEMENTS COF # 8438
DUKES SPRING LOCAL STREET ROW VARIES
L & N RAILROAD ROW
RAILROAD TRACKS
20' SIGHT DISTANCE ESMT CITY OF FRANKLIN INSTR. #R0055107 (SEE NOTE #7)
ITEM #16 CHAPEL ROW
SITE
GATE
GATE
GAT

Know what's below. Call before you dig.

LEGEND

DW	DOMESTIC WATER SERVICE
G	GAS SERVICE
SAN	SANITARY SEWER SERVICE
OH-E	OVERHEAD ELECTRIC SERVICE
OH-T	OVERHEAD TELEPHONE SERVICE
UD	PERVIOUS PAVEMENT UNDERDRAIN
RD	ROOF DRAIN TRUNK LINE
	STORM PIPE (SEE PLANS FOR MATERIAL).
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
S	SANITARY SEWER MANHOLE
ST	STORM SEWER MANHOLE
	CURB INLET
	CATCH BASIN
	NYLOPLAST DRAIN BASIN
	ELECTRIC/COMMUNICATION POLE
XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
TW:XXX.XX / BW:XXX.XX	RETAINING WALL: TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL

UTILITY NETWORK NARRATIVE:

THE PROPOSED PROJECT WILL UTILIZE EXISTING UTILITIES ON THE SITE TO PROVIDE WATER, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION. IF ONSITE UTILITIES ARE NOT SUFFICIENT FOR THE PROPOSED USE, ADJACENT PUBLIC UTILITIES WILL BE TAPPED FOR SERVICE. COF WILL SERVE THE SITE WITH WATER AND SANITARY SEWER.

UTILITY DEPTH NOTE:

ALL PUBLIC UTILITIES (WATER,SEWER, STORM) TO COMPLY WITH CITY OF FRANKLIN MINIMUM DEPTH AND MAXIMUM DEPTH SPECIFICATIONS.

MILL AND OVERLAY NOTE:

PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

COF FIRE HYDRANT FLOW DATA:

FLOWING HYDRANT (LIBERTY PIKE & DANIELS DRIVE)
STATIC - 85 PSI
FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

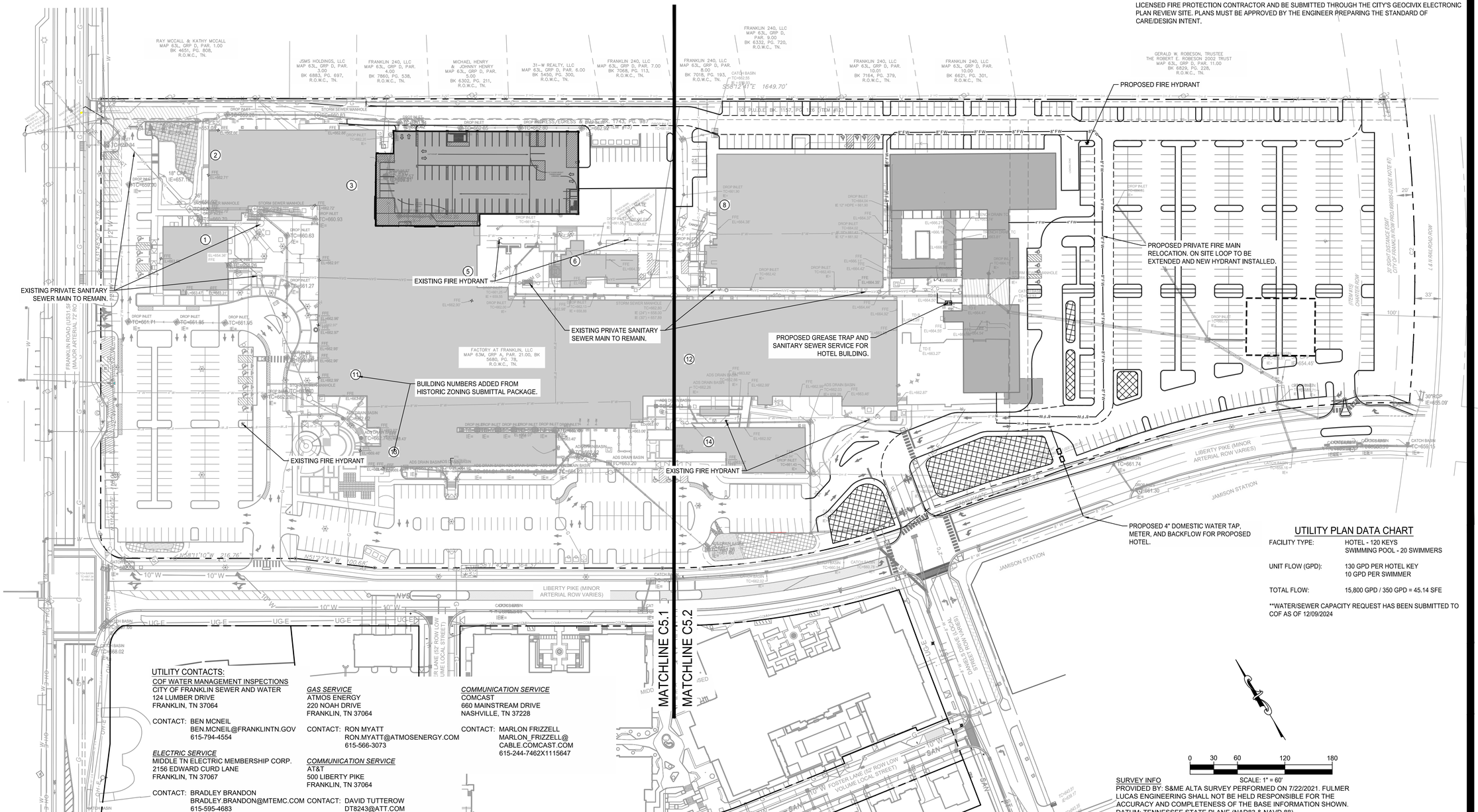
FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

CITY OF FRANKLIN WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE- CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

UTILITY NOTES:

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 1.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR265 PVC. PROPOSED SEWER LINES LESS THAN 12 FEET DEEP TO BE PVC AND PROPOSED SEWER LINES GREATER THAN 12 FEET DEEP TO BE DUCTILE IRON.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
8. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
9. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
10. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
13. UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FORM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVIX ELECTRONIC PLAN REVIEW SITE. PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.



UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@CABLE.COMCAST.COM
615-244-7462X1115647

UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

0 30 60 120 180
SCALE: 1" = 60'

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

Thursday, February 6, 2025
P:\Projects\The Factory at Franklin\02 - Civil\Sheets\Development Plan\1905-21_DP_Overall_Site Utility Plan.dwg

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN



INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL SITE UTILITY PLAN

SHEET
C5.0

COF # 8866

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

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COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

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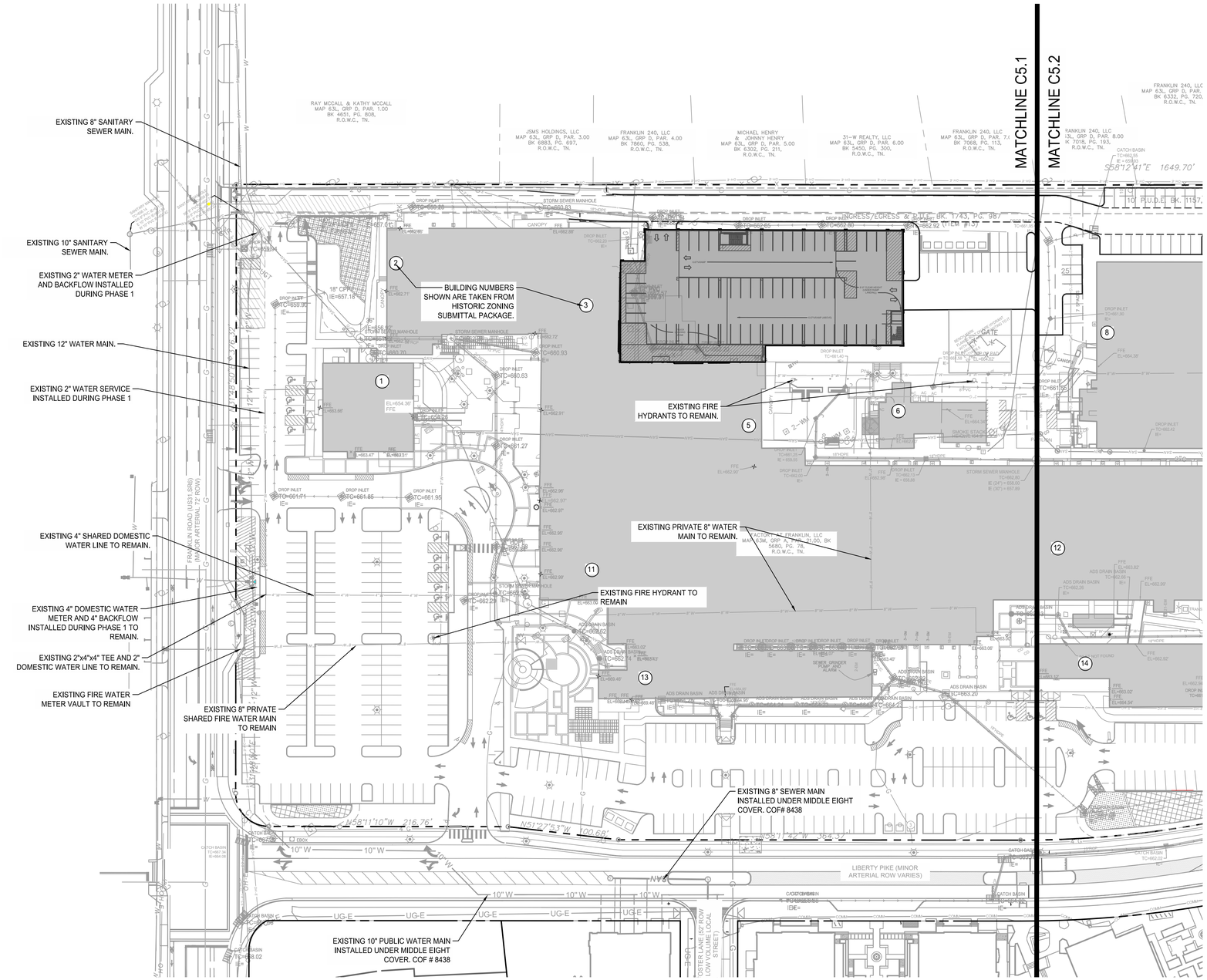
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PER COF REQUIREMENTS, CONTRACTOR TO ASSUME MILL AND OVERLAY OF FULL LANE WIDTH FOR ANY PUBLIC ROW PAVEMENT THAT IS DISTURBED FOR UTILITY INSTALL OR OTHER CONSTRUCTION OPERATIONS.

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- XXX.XX / XXX.XX — TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX / BW:XXX.XX — TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL



UTILITY NOTES:

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11. CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
12. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR TO CONTRACTOR-CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
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   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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UTILITY PLAN DATA CHART

FACILITY TYPE:	HOTEL - 120 KEYS SWIMMING POOL - 20 SWIMMERS
UNIT FLOW (GPD):	130 GPD PER HOTEL KEY 10 GPD PER SWIMMER
TOTAL FLOW:	15,800 GPD / 350 GPD = 45.14 SFE

**WATER/SEWER CAPACITY REQUEST HAS BEEN SUBMITTED TO COF AS OF 12/09/2024

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FLOW (PITOT) - 50 PSI

MONITORING HYDRANT (DANIELS DRIVE & JAMISON STATION LANE)
STATIC - 92 PSI
RESIDUAL - 80 PSI

FLOW @ 20 PSI = 3,122 GPM
PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

SURVEY INFO
PROVIDED BY: S&ME ALTA SURVEY PERFORMED ON 7/22/2021. FULMER LUCAS ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

0 25 50 100 150
SCALE: 1" = 50'

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE — LICENSED LANDSCAPE ARCHITECT — AGRICULTURE — NO. 101093 — 12/10/2025

INITIAL SUBMITTAL: JANUARY 13, 2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED SITE UTILITY PLAN

SHEET
C5.1

COF # 8666

Thursday, February 6, 2025
7:10:09 AM by J:\Projects\The Factory at Franklin\02 - Cad\Sheets\Development Plan\105-121_DP_Site Utility Plan.dwg

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

UTILITY CONTACTS:

COF WATER MANAGEMENT INSPECTIONS
CITY OF FRANKLIN SEWER AND WATER
124 LUMBER DRIVE
FRANKLIN, TN 37064

CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064

CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228

CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

CONTACT: BRADLEY BRANDON
BRADLEY.BRANDON@MTEMC.COM
615-595-4683

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064

CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

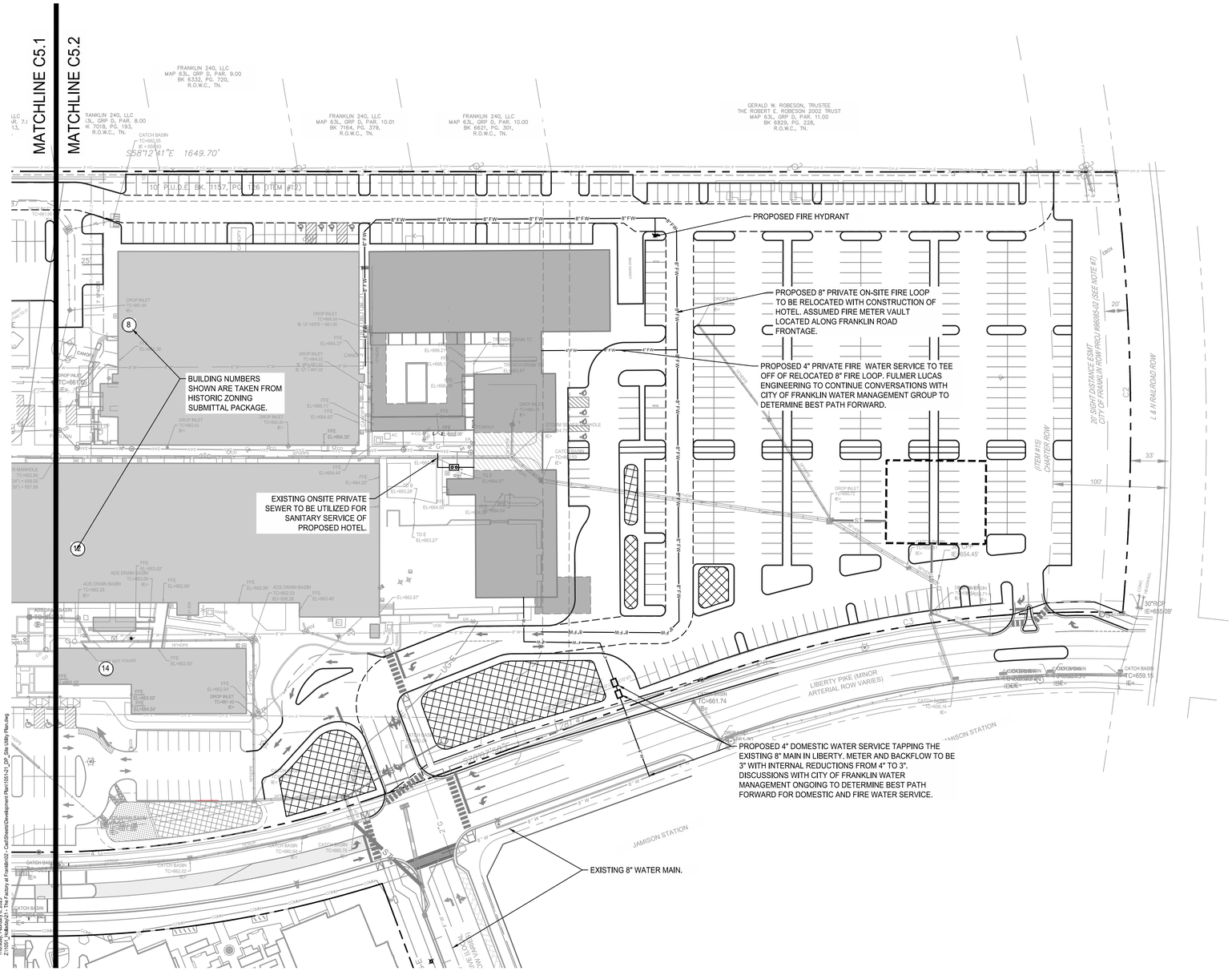
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PERFORMED BY JEFF PRICHARD OF ALLSTAR FIRE PROTECTION INC. ON 6/12/2024

0 25 50 100 150
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GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

STATE OF TENNESSEE
JAMES MICHAEL WILLIAMS
REGISTERED
AGRICULTURE
02/04/2025
No. 101934

INITIAL SUBMITTAL: JANUARY 13, 2025

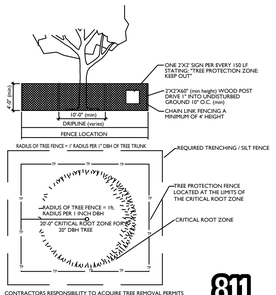
Revision Date
△ _____
△ _____
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ENLARGED SITE UTILITY PLAN

SHEET
C5.2

COF # 8665

Thursday, February 6, 2025
Thomas Hutchison
P:\Projects\Factory at Franklin\02 - Cad\Sheets\Development Plan\1001-01_GP_Site Utility Plan.dwg



TREE PROTECTION FENCING DETAIL NTS

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.

TREE CANOPY RETENTION - OVERALL

OVERALL SITE AREA = 877,734 SF (20.15 AC)

TOTAL EXISTING TREE CANOPY:	0 SF; 0 AC
EXISTING SITE COVER:	0%
REQUIRED TREE CANOPY RETENTION:	26% (PD - MIXED USE)
REQUIRED CANOPY PRESERVATION:	0 SF; 0 AC
PROVIDED CANOPY PRESERVATION:	0 SF; 0 AC (0% OF EXISTING)

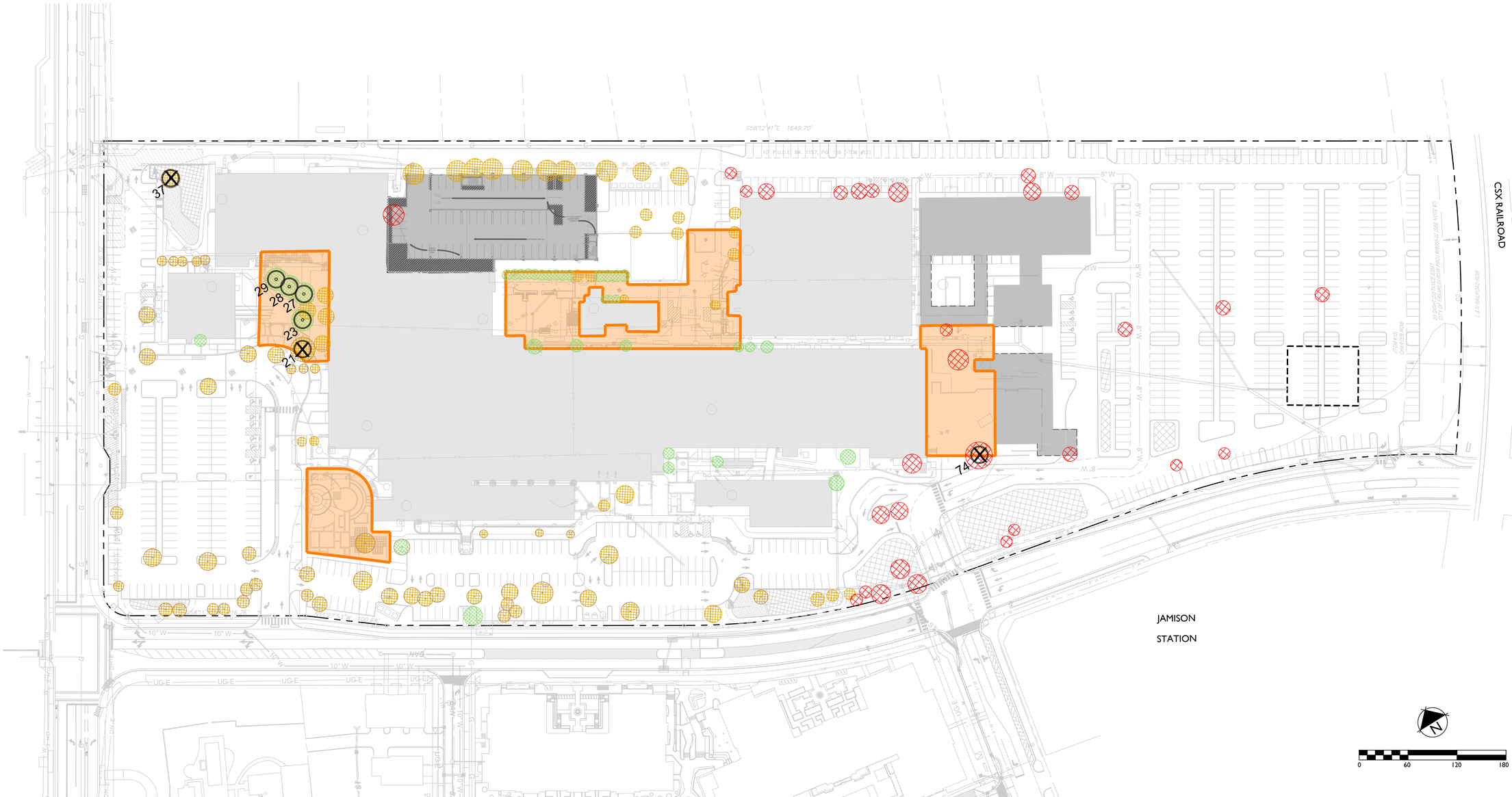
NO TREES ON SITE ARE NATURALLY EXISTING TREE CANOPY. PARKING LOT AND OTHER SITE TREES HAVE PREVIOUSLY BEEN COUNTED AS TREE CANOPY; HOWEVER, AFTER DISCUSSIONS WITH STAFF, THIS TABULATION HAS BEEN REMOVED. EXISTING AND REMOVED SITE TREES ARE RECORDED ON THIS PLAN FOR CONTINUITY BETWEEN PREVIOUS DEVELOPMENT PLAN AND SITE PLANS SUBMITTED FOR THE FACTORY PUD.

KEY

- REMOVED TREES
- PRESERVED TREES
- PREVIOUSLY REMOVED TREES
- SPECIMEN TREES
- SPECIMEN TREES REMOVED

Specimen Tree Chart

Tree #	Species	Size (DBH)	Condition	Removed
21	Tulip Poplar	26"	Good	X
23	Baldcypress	26"	Good	
27	Baldcypress	27"	Good	
28	Baldcypress	26"	Good	
29	Baldcypress	24"	Good	
37	Sugar Hackberry	24"	Fair	X
74	Cottonwood	24"	Fair	X
	Total Specimen In.	**177**		
	Specimen In. Removed	**74**		
	Required Replacement In.	**148**		



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1	1-13-2025
2	2-6-2025

TREE PRESERVATION SHEET

LI.0

COF # 8665



FACTORY HOTEL STONEHILL TAYLOR



PARKING GARAGE STONEHILL TAYLOR



FACTORY HOTEL STONEHILL TAYLOR



FACTORY HOTEL STONEHILL TAYLOR

GAMBLE DESIGN COLLABORATIVE

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THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT TENNESSEE REGISTRATION NUMBER 1111255

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

ARCHITECTURE

SHEET

A1.0

COF # 8665



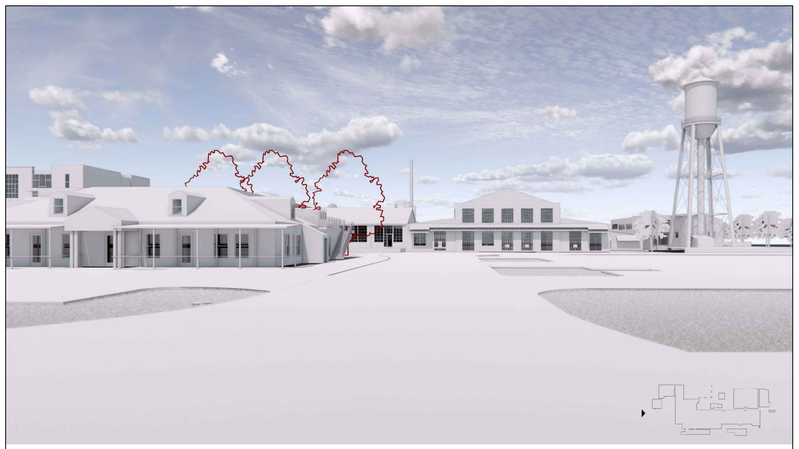
FACTORY AT FRANKLIN
PARKING GARAGE | **01 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **04 FRANKLIN ROAD & LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **02 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



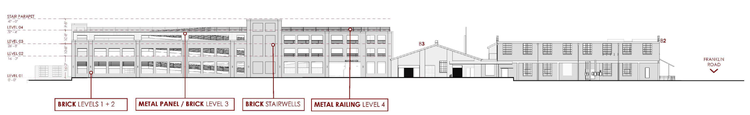
FACTORY AT FRANKLIN
PARKING GARAGE | **05 LIBERTY PIKE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **03 FRANKLIN ROAD**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **FRONT ELEVATION**
12/06/24

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

FULMER LUCAS

CENTRIC ARCHITECTURE

STONEHILL TAYLOR

HOLLADAY PROPERTIES

THE FACTORY AT FRANKLIN PUD DEVELOPMENT PLAN, REVISION 3

Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — TENNESSEE

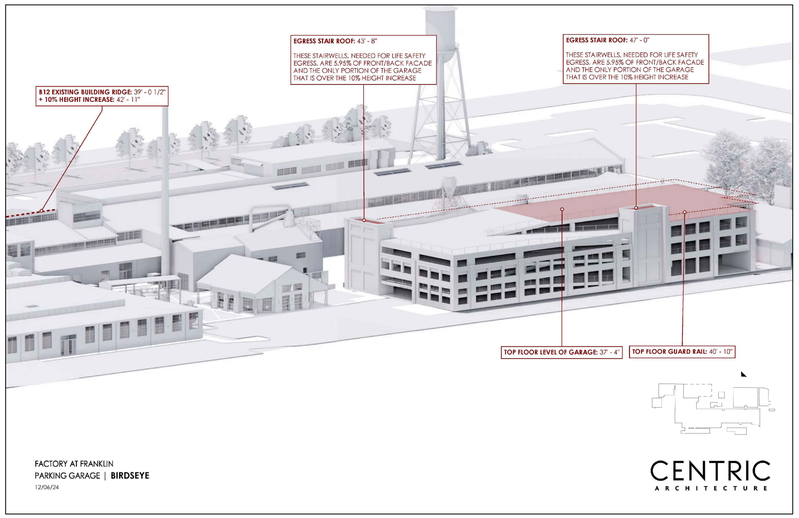
INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision Date
1. 1-13-2025
2. 2-6-2025
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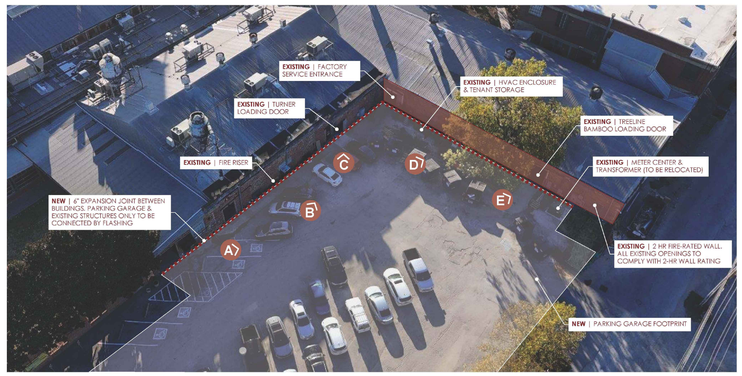
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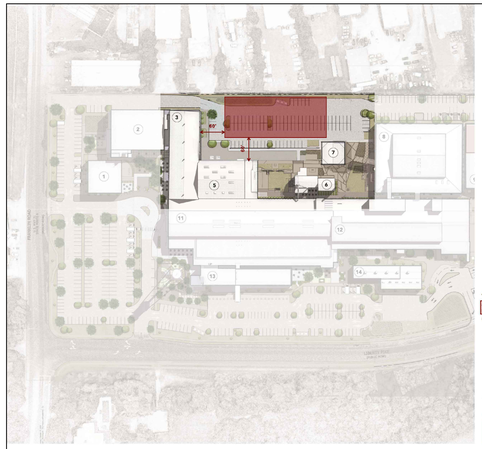
FACTORY AT FRANKLIN
PARKING GARAGE | **BIRDSEYE**
12/06/24

CENTRIC ARCHITECTURE



FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE



402.2 Open space.

A covered mall building and attached anchor buildings and parking garage(s) shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm). An open mall building and anchor buildings and parking garages adjoining the perimeter line shall be surrounded on all sides by a permanent open space of not less than 60 feet (18 288 mm).

Exception: The permanent open space of 60 feet (18 288 mm) shall be permitted to be reduced to not less than 40 feet (12 192 mm), provided that the following requirements are met:

1. The reduced open space shall not be allowed for more than 75 percent of the perimeter of the *covered or open mall building* and *anchor buildings*.
2. The exterior wall facing the reduced open space shall have a fire-resistance rating of not less than 3 hours.
3. Openings in the exterior wall facing the reduced open space shall have opening protectives with a *fire protection rating* of not less than 3 hours.
4. Group E, H, I or R occupancies are not located within the *covered or open mall building* or *anchor buildings*.

402.4.1.3 Parking garage.

The *building* area and *building height* of any parking garage shall be based on the type of construction as required by Sections 405.5 and 406.6, respectively.

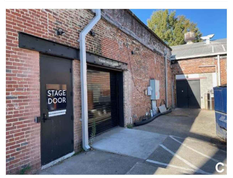
[B] ■ This section provides a reminder that the construction of parking garages is regulated by the general provisions found in Sections 406.5 and 406.6 and that they are not regulated by the covered mall buildings type of construction. It also clarifies that the garage is not included in the unlimited area allowance given to the mall building and anchor stores.

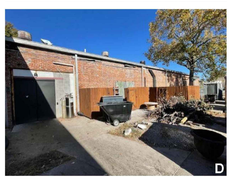
FACTORY AT FRANKLIN
PARKING GARAGE | **COVERED MALL CODE**
12/06/24

CENTRIC ARCHITECTURE











EXISTING BRICK WALLS AT BUILDINGS 3 & 5 HAVE A 2-HR RATING

ALL EXISTING DOORS AT THE BACKS OF BUILDINGS 3 & 5 (ADJACENT TO NEW PARKING GARAGE) TO BE UPDATED TO COMPLY WITH A 2-HR WALL RATING. REPLACED DOORS WILL BE SIMILAR IN APPEARANCE TO EXISTING.

FACTORY AT FRANKLIN
PARKING GARAGE | **EXISTING CONDITIONS**
12/06/24

CENTRIC ARCHITECTURE

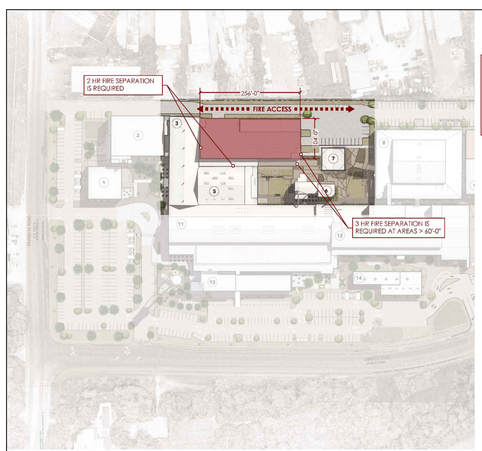


TABLE 722.4.1(1) FIRE-RESISTANCE PERIODS OF CLAY MASONRY WALLS

MATERIAL TYPE	MINIMUM REQUIRED EQUIVALENT THICKNESS FOR FIRE RESISTANCE[a, b, c] (inches)			
	1 hour	2 hours	3 hours	4 hours
Solid brick of clay or shale[d]	2.7	3.8	4.9	6.0
Hollow brick or tile of clay or shale, unfilled	2.5	3.4	4.3	5.0
Hollow brick or tile of clay or shale, grouted or filled with materials specified in Section 722.4.1.1.3	3.0	4.4	5.6	6.6

402.4.2.3 Parking garages.

An attached garage for the storage of passenger vehicles having a capacity of not more than nine persons and open parking garages shall be constructed as a separate building where it is separated from the covered or open mall building or anchor building by not less than 3-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

Parking garages, which are separated from *covered mall buildings*, *open mall buildings* or *anchor buildings*, shall comply with the provisions of Table 602.

Pedestrian walkways and tunnels that connect garages to *mall buildings* or *anchor buildings* shall be constructed in accordance with Section 3104.

[B] ■ Buildings adjacent to mall buildings are typically considered separate buildings provided they are separated by exterior walls or fire walls. In recognition of the limited hazard presented by attached garages and open parking garages, this section permits such structures to be considered separate buildings, where fire barriers and horizontal assemblies having a fireresistance rating of at least 2 hours are provided. See the commentary to Section 707 relative to the construction of fire barriers and Section 711 relative to the construction of horizontal assemblies.

The 2-hour fire-resistance rating is consistent with the requirements of Table 508.4 for Groups M and S-2 occupancies. Where the 2-hour fire barrier or horizontal assembly is not provided, the parking structure can be considered part of the covered mall building and be limited Table 602 regulating exterior wall protection, is applicable for those parking garages that are not attached to the covered or open mall building or anchor buildings. See the commentary to Section 3104 for the requirements related to any pedestrian walkways or tunnels that connect the garages to mall buildings or anchor stores.

406.5.4 Area and height.

Area and height of open parking garages shall be limited as set forth in Chapter 5 for Group S-2 occupancies and as further provided for in Section 508.1.

[B] ■ Where an open parking garage is located within a building containing other occupancies, the code requires that the height and area limitations for the open parking garage be determined by using the normal provisions found in Chapter 5 for a Group S-2 occupancy. This essentially means that the garage would receive the same allowable areas of an enclosed parking garage or a storage building that was classified in the same occupancy.

TABLE 406.5.4 OPEN PARKING GARAGES AREA AND HEIGHT

TYPE OF CONSTRUCTION	AREA PER TIER (square feet)	HEIGHT (in tiers)		
		Mechanical access		
		Ramp access	Automatic sprinkler system	
			No	Yes
VA	Unlimited	Unlimited	Unlimited	Unlimited
IB	Unlimited	12 tiers	12 tiers	18 tiers
IIA	50,000	10 tiers	10 tiers	15 tiers
IIB	50,000	6 tiers	6 tiers	12 tiers
IV	50,000	4 tiers	4 tiers	4 tiers

For SI: 1 square foot = 0.0929 m²

FACTORY AT FRANKLIN
PARKING GARAGE | **OPEN PARKING GARAGE CODE**
12/06/24

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THE FACTORY AT FRANKLIN PUD
DEVELOPMENT PLAN, REVISION 3
Franklin, Williamson County, Tennessee

THE FACTORY AT FRANKLIN

GREGORY C. GAMBLE — TENNESSEE — LANDSCAPE ARCHITECT

INITIAL SUBMITTAL: DECEMBER 9, 2024

Revision	Date
1.	1-13-2025
2.	2-6-2025

ARCHITECTURE

SHEET
A1.2
COF # 8665

FEBRUARY 2025

SHARED PARKING STUDY

THE FACTORY AT FRANKLIN
FRANKLIN, TENNESSEE

PREPARED FOR:
FACTORY PARTNERS, LLC

500 11TH AVENUE NORTH, SUITE 290
NASHVILLE, TENNESSEE 37203

SHARED PARKING STUDY
THE FACTORY AT FRANKLIN
FRANKLIN, TENNESSEE

PREPARED FOR:

FACTORY PARTNERS, LLC



PREPARED BY:

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500 11th Avenue North, Suite 290

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1. INTRODUCTION AND PROJECT DESCRIPTION

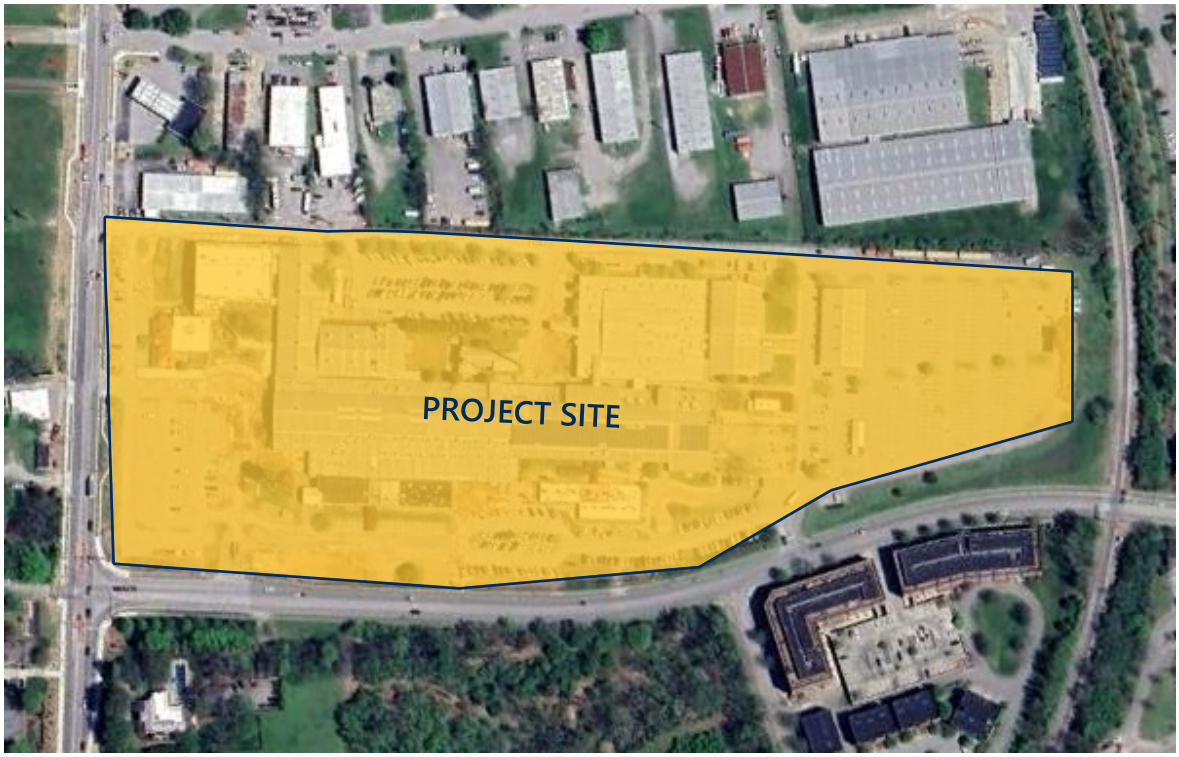
For mixed-use developments, such as the Factory at Franklin development, the overall peak parking demand can be significantly less than the sum of the peak parking demands of the individual uses since different types of uses have different peak parking characteristics. The purpose of this study is to determine the minimum number of parking spaces required to accommodate the expected parking demand associated with the combined land uses proposed for the Factory at Franklin development.

The proposed Factory at Franklin development is located on the northeast corner of the intersection of Franklin Road and Liberty Pike in Franklin, Tennessee, as shown by Figure 1. According to the developer, the proposed development includes approximately 120 hotel rooms, 67,400 square feet of office space, 4,786 square feet of educational facilities, 5,600 square feet of commercial recreational space, 57,691 square feet of retail space, 45,500 square feet of restaurant, 1,180 seats of event space, and a 10,609 square foot building that is currently vacant. Additionally, there is a Factory Farmers Market that currently operates from 4:00 – 7:30 PM on Wednesday evenings and includes approximately 26,356 square feet of vendor space. It is anticipated that this market will operate from 8:00 AM to 12:00 PM on either Saturdays or Sundays in the future. At that time, the market would no longer operate on Wednesdays.

It should be noted that the Franklin's Farmer's Market currently operates at the project site on Saturdays. The lease for the Franklin Farmer's Market is ending in 2025. Therefore, it was not included in this study.

The City of Franklin's *2023 Franklin Zoning Code* was reviewed to determine the required number of parking spaces based on the individual land uses without taking into account shared parking. Then, parking demand information from *Parking Generation*, 5th Edition, published by the Institute of Transportation Engineers (ITE) and shared parking information from *Shared Parking*, Third Edition, published by the Urban Land Institute (ULI) were utilized to determine the peak parking demand of the site.

FIGURE 1. LOCATION OF PROJECT SITE



The vacant space includes 8,454 square feet of inside space and 2,155 square feet of patio space, and the development plan for the vacant space has not yet been determined. Therefore, three separate scenarios were evaluated to determine the maximum number of parking spaces that would be required. These development scenarios were as follows:

A. Scenario A analyzed an additional 8,454 square feet of retail,
B. Scenario B analyzed an additional 10,609 square feet of restaurant, and
C. Scenario C analyzed an additional 334 seats of event space.

The specific land uses and densities associated with each of the proposed development scenarios is shown in Table 1.

TABLE 2. PROPOSED DEVELOPMENT PROGRAM

LAND USE	SIZE		
	SCENARIO A	SCENARIO B	SCENARIO C
Hotel	120 keys	120 keys	120 keys
Office	67,400 s.f.	67,400 s.f.	67,400 s.f.
Educational Facilities	4,786 s.f.	4,786 s.f.	4,786 s.f.
Commercial Recreation	5,600 s.f.	5,600 s.f.	5,600 s.f.
Retail	66,145 s.f.	57,691 s.f.	57,691 s.f.
Restaurant	45,500 s.f.	56,109 s.f.	45,500 s.f.
Event Space	1,180 seats	1,180 seats	1,514 seats
Factory Farmers Market	26,356 s.f.	26,356 s.f.	26,356 s.f.

2. PARKING ANALYSIS

2.1 Zoning Ordinance Requirements

City of Franklin's *2023 Franklin Zoning Code* contains parking space requirements for specific land uses that do not account for shared parking that may occur on parcels with a mix of land uses. This ordinance was reviewed to determine the parking that would be required for the proposed land uses if no adjustments for shared parking were considered. It should be noted the ordinance does allow for reductions for Central Franklin Overlay zoning. These reductions were used when applicable.

Table 2 shows the proposed land uses and densities for the Factory at Franklin development, the minimum required parking rates contained in City of Franklin's *2023 Franklin Zoning Code*, and the number of parking spaces required per the code with no adjustments for shared parking.

It should be noted that the 4,786 square feet of educational facilities and 5,600 square feet of commercial recreational space are listed as variable in the Franklin Code. Since these land uses are expected to have similar peak demands and operation patterns as the office space, these land uses were included in the square footage for the office space. Additionally, farmer's market is not included in the Franklin Code as a land use. Therefore, this land use was estimated utilizing the same rate as general retail. Lastly, according to ULI's *Shared Parking* and FHWA's *Managing Travel for Planned Events*, the parking demand for special events is approximately 2.5 seats per vehicle or 0.4 spaces per seat. In order to be conservative, the parking rate for the event space was assumed to be 2.25 seats per vehicle or 0.45 spaces per seat.

TABLE 2. MINIMUM REQUIRED PARKING BASED ON FRANKLIN'S ORDINANCE

LAND USE	SIZE	PARKING RATE PER ZONING ORDINANCE	UNADJUSTED PARKING DEMAND
SCENARIO A			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	68,300 s.f.	2.5 spaces per 1,000 s.f.	166
Restaurant	45,500 s.f.	7.5 spaces per 1,000 s.f.	342
	114 employees[1]	0.75 space per employee	86
Event Space	1,180 seat capacity	Variable	531
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,544**
SCENARIO B			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	57,691 s.f.	2.5 spaces per 1,000 s.f.	145
Restaurant	56,109 s.f.	7.5 spaces per 1,000 s.f.	421
	141 employees[1]	0.75 space per employee	106
Event Space	1,180 seat capacity	Variable	531
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,622**
SCENARIO C			
Hotel	120 keys	1 space per room	120
	14 employees[1]	0.75 space per employee	11
Office, Educational Facilities, and Commercial Recreation	77,800 s.f.	2.85 spaces per 1,000 s.f.	222
Retail	57,691 s.f.	2.5 spaces per 1,000 s.f.	145
Restaurant	45,500 s.f.	7.5 spaces per 1,000 s.f.	342
	114 employees[1]	0.75 space per employee	86
Event Space	1,514 seat capacity	Variable	682
Farmer's Market	26,356 s.f.	2.5 spaces per 1,000 s.f.	66
		TOTAL	**1,674**

[1]0.15 employees per key for the hotel. Based on ULI rates, 2.25 employees per 1,000 s.f. for the weekdays and 2.5 employees per 1,000 s.f. for the weekend for the restaurant.

As shown in Table 2, based on the minimum required number of parking spaces without considering shared parking, the development would require a total of 1,549 parking spaces under Scenario A, 1,622 parking spaces under Scenario B, and 1,674 parking spaces under Scenario C.

2.2 Shared Parking Analysis

For sites with a mixture of land uses, requiring parking based on individual land uses typically overestimates the number of parking spaces needed to accommodate the actual peak parking demand of the site since different types of land uses have different peak parking demand characteristics. Additionally, shared trips between the different land uses within a mixed-use site result in fewer required parking spaces. Therefore, the minimum number of parking spaces indicated by Table 2 is considered an overestimation of the actual parking demand for the combined land uses.

Parking Generation, 5th Edition, utilizes historic parking count data from across the nation to determine parking demand rates for various land uses. *Shared Parking*, Third Edition, includes extensive research that quantifies how shared parking within mixed-use developments results in a lower parking demand than the sum of the parking needed for the individual uses. This reduction is due in part to fluctuations in the parking demand throughout the day, week, and year. The peak demand for each land use does not necessarily occur at the same time.

In order to determine the number of parking spaces that are needed to serve the Factory at Franklin development, a shared parking analysis was conducted for the combined land uses. The parking demand rates for each month of the year were identified by land use. The month with the peak parking demand was then determined. Next, the hourly parking demand rates for a typical weekday and weekend were identified for each of the proposed land uses. The monthly parking demand factor and the hourly parking demand factor were applied to the base parking rates for each land use to determine the number of parking spaces that are required for each use on an hourly basis. Finally, the hourly parking demands for the individual uses were added together to determine the total parking demand per hour for the site. This procedure was followed to determine the weekday peak parking demand and the weekend peak parking demand. The analysis is described further below.

Monthly Parking Demand Factors

Studies have shown that the parking demand for a given land use will typically vary from month to month. Therefore, the monthly parking demands for the land uses

within the Factory at Franklin development were evaluated to determine the peak monthly variations.

For each of the land use, the monthly parking demand factors, shown in Appendix A, were taken from *Shared Parking* as well as historical site data for The Factory. It should be noted that the following assumptions/historic site observations were utilized to determine the monthly parking demand for each land use:

- The Factory Farmer's Market was assumed to be the same as retail. It should be noted that there are currently months where the farmers market does not operate; however, a minimum monthly adjustment factor of 25% was applied in order to be conservative.
- The event space was split into two categories, live theater and banquet hall, that were utilized for the analysis. Those categories were based on the following:
    - The live theater space includes Turner Theater and The Hermitage Room as these spaces typically host events such as plays, comedy nights, and musical performances.
    - The banquet hall includes Liberty Hall and the vacant space as these spaces typically host, or are planned to host, events such as fundraisers, banquets, receptions, and conferences.

  The monthly adjustment factors for these spaces were determined separately based on 2024 event data for The Factory. It should be noted that a minimum monthly factor of 25% was applied in order to be conservative.
- According to Visit Franklin data over the last three years, the average December occupancy rate for hotels within Williamson County was found to be 50.2%. In order to be conservative, an occupancy rate of 55% was chosen for December.

These factors were then applied to the base parking rates to determine the monthly parking demand for each land use. For each month, the parking demands for the proposed uses were summed to identify the month with the highest parking demand. Based on the information above, the peak month is expected to be April for weekdays and weekends under all scenarios.

Hourly Parking Demand

Similar to the monthly parking demand factors, studies have shown that the parking demand for a given land use will typically change from hour to hour. Therefore, the hourly parking demands for each of the proposed land uses were evaluated to determine the peak hour variations.

For each of the land use, the hourly parking demand factors for weekdays and weekends, shown in Appendix B, were taken from *Shared Parking* as well as historical site data for The Factory. It should be noted that the following assumptions/historic site observations were utilized to determine the hourly parking demand for each land use:

- The hourly adjustment factors for the Factory Farmer's Market were assumed to be the same as retail during operating hours. Additionally, it was assumed to be 5% for the hour before operation begins and 30% for the hour after operation ends.
- The majority of the 2024 weekday events at the live theater spaces occurred after 5:00 PM, and the 2024 weekend events at the live theater spaces occurred throughout the day, evening, and night. Additionally, the average occupancy of the live theater space is approximately 78.3% on weekdays and 73.3% on weekends. In order to be conservative, occupancy was assumed to be 80%.
- The majority of the 2024 weekday and weekend events at the banquet space occurred throughout the day, evening, and night. Additionally, the average expected occupancy of the banquet space is approximately 63% on weekdays and weekends. In order to be conservative, occupancy was assumed to be 65%.

The peak hour is expected to be 6:00 PM on weekdays and 12:00 PM on weekends for all scenarios.

Non-Captive Parking Factors

Studies have shown that developments containing multiple land uses will typically have a reduction of customer parking needs due to customers parking and visiting more than one use. The term "captive market" is used to describe someone already present in the area that will visit another site. It is important to recognize the difference in simultaneous and sequential trips when estimating the effects of captive market influences on parking supply. For example, an employee parked at an office building is likely to visit an on-site retail business or on-site restaurant for lunch, which will reduce the parking demand for the restaurant. This is considered a simultaneous trip; and therefore, results in the reduction for shared parking. This reduction in parking is reflected in the non-captive parking percentage reflected on the summary tables attached. In order to be conservative, no reductions were taken to account for captive parking.

Mode Adjustment Factors

The mode adjustment factor is the percentage of visitors that drive to the project site rather than use alternative means of transportation such as riding public transportation, taking a taxi or ride-share, riding a bicycle, or walking. In order to be conservative, no adjustments were made to account for mode adjustments with the exception of the hotel land use. It was assumed that 10% of the hotel users would utilize ride share services or alternative modes of transportation.

Peak Parking Demand

For each of the proposed land uses, the standard parking demand rates previously described were multiplied by the peak monthly parking demand factor, the hourly parking demand factor, the non-captive parking factor, and the mode adjustment factor to determine the hourly parking demand for each land use. The peak parking demands for each of the land uses were then summed to determine the total hourly parking demands for the development.

Table 3 presents the results of the shared parking analysis for the Factory at Franklin development.

TABLE 3. SHARED PARKING MODEL – PROJECTED PARKING DEMAND

PEAK PARKING DEMAND		PEAK PARKING DEMAND		PEAK PARKING DEMAND	
WEEKDAY	WEEKEND	WEEKDAY	WEEKEND	WEEKDAY	WEEKEND
SCENARIO A		SCENARIO B		SCENARIO C	
6:00 PM April	12:00 PM April	6:00 PM April	12:00 PM April	6:00 PM April	12:00 PM April
977 spaces	955 spaces	1,052 spaces	991 spaces	1,058 spaces	1,035 spaces

As shown in Table 3, with the proposed land uses for the Factory at Franklin development, there will be potential for shared parking between land uses.

Using ULI's *Shared Parking* methodology, the shared parking analysis indicates the peak parking demand is 977 parking spaces for Scenario A, 1,052 parking spaces for Scenario B, and 1,058 parking spaces for Scenario C. This is a reduction of 37%, 37%, and 35% as compared to the base parking demand rates contained in City of Franklin *2023 Franklin Zoning Code*.

ULI's shared parking worksheets are included in Appendix C.

3. CONCLUSIONS & RECOMMENDATIONS

Using City of Franklin *2023 Franklin Zoning Code* without a shared parking analysis determined that the development would require a maximum of 1,674 parking spaces.

The shared parking analysis utilizing the shared parking methodology presented in ULI's *Shared Parking*, Third Edition, reduced the total number of parking spaces needed for the site to 1,058 spaces. This results in a reduction of 37% as compared to the base parking demand rates contained in City of Franklin *2023 Franklin Zoning Code*.

Therefore, based on results of the analyses presented in this report, a minimum of 977 parking spaces should be provided if the vacant space is utilized as retail space, 1,052 parking spaces should be provided if be vacant space is utilized as restaurant space, and 1,058 parking spaces should be provided if the vacant space is utilized as event space.

It should be noted that all of the calculations presented in this study assume that events would occur and both live theater venues and the banquet hall at the same time. It is not standard practice for The Factory at Franklin to host events at all of the event spaces at the same time.

APPENDIX A – MONTHY PARKING DEMAND FACTORS

Monthly Adjustments for Customer/Visitor Parking													
Land Use	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Late Dec**
Retail	59%	61%	70%	67%	72%	72%	70%	73%	66%	69%	76%	100%	85%
Farmers Market	25%	25%	50%	75%	100%	100%	100%	100%	100%	100%	75%	75%	25%
Fine/Casual Dining	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Family Restaurant	88%	87%	98%	94%	99%	94%	96%	96%	89%	93%	89%	100%	95%
Fast Casual/Fast Food	85%	85%	97%	95%	99%	98%	100%	100%	93%	96%	92%	96%	95%
Live Theater	25%	80%	100%	100%	100%	80%	60%	80%	100%	100%	50%	100%	100%
Banquet Hall	25%	25%	60%	90%	50%	25%	25%	90%	30%	40%	40%	60%	80%
Hotel-Leisure	80%	90%	100%	100%	90%	90%	100%	100%	75%	75%	75%	55%	100%
Office	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

Monthly Adjustments for Employee/Resident Parking													
Land Use	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Late Dec**
Retail	69%	71%	79%	77%	82%	82%	80%	83%	76%	78%	86%	100%	95%
Farmers Market	50%	50%	60%	85%	100%	100%	100%	100%	100%	100%	85%	85%	50%
Fine/Casual Dining	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Family Restaurant	99%	98%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%
Fast Casual/Fast Food	96%	96%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Live Theater	25%	80%	100%	100%	100%	80%	60%	80%	100%	100%	50%	100%	100%
Banquet Hall	25%	25%	60%	90%	50%	25%	25%	90%	30%	40%	40%	60%	80%
Office Nonreserved	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%
Office Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

APPENDIX B – HOURLY PARKING DEMAND FACTORS

Time-of-Day Factors for Weekday Demand																			
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Farmers Market	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family Restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Live Theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	25%	60%	80%	80%	80%	80%	80%	60%	25%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	80%	100%	100%	100%	100%	100%	80%	30%
Banquet Hall	Visitors	0%	25%	40%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Office	Visitors	0%	1%	20%	60%	100%	45%	15%	45%	95%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	Employees Unreserved	3%	15%	50%	90%	100%	100%	85%	85%	95%	95%	85%	60%	25%	15%	5%	3%	1%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

f-Day Factors for Weekend Demand																			
Land Use		6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	12:00 AM
Retail Typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Farmers Market	Visitors	0%	5%	30%	50%	70%	90%	45%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Employees	5%	50%	100%	100%	100%	100%	65%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Fine/Casual Dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family Restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast Casual/Fast Food	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Live Theater	Visitors	0%	25%	40%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Banquet Hall	Visitors	0%	25%	40%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	65%	40%	25%
	Employees	10%	30%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	80%	30%
Hotel-Leisure	Visitors	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
Employee	Employees	10%	30%	100%	100%	100%	100%	100%	100%	100%	100%	70%	70%	40%	20%	20%	20%	20%	10%	5%
Office	Visitors	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Unreserved	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	Employees Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

APPENDIX C – ULI'S SHARED PARKING WORKSHEET

SCENARIO A

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	66,145	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	100	95%	67%	106
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	13,650	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	92	50%	94%	48
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	24	75%	100%	18
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	730	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	171	65%	90%	171
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	33	100%	90%	33
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		
													Customer/Visitor		790	Customer		791
													Employee/Resident		187	Employee/Resident		164
													Reserved		-	Reserved		-
													Total		977	Total		955

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

SCENARIO B

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	57,691	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	88	95%	67%	93
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	24,259	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	163	50%	94%	86
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	41	75%	100%	31
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	730	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	171	65%	90%	171
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	33	100%	90%	33
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		
													Customer/Visitor		848	Customer		815
													Employee/Resident		204	Employee/Resident		176
													Reserved		-	Reserved		-
													Total		1,052	Total		991

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

SCENARIO C

Shared Parking Demand Summary

Peak Month: APRIL -- Peak Period: 6 PM, WEEKDAY

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 6 PM	Peak Mo Adj April	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj April	Estimated Parking Demand
Retail																		
Retail (<400 ksf)	57,691	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	90%	67%	88	95%	67%	93
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	77%	-	100%	77%	-
Farmers Market	26,356	sf GLA	2.50	100%	100%	2.50	ksf GLA	2.50	100%	100%	2.50	ksf GLA	0%	75%	-	45%	75%	22
Employee			0.00	100%	100%	0.00		0.00	100%	100%	0.00		0%	85%	-	65%	85%	-
Food and Beverage																		
Fine/Casual Dining	13,650	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	95%	94%	92	50%	94%	48
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		100%	100%	24	75%	100%	18
Family Restaurant	9,100	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	80%	94%	52	100%	94%	65
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		95%	100%	15	100%	100%	16
Fast Casual/Fast Food	22,750	sf GLA	7.50	100%	100%	7.50	ksf GLA	7.50	100%	100%	7.50	ksf GLA	85%	95%	138	100%	95%	162
Employee			1.69	100%	100%	1.69		1.69	100%	100%	1.69		90%	100%	35	100%	100%	39
Entertainment and Institutions																		
Live Theater	450	seats	0.40	100%	100%	0.40	seat	0.40	100%	100%	0.40	seat	80%	100%	144	80%	100%	144
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	100%	23	100%	100%	23
Banquet Hall	1,064	seats	0.40	100%	100%	0.40	ksf GLA	0.40	100%	100%	0.40	ksf GLA	65%	90%	249	65%	90%	249
Employee			0.05	100%	100%	0.05		0.05	100%	100%	0.05		100%	90%	49	100%	90%	49
Hotel and Residential																		
Hotel-Leisure	120	keys	1.00	90%	100%	0.90	key	1.00	90%	100%	0.90	key	85%	100%	92	65%	100%	70
Hotel Employees	120	keys	0.15	100%	100%	0.15	key	0.09	100%	100%	0.09	key	40%	100%	7	100%	100%	11
Office																		
Office 25 to 100 ksf	77,800	sf GFA	0.35	100%	100%	0.35	ksf GFA	0.03	100%	100%	0.03	ksf GFA	5%	100%	1	90%	100%	3
Employee			2.50	100%	100%	2.50		0.33	100%	100%	0.33		25%	100%	49	90%	100%	23
Additional Land Uses																		

Customer/Visitor	856	Customer	856
Employee/Resident	202	Employee/Resident	179
Reserved	-	Reserved	-
Total	1,058	Total	1,035

*Hotel management has confirmed 2 overnight employees on both weekdays and weekends.

City of Franklin

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

File #: 21-0197

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Ordinance 2024-43, An Ordinance To Rezone 70.57 Acres From Agricultural (AG) District To Planned (PD 17.71/172,000) District For The Property Located East Of Peytonsville Road And North Of Peytonsville Road (Erickson Senior Living PUD).

PURPOSE:

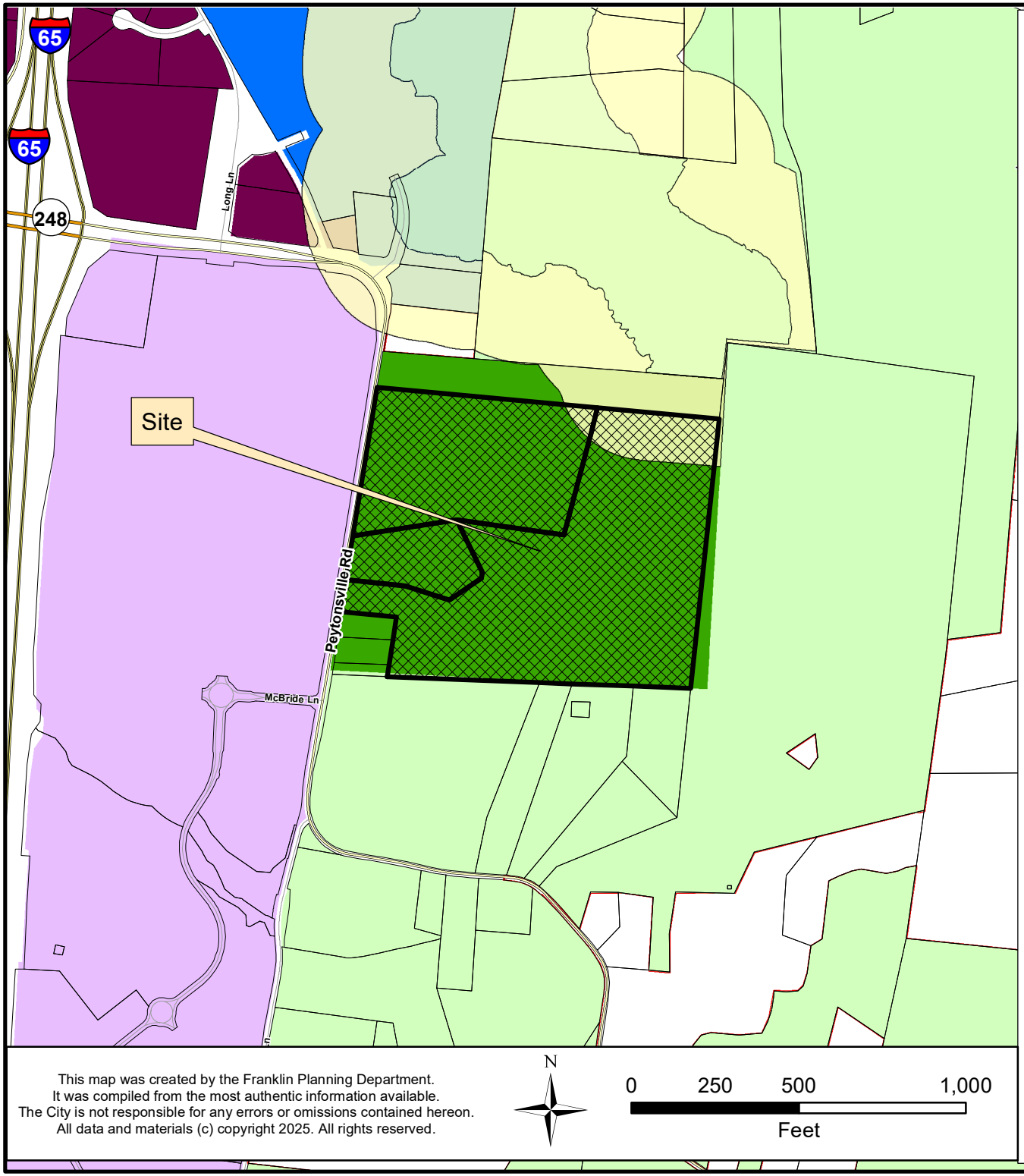
PROJECT INFORMATION
COF Project Number: 8623
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Chapter 2 Investments, Kelly Beasely, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 70.57 acres located East of Peytonsville Road at 4440, 4428, & 4430 Peytonsville Road From Agricultural (AG) District to Planned (PD 17.71/172,000) District to accommodate the Erickson Senior Living PUD Subdivision. Envision Franklin places this property in the Regional Commerce Design Concept. For the Regional Commerce design concept, Envision Franklin states that these areas, "contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." The primary uses of multifamily housing and continuum of care are supported within the Regional Commerce design concept.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Ordinance 2024-43.



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

ORDINANCE 2024-43

AN ORDINANCE TO REZONE 70.57 ACRES FROM AGRICULTURAL (AG) DISTRICT TO PLANNED (PD 17.71/172,000) DISTRICT FOR THE PROPERTY LOCATED EAST OF PEYTONSVILLE ROAD AND NORTH OF PEYTONSVILLE ROAD (ERICKSON SENIOR LIVING PUD)

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

WHEREAS, the Planned (PD 17.71/172,000) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-96, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Agricultural (AG) District to Planned (PD 17.71/172,000) District:

PREMISES CONSIDERED

Map-Parcel	Acres
117-32.03	44.33
117-31.00	5.46
117-31.03	20.78
Total	70.57

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2025.

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

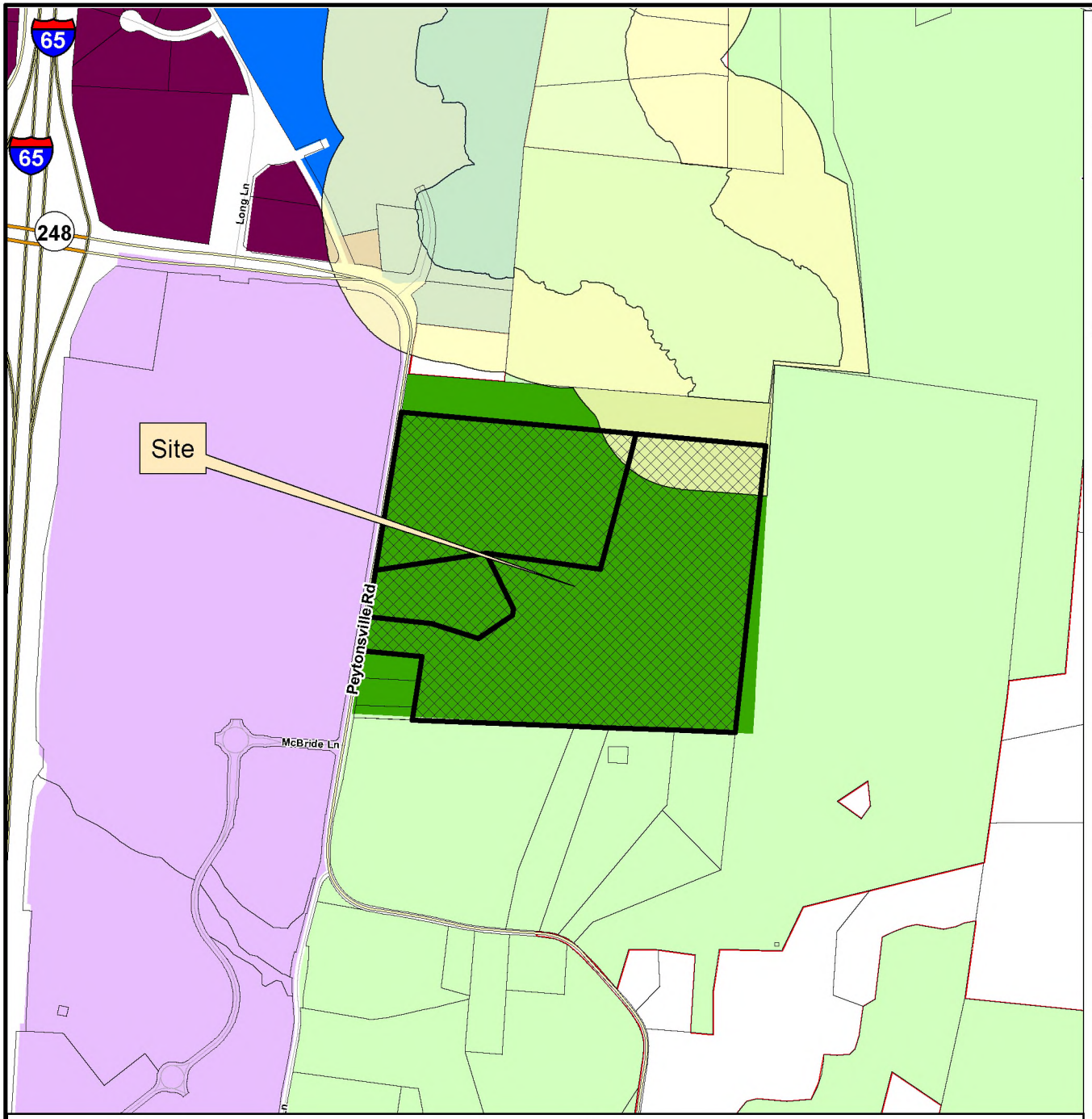
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
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N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

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

DEVELOPER:
ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
steven.montgomery@erickson.com

ARCHITECT:
THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY
SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM

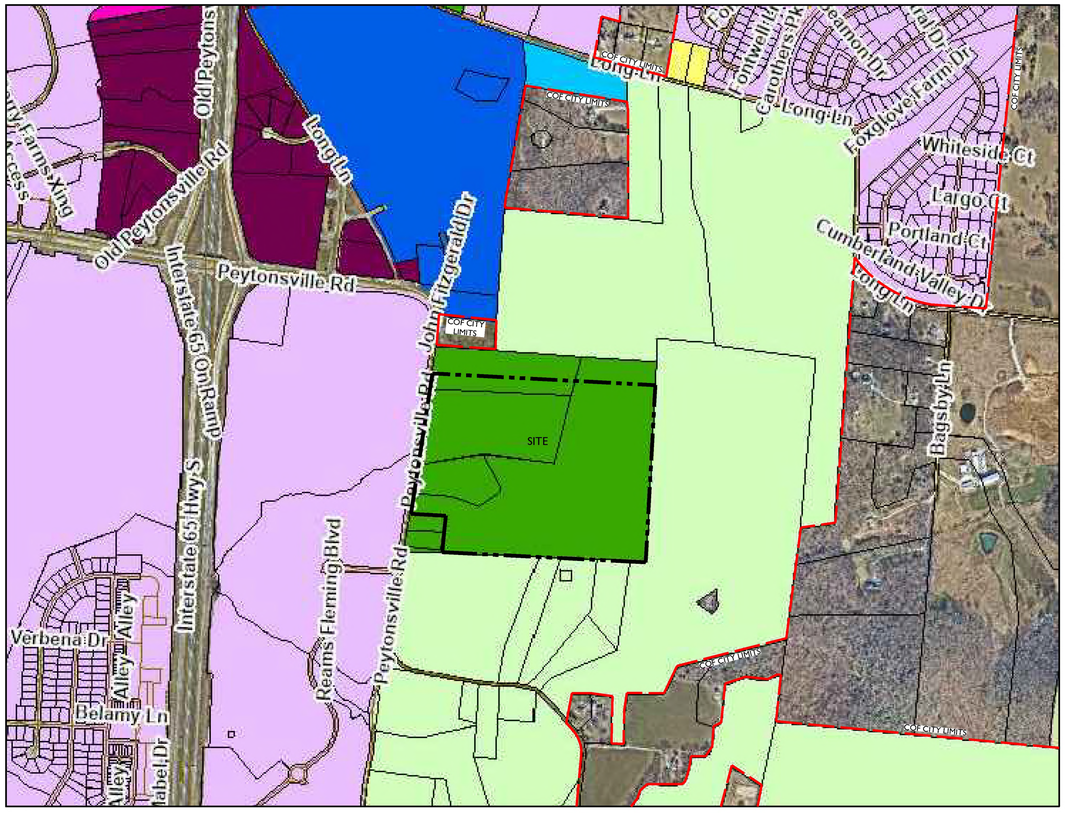
ERICKSON SENIOR LIVING-FRANKLIN

REZONING REQUEST
PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson, Tennessee

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT



N NOT TO SCALE

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, REQUESTING REQUEST

COF PROJECT NUMBER:	8623
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03203, 117-03103, 117-03100
ADDRESS:	4440, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING): 1,250

PARKING REQUIRED:
0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:
ASSISTED LIVING: 172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2
1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JULY 1, 2024

SUBDIVISION REGULATIONS: JANUARY 1, 2022

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2024

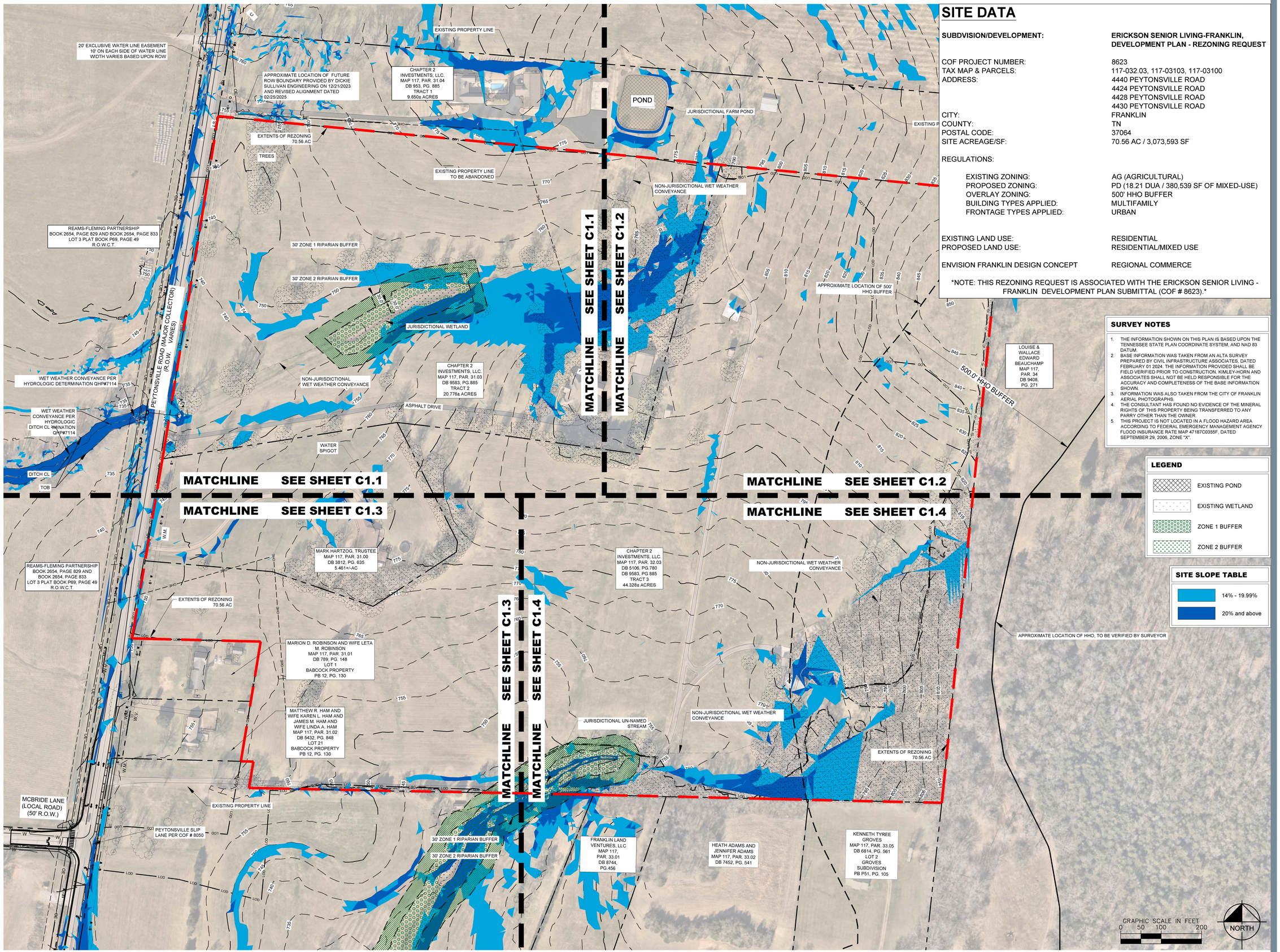
STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

MUNICIPAL CODE: MAY 22, 2024

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8623

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
CITY:	FRANKLIN
COUNTY:	TN
POSTAL CODE:	37064
SITE ACREAGE/SF:	70.56 AC / 3,073,593 SF
REGULATIONS:	
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (18.21 DUA / 380,539 SF OF MIXED-USE)
OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

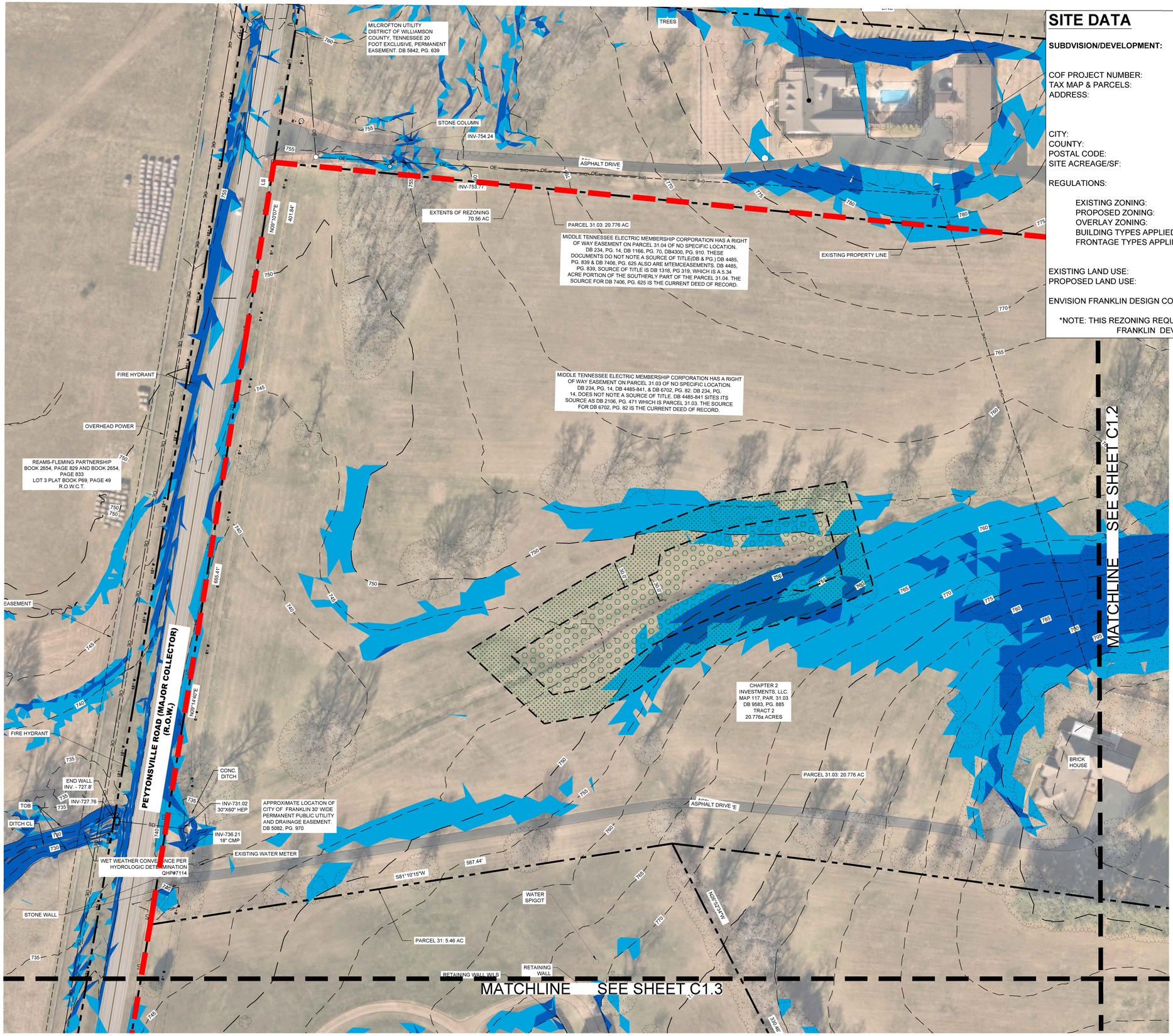
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 137918 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL EXISTING CONDITIONS

C1.0
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
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OVERLAY ZONING:	500' HHO BUFFER
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
EXISTING LAND USE:	RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

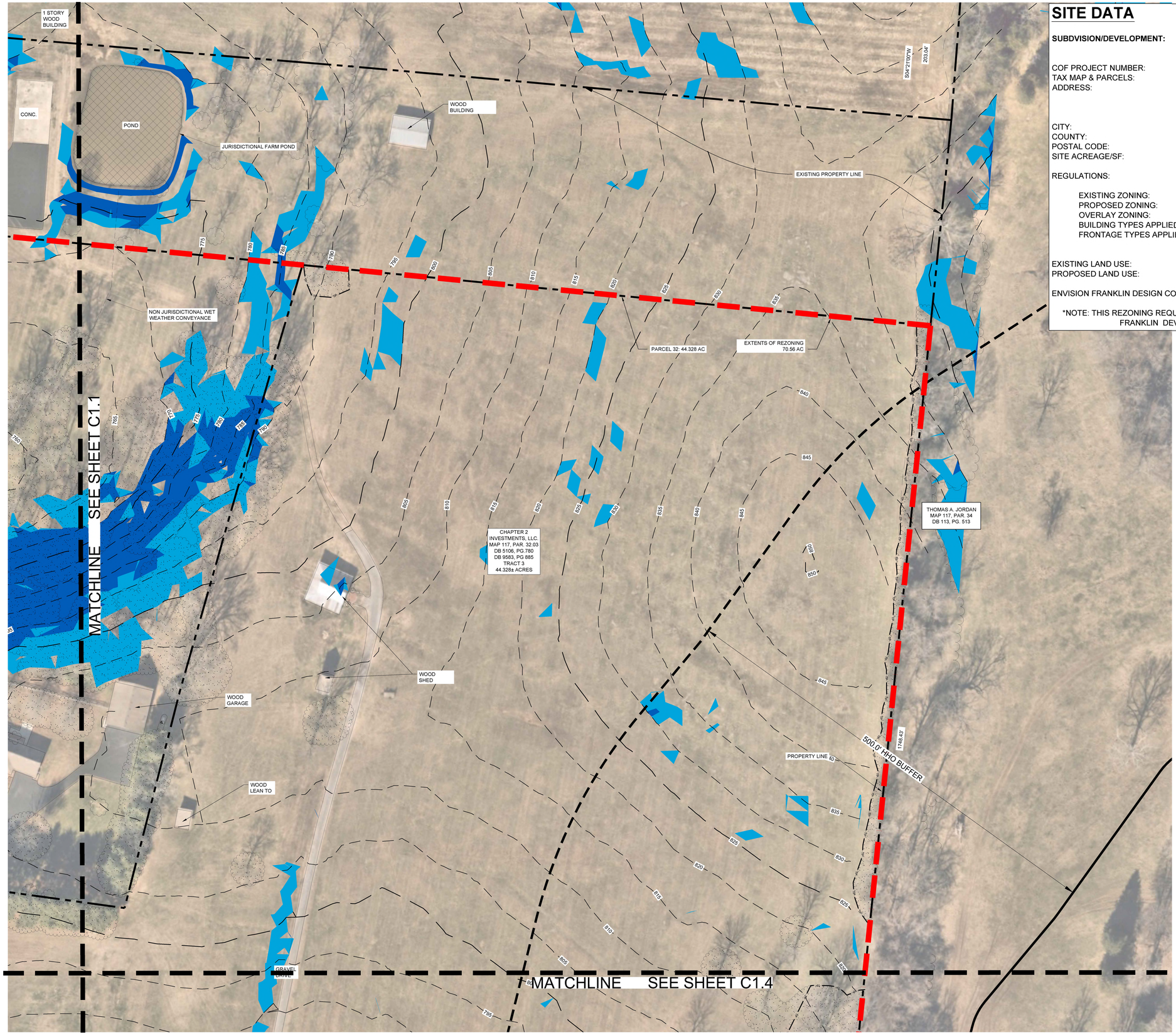
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE 117719 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # 8623



SITE DATA

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PROPOSED LAND USE:	RESIDENTIAL/MIXED USE
ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

SURVEY NOTES

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LEGEND

- EXISTING POND
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- 14% - 19.99%
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NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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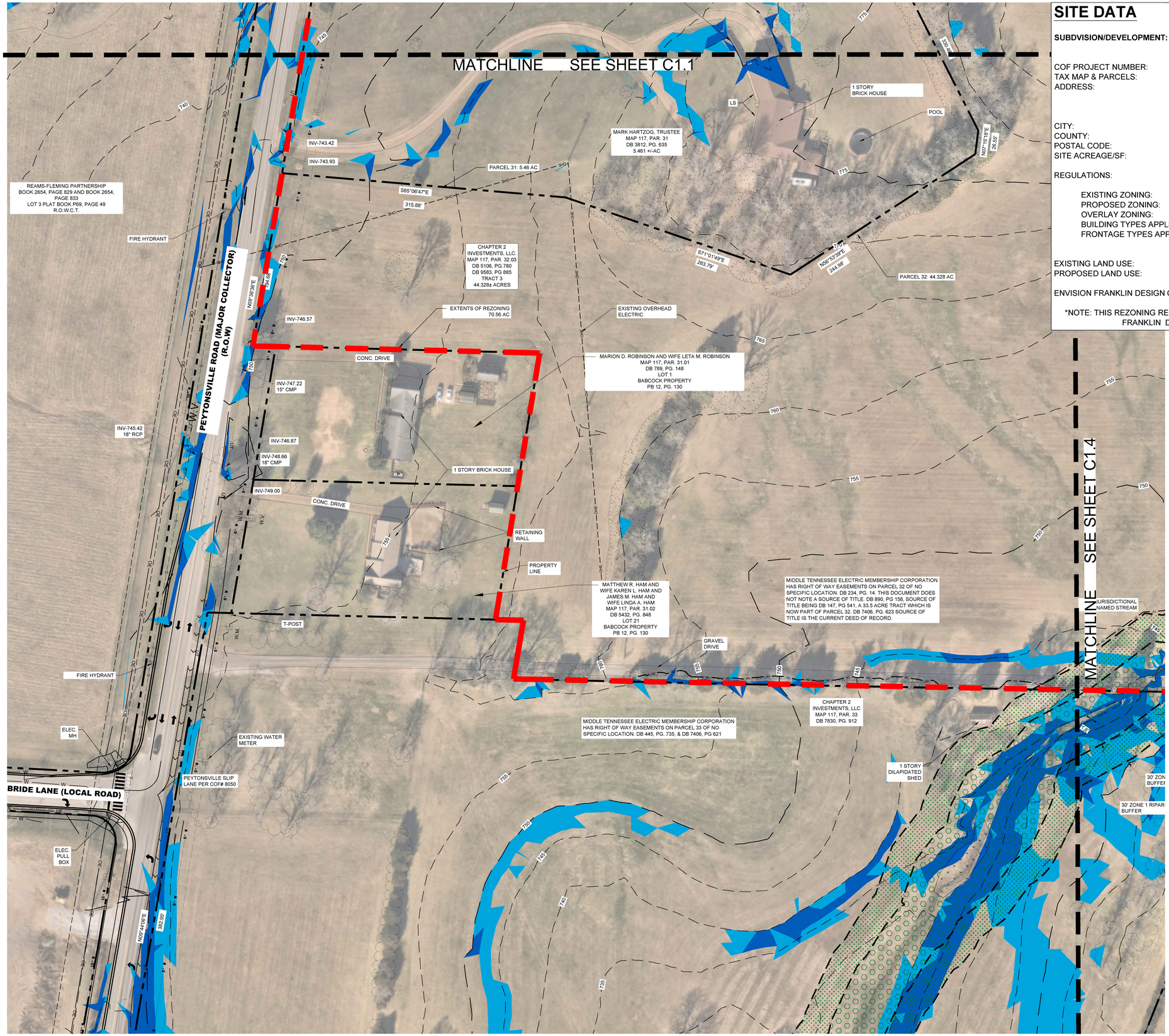
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE CIVIL COMMERCE No. 137218 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.2
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

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NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

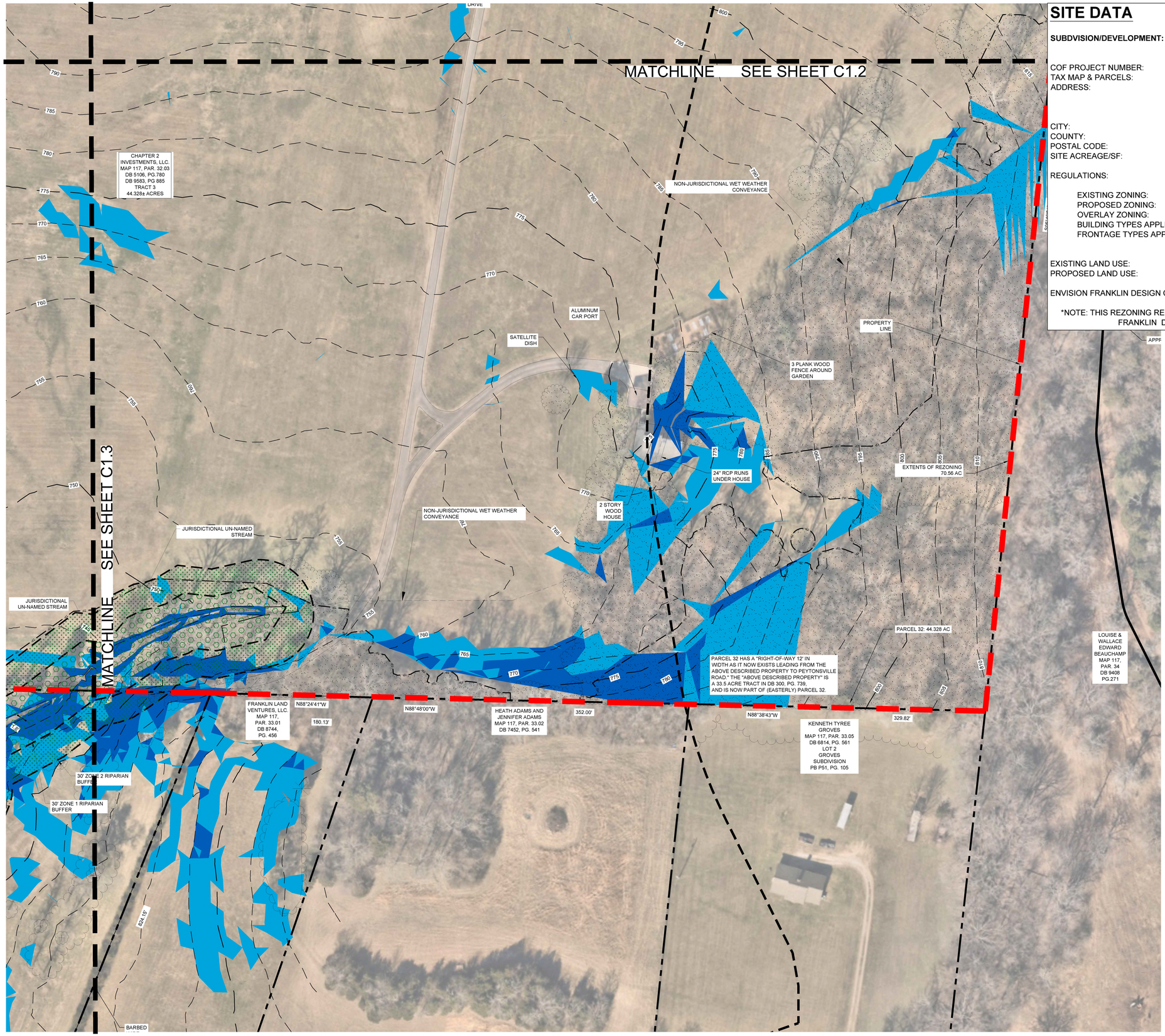
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL COMMERCIAL No. 137919 STATE OF TENNESSEE 2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.3
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137918
STATE OF TENNESSEE
2/07/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.4
COF # 8623

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
3020 STANSBERRY LANE
SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com

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

DEVELOPER:
ERICKSON SENIOR LIVING
STEVEN MONTGOMERY
701 MAIDEN CHOICE LANE
BALTIMORE, MD 21228
410-207-4767
steven.montgomery@erickson.com

ARCHITECT:
THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY
SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM

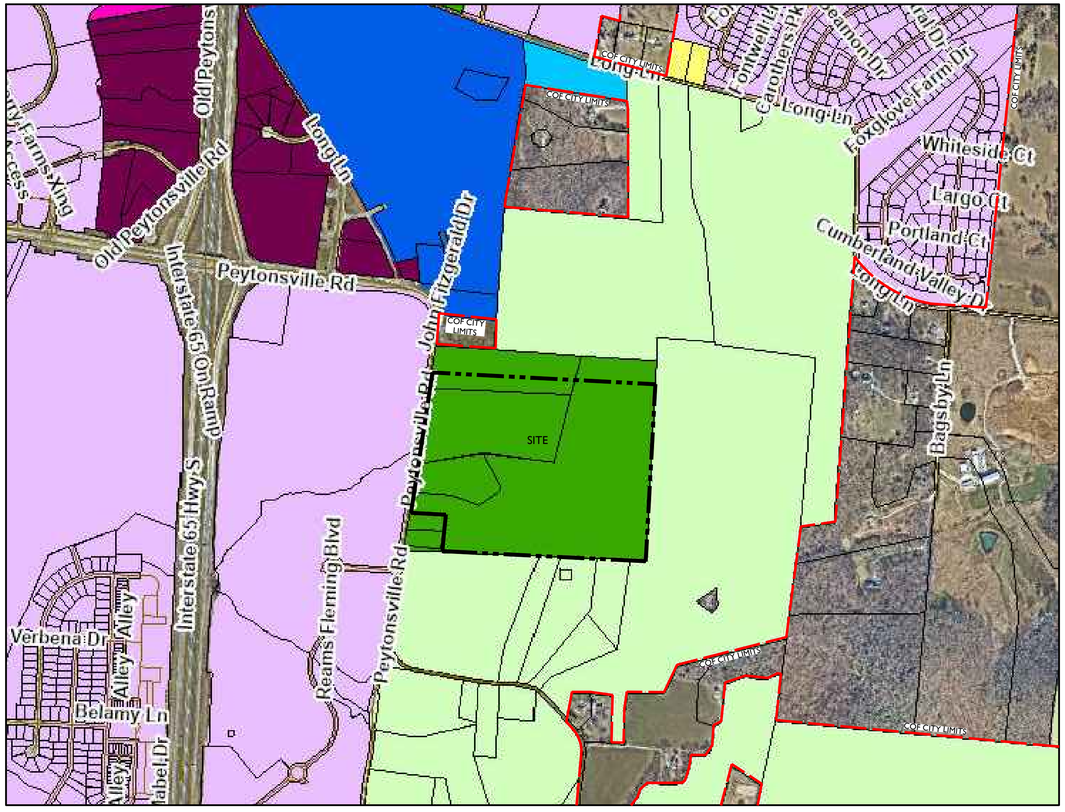
SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT

ERICKSON SENIOR LIVING-FRANKLIN

REZONING REQUEST
PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson, Tennessee



N NOT TO SCALE

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, REQUESTING REQUEST

COF PROJECT NUMBER:	8623
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03203, 117-03103, 117-03100
ADDRESS:	4440, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:
MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING): 1,250

PARKING REQUIRED:
0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:
ASSISTED LIVING: 172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2
1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE: JULY 1, 2024

SUBDIVISION REGULATIONS: JANUARY 1, 2022

TRANSPORTATION AND STREET TECHNICAL STANDARDS: JULY 1, 2024

STORMWATER BMP MANUAL: JULY 1, 2021

TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION: OCTOBER 13, 2020

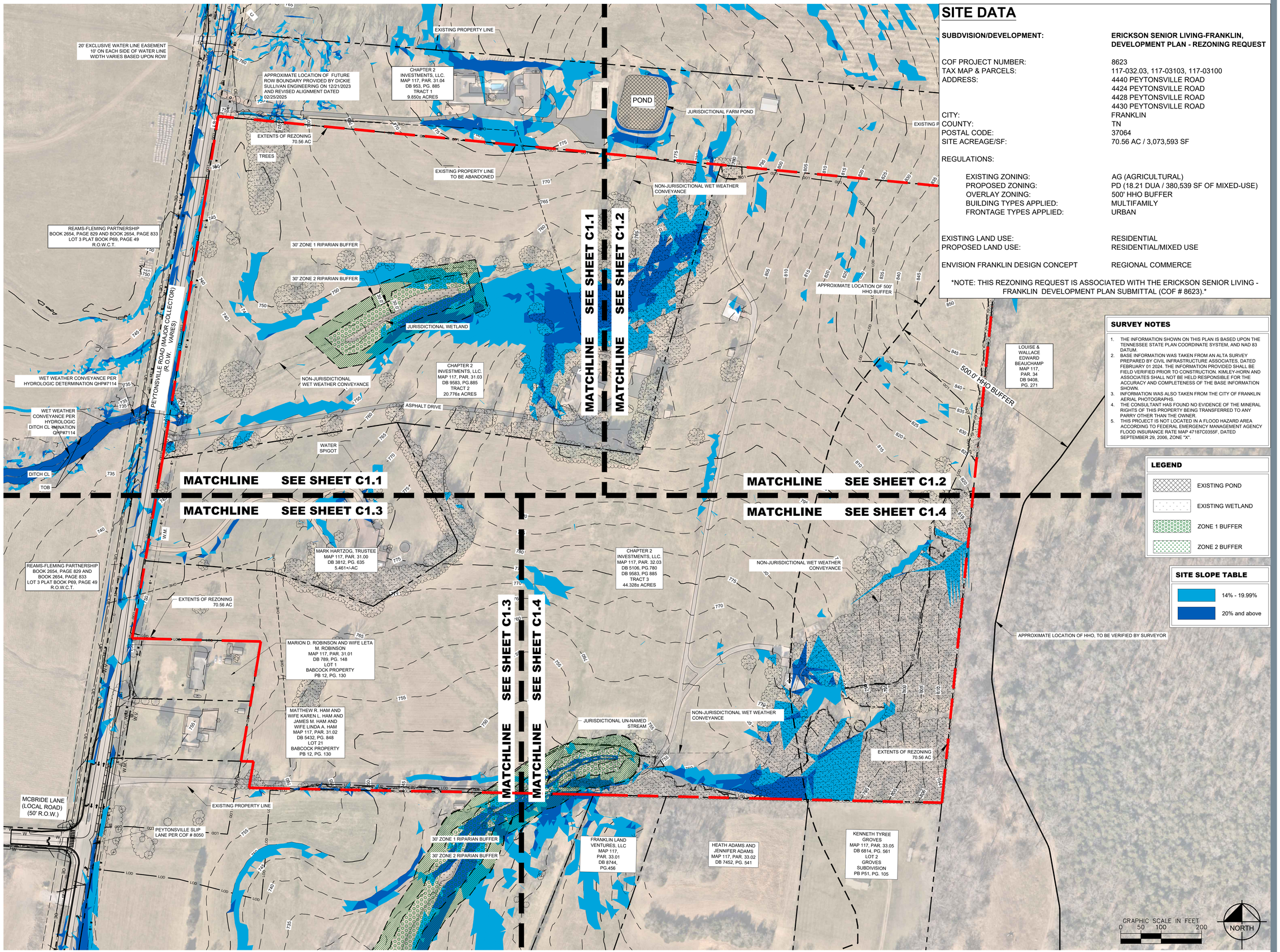
MUNICIPAL CODE: MAY 22, 2024



PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #:8623

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
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COUNTY:	TN
POSTAL CODE:	37064
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EXISTING LAND USE:	RESIDENTIAL
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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

NOTE: THIS REZONING REQUEST IS ASSOCIATED WITH THE ERICKSON SENIOR LIVING - FRANKLIN DEVELOPMENT PLAN SUBMITTAL (COF # 8623).

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ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

Franklin, Williamson County, Tennessee

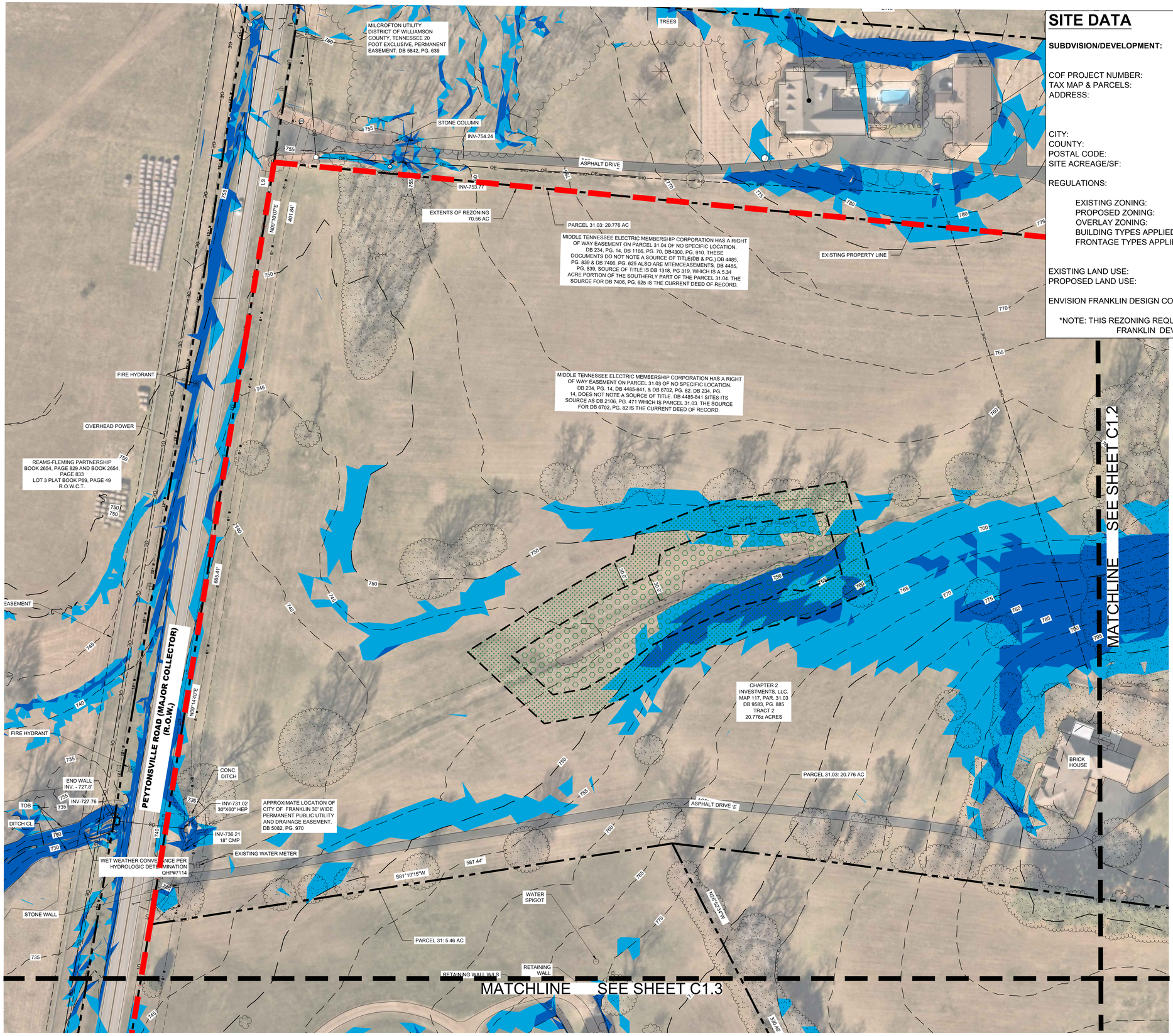
WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE & ENVIRONMENT No. 127919 STATE OF TENNESSEE 2/10/2025

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

OVERALL EXISTING CONDITIONS

C1.0

COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

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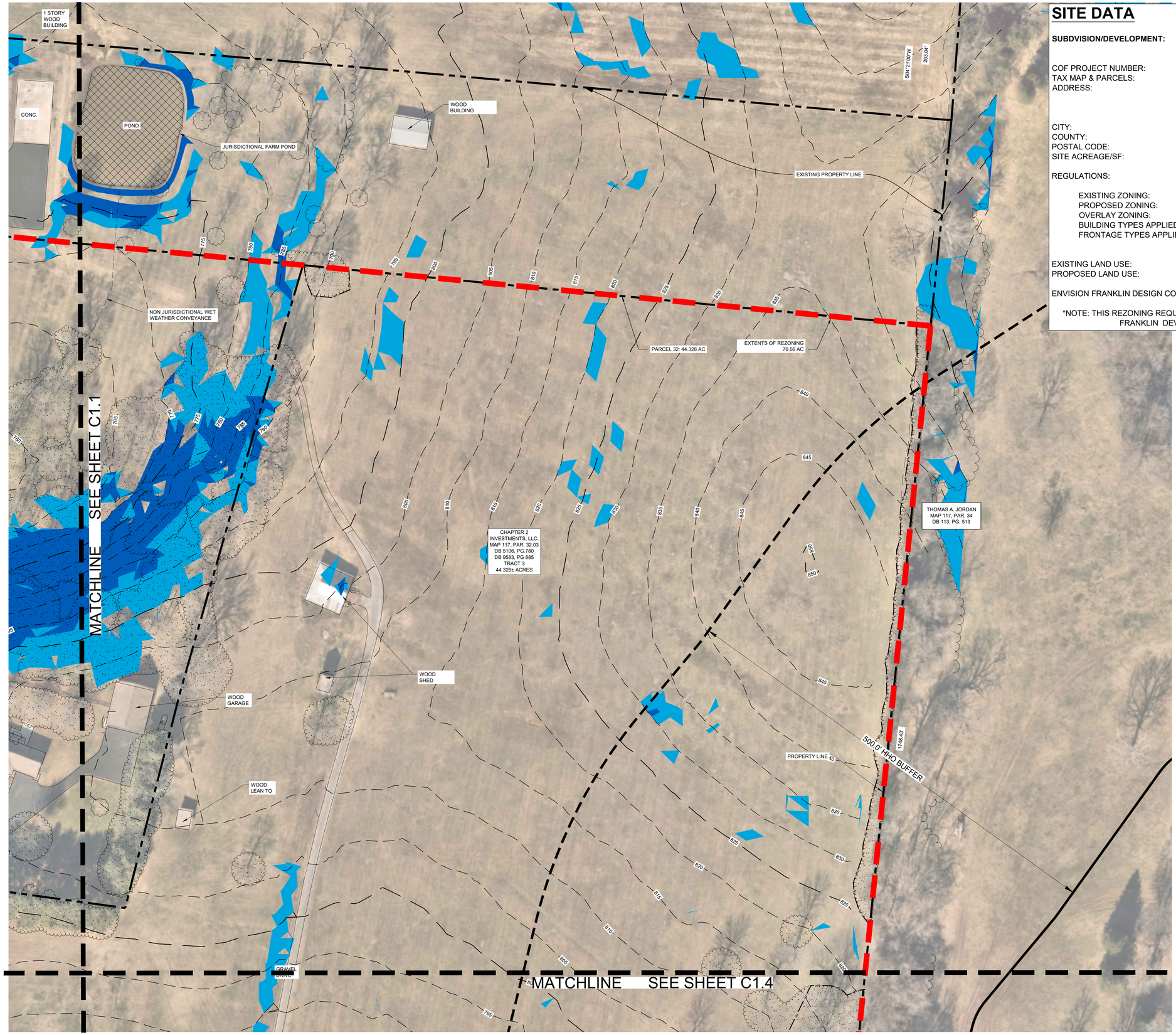
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127719 STATE OF TENNESSEE 2/7/2025

Revision Date
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ENLARGED EXISTING CONDITIONS

C1.1
COF # 8623



SITE DATA

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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

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NORTH

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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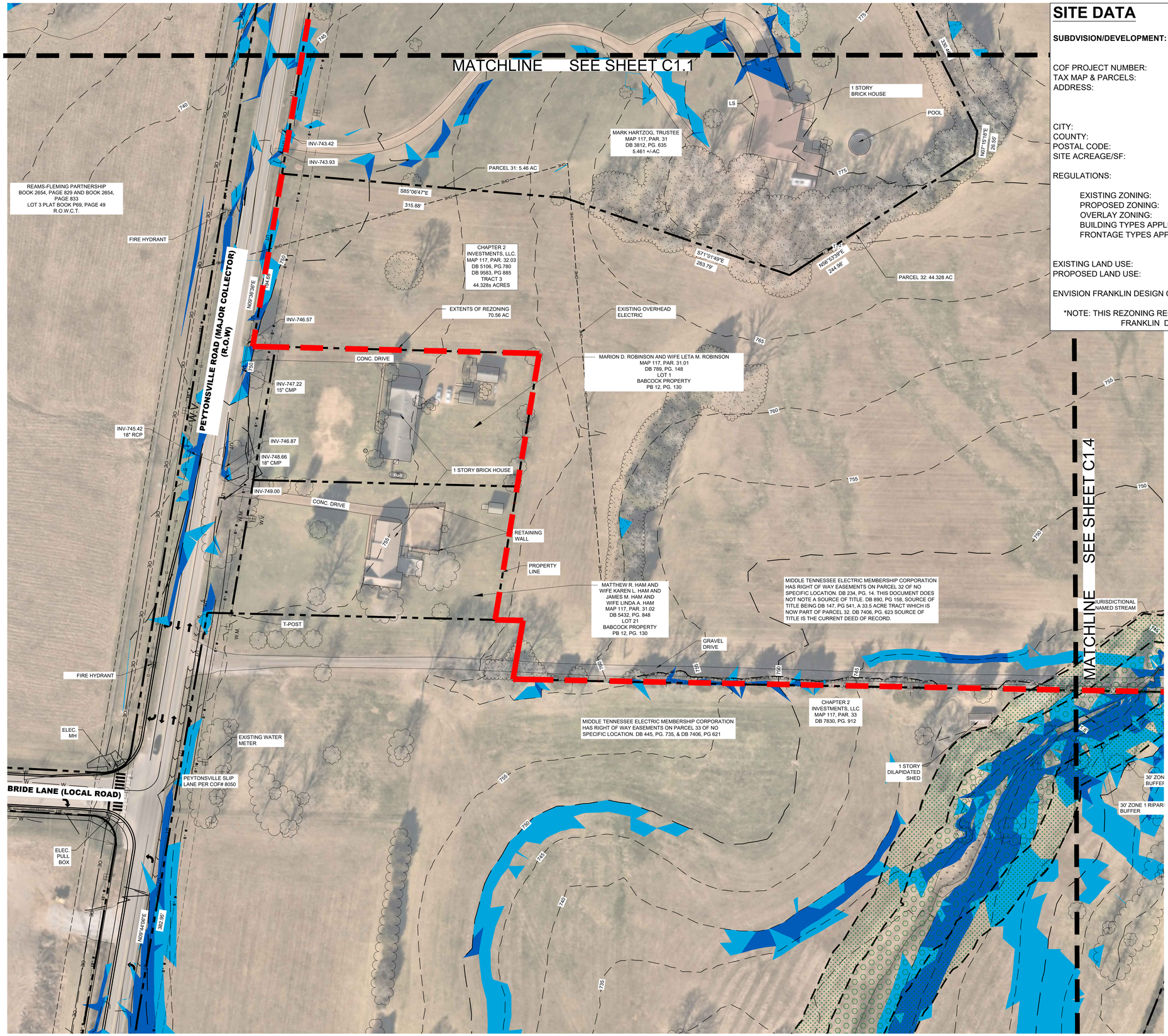
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127219
STATE OF TENNESSEE
2/9/2024

Revision Date
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ENLARGED EXISTING CONDITIONS

C1.2
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
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ENVISION FRANKLIN DESIGN CONCEPT	REGIONAL COMMERCE

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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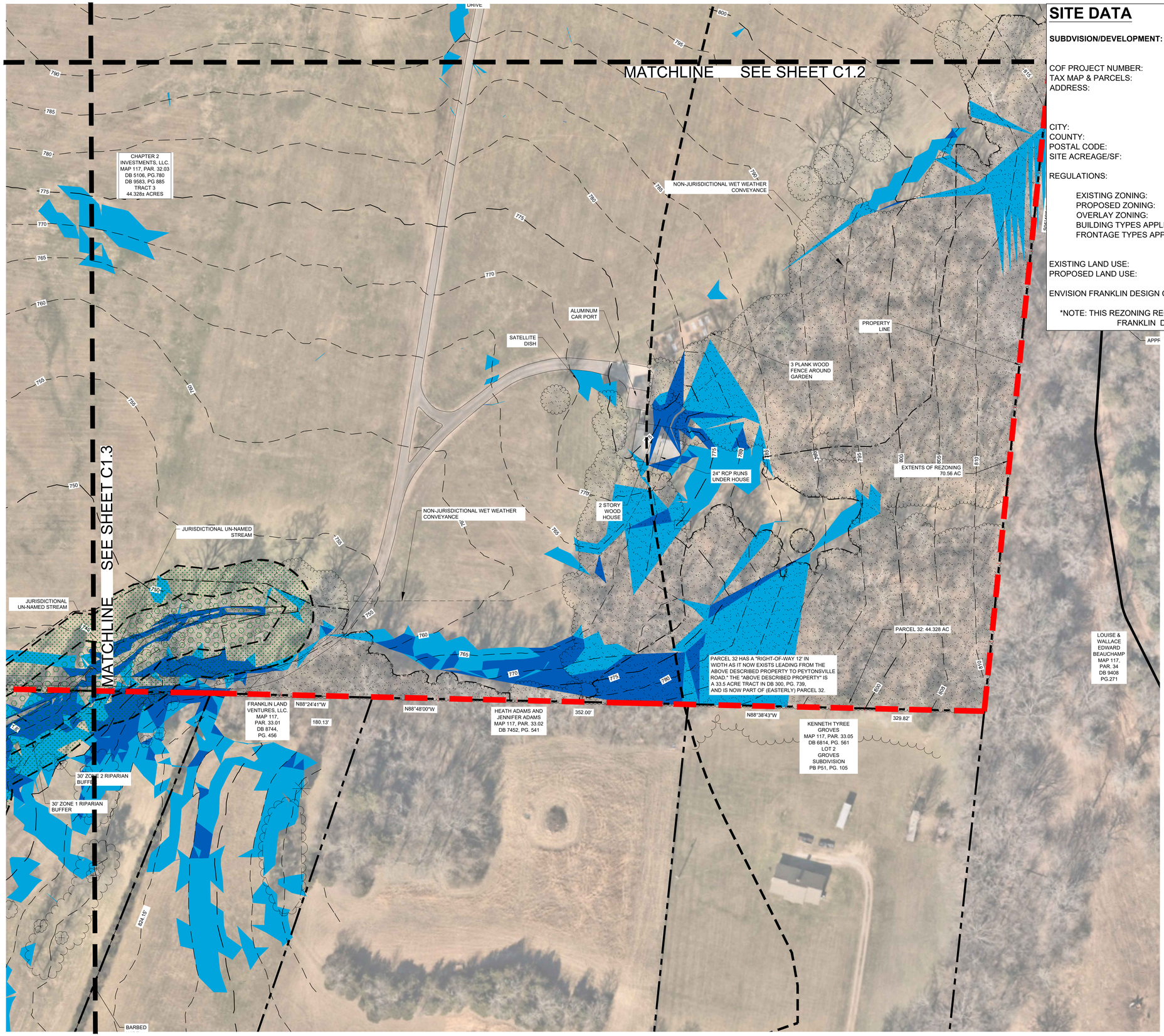
ERICKSON SENIOR LIVING
FRANKLIN
REZONING REQUEST
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 127919
STATE OF TENNESSEE
2/7/2025

Revision Date
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△ _____
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△ _____

ENLARGED EXISTING CONDITIONS

C1.3
COF # 8623



SITE DATA

SUBDVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING-FRANKLIN, DEVELOPMENT PLAN - REZONING REQUEST**
COF PROJECT NUMBER:	8623
TAX MAP & PARCELS:	117-032.03, 117-03103, 117-03100
ADDRESS:	4440 PEYTONSVILLE ROAD 4424 PEYTONSVILLE ROAD 4428 PEYTONSVILLE ROAD 4430 PEYTONSVILLE ROAD
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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN REZONING REQUEST

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 137219 STATE OF TENNESSEE 2/7/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.4
COF # 8623

File #: 21-0198

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Resolution 2024-96, A Resolution Approving A Development Plan For Erickson Senior Living PUD Subdivision With 5 Modifications Of Development Standards (Building Elements, Connectivity, Parking), For The Property Located East Of Peytonsville Road And North Of Peytonsville Road, Located At 4424, 4428, 4430, And 4440 Peytonsville Road.

PURPOSE:
PROJECT INFORMATION
COF Project Number: 8624
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Chapter 2 Investments, Kelly Beasely, Rep.

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Erickson Senior Living PUD Subdivision, which proposes a campus of 1,250 residential dwelling units (age restricted) and 172,000 square feet of commercial space for continuum of care services. Envision Franklin places this property in the Regional Commerce Design Concept. Areas within the Regional Commerce design concept contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play. Envision Franklin further states that new development within Regional Commerce should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor. The Erickson PUD Subdivision provides a cohesive, pedestrian friendly plan that incorporates both housing and continuum of care services for older demographics.

MODIFICATION OF STANDARDS:

There are five Modification of Standards requests in this plan that address building elements, connectivity, and parking. The following is the list of MOS requests included in the application and staff's recommendations for each, should the development plan be approved.

MOS #1: Requesting to allow loading areas to be located to the side of buildings.

Section 10.1.23(C)(1) of the Zoning Ordinance states on-site loading areas shall be located to the rear of the building. The applicant has limited these areas to certain spots on the plan and has provided additional screening methods for these loading areas.

Staff recommends approval of MOS #1.

MOS #2: Requesting to modify the maximum block length to 6,200 feet.

Section 9.5.2(C) of the Zoning Ordinance states that block length perimeter shall not exceed a maximum of 2,400 feet except the DRT may approve a block length perimeter up to 3,200 feet. The proposed length is nearly double the maximum of what is permitted. Including more public streets throughout the plan, where there are now only parking-lot drive aisles, could achieve this design standard. However, it is the intention of the applicant to have a secure site through the development.

Staff recommends disapproval of MOS #2.

MOS #3: Request to allow the finished floor elevation to be at ground level.

Section 6.7 of the Zoning Ordinance requires that the finished floor elevation be a minium of 18 inches above grade at the facade. Given the demographics of those who will be occupying the building and that similar requests have been approved previously, this request can be supported.

Staff recommends approval of MOS #3.

MOS #4: Request to remove the required eastern connection for external connectivity.

Section 9.5.1(B) of the Zoning Ordinance requires that external connections shall be provided in every direction (north, south, east and, west). Staff is not supportive of this request given the current configuration of future roadways in the Major Thoroughfare Plan. However, there is an amendment to revise the Major Thoroughfare plan and modify the future location of Carothers Parkway in the immediate area of the Erickson Senior Living PUD. Should the amendment be granted, staff is supportive of this MOS request.

Staff recommends disapproval of MOS #4.

MOS #5: Request to reduce the parking requirement for Multifamily residential units, age restricted from 1.5 spaces per unit to 1.2 per unit.

The Zoning Ordinance requires that multifamily residential uses with age-restricted tenants have a minimum parking standard of 1.5 spaces per unit. The applicant has cited national parking standard manuals and the fact that their minimum parking numbers for similar uses are much lower than than the request for 1.2 spaces per unit. Because of this data, coupled with the number of onsite amenities reducing generated trips, Staff can support the MOS request.

Staff recommends approval of MOS #5.

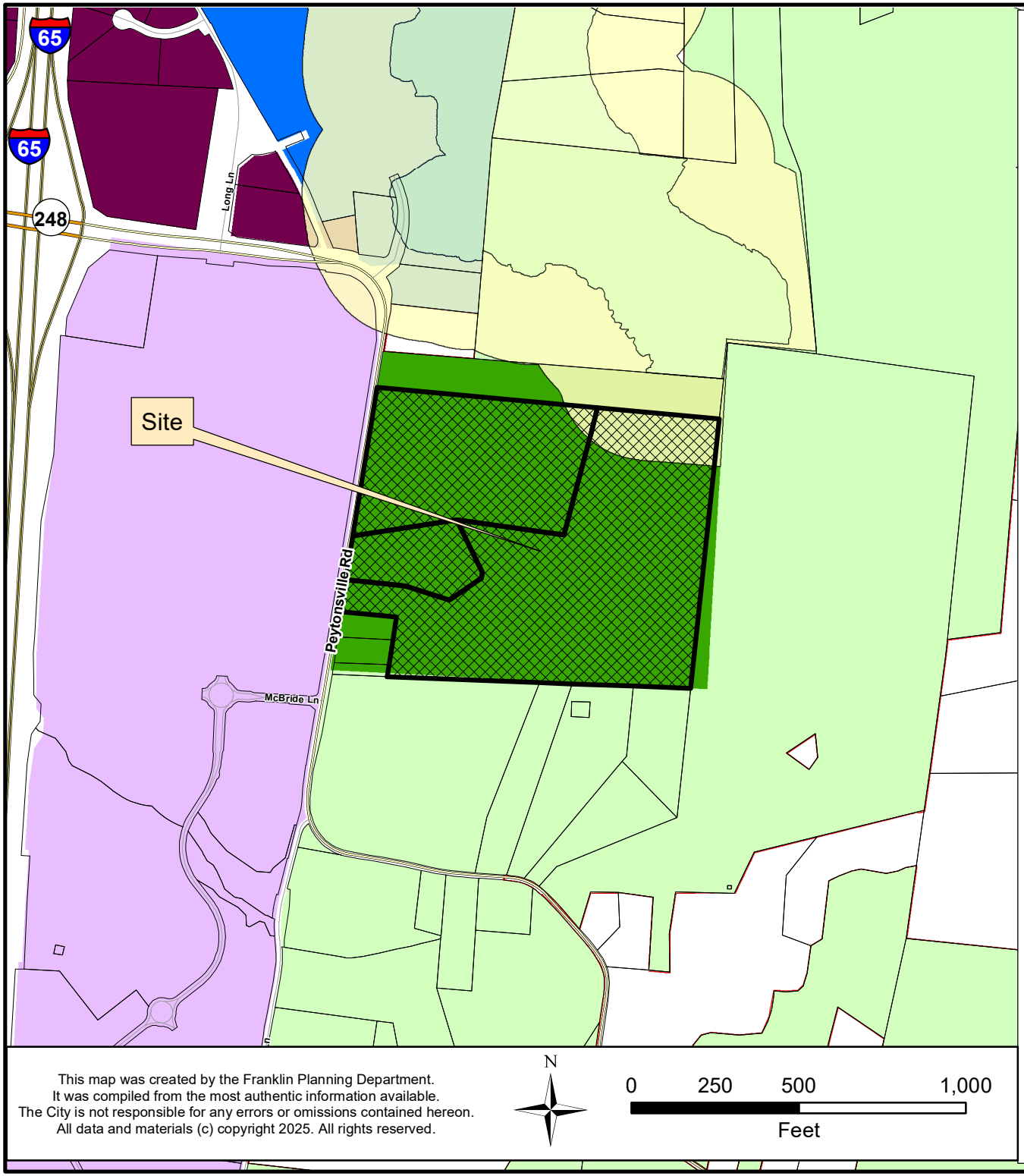
PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.

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

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to disapprove Resolution 2024-96. with conditions, unless the proposed amendment to the Major Thoroughfare Plan is approved. If the amendment is approved, Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to approve Resolution 2024-96, with conditions.



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
Proposed Number of Dwelling Units: 1,250
Proposed Nonresidential Square Footage: 172,000 SF

Legend

- Erickson Senior Living PUD Subdivision
- Hillside/Hillcrest Overlay
- 500 Ft Buffer of Hillside
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8624

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Engineering - Checklist

General Issues

109. Development Plan

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

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

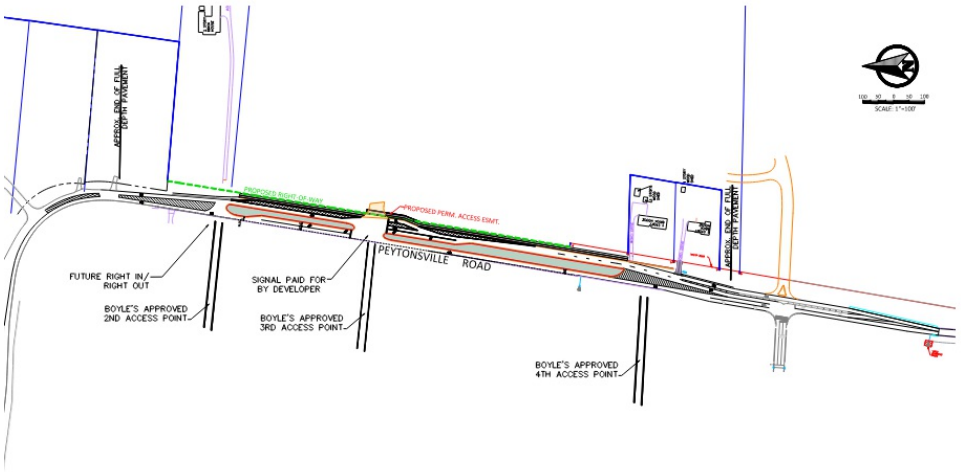
Engineering - Development Plan Checklist

General Issues

2. Traffic Impact Analysis (TIA)

jimmy.wiseman@franklintn.gov The applicant shall make the following improvements during the first phase of development. Roadway improvement plans shall be a part of the first site plan submittal.

- A three-lane median divided section of roadway from McBride Lane to the northern property line of the Development Project.



29. Connect Franklin Carothers Parkway Realignment

jimmy.wiseman@franklintn.gov	This plan is currently in conflict with Connect Franklin. Specifically the alignment of Carothers Parkway. An amendment to Connect Franklin shall be recommended for approval by the Board of Mayor and Alderman (BOMA) prior to resubmittal stage of this development plan (completed), and be approved by the Franklin Municipal Planning Commission (FMPC) prior to the approval of this development plan (on the same agenda).

85. Water Availability

lance.fittro@franklintn.gov	Conceptual layouts and exhibits for off-site improvements to be constructed by the developer, including those outlined in the Milcrofton water availability letter, shall be referenced in the sheet index and/or included in the development plan set. Off-site roadway drawings provided are understood to be conceptual, and may require adjustments upon provision of additional survey and full engineering design with future site plan(s) for construction.

FIRE--Planning--DRT

General Issues

9. Fire Protection

stephen.otero@Franklintn.gov	The applicant shall provide the following **before** One-Stop: 1. Show expected fire flow at 20 PSI 2. The peak domestic water demand 3. Show the system being looped inside the development 4. Add a note indicating that the system will be public [Edited By Jonathan Dye]

Parks

General Issues

41. Parkland Impact Fee

kevinl@franklintn.gov	Due to the amount of red lines, we do not have a law-approved version ready for the applicant to sign, therefore, conditional approval will be the comment until Law has approved the agreement. This must be coordinated to follow along with the Development Plan to BOMA. [Edited By Heather Eusebio]

Planning

General Issues

100. Submittal Timeline.

joseph.bryan@franklintn.gov	Advisory comment: the plan can be on the same agenda but AFTER the Major Thoroughfare Plan Update for Carothers Parkway. The determination on the plan update will determine certain staff recommendations for the Erickson PUD development plan.

101. Modification of Standards

joseph.bryan@franklintn.gov	Staff is supportive of MOS #1.

102. Modification of Standards

joseph.bryan@franklintn.gov	Staff does not support MOS #2 to modify the block length to a maximum of 6,200 feet. Should the MOS not be approved, applicant shall revise the design to be in compliance with current block length standards.

104. Modification of Standards

joseph.bryan@franklintn.gov	MOS 3 - FFE at Grade Staff is supportive of this MOS request.

105. Modification of Standards

joseph.bryan@franklintn.gov	Staff is generally supportive of this request. However, the recommendation is dependent on whether the major thoroughfare plan update for Carothers Parkway is approved earlier on the agenda. The staff recommendation will cover both scenarios.

106. Modification of Standards

joseph.bryan@franklintn.gov	MOS 5 - Parking Reduction Staff is supportive of this MOS request.

113. Parcel numbers

joseph.bryan@franklintn.gov	Applicant shall correct the parcel numbers to the correct numbers in the site data chart and in the plan set.

114. Modification of Standards

joseph.bryan@franklintn.gov	Per the email from Matt Huff dated February 18th, 2025, the applicant shall revise the MOS request for parking reduction to 1.2 spaces per unit and revise all parking calcs in the site data chart and throughout the plan set.

115. Parking

joseph.bryan@franklintn.gov	The applicant shall clarify on the plans that the parking requirement for the Continuum of Care facility is 1.1 spaces per employee.

RESOLUTION 2024-96

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR ERICKSON SENIOR LIVING PUD SUBDIVISION WITH 6 MODIFICATIONS OF DEVELOPMENT STANDARDS (BUILDING ELEMENTS, CONNECTIVITY, PARKING), FOR THE PROPERTY LOCATED EAST OF PEYTONSVILLE ROAD AND NORTH OF PEYTONSVILLE ROAD, LOCATED AT 4424, 4428, 4430, AND 4440 PEYTONSVILLE ROAD

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2024-43; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
117-32.03	44.33
117-31.00	5.46
117-31.03	20.78
Total	70.57

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 Erickson Senior Living PUD are as follows:

Entitlements	Erickson Senior Living PUD
Base Zone District	PD 17.71/172,000
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	1,250
Number of Nonresidential Square Footage	172,000
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	5

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by BOMA after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: **Request to allow loading areas to be located to the side of buildings.** Approved: _____ Denied: _____	10.1.23(C)(1) Loading Areas Loading areas shall be located to the rear of the building adjacent to loading doors. *Staff recommended approval.*
MOS 2: **Request to modify the maximum block length to 6,200 feet.** Approved: _____ Denied: _____	9.5.2(C) Internal Connectivity Block length perimeter shall not exceed a maximum of 2,400 feet, except if the DRT approves a length up to 3,200 feet. *Staff recommended disapproval.*
MOS 3: **Request to allow finished floor elevation to be at grade at the front façade.**	6.7 Multifamily Building Type

Approved: _____ Denied: _____	Minimum 18 inches above grade at front façade. *Staff recommended approval.*
MOS 4: **Request to remove required eastern connection for external connectivity.** Approved: _____ Denied: _____	9.5.1(B) External Connectivity Street connections shall be provided in every direction (north, south, east and west). *Staff recommended disapproval.*
MOS 5: **Request to reduce the parking requirement for Multifamily, Age Restricted from 1.5 to 1.2 spaces per unit.** Approved: _____ Denied: _____	10.2.1 Calculation Of Minimum Parking 1.5 parking spaces per unit. *Staff recommended approval.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-43, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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

ATTEST:

By: _____
Angie Skarp
City Recorder

CITY OF FRANKLIN, TENNESSEE:

By:_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law approved template Dec. 2023

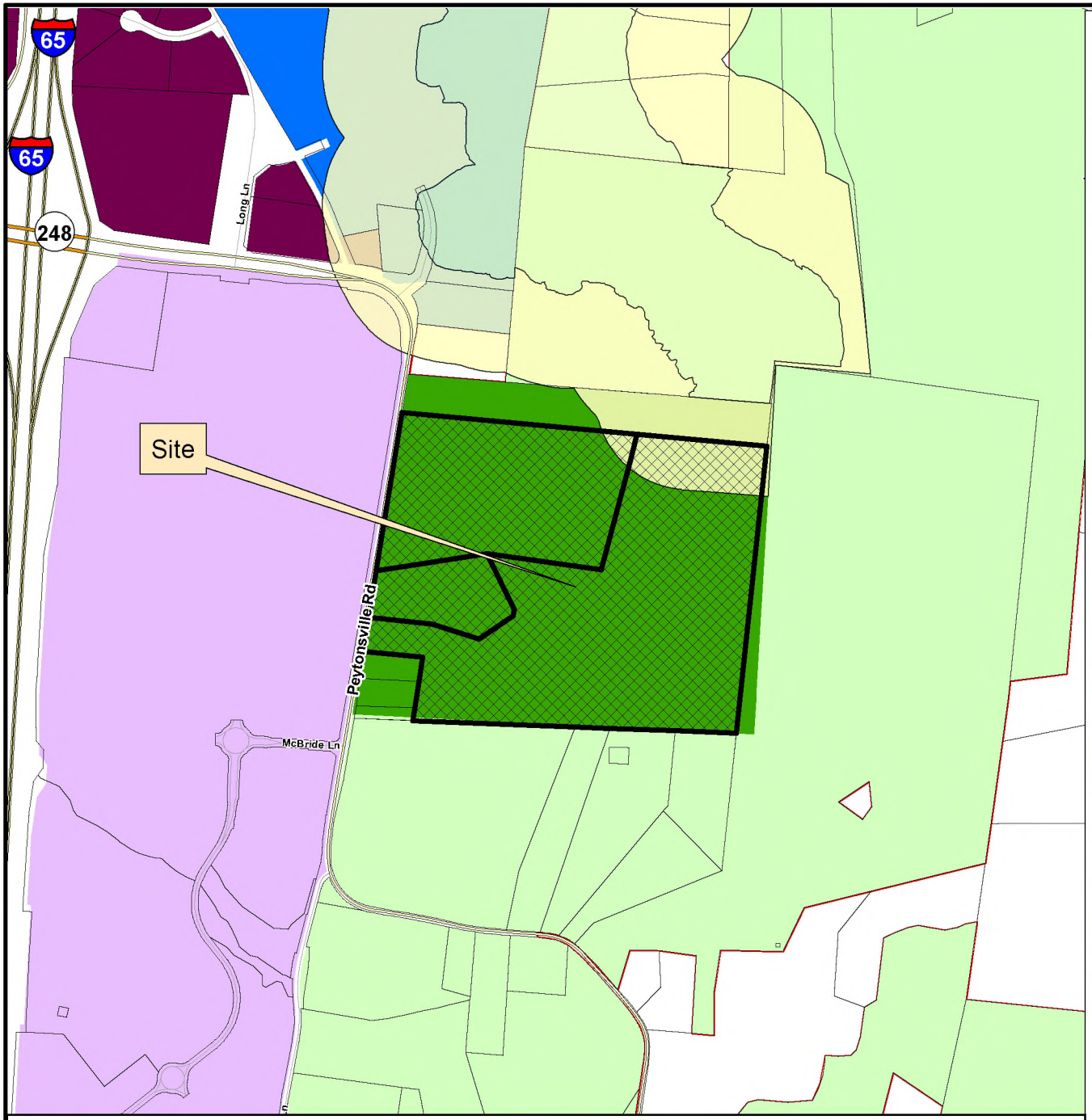
PREAPPLICATION CONFERENCE: _____9/3/24_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____10/24/24____

NEIGHBORHOOD MEETING: _____10/9/24_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



ERICKSON SENIOR LIVING PUD SUBDIVISION
ORDINANCE 2024-43
RESOLUTION 2024-96

Project Information
Existing Zoning: AG Agriculture
Proposed Zoning: PD (17.71 DUA / 172,000 SF)
Overlay Districts: 500' HHO Buffer
Site Acreage: 70.57 acres
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HISTORIC FRANKLIN TENNESSEE

ERICKSON SENIOR LIVING- FRANKLIN

DEVELOPMENT PLAN - PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

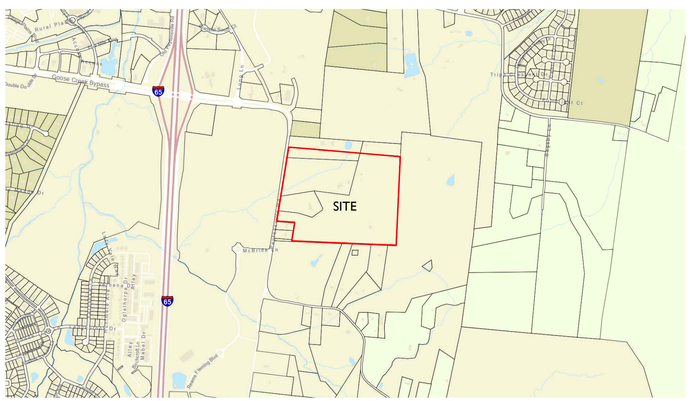
SHEET INDEX

C0.0	COVER SHEET
C0.1	MODIFICATION OF STANDARDS
C0.2	MODIFICATION OF STANDARDS
C0.3	MODIFICATION OF STANDARDS
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C2A	FRONTAGE EXHIBIT
C2B	PEDESTRIAN CONNECTIVITY EXHIBIT
C2.0	DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	ENLARGED GRADING AND DRAINAGE PLAN
C3.2	ENLARGED GRADING AND DRAINAGE PLAN
C3.3	ENLARGED GRADING AND DRAINAGE PLAN
C3.4	ENLARGED GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	ENLARGED ROW AND ACCESS PLAN
C4.2	ENLARGED ROW AND ACCESS PLAN
C4.3	ENLARGED ROW AND ACCESS PLAN
C4.4	ENLARGED ROW AND ACCESS PLAN
C4.5	STREET SECTION VIEWS
C4.6	OVERALL ROW ACCESS PLAN REFUSE
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
C5.3	ENLARGED UTILITY PLAN
C5.4	ENLARGED UTILITY PLAN
C6.0	PHASING PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN ENLARGEMENT
L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	TREE PRESERVATION PLAN ENLARGEMENT
L1.4	TREE PRESERVATION PLAN ENLARGEMENT
A1.0	TYPICAL ARCHITECTURE
A1.1	TYPICAL ARCHITECTURE
A2.0	ARCHITECTURAL PERSPECTIVES KEY
A2.1	ARCHITECTURAL PERSPECTIVES
A2.2	ARCHITECTURAL PERSPECTIVES
A2.3	ARCHITECTURAL PERSPECTIVES
A2.4	ARCHITECTURAL PERSPECTIVES

VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JULY 1, 2024
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2024
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 22, 2024



NOT TO SCALE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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GREG.GAMBLE@GDC-TN.COM

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615-330-1749
RYAN.MCMASTER@KIMLEY-HORN.COM

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STEVEN.MONTGOMERY@ERICKSON.COM

ARCHITECT:
THW DESIGN
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2100 RIVER EDGE PARKWAY, SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM



MODIFICATION OF STANDARDS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT WHERE THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO NOT APPLY THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
- FINISHED FLOOR ELEVATION:
  - MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
- PORCH DEPTH:
  - MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
- STOOP DEPTH:
  - 3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

MOS REQUEST 5 - 10.1.5 CALCULATION OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
   a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
   b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
   c. ANTICIPATED RATE OF PARKING TURNOVER; AND
   d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

NOTE: SEE C0.1-C0.3 FOR FULL MODIFICATION OF STANDARDS REQUESTS

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

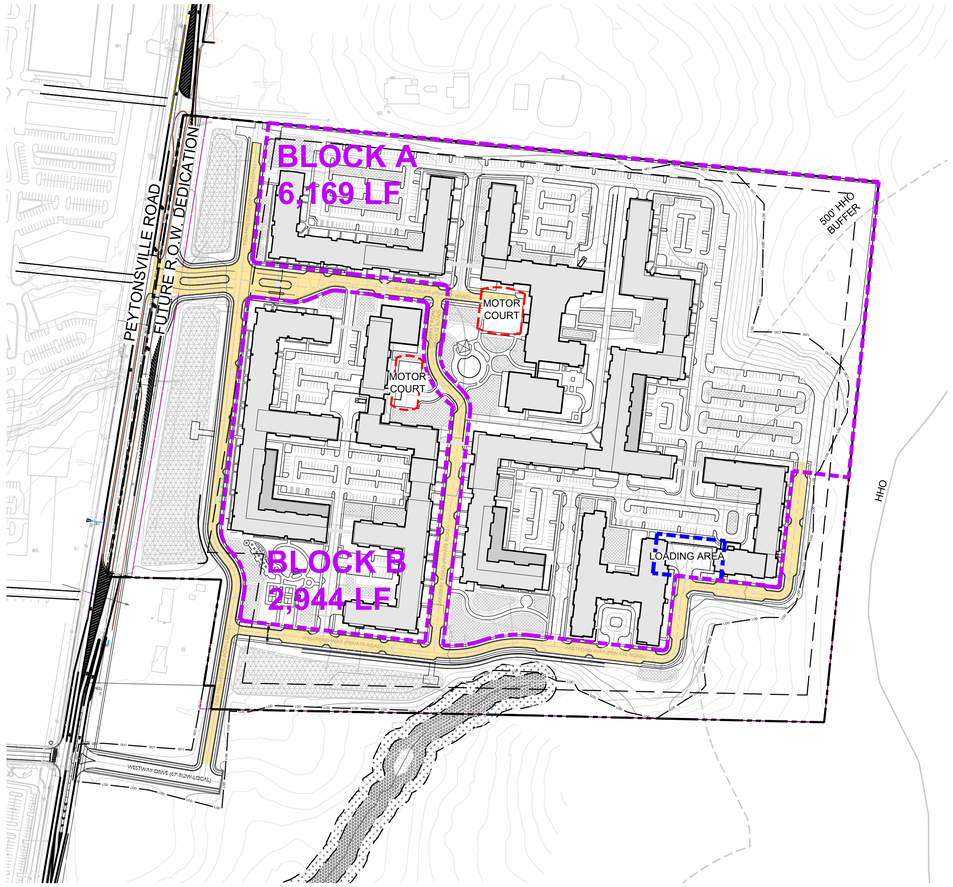
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.



PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #: 8624



1 C0.1 MODIFICATION OF STANDARDS 10.1.23 PARKING: LOADING AREAS & 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

DEVELOPMENT PLAN

KEY

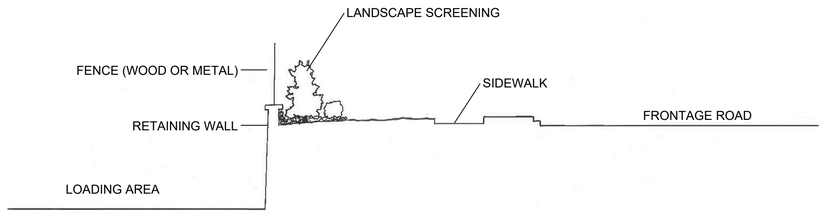
- MOS REQUEST 1 (LOADING AREA)
- MOS REQUEST 1 (MOTOR COURTS)
- MOS REQUEST 2 (BLOCK LENGTH)
- FRONTAGE ROADS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE; AND TO ALLOW THE MOTOR COURTS TO BE PLACE IN FRONT OF THE BUILDING.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. GIVEN THE IMPORTANCE OF OPEN SPACE, PEDESTRIAN BUILDING ACCESS, AND PEDESTRIAN CONNECTIVITY, PLACING THE LOADING AREA TO THE "REAR" OF THE BUILDING CREATES A CONFLICT FOR THIS USER. THE REGULATIONS FOR URBAN FRONTAGE REQUIRE ALL PARKING TO BE LOCATED BEHIND THE BUILDING UNLESS IT IS PARALLEL PARKING. ALL SENIOR RESIDENT PARKING WILL BE LOCATED TO THE REAR OF THE BUILDING AND SOME UNDER THE BUILDING. THIS MODIFICATION OF STANDARDS REDUCES CONFLICTS BETWEEN SERVICE VEHICLES AND SENIORS WHO ARE PARKING TO THE REAR OF THE BUILDING. THE APPLICANT REQUESTS THE ABILITY TO LOCATE THE LOADING AREA TO THE SIDE OF THE BUILDING WHERE IT WILL BE SCREENED WITH MASONRY WALLS AND FORMAL LANDSCAPING. THIS PROVIDES A UNIQUE OPPORTUNITY FOR THE SAME LOADING AREA TO SERVE TWO BUILDINGS, REDUCING THE TOTAL LOADING AREA NEEDED ACROSS THE SITE WITHOUT NEGATIVELY IMPACTING THE FUNCTIONALITY OF THESE AREAS.
   b. THE IMPORTANCE OF THE MOTOR COURT LOCATIONS CANNOT BE OVERSTATED. PLACING THESE MOTOR COURTS IN THE FRONT OF THE BUILDING PROVIDES VALUABLE SITE ORIENTATION FOR ITS RESIDENTS AND VISITORS, ALLOWING INDIVIDUALS AND GROUPS TO BOARD SHUTTLES AND/OR MEET THEIR GUESTS IN HIGHLY VISIBLE LOCATIONS ON SITE. LOCATING THE MOTOR COURTS BEHIND THE BUILDINGS WOULD DISRUPT THE NATURAL FLOW OF THE PARKING AREAS AND CREATE WAYFINDING ISSUES FOR THOSE WHO ARE VISITING AND LIVING WITHIN THE COMMUNITY. PROVIDING THESE AREAS IN CENTRALIZED, HIGHLY VISIBLE LOCATIONS IS MOST SUITABLE FOR THIS TYPE OF DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THE REQUEST FOR THE LOADING AREA IS UNIQUELY TAILORED TO THE DESIGN INTENT OF THIS SENIOR LIVING DEVELOPMENT, ESPECIALLY GIVEN THAT THIS CONFIGURATION WILL OCCUR AT ONLY ONE LOCATION. BY PROVIDING THIS LOADING AREA IN THIS SPECIFIC SPOT, THE DESIGN ENHANCES THE FUNCTIONALITY OF THE SENIOR LIVING MODEL, FACILITATING EFFICIENT SERVICE DELIVERY WHILE MINIMIZING DISRUPTION TO THE RESIDENTIAL FUNCTION. UNLIKE TYPICAL COMMERCIAL PROPERTIES THAT PRIORITIZE VISIBILITY AND OPERATION EFFICIENCY, THIS APPROACH PRIORITIZES THE COMFORT AND EXPERIENCE OF SENIOR RESIDENTS AND VISITORS. THE SIDE-LOADING CONFIGURATION REDUCES NOISE AND TRAFFIC NEAR COMMON AREAS WHERE RESIDENTS GATHER, PROMOTING A TRANQUIL ENVIRONMENT. ADDITIONALLY, THE SCREENING WITH MASONRY WALLS ENSURES THAT SERVICE OPERATION REMAINS DISCREETLY INTEGRATED INTO THE OVERALL SITE, ENHANCING BOTH AESTHETIC APPEAL AND SAFETY. SUCH CONSIDERATIONS ARE SPECIFICALLY ALIGNED WITH THE NEEDS OF A SENIOR COMMUNITY MAKING THIS REQUEST DISTINCT AND NOT GENERALLY APPLICABLE TO OTHER TYPES OF PROPERTIES WHERE DIFFERENT OPERATION AND AESTHETIC PRIORITIES MAY PREVAIL.
   b. SIMILARLY, THE REQUEST FOR THE MOTOR COURTS IS ALSO UNIQUE TO A SENIOR LIVING DEVELOPMENT. DUE TO THE DRIVING IMPAIRMENT OF MANY RESIDENTS, ASSISTED TRANSPORTATION IS VITAL TO THE FUNCTIONALITY OF THIS COMMUNITY. PROVIDING THESE MOTOR COURTS IN CENTRALIZED, PROMINENT LOCATIONS ALLOWS FOR SHUTTLES, CAR SERVICES, AND VISITORS TO EASILY NAVIGATE THE SITE AND RESIDENTS TO ACCESS TRANSPORTATION WITHOUT INTERRUPTING THE NATURAL TRAFFIC FLOW OF THE SITE. SUCH A CONDITION IS UNLIKELY TO OCCUR WITH ANY OTHER TYPE OF DEVELOPMENT OR USE.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. ALLOWING THE LOADING AREA OF THE ASSISTED LIVING BUILDING TO BE LOCATED AT THE SIDE RATHER THAN THE BACK, WHILE INCORPORATING MASONRY WALLS AND LANDSCAPING FOR SCREENING, ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN BY PROMOTING AN AESTHETICALLY PLEASING AND FUNCTIONAL ENVIRONMENT. THIS APPROACH NOT ONLY MINIMIZES THE VISUAL IMPACT OF SERVICE OPERATIONS ON THE SURROUNDING COMMUNITY AND ENHANCES THE OVERALL CHARACTER OF THE AREA, BUT ALSO FACILITATES EFFICIENT LOGISTICS WITHOUT DISRUPTING PEDESTRIAN FLOW OR THE RESIDENTIAL FEEL OF THE ENVIRONMENT. BY ENSURING THAT THE LOADING AREA IS BOTH ACCESSIBLE AND WELL-INTEGRATED INTO THE SITE DESIGN, THE PROPOSAL SUPPORTS THE POLICY'S GOALS OF CREATING FUNCTIONAL DEVELOPMENTS WHILE MAINTAINING HIGH STANDARDS FOR COMMUNITY AESTHETICS AND QUALITY OF LIFE.
   b. ALLOWING THE MOTOR COURTS TO BE PLACED IN FRONT THE BUILDING PROVIDES SERVICE VEHICLES AND VISITORS THE OPPORTUNITY TO MEET RESIDENTS AT LOCATIONS DIRECTLY ADJACENT TO TWO OF THE MAIN INTERNAL DRIVES WITHIN THE SITE. THIS IS ESPECIALLY IMPORTANT IN EMERGENCY SITUATIONS WHERE TIME IS MOST VALUABLE.



LOADING AREA SECTION: NOT TO SCALE



CHARACTER IMAGE

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO ALLOW THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN TO BE 6,200 FEET.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. A NETWORK OF INTERNAL DRIVES, PARKING DRIVE ISLES, AND PEDESTRIAN WAYS WITHIN THE PROPOSED PUD PROVIDES CONNECTIVITY CONSISTENT WITH THE INTENT OF THE INTERNAL CONNECTIVITY REQUIREMENTS OF THE ZONING ORDINANCE. THE REMOVAL OF THE REQUIREMENT FOR A MAXIMUM BLOCK PROVIDES THE OPPORTUNITY TO UTILIZE THE ARCHITECTURE OF THE BUILDINGS TO TRANSITION GRADES WITH STEPPED FOUNDATIONS. EACH BUILDING WITHIN THE CAMPUS IS CONNECTED WITH ENCLOSED PEDESTRIAN CORRIDORS AT GRADE OR ABOVE GRADE. THIS CONNECTIVITY IS ESSENTIAL FOR THE SENIOR RESIDENTS AND PROMOTES GREATER SOCIALIZATION AND ACTIVITY WITHIN THE COMMUNITY. THIS INTERNAL CONNECTIVITY BETWEEN THE BUILDINGS IS MADE POSSIBLE IF THE MAXIMUM BLOCK LENGTH IS 6,200 FEET FOR THIS DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS SPECIFIC TO THE NEEDS OF THE SENIOR COMMUNITY WHERE PEDESTRIAN AND SHUTTLE TRAFFIC MAKE UP THE MAJORITY OF INTERNAL TRAVEL. AUTOMOBILE TRAFFIC ACTUALLY SERVES AS MORE OF A SAFETY HAZARD FOR THE RESIDENTS THAN A BENEFIT TO THEIR REGULAR MOVEMENTS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN STATES THAT NEW DEVELOPMENT SHOULD HAVE A PEDESTRIAN FRIENDLY DESIGN AND DISTINCTIVE CHARACTER. AT AN ERICKSON SENIOR LIVING FACILITY, THE PEDESTRIAN IS FIRST PRIORITY AND THIS MOS REQUEST WOULD ALLOW FOR A LAYOUT THAT MINIMIZES THE IMPORTANCE OF AUTOMOBILES AND INSTEAD ENCOURAGES CLEAR AND SAFE PEDESTRIAN MOVEMENTS THROUGHOUT THE SITE. THE ERICKSON TEAM HAS SHOWN THIS APPROACH TO BE SUCCESSFUL AT FACILITIES ACROSS THE COUNTRY.

2 C0.1 MOS 2 LOADING AREA SCREENING

NOTE: BOTH LOADING AREA SECTION AND CHARACTER IMAGE ARE CONCEPTUAL IN NATURE. FINAL DESIGN TO BE DETERMINED AT SITE PLAN.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Erickson SENIOR LIVING℠

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

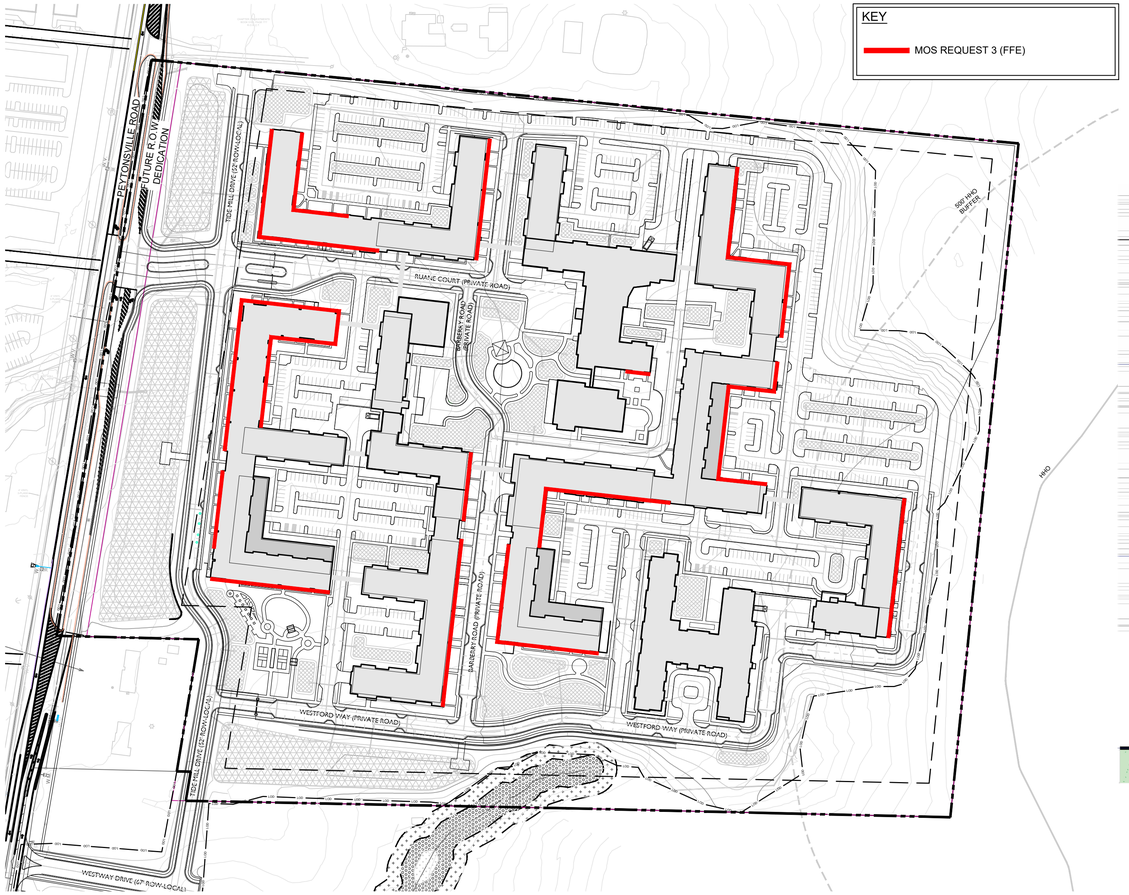
Revision Date

MODIFICATION OF STANDARDS

SHEET

C0.1

COF # 8624



1 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
CONDITION LOCATION MAP N.T.S.



2 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
PROPOSED CONDITION ELEVATION N.T.S.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
FINISHED FLOOR ELEVATION:
MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
PORCH DEPTH:
MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
STOOP DEPTH:
3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. ONE OF THE PRIMARY NEEDS OF ANY SENIOR COMMUNITY IS ACCESS TO UNITS AND FACILITIES WITHOUT THE USE OF STAIRS. IT IS IMPORTANT FOR THE SUCCESS OF THE PROJECT THAT THE END USER BE ABLE TO ACCESS THEIR UNIT WITHOUT THE NEED FOR ASSISTANCE AS MUCH AS POSSIBLE. THIS IS JUST ONE OF MANY DESIGN FEATURES INTENDED TO PRESERVE THE RESIDENT'S SENSE OF AUTONOMY, AND CONSEQUENTLY, QUALITY OF LIFE.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS UNIQUE TO THE DESIGN INTENT OF SENIOR LIVING DEVELOPMENTS, AS IT SPECIFICALLY ADDRESSES THE NEEDS OF SENIOR WHO MAY FACE MOBILITY CHALLENGES. UNLIKE OTHER PROJECTS WHERE ELEVATION REQUIREMENTS MIGHT PRIORITIZE AESTHETIC UNIFORMITY OR ALIGN WITH SPECIFIC ZONING STANDARDS, THE FOCUS HERE IS ON CREATING AN ACCESSIBLE AND WELCOMING ENVIRONMENT FOR A VULNERABLE POPULATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS MODIFICATION REQUEST ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN AS IT IS ABOUT PRIORITIZING ACCESSIBILITY AND INCLUSIVITY FOR SENIORS IN THE COMMUNITY. THIS ADJUSTMENT FACILITATES EASIER ACCESS TO THE BUILDING FOR A POPULATION WITH MOBILITY ISSUES, DIRECTLY ENHANCING THEIR QUALITY OF LIFE AND PROMOTING INDEPENDENCE. BY ENSURING THAT THE DESIGN IS USER-FRIENDLY AND WELCOMING, THE PROPOSAL NOT ONLY MEETS THE NEEDS OF THE SENIOR POPULATION BUT ALSO SUPPORTS BROADER COMMUNITY GOALS OF CREATING ACCESSIBLE SPACES THAT FOSTER ENGAGEMENT AND INTERACTION.

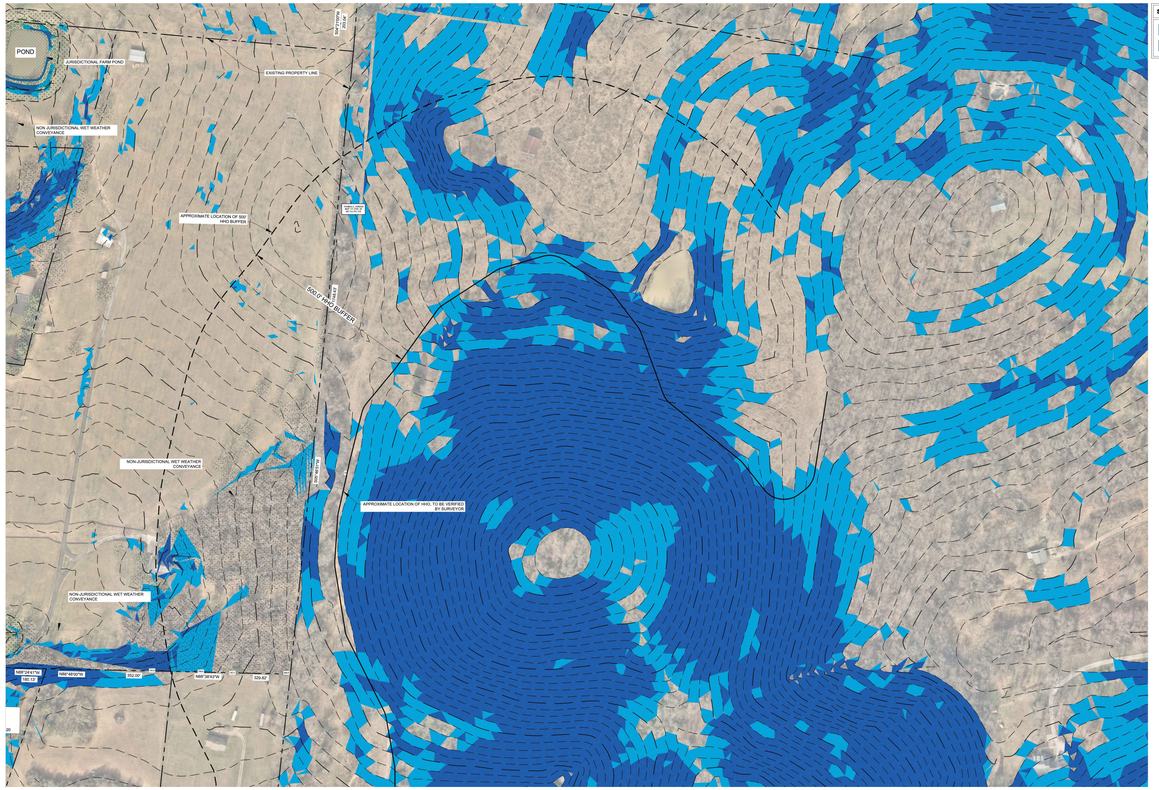
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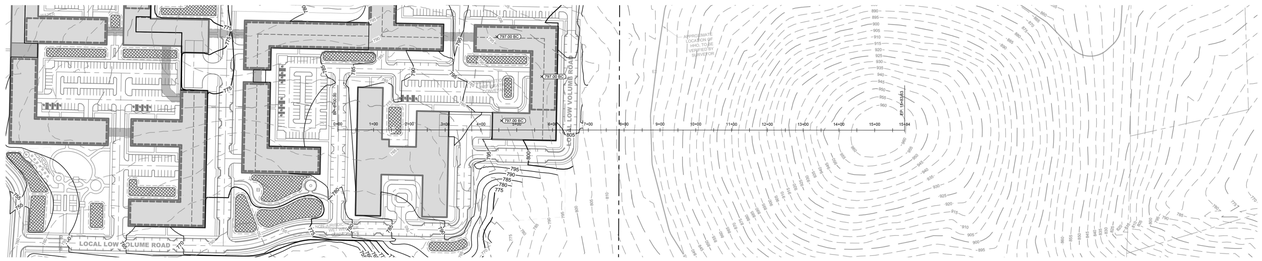
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

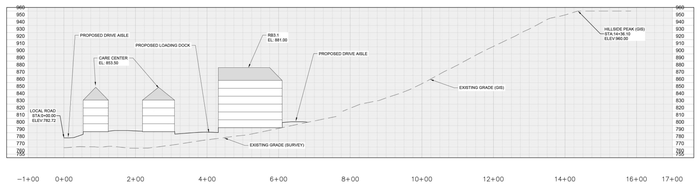


Revision Date
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MODIFICATION OF STANDARDS
SHEET
C0.2
COF # 8624







1 C0.3

MODIFICATION OF STANDARDS 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

N.T.S.

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION WILL GREATLY REDUCE THE GRADING ACTIVITY ALONG THE EASTERN BOUNDARY FOR A FUTURE CONNECTION POINT THAT IS UNLIKELY TO EVER BE CONNECTED TO DUE TO EXISTING SLOPES AND HILLSIDE OVERLAYS. ULTIMATELY, THIS MODIFICATION WILL LEAD TO A DEVELOPMENT THAT BETTER SERVES THE NEEDS OF ITS RESIDENTS AND INTEGRATES MORE HARMONIOUSLY WITH THE SURROUNDING TOPOGRAPHY.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. UNLIKE OTHER PROPERTIES IN THE AREA, THIS SITE IS HINDERED BY STEEP SLOPES ALONG THE ENTIRE EASTERN BOUNDARY, PRESENTING SIGNIFICANT DEVELOPMENT CHALLENGES THAT DO NOT APPLY TO MOST PROPERTIES IN THE CITY. THIS DISTINCT GEOGRAPHIC FEATURE NECESSITATES A TAILORED APPROACH TO PLANNING AND DESIGN. IN THIS INSTANCE, THE APPLICANT HAS INSTEAD PROVIDED ALTERNATIVE OPPORTUNITIES TO CONNECT PEYTONSVILLE ROAD AND CAROTHERS PARKWAY BOTH NORTH AND SOUTH OF THE ERICKSON SITE. BY RECOGNIZING THESE UNIQUE CONDITIONS AND OFFERING UP ALTERNATIVE SOLUTIONS, THE APPLICANT HOPES TO ENHANCE THE DEVELOPMENT'S OVERALL QUALITY AND FUNCTIONALITY WHILE STILL MEETING THE COMMUNITY'S NEEDS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. BY ACCOMMODATING THE UNIQUE TOPOGRAPHICAL CHALLENGES OF THE SITE AND BEING FLEXIBLE WITH ROAD CONNECTIVITY OPTIONS, THE OVERALL DESIGN AND FUNCTIONALITY OF THE DEVELOPMENT ARE GREATLY ENHANCED, ALIGNING WITH SOME OF THE KEY GOALS OF THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN

MOS REQUEST 5 - 10.1.5 CALCULATIONS OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
   1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
   2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
      a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
      b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
      c. ANTICIPATED RATE OF PARKING TURNOVER; AND
      d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION OF STANDARDS REQUEST TO ADOPT THE ITE STANDARD OF 0.85 SPACES PER UNIT FREES UP VALUABLE SPACE FOR AMENITIES, GREEN AREAS, AND COMMUNITY GATHERING SPACES. THIS THOUGHTFUL ALLOCATION OF SPACE NOT ONLY FOSTERS A MORE INVITING ENVIRONMENT BUT ALSO PROMOTES A SENSE OF COMMUNITY AND WELL-BEING AMONG RESIDENTS, ULTIMATELY CREATING A MORE VIBRANT AND FUNCTIONAL DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST FOR A MODIFIED PARKING STANDARD IS SPECIFICALLY TAILORED TO THE UNIQUE DESIGN INTENT OF AN ERICKSON SENIOR LIVING COMMUNITY, WHICH PRIORITIZES A LIFESTYLE CENTERED AROUND ACCESSIBILITY AND COMMUNITY ENGAGEMENT. UNLIKE TYPICAL RESIDENTIAL DEVELOPMENTS, THIS FACILITY IS DESIGNED TO CATER TO THE NEEDS OF SENIORS WHO WILL RELY LESS ON PERSONAL VEHICLES, AS MANY RESIDENTS WILL BENEFIT FROM ON-SITE AMENITIES AND TRANSPORTATION SERVICES. THIS DEMOGRAPHIC INSIGHT, BACKED BY ERICKSON'S OWN INTERNAL STUDIES, HIGHLIGHTS A PARKING DEMAND THAT DIFFERS SIGNIFICANTLY FROM THAT OF OTHER PROPERTIES. THE ZONING ORDINANCE DOES HAVE A SPECIFIC PARKING RATIO FOR MULTIFAMILY, AGE-RESTRICTED. THIS CATEGORY FOR AGE-RESTRICTED IS INTENDED FOR 55 AND OLDER COMMUNITIES. ERICKSON SENIOR LIVING HAS AN AVERAGE RESIDENT AGE OF 80. BASED ON THEIR DEMOGRAPHICS, THIS RESIDENT TYPICALLY RELIES ON SHUTTLE VEHICLES FOR TRANSPORTATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS REQUEST REMAINS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN BY PROMOTING EFFICIENT LAND USE AND FOSTERING A VIBRANT COMMUNITY. BY ADOPTING THE INSTITUTE OF TRANSPORTATION ENGINEERS' PARKING STANDARD OF 0.85 SPACES PER UNIT, WE ALIGN OUR DEVELOPMENT WITH A DESIGN THAT EMPHASIZES ACCESSIBILITY AND WALKABILITY, REDUCING THE NEED FOR EXCESSIVE PARKING INFRASTRUCTURE. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND FUNCTIONAL QUALITY OF THE SENIOR LIVING COMMUNITY BUT ALSO SUPPORTS THE BROADER GOALS OF ENVISION FRANKLIN BY ENCOURAGING SUSTAINABLE PRACTICES AND CREATING SPACES THAT PRIORITIZE COMMUNITY INTERACTION. ULTIMATELY, THIS MODIFICATION CONTRIBUTES TO A MORE DYNAMIC AND INTERCONNECTED REGIONAL ENVIRONMENT, IN LINE WITH THE POLICY GOAL OF ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Erickson SENIOR LIVING℠
THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

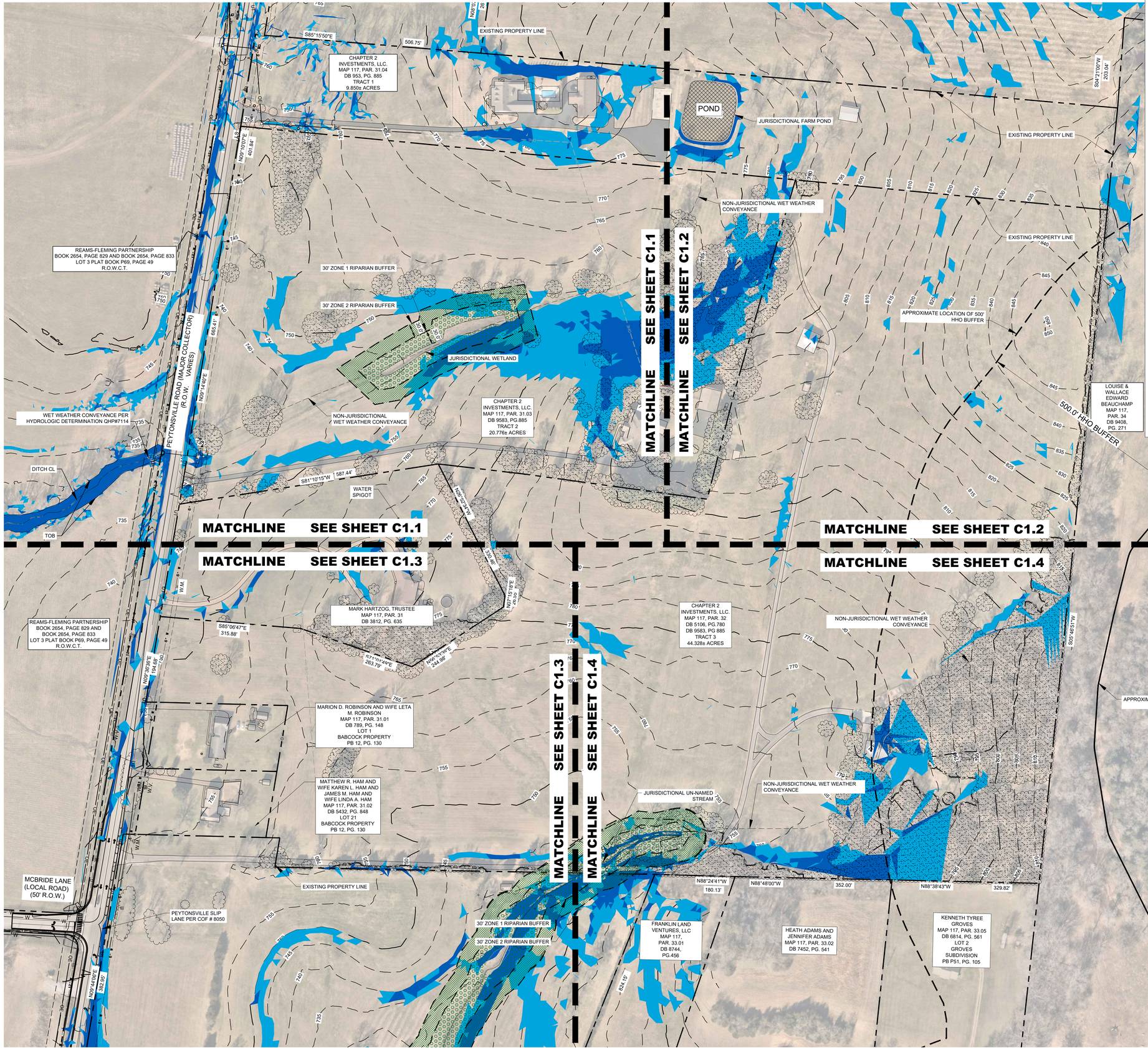


Revision Date
1 _____
2 _____
3 _____
4 _____

MODIFICATION OF STANDARDS

SHEET
C0.3

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137913
STATE OF TENNESSEE
2/6/2025

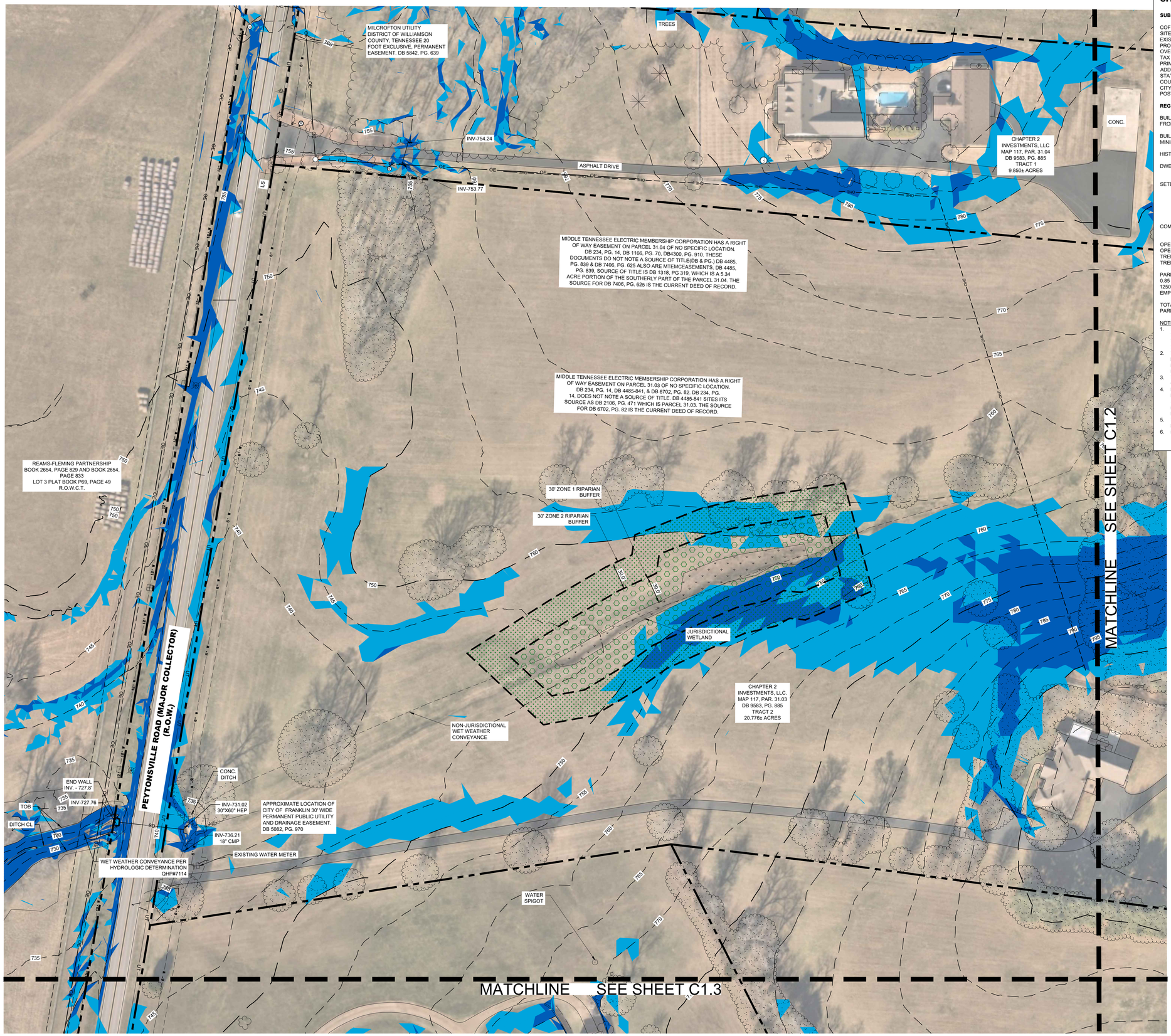
Revision Date

- △ _____
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- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

C1.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
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TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
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	MODIFICATION OF STANDARDS

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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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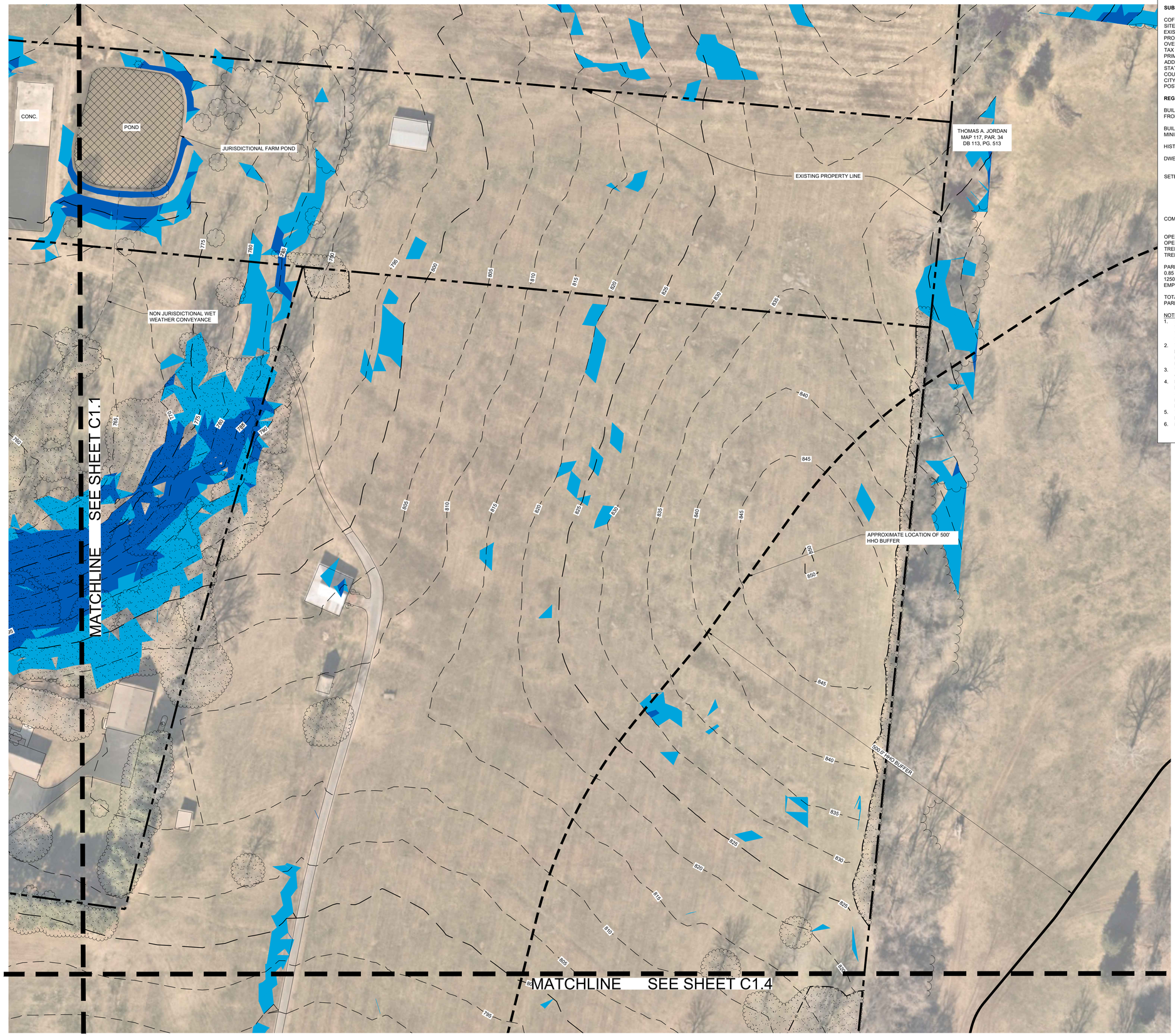
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
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TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
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STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
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NORTH	40'
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TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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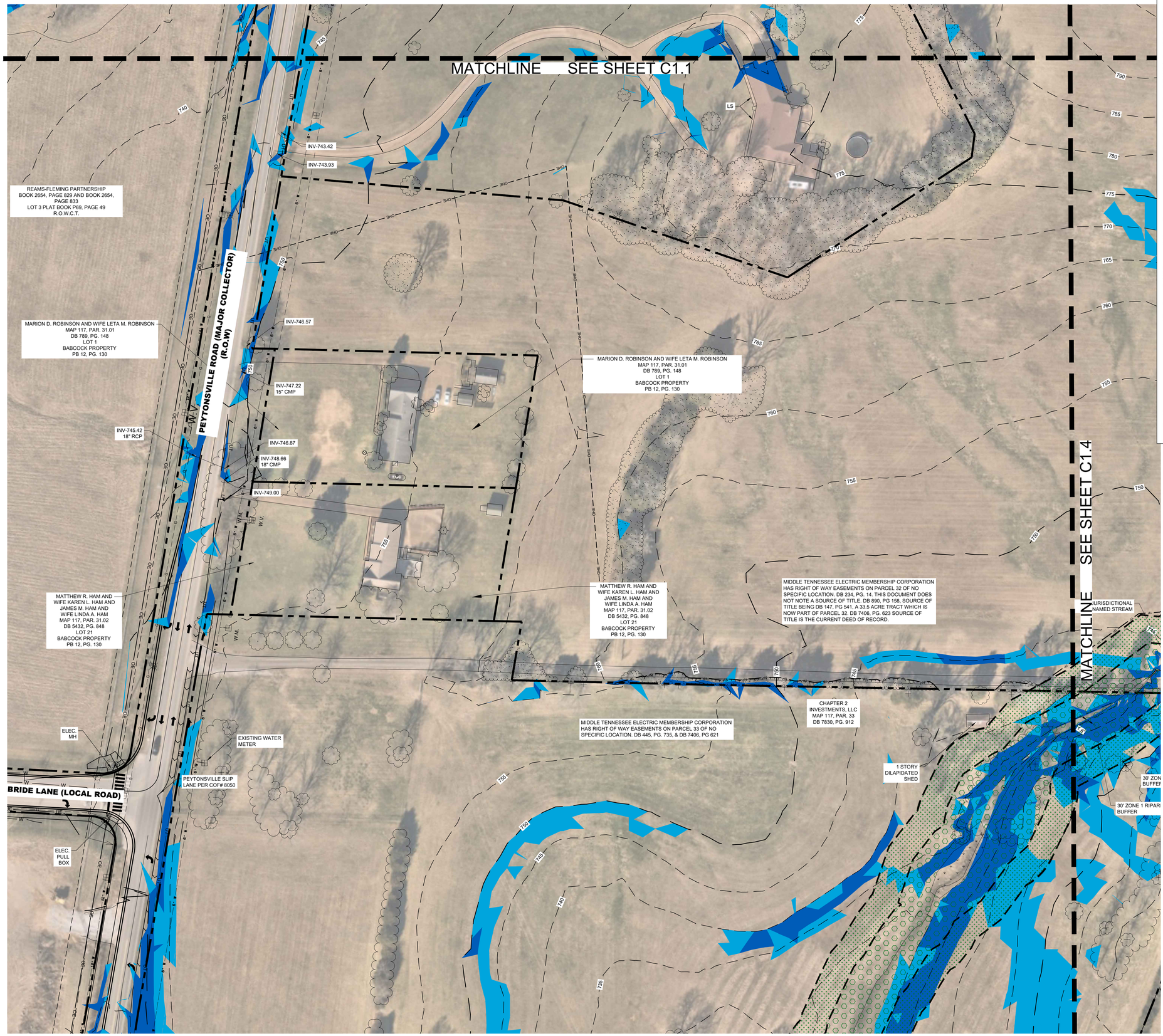
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2026

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

ENLARGED EXISTING CONDITIONS

C1.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
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NOTES:

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SURVEY NOTES

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Main: 615.564.2701 | www.kimley-horn.com

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Erickson SENIOR LIVING™

THW DESIGN

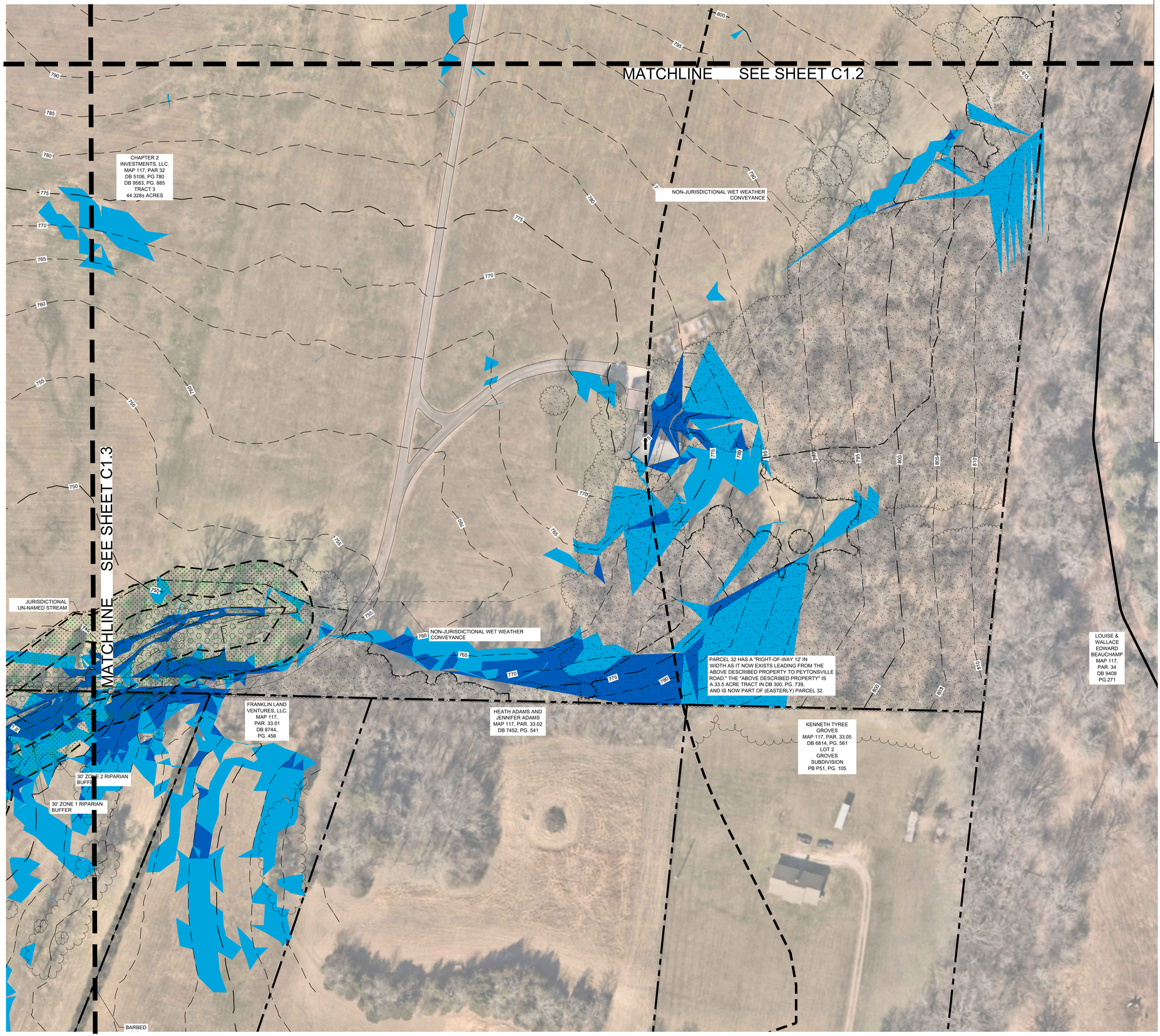
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED EXISTING CONDITIONS

C1.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL & COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2026

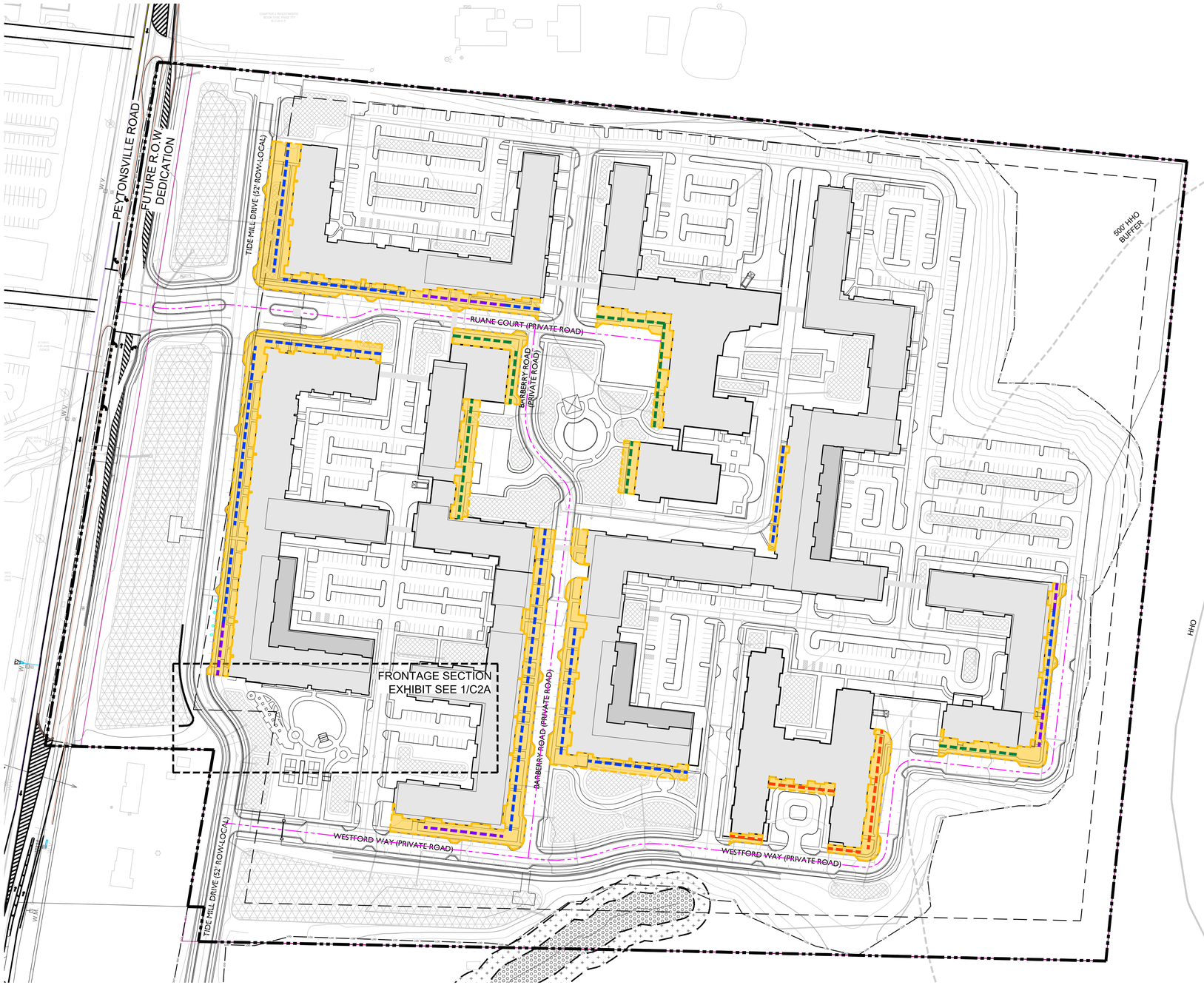
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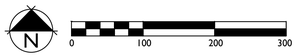
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ENLARGED EXISTING CONDITIONS

C1.4

COF # xxxx





KEY

- URBAN FRONTAGE
- INTERNAL DRIVE AISLE
- UNITS WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- UNITS WITH PORCHES OVERLOOKING SIDEWALK. NO ACCESS DUE TO GRADE
- AMENITY SPACE WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- ASSISTED LIVING WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE

FRONTAGE EXHIBIT OVERVIEW

THE PURPOSE OF THE FRONTAGE EXHIBIT IS TO DEMONSTRATE THE DESIGN INTENTION OF THIS DEVELOPMENT AND ITS COMPLIANCE WITH SECTION **7.6 URBAN FRONTAGE** OF THE FRANKLIN ZONING ORDINANCE.

URBAN FRONTAGE DESCRIPTION ACCORDING TO SECTION 7.6 URBAN FRONTAGE

"THE URBAN FRONTAGE IS INTENDED FOR NONRESIDENTIAL, MIXED-USE, AND CERTAIN RESIDENTIAL AREAS WHERE BUILDINGS HAVE A SHALLOW SETBACK AND MAY ABUT THE SIDEWALK."

URBAN FRONTAGE PERMITTED BUILDING TYPES (APPLICABLE TYPES ONLY PROVIDED)

MULTI FAMILY

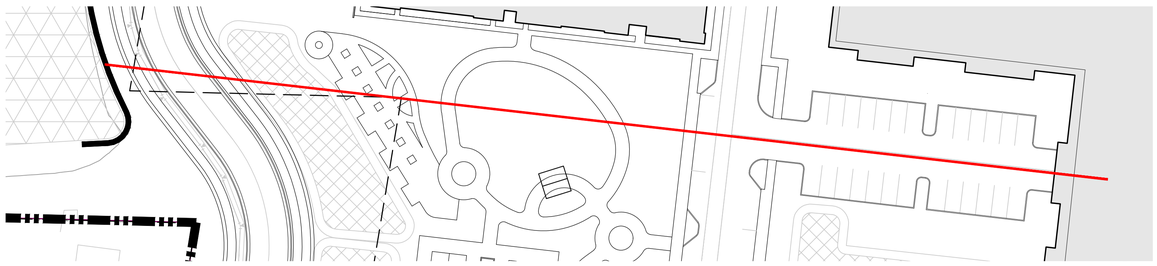
MIXED-USE

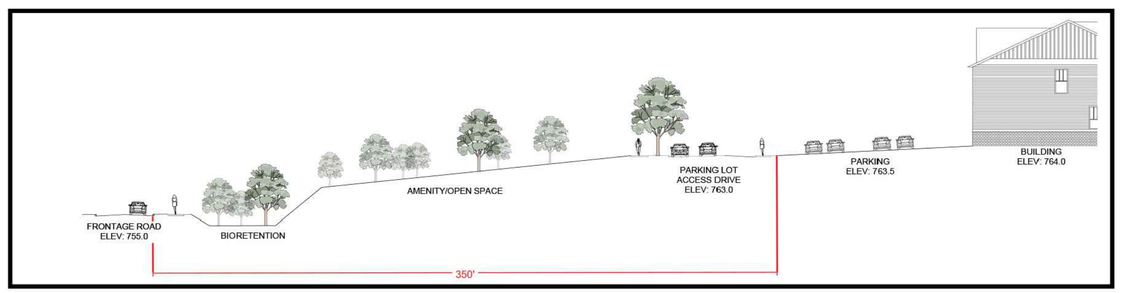
URBAN FRONTAGE VEHICULAR ACCESS AND PARKING TO SECTION 7.6 URBAN FRONTAGE

"PARKING SHALL BE LOCATED BEHIND THE BUILDING, UNLESS IT IS PARALLEL PARKING ALONG THE STREET OR INTERNAL DRIVE."

THE URBAN FRONTAGE IS APPLIED TO THIS DEVELOPMENT AT ALL LOCATIONS THAT FRONT ALONG EITHER A PUBLIC ACCESS EASEMENT OR PRIVATE INTERNAL DRIVE AISLE. THE VAST MAJORITY OF THESE LOCATIONS ARE ABUTTED BY PARALLEL PARKING. THERE IS NO CIRCUMSTANCE WHERE 90-, 60-, OR 45-DEGREE PARKING IS PROVIDED IN FRONT OF THE BUILDINGS. ALL FRONTAGE LOCATIONS CONTAIN LANDSCAPE AREAS, WALKING PATHS, AND BUILDING CONNECTIONS.

SEE 1/C2A FOR FRONTAGE SECTION EXHIBIT. IN THIS LOCATION, THE URBAN FRONTAGE REQUIREMENT DOES NOT APPLY DUE TO THE DISTANCE FROM THE FRONTAGE ROAD AND THE INCLINE IN ELEVATION. THE AREA BETWEEN THE FRONTAGE ROAD AND THE BUILDING FACADE IS A FORMALLY PROGRAMMED OPEN SPACE WITH RECREATIONAL SPACES, FORMAL PLANTINGS, AND OPEN SPACE STRUCTURES. THIS AREA PROVIDES A SUFFICIENT BUFFER FOR THE BUILDING, ELIMINATING THE NEED TO PROVIDE AN URBAN FRONTAGE.





1 / C2A FRONTAGE SECTION EXHIBIT
PLAN/SECTION

N.T.S.

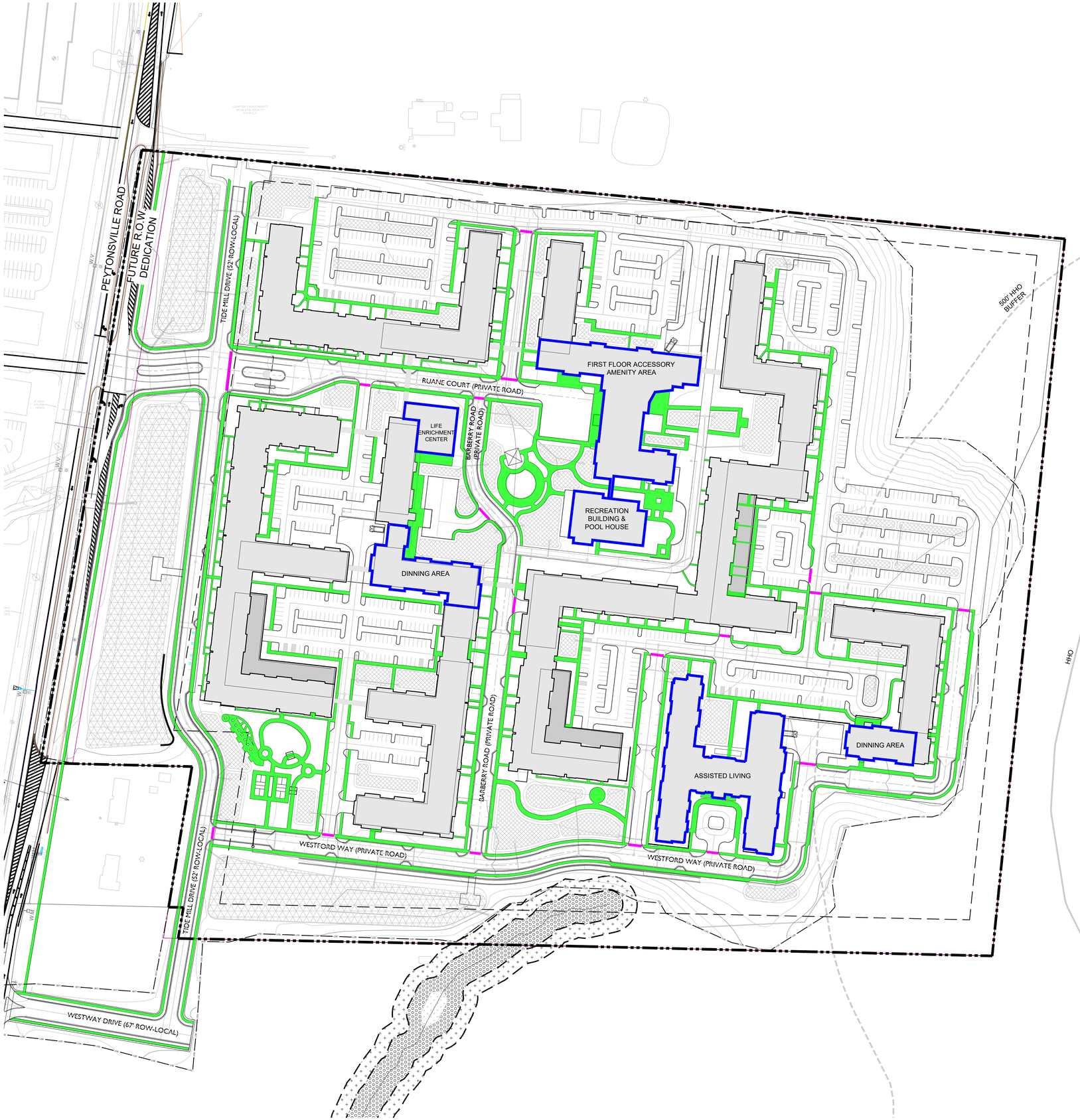
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ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

FRONTAGE EXHIBIT

SHEET
C2A
COF # 8624



PEDESTRIAN CONNECTIVITY EXHIBIT OVERVIEW

THE PURPOSE OF THE PEDESTRIAN CONNECTIVITY EXHIBIT IS TO HIGHLIGHT THE UNIQUE DESIGN AND CHARACTER OF THE ERICKSON SENIOR LIVING SITE CIRCULATION. EACH RESIDENTIAL UNIT THAT FRONTS ALONG A PUBLIC ACCESS EASEMENT OR INTERNAL DRIVE WILL HAVE INDIVIDUAL CONNECTION POINTS FROM THE UNIT TO THE MAIN SIDEWALK LOCATIONS. ERICKSON COMMUNITIES STRICTLY REGULATE ELEVATION CHANGES SO RESIDENTS WITH MOBILITY LIMITATION CAN ACCESS ALL BUILDINGS, PARKING AREAS, AND MAJOR AMENITIES. THE RECREATION BUILDING, ASSISTED LIVING BUILDING, DINNING AREAS, LIFE ENRICHMENT CENTER, AND AN ARRAY OF OTHER AMENITIES ARE ALL ACCESSIBLE ON THE FIRST FLOOR. PROGRAMMED OPEN SPACES FEATURE WIDER WALKWAYS, MULTIPLE CONNECTION POINTS, AND ADA ACCESSIBILITY. GROUND-LEVEL CROSS WALKS ARE PROVIDED IN NUMEROUS LOCATIONS WITH SIDEWALK CURB CUTS TO ALLOW SAFE AND EASY CROSSINGS OF THE VEHICULAR AREAS. IN ORDER TO NAVIGATE THE SITE INDOORS, ERICKSON COMMUNITIES PROVIDE SKY BRIDGE CONNECTIONS BETWEEN BUILDINGS. ALL THE BUILDINGS CAN BE ACCESSED FROM ONE ANOTHER, WITHOUT GOING OUTSIDE, WITH THE ONLY EXCEPTION BEING THE ASSISTED LIVING FACILITY.

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ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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

PEDESTRIAN CONNECTIVITY EXHIBIT

SHEET
C2B

COF # 8624



SUBDIVISION/DEVELOPMENT

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.7I DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED: *MODIFICATION OF STANDARDS	1,889 PARKING SPACES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

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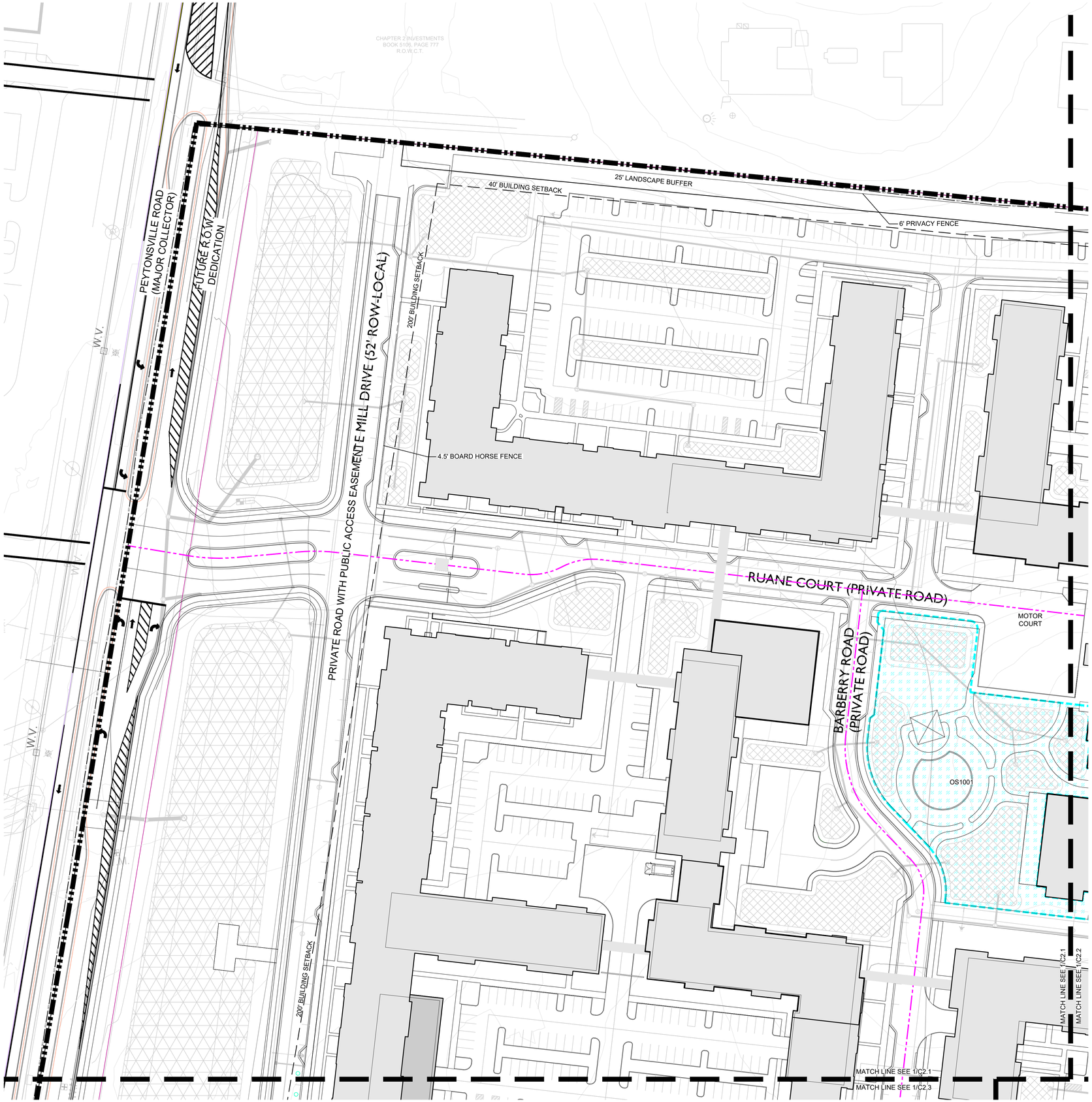
ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

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

OVERALL DEVELOPMENT PLAN

SHEET
C2.0
COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150 N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

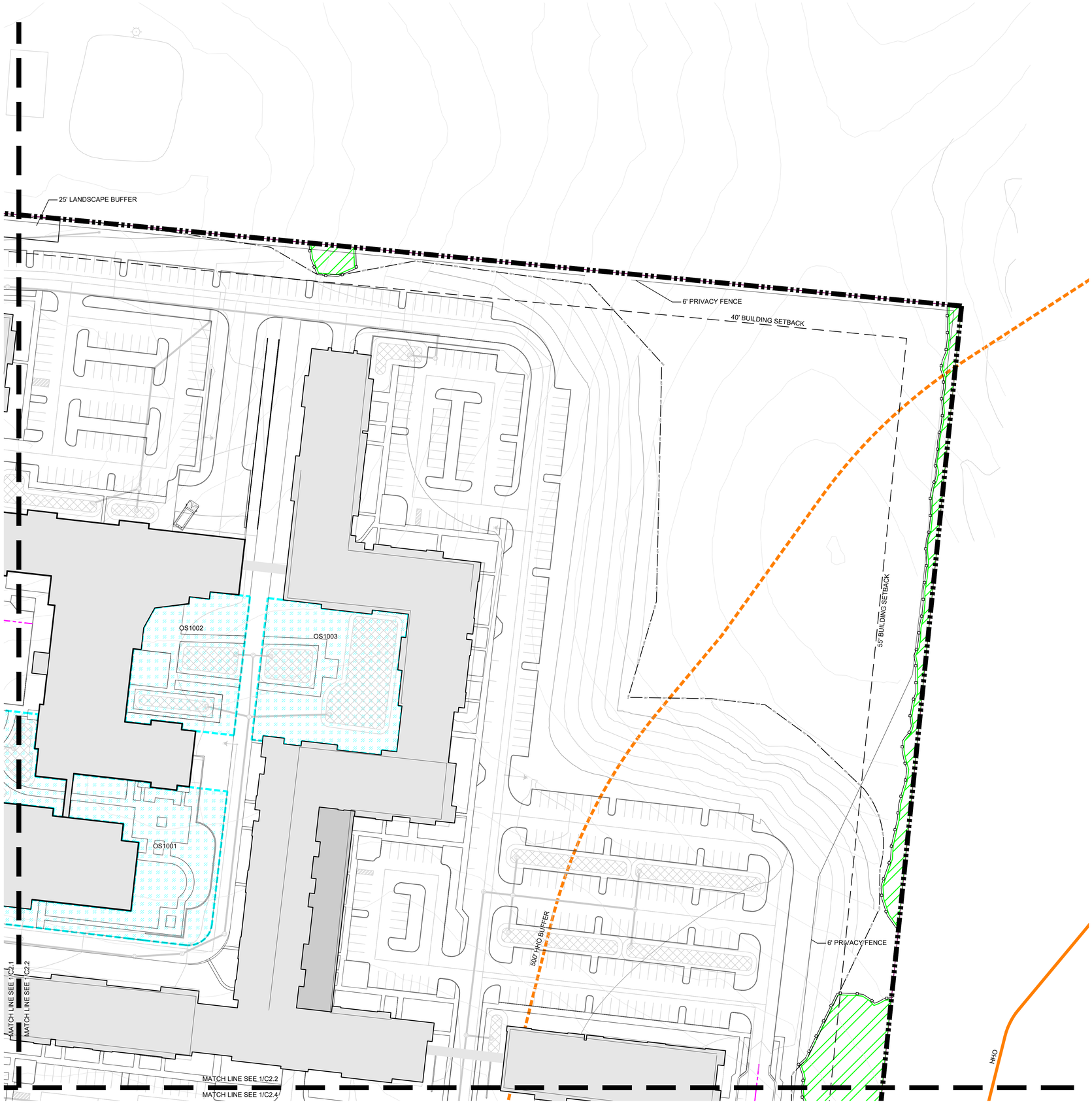
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE & COMMERCE
LA-0000000000

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.1

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8624



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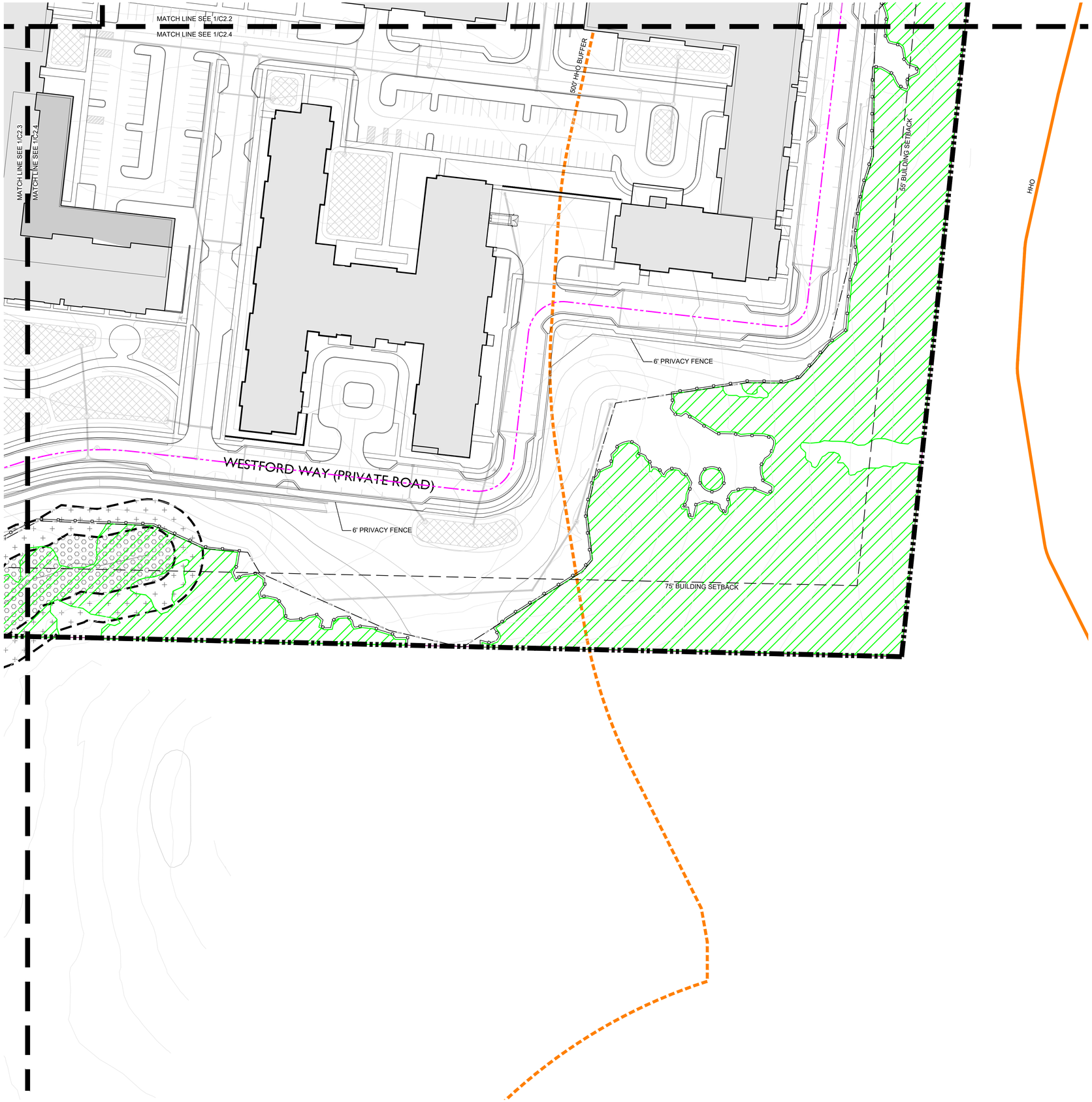
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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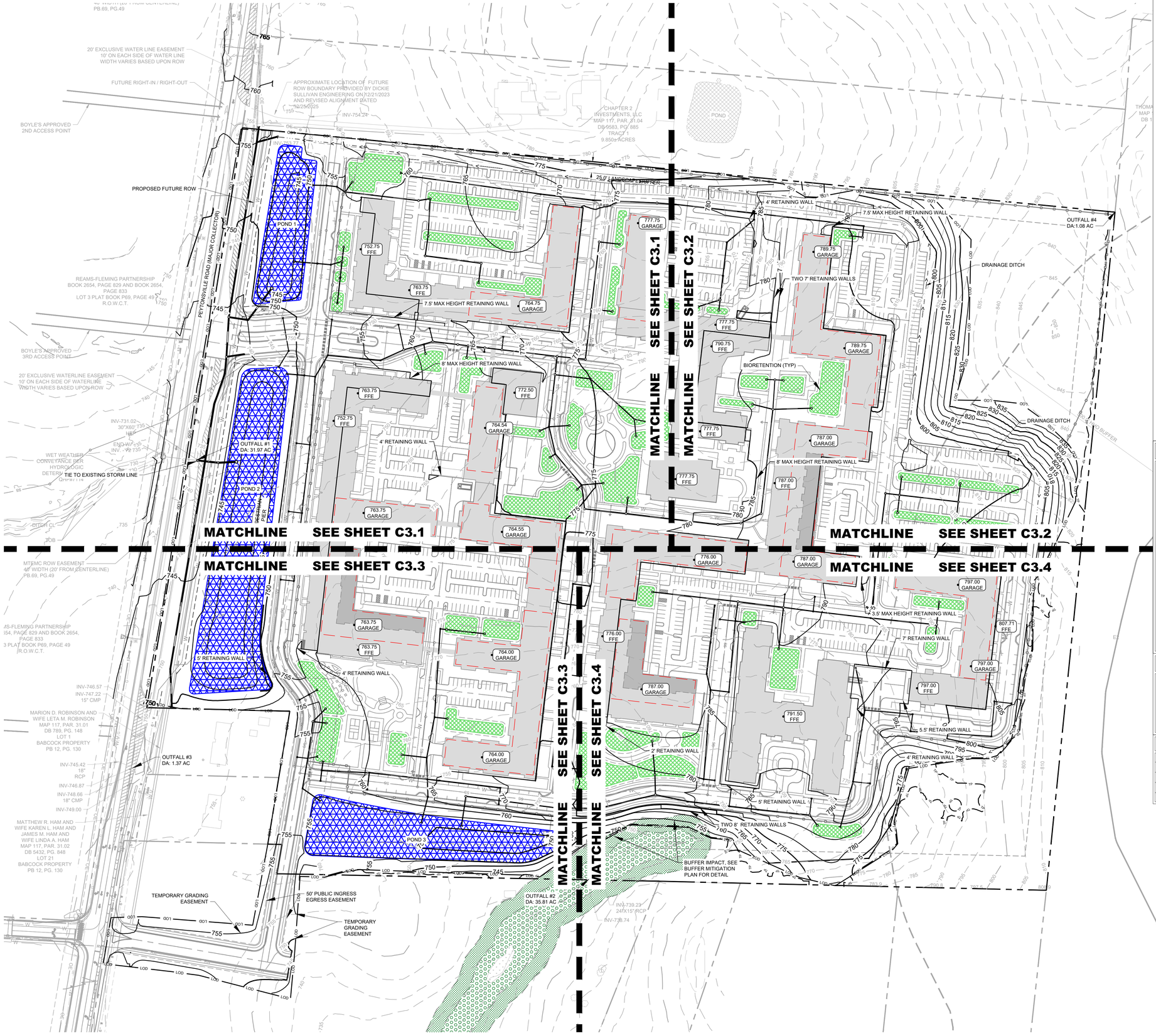
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
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0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
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PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com

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Erickson SENIOR LIVING™
THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

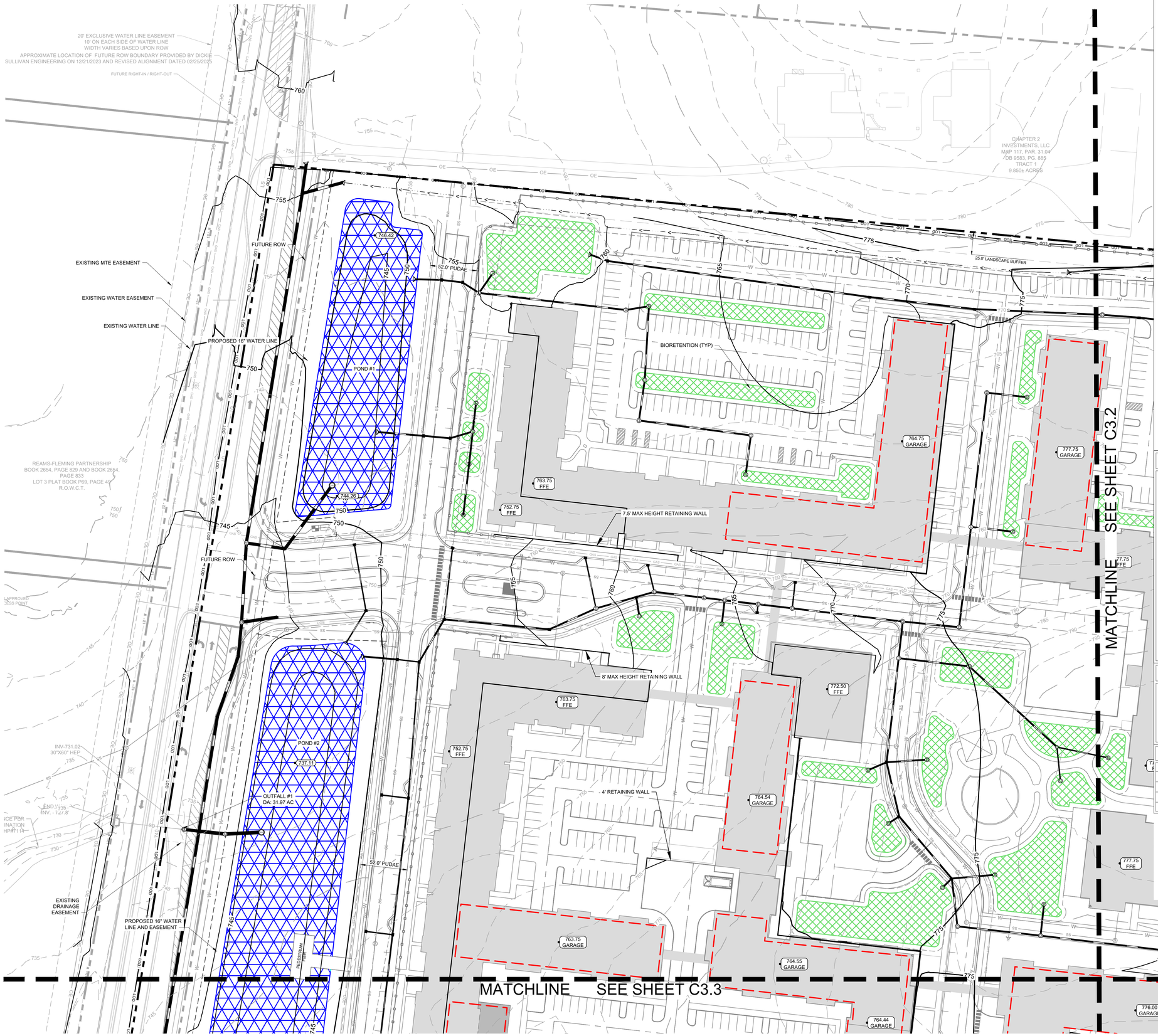
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGENT OF RECORD — COMMERCE — No. 137798 — STATE OF TENNESSEE — 2/5/2025

Revision Date

OVERALL GRADING AND DRAINAGE PLAN

C3.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
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- DETENTION POND
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE
2/5/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.1
COF # xxxx



SITE DATA TABLE

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HISTORICAL RESOURCE TREATMENT:	N/A
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COMMERCIAL SF:	
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Erickson SENIOR LIVING™

THW DESIGN

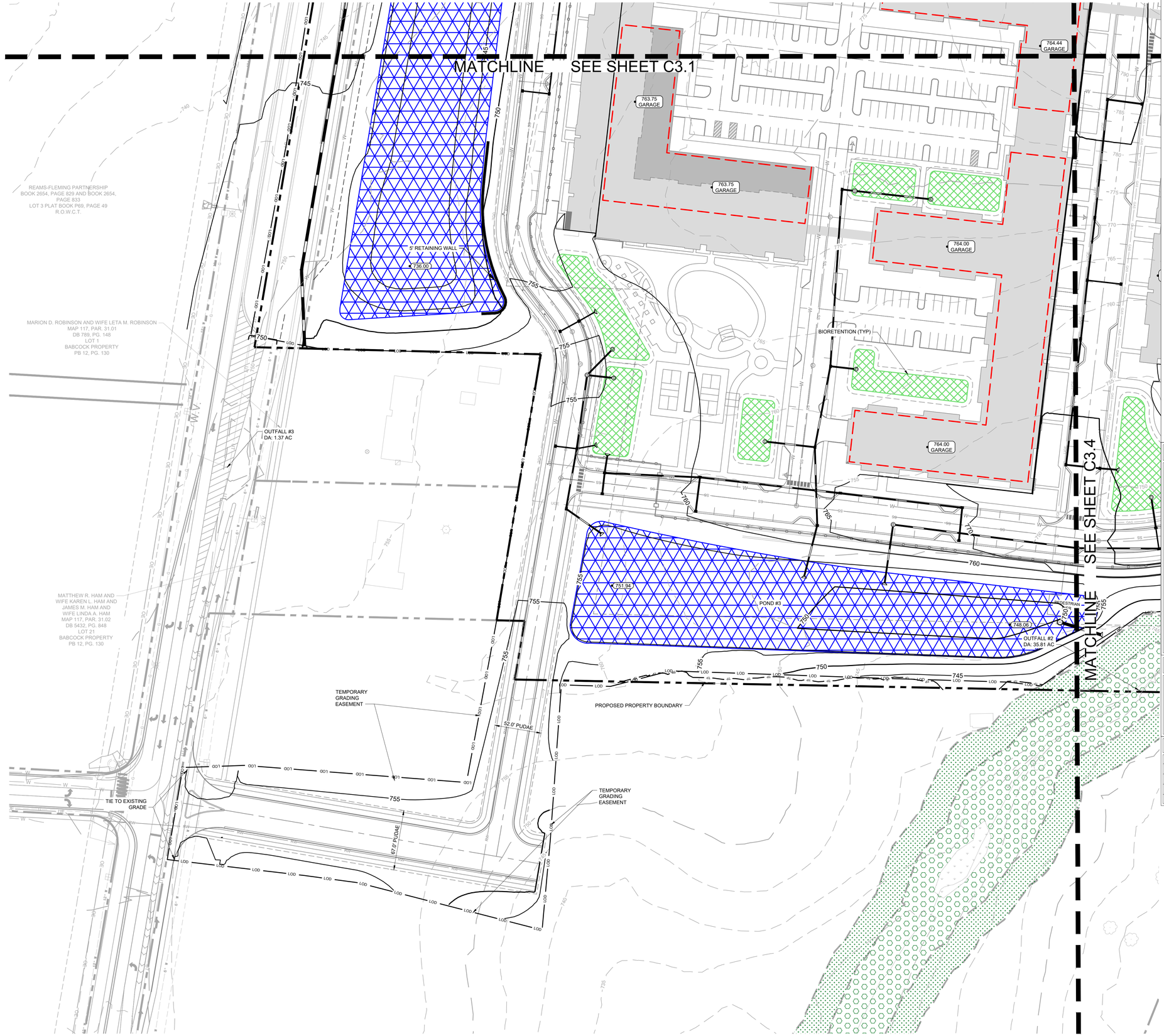
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
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4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

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

GAMBLE DESIGN COLLABORATIVE
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE
2/6/2026

Revision Date
△ _____
△ _____
△ _____
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ENLARGED GRADING AND DRAINAGE PLAN

C3.4
COF # xxxx

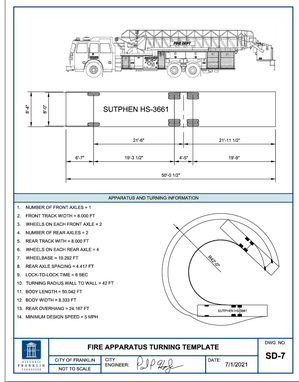


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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE - NO PARKING" VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
2/8/2022

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN

C4.0
COF # xxxx

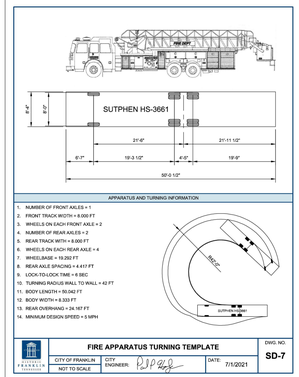


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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

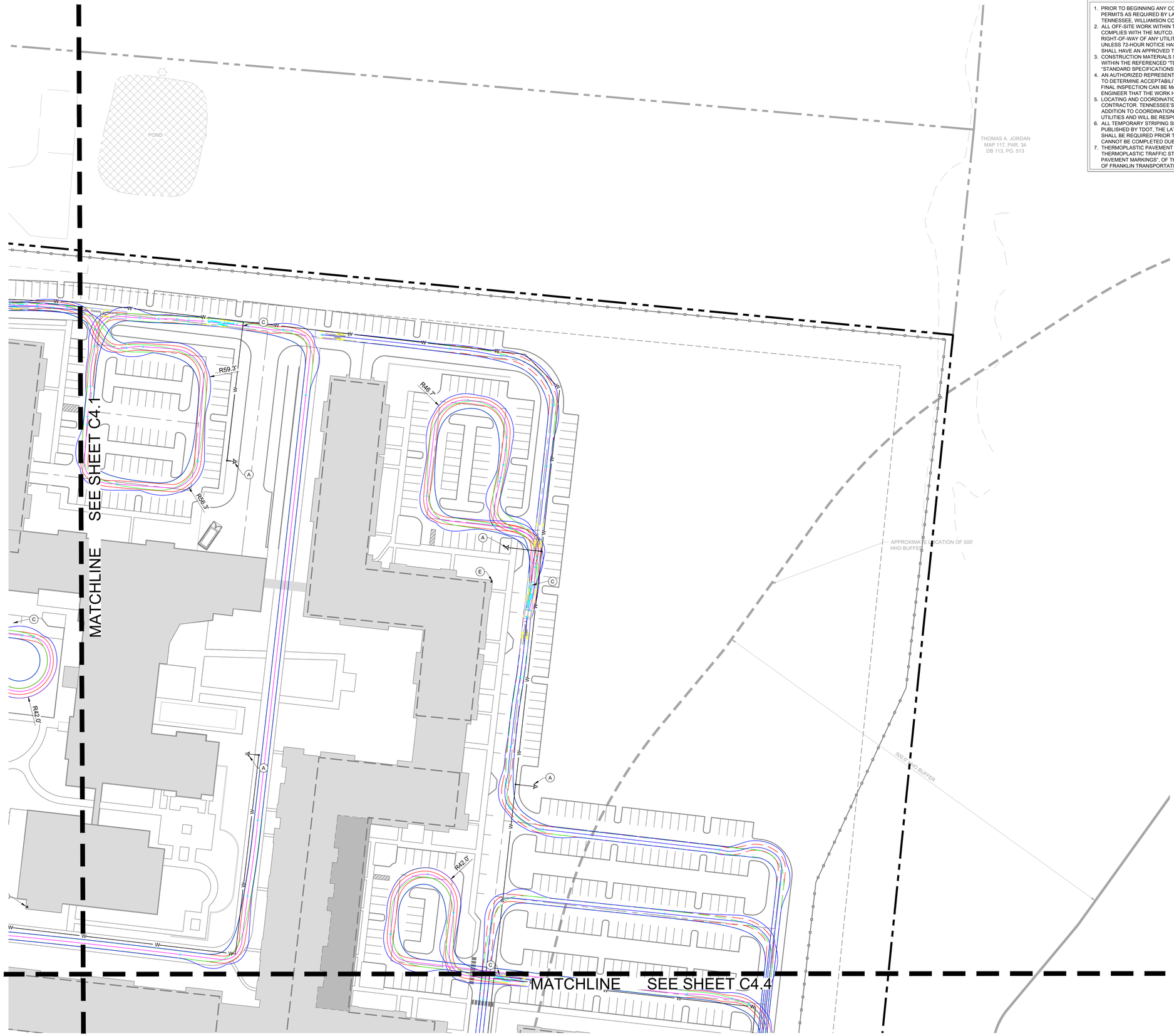
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
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ENLARGED ROW & ACCESS PLAN

C4.1

COF # xxxx

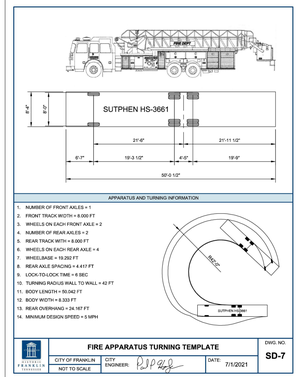


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SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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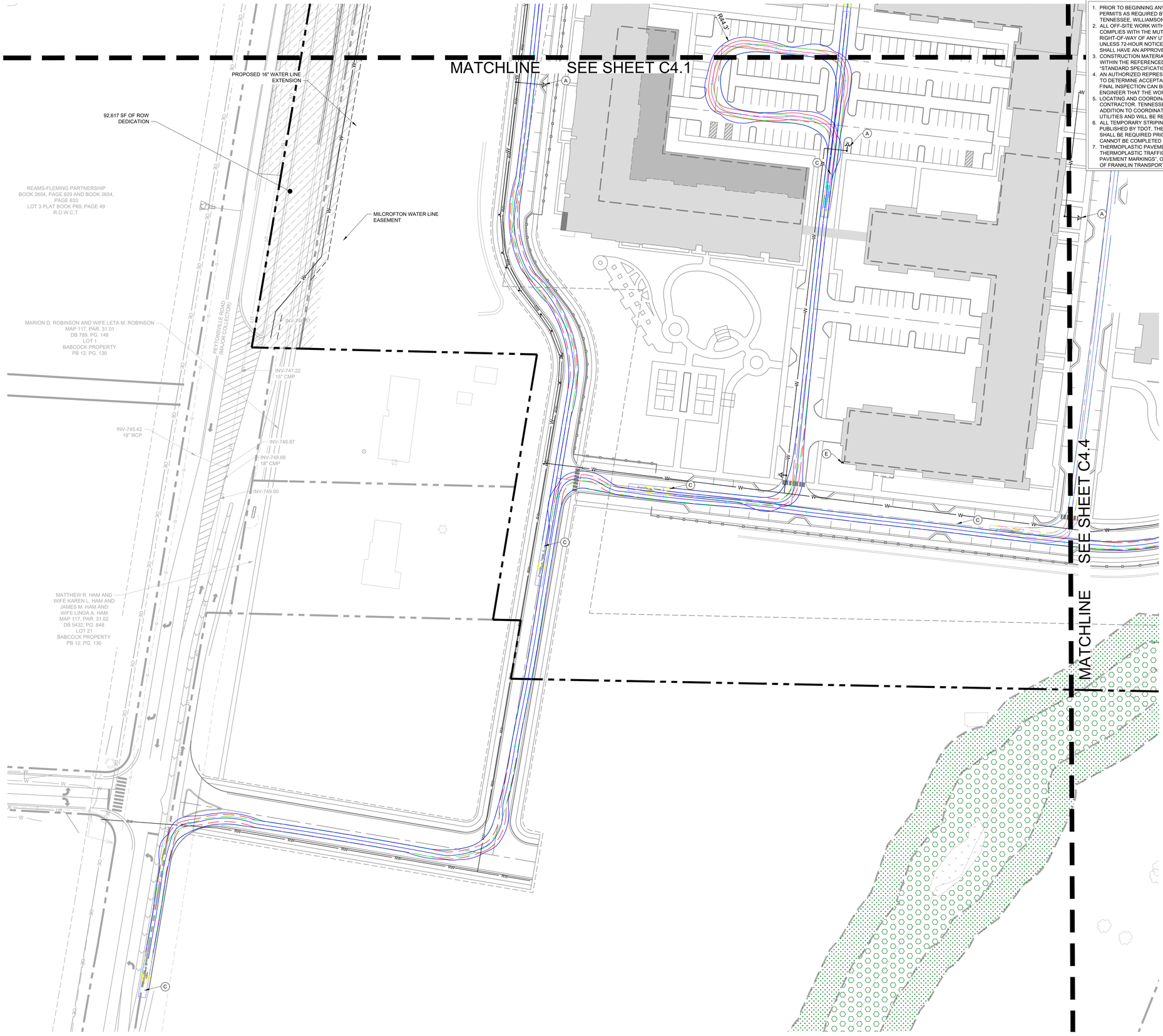
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WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE OMNIBUS No. 137919 STATE OF TENNESSEE 2/6/2026

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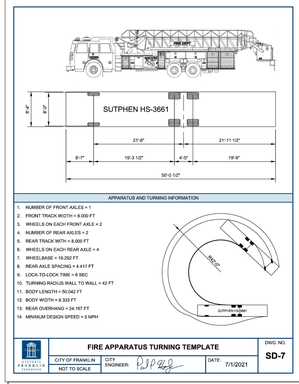


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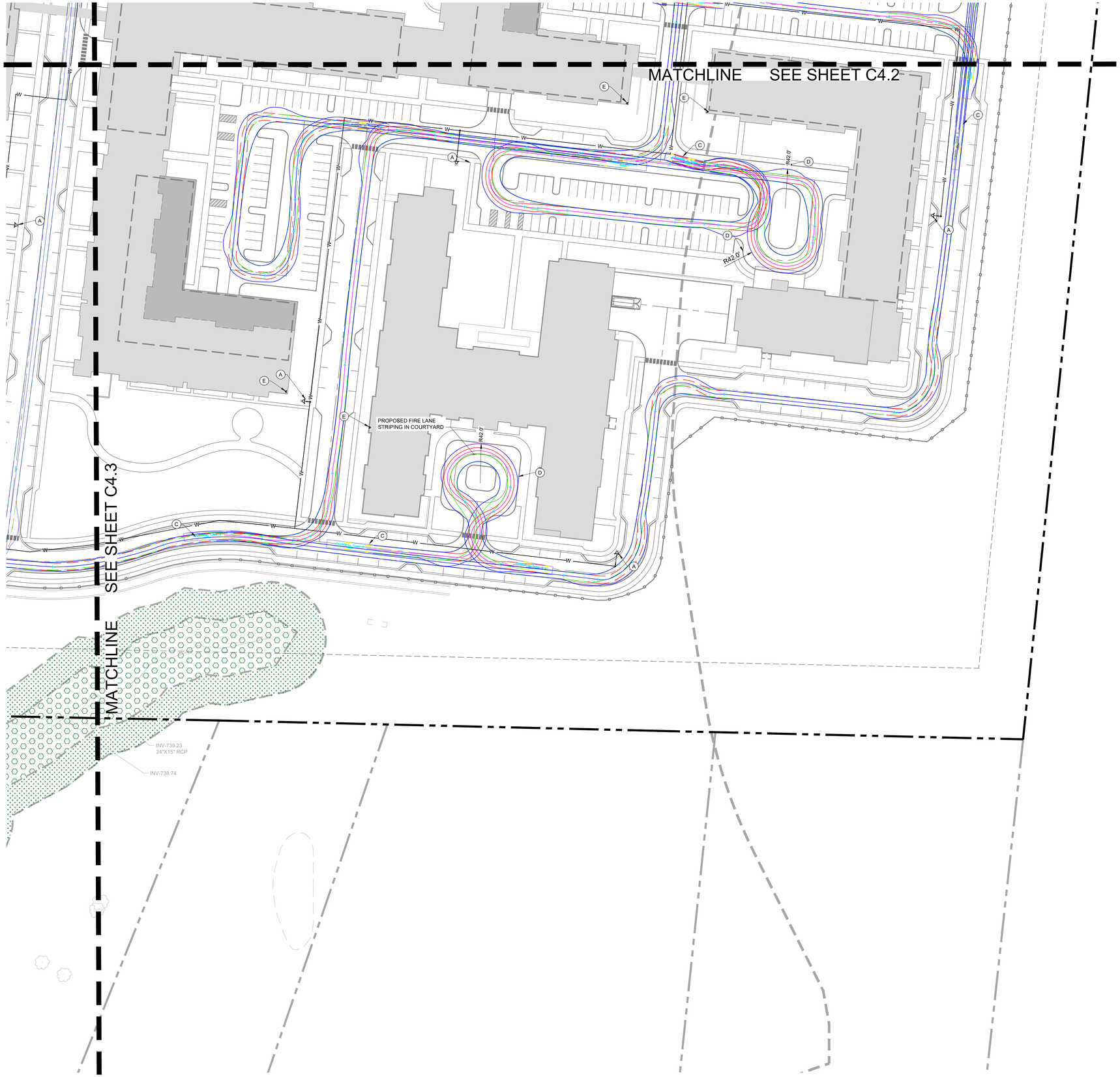
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
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No. 137919
STATE OF TENNESSEE
7/1/2025

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ENLARGED ROW & ACCESS PLAN

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COF # xxxx

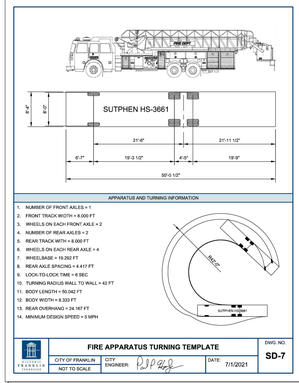


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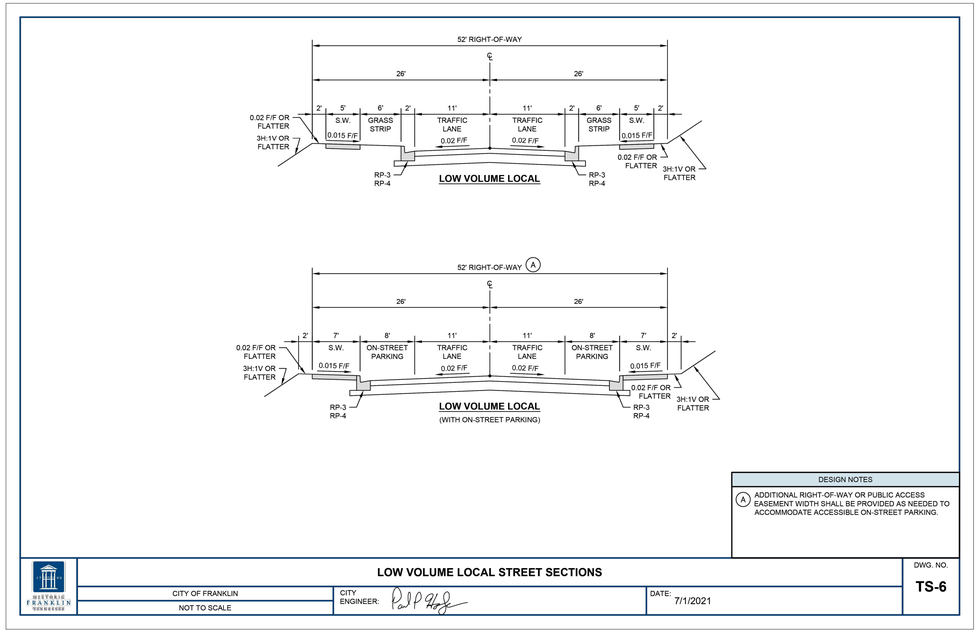
Franklin, Williamson County, Tennessee

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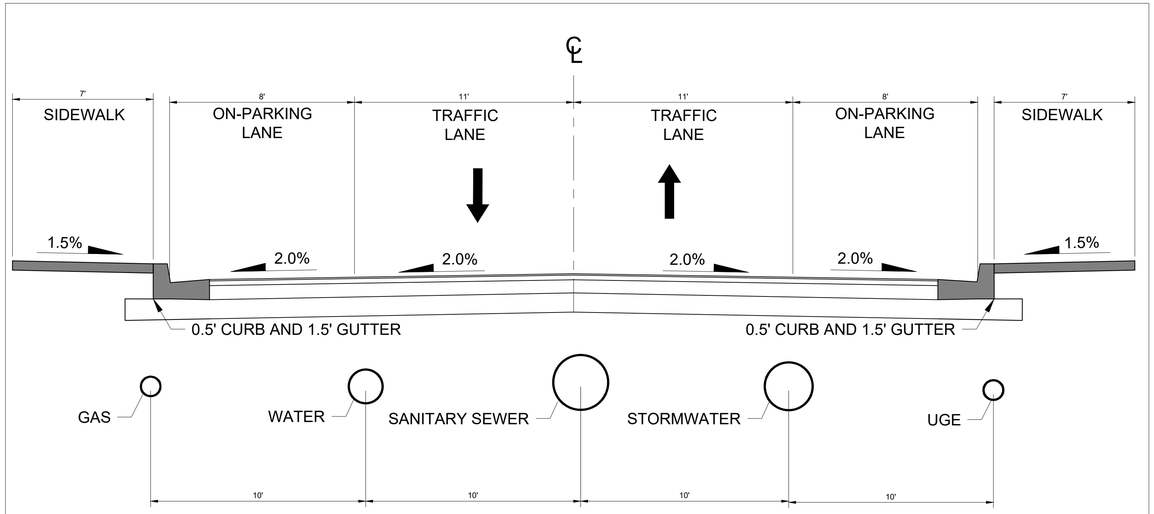
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ENLARGED ROW & ACCESS PLAN

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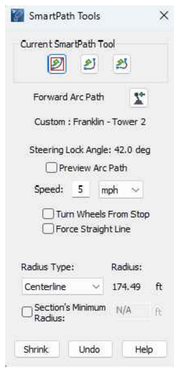


1 PRIVATE ROADWAYS/ PRIVATE ROADWAYS WITH PUBLIC ACCESS
52' ROW WHERE APPLICABLE
NOT TO SCALE



2 LOW VOLUME LOCAL
52' ROW WHERE APPLICABLE
NOT TO SCALE

3 CITY OF FRANKLIN - TOWER 2
FIRE TRUCK DESIGN SPECIFICATIONS
NOT TO SCALE



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DEVELOPMENT PLAN
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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
1 _____
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3 _____
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STREET SECTION VIEWS

C4.5
COF # xxxx



ROW & ACCESS GENERAL NOTES

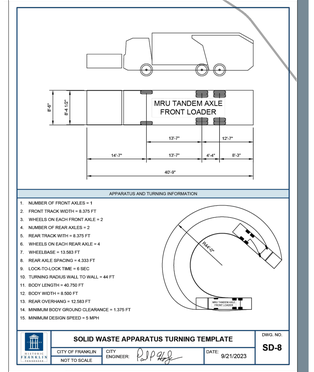
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LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH



STREET CLASSIFICATION NOTE

1. PEYTONSVILLE ROAD - MAJOR COLLECTOR
2. FUTURE CAROTHERS PARKWAY EXTENSION - MAJOR ARTERIAL
3. MCBRIDE LANE - LOCAL STREET

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

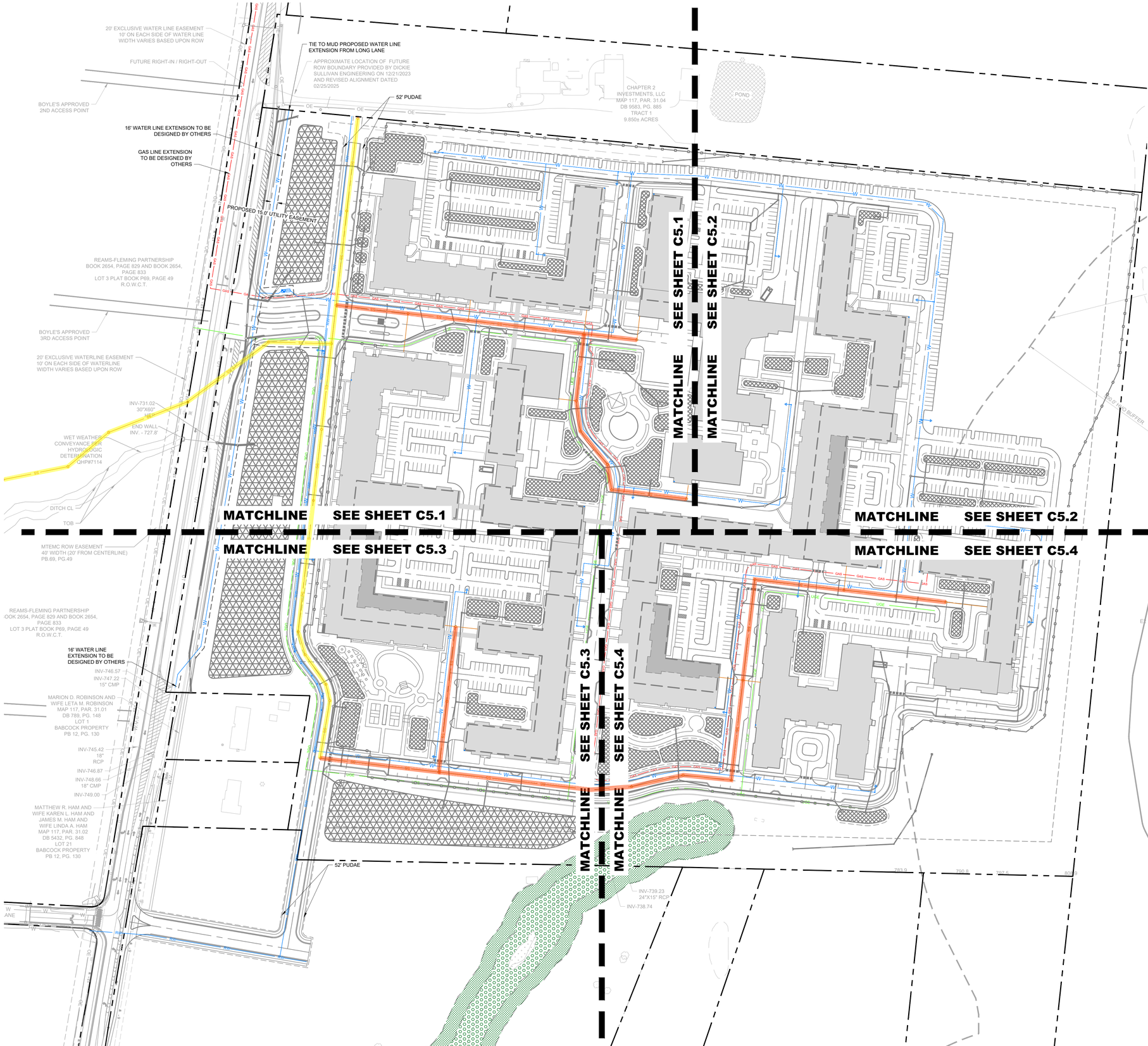
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
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△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN REFUSE

C4.6

COF # xxxx



UTILITY CONTACTS

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GAMBLE DESIGN COLLABORATIVE
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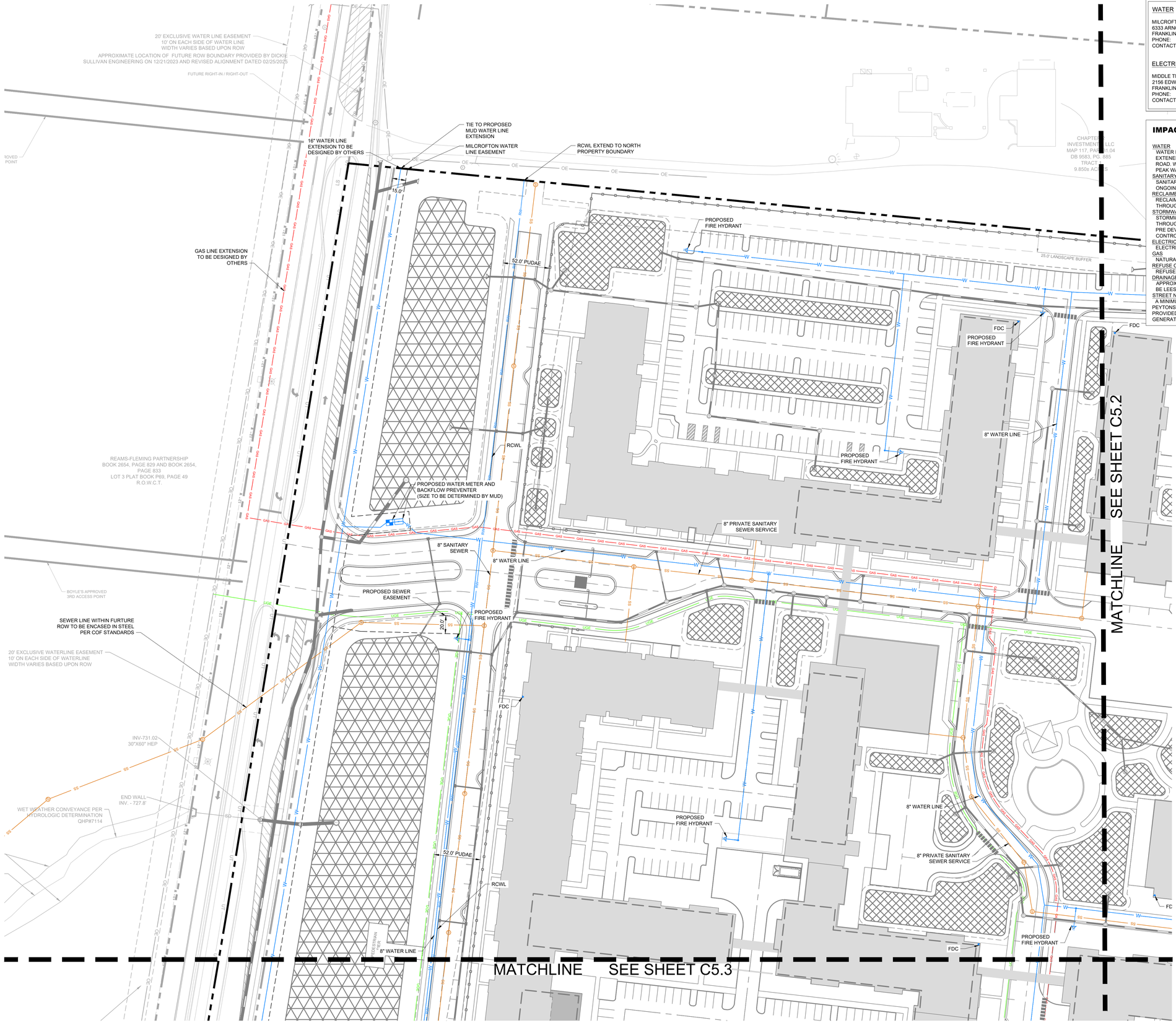
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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OVERALL UTILITY PLAN

C5.0
COF # xxxx



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GRAPHIC SCALE IN FEET
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NORTH

GAMBLE DESIGN COLLABORATIVE
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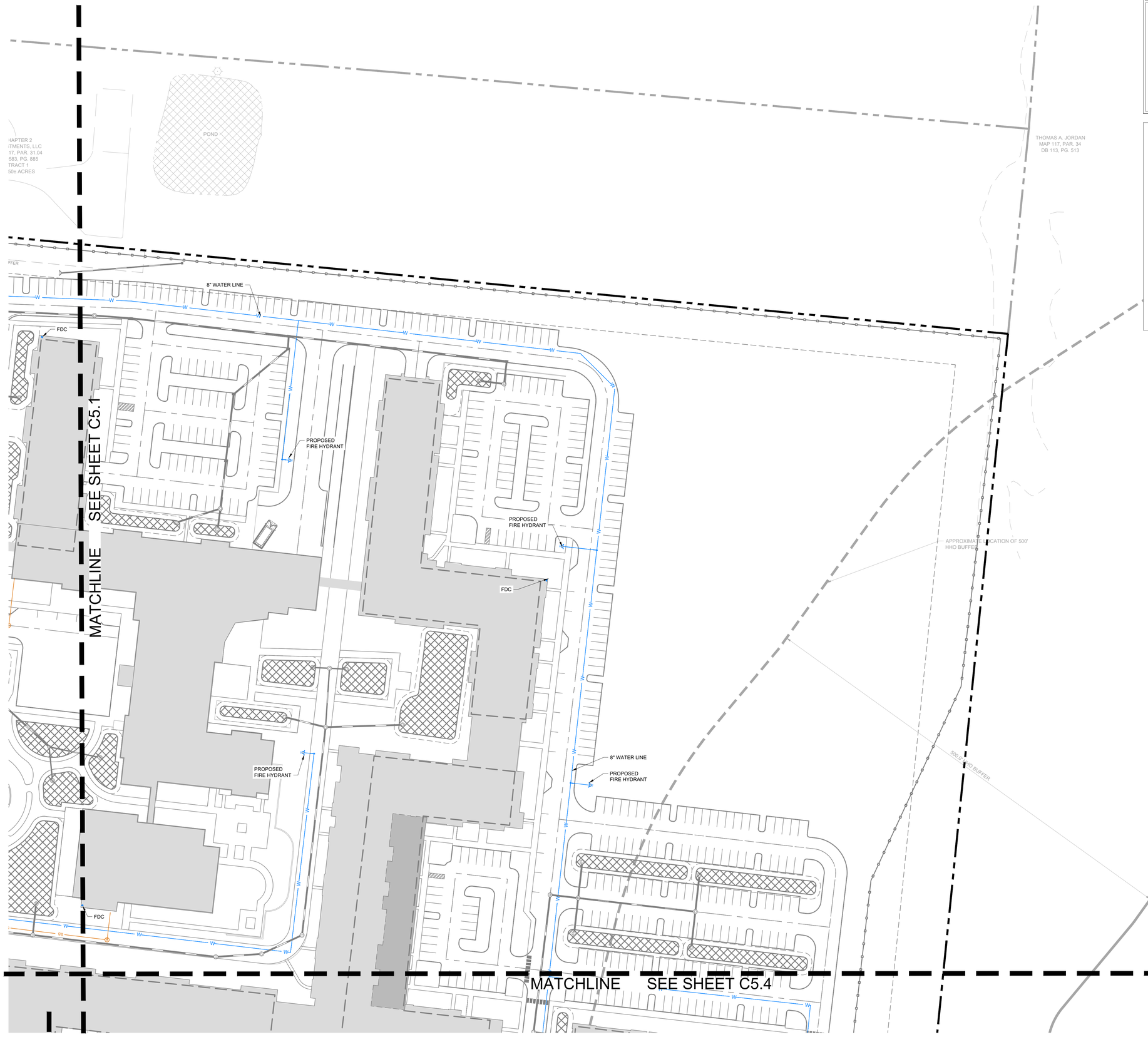
ERICKSON SENIOR LIVING
FRANKLIN
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Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 137919
STATE OF TENNESSEE
2/7/2025

Revision Date
- △ _____
- △ _____
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ENLARGED UTILITY PLAN

C5.1
COF # xxxx



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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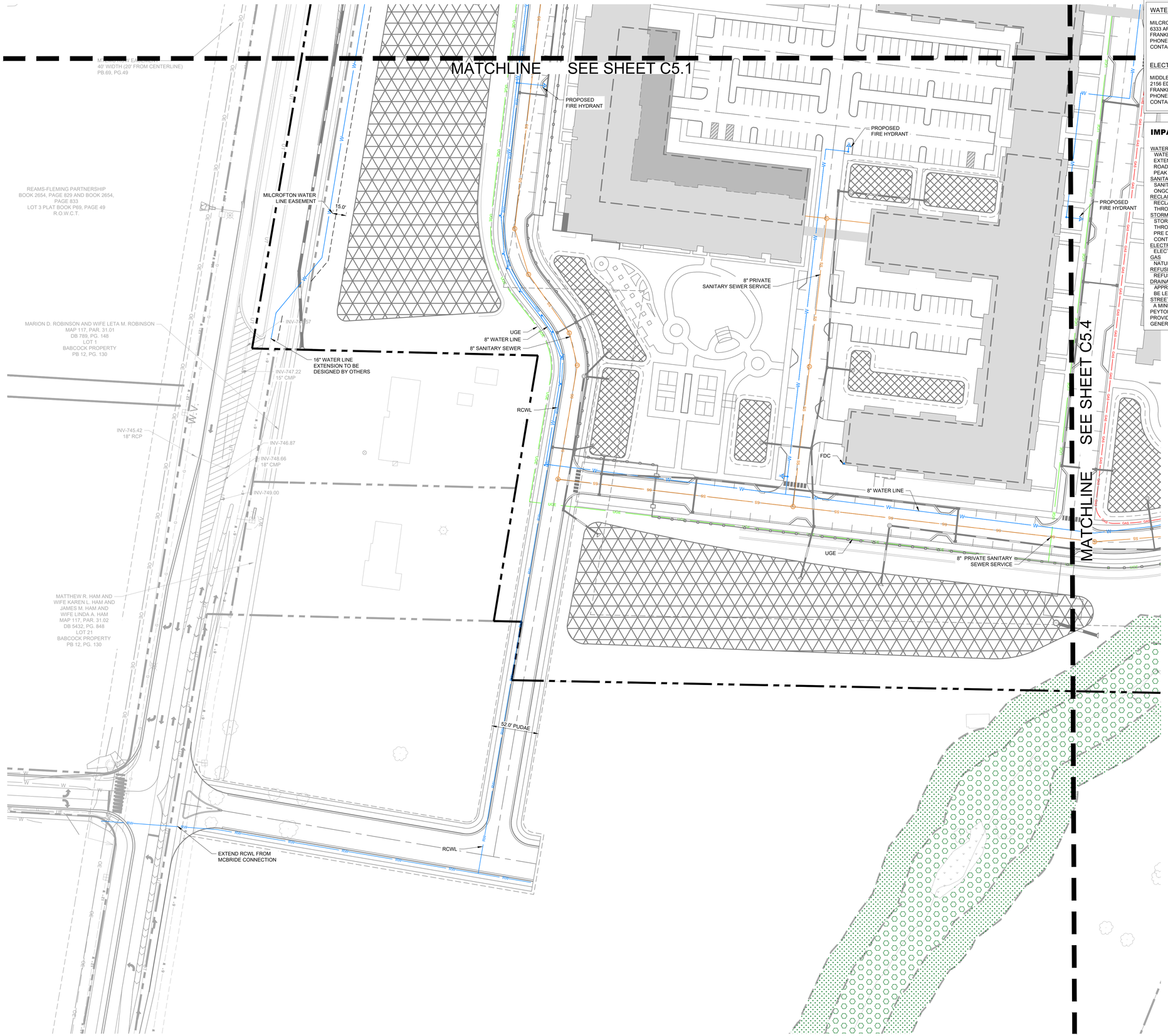
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
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ENLARGED UTILITY PLAN

C5.2
COF # xxxx



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GRAPHIC SCALE IN FEET
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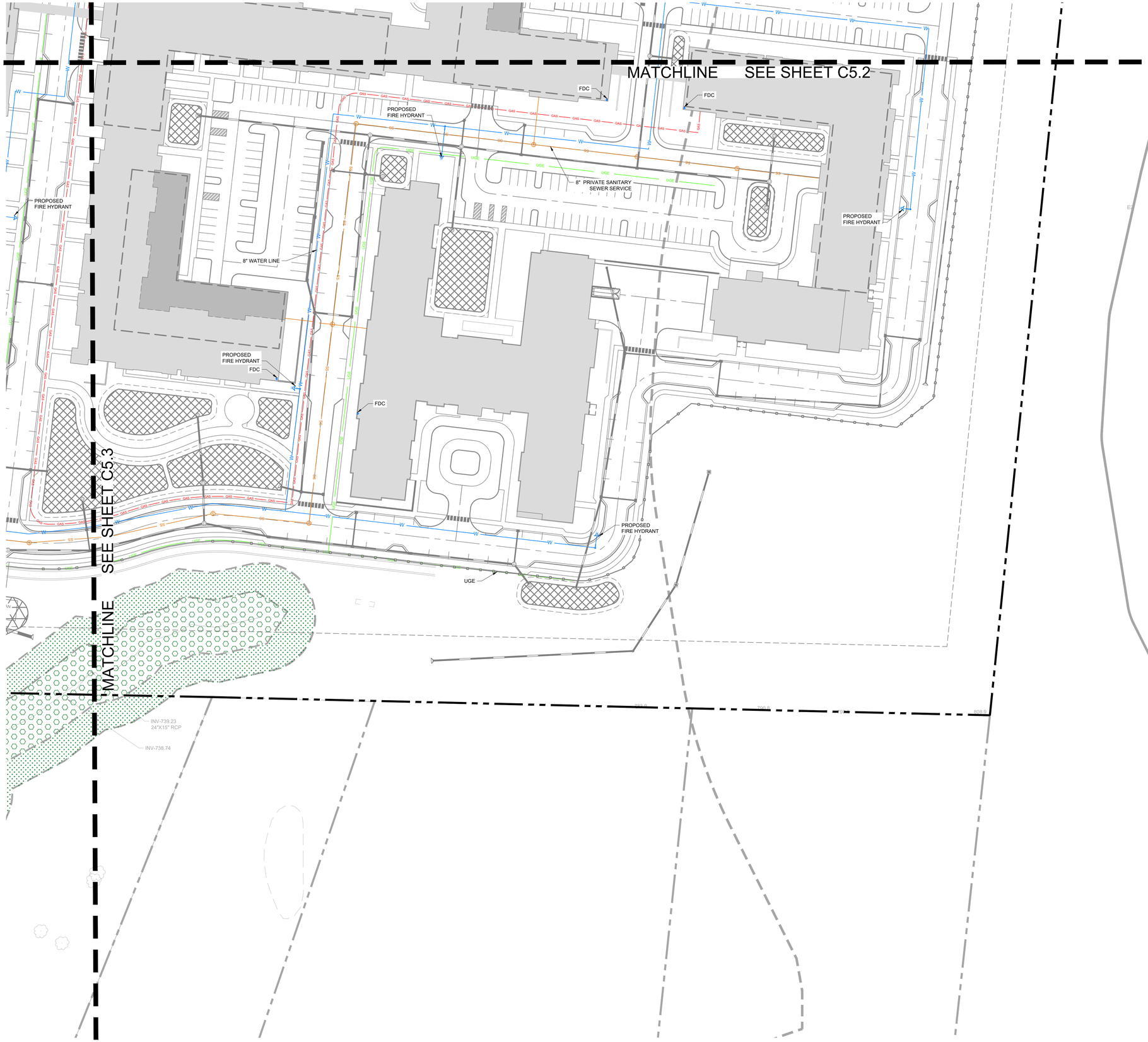
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STATE OF TENNESSEE
2/7/2025

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ENLARGED UTILITY PLAN

C5.3
COF # xxxx



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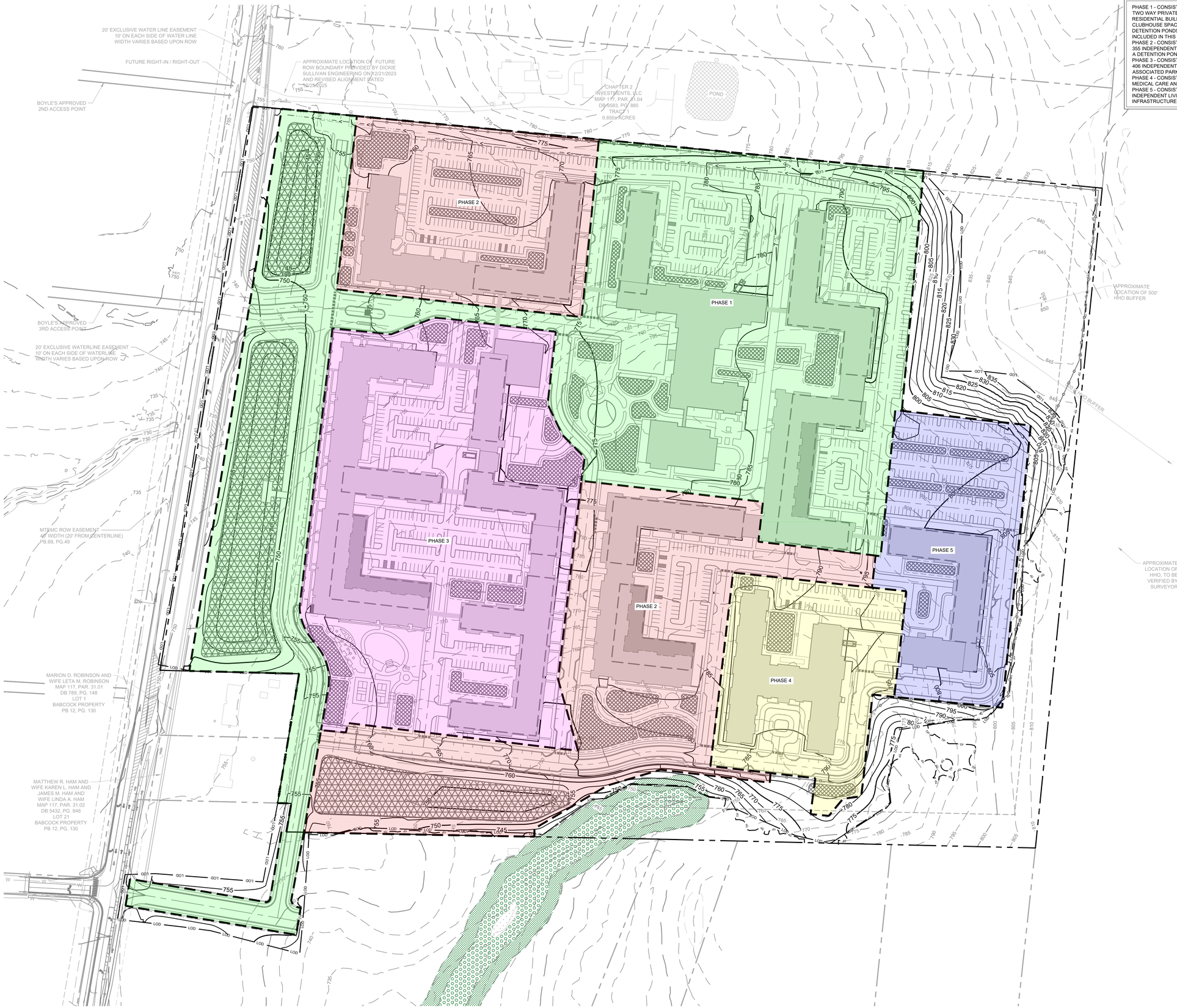
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STATE OF TENNESSEE
2/7/2025

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ENLARGED UTILITY PLAN

C5.4
COF # xxxx



PHASING PLAN NOTE

PHASE 1 - CONSISTS OF THE CONSTRUCTION OF TWO ENTRY ROADS FROM PEYTONSVILLE. A TWO WAY PRIVATE NORTH SOUTH DRIVE THAT CONNECTS THE TWO ENTRY ROADS. TWO RESIDENTIAL BUILDINGS THAT CONSIST OF 354 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND THE SWIMMING POOL AND POOL HOUSE, TWO DETENTION PONDS AND ASSOCIATED SUPPORTING INFRASTRUCTURE AND PARKING IS ALSO INCLUDED IN THIS PHASE.
PHASE 2 - CONSISTS OF THE CONSTRUCTION OF THREE RESIDENTIAL BUILDINGS CONSISTING OF 355 INDEPENDENT LIVING UNITS, AND ASSOCIATED PARKING AND INFRASTRUCTURE TO INCLUDE A DETENTION POND ALONG THE SOUTH PROPERTY BOUNDARY.
PHASE 3 - CONSISTS OF THE CONSTRUCTION OF FOUR RESIDENTIAL BUILDINGS CONSISTING OF 406 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 4 - CONSISTS OF A SINGLE CARE CENTER BUILDING THAT PROVIDES 250 BEDS FOR MEDICAL CARE AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 5 - CONSISTS OF THE CONSTRUCTION OF 1 RESIDENTIAL BUILDING CONSISTING OF 117 INDEPENDENT LIVING AND INCLUDES ONE RESTAURANT AND ASSOCIATED PARING AND INFRASTRUCTURE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

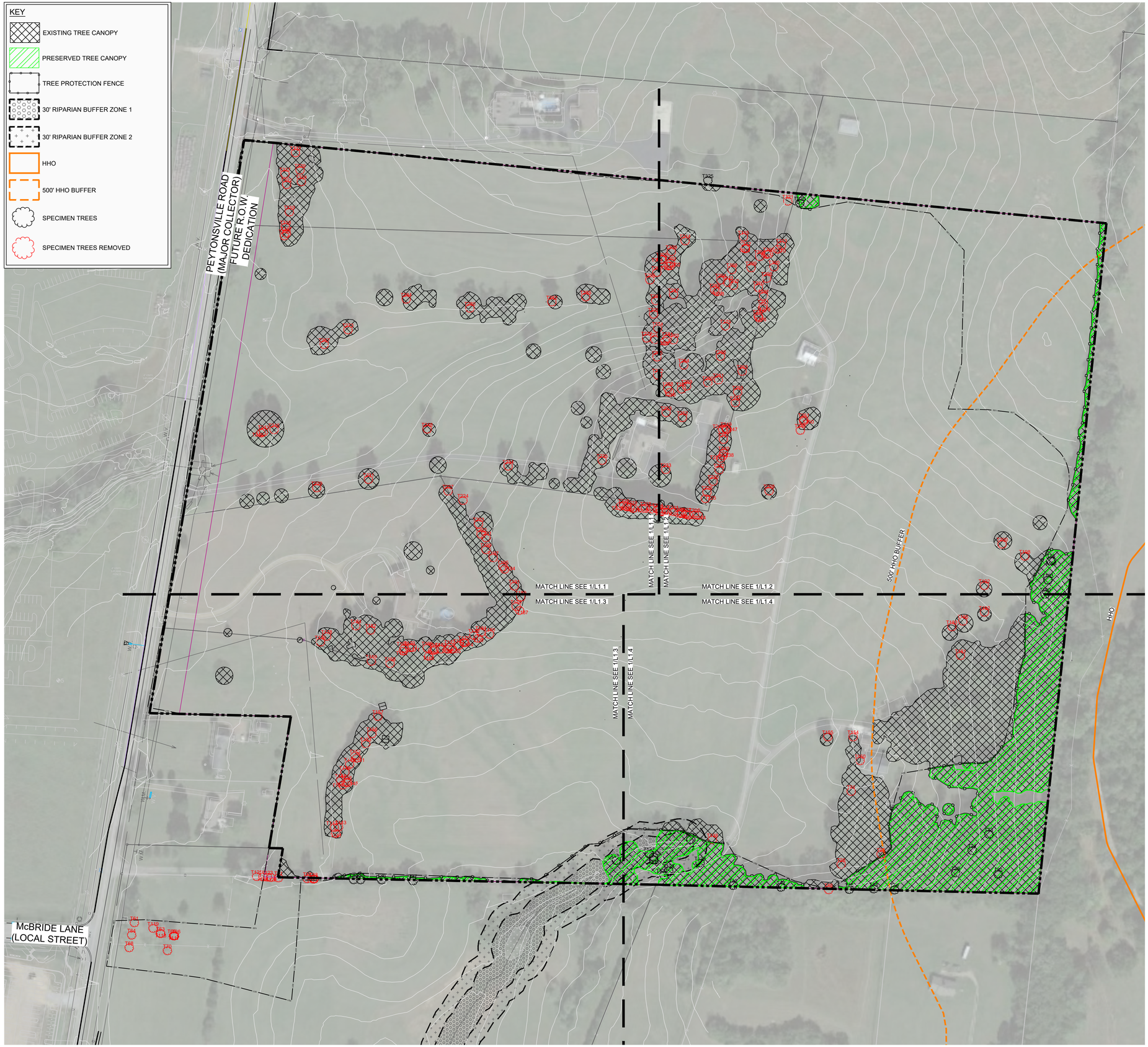
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

PHASING PLAN

C6.0
COF # xxxx



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

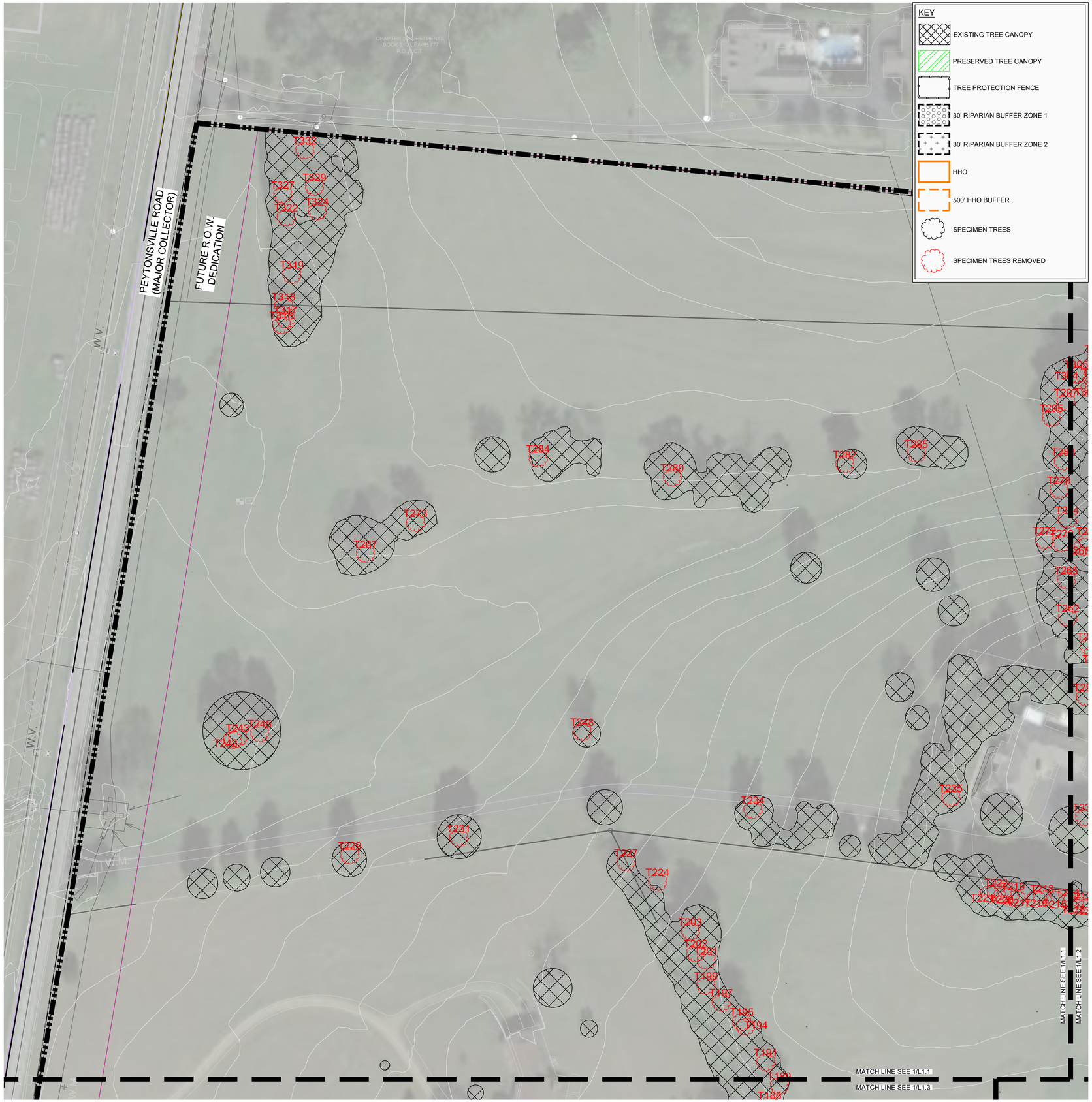
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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL TREE PRESERVATION
SHEET
L1.0
COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKERY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKERY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKERY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPEMYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T236	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

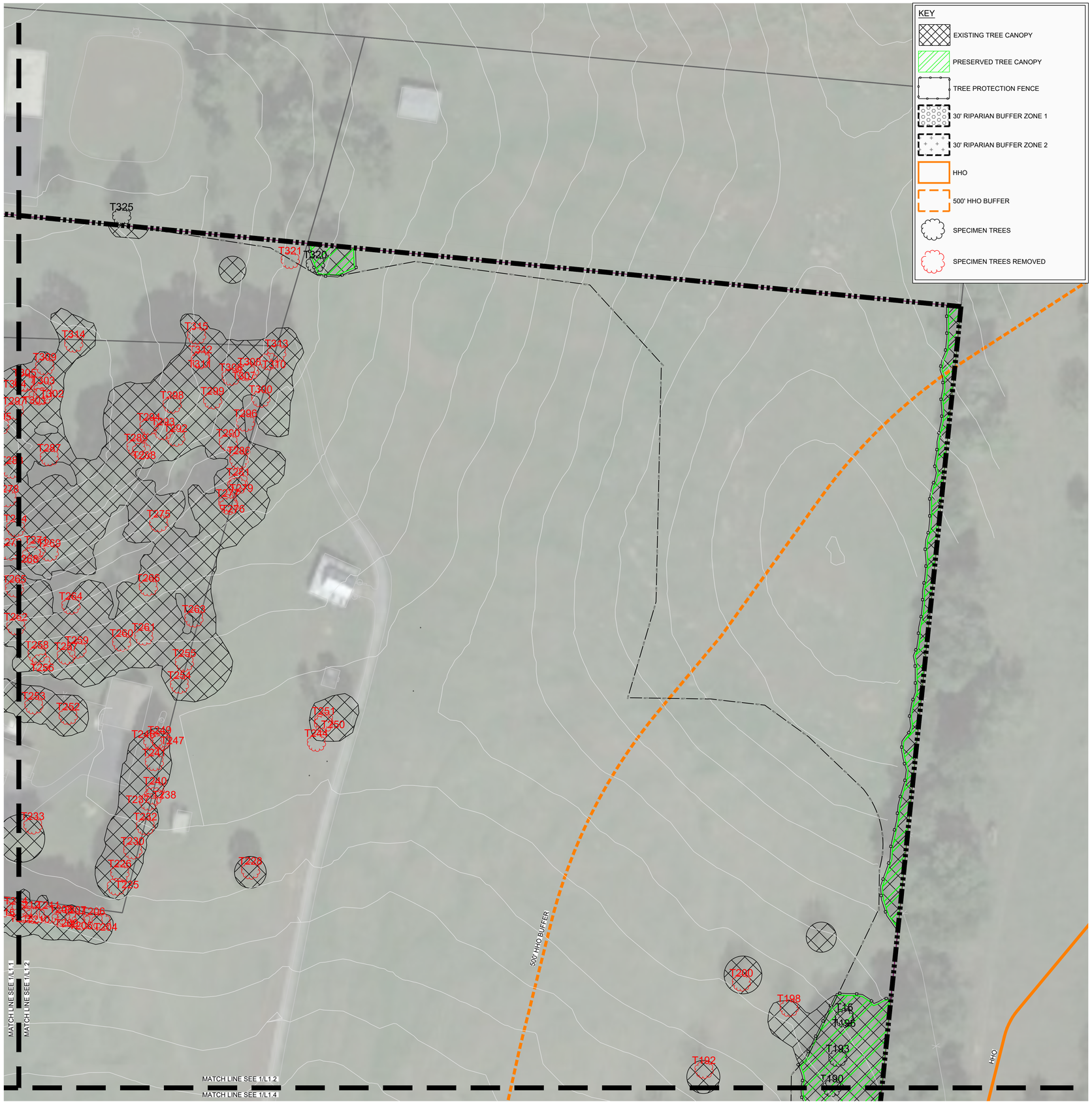


Revision Date
△ _____
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TREE PRESERVATION ENLARGEMENT

SHEET
L1.1

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T265	24	DOUBLE HACKBERRY	X
T266	40	OAK	X
T267	32	ASH	X
T268	24	HACKBERRY	X
T269	24	HACKBERRY	X
T270	42	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	32	ASH	X
T291	24	HACKBERRY	X
T292	24	HACKBERRY	X
T293	30	HACKBERRY	X
T294	30	HACKBERRY	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	36	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	
T329	26	OAK	
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

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ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

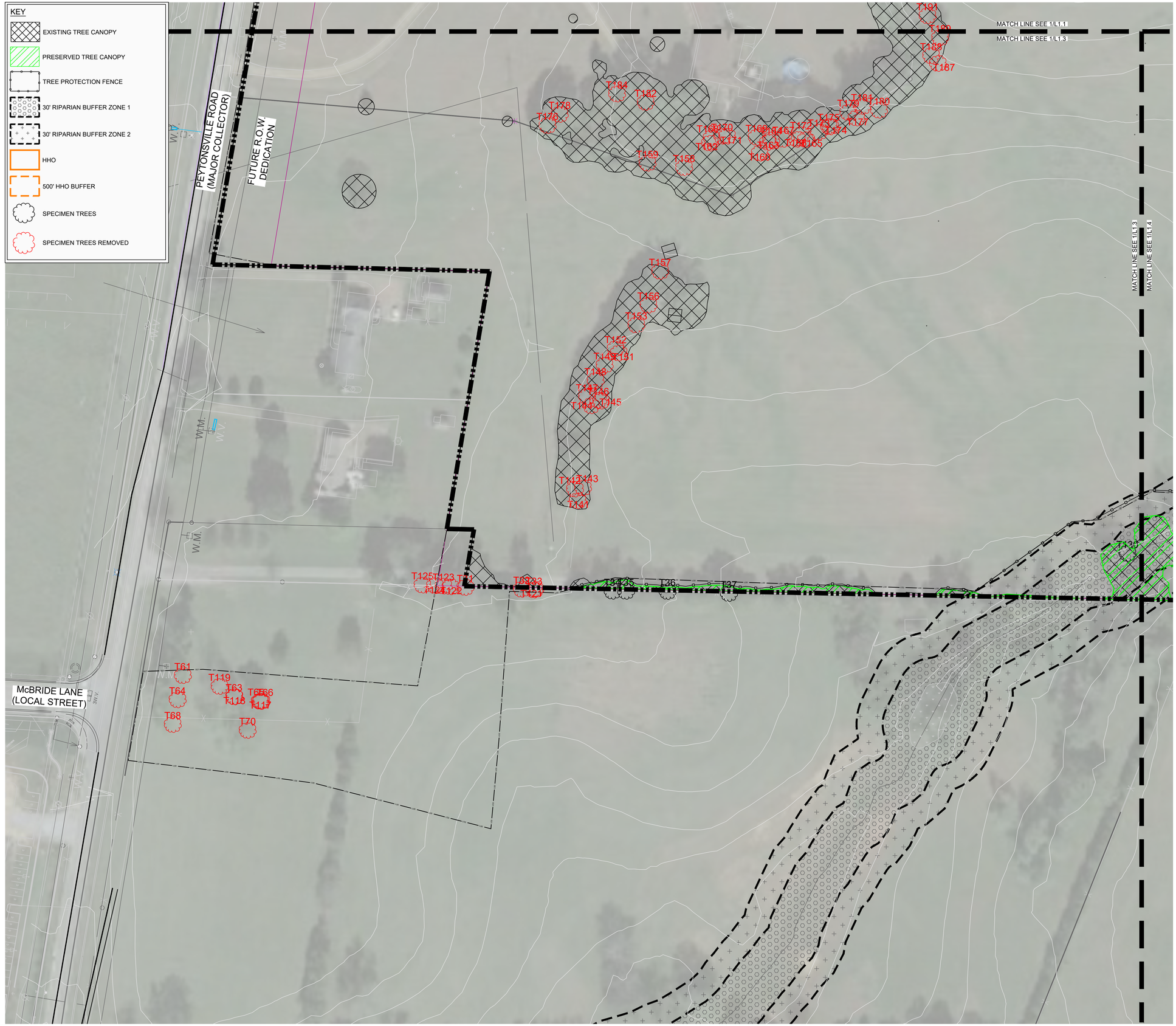


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TREE PRESERVATION ENLARGEMENT

SHEET
L1.2

COF # 8624



Tree Number	Caliper Inches	Species	Removed	Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT		T210	24	PINE	X
T21	24	HICKORY	X	T211	32	PINE	X
T23	24	OAK		T212	24	PINE	X
T24	30	OAK		T213	24	PINE	X
T25	24	OAK	X	T214	24	PINE	X
T28	24	DOUBLE HICKORY	X	T215	24	PINE	X
T29	48	OAK		T216	26	PINE	X
T30	30	TRIPLE HICKORY		T217	30	PINE	X
T31	26	HACKBERRY	X	T218	24	PINE	X
T32	26	HACKBERRY	X	T219	26	PINE	X
T33	26	ASH	X	T220	24	PINE	X
T34	24	HACKBERRY		T221	28	PINE	X
T35	24	HACKBERRY		T222	24	PINE	X
T36	24	HACKBERRY		T224	30	HACKBERRY	X
T37	24	DECIDUOUS		T225	24	PINE	X
T40	32	OAK		T226	26	PINE	X
T42	24	OAK		T227	30	CHERRY	X
T43	48	HICKORY		T228	24	OAK	X
T46	24	OAK		T229	26	OAK	X
T48	24	TRIPLE HICKORY	X	T230	28	PINE	X
T49	30	HICKORY		T231	26	OAK	X
T61	26	MAPLE	X	T232	25	HACKBERRY	X
T63	24	TRIPLE MAPLE	X	T233	24	CRAPE MYRTLE	X
T64	30	MAPLE	X	T234	24	HACKBERRY	X
T65	24	TRIPLE MAPLE	X	T235	24	HACKBERRY	X
T66	24	TRIPLE MAPLE	X	T237	28	PINE	X
T68	24	DOUBLE MAPLE	X	T238	24	HACKBERRY	X
T70	36	TRIPLE MAPLE	X	T240	24	HACKBERRY	X
T117	28	OAK	X	T241	24	PINE	X
T118	28	TRIPLE OAK	X	T242	24	HACKBERRY	X
T119	24	CHERRY	X	T243	24	HACKBERRY	X
T121	30	ELM	X	T244	24	CHERRY	X
T122	24	HACKBERRY	X	T245	26	OAK	X
T123	28	ELM	X	T246	24	PINE	X
T124	24	HACKBERRY	X	T247	24	PINE	X
T125	26	HACKBERRY	X	T248	24	HACKBERRY	X
T127	24	HACKBERRY		T249	24	PINE	X
T128	30	HACKBERRY		T250	26	CHERRY	X
T129	36	CEDAR		T251	26	ELM	X
T130	24	HACKBERRY		T252	24	OAK	X
T131	30	HACKBERRY		T253	24	OAK	X
T134	24	HACKBERRY		T254	24	HACKBERRY	X
T137	24	HACKBERRY		T255	30	ELM	X
T138	32	WALNUT	X	T256	24	HACKBERRY	X
T139	42	HACKBERRY		T257	24	OAK	X
T141	26	CEDAR	X	T258	28	OAK	X
T142	24	CEDAR	X	T259	26	DOUBLE ELM	X
T143	24	CEDAR	X	T260	24	HACKBERRY	X
T144	28	CEDAR	X	T261	24	ELM	X
T145	24	ELM	X	T262	30	OAK	X
T146	26	ELM	X	T263	24	HACKBERRY	X
T147	26	CEDAR	X	T264	30	ELM	X
T148	24	DOUBLE CEDAR	X	T266	24	HACKBERRY	X
T149	24	CEDAR	X	T267	42	DOUBLE ELM	X
T150	32	OAK	X	T268	36	WALNUT	X
T151	24	ELM	X	T269	24	OAK	X
T152	24	CEDAR	X	T270	24	OAK	X
T153	24	CEDAR	X	T271	32	HICKORY	X
T154	30	MAGNOLIA	X	T272	28	WALNUT	X
T155	24	OAK	X	T273	24	HACKBERRY	X
T156	24	CEDAR	X	T274	24	HACKBERRY	X
T157	24	CEDAR	X	T275	24	MAPLE	X
T158	24	HACKBERRY	X	T276	36	DOUBLE MAPLE	X
T159	24	CEDAR	X	T277	32	DOUBLE HACKBERRY	X
T160	24	OSAGE ORANGE	X	T278	28	ASH	X
T161	36	OAK	X	T279	44	HACKBERRY	X
T162	26	DOUBLE OAK	X	T280	32	HACKBERRY	X
T163	36	OSAGE ORANGE	X	T281	32	ASH	X
T164	26	CEDAR	X	T282	24	HACKBERRY	X
T165	24	HACKBERRY	X	T283	30	ASH	X
T166	24	ELM	X	T284	30	HACKBERRY	X
T167	30	DECIDUOUS	X	T285	24	DOUBLE HACKBERRY	X
T168	26	HACKBERRY	X	T286	40	OAK	X
T169	24	HACKBERRY	X	T287	32	ASH	X
T170	24	HACKBERRY	X	T288	24	HACKBERRY	X
T171	24	HACKBERRY	X	T289	24	HACKBERRY	X
T172	24	HACKBERRY	X	T290	42	OAK	X
T173	24	HACKBERRY	X	T292	30	ASH	X
T174	24	HACKBERRY	X	T293	32	ASH	X
T175	26	HACKBERRY	X	T294	34	OAK	X
T176	24	HACKBERRY	X	T295	40	HACKBERRY	X
T177	24	CEDAR	X	T296	40	HACKBERRY	X
T178	30	DOUBLE ELM	X	T297	48	TRIPLE CHERRY	X
T179	36	CEDAR	X	T298	48	OAK	X
T180	24	CEDAR	X	T299	32	ASH	X
T181	40	HACKBERRY	X	T300	28	ASH	X
T182	42	DOUBLE ELM	X	T301	30	HACKBERRY	X
T183	30	WALNUT	X	T302	32	HACKBERRY	X
T184	24	HACKBERRY	X	T303	30	OAK	X
T185	30	WALNUT	X	T304	42	DOUBLE OAK	X
T186	30	WALNUT	X	T305	38	OAK	X
T188	26	HACKBERRY	X	T306	26	OAK	X
T189	24	HACKBERRY	X	T307	36	ELM	X
T190	36	SYCAMORE		T308	34	HACKBERRY	X
T191	28	HACKBERRY	X	T309	32	HACKBERRY	X
T192	24	WALNUT	X	T310	38	HACKBERRY	X
T193	30	WALNUT		T311	34	HACKBERRY	X
T194	26	SWEET GUM	X	T312	32	HACKBERRY	X
T195	24	SWEET GUM	X	T313	26	HACKBERRY	X
T196	36	WALNUT		T314	30	HACKBERRY	X
T197	36	OSAGE ORANGE	X	T315	24	HACKBERRY	X
T198	26	WALNUT	X	T316	26	DOUBLE HACKBERRY	X
T199	36	OSAGE ORANGE	X	T317	30	DOUBLE HACKBERRY	X
T200	32	WALNUT	X	T318	24	ELM	X
T201	24	ELM	X	T319	30	TRIPLE CHERRY	X
T202	34	ELM	X	T320	30	DOUBLE ELM	
T203	30	ELM	X	T321	28	HACKBERRY	X
T204	28	PINE	X	T322	24	OAK	X
T205	24	PINE	X	T324	24	OAK	X
T206	32	PINE	X	T325	26	OAK	
T207	28	PINE	X	T327	24	HACKBERRY	X
T208	28	PINE	X	T329	26	OAK	X
T209	24	PINE	X	T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

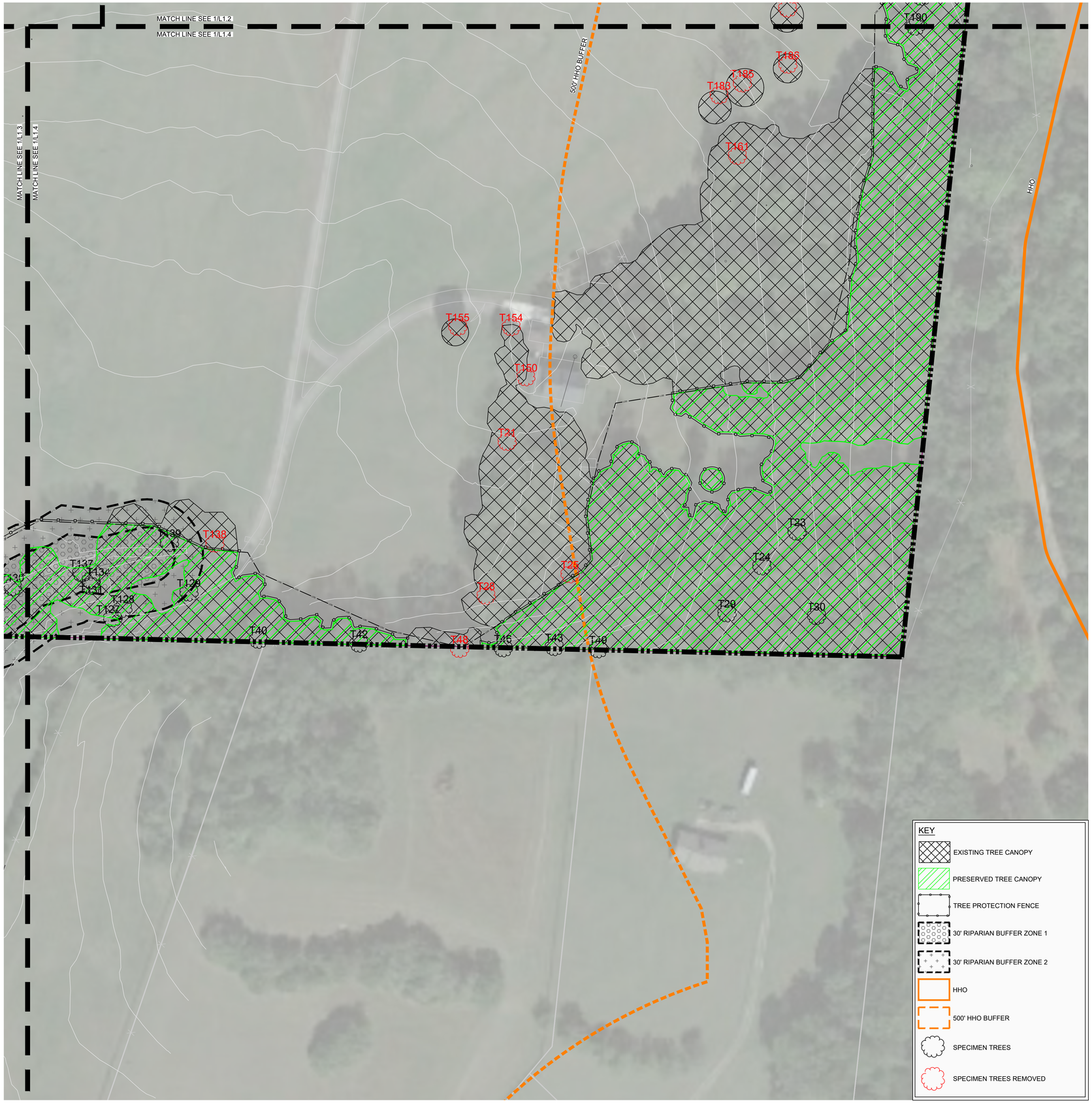


Revision Date
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TREE PRESERVATION ENLARGEMENT

SHEET
L1.3

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	HACKBERRY	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T234	36	HACKBERRY	X
T235	24	PINE	X
T236	26	PINE	X
T237	30	CHERRY	X
T238	24	OAK	X
T239	26	OAK	X
T240	28	PINE	X
T241	26	OAK	X
T242	36	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	36	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	36	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

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Franklin, Williamson County, Tennessee

STATE OF TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE LICENSED LANDSCAPE ARCHITECT
No. 325

Revision Date
1 _____
2 _____
3 _____
4 _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.4

COF # 8624



RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along a portion of the southern boundary of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. A retaining wall is proposed along the northern side of the riparian buffer and the grading is encroaching into the Zone 2 buffer. An existing drive crosses the stream, but it will be removed and the area will be improved at the site plan stage.

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and groundcover for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 4,007 SF
- AREAS OF NEW RIPARIAN BUFFER 4,100 SF
- DRIVEWAY TO BE REMOVED FROM STREAM BUFFER AND REPLANTED WITH NATIVE SPECIES 3,675 SF
- BUFFER SIGNAGE 150' SPACING

0 30 60 90

N

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BUFFER MITIGATION

SHEET
L2.0
COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT **ALL** ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

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TYPICAL ARCHITECTURE

SHEET

A1.0

COF # 8624





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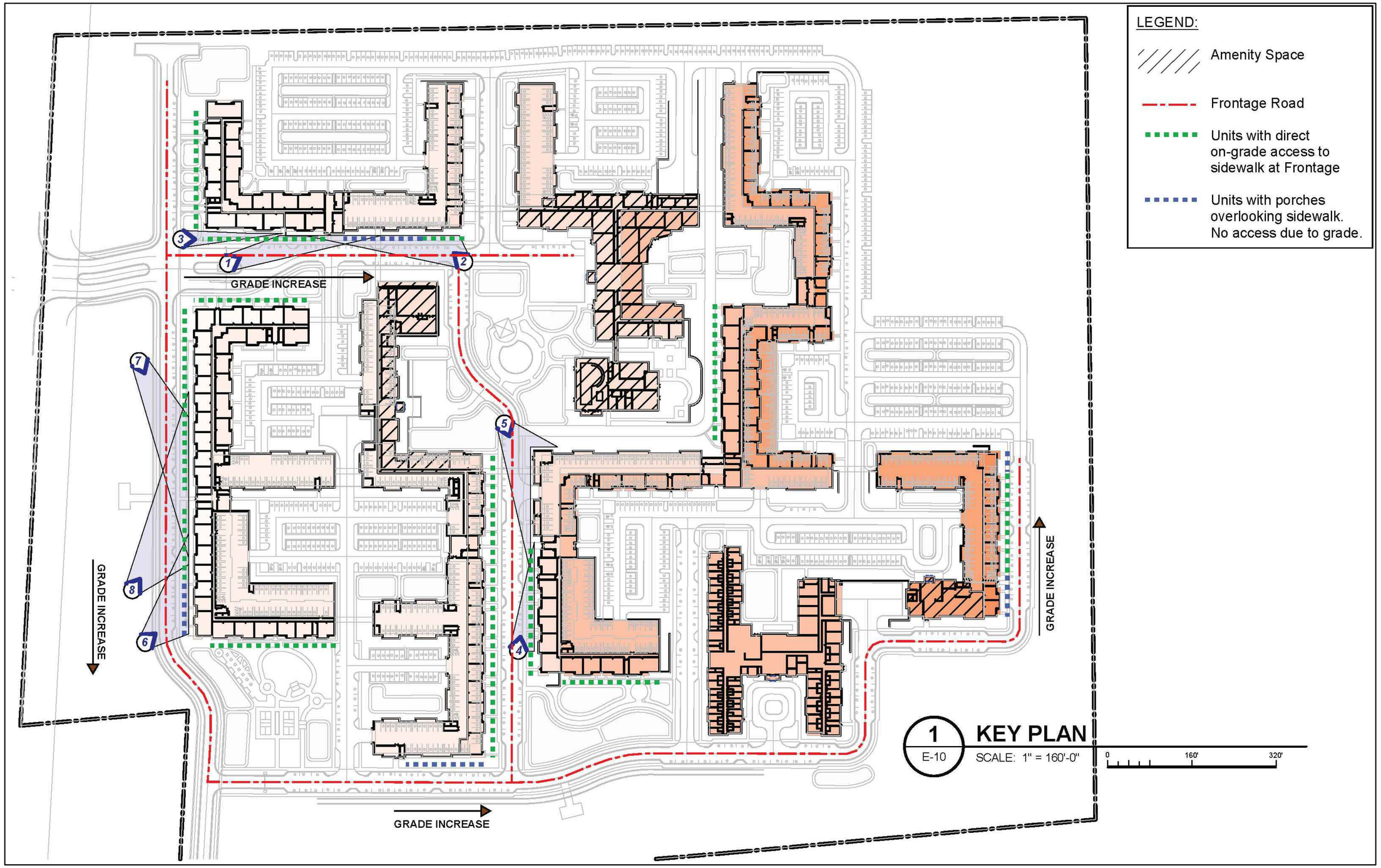
STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
LANDSCAPE ARCHITECT
5/2/25

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TYPICAL ARCHITECTURE

SHEET
A1.1

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STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
REGISTERED
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2 _____
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4 _____

ARCHITECTURAL PERSPECTIVES KEY

SHEET
A2.0

COF # 8624



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

1.

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2.

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ARCHITECTURAL PERSPECTIVES

SHEET
A2.1

COF # 8624



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ARCHITECTURAL PERSPECTIVES

SHEET
A2.2

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

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6.

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ARCHITECTURAL PERSPECTIVES

SHEET
A2.3

COF # 8624



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ARCHITECTURAL PERSPECTIVES

SHEET
A2.4

COF # 8624

ERICKSON SENIOR LIVING- FRANKLIN

DEVELOPMENT PLAN - PD(17.71 DUA/172,000 SF OF COMMERCIAL)

Franklin, Williamson County, Tennessee

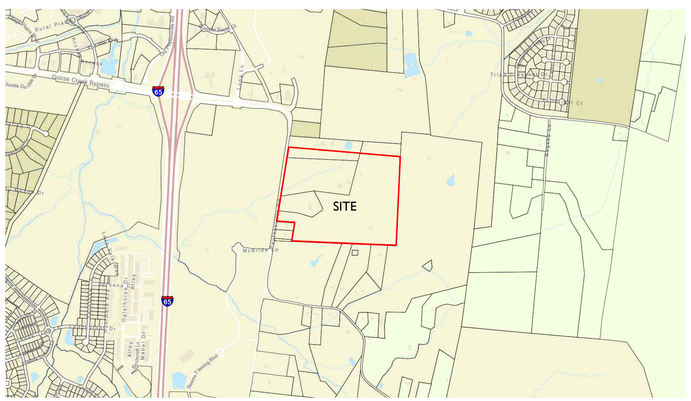
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C0.2	MODIFICATION OF STANDARDS
C0.3	MODIFICATION OF STANDARDS
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C1.1	ENLARGED EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
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C1.3	ENLARGED EXISTING CONDITIONS
C1.4	ENLARGED EXISTING CONDITIONS
C2A	FRONTAGE EXHIBIT
C2B	PEDESTRIAN CONNECTIVITY EXHIBIT
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C4.6	OVERALL ROW ACCESS PLAN REFUSE
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L1.2	TREE PRESERVATION PLAN ENLARGEMENT
L1.3	TREE PRESERVATION PLAN ENLARGEMENT
L1.4	TREE PRESERVATION PLAN ENLARGEMENT
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A2.0	ARCHITECTURAL PERSPECTIVES KEY
A2.1	ARCHITECTURAL PERSPECTIVES
A2.2	ARCHITECTURAL PERSPECTIVES
A2.3	ARCHITECTURAL PERSPECTIVES
A2.4	ARCHITECTURAL PERSPECTIVES

VESTING STANDARDS

PENDING APPROVAL BY BOMA, THIS DOCUMENT WAS REVIEWED UNDER AND IS NOW VESTED IN THE FOLLOWING DEVELOPMENT STANDARDS:

ZONING ORDINANCE:	JULY 1, 2024
SUBDIVISION REGULATIONS:	JANUARY 1, 2022
TRANSPORTATION AND STREET TECHNICAL STANDARDS:	JULY 1, 2024
STORMWATER BMP MANUAL:	JULY 1, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION:	OCTOBER 13, 2020
MUNICIPAL CODE:	MAY 22, 2024



NOT TO SCALE

DEVELOPMENT TEAM

APPLICANT & LANDSCAPE ARCHITECT:
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GREG GAMBLE
3020 STANSBERRY LANE, SUITE 201
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DEVELOPER:
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STEVEN MONTGOMERY
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BALTIMORE, MD 21228
410-207-4767
STEVEN.MONTGOMERY@ERICKSON.COM

ARCHITECT:
THW DESIGN
GREG NYE
2100 RIVER EDGE PARKWAY, SUITE 900
ATLANTA, GA 30328
770-916-2293
GREGNYE@THW.COM



MODIFICATION OF STANDARDS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT WHERE THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO NOT APPLY THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
- FINISHED FLOOR ELEVATION:
  - MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
- PORCH DEPTH:
  - MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
- STOOP DEPTH:
  - 3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

MOS REQUEST 5 - 10.1.5 CALCULATION OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
   a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
   b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
   c. ANTICIPATED RATE OF PARKING TURNOVER; AND
   d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

NOTE: SEE C0.1-C0.3 FOR FULL MODIFICATION OF STANDARDS REQUESTS

COMPREHENSIVE REVIEW AT SITE PLAN:

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

SITE DATA

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

*MODIFICATION OF STANDARDS

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT
PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

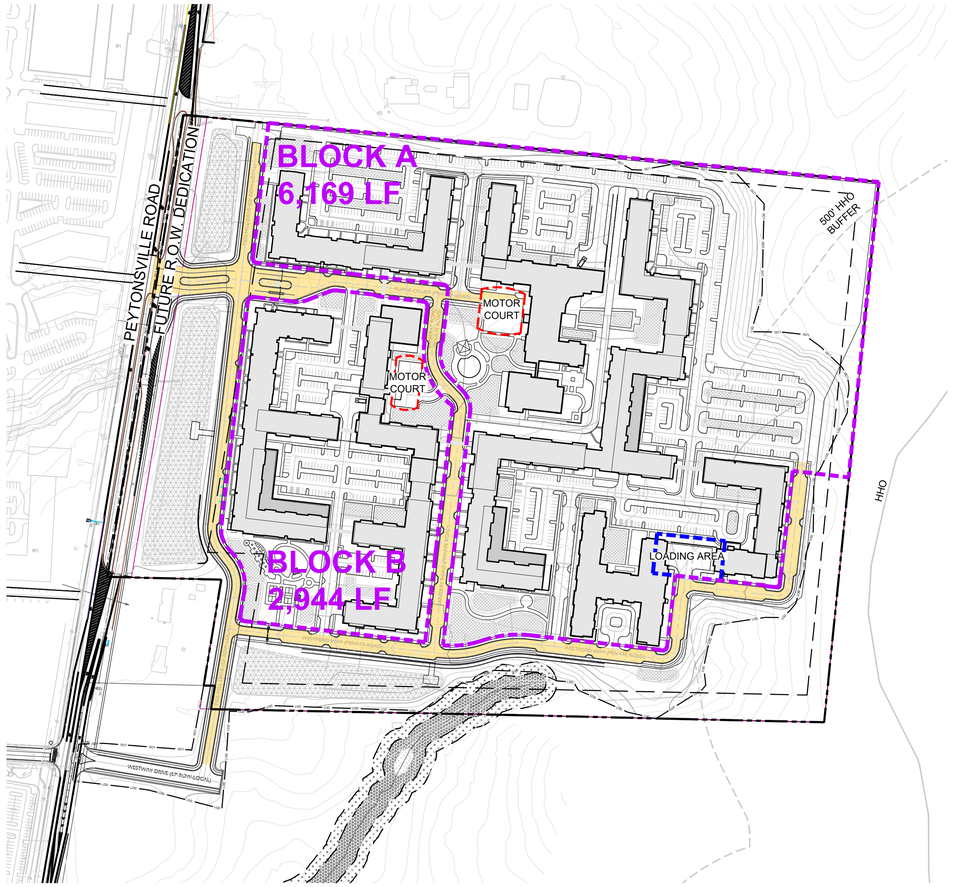
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

STATE OF TENNESSEE DEPARTMENT OF AGRICULTURE REG. NO. 1115 LANDSCAPE ARCHITECT
4/25

PRE-APP SUBMITTAL: SEPTEMBER 30, 2024
INITIAL SUBMITTAL: OCTOBER 14, 2024
INITIAL SUBMITTAL: JANUARY 13, 2025
RESUBMITTAL: FEBRUARY 6, 2025
ONE STOP:
COF #: 8624



1 C0.1 MODIFICATION OF STANDARDS 10.1.23 PARKING: LOADING AREAS & 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

0 200 400 600

KEY

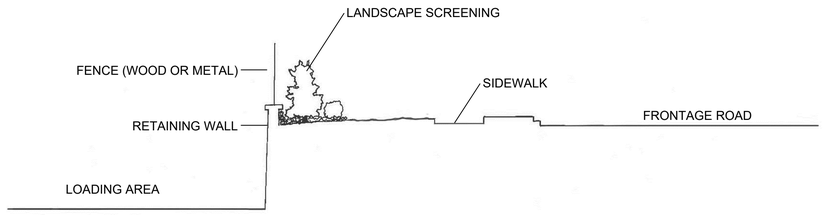
- MOS REQUEST 1 (LOADING AREA)
- MOS REQUEST 1 (MOTOR COURTS)
- MOS REQUEST 2 (BLOCK LENGTH)
- FRONTAGE ROADS

MOS REQUEST 1 - 10.1.23 PARKING: LOADING AREAS

C. AN ON-SITE LOADING AREA SHALL BE:
1. LOCATED TO THE REAR OF THE BUILDING ADJACENT TO THE LOADING DOORS; AND
2. ARRANGED TO HAVE SAFE AND CONVENIENT ACCESS TO A STREET, BUT IN NO CASE SHALL THE LOADING AREA EXTEND INTO THE REQUIRED DRIVE AISLE OF A PARKING AREA.

A MODIFICATION OF STANDARD 10.1.23 LOADING AREAS, IS REQUESTED TO ALLOW THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE BUILDING AND SCREENED USING A COMBINATION OF MASONRY WALLS AND LANDSCAPE; AND TO ALLOW THE MOTOR COURTS TO BE PLACE IN FRONT OF THE BUILDING.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. GIVEN THE IMPORTANCE OF OPEN SPACE, PEDESTRIAN BUILDING ACCESS, AND PEDESTRIAN CONNECTIVITY, PLACING THE LOADING AREA TO THE "REAR" OF THE BUILDING CREATES A CONFLICT FOR THIS USER. THE REGULATIONS FOR URBAN FRONTAGE REQUIRE ALL PARKING TO BE LOCATED BEHIND THE BUILDING UNLESS IT IS PARALLEL PARKING. ALL SENIOR RESIDENT PARKING WILL BE LOCATED TO THE REAR OF THE BUILDING AND SOME UNDER THE BUILDING. THIS MODIFICATION OF STANDARDS REDUCES CONFLICTS BETWEEN SERVICE VEHICLES AND SENIORS WHO ARE PARKING TO THE REAR OF THE BUILDING. THE APPLICANT REQUESTS THE ABILITY TO LOCATE THE LOADING AREA TO THE SIDE OF THE BUILDING WHERE IT WILL BE SCREENED WITH MASONRY WALLS AND FORMAL LANDSCAPING. THIS PROVIDES A UNIQUE OPPORTUNITY FOR THE SAME LOADING AREA TO SERVE TWO BUILDINGS, REDUCING THE TOTAL LOADING AREA NEEDED ACROSS THE SITE WITHOUT NEGATIVELY IMPACTING THE FUNCTIONALITY OF THESE AREAS.
   b. THE IMPORTANCE OF THE MOTOR COURT LOCATIONS CANNOT BE OVERSTATED. PLACING THESE MOTOR COURTS IN THE FRONT OF THE BUILDING PROVIDES VALUABLE SITE ORIENTATION FOR ITS RESIDENTS AND VISITORS, ALLOWING INDIVIDUALS AND GROUPS TO BOARD SHUTTLES AND/OR MEET THEIR GUESTS IN HIGHLY VISIBLE LOCATIONS ON SITE. LOCATING THE MOTOR COURTS BEHIND THE BUILDINGS WOULD DISRUPT THE NATURAL FLOW OF THE PARKING AREAS AND CREATE WAYFINDING ISSUES FOR THOSE WHO ARE VISITING AND LIVING WITHIN THE COMMUNITY. PROVIDING THESE AREAS IN CENTRALIZED, HIGHLY VISIBLE LOCATIONS IS MOST SUITABLE FOR THIS TYPE OF DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THE REQUEST FOR THE LOADING AREA IS UNIQUELY TAILORED TO THE DESIGN INTENT OF THIS SENIOR LIVING DEVELOPMENT, ESPECIALLY GIVEN THAT THIS CONFIGURATION WILL OCCUR AT ONLY ONE LOCATION. BY PROVIDING THIS LOADING AREA IN THIS SPECIFIC SPOT, THE DESIGN ENHANCES THE FUNCTIONALITY OF THE SENIOR LIVING MODEL, FACILITATING EFFICIENT SERVICE DELIVERY WHILE MINIMIZING DISRUPTION TO THE RESIDENTIAL FUNCTION. UNLIKE TYPICAL COMMERCIAL PROPERTIES THAT PRIORITIZE VISIBILITY AND OPERATION EFFICIENCY, THIS APPROACH PRIORITIZES THE COMFORT AND EXPERIENCE OF SENIOR RESIDENTS AND VISITORS. THE SIDE-LOADING CONFIGURATION REDUCES NOISE AND TRAFFIC NEAR COMMON AREAS WHERE RESIDENTS GATHER, PROMOTING A TRANQUIL ENVIRONMENT. ADDITIONALLY, THE SCREENING WITH MASONRY WALLS ENSURES THAT SERVICE OPERATION REMAINS DISCREETLY INTEGRATED INTO THE OVERALL SITE, ENHANCING BOTH AESTHETIC APPEAL AND SAFETY. SUCH CONSIDERATIONS ARE SPECIFICALLY ALIGNED WITH THE NEEDS OF A SENIOR COMMUNITY MAKING THIS REQUEST DISTINCT AND NOT GENERALLY APPLICABLE TO OTHER TYPES OF PROPERTIES WHERE DIFFERENT OPERATION AND AESTHETIC PRIORITIES MAY PREVAIL.
   b. SIMILARLY, THE REQUEST FOR THE MOTOR COURTS IS ALSO UNIQUE TO A SENIOR LIVING DEVELOPMENT. DUE TO THE DRIVING IMPAIRMENT OF MANY RESIDENTS, ASSISTED TRANSPORTATION IS VITAL TO THE FUNCTIONALITY OF THIS COMMUNITY. PROVIDING THESE MOTOR COURTS IN CENTRALIZED, PROMINENT LOCATIONS ALLOWS FOR SHUTTLES, CAR SERVICES, AND VISITORS TO EASILY NAVIGATE THE SITE AND RESIDENTS TO ACCESS TRANSPORTATION WITHOUT INTERRUPTING THE NATURAL TRAFFIC FLOW OF THE SITE. SUCH A CONDITION IS UNLIKELY TO OCCUR WITH ANY OTHER TYPE OF DEVELOPMENT OR USE.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. ALLOWING THE LOADING AREA OF THE ASSISTED LIVING BUILDING TO BE LOCATED AT THE SIDE RATHER THAN THE BACK, WHILE INCORPORATING MASONRY WALLS AND LANDSCAPING FOR SCREENING, ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN BY PROMOTING AN AESTHETICALLY PLEASING AND FUNCTIONAL ENVIRONMENT. THIS APPROACH NOT ONLY MINIMIZES THE VISUAL IMPACT OF SERVICE OPERATIONS ON THE SURROUNDING COMMUNITY AND ENHANCES THE OVERALL CHARACTER OF THE AREA, BUT ALSO FACILITATES EFFICIENT LOGISTICS WITHOUT DISRUPTING PEDESTRIAN FLOW OR THE RESIDENTIAL FEEL OF THE ENVIRONMENT. BY ENSURING THAT THE LOADING AREA IS BOTH ACCESSIBLE AND WELL-INTEGRATED INTO THE SITE DESIGN, THE PROPOSAL SUPPORTS THE POLICY'S GOALS OF CREATING FUNCTIONAL DEVELOPMENTS WHILE MAINTAINING HIGH STANDARDS FOR COMMUNITY AESTHETICS AND QUALITY OF LIFE.
   b. ALLOWING THE MOTOR COURTS TO BE PLACED IN FRONT THE BUILDING PROVIDES SERVICE VEHICLES AND VISITORS THE OPPORTUNITY TO MEET RESIDENTS AT LOCATIONS DIRECTLY ADJACENT TO TWO OF THE MAIN INTERNAL DRIVES WITHIN THE SITE. THIS IS ESPECIALLY IMPORTANT IN EMERGENCY SITUATIONS WHERE TIME IS MOST VALUABLE.



LOADING AREA SECTION: NOT TO SCALE



CHARACTER IMAGE

2 C0.1 MOS 2 LOADING AREA SCREENING

NOTE: BOTH LOADING AREA SECTION AND CHARACTER IMAGE ARE CONCEPTUAL IN NATURE. FINAL DESIGN TO BE DETERMINED AT SITE PLAN.

MOS REQUEST 2 - 9.5.2 VEHICULAR CIRCULATION: INTERNAL CONNECTIVITY

C. BLOCK LENGTH PERIMETER SHALL NOT EXCEED A MAXIMUM OF 2,400 FEET, EXCEPT THE DRT MAY APPROVE A BLOCK LENGTH PERIMETER UP TO 3,200 FEET IN CASES:
1. WHERE ENVIRONMENTAL OR TOPOGRAPHIC CONSTRAINTS EXIST;
2. WHERE THE STREET CLASSIFICATION PREVENTS A CONNECTION; OR
3. WHERE A PROPOSAL INCLUDES AN INTERNAL PARKING STRUCTURE.

A MODIFICATION OF STANDARD 9.5.2, INTERNAL CONNECTIVITY, IS REQUESTED TO ALLOW THE MAXIMUM BLOCK LENGTH REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT PLAN TO BE 6,200 FEET.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. A NETWORK OF INTERNAL DRIVES, PARKING DRIVE ISLES, AND PEDESTRIAN WAYS WITHIN THE PROPOSED PUD PROVIDES CONNECTIVITY CONSISTENT WITH THE INTENT OF THE INTERNAL CONNECTIVITY REQUIREMENTS OF THE ZONING ORDINANCE. THE REMOVAL OF THE REQUIREMENT FOR A MAXIMUM BLOCK PROVIDES THE OPPORTUNITY TO UTILIZE THE ARCHITECTURE OF THE BUILDINGS TO TRANSITION GRADES WITH STEPPED FOUNDATIONS. EACH BUILDING WITHIN THE CAMPUS IS CONNECTED WITH ENCLOSED PEDESTRIAN CORRIDORS AT GRADE OR ABOVE GRADE. THIS CONNECTIVITY IS ESSENTIAL FOR THE SENIOR RESIDENTS AND PROMOTES GREATER SOCIALIZATION AND ACTIVITY WITHIN THE COMMUNITY. THIS INTERNAL CONNECTIVITY BETWEEN THE BUILDINGS IS MADE POSSIBLE IF THE MAXIMUM BLOCK LENGTH IS 6,200 FEET FOR THIS DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS SPECIFIC TO THE NEEDS OF THE SENIOR COMMUNITY WHERE PEDESTRIAN AND SHUTTLE TRAFFIC MAKE UP THE MAJORITY OF INTERNAL TRAVEL. AUTOMOBILE TRAFFIC ACTUALLY SERVES AS MORE OF A SAFETY HAZARD FOR THE RESIDENTS THAN A BENEFIT TO THEIR REGULAR MOVEMENTS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN STATES THAT NEW DEVELOPMENT SHOULD HAVE A PEDESTRIAN FRIENDLY DESIGN AND DISTINCTIVE CHARACTER. AT AN ERICKSON SENIOR LIVING FACILITY, THE PEDESTRIAN IS FIRST PRIORITY AND THIS MOS REQUEST WOULD ALLOW FOR A LAYOUT THAT MINIMIZES THE IMPORTANCE OF AUTOMOBILES AND INSTEAD ENCOURAGES CLEAR AND SAFE PEDESTRIAN MOVEMENTS THROUGHOUT THE SITE. THE ERICKSON TEAM HAS SHOWN THIS APPROACH TO BE SUCCESSFUL AT FACILITIES ACROSS THE COUNTRY.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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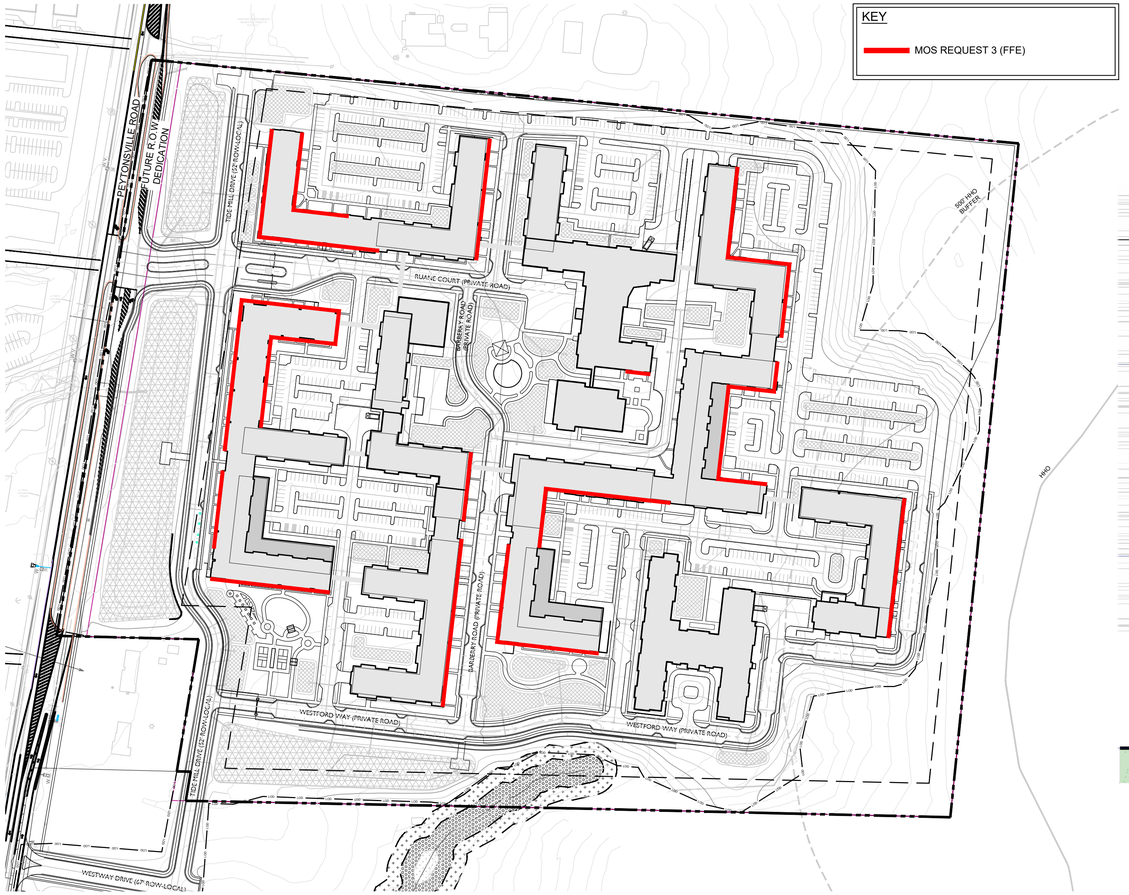
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
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2 _____
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MODIFICATION OF STANDARDS

SHEET
C0.1

COF # 8624



1 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
CONDITION LOCATION MAP N.T.S.



2 C0.2 MODIFICATION OF STANDARDS 6.7 BUILDING TYPES: MULTIFAMILY
PROPOSED CONDITION ELEVATION N.T.S.

MOS REQUEST 3 - 6.7 BUILDING TYPES: MULTIFAMILY

FOUNDATIONS, PORCHES, AND STOOPS
FINISHED FLOOR ELEVATION:
MINIMUM 18 INCHES ABOVE GRADE AT FRONT FACADE
PORCH DEPTH:
MINIMUM 6 FEET CLEAR SPACE, EXCLUSIVE OF RAILINGS, PILLARS, COLUMNS, OR OTHER PORCH FEATURES
STOOP DEPTH:
3 TO 6 FEET DEEP

A MODIFICATION OF STANDARD 6.7, MULTIFAMILY IS REQUESTED TO ALLOW FOR A FINISHED FLOOR ELEVATION EVEN WITH GRADE AT THE FRONT FAÇADE

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. ONE OF THE PRIMARY NEEDS OF ANY SENIOR COMMUNITY IS ACCESS TO UNITS AND FACILITIES WITHOUT THE USE OF STAIRS. IT IS IMPORTANT FOR THE SUCCESS OF THE PROJECT THAT THE END USER BE ABLE TO ACCESS THEIR UNIT WITHOUT THE NEED FOR ASSISTANCE AS MUCH AS POSSIBLE. THIS IS JUST ONE OF MANY DESIGN FEATURES INTENDED TO PRESERVE THE RESIDENT'S SENSE OF AUTONOMY, AND CONSEQUENTLY, QUALITY OF LIFE.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST IS UNIQUE TO THE DESIGN INTENT OF SENIOR LIVING DEVELOPMENTS, AS IT SPECIFICALLY ADDRESSES THE NEEDS OF SENIOR WHO MAY FACE MOBILITY CHALLENGES. UNLIKE OTHER PROJECTS WHERE ELEVATION REQUIREMENTS MIGHT PRIORITIZE AESTHETIC UNIFORMITY OR ALIGN WITH SPECIFIC ZONING STANDARDS, THE FOCUS HERE IS ON CREATING AN ACCESSIBLE AND WELCOMING ENVIRONMENT FOR A VULNERABLE POPULATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS MODIFICATION REQUEST ALIGNS WITH THE INTENT OF THE REGIONAL COMMERCE POLICY OF ENVISION FRANKLIN AS IT IS ABOUT PRIORITIZING ACCESSIBILITY AND INCLUSIVITY FOR SENIORS IN THE COMMUNITY. THIS ADJUSTMENT FACILITATES EASIER ACCESS TO THE BUILDING FOR A POPULATION WITH MOBILITY ISSUES, DIRECTLY ENHANCING THEIR QUALITY OF LIFE AND PROMOTING INDEPENDENCE. BY ENSURING THAT THE DESIGN IS USER-FRIENDLY AND WELCOMING, THE PROPOSAL NOT ONLY MEETS THE NEEDS OF THE SENIOR POPULATION BUT ALSO SUPPORTS BROADER COMMUNITY GOALS OF CREATING ACCESSIBLE SPACES THAT FOSTER ENGAGEMENT AND INTERACTION.

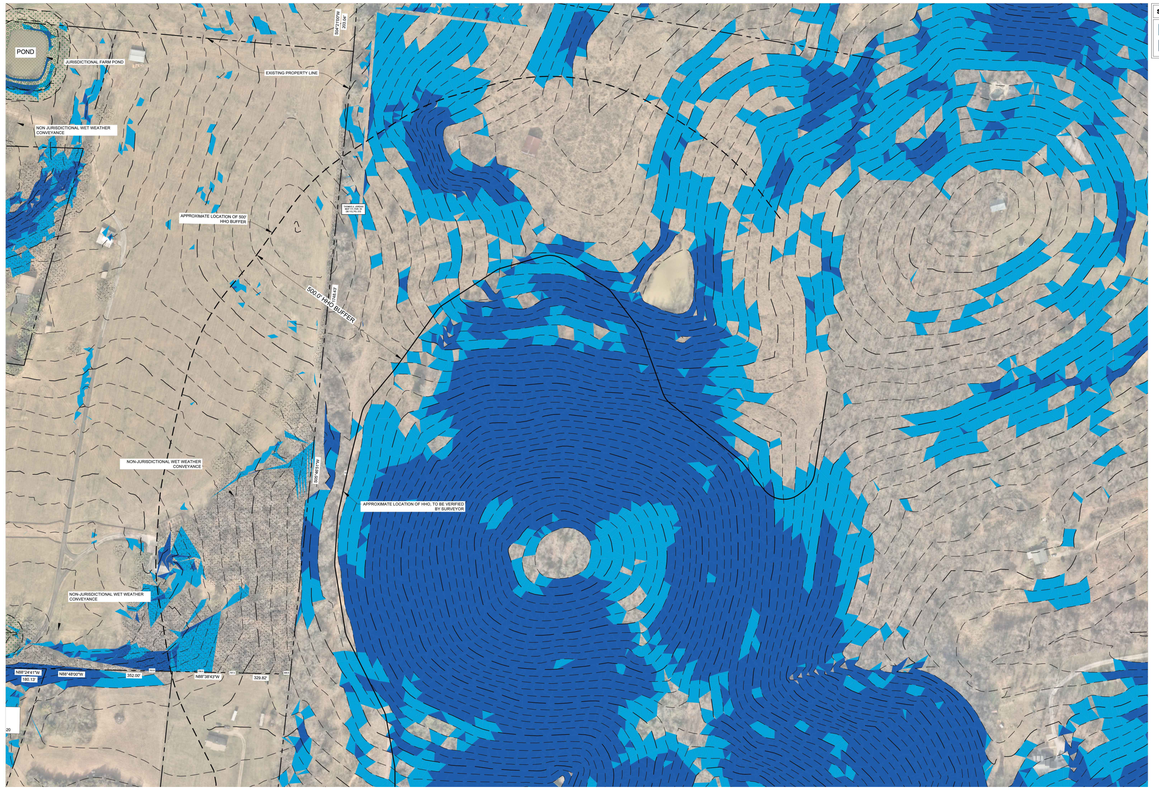
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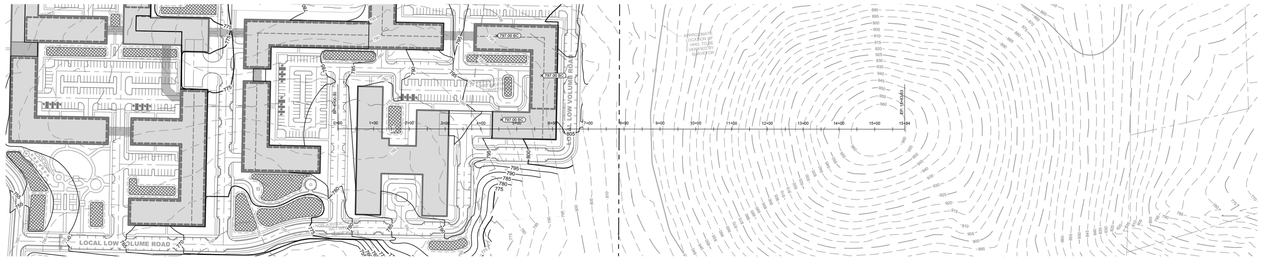
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

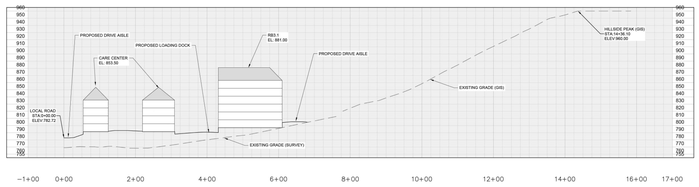


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MODIFICATION OF STANDARDS
SHEET
C0.2
COF # 8624







1 C0.3

MODIFICATION OF STANDARDS 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

DEVELOPMENT PLAN

N

N.T.S.

MOS REQUEST 4 - 9.5.1 VEHICULAR CIRCULATION: EXTERNAL CONNECTIVITY

B. STREET CONNECTIONS, STREET STUBS, OR INTERNAL DRIVE CONNECTIONS SHALL BE PROVIDED IN EVERY DIRECTION (NORTH, SOUTH, EAST, AND WEST), INCLUDING CONNECTIONS TO ALL EXISTING STREETS OR INTERNAL DRIVES ADJACENT TO THE DEVELOPMENT SITE.

C. THE DRT MAY DETERMINE THAT A STREET STUB OR INTERNAL DRIVE CONNECTION OR ALIGNMENT SHALL NOT BE REQUIRED DUE TO THE CLASSIFICATION OF A STREET OR WHEN ADJACENT TO FLOODPLAIN, WETLANDS, RIPARIAN BUFFERS, TREE SAVE AREAS, NATURALLY-OCCURRING SLOPES EXCEEDING 14 PERCENT, OR OTHER UNIQUE SITE CONDITIONS PREVENTING A STREET OR INTERNAL DRIVE CONNECTION.

A MODIFICATION OF STANDARD 9.5.1 EXTERNAL CONNECTIVITY, IS REQUESTED TO REMOVE THE REQUIREMENT FOR CONNECTIVITY TO THE EAST OF THE PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL CHALLENGES THAT RENDER COMPLIANCE IMPRACTICAL UNDER THE CITY OF FRANKLIN'S STEEP SLOPE REGULATIONS

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION WILL GREATLY REDUCE THE GRADING ACTIVITY ALONG THE EASTERN BOUNDARY FOR A FUTURE CONNECTION POINT THAT IS UNLIKELY TO EVER BE CONNECTED TO DUE TO EXISTING SLOPES AND HILLSIDE OVERLAYS. ULTIMATELY, THIS MODIFICATION WILL LEAD TO A DEVELOPMENT THAT BETTER SERVES THE NEEDS OF ITS RESIDENTS AND INTEGRATES MORE HARMONIOUSLY WITH THE SURROUNDING TOPOGRAPHY.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. UNLIKE OTHER PROPERTIES IN THE AREA, THIS SITE IS HINDERED BY STEEP SLOPES ALONG THE ENTIRE EASTERN BOUNDARY, PRESENTING SIGNIFICANT DEVELOPMENT CHALLENGES THAT DO NOT APPLY TO MOST PROPERTIES IN THE CITY. THIS DISTINCT GEOGRAPHIC FEATURE NECESSITATES A TAILORED APPROACH TO PLANNING AND DESIGN. IN THIS INSTANCE, THE APPLICANT HAS INSTEAD PROVIDED ALTERNATIVE OPPORTUNITIES TO CONNECT PEYTONSVILLE ROAD AND CAROTHERS PARKWAY BOTH NORTH AND SOUTH OF THE ERICKSON SITE. BY RECOGNIZING THESE UNIQUE CONDITIONS AND OFFERING UP ALTERNATIVE SOLUTIONS, THE APPLICANT HOPES TO ENHANCE THE DEVELOPMENT'S OVERALL QUALITY AND FUNCTIONALITY WHILE STILL MEETING THE COMMUNITY'S NEEDS.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. BY ACCOMMODATING THE UNIQUE TOPOGRAPHICAL CHALLENGES OF THE SITE AND BEING FLEXIBLE WITH ROAD CONNECTIVITY OPTIONS, THE OVERALL DESIGN AND FUNCTIONALITY OF THE DEVELOPMENT ARE GREATLY ENHANCED, ALIGNING WITH SOME OF THE KEY GOALS OF THE REGIONAL COMMERCE POLICY IN ENVISION FRANKLIN

MOS REQUEST 5 - 10.1.5 CALCULATIONS OF MINIMUM PARKING

A. PARKING SPACES SHALL BE REQUIRED PER THE TABLE IN SUBSECTION 10.1.6, MINIMUM PARKING.

B. FOR COMBINATIONS OF USES, THE MINIMUM SHALL BE THE SUM OF THE REQUIREMENT FOR EACH USE. NO PARKING SPACE FOR ONE USE CAN BE INCLUDED IN THE CALCULATION OF A PARKING REQUIREMENT FOR ANY OTHER USE, EXCEPT AS PERMITTED BY PARAGRAPH, 10.1.10.A, SHARED PARKING.

C. WHEN THE MINIMUM IS LISTED AS VARIABLE OR IF A USE IS NOT COVERED UNDER SUBSECTION 10.1.6, MINIMUM PARKING, THEN THE APPLICABLE CITY DEPARTMENT MAY:
   1. DETERMINE THE MINIMUM BASED ON THE CLOSEST COMPARABLE USE; OR
   2. APPROVE AN ALTERNATE STANDARD BASED ON A PARKING STUDY THAT PROVIDES JUSTIFICATION USING:
      a. A NATIONALLY-ACCEPTED STANDARD PARKING RESOURCE OR COMPARABLE USES AND CITIES, AS APPROVED BY THE DEPARTMENT OF PLANNING AND SUSTAINABILITY;
      b. THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT AND THE COMPOSITION OF USES;
      c. ANTICIPATED RATE OF PARKING TURNOVER; AND
      d. ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES.

A MODIFICATION OF STANDARD 10.1.5 CALCULATION OF MINIMUM PARKING, IS REQUESTED IN ORDER TO UTILIZE THE INSTITUTE OF TRANSPORTATION ENGINEERS' NATIONALLY RECOGNIZED PARKING STANDARD OF 0.85 SPACES PER UNIT AS THE BASE REQUIREMENT FOR THE ERICKSON SENIOR LIVING DEVELOPMENT.

1. THE MODIFICATION WILL ENHANCE THE DESIGN OF THE DEVELOPMENT MORE THAN IF THE STANDARDS WERE STRICTLY ADHERED TO:
   a. THIS MODIFICATION OF STANDARDS REQUEST TO ADOPT THE ITE STANDARD OF 0.85 SPACES PER UNIT FREES UP VALUABLE SPACE FOR AMENITIES, GREEN AREAS, AND COMMUNITY GATHERING SPACES. THIS THOUGHTFUL ALLOCATION OF SPACE NOT ONLY FOSTERS A MORE INVITING ENVIRONMENT BUT ALSO PROMOTES A SENSE OF COMMUNITY AND WELL-BEING AMONG RESIDENTS, ULTIMATELY CREATING A MORE VIBRANT AND FUNCTIONAL DEVELOPMENT.
2. THE CONDITIONS UPON WHICH THE REQUEST IS BASED ARE UNIQUE TO THE DESIGN INTENT FOR THE DEVELOPMENT AND ARE NOT GENERALLY APPLICABLE TO OTHER PROPERTIES:
   a. THIS REQUEST FOR A MODIFIED PARKING STANDARD IS SPECIFICALLY TAILORED TO THE UNIQUE DESIGN INTENT OF AN ERICKSON SENIOR LIVING COMMUNITY, WHICH PRIORITIZES A LIFESTYLE CENTERED AROUND ACCESSIBILITY AND COMMUNITY ENGAGEMENT. UNLIKE TYPICAL RESIDENTIAL DEVELOPMENTS, THIS FACILITY IS DESIGNED TO CATER TO THE NEEDS OF SENIORS WHO WILL RELY LESS ON PERSONAL VEHICLES, AS MANY RESIDENTS WILL BENEFIT FROM ON-SITE AMENITIES AND TRANSPORTATION SERVICES. THIS DEMOGRAPHIC INSIGHT, BACKED BY ERICKSON'S OWN INTERNAL STUDIES, HIGHLIGHTS A PARKING DEMAND THAT DIFFERS SIGNIFICANTLY FROM THAT OF OTHER PROPERTIES. THE ZONING ORDINANCE DOES HAVE A SPECIFIC PARKING RATIO FOR MULTIFAMILY, AGE-RESTRICTED. THIS CATEGORY FOR AGE-RESTRICTED IS INTENDED FOR 55 AND OLDER COMMUNITIES. ERICKSON SENIOR LIVING HAS AN AVERAGE RESIDENT AGE OF 80. BASED ON THEIR DEMOGRAPHICS, THIS RESIDENT TYPICALLY RELIES ON SHUTTLE VEHICLES FOR TRANSPORTATION.
3. THE MODIFICATION IS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN:
   a. THIS REQUEST REMAINS CONSISTENT WITH THE INTENT OF ENVISION FRANKLIN BY PROMOTING EFFICIENT LAND USE AND FOSTERING A VIBRANT COMMUNITY. BY ADOPTING THE INSTITUTE OF TRANSPORTATION ENGINEERS' PARKING STANDARD OF 0.85 SPACES PER UNIT, WE ALIGN OUR DEVELOPMENT WITH A DESIGN THAT EMPHASIZES ACCESSIBILITY AND WALKABILITY, REDUCING THE NEED FOR EXCESSIVE PARKING INFRASTRUCTURE. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND FUNCTIONAL QUALITY OF THE SENIOR LIVING COMMUNITY BUT ALSO SUPPORTS THE BROADER GOALS OF ENVISION FRANKLIN BY ENCOURAGING SUSTAINABLE PRACTICES AND CREATING SPACES THAT PRIORITIZE COMMUNITY INTERACTION. ULTIMATELY, THIS MODIFICATION CONTRIBUTES TO A MORE DYNAMIC AND INTERCONNECTED REGIONAL ENVIRONMENT, IN LINE WITH THE POLICY GOAL OF ENHANCING THE QUALITY OF LIFE FOR ALL RESIDENTS.

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



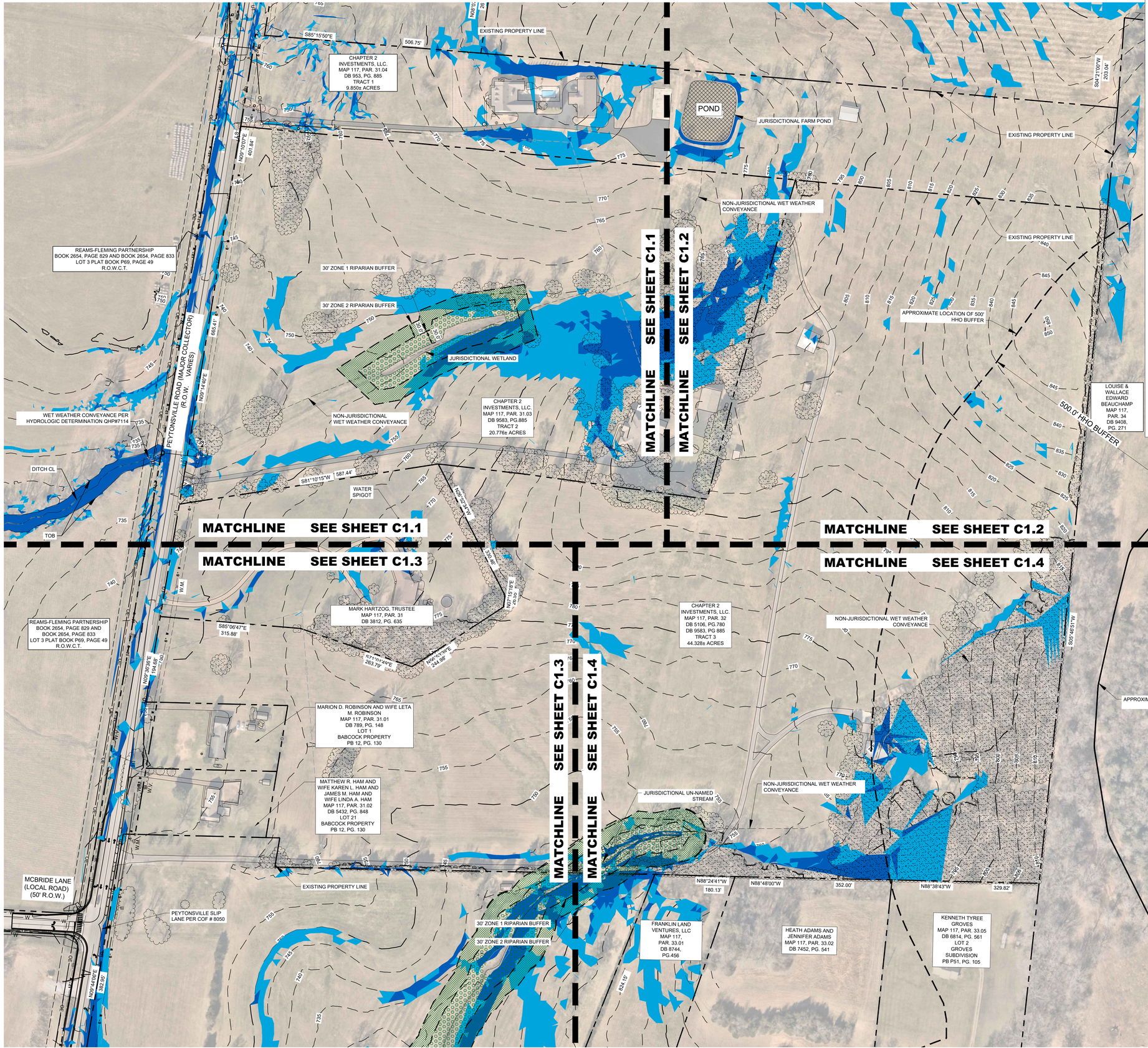
Revision Date
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- △ _____
- △ _____
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MODIFICATION OF STANDARDS

SHEET

C0.3

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GAMBLE DESIGN COLLABORATIVE
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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 137813 — STATE OF TENNESSEE — 2/6/2025

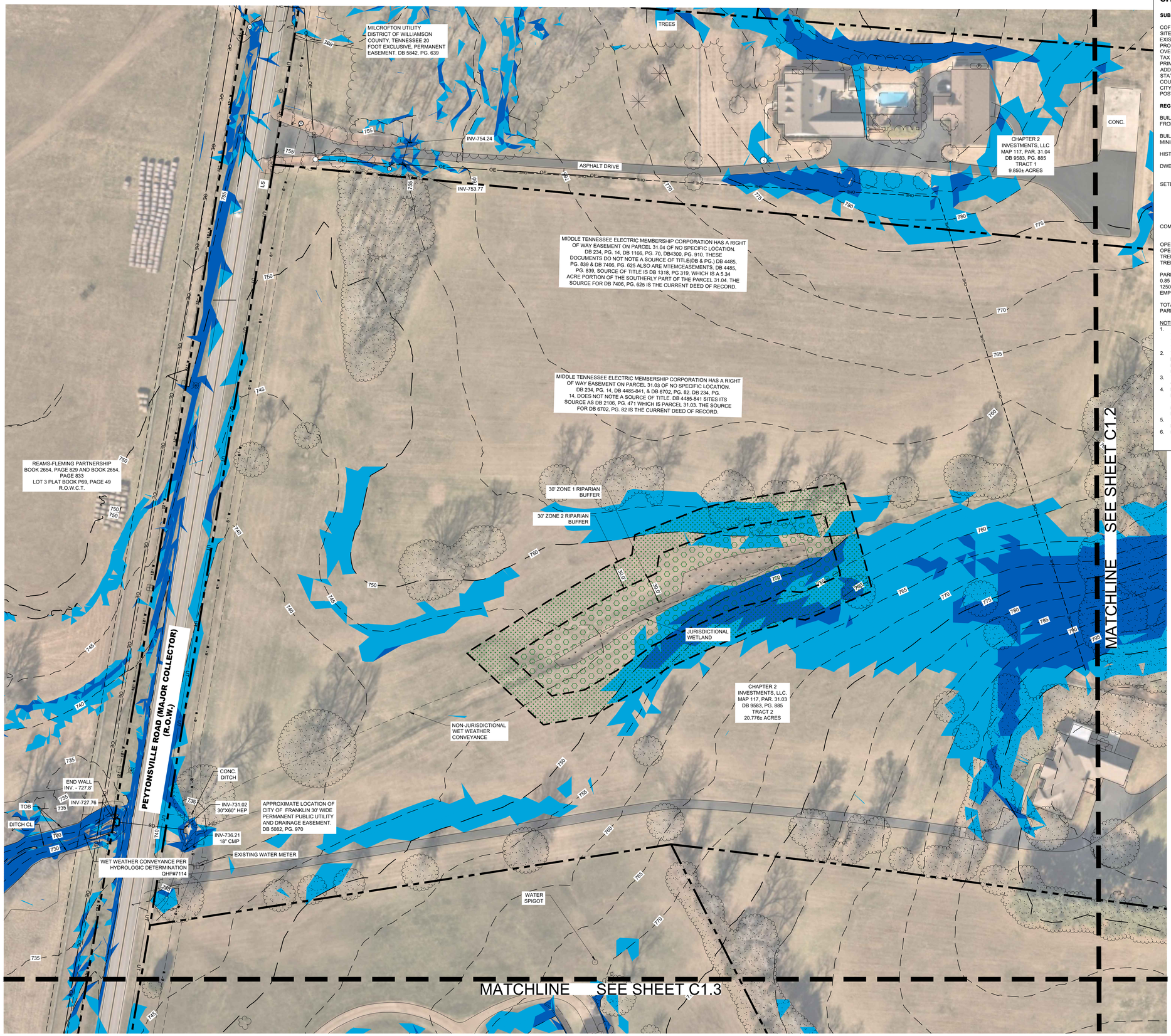
Revision Date

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- △ _____
- △ _____
- △ _____

OVERALL EXISTING CONDITIONS

C1.0

COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
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PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
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PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
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6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

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LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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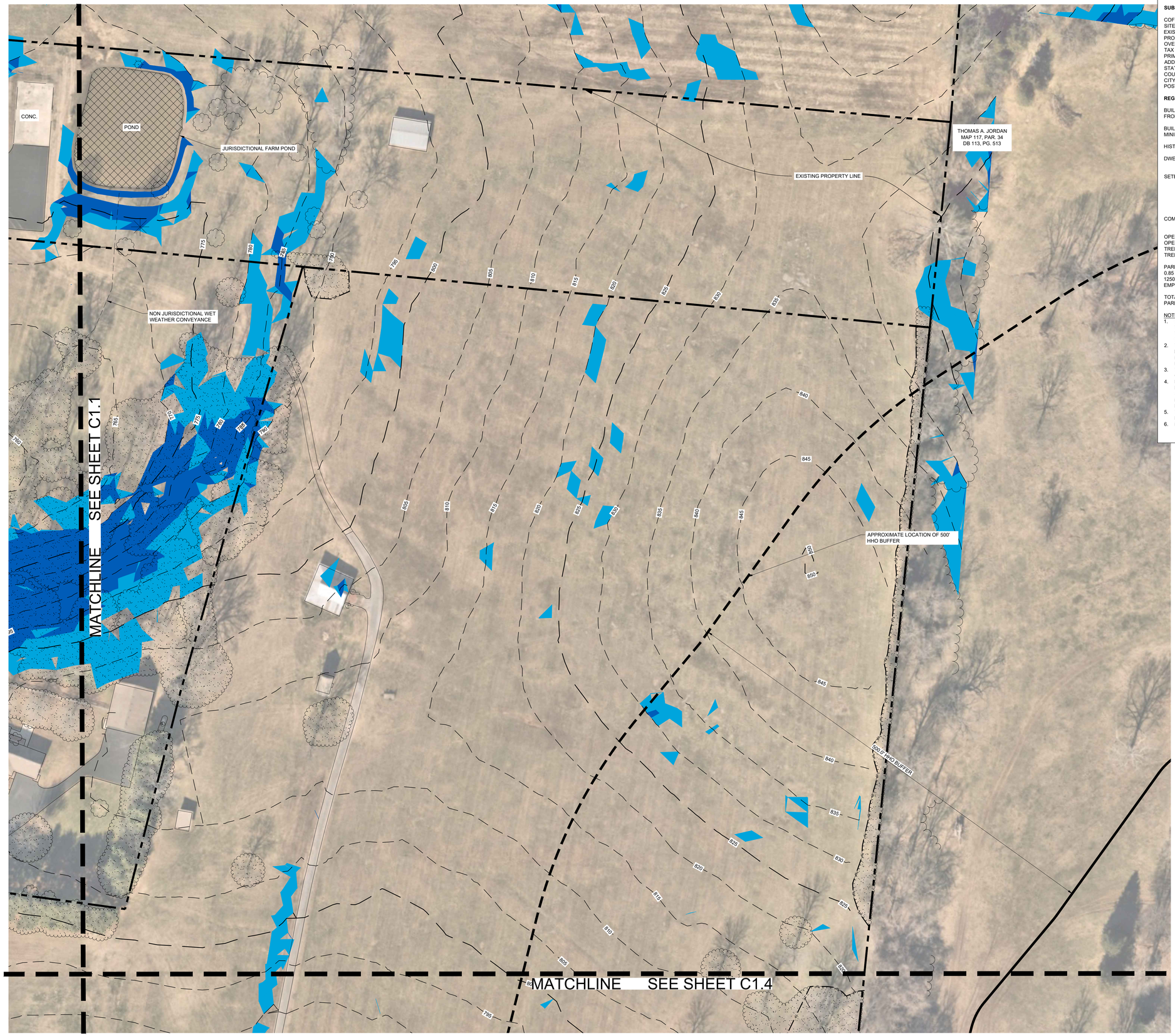
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGENT OF RECORD
COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS

C1.1
COF # xxxx



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FRONTAGE APPLIED:	URBAN
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- ZONE 2 BUFFER

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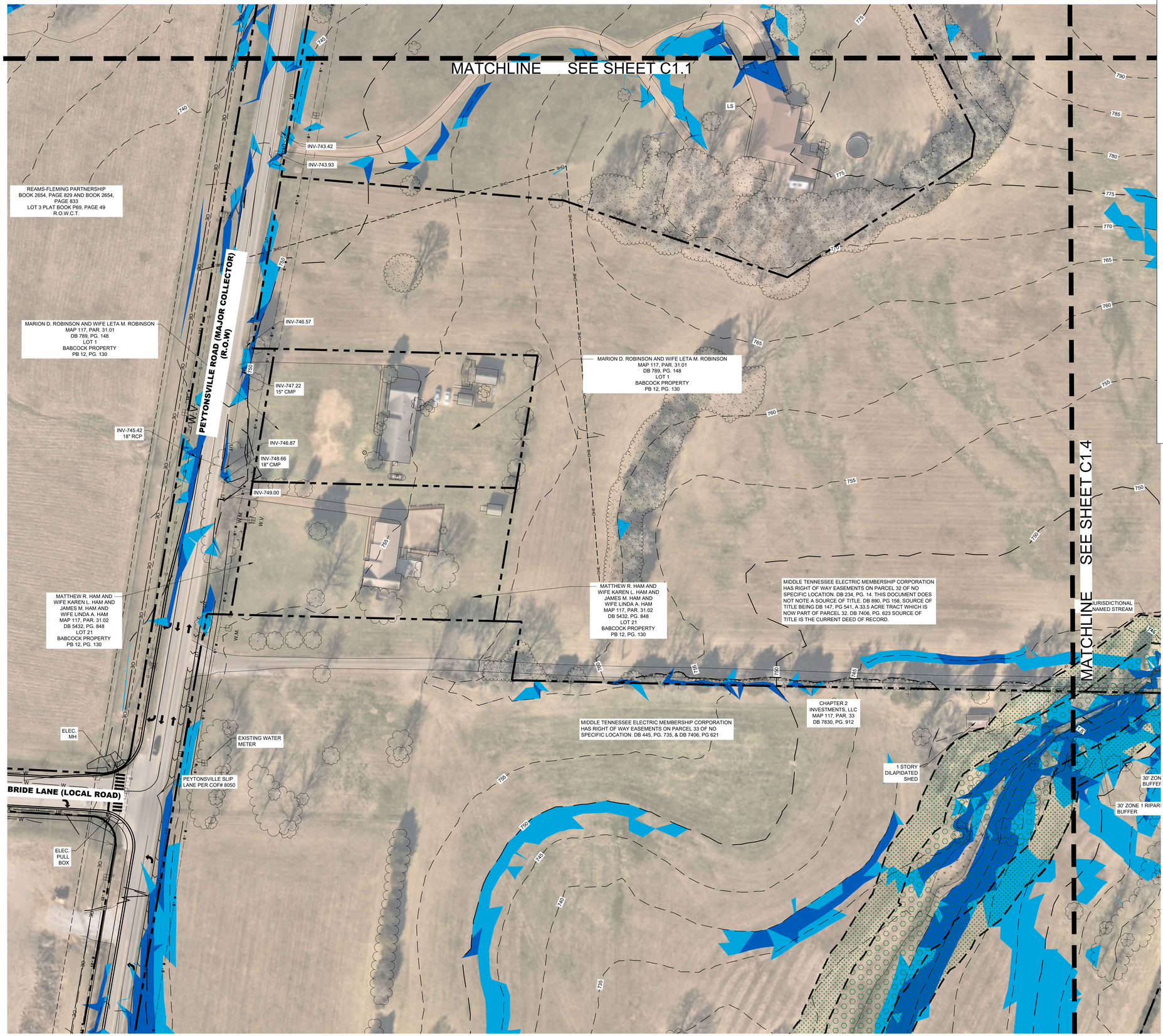
ERICKSON SENIOR LIVING
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Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
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ENLARGED EXISTING CONDITIONS

C1.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
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NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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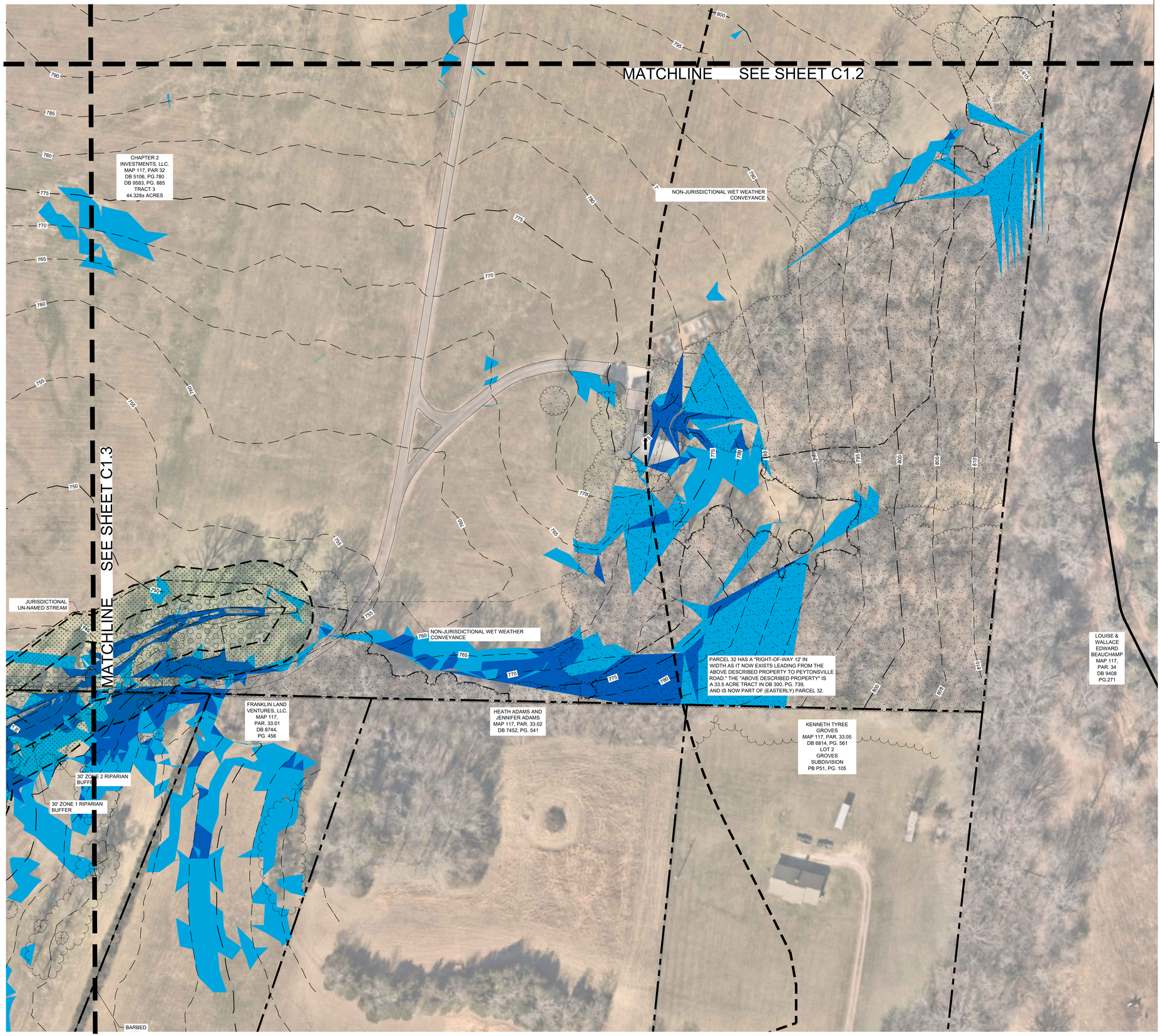
ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED EXISTING CONDITIONS

C1.3
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE 1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
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5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY CIVIL INFRASTRUCTURE ASSOCIATES, DATED FEBRUARY 01 2024. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0355F, DATED SEPTEMBER 29, 2006, ZONE "X".

LEGEND

- EXISTING POND
- EXISTING WETLAND
- ZONE 1 BUFFER
- ZONE 2 BUFFER

SITE SLOPE TABLE

- 14% - 19.99%
- 20% and above

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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Franklin, Williamson County, Tennessee

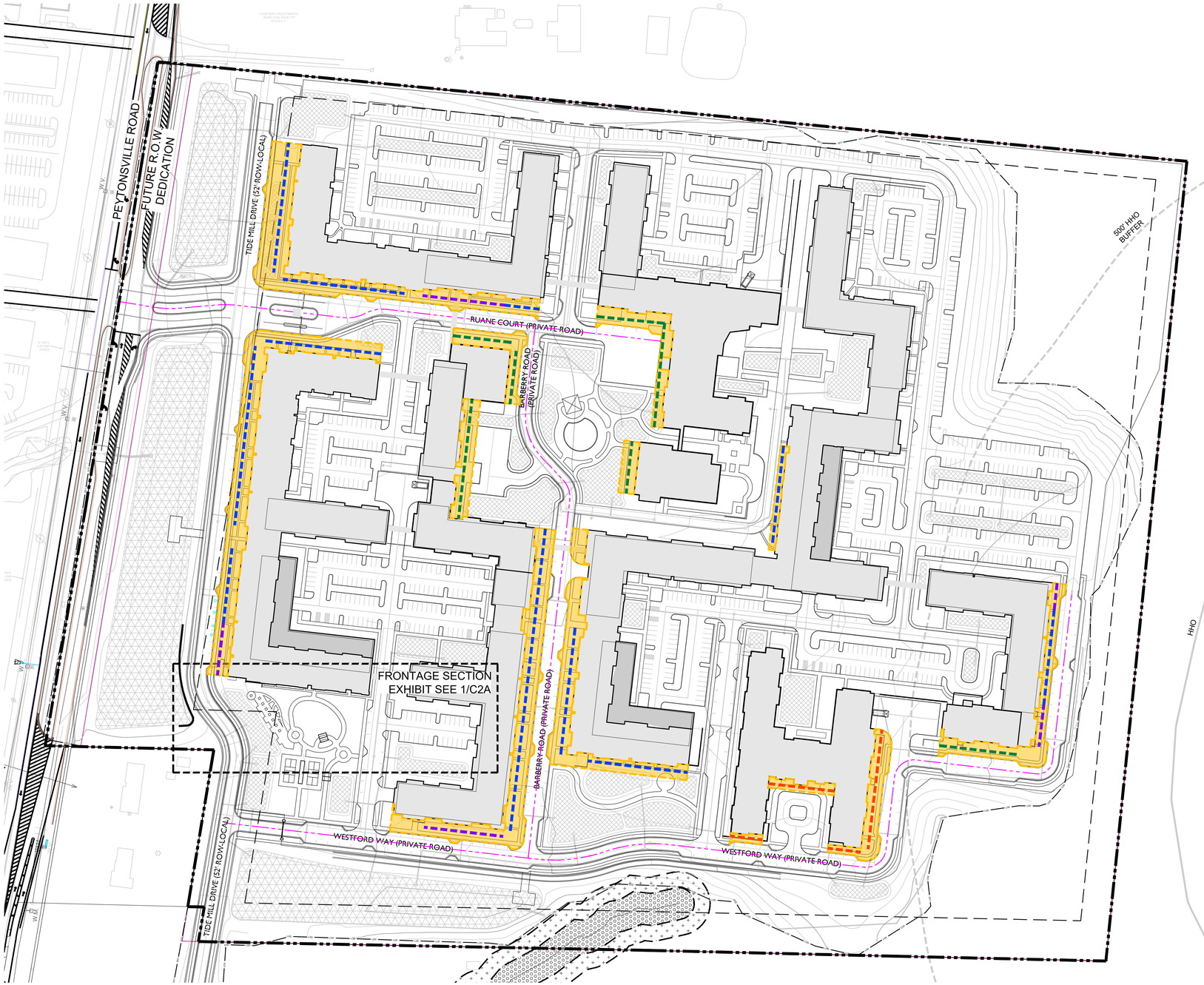
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCE
No. 127919
STATE OF TENNESSEE
2/6/2026

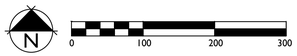
Revision Date

ENLARGED EXISTING CONDITIONS

C1.4

COF # xxxx





KEY

- URBAN FRONTAGE
- INTERNAL DRIVE AISLE
- UNITS WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- UNITS WITH PORCHES OVERLOOKING SIDEWALK. NO ACCESS DUE TO GRADE
- AMENITY SPACE WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE
- ASSISTED LIVING WITH DIRECT ON-GRADE ACCESS TO SIDEWALK AT FRONTAGE

FRONTAGE EXHIBIT OVERVIEW

THE PURPOSE OF THE FRONTAGE EXHIBIT IS TO DEMONSTRATE THE DESIGN INTENTION OF THIS DEVELOPMENT AND ITS COMPLIANCE WITH SECTION **7.6 URBAN FRONTAGE** OF THE FRANKLIN ZONING ORDINANCE.

URBAN FRONTAGE DESCRIPTION ACCORDING TO SECTION 7.6 URBAN FRONTAGE

"THE URBAN FRONTAGE IS INTENDED FOR NONRESIDENTIAL, MIXED-USE, AND CERTAIN RESIDENTIAL AREAS WHERE BUILDINGS HAVE A SHALLOW SETBACK AND MAY ABUT THE SIDEWALK."

URBAN FRONTAGE PERMITTED BUILDING TYPES (APPLICABLE TYPES ONLY PROVIDED)

MULTI FAMILY

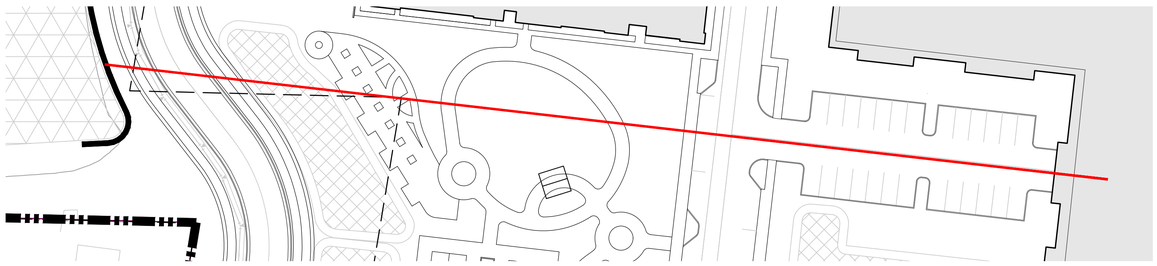
MIXED-USE

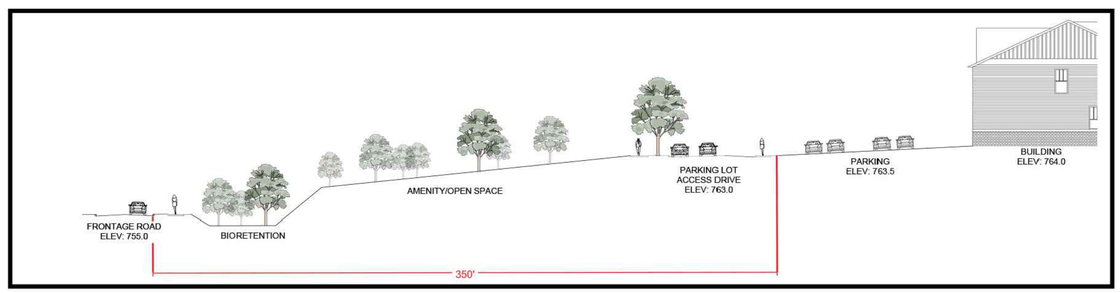
URBAN FRONTAGE VEHICULAR ACCESS AND PARKING TO SECTION 7.6 URBAN FRONTAGE

"PARKING SHALL BE LOCATED BEHIND THE BUILDING, UNLESS IT IS PARALLEL PARKING ALONG THE STREET OR INTERNAL DRIVE."

THE URBAN FRONTAGE IS APPLIED TO THIS DEVELOPMENT AT ALL LOCATIONS THAT FRONT ALONG EITHER A PUBLIC ACCESS EASEMENT OR PRIVATE INTERNAL DRIVE AISLE. THE VAST MAJORITY OF THESE LOCATIONS ARE ABUTTED BY PARALLEL PARKING. THERE IS NO CIRCUMSTANCE WHERE 90-, 60-, OR 45-DEGREE PARKING IS PROVIDED IN FRONT OF THE BUILDINGS. ALL FRONTAGE LOCATIONS CONTAIN LANDSCAPE AREAS, WALKING PATHS, AND BUILDING CONNECTIONS.

SEE 1/C2A FOR FRONTAGE SECTION EXHIBIT. IN THIS LOCATION, THE URBAN FRONTAGE REQUIREMENT DOES NOT APPLY DUE TO THE DISTANCE FROM THE FRONTAGE ROAD AND THE INCLINE IN ELEVATION. THE AREA BETWEEN THE FRONTAGE ROAD AND THE BUILDING FACADE IS A FORMALLY PROGRAMMED OPEN SPACE WITH RECREATIONAL SPACES, FORMAL PLANTINGS, AND OPEN SPACE STRUCTURES. THIS AREA PROVIDES A SUFFICIENT BUFFER FOR THE BUILDING, ELIMINATING THE NEED TO PROVIDE AN URBAN FRONTAGE.





1 / C2A FRONTAGE SECTION EXHIBIT
PLAN/SECTION

N.T.S.

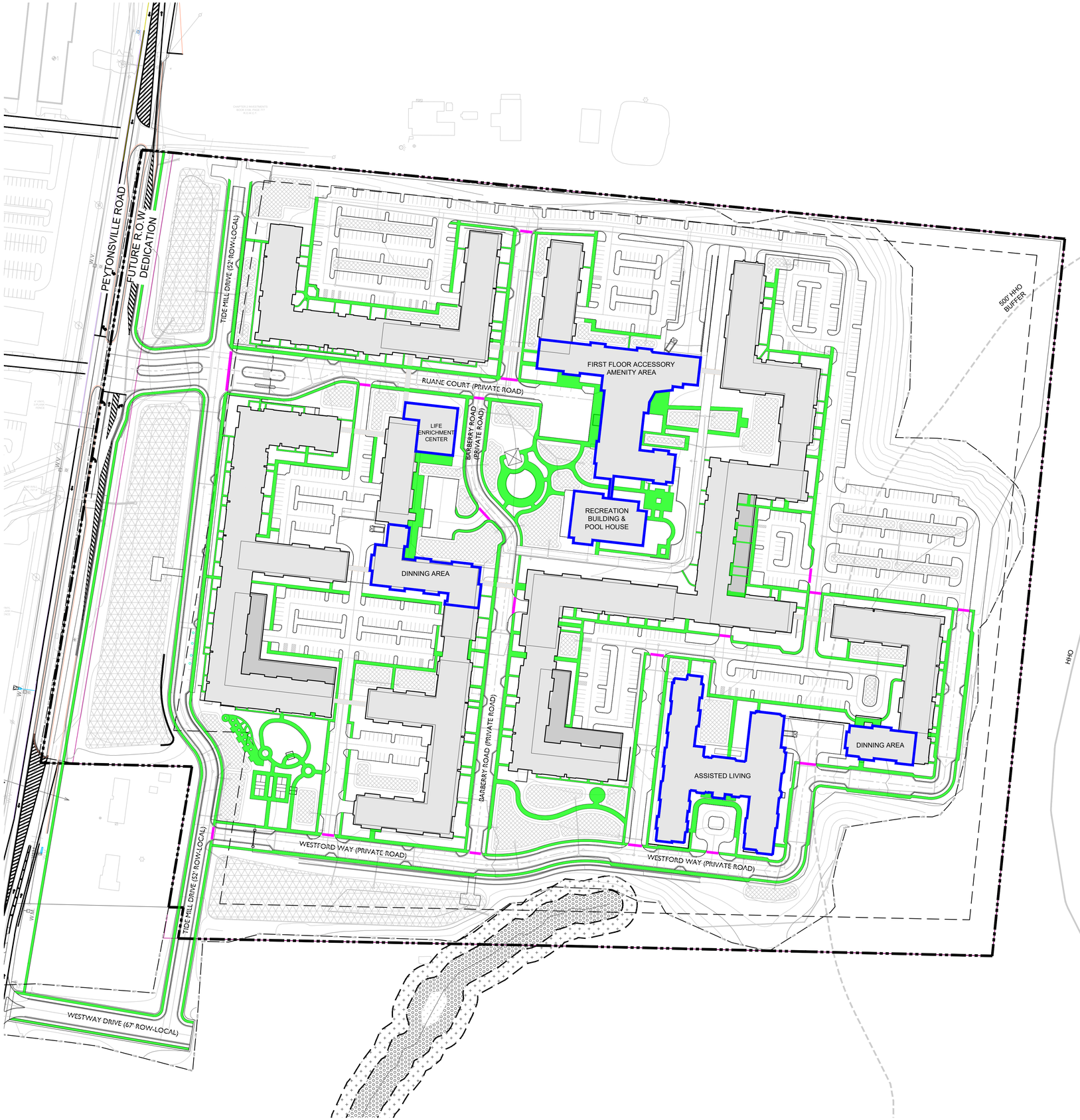
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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

FRONTAGE EXHIBIT

SHEET
C2A
COF # 8624



PEDESTRIAN CONNECTIVITY EXHIBIT OVERVIEW

THE PURPOSE OF THE PEDESTRIAN CONNECTIVITY EXHIBIT IS TO HIGHLIGHT THE UNIQUE DESIGN AND CHARACTER OF THE ERICKSON SENIOR LIVING SITE CIRCULATION. EACH RESIDENTIAL UNIT THAT FRONTS ALONG A PUBLIC ACCESS EASEMENT OR INTERNAL DRIVE WILL HAVE INDIVIDUAL CONNECTION POINTS FROM THE UNIT TO THE MAIN SIDEWALK LOCATIONS. ERICKSON COMMUNITIES STRICTLY REGULATE ELEVATION CHANGES SO RESIDENTS WITH MOBILITY LIMITATION CAN ACCESS ALL BUILDINGS, PARKING AREAS, AND MAJOR AMENITIES. THE RECREATION BUILDING, ASSISTED LIVING BUILDING, DINNING AREAS, LIFE ENRICHMENT CENTER, AND AN ARRAY OF OTHER AMENITIES ARE ALL ACCESSIBLE ON THE FIRST FLOOR. PROGRAMMED OPEN SPACES FEATURE WIDER WALKWAYS, MULTIPLE CONNECTION POINTS, AND ADA ACCESSIBILITY. GROUND-LEVEL CROSS WALKS ARE PROVIDED IN NUMEROUS LOCATIONS WITH SIDEWALK CURB CUTS TO ALLOW SAFE AND EASY CROSSINGS OF THE VEHICULAR AREAS. IN ORDER TO NAVIGATE THE SITE INDOORS, ERICKSON COMMUNITIES PROVIDE SKY BRIDGE CONNECTIONS BETWEEN BUILDINGS. ALL THE BUILDINGS CAN BE ACCESSED FROM ONE ANOTHER, WITHOUT GOING OUTSIDE, WITH THE ONLY EXCEPTION BEING THE ASSISTED LIVING FACILITY.

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

PEDESTRIAN CONNECTIVITY EXHIBIT

SHEET
C2B

COF # 8624



SUBDIVISION/DEVELOPMENT

ERICKSON SENIOR LIVING-FRANKLIN, PD DEVELOPMENT PLAN

COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.7I DUA / 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-03103, 117-03100
ADDRESS:	4440, 4424, 4428, & 4430 PEYTONSVILLE ROAD
PRIMARY USES:	INDEPENDENT LIVING, ASSISTED LIVING

REGULATIONS

BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE TYPES APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A

DWELLING UNIT COUNT, BY TYPE:

MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING):	1,250

PARKING REQUIRED:

0.85 SPACES PER UNIT + 1 PER EMPLOYEE

1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED: *MODIFICATION OF STANDARDS	1,889 PARKING SPACES

SETBACKS APPLIED TO OVERALL SITE BOUNDARY:

NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'

COMMERCIAL SF:

ASSISTED LIVING:	172,000 SF

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

OPEN SPACE REQUIREMENT:

MINIMUM OPEN SPACE REQUIREMENT:	5% OF SITE (153,767 SF;3.53 AC)
PROVIDED:	5.4% OF SITE: (166,423 SF;3.82 AC)

LOT	TYPE	AREA (SF)
1000	POCKET PARK	56,578
1001	POCKET PARK	71,761
1002	POCKET PARK	15,519
1003	POCKET PARK	22,565

PARKLAND IMPACT FEES - QUAD 2

1,250 UNITS X $4,304 = $5,380,000

25% OF FEES OR $1,345,000 DUE AT FIRST PLAT PLUS THE NUMBER OF UNITS BEING REQUESTED WITH PLAT AT $3,228 EACH.

75% OR $4,035,000 WILL BE COLLECTED AT THE PRO-RATED PRICE OF $3,228 AS PLATS ARE SUBMITTED.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE STILL BEING DISCUSSED WITH MILCROFTON.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 152,750 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

0 100 200 300

N

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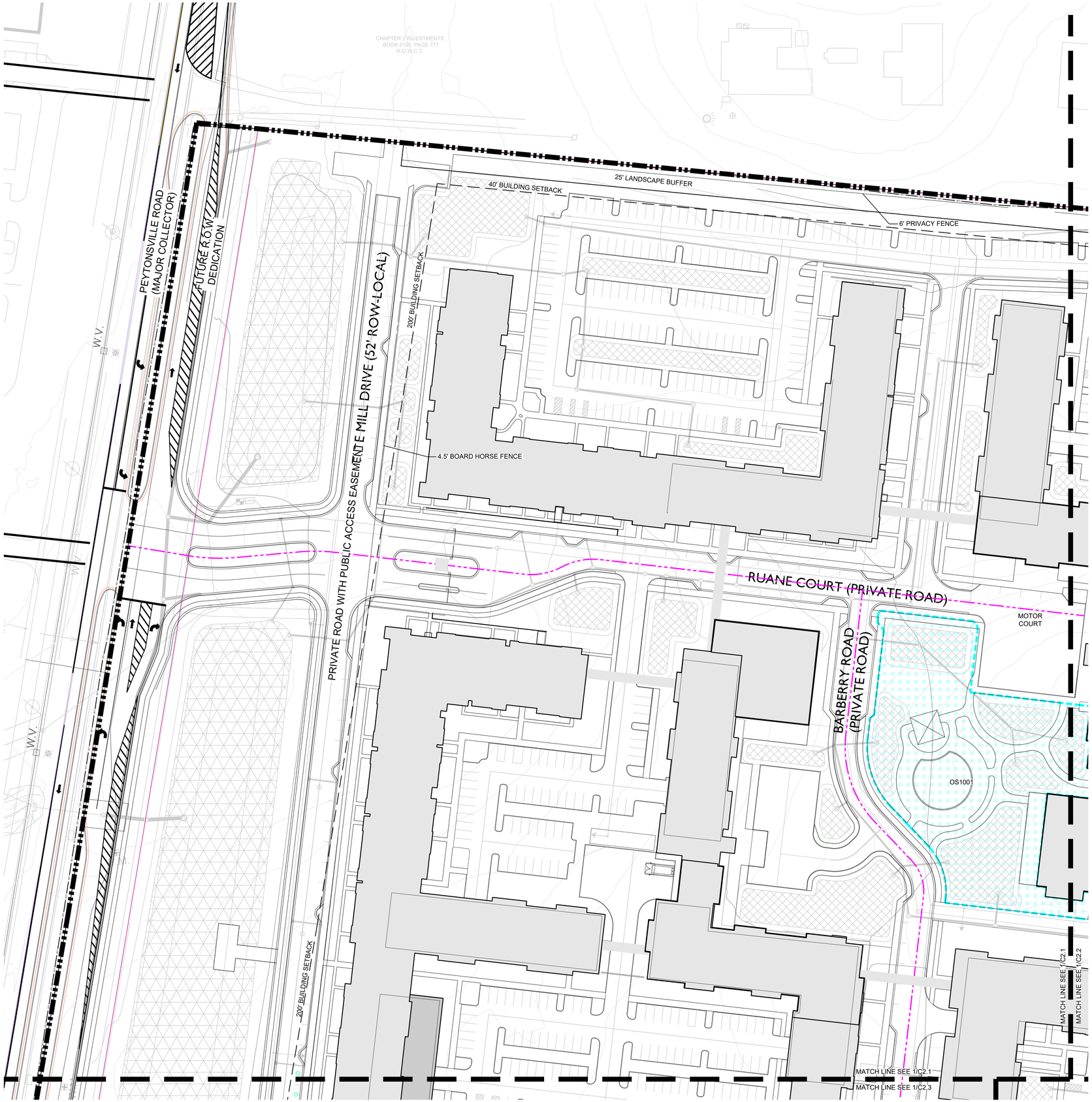
ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL DEVELOPMENT PLAN

SHEET
C2.0
COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



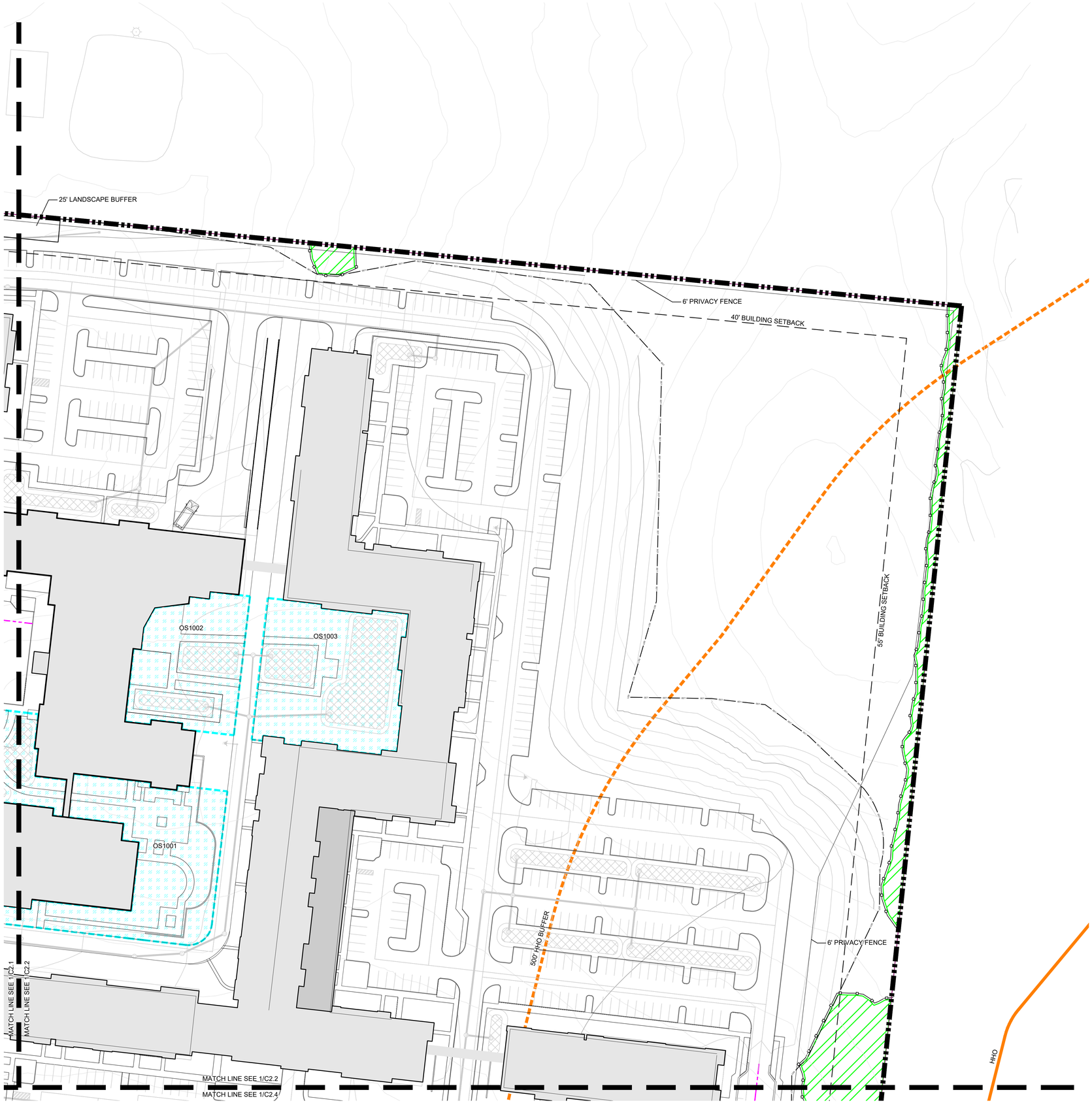
Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.1

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET

C2.2

COF # 8624



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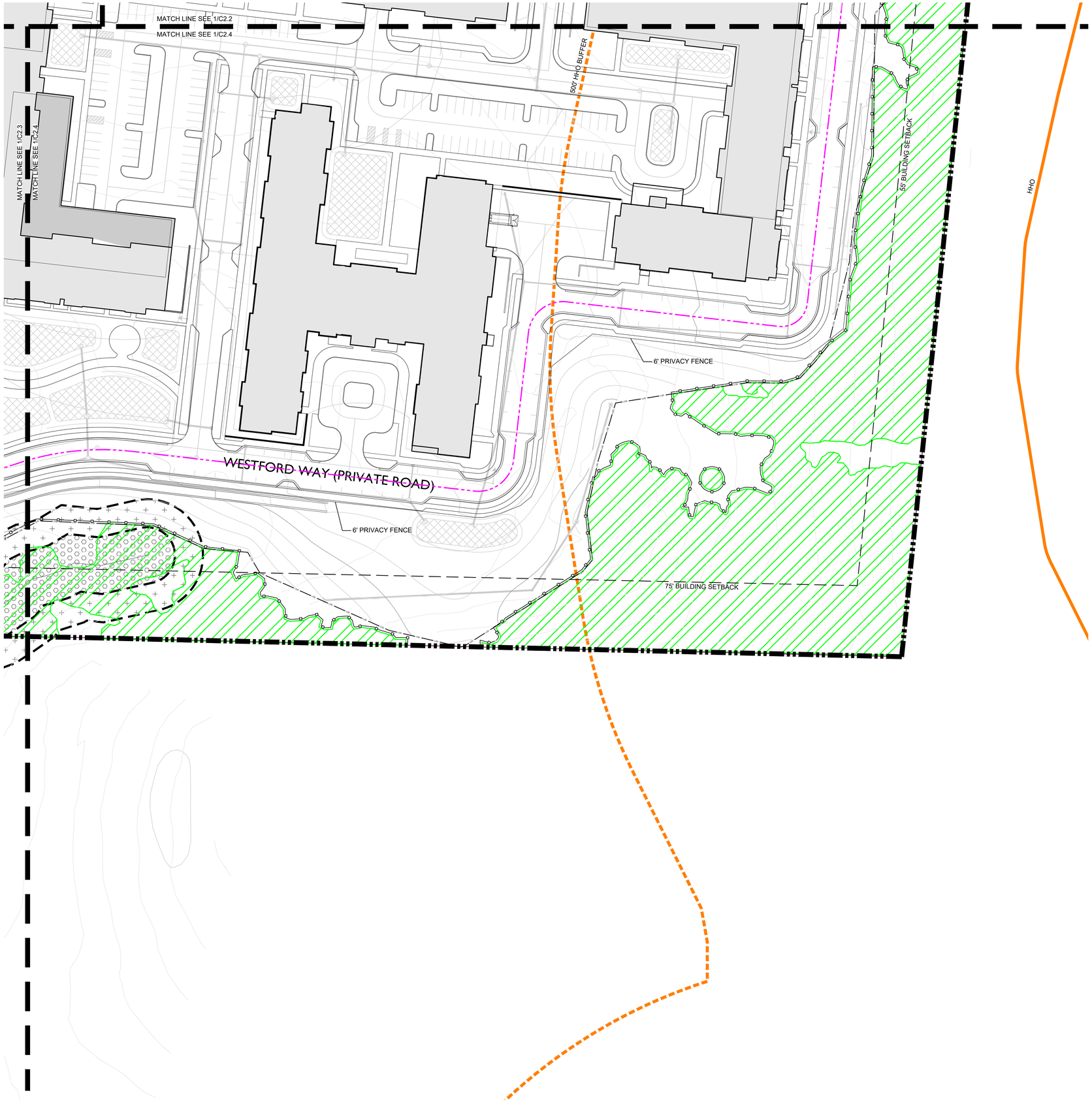
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.3

COF # 8624



KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- OPEN SPACE
- HHO
- 500' HHO BUFFER
- INTERNAL DRIVE AISLE
- DETENTION POND
- BIORETENTION POND

0 50 100 150

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067Main: 615.564.2701 | www.kimley-horn.com
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Erickson SENIOR LIVING™

THW DESIGN

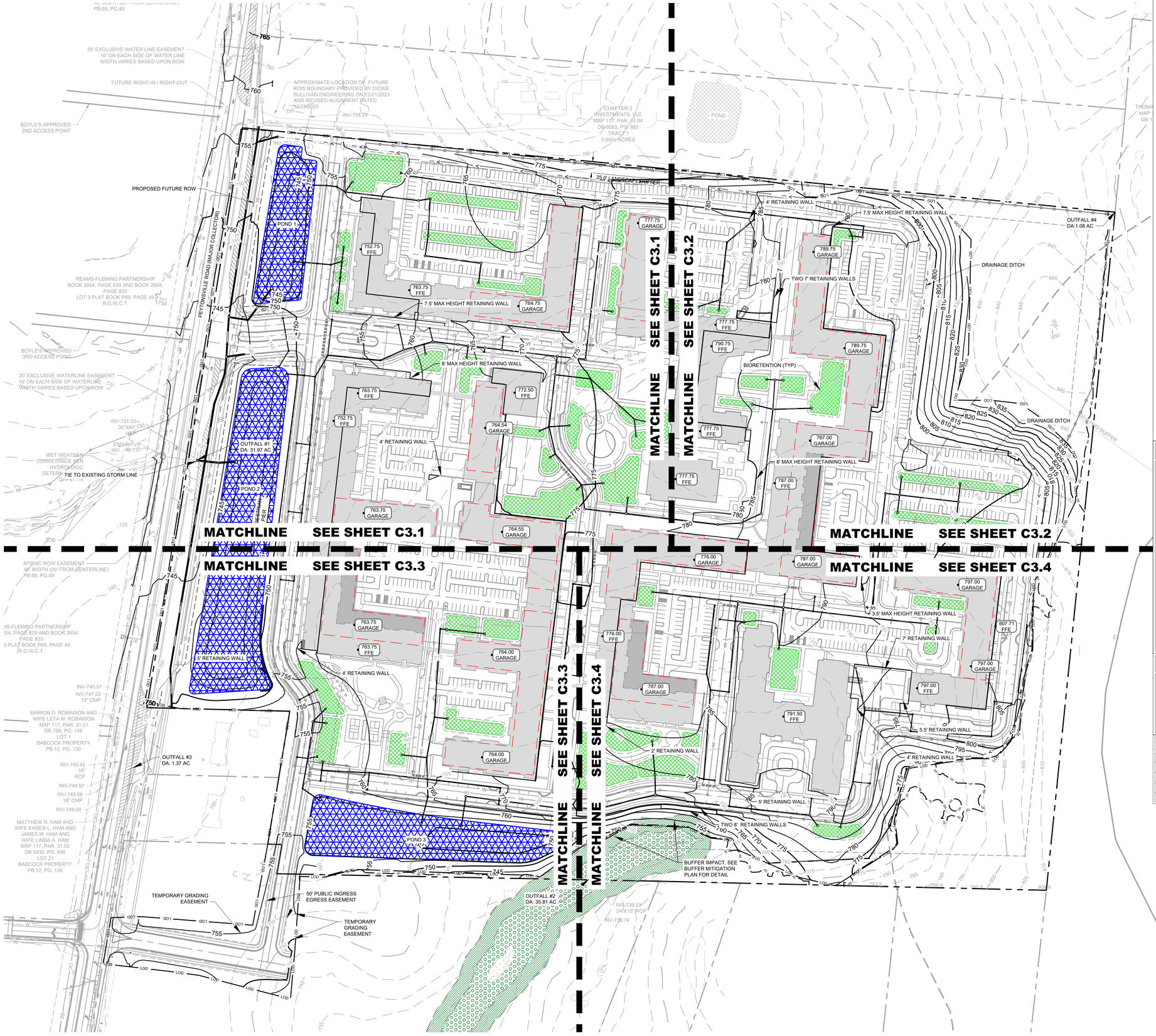
ERICKSON SENIOR LIVING FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

DEVELOPMENT PLAN ENLARGEMENT

SHEET
C2.4

COF # 8624



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES
	MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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6. ANY PROPOSED RETAINING WALL GREATER THAN 48" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL # 1S AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
POND 3 : DRY DETENTION POND	189,107 CF

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

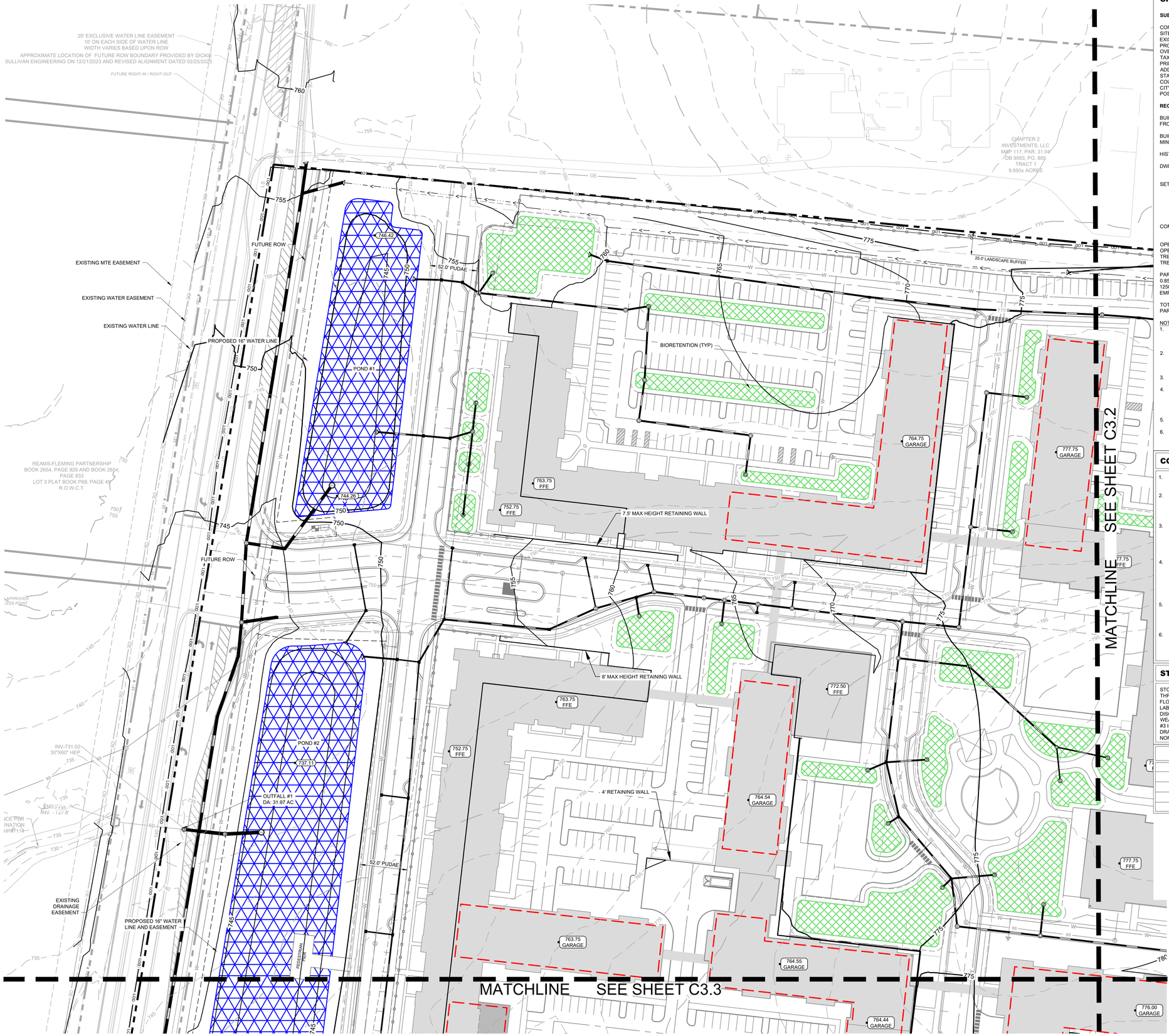
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER ADDITIONAL COMMERCE STATE OF TENNESSEE No. 137798 2/5/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL GRADING AND DRAINAGE PLAN

C3.0
COF # xxxx



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FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121919
STATE OF TENNESSEE
2/6/2026

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.1
COF # xxxx



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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

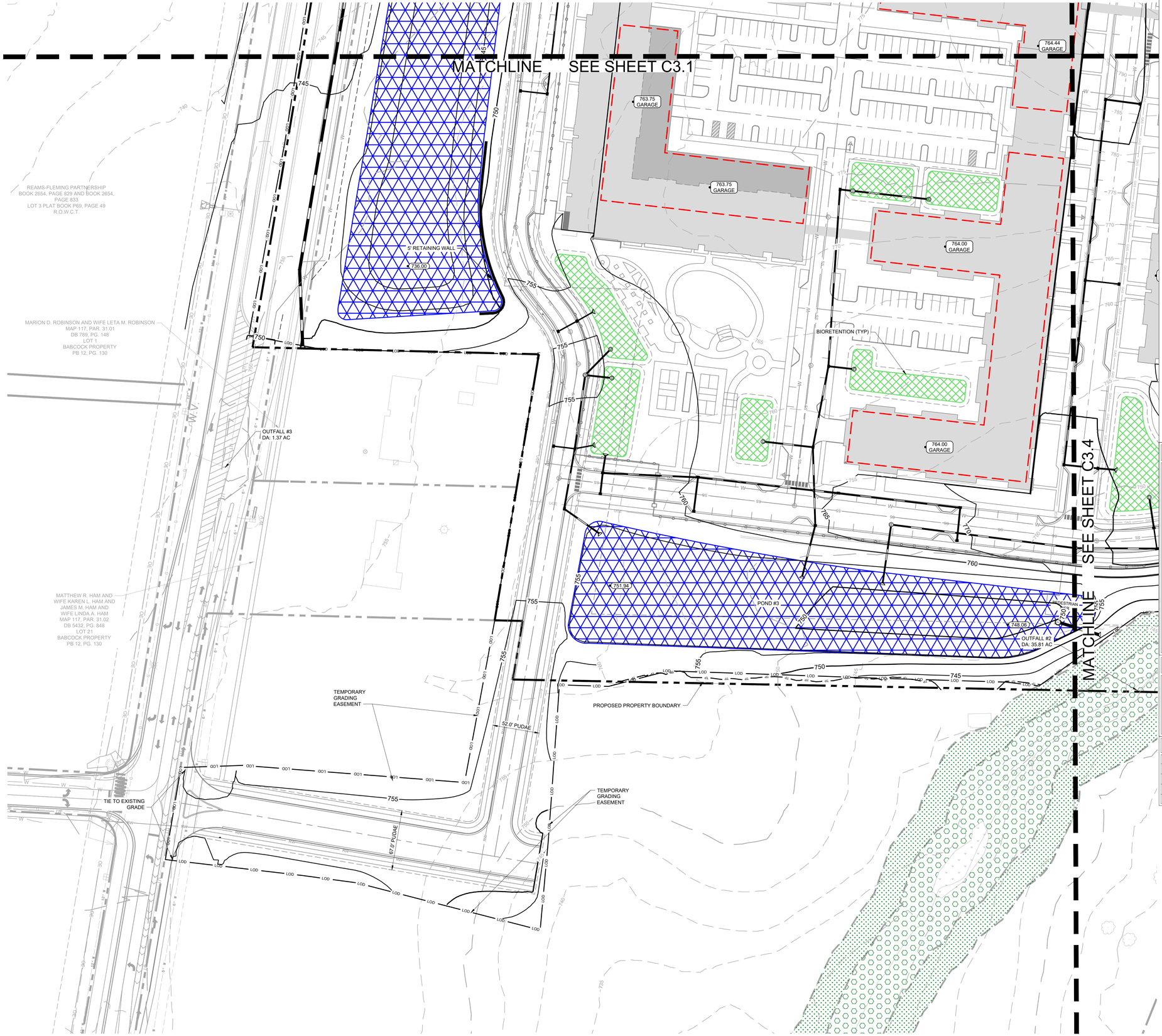
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WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.2
COF # xxxx



SITE DATA TABLE

SUBDIVISION/DEVELOPMENT:	**ERICKSON SENIOR LIVING, PD DEVELOPMENT PLAN**
COF PROJECT NUMBER:	8624
SITE ACREAGE/SF:	70.57 AC / 3,073,968.99 SF
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	PD (17.71 DUA 172,000 SF OF COMMERCIAL)
OVERLAY ZONING:	500' HHO BUFFER
TAX MAP & PARCELS:	117-03200, 117-031.03, 117-03100
PRIMARY USES:	INDEPENDENT LIVING & ASSISTED LIVING
ADDRESS:	4440, 4424, 4428 & 4430 PEYTONSVILLE ROAD
STATE:	TENNESSEE
COUNTY:	WILLIAMSON
CITY:	FRANKLIN
POSTAL CODE:	37064
REGULATIONS	
BUILDING TYPES APPLIED:	MULTIFAMILY
FRONTAGE APPLIED:	URBAN
BUILDING HEIGHT:	6 STORIES
MINIMUM LSA:	0.20
HISTORICAL RESOURCE TREATMENT:	N/A
DWELLING UNIT COUNT, BY TYPE:	MULTIFAMILY AGE RESTRICTED (INDEPENDENT LIVING) =1,250
SETBACKS APPLIED TO OVERALL SITE BOUNDARY:	
NORTH	40'
EAST	55'
SOUTH	75'
WEST	105'
PEYTONSVILLE ROAD FUTURE ROW	200'
COMMERCIAL SF:	
ASSISTED LIVING:	240,539 SF
OPEN SPACE SF REQUIRED:	153,767 SF ; 3.53 AC (5% OF SITE)
OPEN SPACE SF PROPOSED:	166,423 SF; 3.82 AC (5.4% OF SITE)
TREE PRESERVATION REQUIRED:	137,650 SF ; 3.16 AC (26% OF EXISTING)
TREE PRESERVATION PROPOSED:	166,622 SF ; 3.83 AC (32% OF EXISTING)
PARKING REQUIRED:	
0.85 SPACES PER UNIT + 1 EMPLOYEE	
1250 X 0.85 SPACES PER UNIT:	1,063 PARKING SPACES
EMPLOYEES (235):	235 PARKING SPACES
TOTAL REQUIRED:	1,298 PARKING SPACES
PARKING PROVIDED:	1,889 PARKING SPACES

MODIFICATION OF STANDARDS

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIUPZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN ALTA SURVEY PROVIDED TO KIMLEY-HORN BY CIVIL INFRASTRUCTURE ASSOCIATES DATED FEBRUARY 01, 2024.. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006

COF GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS WOODED AND GRASSED HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER LANDS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF FOUR DIRECTIONS, NOTED BELOW WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING STORM PIPE BENEATH PEYTONSVILLE ROAD AND DISCHARGES INTO A TRIBUTARY FOR THE FIVE MILE CREEK, OUTFALL #2 IS AN EXISTING WET WEATHER CONVEYANCE AND STREAM SYSTEM THAT FLOWS INTO THE FIVE MILE CREEK, OUTFALL #3 IS AN EXISTING STORM LINE ON THE ADJACENT PROPERTY THAT CROSSES PEYTONSVILLE AND DRAINS TO FIVE MILE CREEK, OUTFALL #4 IS UNDISTURBED SHEET FLOW THAT FLOWS NORTH-EAST.

PRE / POST DEVELOPMENT 100 YR DRAINAGE

OUTFALL	PRE DEVELOPMENT FLOW	POST DEVELOPMENT FLOW
OUTFALL 1	85.18 CFS	76.78 CFS
OUTFALL 2	142.18 CFS	82.45 CFS
OUTFALL 3	3.93 CFS	3.93 CFS
OUTFALL 4	2.37 CFS	2.37 CFS

LEDGEND

- BIORETENTION POND
- DETENTION POND
- BUILDING FOOTPRINT
- ATTACHED STRUCTURAL PARKING
- STRUCTURAL PARKING EXTENTS

DETENTION POND CAPACITY

POND 1 : DRY DETENTION POND	78,939 CF
POND 2 : DRY DETENTION POND	396,444 CF
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
2/6/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.3
COF # xxxx



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 121918
STATE OF TENNESSEE
2/5/2026

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED GRADING AND DRAINAGE PLAN

C3.4
COF # xxxx

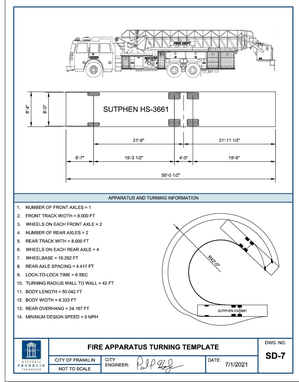


ROW & ACCESS GENERAL NOTES

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

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH

FIRE LANE STRIPPING

FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE - NO PARKING" VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

UNDERGROUND FIRE MAIN

UNDERGROUND FIRE MAIN SHOP DRAWINGS MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY A TN LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S GEOCIVCIX PLAN REVIEW SITE: HTTPS:FRANKLINTN.GEOVIX.COM/SECURE/
PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

AUTO-TURN DESIGN SPEED NOTE

MINIMUM DESIGN SPEED IS 5-MPH.

BUILDING CONSTRUCTION TYPE

BUILDING CLASSIFICATION ARE COMPRISED OF 3A ABOVE 1A OR ENTIRELY 3A.

PRIVATE FIRE HYDRANTS

ALL FIRE HYDRANTS BEHIND WATER METERS ARE SUBJECTED TO BE PRIVATE.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
2/8/2022

Revision Date
△ _____
△ _____
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OVERALL ROW & ACCESS PLAN

C4.0
COF # xxxx

20' EXCLUSIVE WATER LINE EASEMENT
10' ON EACH SIDE OF WATER LINE
WIDTH VARIES BASED UPON ROW

APPROXIMATE LOCATION OF FUTURE ROW BOUNDARY PROVIDED BY DICKIE SULLIVAN ENGINEERING ON 12/21/2023 AND REVISED ALIGNMENT DATED 02/25/2025

FUTURE RIGHT-IN / RIGHT-OUT

MILCROFTON WATER LINE EASEMENT

16" WATER LINE EXTENSION TO BE DESIGNED BY MILCROFTON UTILITY DISTRICT

92,617 SF OF ROW DEDICATION

REAMS-FLEMING PARTNERSHIP
BOOK 2654, PAGE 829 AND BOOK 2654, PAGE 833
LOT 3 PLAT BOOK P69, PAGE 49
R.O.W.C.T.

CHAPTER 2 INVESTMENTS, LLC
MAP 117, PAR. 31.04
DB 9583, PG. 885
TRACT 1
9.850± ACRES

BOYLE'S APPROVED 3RD ACCESS POINT

INV-731.02
30"X60" HEP

END WALL
INV. - 727.8'

R CONVEYANCE PER GIC DETERMINATION QHP#7114

122.0'

55.6'

R55.8'

R51.2'

R45.1'

R52.6'

R49.8'

R42.0'

R44.3'

PROPOSED FIRE LANE STRIPING IN COURTYARD

SEE SHEET C4.2

MATCHLINE

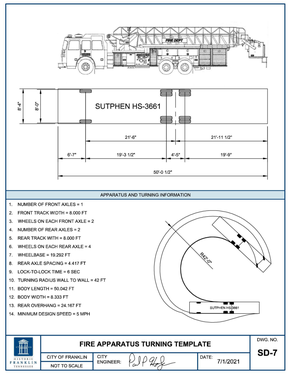
MATCHLINE SEE SHEET C4.3

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SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
D	EXISTING FIRE HYDRANT
E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

	VEHICLE FENDER PATH
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

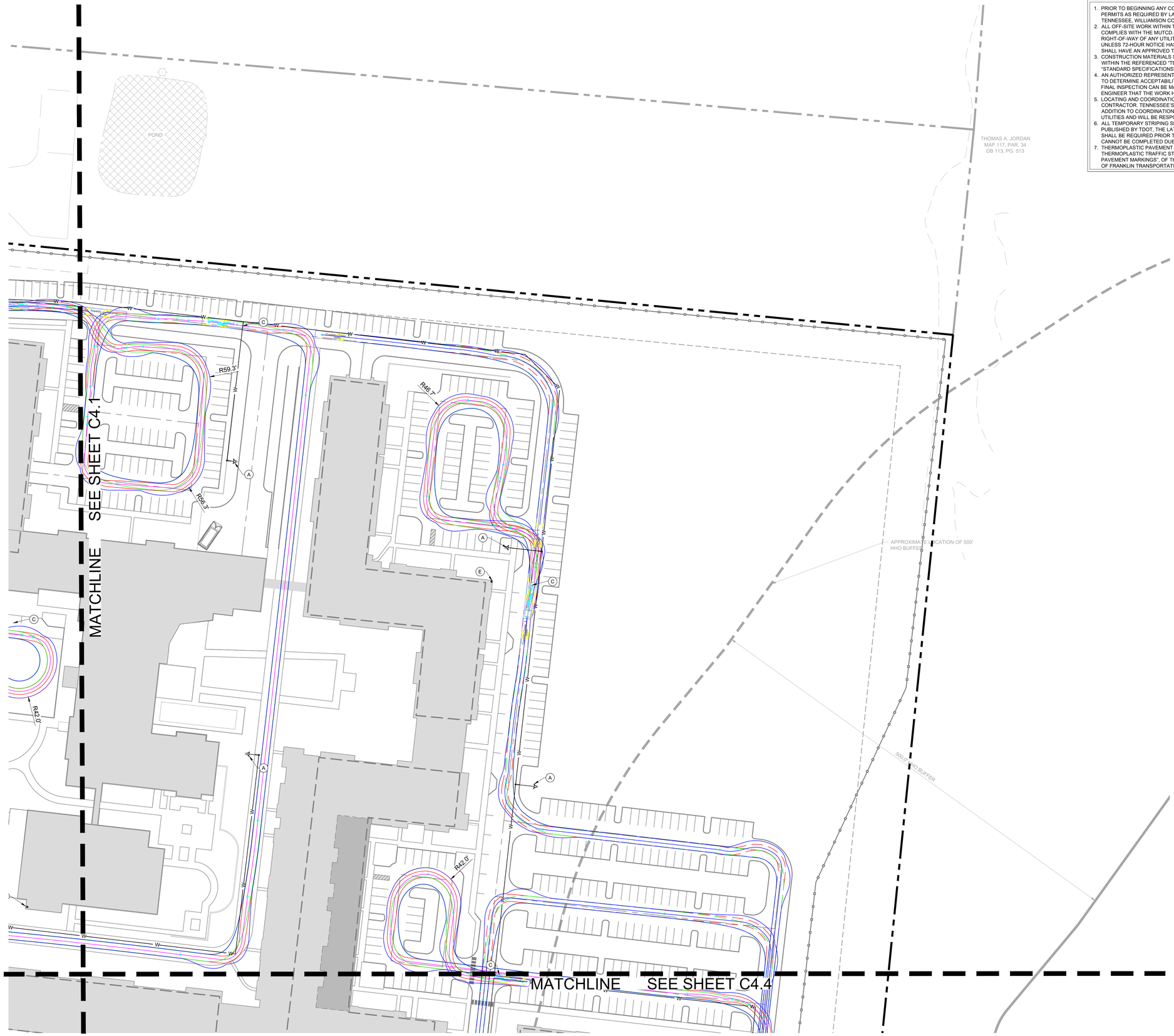
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
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2 _____
3 _____
4 _____

ENLARGED ROW & ACCESS PLAN

C4.1

COF # xxxx

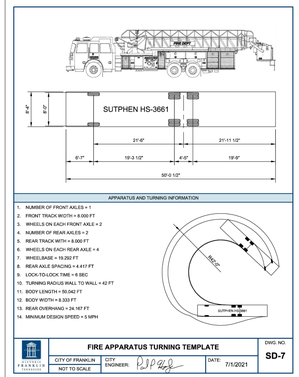


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ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT



KEYNOTE LEGEND

A	PROPOSED FIRE HYDRANT ASSEMBLY
B	BUILDING MAIN ENTRY
C	FRANKLIN T-2 SUTPHEN FIRE TRUCK
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E	FIRE DEPARTMENT CONNECTION (TYP.)

VEHICLE LEGEND

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

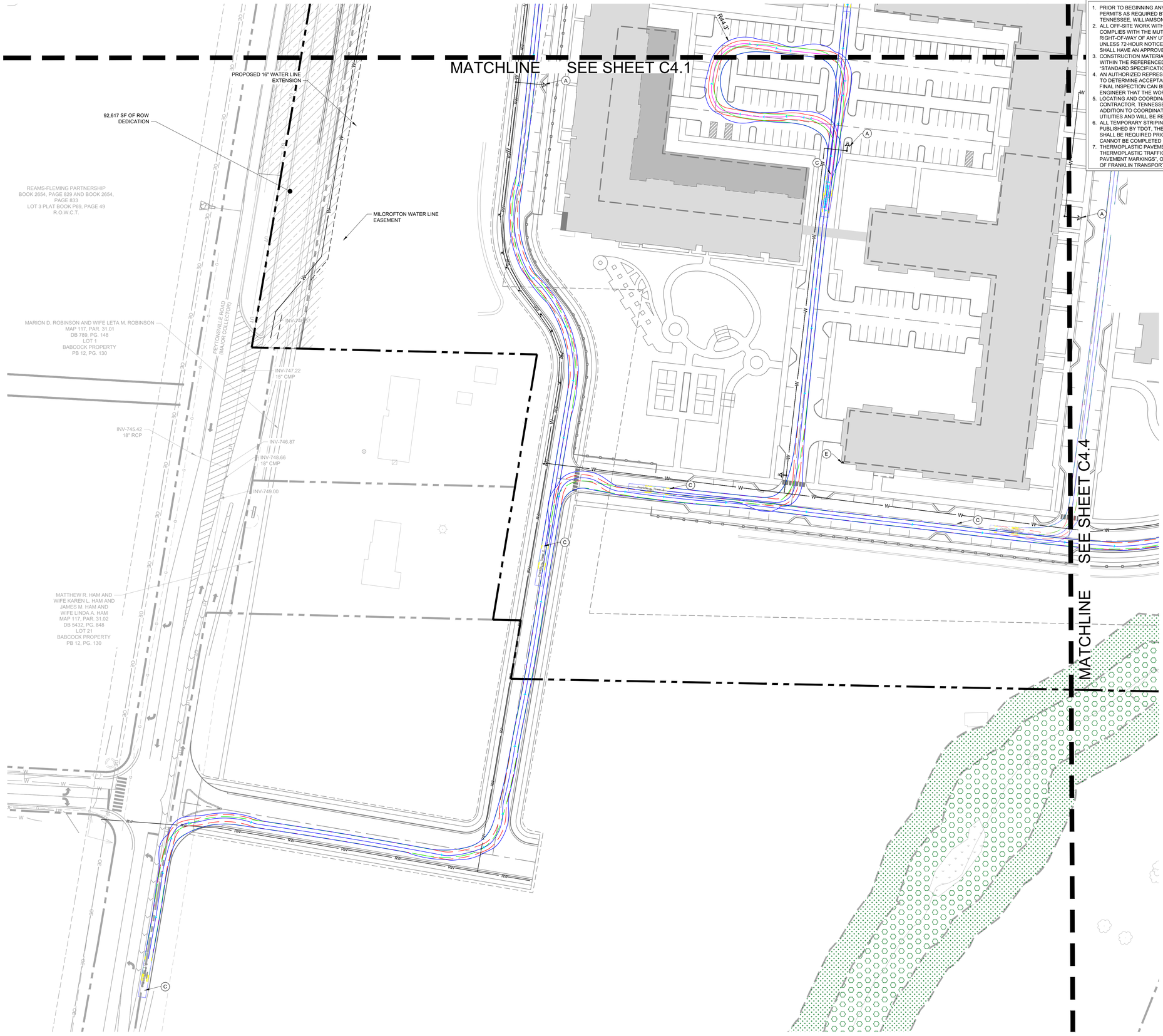
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE OMNIBUS No. 137919 STATE OF TENNESSEE 2/5/2025

Revision Date
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ENLARGED ROW & ACCESS PLAN

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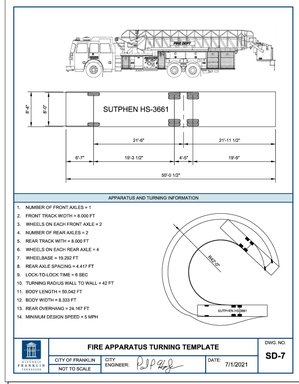


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W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
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KEYNOTE LEGEND

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) BUILDING MAIN ENTRY
- (C) FRANKLIN T-2 SUTPHEN FIRE TRUCK
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

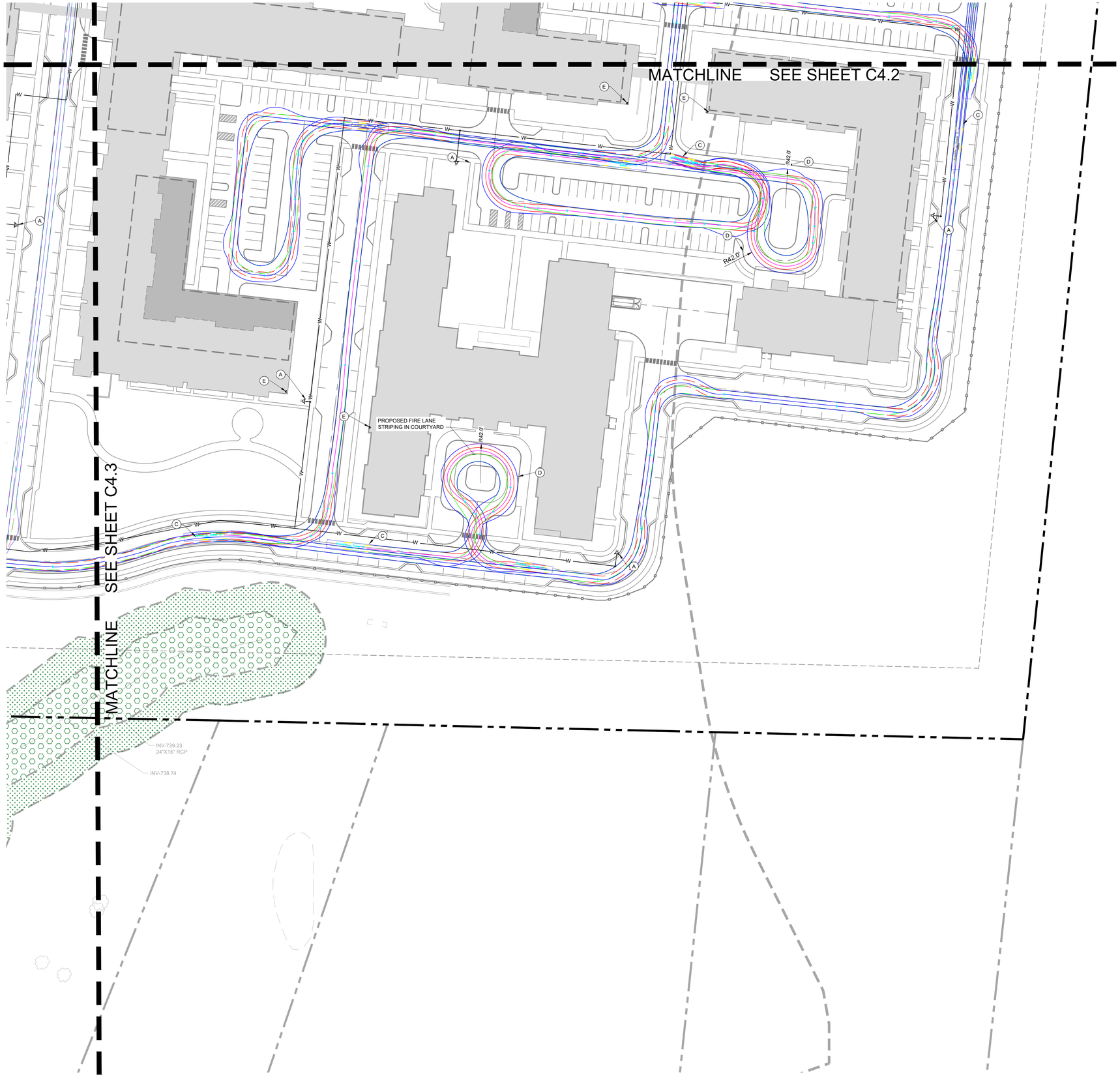
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 137870 — STATE OF TENNESSEE — 7/1/2025

Revision Date
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ENLARGED ROW & ACCESS PLAN

C4.3
COF # xxxx

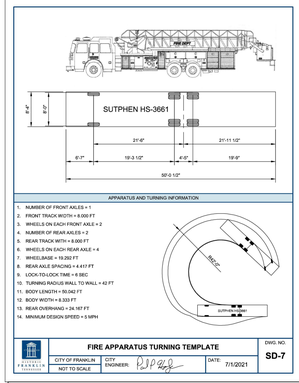


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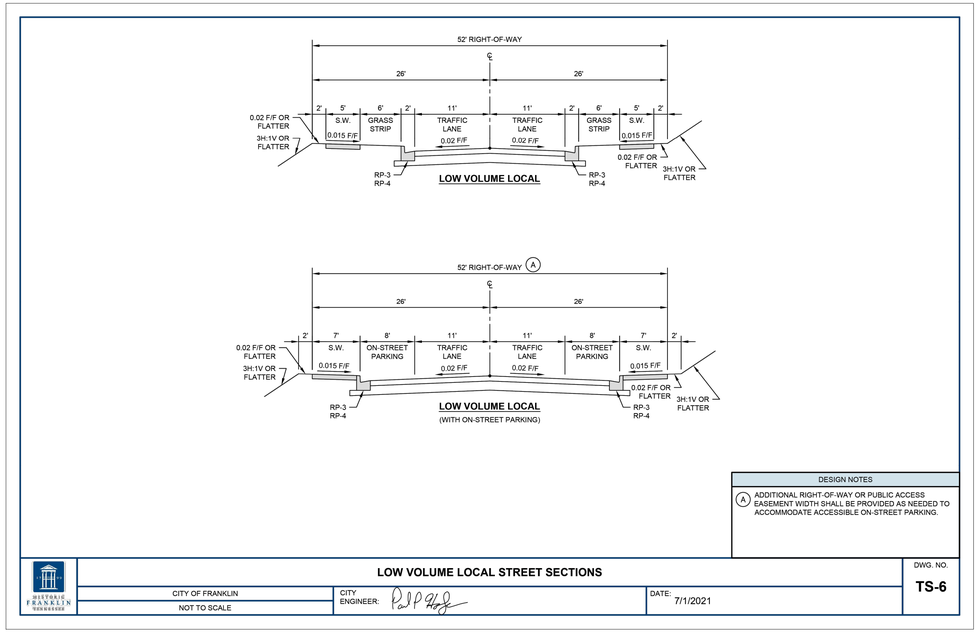
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARPSON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 127919 STATE OF TENNESSEE 2/6/2026

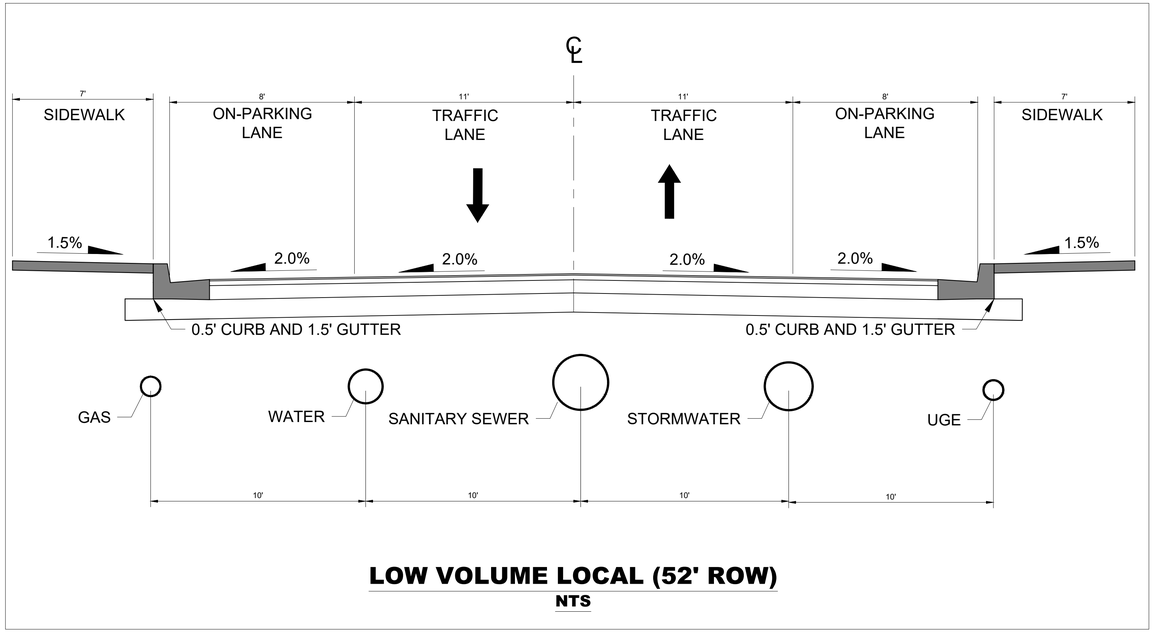
Revision Date
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ENLARGED ROW & ACCESS PLAN

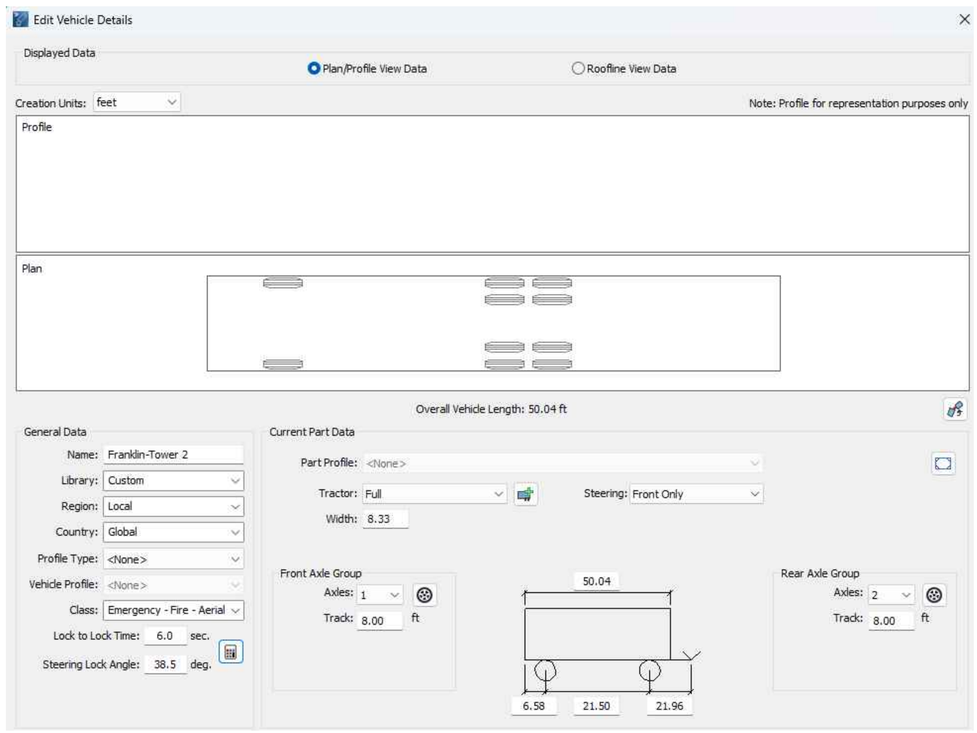
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COF # xxxx

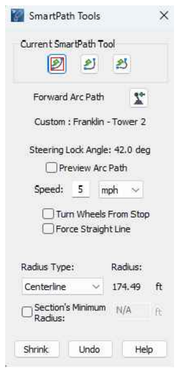


1 PRIVATE ROADWAYS/ PRIVATE ROADWAYS WITH PUBLIC ACCESS
52' ROW WHERE APPLICABLE
NOT TO SCALE



2 LOW VOLUME LOCAL
52' ROW WHERE APPLICABLE
NOT TO SCALE





3 CITY OF FRANKLIN - TOWER 2
FIRE TRUCK DESIGN SPECIFICATIONS
NOT TO SCALE

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
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ERICKSON SENIOR LIVING
FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
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STREET SECTION VIEWS

C4.5
COF # xxxx



ROW & ACCESS GENERAL NOTES

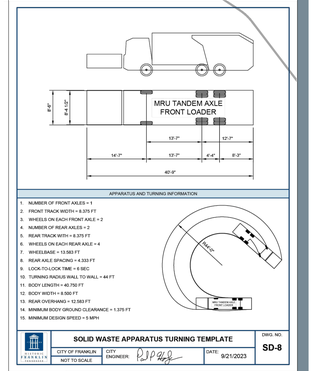
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT
FDC	STANDPIPE/WALL HYDRANT

VEHICLE LEGEND

	VEHICLE FENDER PATH
	VEHICLE FRONT WHEEL PATH
	VEHICLE REAR WHEEL PATH



STREET CLASSIFICATION NOTE

1. PEYTONSVILLE ROAD - MAJOR COLLECTOR
2. FUTURE CAROTHERS PARKWAY EXTENSION - MAJOR ARTERIAL
3. MCBRIDE LANE - LOCAL STREET

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
9/19/2025

Revision Date
△ _____
△ _____
△ _____
△ _____

OVERALL ROW & ACCESS PLAN REFUSE

C4.6

COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
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IMPACT STATEMENT

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ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
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DRAINAGE FACILITIES
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UTILITY LEGEND

W	WATER MAIN
SS	SANITARY SEWER
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN
SS	PUBLIC SANITARY SEWER
SS	PRIVATE SANITARY SEWER

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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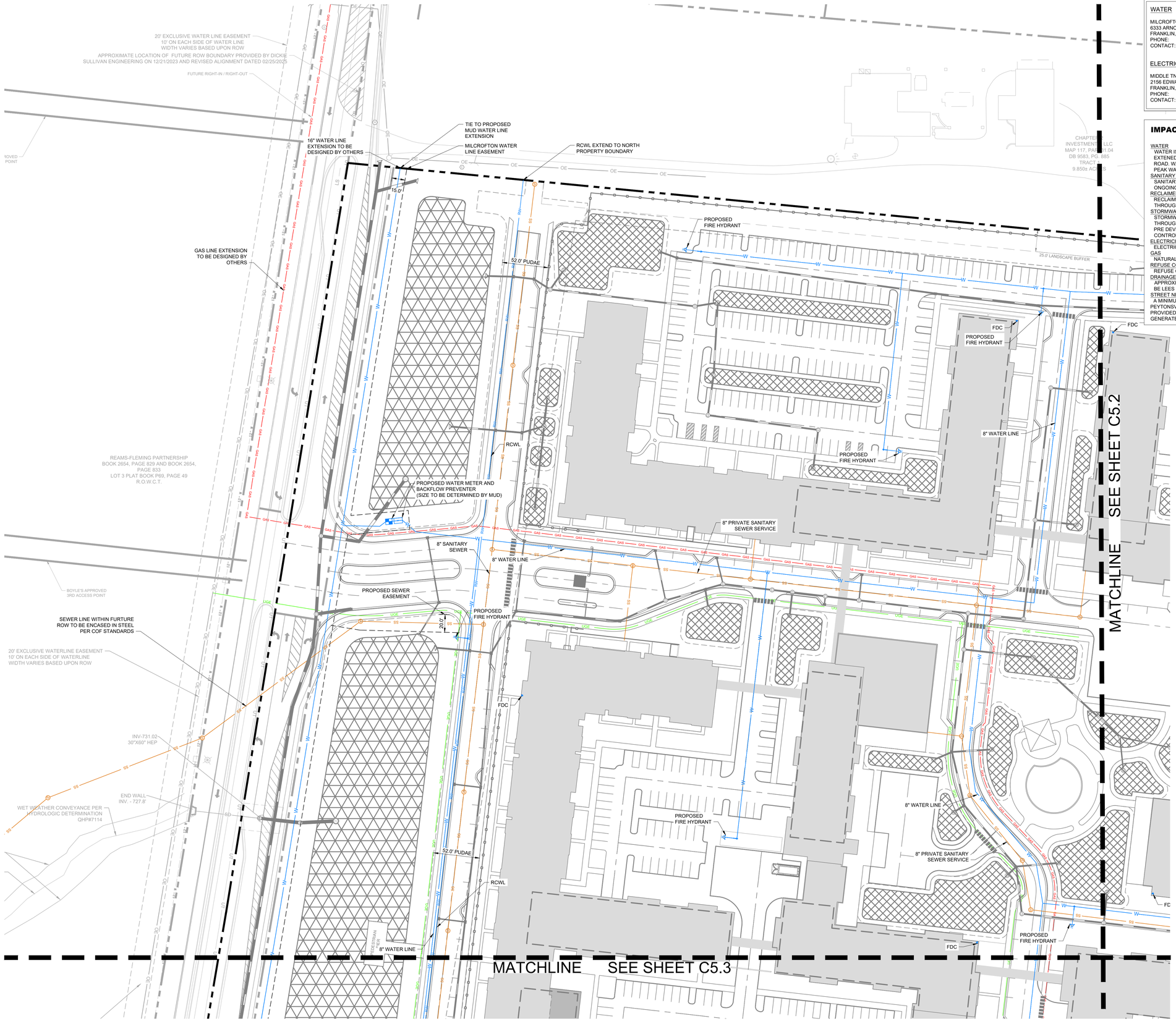
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137913
STATE OF TENNESSEE
2/5/2025

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL UTILITY PLAN

C5.0
COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
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UTILITY LEGEND

- W — WATER MAIN
- SS — STORM SEWER MAIN
- UGE — UNDERGROUND ELECTRIC
- GAS — GAS — NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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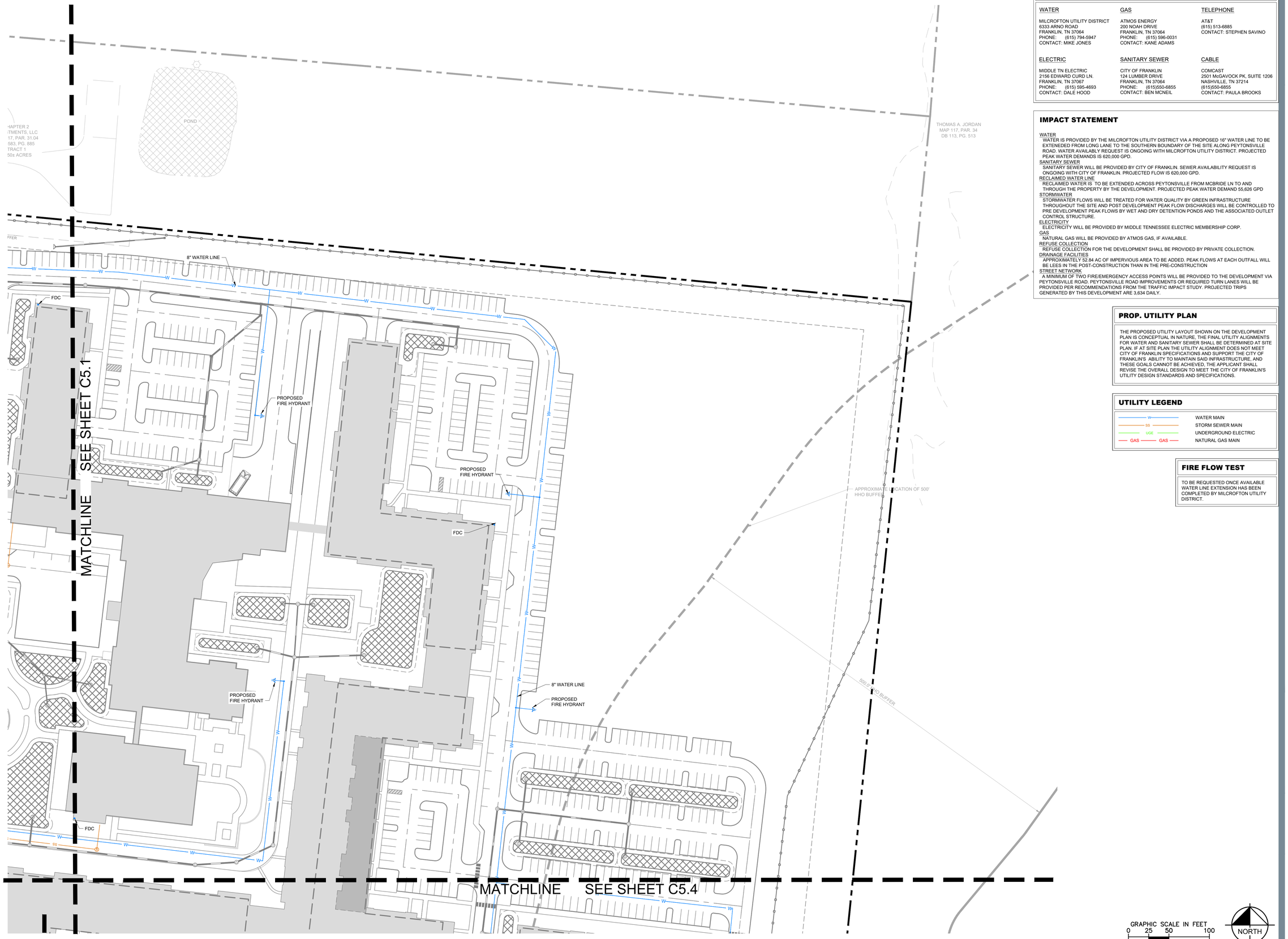
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 137919
STATE OF TENNESSEE
2/6/2025

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

ENLARGED UTILITY PLAN

C5.1
COF # xxxx



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
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Franklin, Williamson County, Tennessee

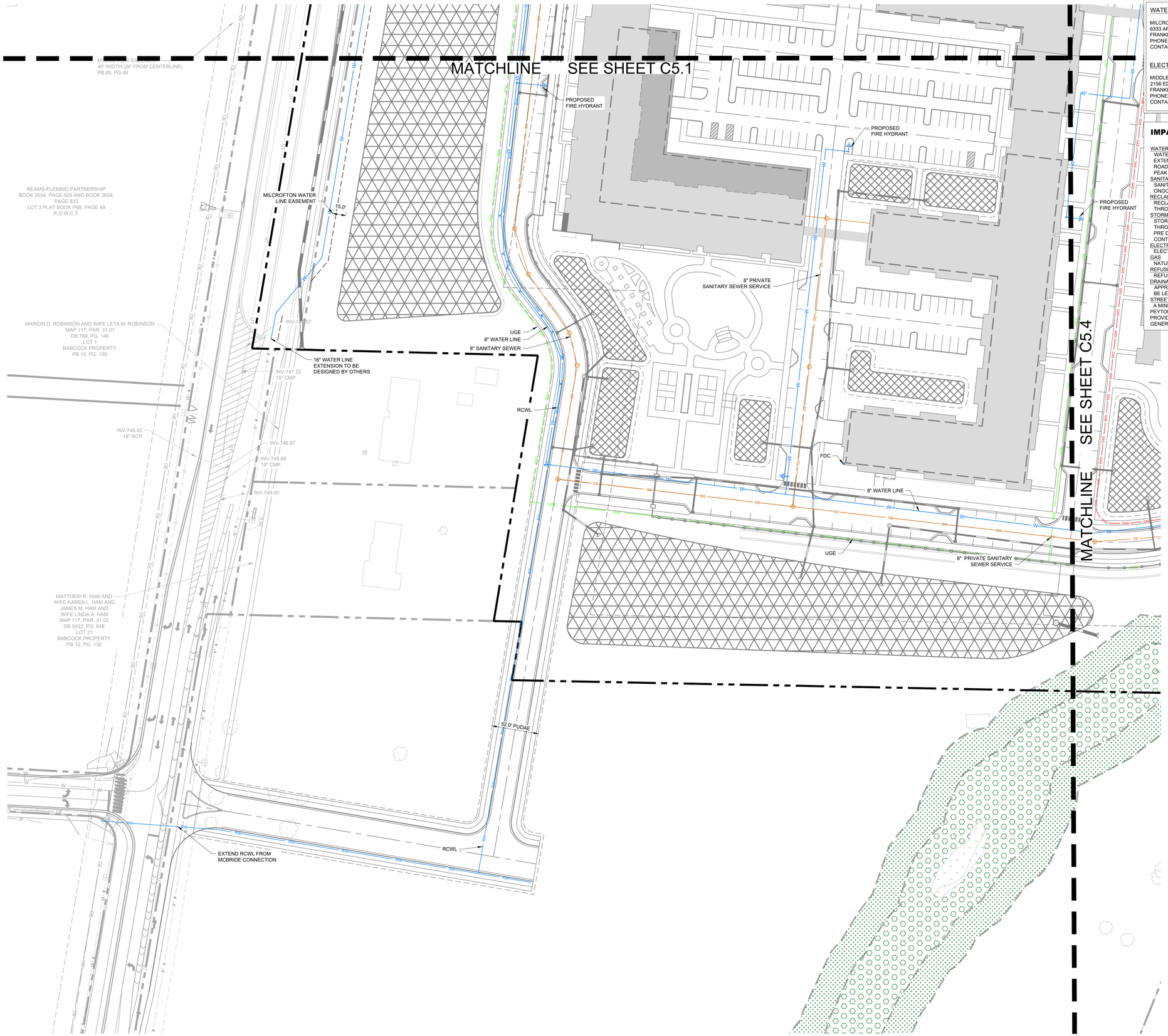
WILLIAM GRAY HARRISON
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AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
2/6/2025

Revision Date
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△ _____

ENLARGED UTILITY PLAN

C5.2

COF # xxxx



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

UTILITY CONTACTS

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ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

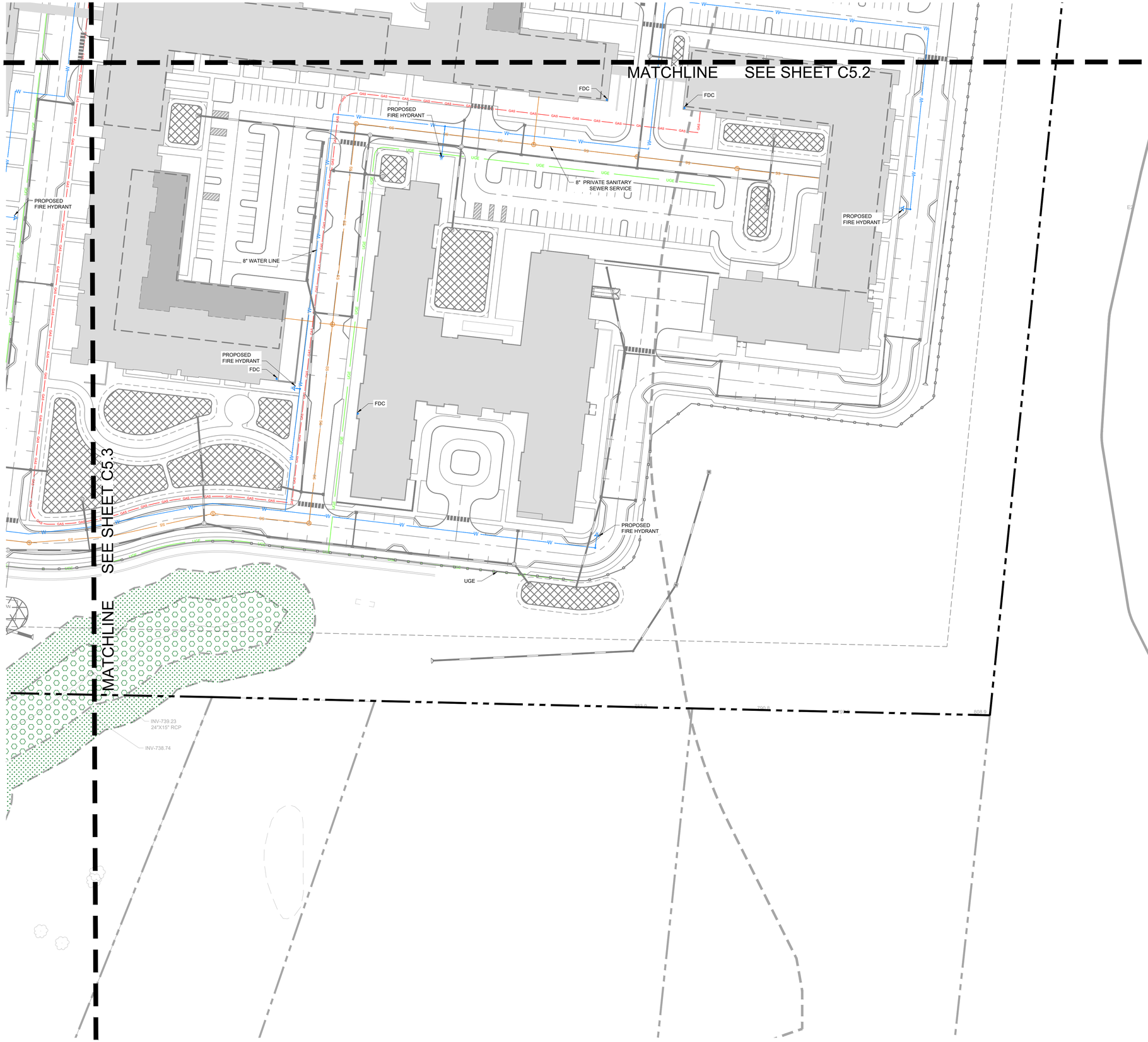
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — No. 137919 — STATE OF TENNESSEE — 2/7/2025

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

ENLARGED UTILITY PLAN

C5.3

COF # xxxx



UTILITY CONTACTS

WATER	GAS	TELEPHONE
MILCROFTON UTILITY DISTRICT 6333 ARNO ROAD FRANKLIN, TN 37064 PHONE: (615) 794-5947 CONTACT: MIKE JONES	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 596-0031 CONTACT: KANE ADAMS	AT&T (615) 513-6885 CONTACT: STEPHEN SAVINO
ELECTRIC	**SANITARY SEWER**	**CABLE**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: BEN MCNEIL	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)550-6855 CONTACT: PAULA BROOKS

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY THE MILCROFTON UTILITY DISTRICT VIA A PROPOSED 16" WATER LINE TO BE EXTENEDED FROM LONG LANE TO THE SOUTHERN BOUNDARY OF THE SITE ALONG PEYTONSVILLE ROAD. WATER AVAILABLY REQUEST IS ONGOING WITH MILCROFTON UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS IS 620,000 GPD.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 620,000 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER IS TO BE EXTENDED ACROSS PEYTONSVILLE FROM MCBRIDE LN TO AND THROUGH THE PROPERTY BY THE DEVELOPMENT. PROJECTED PEAK WATER DEMAND 55,626 GPD

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY WET AND DRY DETENTION PONDS AND THE ASSOCIATED OUTLET CONTROL STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 52.84 AC OF IMPERVIOUS AREA TO BE ADDED. PEAK FLOWS AT EACH OUTFALL WILL BE LEES IN THE POST-CONSTRUCTION THAN IN THE PRE-CONSTRUCTION

STREET NETWORK
A MINIMUM OF TWO FIRE/EMERGENCY ACCESS POINTS WILL BE PROVIDED TO THE DEVELOPMENT VIA PEYTONSVILLE ROAD. PEYTONSVILLE ROAD IMPROVEMENTS OR REQUIRED TURN LANES WILL BE PROVIDED PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT STUDY. PROJECTED TRIPS GENERATED BY THIS DEVELOPMENT ARE 3,634 DAILY.

PROP. UTILITY PLAN

THE PROPOSED UTILITY LAYOUT SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE, THE FINAL UTILITY ALIGNMENTS FOR WATER AND SANITARY SEWER SHALL BE DETERMINED AT SITE PLAN. IF AT SITE PLAN THE UTILITY ALIGNMENT DOES NOT MEET CITY OF FRANKLIN SPECIFICATIONS AND SUPPORT THE CITY OF FRANKLIN'S ABILITY TO MAINTAIN SAID INFRASTRUCTURE, AND THESE GOALS CANNOT BE ACHIEVED, THE APPLICANT SHALL REVISE THE OVERALL DESIGN TO MEET THE CITY OF FRANKLIN'S UTILITY DESIGN STANDARDS AND SPECIFICATIONS.

UTILITY LEGEND

W	WATER MAIN
SS	STORM SEWER MAIN
UGE	UNDERGROUND ELECTRIC
GAS GAS	NATURAL GAS MAIN

FIRE FLOW TEST

TO BE REQUESTED ONCE AVAILABLE WATER LINE EXTENSION HAS BEEN COMPLETED BY MILCROFTON UTILITY DISTRICT.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn
4031 Aspen Grove Drive, Franklin, TN 37067
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Erickson SENIOR LIVING™

THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & COMMERCIAL
No. 137919
STATE OF TENNESSEE
2/7/2025

Revision Date
△ _____
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△ _____

ENLARGED UTILITY PLAN

C5.4
COF # xxxx

PHASING PLAN NOTE

PHASE 1 - CONSISTS OF THE CONSTRUCTION OF TWO ENTRY ROADS FROM PEYTONSVILLE. A TWO WAY PRIVATE NORTH SOUTH DRIVE THAT CONNECTS THE TWO ENTRY ROADS. TWO RESIDENTIAL BUILDINGS THAT CONSIST OF 354 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND THE SWIMMING POOL AND POOL HOUSE, TWO DETENTION PONDS AND ASSOCIATED SUPPORTING INFRASTRUCTURE AND PARKING IS ALSO INCLUDED IN THIS PHASE.
PHASE 2 - CONSISTS OF THE CONSTRUCTION OF THREE RESIDENTIAL BUILDINGS CONSISTING OF 355 INDEPENDENT LIVING UNITS, AND ASSOCIATED PARKING AND INFRASTRUCTURE TO INCLUDE A DETENTION POND ALONG THE SOUTH PROPERTY BOUNDARY.
PHASE 3 - CONSISTS OF THE CONSTRUCTION OF FOUR RESIDENTIAL BUILDINGS CONSISTING OF 406 INDEPENDENT LIVING UNITS AND INCLUDES CLUBHOUSE SPACES, TWO RESTAURANTS AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 4 - CONSISTS OF A SINGLE CARE CENTER BUILDING THAT PROVIDES 250 BEDS FOR MEDICAL CARE AND ASSOCIATED PARKING AND INFRASTRUCTURE.
PHASE 5 - CONSISTS OF THE CONSTRUCTION OF 1 RESIDENTIAL BUILDING CONSISTING OF 117 INDEPENDENT LIVING AND INCLUDES ONE RESTAURANT AND ASSOCIATED PARING AND INFRASTRUCTURE.

20' EXCLUSIVE WATER LINE EASEMENT
10' ON EACH SIDE OF WATER LINE
WIDTH VARIES BASED UPON ROW

FUTURE RIGHT-IN / RIGHT-OUT

BOYLE'S APPROVED
2ND ACCESS POINT

APPROXIMATE LOCATION OF FUTURE ROW BOUNDARY PROVIDED BY DICKIE SULLIVAN ENGINEERING ON 12/21/2023 AND REVISED ALIGNMENT DATED 02/25/2025

CHAPTER 2 INVESTMENTS, LLC
MAP 117, PAR. 31.04
DB 9583, PG. 885
TRACT 1
9.850± ACRES

POND

BOYLE'S APPROVED
3RD ACCESS POINT

20' EXCLUSIVE WATERLINE EASEMENT
10' ON EACH SIDE OF WATERLINE
WIDTH VARIES BASED UPON ROW

MTEMC ROW EASEMENT
40' WIDTH (20' FROM CENTERLINE)
PB.69, PG.49

MARION D. ROBINSON AND
WIFE LETA M. ROBINSON
MAP 117, PAR. 31.01
DB 789, PG. 148
LOT 1
BABCOCK PROPERTY
PB 12, PG. 130

MATTHEW R. HAM AND
WIFE KAREN L. HAM AND
JAMES M. HAM AND
WIFE LINDA A. HAM
MAP 117, PAR. 31.02
DB 5432, PG. 848
LOT 21
BABCOCK PROPERTY
PB 12, PG. 130

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

APPROXIMATE LOCATION OF 500' HHO BUFFER

APPROXIMATE LOCATION OF HHO, TO BE VERIFIED BY SURVEYOR

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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THW DESIGN

ERICKSON SENIOR LIVING FRANKLIN DEVELOPMENT PLAN

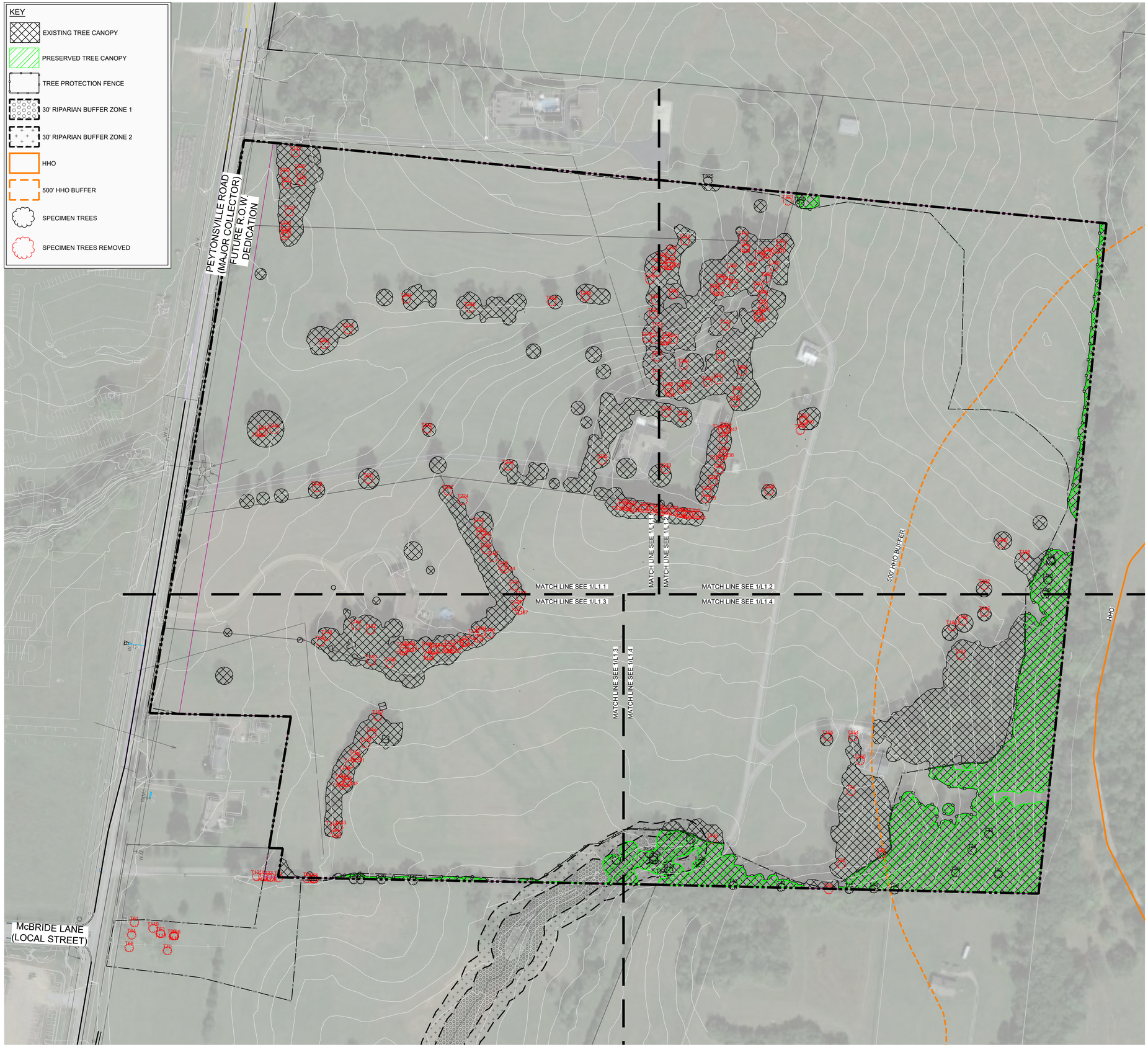
Franklin, Williamson County, Tennessee

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137819
STATE OF TENNESSEE
2/07/2025

Revision Date
△ _____
△ _____
△ _____
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PHASING PLAN

C6.0
COF # xxxx



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

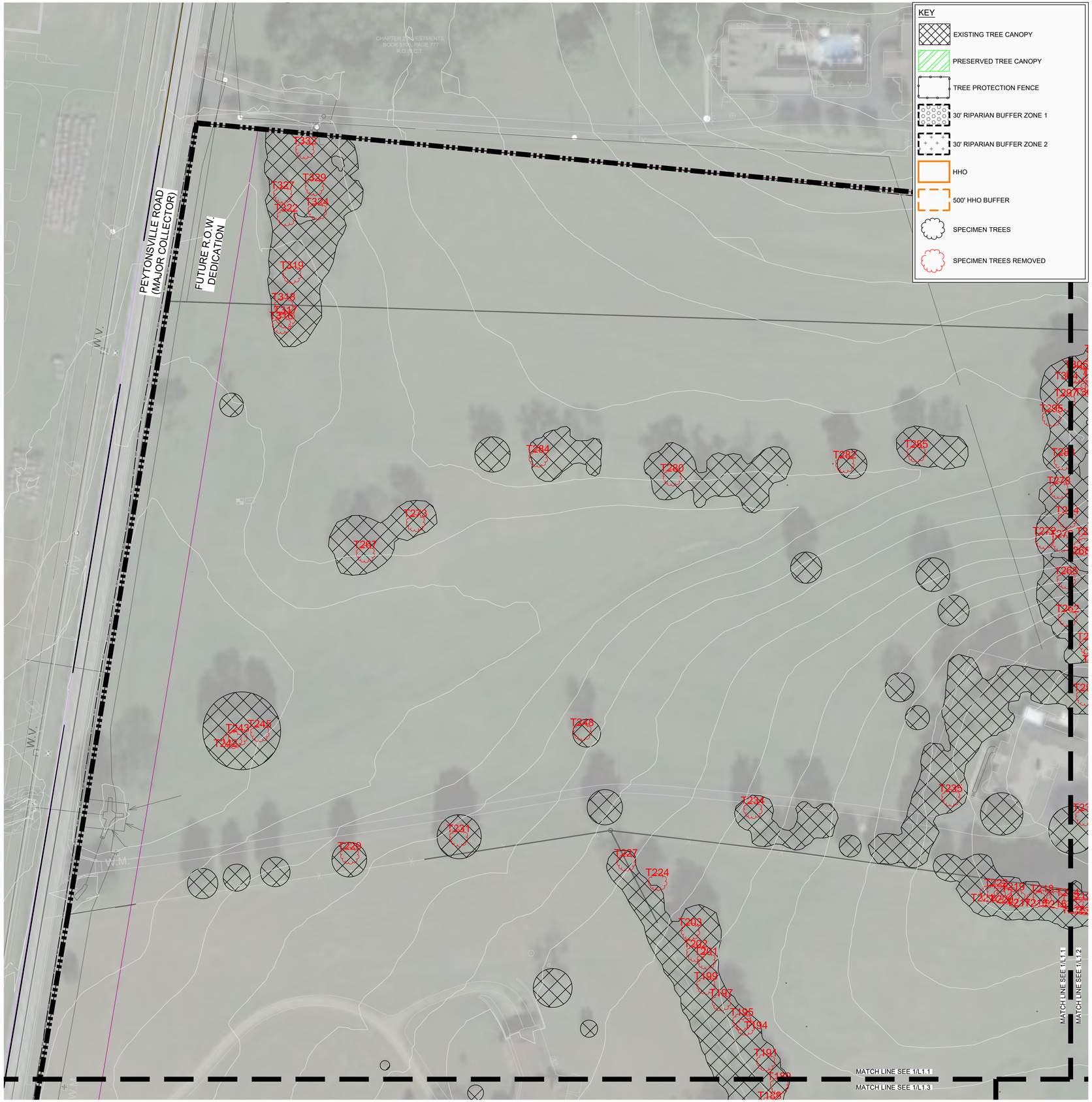


Revision Date
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OVERALL TREE PRESERVATION

SHEET
L1.0

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKERY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKERY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKERY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPEMYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

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FRANKLIN
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Franklin, Williamson County, Tennessee

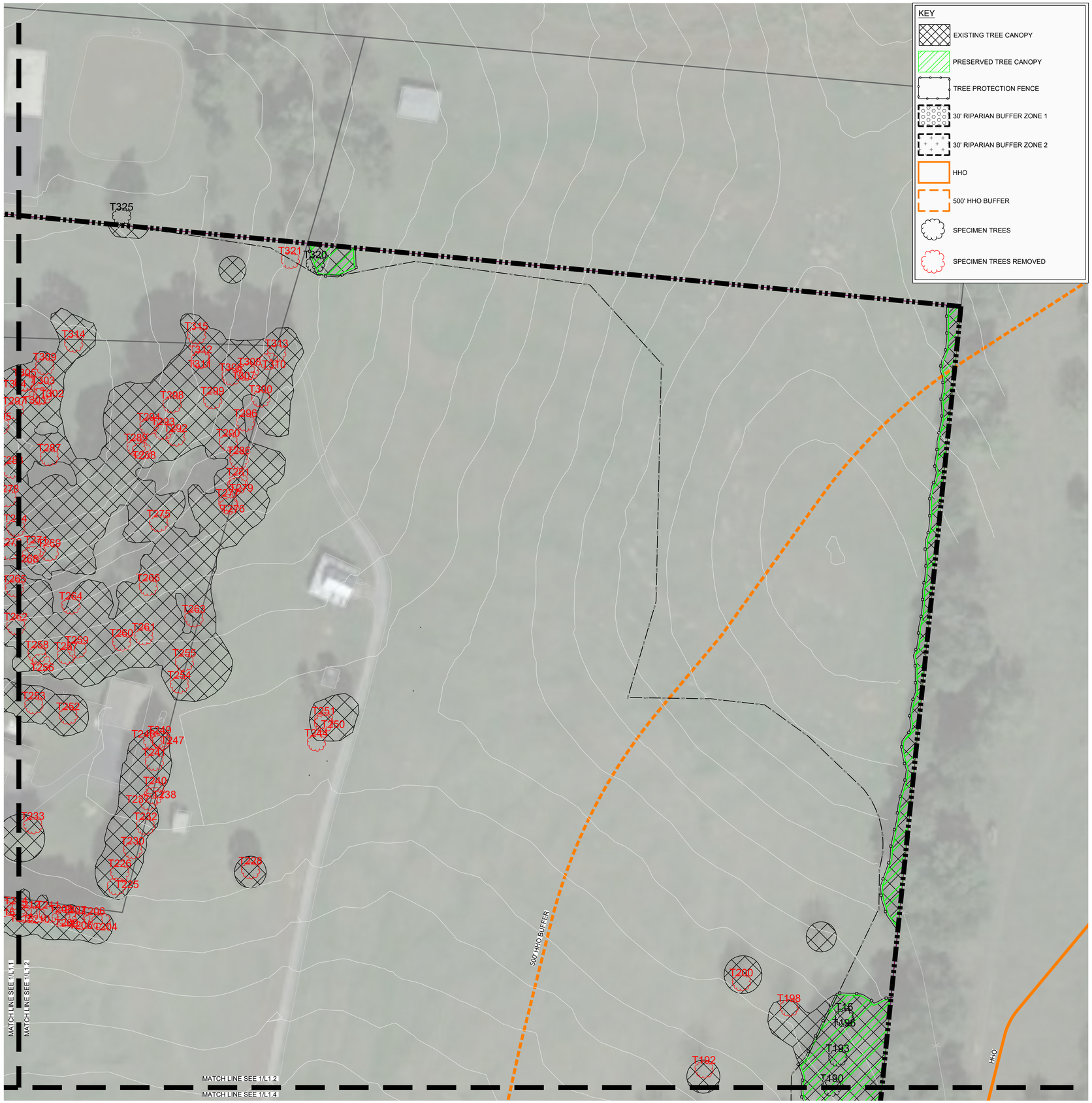


Revision Date
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TREE PRESERVATION ENLARGEMENT

SHEET
L1.1

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T221	28	PINE	X
T222	24	PINE	X
T224	36	HACKBERRY	X
T225	24	PINE	X
T226	26	PINE	X
T227	30	CHERRY	X
T228	24	OAK	X
T229	26	OAK	X
T230	28	PINE	X
T231	26	OAK	X
T232	26	HACKBERRY	X
T233	24	CRAPE MYRTLE	X
T234	24	HACKBERRY	X
T235	24	HACKBERRY	X
T237	28	PINE	X
T238	24	HACKBERRY	X
T240	24	HACKBERRY	X
T241	24	PINE	X
T242	24	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T265	24	DOUBLE HACKBERRY	X
T266	40	OAK	X
T267	32	ASH	X
T268	24	HACKBERRY	X
T269	24	HACKBERRY	X
T270	42	OAK	X
T271	32	ASH	X
T272	24	HACKBERRY	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	48	OAK	X
T291	32	ASH	X
T292	36	ASH	X
T293	24	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	38	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	38	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	
T321	28	HACKBERRY	
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	
T329	26	OAK	
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

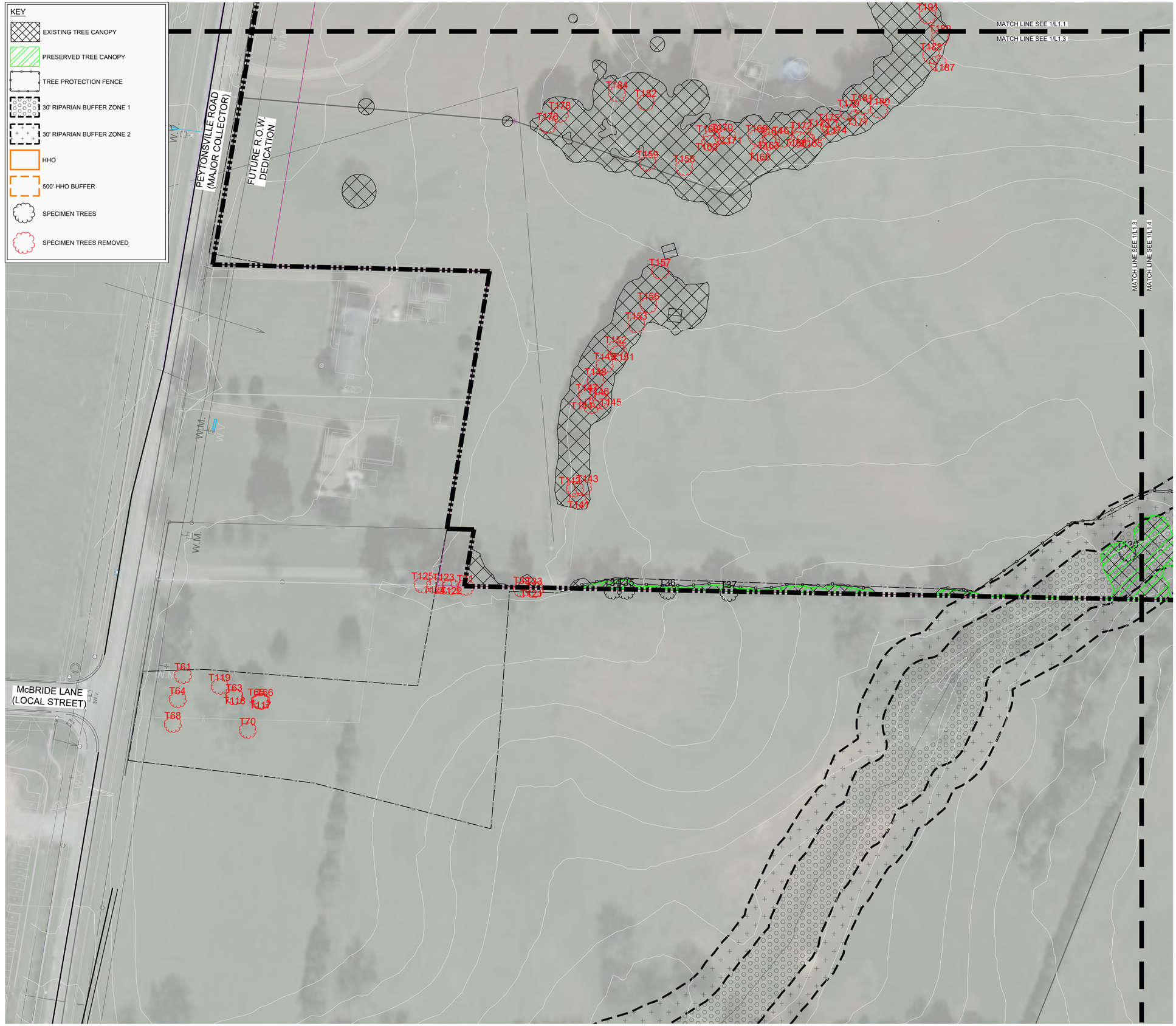
STATE OF TENNESSEE DEPARTMENT OF COMMERCE AND INSURANCE LANDSCAPE ARCHITECT
10/25

Revision Date
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TREE PRESERVATION ENLARGEMENT

SHEET
L1.2

COF # 8624



Tree Number	Caliper Inches	Species	Removed	Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT		T210	24	PINE	X
T21	24	HICKORY	X	T211	32	PINE	X
T23	24	OAK		T212	24	PINE	X
T24	30	OAK		T213	24	PINE	X
T25	24	OAK	X	T214	24	PINE	X
T28	24	DOUBLE HICKORY	X	T215	24	PINE	X
T29	48	OAK		T216	26	PINE	X
T30	30	TRIPLE HICKORY		T217	30	PINE	X
T31	26	HACKBERRY	X	T218	24	PINE	X
T32	26	HACKBERRY	X	T219	26	PINE	X
T33	26	ASH	X	T220	24	PINE	X
T34	24	HACKBERRY		T221	28	PINE	X
T35	24	HACKBERRY		T222	24	PINE	X
T36	24	HACKBERRY		T224	30	HACKBERRY	X
T37	24	DECIDUOUS		T225	24	PINE	X
T40	32	OAK		T226	26	PINE	X
T42	24	OAK		T227	30	CHERRY	X
T43	48	HICKORY		T228	24	OAK	X
T46	24	OAK		T229	26	OAK	X
T48	24	TRIPLE HICKORY	X	T230	28	PINE	X
T49	30	HICKORY		T231	26	OAK	X
T61	26	MAPLE	X	T232	26	HACKBERRY	X
T63	24	TRIPLE MAPLE	X	T233	24	CRAPE MYRTLE	X
T64	30	MAPLE	X	T234	24	HACKBERRY	X
T65	24	TRIPLE MAPLE	X	T235	24	HACKBERRY	X
T66	24	TRIPLE MAPLE	X	T237	28	PINE	X
T68	24	DOUBLE MAPLE	X	T238	24	HACKBERRY	X
T70	36	TRIPLE MAPLE	X	T240	24	HACKBERRY	X
T117	28	OAK	X	T241	24	PINE	X
T118	28	TRIPLE OAK	X	T242	24	HACKBERRY	X
T119	24	CHERRY	X	T243	24	HACKBERRY	X
T121	30	ELM	X	T244	24	CHERRY	X
T122	24	HACKBERRY	X	T245	26	OAK	X
T123	28	ELM	X	T246	24	PINE	X
T124	24	HACKBERRY	X	T247	24	PINE	X
T125	26	HACKBERRY	X	T248	24	HACKBERRY	X
T127	24	HACKBERRY		T249	24	PINE	X
T128	30	HACKBERRY		T250	26	CHERRY	X
T129	36	CEDAR		T251	26	ELM	X
T130	24	HACKBERRY		T252	24	OAK	X
T131	30	HACKBERRY		T253	24	OAK	X
T134	24	HACKBERRY		T254	24	HACKBERRY	X
T137	24	HACKBERRY		T255	30	ELM	X
T138	32	WALNUT	X	T256	24	HACKBERRY	X
T139	42	HACKBERRY		T257	24	OAK	X
T141	26	CEDAR	X	T258	28	OAK	X
T142	24	CEDAR	X	T259	26	DOUBLE ELM	X
T143	24	CEDAR	X	T260	24	HACKBERRY	X
T144	28	CEDAR	X	T261	24	ELM	X
T145	24	ELM	X	T262	30	OAK	X
T146	26	ELM	X	T263	24	HACKBERRY	X
T147	26	CEDAR	X	T264	30	ELM	X
T148	24	DOUBLE CEDAR	X	T266	24	HACKBERRY	X
T149	24	CEDAR	X	T267	42	DOUBLE ELM	X
T150	32	OAK	X	T268	36	WALNUT	X
T151	24	ELM	X	T269	24	OAK	X
T152	24	CEDAR	X	T270	24	OAK	X
T153	24	CEDAR	X	T271	32	HICKORY	X
T154	30	MAGNOLIA	X	T272	28	WALNUT	X
T155	24	OAK	X	T273	24	HACKBERRY	X
T156	24	CEDAR	X	T274	24	HACKBERRY	X
T157	24	CEDAR	X	T275	24	MAPLE	X
T158	24	HACKBERRY	X	T276	36	DOUBLE MAPLE	X
T159	24	CEDAR	X	T277	32	DOUBLE HACKBERRY	X
T160	24	OSAGE ORANGE	X	T278	28	ASH	X
T161	36	OAK	X	T279	44	HACKBERRY	X
T162	26	DOUBLE OAK	X	T280	32	HACKBERRY	X
T163	36	OSAGE ORANGE	X	T281	32	ASH	X
T164	26	CEDAR	X	T282	24	HACKBERRY	X
T165	24	HACKBERRY	X	T283	30	ASH	X
T166	24	ELM	X	T284	30	HACKBERRY	X
T167	30	DECIDUOUS	X	T285	24	DOUBLE HACKBERRY	X
T168	26	HACKBERRY	X	T286	40	OAK	X
T169	24	HACKBERRY	X	T287	32	ASH	X
T170	24	HACKBERRY	X	T288	24	HACKBERRY	X
T171	24	HACKBERRY	X	T289	24	HACKBERRY	X
T172	24	HACKBERRY	X	T290	42	OAK	X
T173	24	HACKBERRY	X	T292	30	ASH	X
T174	24	HACKBERRY	X	T293	32	ASH	X
T175	26	HACKBERRY	X	T294	34	OAK	X
T176	24	HACKBERRY	X	T295	40	HACKBERRY	X
T177	24	CEDAR	X	T296	40	HACKBERRY	X
T178	30	DOUBLE ELM	X	T297	48	TRIPLE CHERRY	X
T179	36	CEDAR	X	T298	48	OAK	X
T180	24	CEDAR	X	T299	32	ASH	X
T181	40	HACKBERRY	X	T300	28	ASH	X
T182	42	DOUBLE ELM	X	T301	30	HACKBERRY	X
T183	30	WALNUT	X	T302	32	HACKBERRY	X
T184	24	HACKBERRY	X	T303	30	OAK	X
T185	30	WALNUT	X	T304	42	DOUBLE OAK	X
T186	30	WALNUT	X	T305	38	OAK	X
T188	26	HACKBERRY	X	T306	26	OAK	X
T189	24	HACKBERRY	X	T307	36	ELM	X
T190	36	SYCAMORE		T308	34	HACKBERRY	X
T191	28	HACKBERRY	X	T309	32	HACKBERRY	X
T192	24	WALNUT	X	T310	38	HACKBERRY	X
T193	30	WALNUT		T311	34	HACKBERRY	X
T194	26	SWEET GUM	X	T312	32	HACKBERRY	X
T195	24	SWEET GUM	X	T313	26	HACKBERRY	X
T196	36	WALNUT		T314	30	HACKBERRY	X
T197	36	OSAGE ORANGE	X	T315	24	HACKBERRY	X
T198	26	WALNUT	X	T316	26	DOUBLE HACKBERRY	X
T199	36	OSAGE ORANGE	X	T317	30	DOUBLE HACKBERRY	X
T200	32	WALNUT	X	T318	24	ELM	X
T201	24	ELM	X	T319	30	TRIPLE CHERRY	X
T202	34	ELM	X	T320	30	DOUBLE ELM	X
T203	30	ELM	X	T321	28	HACKBERRY	X
T204	28	PINE	X	T322	24	OAK	X
T205	24	PINE	X	T324	24	OAK	X
T206	32	PINE	X	T325	26	OAK	
T207	28	PINE	X	T327	24	HACKBERRY	X
T208	28	PINE	X	T329	26	OAK	X
T209	24	PINE	X	T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

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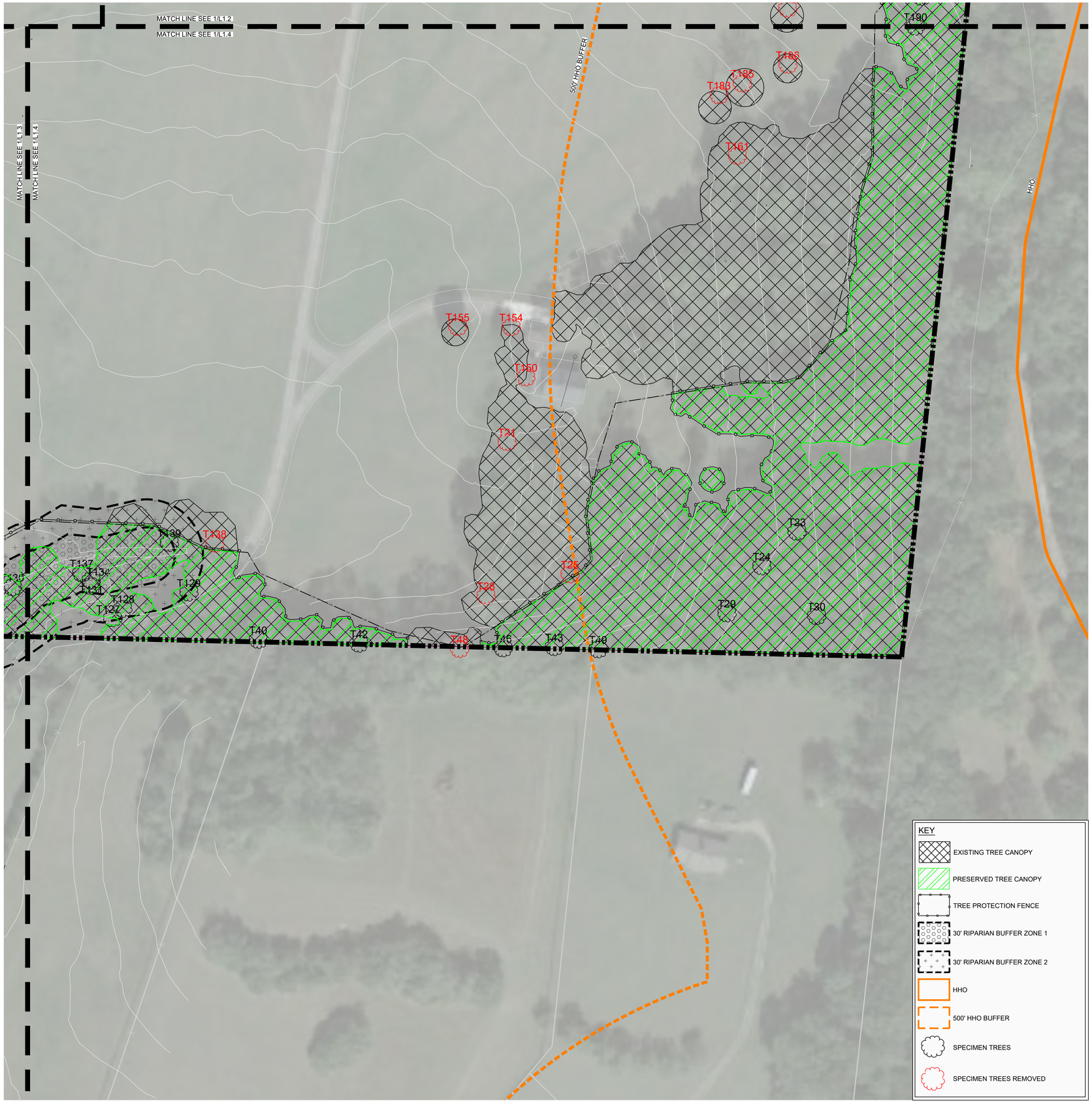
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FRANKLIN
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date

TREE PRESERVATION ENLARGEMENT

SHEET
L1.3

COF # 8624



Tree Number	Caliper Inches	Species	Removed
T15	28	WALNUT	
T21	24	HICKORY	X
T23	24	OAK	
T24	30	OAK	
T25	24	OAK	X
T28	24	DOUBLE HICKORY	X
T29	48	OAK	
T30	30	TRIPLE HICKORY	
T31	26	HACKBERRY	X
T32	26	HACKBERRY	X
T33	26	ASH	X
T34	24	HACKBERRY	
T35	24	HACKBERRY	
T36	24	HACKBERRY	
T37	24	DECIDUOUS	
T40	32	OAK	
T42	24	OAK	
T43	48	HICKORY	
T46	24	OAK	
T48	24	TRIPLE HICKORY	X
T49	30	HICKORY	
T61	26	MAPLE	X
T63	24	TRIPLE MAPLE	X
T64	30	MAPLE	X
T65	24	TRIPLE MAPLE	X
T66	24	TRIPLE MAPLE	X
T68	24	DOUBLE MAPLE	X
T70	36	TRIPLE MAPLE	X
T117	28	OAK	X
T118	28	TRIPLE OAK	X
T119	24	CHERRY	X
T121	30	ELM	X
T122	24	HACKBERRY	X
T123	28	ELM	X
T124	24	HACKBERRY	X
T125	26	HACKBERRY	X
T127	24	HACKBERRY	
T128	30	HACKBERRY	
T129	36	CEDAR	
T130	24	HACKBERRY	
T131	30	HACKBERRY	
T134	24	HACKBERRY	
T137	24	HACKBERRY	
T138	32	WALNUT	X
T139	42	HACKBERRY	
T141	26	CEDAR	X
T142	24	CEDAR	X
T143	24	CEDAR	X
T144	28	CEDAR	X
T145	24	ELM	X
T146	26	ELM	X
T147	26	CEDAR	X
T148	24	DOUBLE CEDAR	X
T149	24	CEDAR	X
T150	32	OAK	X
T151	24	ELM	X
T152	24	CEDAR	X
T153	24	CEDAR	X
T154	30	MAGNOLIA	X
T155	24	OAK	X
T156	24	CEDAR	X
T157	24	CEDAR	X
T158	24	HACKBERRY	X
T159	24	CEDAR	X
T160	24	OSAGE ORANGE	X
T161	36	OAK	X
T162	26	DOUBLE OAK	X
T163	36	OSAGE ORANGE	X
T164	26	CEDAR	X
T165	24	HACKBERRY	X
T166	24	ELM	X
T167	30	DECIDUOUS	X
T168	26	HACKBERRY	X
T169	24	HACKBERRY	X
T170	24	HACKBERRY	X
T171	24	HACKBERRY	X
T172	24	HACKBERRY	X
T173	24	HACKBERRY	X
T174	24	HACKBERRY	X
T175	26	HACKBERRY	X
T176	24	HACKBERRY	X
T177	24	CEDAR	X
T178	30	DOUBLE ELM	X
T179	36	CEDAR	X
T180	24	CEDAR	X
T181	40	HACKBERRY	X
T182	42	DOUBLE ELM	X
T183	30	WALNUT	X
T184	24	HACKBERRY	X
T185	30	WALNUT	X
T186	30	WALNUT	X
T188	26	HACKBERRY	X
T189	24	HACKBERRY	X
T190	36	SYCAMORE	
T191	28	HACKBERRY	X
T192	24	WALNUT	X
T193	30	WALNUT	
T194	26	SWEET GUM	X
T195	24	SWEET GUM	X
T196	36	WALNUT	
T197	36	OSAGE ORANGE	X
T198	26	WALNUT	X
T199	36	OSAGE ORANGE	X
T200	32	WALNUT	X
T201	24	ELM	X
T202	34	ELM	X
T203	30	ELM	X
T204	28	PINE	X
T205	24	PINE	X
T206	32	PINE	X
T207	28	PINE	X
T208	28	PINE	X
T209	24	PINE	X

Tree Number	Caliper Inches	Species	Removed
T210	24	PINE	X
T211	32	PINE	X
T212	24	PINE	X
T213	24	PINE	X
T214	24	PINE	X
T215	24	PINE	X
T216	26	PINE	X
T217	30	PINE	X
T218	24	PINE	X
T219	26	PINE	X
T220	24	PINE	X
T223	28	PINE	X
T232	24	PINE	X
T234	36	HACKBERRY	X
T235	24	PINE	X
T236	26	PINE	X
T237	30	CHERRY	X
T238	24	OAK	X
T239	26	OAK	X
T240	28	PINE	X
T241	26	OAK	X
T242	36	HACKBERRY	X
T243	24	HACKBERRY	X
T244	24	CHERRY	X
T245	26	OAK	X
T246	24	PINE	X
T247	24	PINE	X
T248	24	HACKBERRY	X
T249	24	PINE	X
T250	26	CHERRY	X
T251	26	ELM	X
T252	24	OAK	X
T253	24	OAK	X
T254	24	HACKBERRY	X
T255	30	ELM	X
T256	24	HACKBERRY	X
T257	24	OAK	X
T258	28	OAK	X
T259	26	DOUBLE ELM	X
T260	24	HACKBERRY	X
T261	24	ELM	X
T262	30	OAK	X
T263	24	HACKBERRY	X
T264	30	ELM	X
T266	24	HACKBERRY	X
T267	42	DOUBLE ELM	X
T268	36	WALNUT	X
T269	24	OAK	X
T270	24	OAK	X
T271	32	HICKORY	X
T272	28	WALNUT	X
T273	24	HACKBERRY	X
T274	24	HACKBERRY	X
T275	24	MAPLE	X
T276	36	DOUBLE MAPLE	X
T277	32	DOUBLE HACKBERRY	X
T278	28	ASH	X
T279	44	HACKBERRY	X
T280	32	HACKBERRY	X
T281	32	ASH	X
T282	24	HACKBERRY	X
T283	30	ASH	X
T284	30	HACKBERRY	X
T285	24	DOUBLE HACKBERRY	X
T286	40	OAK	X
T287	32	ASH	X
T288	24	HACKBERRY	X
T289	24	HACKBERRY	X
T290	42	OAK	X
T292	36	ASH	X
T293	32	ASH	X
T294	34	OAK	X
T295	40	HACKBERRY	X
T296	40	HACKBERRY	X
T297	48	TRIPLE CHERRY	X
T298	48	OAK	X
T299	32	ASH	X
T300	28	ASH	X
T301	30	HACKBERRY	X
T302	32	HACKBERRY	X
T303	30	OAK	X
T304	42	DOUBLE OAK	X
T305	36	OAK	X
T306	26	OAK	X
T307	36	ELM	X
T308	34	HACKBERRY	X
T309	32	HACKBERRY	X
T310	36	HACKBERRY	X
T311	34	HACKBERRY	X
T312	32	HACKBERRY	X
T313	26	HACKBERRY	X
T314	30	HACKBERRY	X
T315	24	HACKBERRY	X
T316	26	DOUBLE HACKBERRY	X
T317	30	DOUBLE HACKBERRY	X
T318	24	ELM	X
T319	30	TRIPLE CHERRY	X
T320	30	DOUBLE ELM	X
T321	28	HACKBERRY	X
T322	24	OAK	X
T324	24	OAK	X
T325	26	OAK	
T327	24	HACKBERRY	X
T329	26	OAK	X
T332	24	HACKBERRY	X

SPECIMEN TREE INCHES
REMOVED: 5,548"

SPECIMEN TREE REPLACEMENT
INCHES REQUIRED: 11,096"

TREE CANOPY RETENTION

OVERALL SITE AREA:	3,073,968.99 SF; 70.57 AC
TOTAL EXISTING TREE CANOPY:	17.2% OF SITE: (529,166 SF;12.15 AC)
REQUIRED PRESERVATION:	26% OF EXISTING: (137,650 SF; 3.16 AC)
PROVIDED PRESERVATION:	32% OF EXISTING: (166,622 SF; 3.83 AC)

0 100 200 300

N

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DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
AGRICULTURE
COMMERCE
REG. NO. 2419
LANDSCAPE ARCHITECT
4/25

Revision Date
1 _____
2 _____
3 _____
4 _____

TREE PRESERVATION ENLARGEMENT

SHEET
L1.4

COF # 8624



RIPARIAN BUFFER REDUCTION REQUEST

An unnamed tributary to Five Mile Creek runs along a portion of the southern boundary of this development with associated 30' Zone 1 and 30' Zone 2 Riparian Buffers. A retaining wall is proposed along the northern side of the riparian buffer and the grading is encroaching into the Zone 2 buffer. An existing drive crosses the stream, but it will be removed and the area will be improved at the site plan stage.

If the buffer crossings and impacts are granted, the applicant proposes to mitigate the crossing encroachments by creating additional Zone 2 Riparian Buffer areas.

RIPARIAN BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and groundcover for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

KEY

- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- 30' RIPARIAN BUFFER ZONE 1
- 30' RIPARIAN BUFFER ZONE 2
- AREA OF RIPARIAN BUFFER ENCROACHMENT 4,007 SF
- AREAS OF NEW RIPARIAN BUFFER 4,100 SF
- DRIVEWAY TO BE REMOVED FROM STREAM BUFFER AND REPLANTED WITH NATIVE SPECIES 3,675 SF
- BUFFER SIGNAGE 150' SPACING

0 30 60 90

N

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BUFFER MITIGATION

SHEET
L2.0

COF # 8624





NOTE*: THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE AT SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE.

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TYPICAL ARCHITECTURE

SHEET

A1.0

COF # 8624





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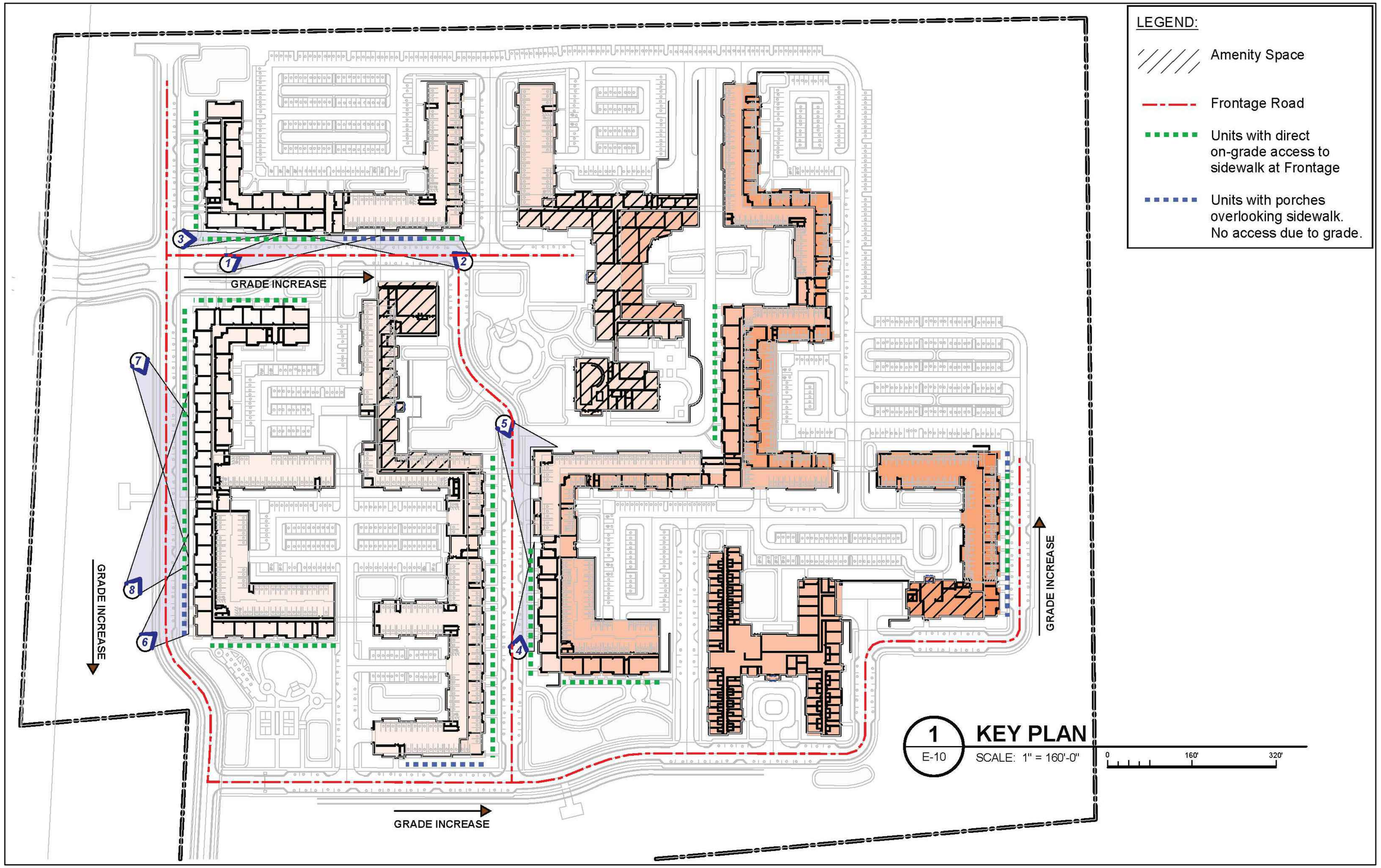
STATE OF TENNESSEE
DEPARTMENT OF COMMERCE AND INSURANCE
REGISTERED
LANDSCAPE ARCHITECT
4/25

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TYPICAL ARCHITECTURE

SHEET
A1.1

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ARCHITECTURAL PERSPECTIVES KEY

SHEET
A2.0

COF # 8624



"THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

1.

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2.

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ARCHITECTURAL PERSPECTIVES

SHEET
A2.1

COF # 8624



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ARCHITECTURAL PERSPECTIVES

SHEET
A2.2

COF # 8624



THE ELEVATIONS PROVIDED FOR DEVELOPMENT PLAN ARE CONCEPTUAL IN NATURE, BUT ALL ELEVATIONS WILL BE REVIEWED FOR COMPLIANCE WITH SITE PLAN AND MUST MEET ALL REQUIREMENTS OF THE ZONING ORDINANCE. ARCHITECTURAL CHARACTER OF THE ELEVATIONS WILL MEET ZONING REQUIREMENTS AND ELEVATIONS WILL BE FURTHER DEVELOPED TO AVOID REPETITION AND TO CREATE ARCHITECTURAL INTEREST THROUGH VARIATION IN ARCHITECTURAL ELEMENTS, MATERIALS, AND COLORS.

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ARCHITECTURAL PERSPECTIVES

SHEET
A2.3

COF # 8624



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ARCHITECTURAL PERSPECTIVES

SHEET
A2.4

COF # 8624

City of Franklin

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

File #: 21-0199

DATE: February 13, 2025

TO: Franklin Municipal Planning Commission

FROM: Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:
Yates Subdivision, Final Plat, Lot 2, Revision 1, Creating 1 Non-Buildable Open Space Lot, On 2.08 Acres, Located East Of Watercress Drive And South Of Murfreesboro Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 8668
Applicant: Gray Harrison, Kimley-Horn
Owner: Leonora Green Clifford

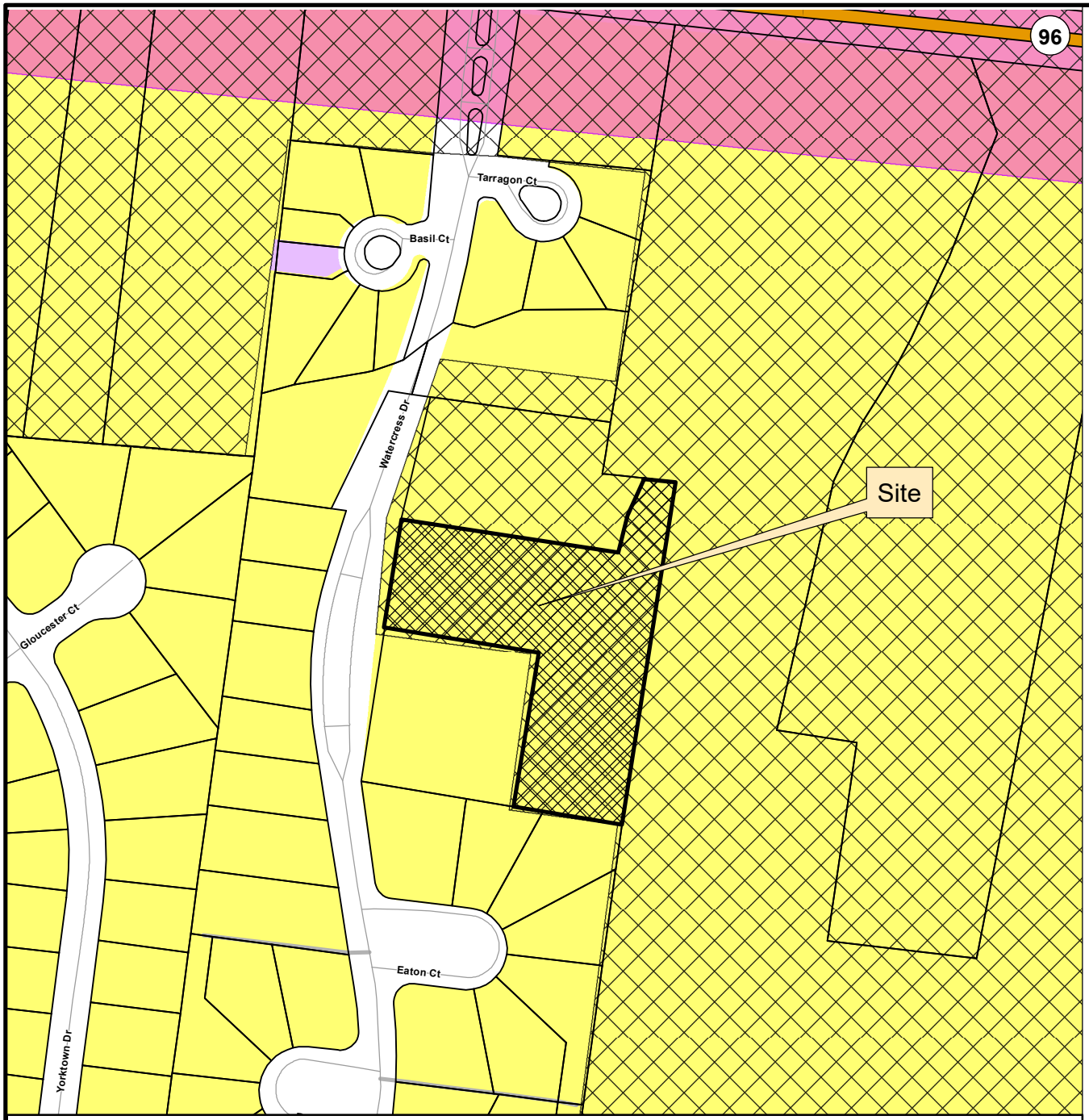
BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide Lot 2 of the Yates Subdivision into one additional non-buildable, open space lot as Lot 3 of the subdivision. The property consists of 2.08 acres and is within the R4 Zoning District. No other development is proposed on this property at this time.

PROCEDURAL REQUIREMENTS:
1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The City's project identification number shall be included in all correspondence with any City department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Staff recommends approval of the Yates Subdivision, Final Plat, Lot 2, Revision 1, with conditions.



YATES SUBDIVISION, LOT 2
FINAL PLAT, REVISION 1

Project Information
Existing Zoning: R2 Residential
Overlay Districts: CFO
Site Acreage: 2.08 acres
Total Number of Lots: 2

Legend

- Yates Subdivision, Lot 2
- Central Franklin Overlay
- Scenic Corridor Overlay
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial District
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC4 Regional Commerce 4 District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2025. All rights reserved.

N

0 250 500 1,000
Feet

HISTORIC FRANKLIN TENNESSEE

COF no: 8668

CONDITIONS OF APPROVAL:

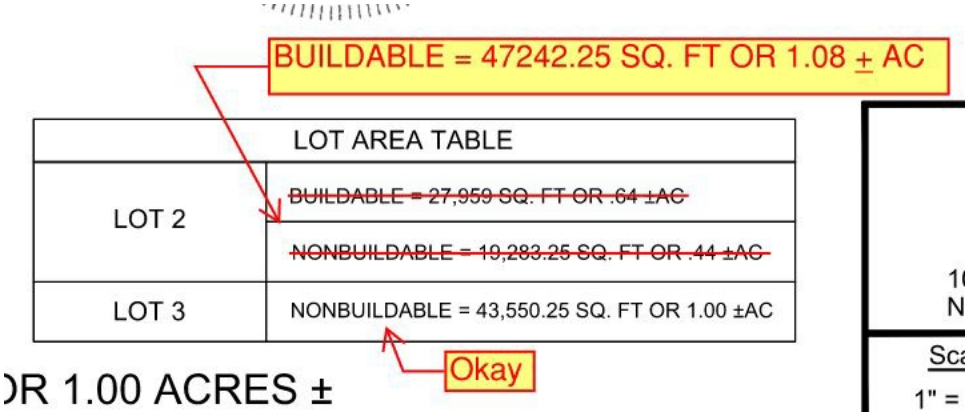
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

27. C. Final Plat

lance.fittro@franklintn.gov For the lot area table requested in the previous comment, each lot should have one designation as buildable or non-buildable, and one total lot area listed. Please correct for Lot 2.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov **No sureties are associated with this Final Plat.**

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

Zoning

General Issues

36. Address

nathan.hollingsworth@franklintn.gov All addresses are required to be shown on the final plat. Please reach out about addressing.

Nathan.Hollingsworth@franklintn.gov

LINE TYPE LEGEND

———	BOUNDARY LINE
——— — ———	ADJACENT PROPERTY LINE
——— — ———	EASEMENT LINE
——— · ———	BUILDING LINE
——— W ———	WATER LINE
——— SS ———	SANITARY SEWER LINE
——— SD ———	STORM SEWER LINE
——— GAS ———	UNDERGROUND GAS LINE
——— OHE ———	OVERHEAD UTILITY LINE
——— UGE ———	UNDERGROUND ELECTRIC LINE
——— UGT ———	UNDERGROUND TELEPHONE LINE
——— CBL ———	UNDERGROUND CABLE LINE
x x x x x x	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

☐	BOX OR PEDESTAL	C	COMMUNICATIONS
⬭	HANDHOLE	E	ELECTRIC OR POWER
◯	MANHOLE	F	FIBER OPTIC
△	MARKER SIGN	G	NATURAL GAS
◐	METER	P	PETROLEUM OR PIPELINE
⬠	MARKER PINFLAG	R	RAILROAD
⊘	POLE	S	SAN. SEWER OR WASTEWATER
⬭	STORAGE TANK	D	STORM SEWER
⧈	VALVE (EXCEPT WATER)	T	TELEPHONE
▭	VAULT	TR	TRAFFIC
◯	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
⬙	ELEVATION BENCHMARK	Ⓢ	SANITARY SEWER BOX
⇦	FLOW DIRECTION	◯	SANITARY SEWER CLEAN OUT
→	GUY ANCHOR	▦	STORM SEWER DRAIN
⊖	GUY ANCHOR POLE	●	TRAFFIC BOLLARD
⊘	UTILITY POLE	◯	TREE
▮	ELECTRIC SWITCH	Ⓦ	WATER BOX
Ⓣ	ELECTRIC TRANSFORMER	⊹	FIRE HYDRANT
○—	SIGN	⋈	WATER VALVE
◉	FLAG POLE/MONUMENT	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
⊛	IRRIGATION VALVE	MNF	MAG NAIL FOUND
◓	LIGHT STANDARD	IRF	IRON ROD FOUND
✉	MAIL BOX	P.O.B.	POINT OF BEGINNING
○	IRON ROD SET	P.O.C.	POINT OF COMMENCING

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

I HEREBY CERTIFY THAT: A. THE STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE DESIGNATED IN GREEN FARM SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR B. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS, AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS

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

CERTIFICATE OF SUBDIVISION NAME & STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

_____
CITY OF FRANKLIN DATE

_____
WILLIAMSON COUNTY DEPT. DATE
OF EMERGENCY COMMUNICATIONS

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE FOLLOWING SEWER SYSTEMS DESIGNATED AT _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE THE COMPLETION OF SUCH IMPROVEMENTS.

_____
MICHELLE HATCHER, WATER MANAGEMENT DIRECTOR DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT HAS BEEN
1. INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS
OR
2. A SURETY BOND IN THE AMOUNT OF $_____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____
MICHELLE HATCHER, WATER MANAGEMENT DIRECTOR DATE
CITY OF FRANKLIN

LAND OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN PB.7-PG.114 R.O.W.C., TN., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED ALL EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

_____
YATES SUBDIVISION, FINAL PLAT, LOT 2, REVISION 1 DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____
SECRETARY FRANKLIN MUNICIPAL DATE
PLANNING COMMISSION

MTEMC CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

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

_____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. DATE

CERTIFICATE OF SURVEY

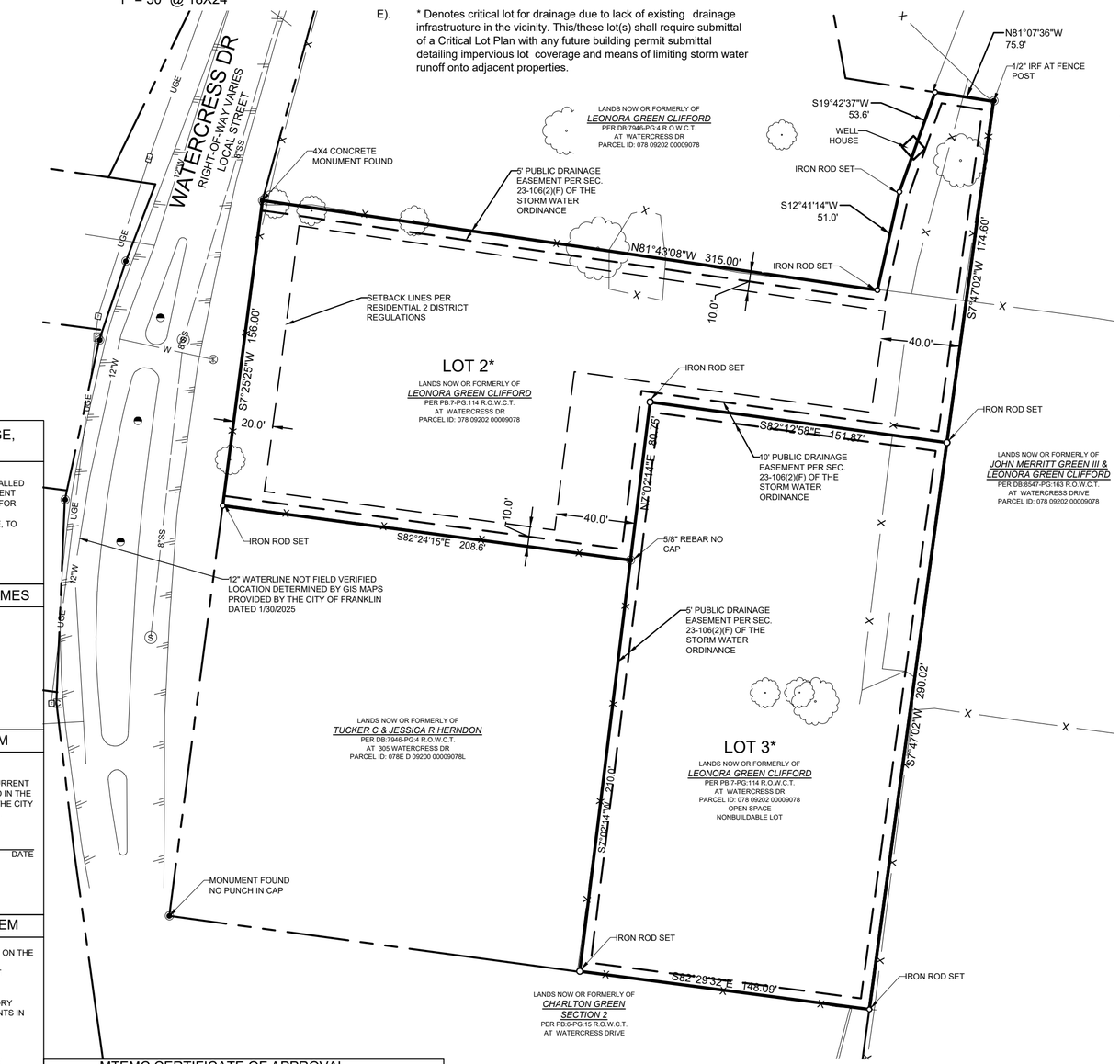
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. COMPOSITE SURVEY DATES AS NOTED.

_____
SAM BILLINGSLEY TN. REG. NO. 2652 DATE

NORTH

GRID NORTH
NAD83

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 18X24



PARCEL NOTES

A). Being a portion of the same property divided in BK:7-PG:114,named The Yates Subdivision.

B). Lots are located within the R2-Residential 2 District. Setbacks: 20' front yard, 10' side yard, and 40' rear yard.

C) This survey does not provide a determination or opinion concerning the mineral estates and interests.

D). Lot 3 is an open space and a non-buildable lot

E). * Denotes critical lot for drainage due to lack of existing drainage infrastructure in the vicinity. This/these lot(s) shall require submittal of a Critical Lot Plan with any future building permit submittal detailing impervious lot coverage and means of limiting storm water runoff onto adjacent properties.

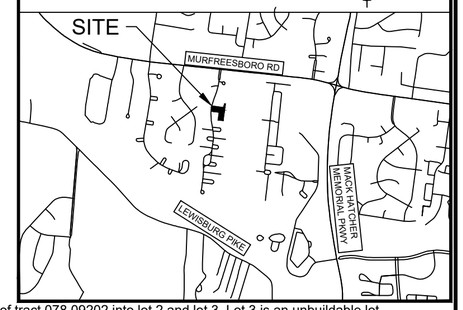
FLOOD STATEMENT

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 47187C0211G, for WILLIAMSON County, Tennessee and incorporated areas, dated December 22, 2016, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

VICINITY MAP

N.T.S.



NOTES

1. The purpose of this plat is to subdivide lot 2 of tract 078 09202 into lot 2 and lot 3. Lot 3 is an unbuildable lot.
2. The bearing system for this survey is based on the Tennessee Coordinate System of 1983, based on observations made on NOVEMBER 16, 2024.
3. This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
4. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
5. The record of this plat voids, vacates, and supercedes the previous recording of Lot(s) 2 shown on the Final Plat entitled "THE YATES SUBDIVISION" as recorded in Plat Book 7,Page 114 , R.O.W.C.
6. Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or the HOA.
7. All open space shall be Public Utility, Drainage, and Access Easement and shall be maintained by the property owner(s) or the HOA.
8. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) of the HOA.
9. No obstructions or encroachments which impede the flow of stormwater shall be permitted within public drainage easements. the city of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
10. 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.
11. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
12. The city of Franklin water management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines, or system improvements located within its exclusive easements within the development. in the event of landscaping, fencing, concrete or other structures are installed or placed within a city of Franklin easement the city of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the city of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. the property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the city of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the city of Franklin individual homeowners shall be responsible for structures removed or disturbed by the city of Franklin within an easement on the homeowner's lot at the homeowner's expense.
13. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of policy on geometric design of highways and streets.
14. All open spaces shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
15. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
16. All future dwellings/ADUs will meet the requirements of the parkland ordinance.
17. No water bodies, sinkholes or wetlands observed on subject lots during dated time of the survey.
18. No sureties associated with this final plat.
19. No proposed utilities present in this plat.



LOT AREA TABLE	
LOT 2	BUILDABLE = 27,959 SQ. FT OR .64 ±AC
	NONBUILDABLE = 19,283.25 SQ. FT OR .44 ±AC
LOT 3	NONBUILDABLE = 43,550.25 SQ. FT OR 1.00 ±AC

LOT 2 TOTAL AREA= 47,242.80 SQ. FT ± OR 1.08 ACRES ±

LOT 3 TOTAL AREA= 43,550.25 SQ. FT ± OR 1.00 ACRES ±

FINAL PLAT
LANDS NOW OR FORMERLY OF

YATES SUBDIVISION, FINAL PLAT, LOT 2, REVISION 1

PER PB.7-PG.114
PARCEL ID: 078 09202 00009078
WATERCRESS DRIVE
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Kimley»Horn
10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	BDH	SCB	Feb. 6, 2025	118665008	1 of 1

DWG NAME: V:\NSH_SURVEY\PROJECTS\118665008 (GREEN FARM)\CAD\WEST BOUNDARY\SECOND SUBMITTAL\118665008 PLAT.DWG PLOTTED BY HOWARD, BRETT 2/6/2025 4:01 PM LAST SAVED 2/6/2025 4:00 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.