



City of Franklin

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

Meeting Agenda

Work Session

Tuesday, February 25, 2025

4:30 PM

**Williamson County
Auditorium**

MEETING LOCATION

Williamson County Auditorium
1320 West Main Street

CALL TO ORDER

CITIZEN COMMENTS

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

WORK SESSION DISCUSSION ITEMS

1. Development Activity Report

Sponsors: Michael Walters Young, Katherine Harelson

2. Consideration Of Event Permit For Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 26-27, 2025

Sponsors: Milissa Reiersen, Monique McCullough

3. Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation At Bicentennial Park On October 4, 2025

Sponsors: Lisa Clayton, Milissa Reiersen, Monique McCullough

4. Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In Downtown Franklin On October 25, 2025

Sponsors: Milissa Reiersen, Monique McCullough

5. Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 13 - 14, 2025

Sponsors: Milissa Reiersen, Monique McCullough

6. *Consideration Of Resolution 2025-14, A Resolution To Award The Construction Contract (COF Contract No. 2022-0057) For The Sanitary Sewer Cleaning And Inspection Contract To Video Industrial Services, Inc. In The Amount Of \$1,097,100

Sponsors: Michelle Hatcher, Brian Goodwin, Patricia McNeese

7. Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan
WS 11/12/24; 11/26/24; 1/14/25

Sponsors: Mark Hilty, Michelle Hatcher

8. *Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision). Establishing A Public Hearing For March 25, 2025
FMPC 12/12/24, 7-0

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

9. Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard. Establishing A Public Hearing For March 25, 2025
FMPC 12/12/24, 7-0

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

10. Discussion Of An Agreement With Cool Springs Expansion Land, LLC (Galleria Commercial Complex PUD Subdivision) For A Public Private Partnership To Deliver Mallory Cool Springs Blvd And I-65 Ramp Improvements

Sponsors: Paul Holzen, Jimmy Wiseman

11. Consideration Of COF Contract No. 2024-0383, With CBL Properties For Parkland Impact Fee And Construction Agreement For Cool Springs Galleria PUD Subdivision

Sponsors: Lisa Clayton, Heather Eusebio

12. Consideration Of Ordinance 2024-52, An Ordinance To Amend The City Of Franklin Municipal Code, Section 8-209, To Clarify The Types Of Beer Permits That May Be Issued By The Beer Board
Beer 2/11/25, 3-0

Sponsors: Jessica Davey, Blake Harper

13. Discussion Of The Potential Central Franklin Parking Study

Sponsors: Emily Wright, Kelly Dannenfelser, Andrew Orr, Adam Moser

14. Discussion Regarding Reducing The Cumulative Time-Frame For Substantial Improvement/Damage In The City Of Franklin Floodplain Regulations

Sponsors: Alex Brown, Shanna McCoy

15. Discussion And Presentation Of 10 Year Capital Investment Plan Projects Related To Growth Impact

Sponsors: Paul Holzen

OTHER BUSINESS

ADJOURN

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



File #: 21-047

DATE: January 13, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michael Walters Young, Chief Budget & Performance Officer
Katherine Harelson, Development Services Analyst
SUBJECT:
Development Activity Report

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the development activity that occurred in Franklin in 2024.

BACKGROUND/STAFF COMMENTS:

Every quarter, the Board of Mayor and Aldermen is presented with a development activity report which details the permitting, fee collection, and housing statistics for that quarter. The fourth quarter report provides a more comprehensive review of development activity throughout the entire calendar year and compares data over five years. This report will be for the 2024 calendar year.

FINANCIAL IMPACT:

There is no financial impact at this time.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge this item.

2024 Development Activity Report

BOMA Work Session – February 25th, 2025

Overview



Plan Review



Permitting



Fees and Valuation



Housing



Boards and Commissions

Plan Review



This is the first stage in the development process, where development/design professionals submit plans, and staff reviews the plans against the codes and ordinances approved by the BOMA.



Staff maintains a high-level service commitment to all applicants that plans are reviewed and returned with comments within the provided timeframe.



Planning staff had a total of 949 meetings regarding potential and active development projects in 2024.



Welcome to the City of Franklin's One Stop Center for Development Services. Our goal here is to provide customers with one location where they can come in and receive responses to their permit applications in a few hours.

One Stop takes place on Mondays 9:00AM to 11:00AM, and Wednesdays from 8:30AM to 11:30AM.

Development One Stop takes place on the 1st and 3rd Wednesdays of the month

Walk-in meetings are 20 minutes to discuss open issues.

Building and Neighborhood Services SERVICE COMMITMENT	
PLANS REVIEW	TURNAROUND
NON-RESIDENTIAL	
Initial	20 Working Days
Business/Mercantile (<5000 SF)	10 Working Days
Resubmittals	10 Working Days
RESIDENTIAL	
Initial Submittals and Resubmittals	7 Working Days
Critical Lot Initial Submittals and Resubmittals	10 Working Days
Other Residential Projects	7 Working Days
OTHER	
On Demand Plan Review	Deadline for response will be given at initiation of review
Evaluation for Alternative Methods of Code Compliance	7 Working Days
INSPECTION REQUESTS	TURNAROUND
Construction Inspection	Next Working Day if requested prior to 2 PM
Zoning Inspection	5 Working Days
Beer Board Inspection	Next Working Day
Re-issue old Certificate of Occupancy	7 Working Days
LETTERS AND PERMITS	TURNAROUND
Flood Certification Letters	10 Working Days
Zoning Certification for Business License	10 Working Days
Zoning Certification Letters	10 Working Days
Sign Permit	10 Working Days
SERVICE REQUESTS	TURNAROUND
Neighborhood Resources Service Requests	4 Working Days
Open Records Requests	7 Working Days
Technical Questions received by phone or email	2 Working Days



HISTORIC
FRANKLIN
TENNESSEE

Plans Approved (2020 – 2024)

	2020	2021	2022	2023	2024
Total Plans Approved	32	28	19	25	19
Envision Franklin Amendments	9	1	0	4	2
Rezoning	8	10	9	10	9
Annexations	3	8	2	3	1
Development Plans	12	9	8	8	7

Permitting

All new construction, renovations, and additions require a permit.



Permits are issued through the Building and Neighborhood Services Department.



Other permits required include:

Trade Permits: Electrical,
Plumbing, Mechanical

Use Permits: Short-Term
Vacation Rentals, Mobile
Food Vendors, Outdoor
Café

Swimming Pools

Fire Suppression

Permits Issued in 2024



Building Permits – 1,228 permits issued



Trade Permits – 5,408 permits issued



Fire Permits – 323 permits issued

Total Permits Issued (2020 – 2024)

	2020	2021	2022	2023	2024
Total Permits Issued	6,288	5,841	5,844	5,735	7,115
Building Permits	1,293	1,134	1,121	1,016	1,228
Trade Permits	4,839	4,529	4,598	4,574	5,408
Swimming Pool Permits	100	115	78	65	57
Demolition Permits	37	44	28	44	56
Other Permits	19	19	19	36	366

Development Fees



Permit Fees – Permit fees are based on the construction value of the project being permitted. Collections go the General Fund to help fund City operations.



Impact Fees – Impact fees are fees directly tied to development's impact on City infrastructure (roads, water, sanitary sewer, parks, etc.). Funds are used strictly for expanding infrastructure capacity.



The City has worked diligently, in partnership with the development community, to update these fees and keep up with growth-related infrastructure needs.

Impact Fee Collections in 2024

Road Impact Fees: \$7,073,583

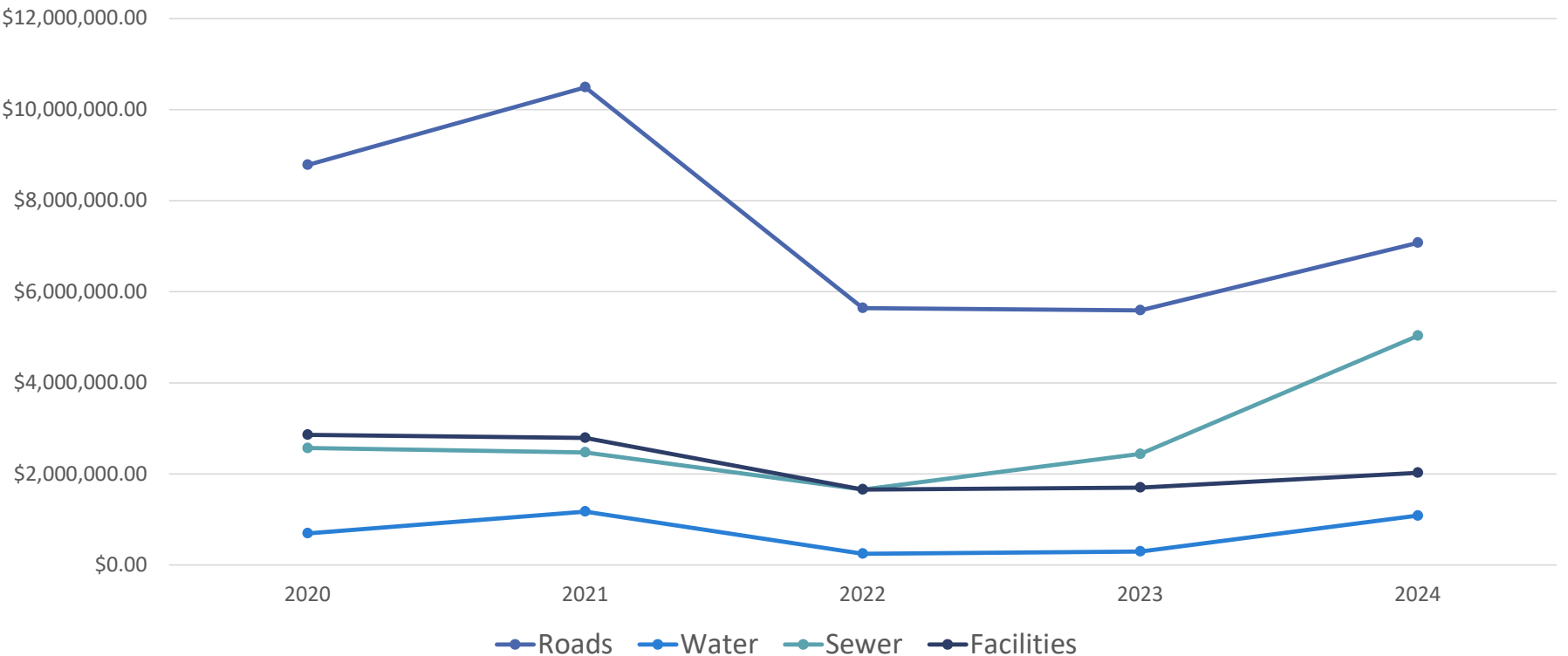
Water Impact Fees: \$1,084,181

Sewer Impact Fees: \$5,035,771

Facilities Tax: \$2,025,454

Parkland Impact Fees: \$3,582,004

Impact Fee Collections (2020-2024)



Impact Fee Collections



After seeing a decrease in collections over the last two years, 2024 showed a significant increase in each impact fee category.



Large increases in Water and Sewer Impact Fees are due to the fee increases which were effective January 1st, 2024.

2nd largest increase in 2024 was in Road Impact Fees at 26%.



Increases in fee collections reflect the increase in the permitting of multifamily and commercial developments in 2024.

Construction Valuation



This metric is based on the construction value of the projects that have been permitted. This is also viewed as the amount of investment happening in the community.



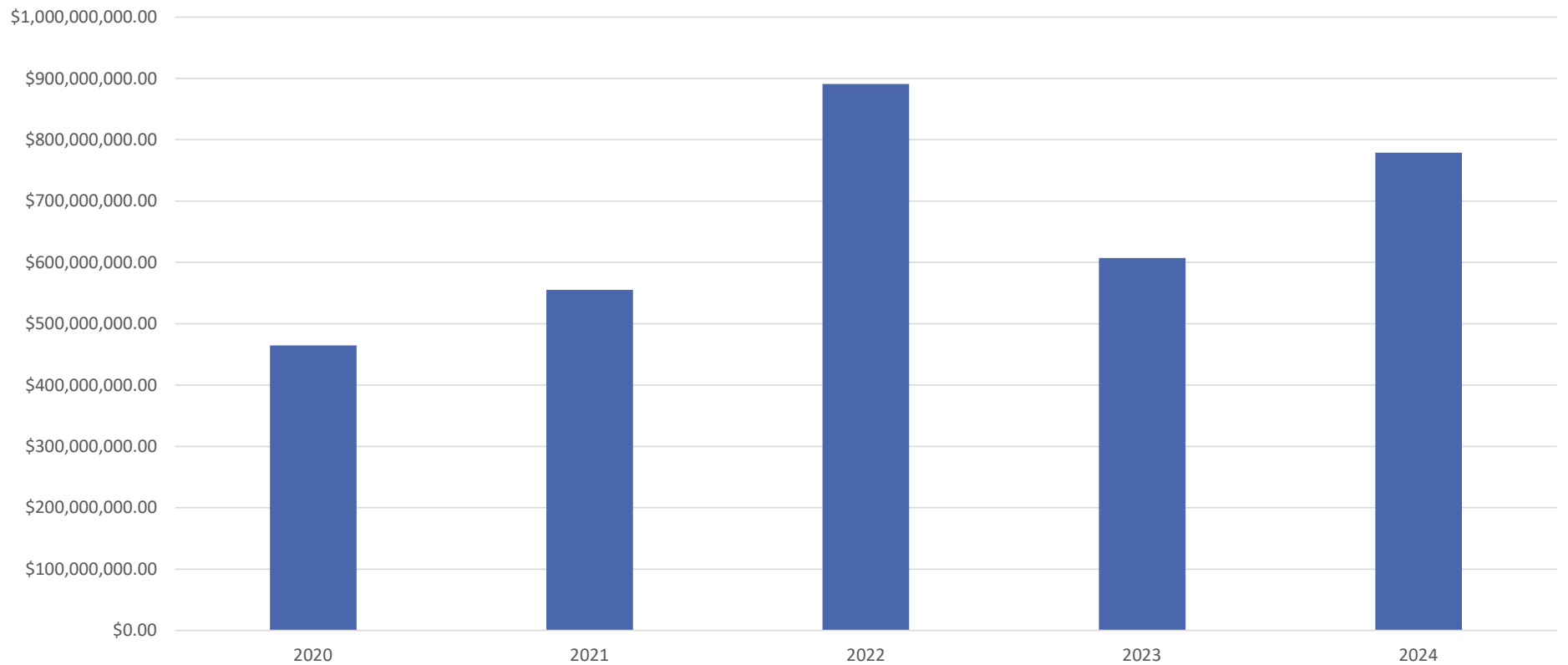
In 2024, the City issued building permits that totaled over \$778 million.

28% increase from 2023



The sizable increase in construction valuation was due to the number of commercial and multifamily developments getting permitted in 2024.

Construction Value of Permitted Projects (2020 - 2024)



Housing

In 2024, the City of Franklin permitted 1,003 dwelling units. That is an increase of over 600 units from 2023.

Most of the increase is from multifamily developments. There were no multifamily units permitted in 2023.

Single family and townhome permit numbers remain strong.

New Dwelling Units (2020 – 2024)

	2020	2021	2022	2023	2024
Single Family	334	243	212	236	282
Townhomes	226	135	214	144	153
Multifamily	358	778	522	0	568

Boards and Commissions



The City of Franklin has several Boards and Commissions that help engage staff and the development community on different aspects of the development process.



Development Services Advisory Commission – An advisory board that provides guidance and recommendations on how to enhance the City’s development processes.



Building and Streets Standards Board of Appeals – A technical body established to hear and decide appeals of orders, decisions, or determinations relating to the application and interpretation of the City’s technical codes (building, fire, property maintenance, etc.).



Stormwater Appeals Board – A technical body established to hear and decide appeals of Stormwater Notices of Violations and can grant variances to provisions of the Stormwater Management Ordinances.

Meetings in 2024

- **Development Services Advisory Commission** – Meets the 1st Tuesday every month at 8:00AM at Eastern Flank Event Facility.
- **Building and Streets Standards Board of Appeals** – Met three times in 2024.
- **Stormwater Appeals Board** – No meetings in 2024.



For more information...

- Please visit the **City of Franklin's Development and Building Services webpage** for more information regarding the City's development activity and more resources.



File #: 21-0168

DATE: February 7, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Main Street Festival Sponsored By The Heritage Foundation In Downtown Franklin On April 26-27, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Main Street Festival event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested an event permit for their annual Main Street Festival for April. 26 – 27, 2025. The event includes:

- Arts & Crafts booths located down Main Street
- “Spring Street” - an open area with art displays and dance performances on Main Street from 1st Avenue to 2nd Avenue
- “Kids Zone” located in the Landmark Booksellers parking lot
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square

Set-up for the event begins on April 25th. Event hours are 10 a.m. – 6 p.m. both days. Applicant estimates attendance at 120,000 for the weekend.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a \$1,000 damage deposit to City prior to event.

- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- “No Parking after 3 p.m.” signs will be placed along Main Street on Friday, April 25th.
- “No parking” signs placed along Church Street on Friday, April 25th.
- Quadrants around the Square will be blocked on Friday, April 25th.
- Main Street will close to traffic at 8 p.m. on Friday, April 25th.
- “No parking” signs placed along Fourth Avenue South on Saturday, April 26th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and Main Street at the Square (NE Quad)

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

OFFICE USE ONLY

Permit No: _____



City of Franklin Special Event Permit Application

*Application is Due 90 **Days Prior** to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Main Street Festival
2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
Main St from 1st Ave to 5th Ave

3rd Ave from Church to Bridge

4th Ave from Parking Garage to Visitor Center

Harlinsdale Farm - Parking
3. **Date or dates of event:** 04/26/2025, 04/27/2025
4. **Start/End Times of Event:**
Saturday, April 26th; 10a-6p

Sunday, April 27th; 10a-6p

What date/time will set-up begin? 4/25/2025 8:00 AM

What date/time will tear-down be complete? 4/27/2025 7:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** (if applicable):
Friday, April 25th, 2025

5:00a - Entire quad closes

3:00p - Parking Signs; No Parking After 3:00p

8:00p - Remaining Festival streets close

OPENS:

Sunday, April 27th at 8:00p

6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 120,000 Event Staff/Volunteers: 80 Total: 120,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**

Ian Hunt
Heritage Foundation
Po Box 723
Franklin, TN 37065
P:6155122552
ihunt@williamsonheritage.org

Person in charge on day of event: Ian Hunt

Cell: 615-415-1600

E-mail address: ihunt@williamsonheritage.org

Name and Cell Number of at least two others available on day of event:

Name: Jayme Smith

Cell: 615-390-5325

E-mail address: jsmith@williamsonheritage.org

Name: Leanne Portzel

Cell: 310-359-5133

E-mail address: lportzel@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

The annual Main Street Festival, organized by the Heritage Foundation of Williamson County, TN, draws over 120,000 visitors each year. Nestled in the heart of historic downtown Franklin, this beloved tradition offers a diverse array of arts and crafts vendors, outstanding entertainment, delectable food and drinks, and family-friendly fun. As we prepare for another unforgettable event, we are actively seeking passionate and talented individuals to contribute their unique offerings and become an integral part of this cherished occasion. Join us in making the 2025 Main Street Festival a truly memorable celebration! 150+ Arts & Crafts Vendors 30+ Food & Beverage Vendors Main Stage Entertainment Acoustic Stage Entertainment Buskers Corner Art and Culture Performances What Sets Our Festival Apart: The Main Street Festival, an annual highlight on the community calendar, is not just an event it's an experience. Nestled in the heart of Williamson County, this festival is a celebration of heritage, local artistry, and the spirit of togetherness. With a history deeply rooted in tradition and a vision focused on the future, the festival is a melting pot of creativity, commerce, and connection.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. **For large-scale events, a map or maps should be obtained from the City's GIS division.**

If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: [Main Street Fest_COF Map_11x17 04.05.2022 \(6\).pdf](#)

- 10.

Please attach a list (in PDF format) containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

Administrative Contact List: [Staff Directory_6_2024.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [72909533253__6F394F13-3DA8-4831-8CB7-FD10B6581FFA.jpeg](#)
14. **Will you charge an admission fee?** No
Average admission fee:
15. **Will you charge a vendor participation fee?** Yes
Average vendor participation fee? \$450

16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes

18. **Is this event a fundraiser?** Yes

What organization will be the benefactor of event? Heritage Foundation of Williamson County

What percentage of funds will they receive? 100

19. **Will parking in the area of the event need to be restricted or prohibited?** No

20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages **MUST** be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**

Combination of arts and crafts, food, community partners, sponsors, etc.

A complete list is not available at this time.

23. **Will food, beverages, or merchandise be sold or given away?** Yes

Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.

Clean Up Plan and Provider: [Clean Up Plan \(1\).pdf](#)

24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*

25. **Will you require a temporary water tap?** Yes

If yes, please list exact locations:

Public Square in Northeast quad, 3rd Ave N between Square and Bridge

26. **Will alcohol, beer, and/or wine be given away or sold?** Yes

If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes

Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information.***

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*

Good Neighbor Letter: [MSF Good Neighbor Letter 2025.pdf](#)

Good Neighbor Letter Mailing List: [Dickens_CoF RESIDENT_Mailing List.xlsx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
- 2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 3) I/We do swear or affirm that all of the information given in this application is true and complete.
- 4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
- 5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
- 10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Amber [Signature] Director of Event Management Date: 2-7-25
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Name: Main Street Festival

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: Main Street Festival



FORM 1

Signature: _____

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation

Event Name: Main Street Festival

Event Date(s): 04/26/2025, 04/27/2025

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*
Main Stage - Southeast quad of Public Square
Acoustic Stage - 2nd Ave and Main St.
Buskers Corner - 3rd S between Main and Church

Sound Amplification Map: [Main Street Fest_COF Map_11x17 04.05.2022 \(6\).pdf](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - Fixed
 - PA System
5.

Number of Amplifiers: TBD	Number of Speakers: TBD	Number of Performers: TBD
----------------------------------	--------------------------------	----------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Ian Hunt	Cell: 615-415-1600	E-Mail: ihunt@williamsonheritage.org
Name: Jayme Smith	Cell: 615-390-5325	E-Mail: jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt

Date: 01/07/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.



Work with the City of Franklin to coordinate the clean-up for all festivals including:

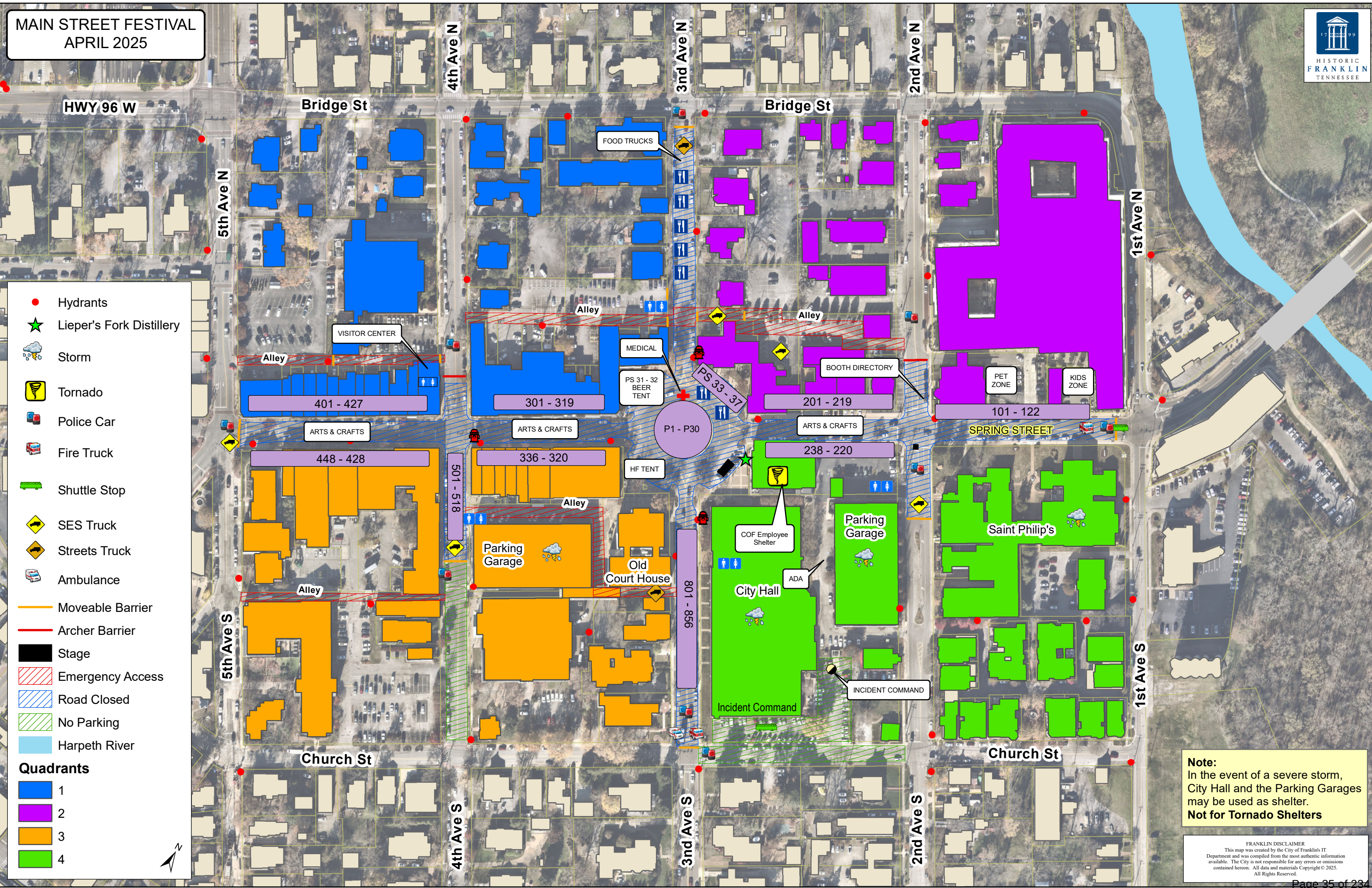
1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayne Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

MAIN STREET FESTIVAL
APRIL 2025



Note:
In the event of a severe storm,
City Hall and the Parking Garages
may be used as shelter.
Not for Tornado Shelters

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT
Department and was compiled from the most authentic information
available. The City is not responsible for any errors or omissions
contained hereon. All data and materials Copyright © 2025.
All Rights Reserved.

Open Issues: 6

FIRE-Special Event

Dickens_CoF RESIDENT_Mailing List.xlsx

6. Stages

kristie.thompson@franklin.tn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.
--	--

Main Street Fest_CO F Map_11x17 04.05.2022 (6).pdf

2. Mobile Food Vendor / Food Truck Video

kristie.thompson@franklin.tn.gov	The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet. https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1
--	---

3. Mobile Food Vendors

Mobile food vendors must meet the following requirements:

1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
2. Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
3. Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
4. Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.
6. Mobile food trucks must be spaced a minimum of 10-feet apart.

4. Tents

Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each tent leg.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.

5. Portable heaters

kristie.thompson@franklin.tn.gov

Portable heaters for individual use in small tents.

1. The clearance between a portable heaters and combustible objects must be in accordance with the manufacturer's directions or 3-feet.
2. Portable heaters must be listed for both indoor and outdoor use.
3. For electric heaters: Plug heaters directly into an outlet. If an extension cord is necessary, a 12-guage or heavier code no more than 25-feet long shall be used.
4. For propane heaters: Propane no larger than 2.5-pounds shall be used.
5. Heaters shall be checked often to make sure they are operating properly.
6. For propane heaters: An ABC (all-purpose) fire extinguisher is required.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklin.tn.gov

SES will provide the following for the event

- 8-10 staff memebbers
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Prior to the event, the event coordinator shall provide one or more Certificate(s) of Insurance that meet(s) or exceed(s) the following insurance requirements:

REQ	Type of Coverage	Limits of Coverage	Certificate of Insurance*
x	Commercial General Liability	\$1,000,000 Each Occurrence \$2,000,000 General Aggregate \$1,000,000 Personal and Advertising Injury \$2,000,000 Products-Completed Operations Aggregate Waiver of Subrogation Primary and Non-Contributory	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
x	Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate Holder only
x	Workers Compensation	Statutory Limits Waiver of Subrogation	Certificate Holder only
x	Employers Liability	\$1,000,000 Bodily Injury Each Accident \$1,000,000 Policy Limit Bodily Injury by Disease \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder only
	Builders Risk	Total insurable property value of building and materials with Special Cause of Loss form	Certificate of Insurance shall include the City of Franklin as Loss Payee
	Installation Floater	Total insurable property value	Certificate of Insurance shall include the City of Franklin as Loss Payee if applicable
	Professional Liability or Errors or Omissions Liability	\$1,000,000 Combined Single Limit	Certificate Holder only
	Umbrella or Excess Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
X	Liquor Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant shall meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a \$1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- “No Parking after 3 p.m.” signs will be placed along Main Street on Friday, April 25th.
- “No parking” signs placed along Church Street on Friday, April 25th.
- Quadrants around the Square will be blocked on Friday, April 25th.
- Main Street will close to traffic at 8 p.m. on Friday, April 25th.
- “No parking” signs placed along Fourth Avenue South on Saturday, April 26th.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area.
Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at:
 - Third Ave N
 - Main Street at the Square (NE Quad)

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.



File #: 21-0171

DATE: February 7, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For The Heritage Ball Sponsored By The Heritage Foundation At Bicentennial Park On October 4, 2025

PURPOSE:

The purpose of this memorandum is to outline recommendations for the Heritage Foundation's Heritage Ball.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested the use of Bicentennial Park for their annual Heritage Ball scheduled for October 4th. This would be the first time the event is held at Bicentennial Park, which is currently under construction but should be opened by the time of the event. The applicant has requested the use of the park from September 29th – October 6th. Estimated attendance is 800.

FINANCIAL IMPACT:

The applicant is responsible for the cost of staff, facility usage, and any damage that occurs during the event (including set-up and tear-down).

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant will provide copy of Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will meet with Special Events Advisory Team at least two months prior to event to go over final layout and details.

Parks Department

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured. COI must cover all days applicant is on the property.
- Any hired providers must have insurance covering their activity, equipment and service, naming the City as additional insured. Insurance needs to include the entire time from set up to breakdown.

Police Department:

- Applicant will hire recommended number of extra-duty Franklin Police Officers to provide security and traffic control.

Sanitation and Environmental Services Department:

- Applicant will lease dumpsters from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office

Building & Neighborhood Services Department:

- It will be necessary to pull an electrical permit and have an inspection for this event.

Billing and Licensing:

- Applicant must obtain a Beer Permit from the City's Beer Board.

OFFICE USE ONLY

Permit No: _____



City of Franklin Special Event Permit Application

*Application is Due 90 Days Prior to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Ball

1. **Name/purpose of event:** 52nd Annual Heritage Ball
2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
400 5th Ave N. Franklin, TN 37064
3. **Date or dates of event:** 10/04/2025
4. **Start/End Times of Event:**
5:00p - 12:00a

What date/time will set-up begin? 9/29/2025 8:00 AM

What date/time will tear-down be complete? 10/6/2025 5:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** (if applicable):
6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 750 Event Staff/Volunteers:80 Total:830
7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**
Ian Hunt
Heritage Foundation
Po Box 723
Franklin, TN 37065
P:6155122552
ihunt@williamsonheritage.org
Person in charge on day of event: Jayme Smith
Cell: 615-390-5325 **E-mail address:** jsmith@williamsonheritage.org
Name and Cell Number of at least two others available on day of event:
Name: Ian Hunt **Cell:** 615-415-1600 **E-mail address:** ihunt@williamsonheritage.org
Name: Leanne Portzel **Cell:** 310-359-5133 **E-mail address:** lportzel@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :
52nd Annual Heritage Ball

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. ***For large-scale events, a map or maps should be obtained from the City's GIS division.***
If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: copier@willamsonheritage.org_20250114_105149.pdf

10.

Please attach a list (in PDF format) containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

Administrative Contact List: [Staff Directory_6_2024.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [72909533253__6F394F13-3DA8-4831-8CB7-FD10B6581FFA.jpeg](#)
14. **Will you charge an admission fee?** Yes
Average admission fee: 500
15. **Will you charge a vendor participation fee?** No
Average vendor participation fee?
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**
17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County
What percentage of funds will they receive? 100
19. **Will parking in the area of the event need to be restricted or prohibited?** Yes
20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
Amos Gott, Southern Events, PMC Parking, Quest Events, Posh Privy, Lighting Company - TBD, Sound Company - TBD, Catering Company - TBD
23. **Will food, beverages, or merchandise be sold or given away?** Yes
Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [Clean Up Plan \(1\).pdf](#)
24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. **NOTE:* Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
25. **Will you require a temporary water tap?** No
If yes, please list exact locations:
26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.
27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes
Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information.***
28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*
Good Neighbor Letter: [2025 Good Neighbor Letter Ball.pdf](#)
Good Neighbor Letter Mailing List:



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
- 2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 3) I/We do swear or affirm that all of the information given in this application is true and complete.
- 4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
- 5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
- 10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: Amber [Signature] Director of Event Management Date: 2-7-25
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Name: 52nd Annual Heritage Ball

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.



Signature: _____

Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation

Event Name: 52nd Annual Heritage Ball

Event Date(s): 10/04/2025

1. **Time amplification equipment will be used:** From: 5:30 PM To: 11:55 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*
400 5th Ave N. Franklin, TN 37064

Sound Amplification Map: copier@williamsonheritage.org_20250114_105149.pdf

3. **For what purpose will sound amplification be used?** *Please list all that apply.*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - Fixed
 - PA System
5.

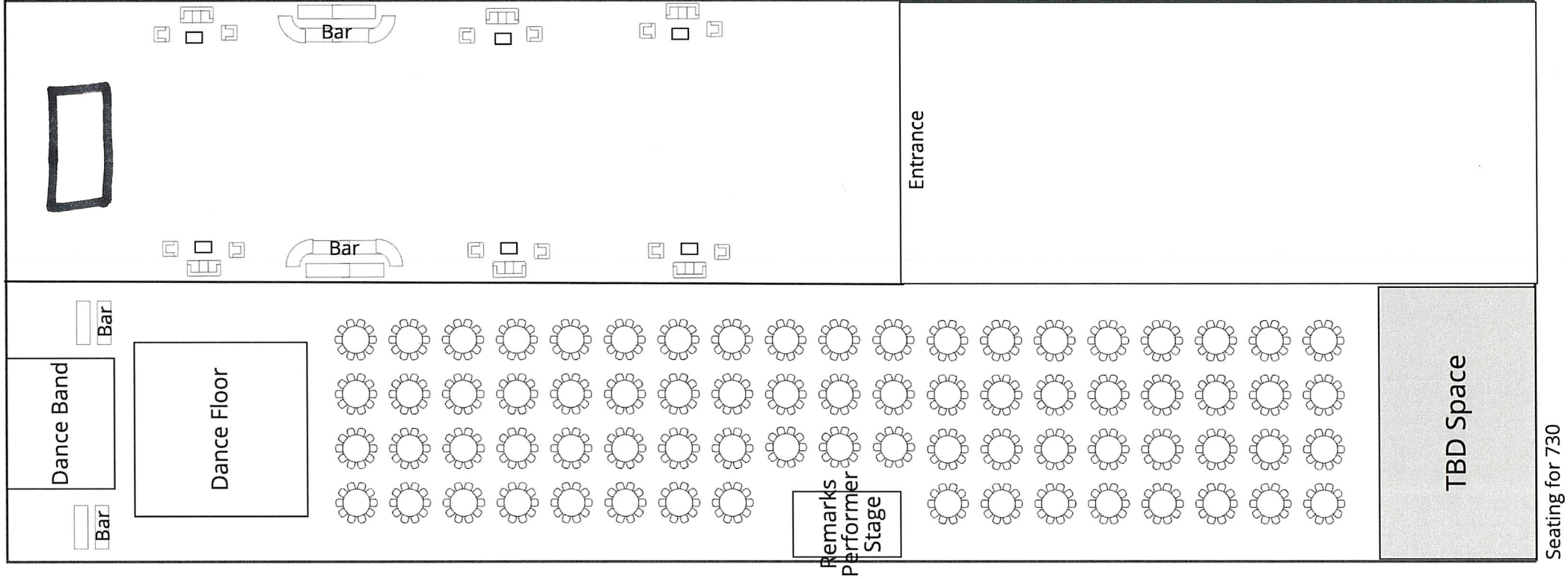
Number of Amplifiers: TBD	Number of Speakers: TBD	Number of Performers: TBD
----------------------------------	--------------------------------	----------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Ian Hunt	Cell: 615-415-1600	E-Mail: ihunt@williamsonheritage.org
Name: Jayme Smith	Cell: 615-390-5325	E-Mail: jsmith@williamsonheritage.org

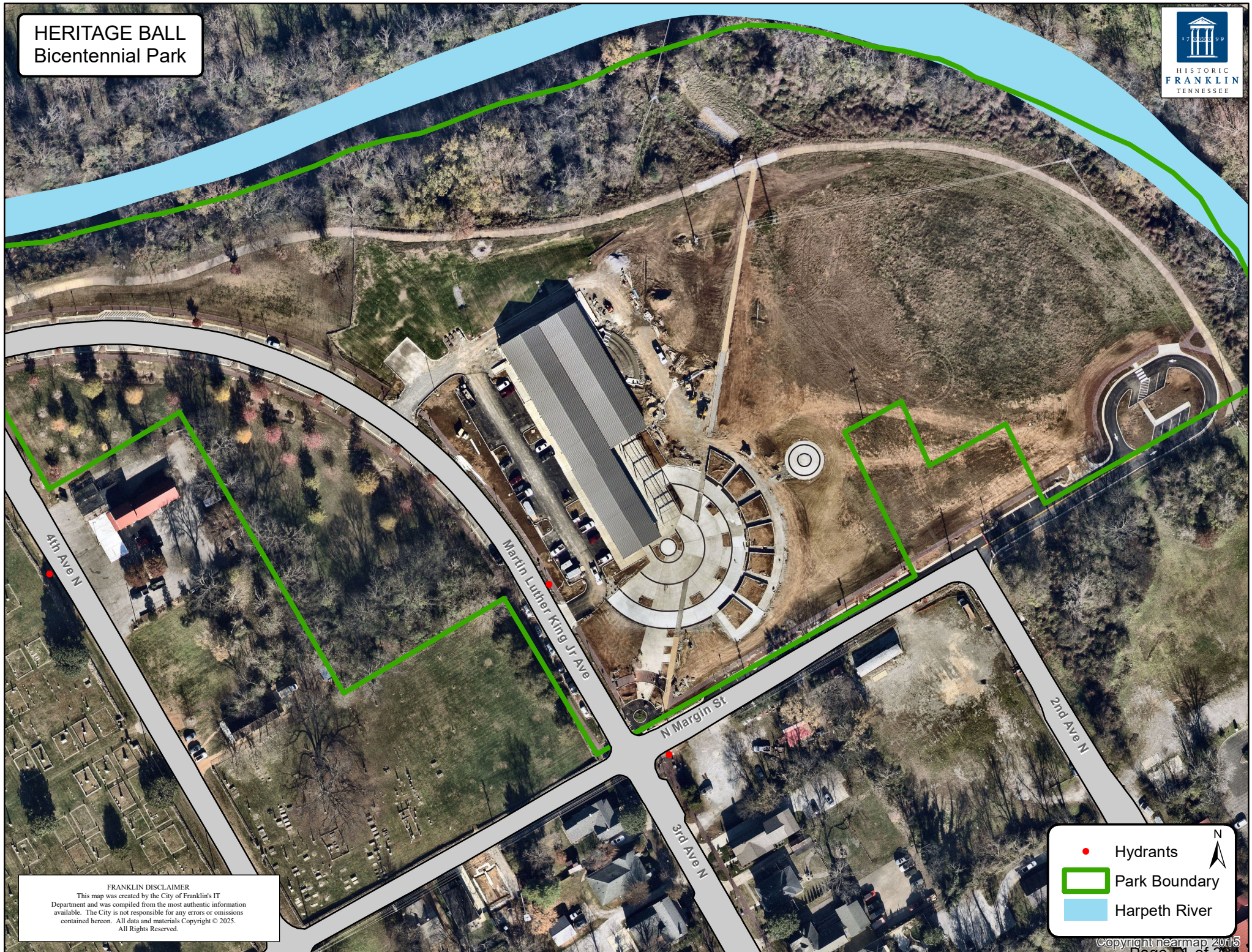
Authorized Signature: Ian Hunt

Date: 01/14/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.



HERITAGE BALL Bicentennial Park



● Hydrants

▭ Park Boundary

▭ Harpeth River

N

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT Department and was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2025. All Rights Reserved.



Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Date: February 7, 2025
Applicant: Ian Hunt
Project Title: 52nd Annual Heritage Ball
Project Address:

Open Issues: 9	
FIRE-Special Event	
72909533253__6F394F13-3DA8-4831-8CB7-FD10B6581FFA.jpeg	
8. Propane Tanks (Cooking)	
kristie.thompson@franklin.tn.gov	Propane tanks used for cooking are required to be secured at least 10' away from the inside of a tent without tripping hazards over the hose.
Clean Up Plan (1).pdf	
2. Tents	

kristie.thompson@franklin.tn.gov

Tents must meet the following requirements.

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:
 - a. Manufacturer's staking diagram
 - b. Manufacturer's wind restrictions

3. Power Cords / Trip Hazards

kristie.thompson@franklin.tn.gov

Locate power cords out of walking paths whenever possible. Cords crossing or located in walking paths must be covered by an approved ramp. When located in the curb gutter, power cord plugs must be located away from places where water may accumulate. Check all power cords before using them. Damaged power cords are not permitted.

Water hoses must also be covered when located in walking paths.

5. Miscellaneous Requirements

kristie.thompson@franklin.tn.gov

As the exits may be hidden, contrasting colored tape is required to flank each side of the draped exits.

7. Fire extinguishers

kristie.thompson@franklin.tn.gov

Fire extinguishers are to be placed throughout to satisfy the 75' of travel requirement from an occupant to a fire extinguisher.

4. Stages

kristie.thompson@franklin.tn.gov Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.

After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

9. Tent stakes

kristie.thompson@franklin.tn.gov When required and used, iron 36-42" tent stakes are required to be in the ground with no more than 6-12" visible above the ground, as required by the manufacturer. The tent company is responsible for securing these stakes and may be made to return to properly install the stakes for public safety.

copier@williamsonheritage.org [20250114_105149.pdf](#)

6. Exit signs and emergency lights

kristie.thompson@franklin.tn.gov Exit signs are required above the required exits (red or green color). Emergency lights are required to be placed in locations along the tent walls to ensure the occupants ability to make their way to the exits.

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklin.tn.gov SES can provide dumpsters for this event. In previous years, SES has delivered two (2) eight cubic yard containers prior to the event and removed the containers after the event has concluded. Price per dumpster is \$110.00 each. Please coordinate with SES by contacting our office at 615-794-1516. Dumpsters can be scheduled for delivery after invoicing. Thank you.

You may specify delivery date of dumpsters as you anticipate setup of event.

[Edited By Bobby Sullivan]

Prior to the event, the event coordinator shall provide one or more Certificate(s) of Insurance that meet(s) or exceed(s) the following insurance requirements:

REQ	Type of Coverage	Limits of Coverage	Certificate of Insurance*
x	Commercial General Liability	\$1,000,000 Each Occurrence \$2,000,000 General Aggregate \$1,000,000 Personal and Advertising Injury \$2,000,000 Products-Completed Operations Aggregate Waiver of Subrogation Primary and Non-Contributory	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
x	Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate of Insurance shall include the City of Franklin as Additional Insured
x	Workers Compensation	Statutory Limits Waiver of Subrogation	Certificate Holder only
x	Employers Liability	\$1,000,000 Bodily Injury Each Accident \$1,000,000 Policy Limit Bodily Injury by Disease \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder only
	Builders Risk	Total insurable property value of building and materials with Special Cause of Loss form	Certificate of Insurance shall include the City of Franklin as Loss Payee
	Installation Floater	Total insurable property value	Certificate of Insurance shall include the City of Franklin as Loss Payee if applicable
	Professional Liability or Errors or Omissions Liability	\$1,000,000 Combined Single Limit	Certificate Holder only
	Umbrella or Excess Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
X	Liquor Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant will provide copy of Good Neighbor letter which will be distributed to affected neighborhoods.
- Applicant will meet with Special Events Advisory Team at least two months prior to event to go over final layout and details.

Parks Department

- All coordinating regarding the event, including fees and pre-event site meetings, will be done with the Programming Division at the Parks Department.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured. COI must cover all days applicant is on the property.
- Any hired providers must have insurance covering their activity, equipment and service, naming the City as additional insured. Insurance needs to include the entire time from set up to breakdown.

Police Department:

- Applicant will hire recommended number of extra-duty Franklin Police Officers to provide security and traffic control.

Sanitation and Environmental Services Department:

- Applicant will lease dumpsters from the Sanitation and Environmental Services Department
- Applicant will provide volunteers to pick-up any trash associated with the event.

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office

Building & Neighborhood Services Department:

- It will be necessary to pull an electrical permit and have an inspection for this event.

Billing and Licensing:

- Applicant must obtain a Beer Permit from the City's Beer Board.



File #: 21-0169

DATE: February 7, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:
Consideration Of Event Permit For Pumpkinfest Sponsored By The Heritage Foundation In
Downtown Franklin On October 25, 2025

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Pumpkinfest event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:
The Heritage Foundation has requested a special event permit for their annual Pumpkinfest on October 25, 2025. The event includes:

- Arts & Crafts booths located down Main Street
- “Autumn Alley” - an open area on Main Street between 4th Avenue and the Square with activations such as pumpkin carving, the Great Pumpkin sponsored by Sister Cities, and arts and crafts activities on
- “Kids Zone” located on 4th Avenue South
- Food Trucks located on 3rd Avenue North
- Stages on the Square and at 2nd and Main

Set-up for the event begins on Friday, October 24th. Event hours are 10 a.m. – 6 p.m. Applicant estimates attendance at 115,000.

FINANCIAL IMPACT:
The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:
Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.

- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a \$1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- "No Parking after 3 p.m." signs will be placed along Main Street on Friday morning.
- "No parking" signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 24th.
- "No parking" signs placed along Fourth Avenue South on Saturday, October 25th. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

OFFICE USE ONLY

Permit No: _____



City of Franklin Special Event Permit Application

*Application is Due 90 **Days Prior** to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** PumpkinFest
2. **Location Requested:** *(if Temporary Street Closure, list major roads to be closed):*
Main St from 1st Ave to 5th Ave
3rd Ave from Church to Bridge
4th Ave from Parking garage to visitor Center
Harlinsdale Farm - Parking
3. **Date or dates of event:** 10/25/2025
4. **Start/End Times of Event:**
Saturday, October 25, 2025; 10:00a-6:00p

What date/time will set-up begin? 10/24/2025 8:00 AM

What date/time will tear-down be complete? 10/25/2025 8:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** *(if applicable):*
Friday, October 24th 2025
5:00am - Entire quad closes
3:00pm - Parking Signs - No Parking after 3:00p
8:00pm - Remaining Festival Streets Close
OPENS:
Saturday, October 25th at 8:00pm

6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 115,000 Event Staff/Volunteers:80 Total:115,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**

Ian Hunt
Heritage Foundation
Po Box 723
Franklin, TN 37065
P:6155122552

ihunt@williamsonheritage.org

Person in charge on day of event: Ian Hunt

Cell: 615-415-1600

E-mail address: ihunt@williamsonheritage.org

Name and Cell Number of at least two others available on day of event:

Name: Jayme Smith **Cell:** 615-390-5325

E-mail address: jsmith@williamsonheritage.org

Name: Leanne Portzel **Cell:** 310-359-5133

E-mail address: lportzel@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

The Heritage Foundation of Williamson Countys 40th Annual PumpkinFest is Middle Tennessees largest family Fall festival that returns on Saturday, October 25, 2025. With more than 115,000 people in attendance in 2024, the festival stretches along Main Street and its side avenues in downtown Franklin and offers tons of festive fun for people of all ages! Join us for a full day of autumn-inspired food and drink, childrens activities, live music, costume contests for pets and families, and outstanding arts & crafts featuring seasonal and specialty gift items. 150+ Arts & Crafts Vendors 30+ Food & Beverage Vendors Main Stage Entertainment Acoustic Stage Entertainment Buskers Corner Art and Culture Performances Costume Contests Pumpkin Carving& More What Sets Our Festival Apart: PumpkinFest is not just a festival; it's a harvest extravaganza that captures the essence of fall in Williamson County. Nestled amid the changing leaves and crisp air, this festival is a tribute to all things autumn, from vibrant pumpkins and seasonal treats to lively entertainment and heartwarming traditions.

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. **For large-scale events, a map or maps should be obtained from the City's GIS division.**

If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: [Pumpkin Fest_COF Map.pdf](#)

- 10.

Please attach a list (in PDF format) containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

Administrative Contact List: [Staff Directory_6_2024.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [72909533253__6F394F13-3DA8-4831-8CB7-FD10B6581FFA.jpeg](#)
14. **Will you charge an admission fee?** No
Average admission fee:
15. **Will you charge a vendor participation fee?** Yes
Average vendor participaion fee? 400
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County
What percentage of funds will they receive? 100
19. **Will parking in the area of the event need to be restricted or prohibited?** Yes
20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
 Combination of arts and crafts, food vendors, sponsors, community partners, etc.
 A complete list is not available at this time.
23. **Will food, beverages, or merchandise be sold or given away?** Yes
 Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [Clean Up Plan \(1\).pdf](#)
24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a grease waste hauler to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
25. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
 3rd N. and in Public Square
26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes

Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information.***

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*

Good Neighbor Letter: [Pumpkinfest Good Neighbor Letter 2025.pdf](#)

Good Neighbor Letter Mailing List: [Dickens of a Christmas 2024_vendor_list_20250108.csv](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
- 2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 3) I/We do swear or affirm that all of the information given in this application is true and complete.
- 4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
- 5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
- 10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: *[Signature]* Director of Event Management Date: 2-7-25
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Name: PumpkinFest

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Event Name: PumpkinFest

FORM 1

Signature: _____



Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation

Event Name: PumpkinFest

Event Date(s): 10/25/2025

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*
Main Stage - Southeast quad of Public Square
Acoustic Stage - 4th and Main
Buskers Corner - 3rd S between Main and Church

Sound Amplification Map: [Pumpkin Fest_COF Map.pdf](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - Fixed
 - PA System
5.

Number of Amplifiers: TBD	Number of Speakers: TBD	Number of Performers: TBD
----------------------------------	--------------------------------	----------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

Name: Ian Hunt	Cell: 615-415-1600	E-Mail: ihunt@williamsonheritage.org
Name: Jayme Smith	Cell: 615-390-5325	E-Mail: jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt

Date: 01/08/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.



Work with the City of Franklin to coordinate the clean-up for all festivals including:

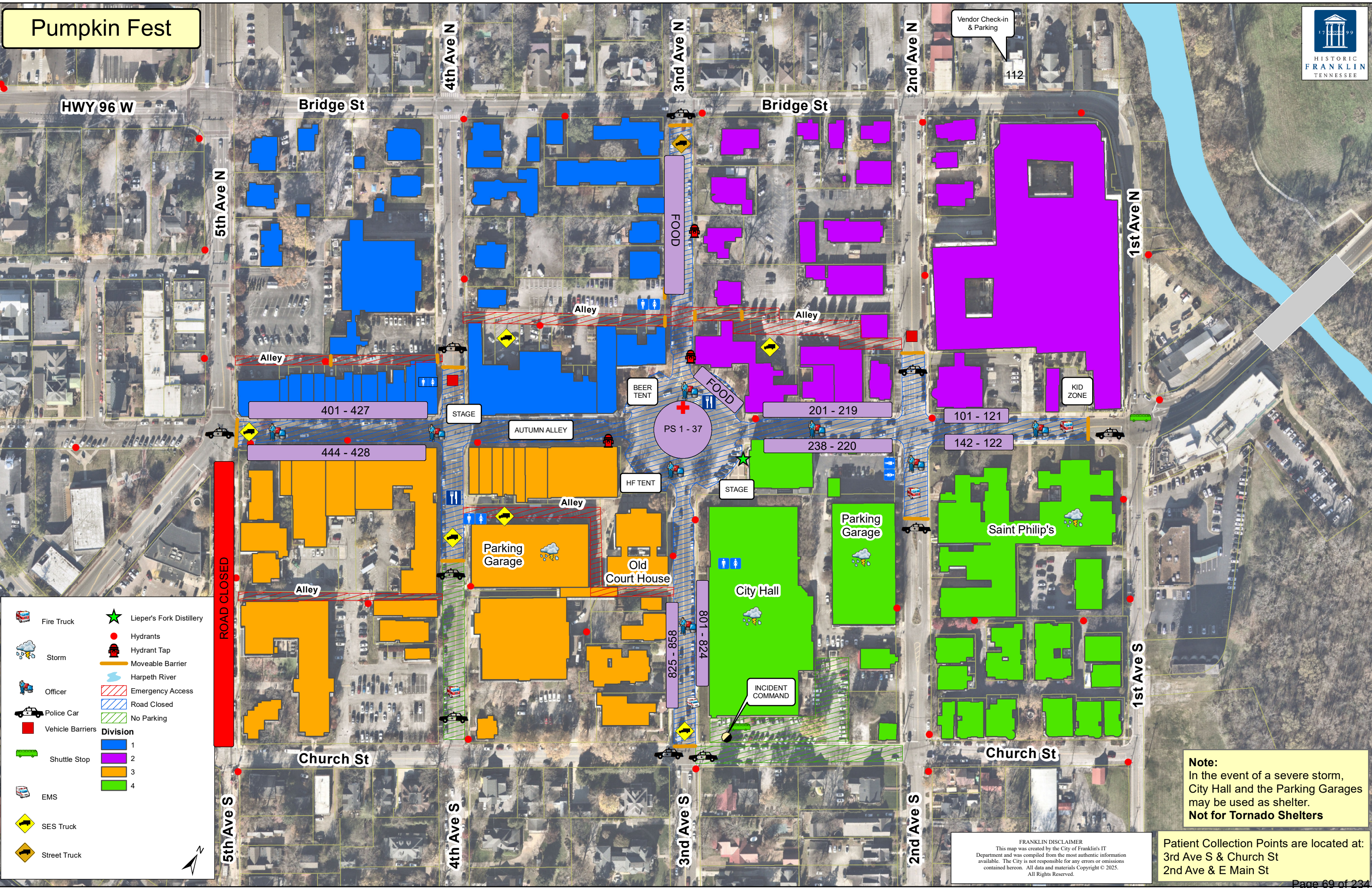
1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayne Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Pumpkin Fest



Fire Truck

Storm

Officer

Police Car

Vehicle Barriers

Shuttle Stop

EMS

SES Truck

Street Truck

Lieper's Fork Distillery

Hydrants

Hydrant Tap

Moveable Barrier

Harpeth River

Emergency Access

Road Closed

No Parking

Division

1

2

3

4

Note:
In the event of a severe storm,
City Hall and the Parking Garages
may be used as shelter.
Not for Tornado Shelters

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT
Department and was compiled from the most authentic information
available. The City is not responsible for any errors or omissions
contained hereon. All data and materials Copyright © 2025.
All Rights Reserved.

Patient Collection Points are located at:
3rd Ave S & Church St
2nd Ave & E Main St

Open Issues: 7

FIRE-Special Event

Dickens of a Christmas 2024_vendor_list_20250108.csv

3. Mobile Food Vendor / Food Truck Video

kristie.thompson@franklin.tn.gov The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet.

<https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1>

Pumpkin Fest_COF Map.pdf

2. Mobile Food Vendors

kristie.thompson@franklin.tn.gov Mobile food vendors must meet the following requirements:

1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
2. Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
3. Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
4. Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.
6. Mobile food trucks must be spaced a minimum of 10-feet apart.

4. Portable heaters

kristie.thompson@franklin.tn.gov	Portable heaters for individual use in small tents. 1. The clearance between a portable heaters and combustible objects must be in accordance with the manufacturer's directions or 3-feet. 2. Portable heaters must be listed for both indoor and outdoor use. 3. For electric heaters: Plug heaters directly into an outlet. If an extension cord is necessary, a 12-guage or heavier code no more than 25-feet long shall be used. **Check with the head electrician day-of as electric heaters may not be allowed due to power overload.** 4. For propane heaters: Propane no larger than 2.5-pounds shall be used. 5. Heaters shall be checked often to make sure they are operating properly. 6. For propane heaters: An ABC (all-purpose) fire extinguisher is required.
--	---

5. Power Cords / Trip Hazards

kristie.thompson@franklin.tn.gov	Locate power cords out of walking paths whenever possible. Cords crossing or located in walking paths must be covered by an approved ramp. When located in the curb gutter, power cord plugs must be located away from places where water may accumulate. Check all power cords before using them. Damaged power cords are not permitted. Water hoses must also be covered when located in walking paths.
--	---

Pumpkinfest Good Neighbor Letter 2025.pdf

6. Stages

kristie.thompson@franklin.tn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.
--	--

7. Tents

Tents must meet the following requirements.

****40 pounds per tent leg is required due to possible stormy/windy conditions****

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each tent leg.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:
 - a. Manufacturer's staking diagram
 - b. Manufacturer's wind restrictions

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Prior to the event, the event coordinator shall provide one or more Certificate(s) of Insurance that meet(s) or exceed(s) the following insurance requirements:

REQ	Type of Coverage	Limits of Coverage	Certificate of Insurance*
x	Commercial General Liability	\$1,000,000 Each Occurrence \$2,000,000 General Aggregate \$1,000,000 Personal and Advertising Injury \$2,000,000 Products-Completed Operations Aggregate Waiver of Subrogation Primary and Non-Contributory	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
x	Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate Holder only
x	Workers Compensation	Statutory Limits Waiver of Subrogation	Certificate Holder only
x	Employers Liability	\$1,000,000 Bodily Injury Each Accident \$1,000,000 Policy Limit Bodily Injury by Disease \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder only
	Builders Risk	Total insurable property value of building and materials with Special Cause of Loss form	Certificate of Insurance shall include the City of Franklin as Loss Payee
	Installation Floater	Total insurable property value	Certificate of Insurance shall include the City of Franklin as Loss Payee if applicable
	Professional Liability or Errors or Omissions Liability	\$1,000,000 Combined Single Limit	Certificate Holder only
	Umbrella or Excess Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, Kid Zone activities, etc. prior to event.
- Applicant will provide a \$1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- “No Parking after 3 p.m.” signs will be placed along Main Street on Friday morning.
- “No parking” signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, October 24th.
- “No parking” signs placed along Fourth Avenue South on Saturday, October 25th. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.



File #: 21-0170

DATE: February 7, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Milissa Reiersen, Chief Communications Officer
Monique McCullough, Public Outreach Specialist

SUBJECT:

Consideration Of Event Permit For Dickens Of A Christmas Sponsored By The Heritage Foundation In Downtown Franklin On December 13 - 14, 2025

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen concerning recommendations for the annual Dickens of a Christmas event in Downtown Franklin.

BACKGROUND/STAFF COMMENTS:

The Heritage Foundation has requested a special event permit for their annual Dickens of a Christmas on December 13 - 14, 2025. The event includes:

- Arts & Crafts booths located down Main Street
- "Victorian Village" - an open area on Main Street with activities such as "Vignettes of a Christmas Carol", old-fashioned crafters (quilters, wood workers, etc.), and performances
- Food Trucks located on 3rd Avenue North
- Main Stage on the Square by City Hall

Set-up for the event begins on Friday, December 12th. Event hours are 10 a.m. – 6 p.m. on Saturday and 11 a.m. – 5 p.m. on Sunday. Applicant estimates attendance at 115,000.

FINANCIAL IMPACT:

The City partners with the Heritage foundation on this event in providing for overtime costs for City Staff. The Heritage Foundation pays for police officers for the event.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.

- Applicant will provide a \$1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- “No Parking after 3 p.m.” signs will be placed along Main Street on Friday morning.
- “No parking” signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, December 12th.
- “No parking” signs placed along Fourth Avenue South on Saturday. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.
- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.

OFFICE USE ONLY

Permit No:



City of Franklin Special Event Permit Application

*Application is Due 90 **Days Prior** to Scheduled Event.
Please read application carefully and fully complete each section.
A non-refundable application fee of \$100 is due at time of filing.*

Note: Filing this application does not guarantee that you request will be granted.

Please list all that apply:

- Festival/Fair

1. **Name/purpose of event:** Dickens of a Christmas
2. **Location Requested:** (if Temporary Street Closure, list major roads to be closed):
Main St from 1st Ave to 5th Ave
3rd Ave from Church to Bridge
4th Ave from Parking Garage to Visitor Center
Harlinsdale Farm - Parking
3. **Date or dates of event:** 12/13/2025, 12/14/2025
4. **Start/End Times of Event:**
Saturday, December 13th, 2025; 10:00am - 6:pm
Sunday, December 14th, 2025; 11:00am - 5:00pm

What date/time will set-up begin? 12/12/2025 8:00 AM

What date/time will tear-down be complete? 12/14/2025 7:00 PM

**Note: Event is responsible for cost of staff required during this time (including Franklin Police Officers). Read Additional Requirements section for more information).*

5. **Time of Street Closure** (if applicable):
Friday, December 12th
5:00am - Entire quad closes
3:00pm - Parking signs - No parking after 3:00pm
8:00pm - Remaining Festival Streets Close
OPENS:
Sunday, December 14th at 8:00pm

6. **An estimated number expected to attend during the course of the event:**
Spectators/Attendees: 120,000 Event Staff/Volunteers:80 Total:120,080

7. **Name of applicant and Organization Requesting Permit** (at least one applicant must be a resident of the City of Franklin; or the organization must be located in the City limits of Franklin): **Applicant / Organization Requesting Permit**

Ian Hunt
Heritage Foundation
Po Box 723
Franklin, TN 37065
P:6155122552
ihunt@williamsonheritage.org

Person in charge on day of event: Ian Hunt

Cell: 615-415-1600

E-mail address: ihunt@williamsonheritage.org

Name and Cell Number of at least two others available on day of event:

Name: Jayme Smith

Cell: 615-390-5325

E-mail address: jsmith@williamsonheritage.org

Name: Leanne Portzel

Cell: 310-359-5133

E-mail address: lportzel@williamsonheritage.org

8. **DETAILED description of the event** (include information regarding the appropriateness of the event for all ages. If available, include the names and descriptions of acts/performers) :

In 2024, Dickens of a Christmas attracted 150,000 people. This festival recreates the time of Charles Dickens using historic downtown Franklins charming architecture as the backdrop. A variety of musicians, dancers and Dickens characters will fill the streets. Expect to see and interact with the nefarious Fagin from Oliver Twist; Jacob Marley, Ebenezer Scrooge, Tiny Tim and the rest of the Cratchit family from A Christmas Carol; and of course, a Victorian Father and Mother Christmas with treats for children. The festival is produced by the Heritage Foundation of Williamson County. Featuring: 150+ Arts & Crafts Vendors 30+ Food & Beverage Vendors Main Stage Entertainment KidZone Victorian Village with Holiday Dancers, Characters and Carolers Acoustic Stage Buskers CornerWhiskey Lounge Beer Tent

9. **ENCLOSE A DETAILED PDF MAP** of the event site and/or route, detailing any temporary or permanent structures, street closures, parking, etc. If applicable, list the location, blocks, streets, and/or intersections in which such an event will occur. **For large-scale events, a map or maps should be obtained from the City's GIS division.**

If also submitting a CAD file, please ensure that it is in DWG file format, and projected in TN State Plane NAD83

Please detail any restricted parking areas on the event map.

Event Map: 2023 Dickens CoF Map (8).png

- 10.

Please attach a list (in PDF format) containing the names, addresses, and phone numbers of the Chairperson of the organization and all other persons involved in the management or control of the organization and/or committee.

Administrative Contact List: [Staff Directory_6_2024.pdf](#)

11. **Where is your organization based?** Williamson County
12. **Is your organization authorized to do business in Tennessee?** Yes
13. **Is your organization a tax-exempt organization as described by the Internal Revenue Code Section 501(c)(3) or a not-for-profit organization?** Yes
IRS tax exemption letter: [72909533253__6F394F13-3DA8-4831-8CB7-FD10B6581FFA.jpeg](#)
14. **Will you charge an admission fee?** No
Average admission fee:
15. **Will you charge a vendor participation fee?** Yes
Average vendor participaion fee? \$450
16. **Total Estimated Revenue from vendors, ticket sales, and sponsorship to event organizer:**

17. **Will any charity, gratuity, or offers be solicited or accepted during the event?** Yes
18. **Is this event a fundraiser?** Yes
What organization will be the benefactor of event? Heritage Foundation of Williamson County
What percentage of funds will they receive? 100
19. **Will parking in the area of the event need to be restricted or prohibited?** Yes
20. **Will any sound amplification equipment be used during the event?** Yes

21. **Applicant must also include a copy of the insurance certificate indicating coverage and listing the City of Franklin as an additional insured**

***For stages, tents, etc. constructed on site prior to the event, that date must be included on the Certificate of Insurance provided to the City of Franklin. Stages MUST be removed from the site at end of the event. ***Rented inflatables/interactives that are set up and manned by the applicant must be included specifically in the applicant's Certificate of Insurance.

If you already have your insurance certificate, please upload it now in pdf format. Otherwise, your insurance certificate will need to be submitted before your event is approved.

Insurance Certificate:

22. **What, if any, vendors will be present at event?** (i.e. medical related, shirts, arts, etc.) **Please provide detailed list.**
 Combination of arts and crafts, food, sponsors, community partners, etc.
 A complete list is not available at this time.
23. **Will food, beverages, or merchandise be sold or given away?** Yes
 Clean-up of the area is required. Please attach your clean-up and recycling plan, including name of clean-up provider with contact information for person who will be on on-site during event. See Question #26.
Clean Up Plan and Provider: [Clean Up Plan \(1\).pdf](#)
24. Events under 200 participants require a \$250 refundable security deposit at the time of approval. For events over 200, a \$1000 security deposit is required upon approval. If the applicant fails to restore the property to its prior condition, then the applicant shall be responsible to the City of Franklin for any costs incurred in restoring the property after the event. Surrender of the deposit in no way relieves the applicant of the responsibility for any costs incurred by the City of Franklin in excess of the deposit. Applicant's event coordinator or representative and a City of Franklin representative will conduct a Pre-Event meeting prior to event date for Pre-Event Check List Site Review. *At the end of the event, a Post-Event Check List shall be completed by the Applicant's event coordinator, or representative, and a City of Franklin representative to re-assess the site for trash and damage, and to secure with caution tape and signage (provided by event group) any tents left for removal.* Damage deposit will be refunded after a satisfactory Post Event Check List has been completed and signed off on by both the City of Franklin and organization requesting event. ***NOTE:** Events that include deep frying cooking oil operations are required to have a grease pit on-site and contract with a [grease waste hauler](#) to handle the grease waste and removal of the grease pit. A copy of this agreement shall be filed along with this application. The primary event sponsor is required to remove all cooking grease from the site immediately after the event. Illegal dumping of cooking grease will be prosecuted. *Please read Additional Requirements section of this application for more information.*
25. **Will you require a temporary water tap?** Yes
If yes, please list exact locations:
 3rd Ave and Public Square
26. **Will alcohol, beer, and/or wine be given away or sold?** Yes
If yes, a permit from the relevant board is required. Please read Additional Requirements section of this application for more information.

27. **Will your event include tents or other temporary structures, propane use, or open flames?** Yes

Tents 400 sq. ft. or larger (or, if cooking operations are under the tent, 200 sq. ft. or larger) require a special inspection from the Franklin Fire Department. All tents must meet the requirements of Chapter 31 of the International Fire Code. Tents 20-ft by 20-ft or larger must have an approved label or documentation showing the tent fabric meets all flammability requirements. Tents larger than 400-SF must be inspected and approved by the fire department before the event opens. All cooking operations must be inspected and approved by the fire department before the event opens. Cooking operations will be periodically inspected throughout the event. Tents should be taken down on the date the event has ended. ***Please read the Additional Requirements section of this application for more information.***

28. **Attach Good Neighbor Letter and Mailing List used.** *Please read Additional Requirements section of this application for more information.*

Good Neighbor Letter: [Dickens Good Neighbor Letter 2025.pdf](#)

Good Neighbor Letter Mailing List: [Dickens_CoF RESIDENT_Mailing List \(1\).xlsx](#)



Rules and Regulations

Please Read All Attachments Before Signing Application.

- 1) I/We agree to abide by all ordinances and regulations of the City of Franklin and all State and Federal Laws.
- 2) I/We agree to abide by all conditions placed upon the event by the City Administrator and the Board of Mayor and Aldermen.
- 3) I/We do swear or affirm that all of the information given in this application is true and complete.
- 4) I/We do swear or affirm that the organization is located in the city limits of Franklin and/or one of the applicants is a resident of the City of Franklin, Tennessee.
- 5) I/We do hereby agree to assume the defense of and indemnify and save harmless the City, its mayor, aldermen, boards, commissions, officers, employees and agents, from all suits, actions, damages or claims to which the City may be subjected of any kind or nature whatsoever resulting from, caused by, arising out of or as a consequence of such event and the activities permitted in connection there with.
- 6) I/We agree to submit a certificate of insurance prior to the event in an amount determined by the City naming the City of Franklin and its employees as additional insured. The City may require the sponsor and/or vendor provide higher levels of insurance, coverage, and policies as deemed reasonable and necessary based on specific event risk factors and review by the City's insurer.
- 7) I/We agree, if holding the special event on City property, to return the site to its pre-event condition at the conclusion of the event.
- 8) I/We agree to provide a copy of the signed Event Application to any vendors, planners, and related parties associated with the event to ensure they are familiar with the guidelines set forth herein.
- 9) I/We understand and acknowledge that all vendors, acts, performers, organizers, and patrons must not violate any laws pertaining to adult entertainment as defined by Tennessee State law.
- 10) I/We understand that I/we assume the responsibility of the actions of any vendors, planners, and related parties for this event.
- 11) I/We understand that granting of Special Event Permit does not imply granting of other permits that are separately required.
- 12) The application for an event permit shall be filed not less than 90 days nor more than 364 days prior to the scheduled date of such event. Suggested filing is at least 180 days prior to scheduled event. Events should not be advertised or promoted until an event permit has been obtained from the City. Failure to file in a timely manner may result in denial of a permit.
- 13) I/We understand that event permit holders may be responsible for 100 percent of the costs incurred by the City for staff time and resources.

BY: *[Signature]* Director of Event Management Date: 2-7-25
(Signature and title – must be officer of organization)

Approved by the Board of Mayor and Aldermen on _____, 20____

Dr. Ken Moore, Mayor

Eric S. Stuckey, City Administrator

Event Name: Dickens of a Christmas

Signature: _____



FORM 1

Buildings, Structures, & Power Sources

If your special event includes any of the following, you may need to obtain a permit from the Building and Neighborhood Services Department. Please check any that apply.

Building permits and/or inspections also may be required whenever deemed necessary, due to unique conditions, shoddy construction, substandard assembly or set-up, unqualified assemblers, lack of maintenance, or dilapidation of equipment, materials or systems.

All Permit applications are subject to permit fees.

If you have any questions about whether you need to apply for a permit from the Building & Neighborhood Services Department, please call 615-794-7012.

Signature: _____



Sound Amplification

In accordance with Title 11 Chapter 4 of the Franklin Municipal Code (*Offenses Against the Peace and Quiet*), amplification of sound located in or within 100 feet of a residential property line which is plainly audible is prohibited between the hours of 10:00 p.m. and 7:00 a.m. Sunday through Thursday and between the hours of 11:00 p.m. and 7:00 a.m. Friday and Saturday except for special events where a special permit has been obtained from the City of Franklin authorizing such event. In the event that a special event permit has been obtained from the City of Franklin, no other amplification of sound will be permitted within the area of the special event except that which has been applied for and authorized by the city pursuant to the permit application.

Applicant/Organization: Ian Hunt - Heritage Foundation

Event Name: Dickens of a Christmas

Event Date(s): 12/13/2025, 12/14/2025

1. **Time amplification equipment will be used:** From: 10:00 AM To: 6:00 PM
2. **Exact locations sound amplification equipment will be used** (*i.e. stage located on Second Avenue*). *Provide map/layout if necessary.:*
 Main stage - Southeast quad of Public Square
 Acoustic Stage - 2nd and Main
 Buskers Corner - 3rd S between Main and Church

Sound Amplification Map: [2023 Dickens CoF Map \(8\).png](#)

3. **For what purpose will sound amplification be used?** *Please list all that apply:*
 - Announcements/Speeches
 - Band/Singers
 - Sound System
4. **Type of Amplifier:**
 - Fixed
 - PA System
5.

Number of Amplifiers: TBD	Number of Speakers: TBD	Number of Performers: TBD
----------------------------------	--------------------------------	----------------------------------
6. **Name and Cell Number of at least two coordinators who will monitor the sound level and respond to complaints and violations:**

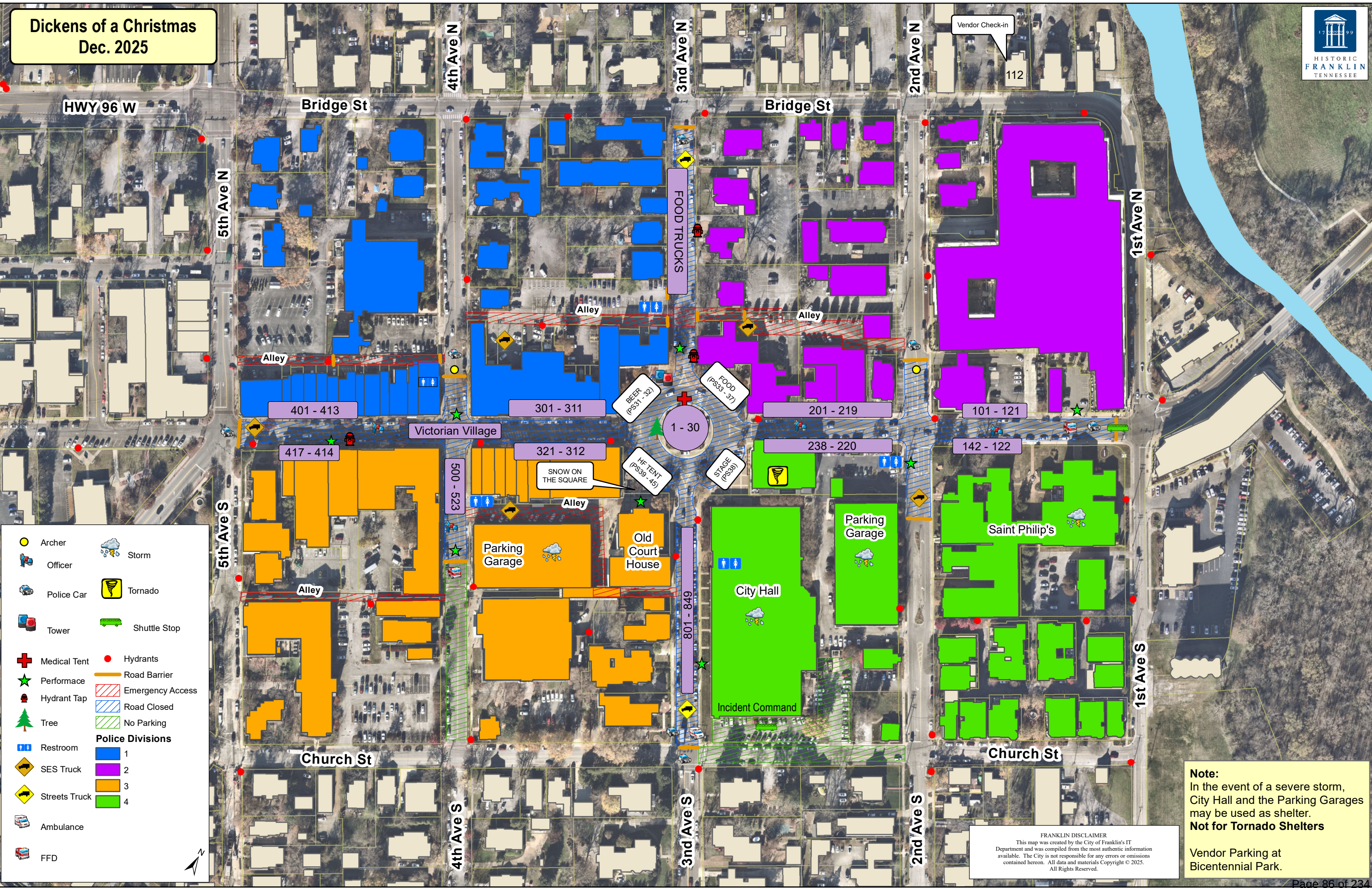
Name: Ian Hunt	Cell: 615-415-1600	E-Mail: ihunt@williamsonheritage.org
Name: Jayme Smith	Cell: 615-390-5325	E-Mail: jsmith@williamsonheritage.org

Authorized Signature: Ian Hunt

Date: 01/08/2025

The City of Franklin's Municipal Code (Title 11, Chapter 4) allows for exceptions to the City's noise standards for City authorized or sponsored events. However, the City retains the right to ask for a change of an event's location or time in an attempt to decrease the number of people impacted by event noise. The City may refuse a special event application based on noise complaints by neighboring businesses and residents. The City therefore encourages event-holders to work with neighbors to alleviate negative impacts wherever possible. At minimum, you should plan to point speakers away from residences.

Dickens of a Christmas
Dec. 2025



Note:
In the event of a severe storm,
City Hall and the Parking Garages
may be used as shelter.
Not for Tornado Shelters

Vendor Parking at
Bicentennial Park.

FRANKLIN DISCLAIMER
This map was created by the City of Franklin's IT
Department and was compiled from the most authentic information
available. The City is not responsible for any errors or omissions
contained hereon. All data and materials Copyright © 2025.
All Rights Reserved.



Work with the City of Franklin to coordinate the clean-up for all festivals including:

1. Clear communication to Sanitation Department
2. Clear communication and access to grease bins for food vendors
3. Clear communication to all other vendors

We will work to meet the needs and requirements set forth by the City of Franklin in the special planning sessions both before and after event application approval.

Thanks,

Jayme Smith
Director of Event Management
The Heritage Foundation of Williamson County
jsmith@williamsonheritage.org

Open Issues: 8

FIRE-Special Event

Dickens Good Neighbor Letter 2025.pdf

2. Mobile Food Vendors

kristie.thompson@franklin.tn.gov Mobile food vendors must meet the following requirements:

1. Mobile food vendors with cooking operations require a minimum 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
2. Mobile food vendors with cooking operations that produce grease-laden vapors must have a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
3. Mobile food vendors using solid-fuel cooking equipment must have either a 2 ½-gallon approved water fire extinguisher or a K-class fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
4. Mobile food vendors using solid-fuel cooking equipment must have an approved means of disposing of ashes and hot coals.
5. Fire department personnel will check propane tanks and connections for leaks prior to the event and during the event. Leaking tanks, hoses, and / or connections must be repaired immediately. Equipment that cannot be repaired must be placed out of service.
6. Mobile food trucks must be spaced a minimum of 10-feet apart.

3. Mobile Food Vendor / Food Truck Video

kristie.thompson@franklin.tn.gov The fire department has a short video describing fire department requirements for mobile food vendors and food truck vendors. Please include this link in your vendor information packet.

<https://www.youtube.com/watch?v=-Wqp0xp-X9k&list=PLDC8BB691331C242B&index=1>

4. Portable heaters

kristie.thompson@franklin.tn.gov	Portable heaters for individual use in small tents. 1. The clearance between a portable heaters and combustible objects must be in accordance with the manufacturer's directions or 3-feet. 2. Portable heaters must be listed for both indoor and outdoor use. 3. For electric heaters: **Check with head electrician day-of. Electric heaters may not be allowed due to power overload**. Plug heaters directly into an outlet. If an extension cord is necessary, a 12-gauge or heavier code no more than 25-feet long shall be used. 4. For propane heaters: Propane no larger than 2.5-pounds shall be used. 5. Heaters shall be checked often to make sure they are operating properly. 6. For propane heaters: An ABC (all-purpose) fire extinguisher is required.
--	--

5. Power Cords / Trip Hazards

kristie.thompson@franklin.tn.gov	Locate power cords out of walking paths whenever possible. Cords crossing or located in walking paths must be covered by an approved ramp. When located in the curb gutter, power cord plugs must be located away from places where water may accumulate. Check all power cords before using them. Damaged power cords are not permitted. Water hoses must also be covered when located in walking paths.
--	---

6. Stages

kristie.thompson@franklin.tn.gov	Stages and sound booths require a minimum of one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor. After stage setup is complete, the stage manager / crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.
--	--

7. Tents

Tents must meet the following requirements.

****40 pounds per tent leg is required due to possible stormy/windy conditions****

1. A site diagram showing where the tent will be on site and clearly showing fire department access routes is required. The site diagram shall also show the location of all generators and heating and cooking equipment.
2. Provide floor plan of the tent showing the layout of all furniture and fixtures and all exits.
3. Tents are located no closer than 20-feet to a building or other tent (zoning requirement; exceptions apply)
4. Tents must be properly anchored. Tents 20-feet by 20-feet and larger must be anchored in accordance with manufacturer's instructions. Staking is preferred. If staking is not possible, concrete blocks are required. Water barrels are not permitted. As a general rule-of-thumb, tents must have 5-pound to 10-pounds of anchoring per SF of tent. One 36-inch stake, properly installed, provides 800-pounds anchoring.
5. Tents 20-feet by 20-feet and larger must have at least one 5-pound ABC fire extinguisher. Extinguishers must have a current inspection tag issued by a licensed fire equipment distributor.
6. Tents 20-feet by 20-feet and larger must have a label or certificate showing that the tent fabric meets flammability standards.
7. Tents with sides are treated as buildings and must meet all the fire and life safety code requirements for buildings including exit signs, emergency lights, and adequate means of egress.
8. Pop-up vendor tents (nominal 10-feet x 10-feet) must have a minimum of 40-pounds of ballast on each pole.
9. Pop-up tents using open flames, such as, candles, portable heaters, torches, must have one ABC fire extinguisher that is fully charged.
10. Where tents will be in use for more than three days, event sponsors must submit plans to the fire department for review and approval. Plans must contain the following:
 - a. Manufacturer's staking diagram
 - b. Manufacturer's wind restrictions

8. Vendor Tent Video

The fire department has a short video explaining fire department requirements for vendors using pop-up tents. Note: This video applies only to small pop-up style tents. This video does not cover larger tents.

Please include this link to the video in your vendor information packet.

<https://www.youtube.com/watch?v=3NwA3Uo3Jng&list=PLDC8BB691331C242B&index=2>

Sanitation and Environmental Services

General Issues

1. Solid Waste Service

bobby.sullivan@franklinn.gov SES will provide the following for the event

- 8-10 staff members
- 2-3 rear load refuse trucks
- 2 automated side loaders for road closures
- 30-45 rollout containers
- 5 recycling bins for use around public square

Prior to the event, the event coordinator shall provide one or more Certificate(s) of Insurance that meet(s) or exceed(s) the following insurance requirements:

REQ	Type of Coverage	Limits of Coverage	Certificate of Insurance*
x	Commercial General Liability	\$1,000,000 Each Occurrence \$2,000,000 General Aggregate \$1,000,000 Personal and Advertising Injury \$2,000,000 Products-Completed Operations Aggregate Waiver of Subrogation Primary and Non-Contributory	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations
x	Automobile Liability (Owned, Non-Owned, and Hired Vehicles)	\$1,000,000 Combined Single Limit Each Accident	Certificate Holder only
x	Workers Compensation	Statutory Limits Waiver of Subrogation	Certificate Holder only
x	Employers Liability	\$1,000,000 Bodily Injury Each Accident \$1,000,000 Policy Limit Bodily Injury by Disease \$1,000,000 Each Employee Bodily Injury by Disease	Certificate Holder only
	Builders Risk	Total insurable property value of building and materials with Special Cause of Loss form	Certificate of Insurance shall include the City of Franklin as Loss Payee
	Installation Floater	Total insurable property value	Certificate of Insurance shall include the City of Franklin as Loss Payee if applicable
	Professional Liability or Errors or Omissions Liability	\$1,000,000 Combined Single Limit	Certificate Holder only
	Umbrella or Excess Liability	\$1,000,000 Each Occurrence and \$1,000,000 Aggregate	Certificate of Insurance shall include the City of Franklin as Additional Insured <u>with attachment</u> of the Additional Insured endorsement for both Premises/Operations and Products/Completed Operations

Staff Conditions:

Staff recommends approval with the following conditions:

- Applicant understands that with the construction of the new City Hall, Third Ave South will not be available.
- Applicant will meet with staff for walk through at least five days prior to event.
- Applicant will provide detailed map/layout to City detailing location of tents, vendors, etc. prior to event.
- Applicant will provide a \$1,000 damage deposit to City prior to event.
- Applicant must notify Harpeth Square that there is no vehicle outlet from the hotel to Main Street during the event.
- Applicant will provide at least one portable restroom trailer to be available for attendees. City will provide water and electricity for the trailer.

Building & Neighborhood Services:

- Special Event Electrical Permit will be required.

Risk Management:

- Applicant will provide certificate of insurance with liquor liability naming the City as additional insured.
- Any accidents or injuries occurring during the event should be reported to City representatives immediately.

Streets Department:

- “No Parking after 3 p.m.” signs will be placed along Main Street on Friday morning.
- “No parking” signs placed along Church Street on Friday morning.
- Main Street will close to traffic at 8 p.m. on Friday, December 12th.
- “No parking” signs placed along Fourth Avenue South on Saturday. This area will be used for City vehicles only.
- Church Street Parking Lot will be closed for official vehicles.
- Applicant or designee will stay present at event until all vendors are gone.
- Department will provide clean-up crew for after the event.

Police Department:

- Applicant will hire the recommended number of extra-duty Franklin Police Officers to provide security and traffic control for the event.
- Applicant has requested amplification on stages in the permitted area. Pursuant to Franklin Municipal Code Section 11-403(3), these are the only locations at which amplified sound will be permitted during this event.

Billing and Licensing:

- Applicant will provide a complete list of vendors to the City prior to the event.

- Permits from the Beer Board must be obtained for all locations on the street where beer will be served.
- Permit may be required from Tennessee Alcoholic Beverage Commission.

Sanitation and Environmental Services Department:

- Department will provide crews for cleanup during event.

Water Management Department:

- Taps will be placed on hydrants at: Third Ave N and NE Quad of Square

Fire Department:

- Applicant must adhere to requirements provided by the Fire Marshal's office regarding tents, stages, and mobile food vendors.
- After stage setup is complete, the stage manager/crew chief shall be prepared to meet with Franklin fire and building inspectors to assure the stage has been properly setup and all safety measures are in place.



File #: 21-0117

DATE: January 24, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Michelle Hatcher, Director of Water Management
Brian Goodwin, Asst. Director of Water Management
Patricia McNeese, Utilities Engineer

SUBJECT:

*Consideration Of Resolution 2025-14, A Resolution To Award The Construction Contract (COF Contract No. 2022-0057) For The Sanitary Sewer Cleaning And Inspection Contract To Video Industrial Services, Inc. In The Amount Of \$1,097,100

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Resolution 2025-14, A Resolution to award the construction contract (COF Contract No. 2022-0057) for the Sanitary Sewer Cleaning and Inspection Term Contract to Video Industrial Services in the amount of \$1,097,100.00.

BACKGROUND/STAFF COMMENTS:

On December 3, 2024, sealed bids were received by the Purchasing Department and publicly opened and read aloud for the Sanitary Sewer Cleaning and Inspection Term Contract (COF Contract No. 2022-0057). The low bidder is Video Industrial Services, LLC, out of Birmingham, Alabama. Water Management checked the references for VIS and determined that they appear to be more than capable of doing the work, are punctual and conscious of any timelines and are prepared to go above and beyond for the projects that they work on. Water Management has several sanitary sewer lines in mind for this company to start work on, the most critical of those lines being the HOBAS infrastructure as this will be five years since the last inspection timeframe.

FINANCIAL IMPACT:

The cost of the item is \$1,097,100.00 over the course of five years with the monies coming from the Sanitary Sewer operating budget. There are no grants or loans involved with this project and a portion of it is included in the current budget, with more funds being allocated in the next four years.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2025-14.

RESOLUTION 2025-14

**A RESOLUTION AWARDING THE CONSTRUCTION CONTRACT (COF CONTRACT NO. 2022-0057)
TO VIDEO INDUSTRIAL SERVICES, INC. IN THE AMOUNT OF \$1,097,100.00 FOR THE SANITARY
SEWER CLEANING AND INSPECTION TERM CONTRACT**

WHEREAS, the Sanitary Sewer Cleaning and Inspection Term Contract is a project identified by the City of Franklin in need of construction to clean and inspect existing sanitary sewer main lines; and

WHEREAS, the Sanitary Sewer Cleaning and Inspection Term Contract may be renewed a maximum of four (4) times for a one-year period at the prices stated in Contractor's Bid; and

WHEREAS, the construction of the Sanitary Sewer Cleaning and Inspection Term Contract generally includes the furnishing of all materials, equipment and labor for the following: the cleaning, heavy cleaning, television inspection, sonar inspection, bypass pumping and all associated appurtenances for sanitary sewer mains between 6" and 60" in diameter that have been identified by the Water Management Department that need to be inspected and/or cleaned; and

WHEREAS, on December 3, 2024, sealed bids were received in the Purchasing Department, City Hall, 109 3rd Avenue South, Suite 107, Franklin, Tennessee 37064 and were publicly opened and read aloud for the Sanitary Sewer Cleaning and Inspection Term Contract (COF Contract No 2022-0057 and City Procurement Solicitation No. 2025-03); and

WHEREAS, after careful review and tabulation of the submitted bids, City staff recommends award of the contract (COF Contract No. 2022-0057) for Sanitary Sewer Cleaning and Inspection Term Contract to the lowest and responsible bidder, Video Industrial Services, in the bid amount of \$1,097,100.00; and

WHEREAS, the Board of Mayor and Aldermen believes it is in the best interest of the City of Franklin to award of the contract (COF Contract No. 2022-0057) for Sanitary Sewer Cleaning and Inspection Term Contract to the lowest and responsible bidder, Video Industrial Services, in the bid amount of \$1,097,100.00.

NOW THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that approval is granted for the bid award to Video Industrial Services, Inc. for the Sanitary Sewer Cleaning and Inspection Term Contract (COF Contract No. 2022-0057) in the amount of One Million Ninety-Seven Thousand One Hundred and 00/100 Dollars (\$1,097,100.00).

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____
Shauna R. Billingsley, City Attorney



File #: 21-05972

DATE: January 27, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Mark Hilty, Asst. City Administrator Public Works
Michelle Hatcher, Director of Water Management

SUBJECT:
Discussion Regarding The 2024 Water And Sanitary Sewer Cost Of Service Study And Rate Plan
WS 11/12/24; 11/26/24; 1/14/25

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

BACKGROUND/STAFF COMMENTS:
The Water Management enlisted the help of Hazen and Sawyer to perform a cost of service study in 2023 to determine the sufficiency of water and sewer rates with respect to the current and proposed operation of the utility, and with respect to future growth that is anticipated for the area. This presentation will discuss revenue requirements for each utility in addition to identifying proposed rate structure for water, sewer, and reclaimed water based upon feedback received during the November 26, 2024 worksession meeting.

FINANCIAL IMPACT:
The chosen rate structure for both the water management utilities will need to support operations and capital investment needs while also meeting debt service coverage requirement.

RECOMMENDATION:
Staff recommends that the Board of Mayor and Aldermen provide guidance regarding the rate scenarios of the cost of service study for further implementation into Title 18 of the City's Municipal Code.

Hazen

Franklin, TN Rate Study Update

Recap of Last meetings

- Water a 6% annual increase scenario
 - 5 Rate Design options presented for 2026
- Sewer a 5.7% increase in 2026 is recommended
 - 3 Rate Design options presented for 2026
- Sewer Impact Fee was Calculated at \$18,000
- Sewer 4-Scenarios based on Impact Fee Implementation
 - No Changes to Impact Fee (Using ENR index to adjust fee)
 - 3-year Phase-in (\$9K)
 - 5-year Phase-in (\$12K)
 - 6-year Phase-in (\$18K)

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

Treatment Plant Phase-I Expansion

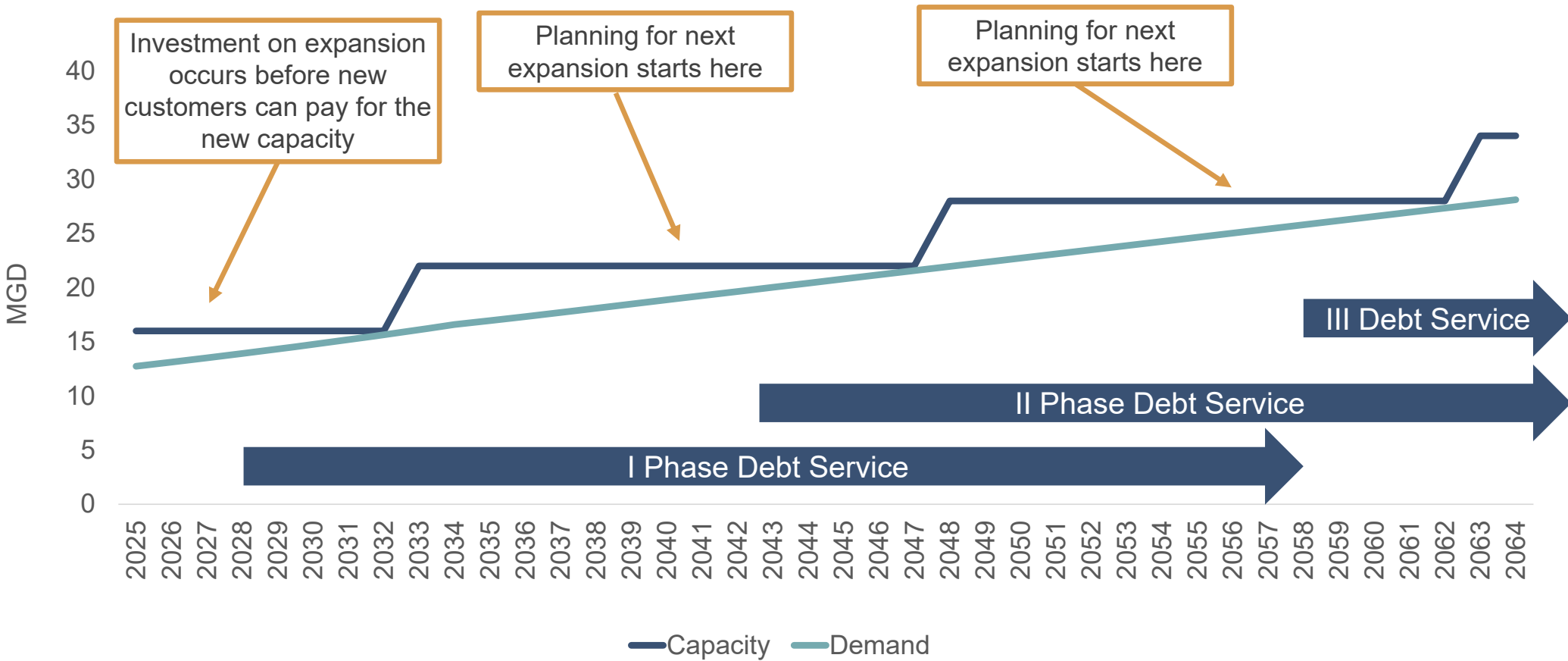
The Analysis performed does not include:

- Cost of Phase II (2040) and Phase III (2045)
- Additional O&M in 2034 related to the treatment plant which include
 - Solid Handling
 - New FTEs



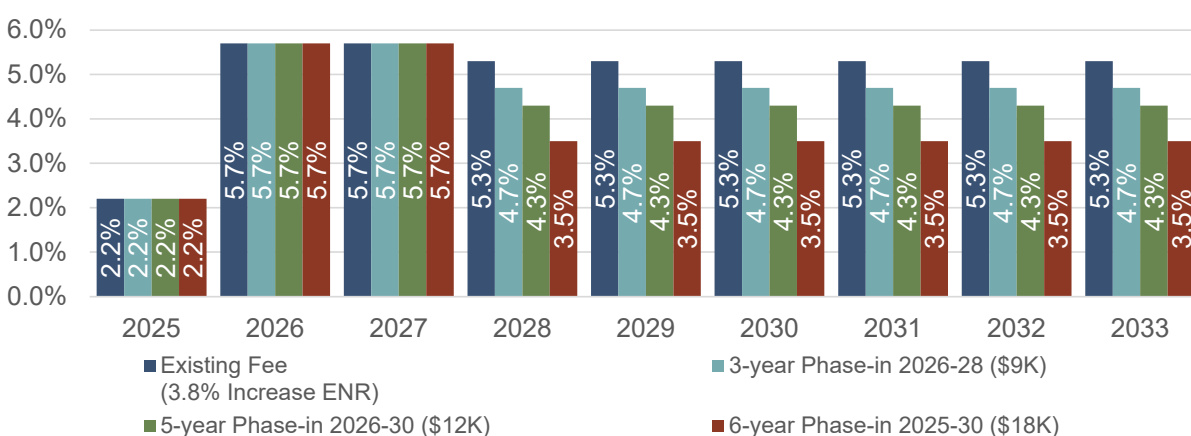
Capacity versus Demand Timing and Funding

Intergenerational Equity

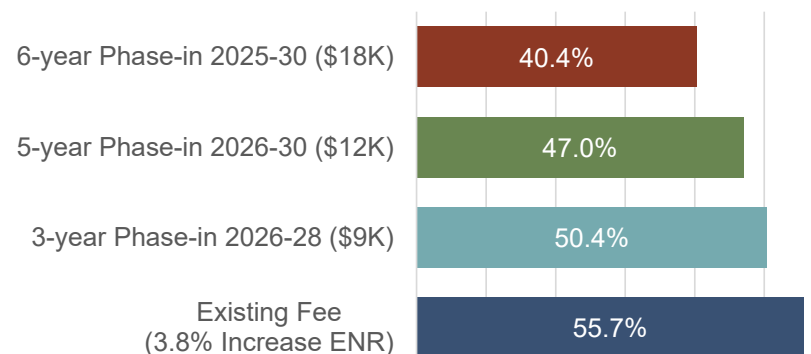


Sewer Scenarios \$325M Plant – 6MGD Plant – 17,000 SFRU

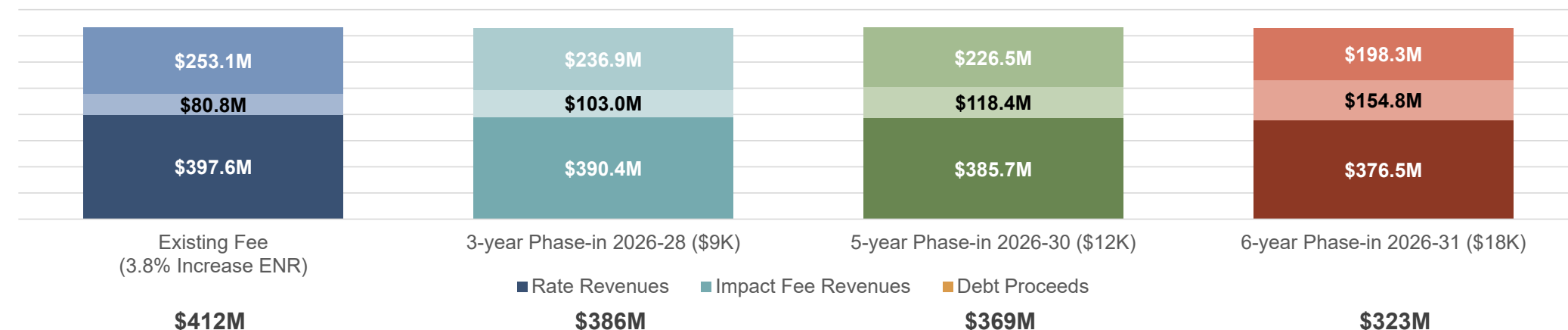
Four Scenarios, Existing Impact Fee (3.8% ENR) , 3-Year Phase-in (\$9K), 5-year Phase-in (\$12K), 6-year Phase-in (\$18K), Full Increase 2026 (\$18K)



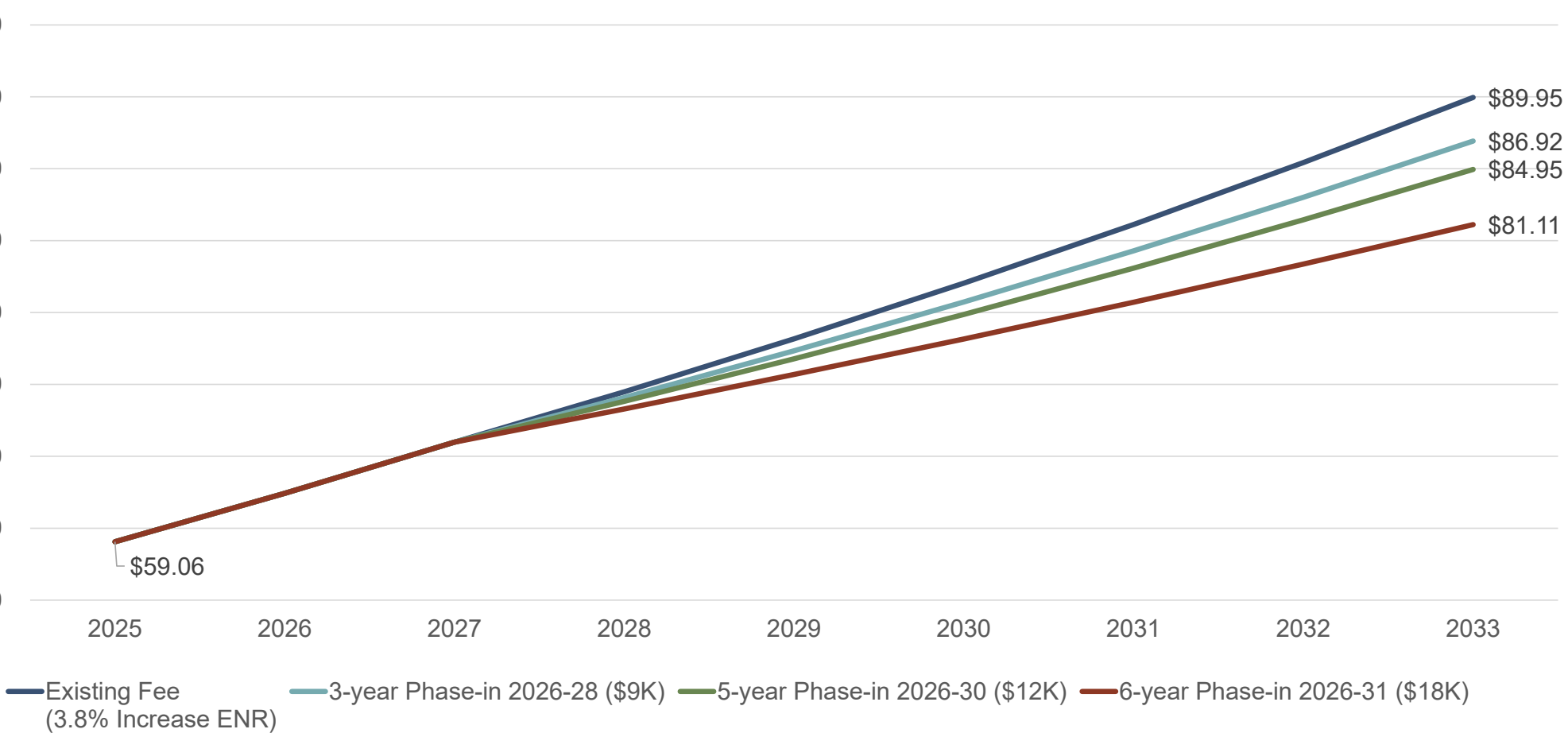
2025-2034 Cumulative Rate Increase



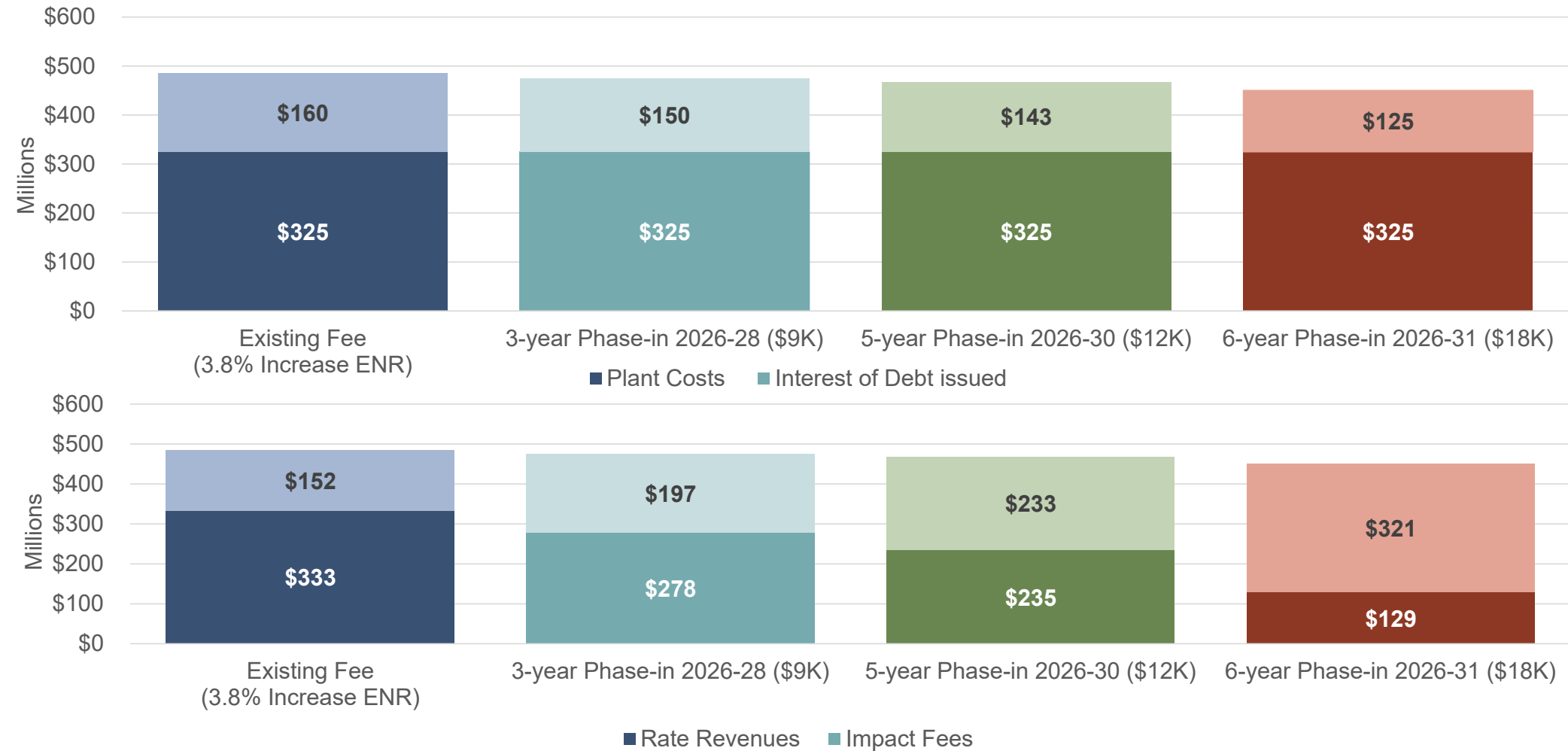
Capacity Fee Revenue Vs Rate Revenues 2025-2034



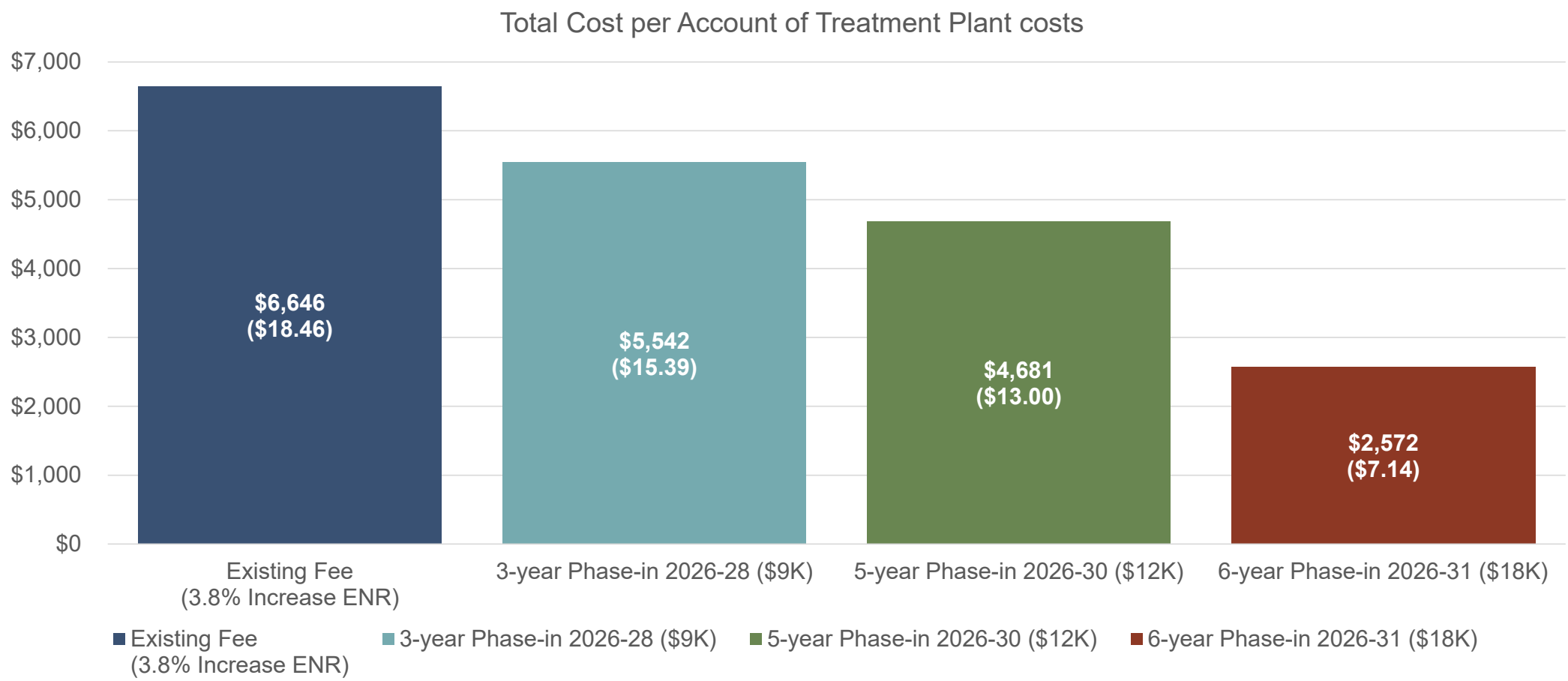
Projected Sewer Monthly Bill at 6K gallons



Treatment Plant 6MGD Total Expenses and Funding 17,000 SFRU



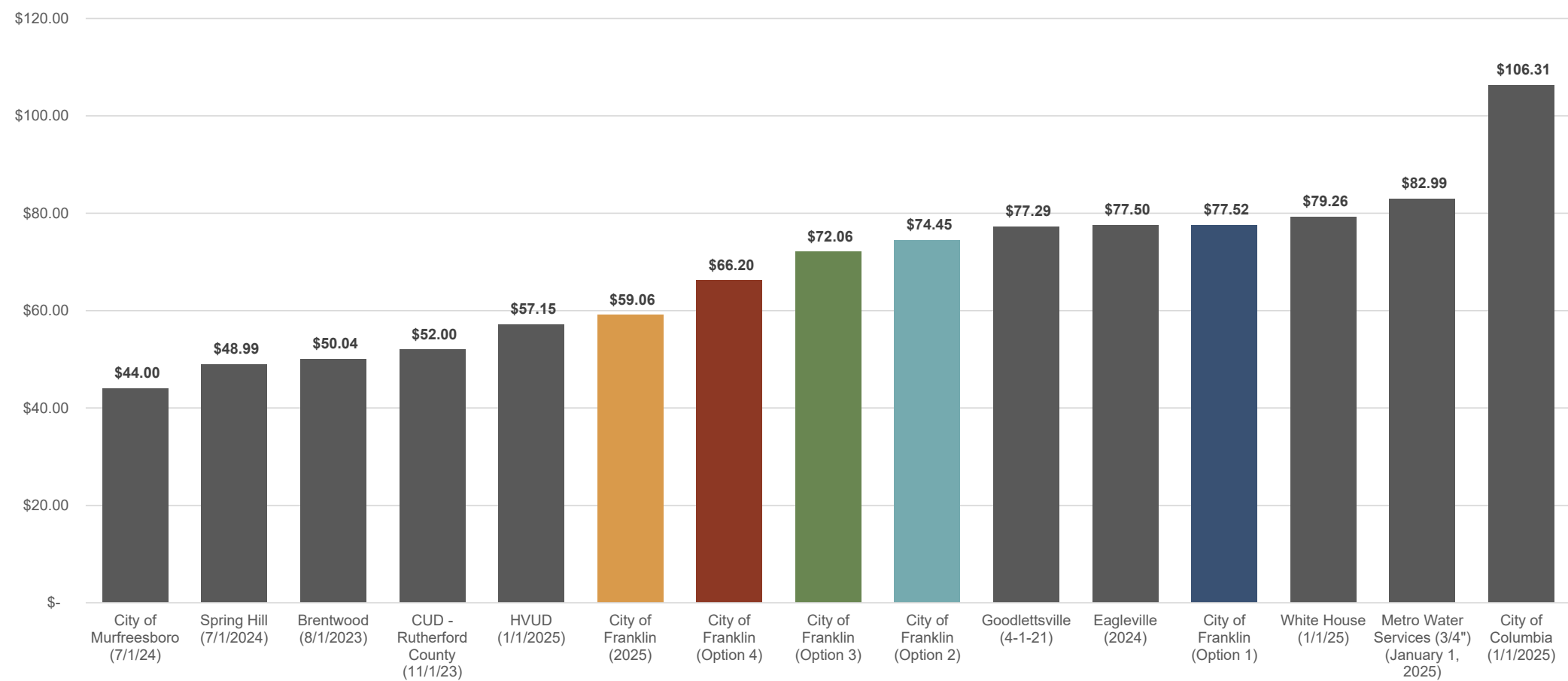
Treatment Plant 6 MGD Expansion Cost per Customer (30+year)



Franklin's Current Sewer Benchmarking

Comparison of nearby utilities at 6,000 gallons of usage

Sanitary Sewer(Residential Inside) - 6,000 gallons consumption



Hazen

Questions?



File #: 21-01164

DATE: February 5, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

*Consideration Of Ordinance 2024-22, An Ordinance To Rezone 86.52 Acres From Regional Commerce 12 (RC12) District To Planned (PD 6.94/1,659,584/120) District For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, At 1800 Galleria Boulevard (Cool Springs Galleria PUD Subdivision). Establishing A Public Hearing For March 25, 2025
FMPC 12/12/24, 7-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8503
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: COOL SPRINGS MALL, LLC, Ken Wittler, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a rezoning request for the property located west of Interstate 65 and south of Bakers Bridge Road. The property consists of 86.52 acres, and the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120) that corresponds to the accompanying development plan revision for the Cool Springs Galleria PUD Subdivision. The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms.

Envision Franklin places this property in the Regional Commerce Design Concept, which states that, "The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play." It further states that, "Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character." In regard to new development on established sites, Envision Franklin recommends that infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots. The rezoning request with the proposed entitlements are in keeping with the recommendations of Envision Franklin for redevelopment within the Regional Commerce area.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended to the Board of Mayor and Aldermen to approve this item by a vote of 7-0.

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-22.

ORDINANCE 2024-22

AN ORDINANCE TO REZONE 86.52 ACRES FROM REGIONAL COMMERCE 12 (RC12) DISTRICT TO PLANNED (PD 6.94/1,659,584 /120) DISTRICT FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65 AND SOUTH OF BAKERS BRIDGE AVENUE, AT 1800 GALLERIA BOULEVARD (COOL SPRINGS GALLERIA PUD SUBDIVISION)

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

WHEREAS, the Planned (PD 6.94/1,659,584/120) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-46, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Regional Commerce 12 (RC12) District to Planned (PD 6.94/1,659,584/120) District:

PREMISES CONSIDERED

Map-Parcel	Acres
53-117.00	53.35
53-117.03	11.76
53-117.04	9.23
53-139.00	12.18
Total	86.52

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

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

IT IS SO ORDAINED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

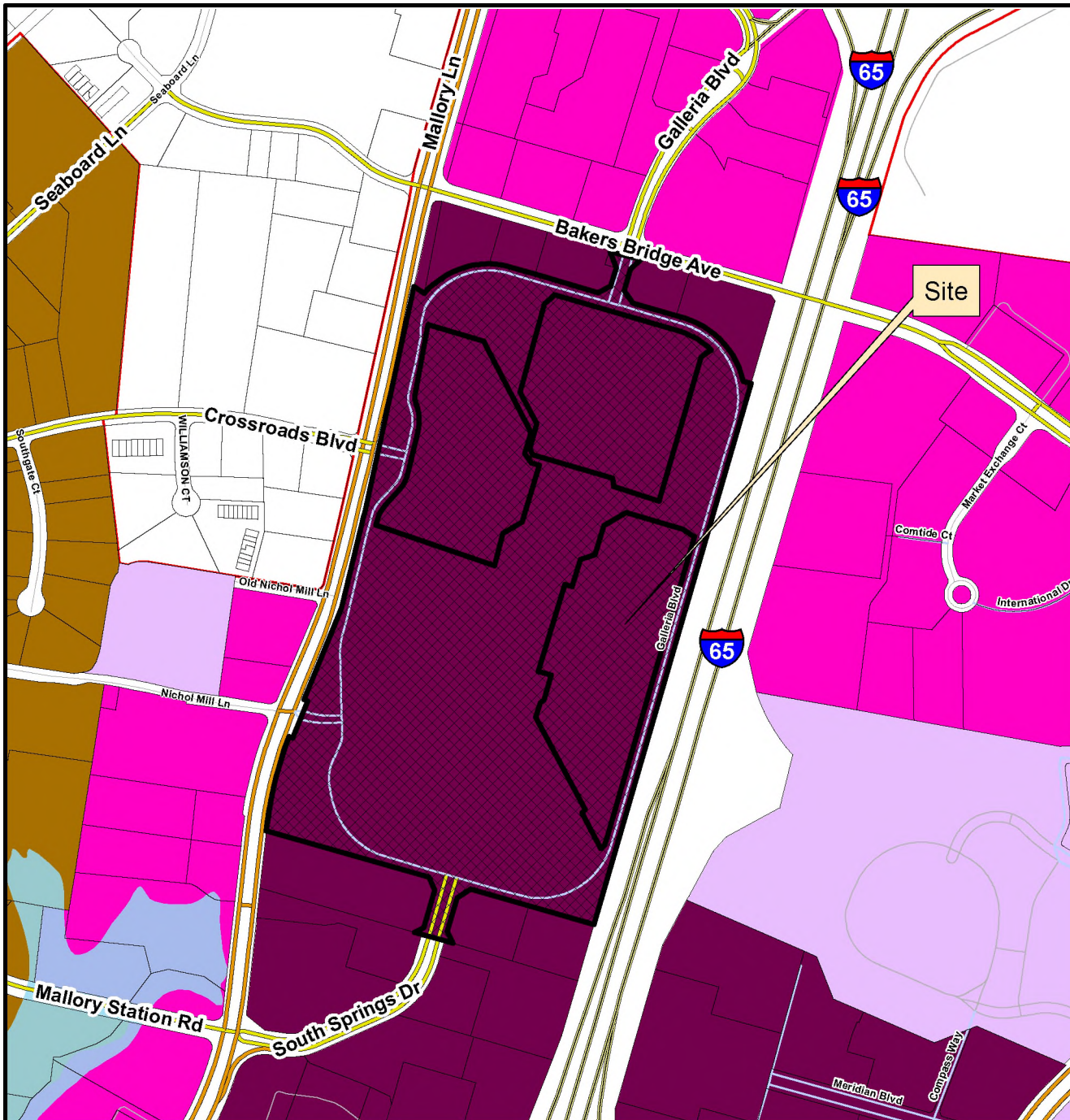
 Galleria Commercial Complex PUD Subdivision

 Floodway Fringe Overlay

 Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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Feet



LAND OWNERS

COOLSPRINGS MALL LLC/ CBL PROPERTIES

STEVEN LBOVITZ - CEO
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001

THE MAY DEPT. STORES COMPANY (MACY'S)

TONY SPRING - CEO
151 WEST 34TH ST
NEW YORK, NY 10001

DILLARD TN OP. LTD PARTNERSHIP (DILLARD'S)

WILLIAM T. DILLARD II - CEO
1600 CANTRELL RD.
LITTLE ROCK, AR 72201
501-376-5200

VESTING DEVELOPMENT STANDARDS	
PRE-APPLICATION SUBMITTAL DATE MARCH 26, 2024 (BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)	
DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISION REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

PROJECT CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP DEVELOPMENT
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

ARCHITECTURE

NICK IGEL, RA
505 DESIGN at Cooper Carry
1360 WALNUT STREET, SUITE 102
BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

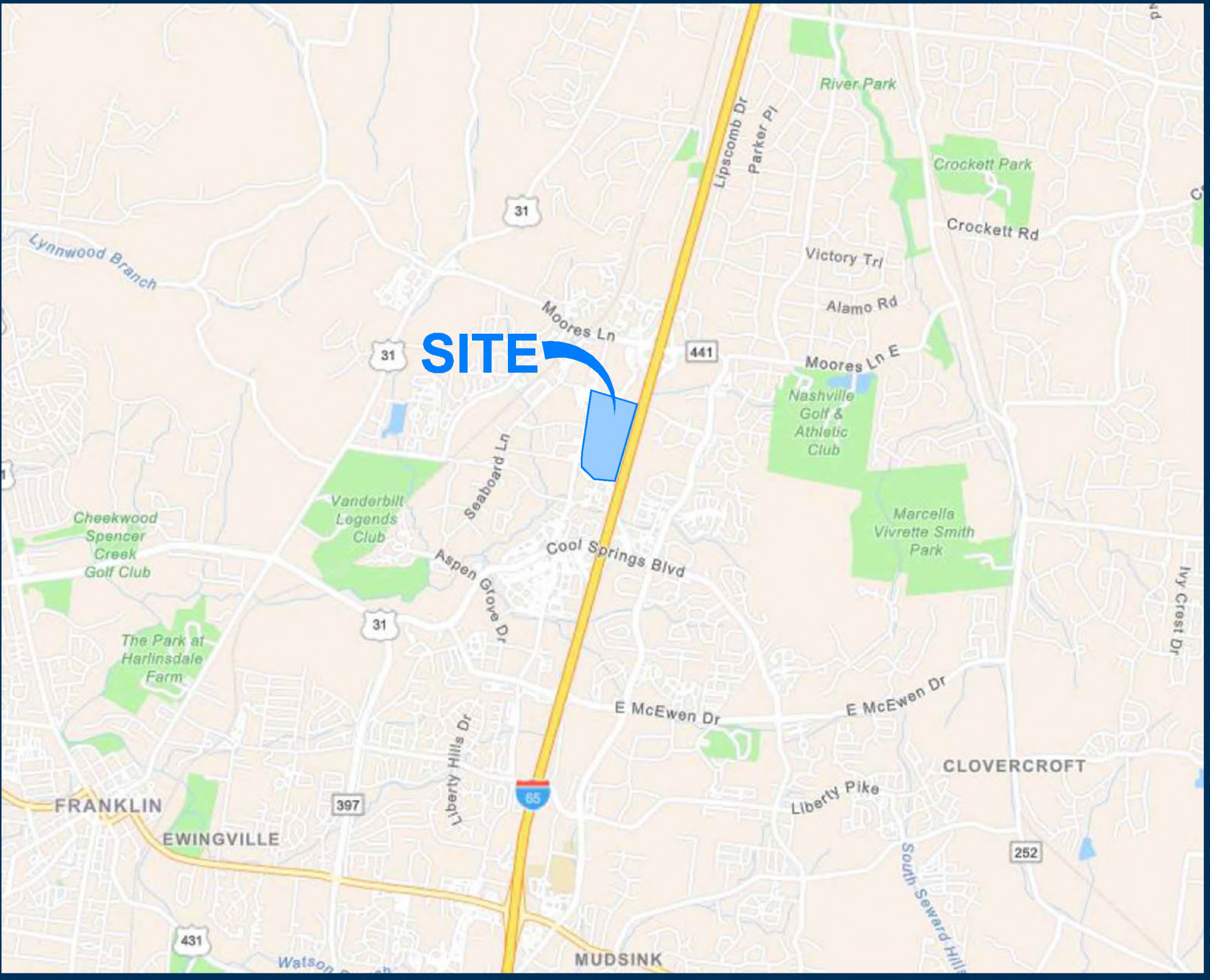
CIVIL

ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

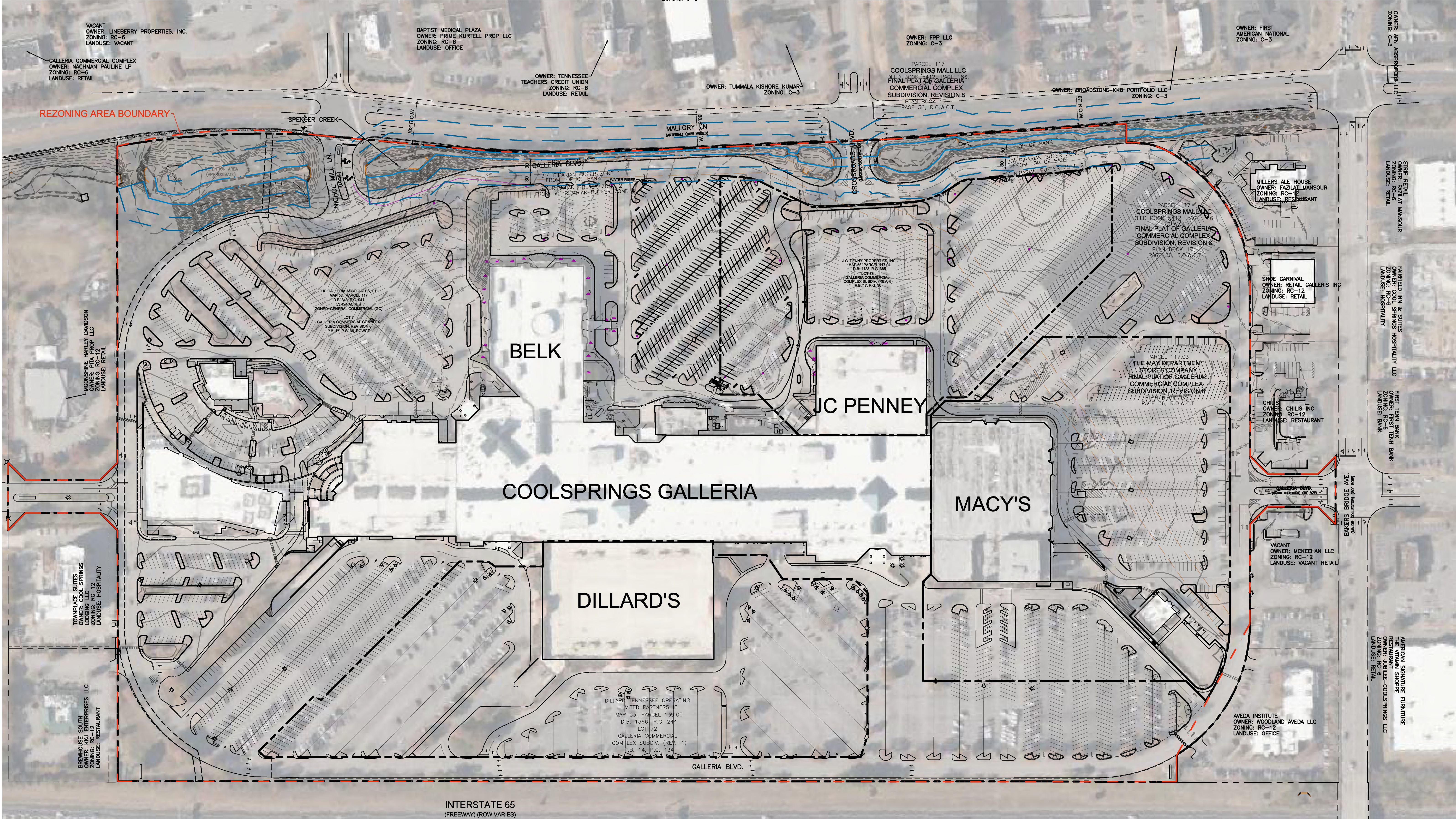
LANDSCAPE ARCHITECTURE

SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
COF Project #:	8503
Address:	1800 Galleria Blvd.
Map / Parcel:	Franklin, Williamson County
Total Acreage / Square Footage of Site:	53 / 117.00, 117.03, 117.04, 138.00
Acreage of Proposed ROW Dedication:	86.52 Ac. / 3,768,811 ± S.F.
Vesting Date:	See Vesting Schedule - This Sheet
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Design Concept (Per Envision Franklin)	Regional Commerce
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC8, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)



LOCATION MAP
SCALE 1" = 1000'



- PERMITTED PRINCIPAL USES:
- COMMUNITY GARDENS
 - ALL RESIDENTIAL USES
 - ALL RECREATION USES
 - ALL COMMERCIAL RECREATION USES
 - CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
 - CLINICS
 - CONTINUUM OF CARE FACILITIES
 - EDUCATIONAL FACILITIES
 - ENTREPRENEURSHIP/INNOVATION CENTERS
 - ESSENTIAL SERVICES
 - GROUP HOMES
 - HOSPITALS
 - MUSEUMS
 - PLACES OF PUBLIC ASSEMBLY
 - REHABILITATION CENTERS
 - DAY CARE CENTERS
 - EVENT VENUES
 - GARDEN CENTERS
 - GAS STATIONS
 - HOTELS
 - INDOOR/OUTDOOR ANIMAL SERVICES
 - INDOOR/OUTDOOR ANIMAL SERVICES
 - OFFICES
 - PERSONAL SERVICES
 - RESTAURANTS
 - RETAIL
 - SHORT-TERM VACATION RENTALS
 - SHOWROOMS
 - USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8503
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL

Revisions:

Drawing Title:
REZONING PLAN

Drawing No.
R0.1
Project No.
22-0073



RaganSmith
a Pape-Dawson company

Nashville - Murfreesboro - Chattanooga
ragansmith.com



**COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70**

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

 Galleria Commercial Complex PUD Subdivision

 Floodway Fringe Overlay

 Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

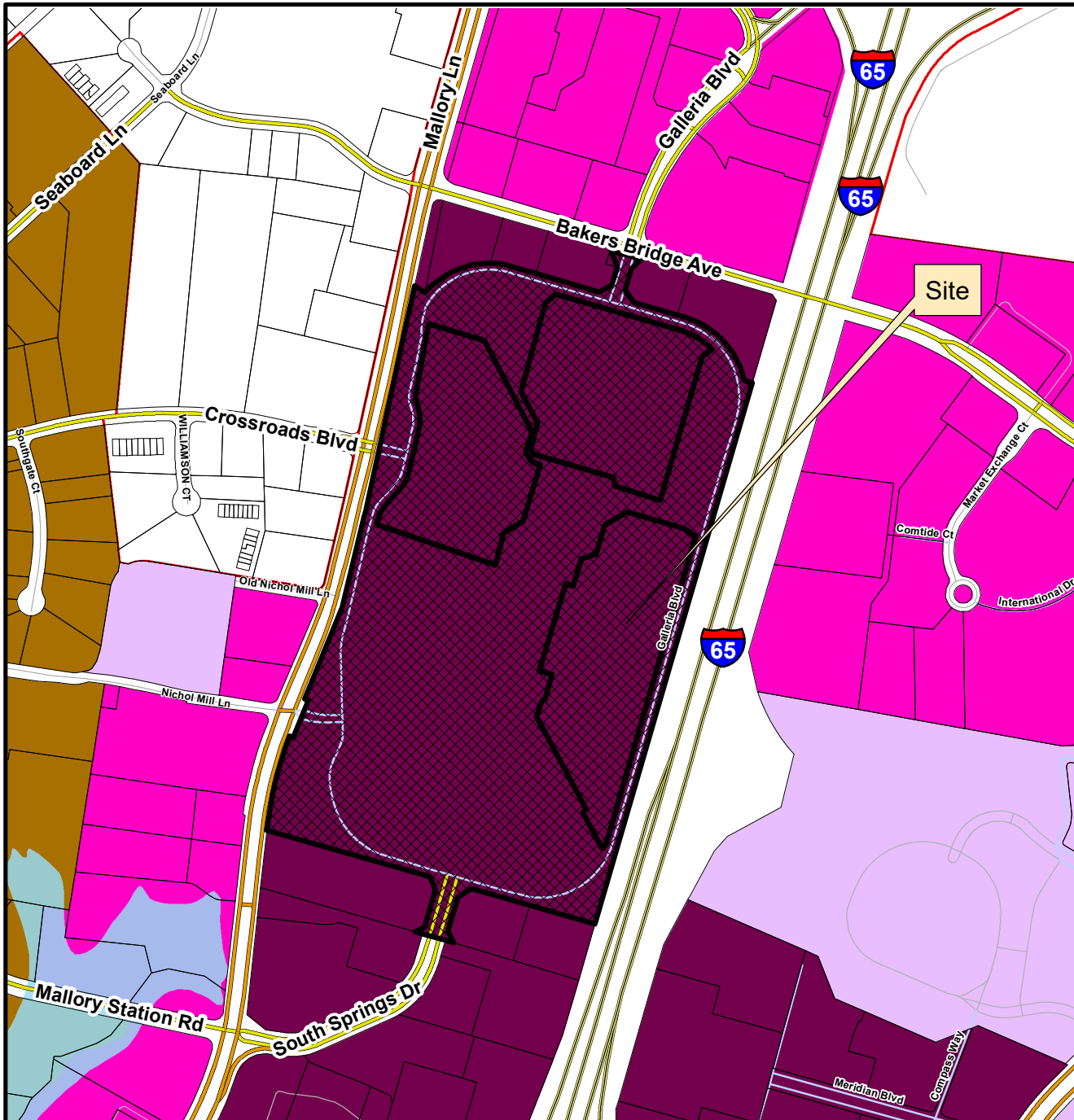
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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Feet



HISTORIC
FRANKLIN
TENNESSEE

LAND OWNERS

COOLSPRINGS MALL LLC/ CBL PROPERTIES

STEVEN LBOVITZ - CEO
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001

THE MAY DEPT. STORES COMPANY (MACY'S)

TONY SPRING - CEO
151 WEST 34TH ST
NEW YORK, NY 10001

DILLARD TN OP. LTD PARTNERSHIP (DILLARD'S)

WILLIAM T. DILLARD II - CEO
1600 CANTRELL RD.
LITTLE ROCK, AR 72201
501-376-5200

PROJECT CONTACTS

OWNER/DEVELOPER

KEN WITTLER - VP DEVELOPMENT
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

CIVIL

ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

ARCHITECTURE

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1360 WALNUT STREET, SUITE 102
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(720) 565-0505, X105
nigel@505design.com

LANDSCAPE ARCHITECTURE

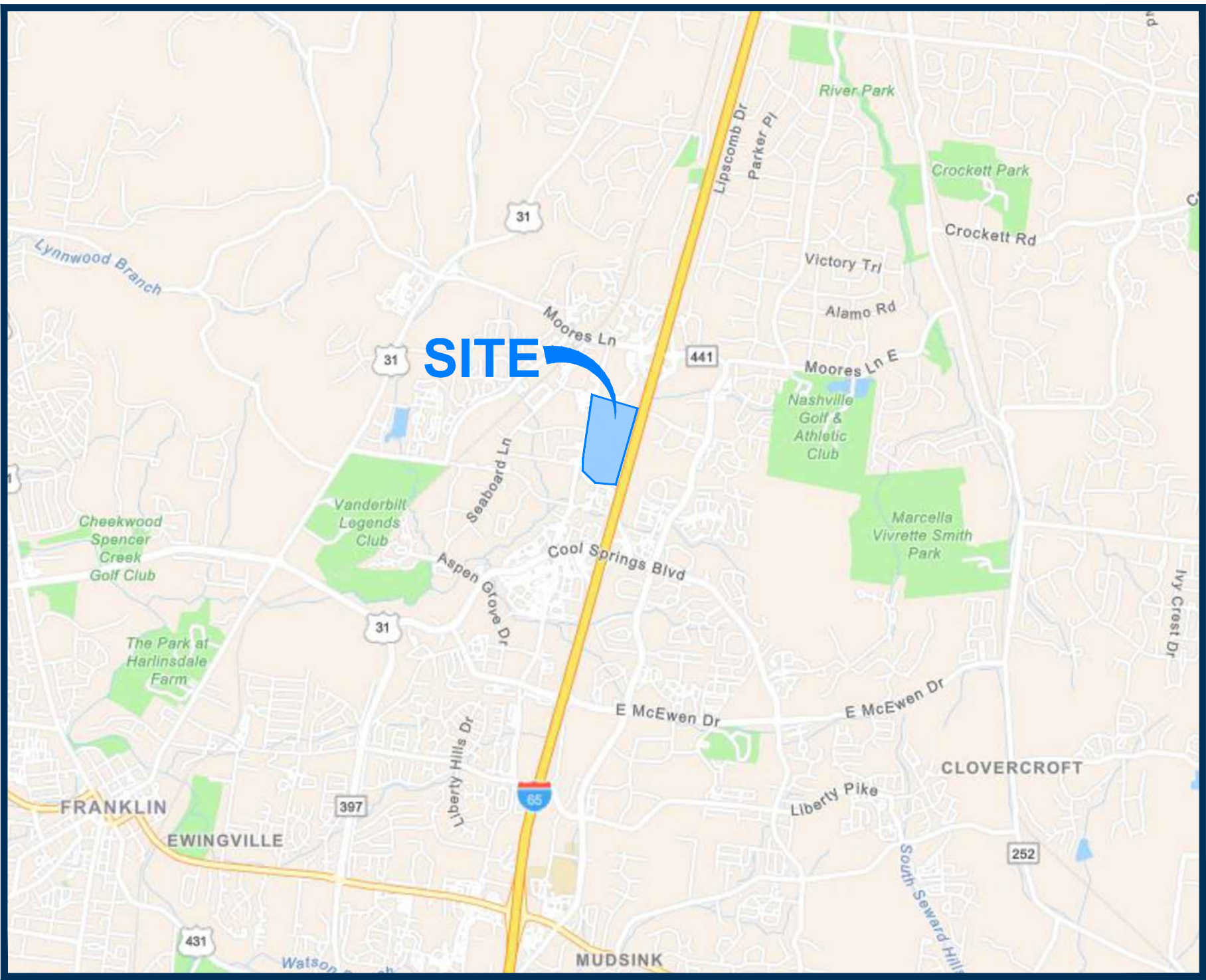
SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

VESTING DEVELOPMENT STANDARDS	
PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024 (BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)	
DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISION REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

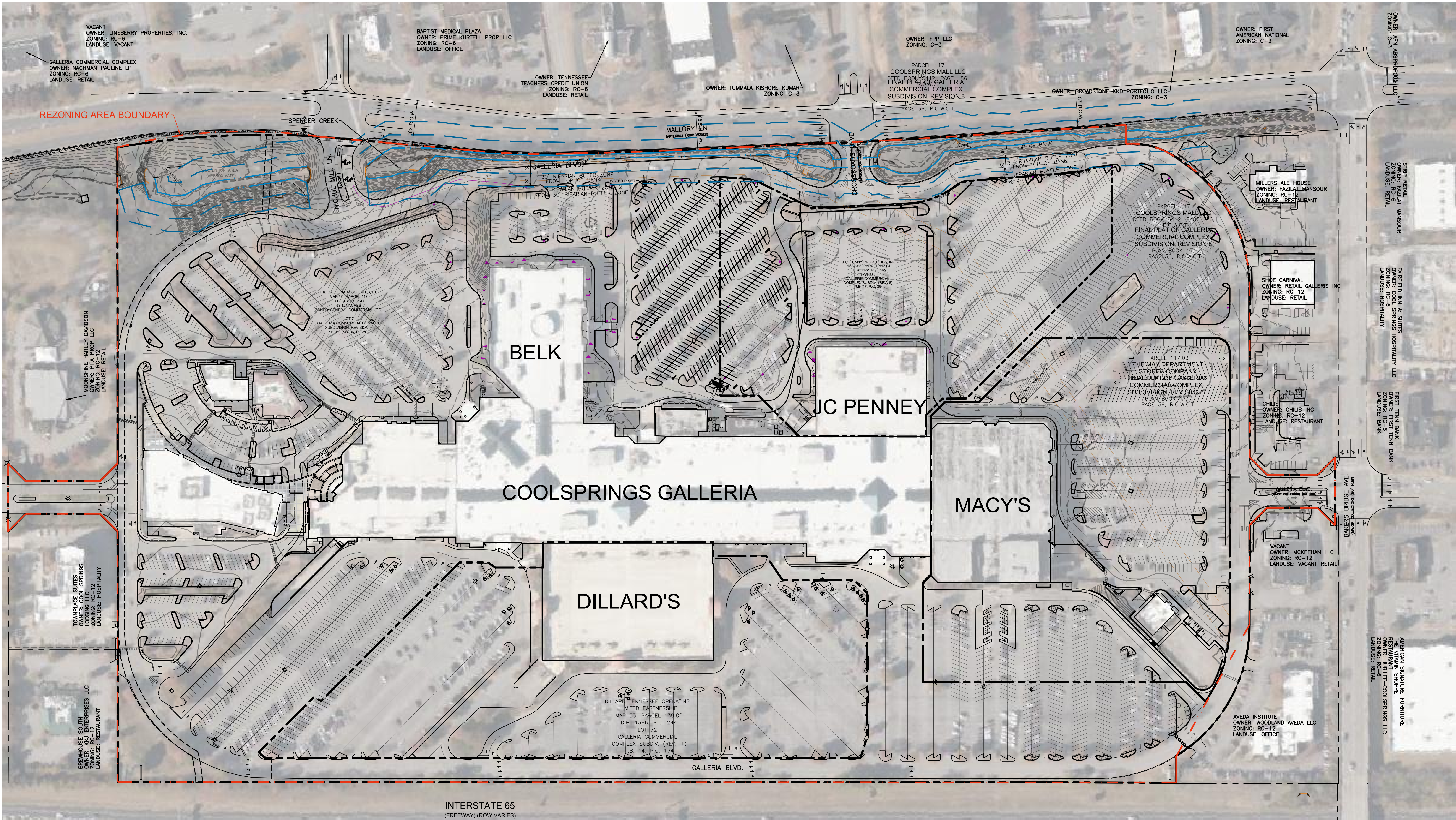
COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open space and the pedestrian experiences, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
COF Project #:	8503
Address:	1800 Galleria Blvd.
Map / Parcel:	Franklin, Williamson County
Total Acreage / Square Footage of Site:	53 / 117.00, 117.03, 117.04, 138.00
Acreage of Proposed ROW Dedication:	86.52 Ac. / 3,768,811 ± S.F.
Vesting Date:	See Vesting Schedule - This Sheet
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Design Concept (Per Envision Franklin)	Regional Commerce
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)



LOCATION MAP
SCALE 1" = 1000'



- PERMITTED PRINCIPAL USES:
- COMMUNITY GARDENS
 - ALL RESIDENTIAL USES
 - ALL RECREATION USES
 - ALL COMMERCIAL RECREATION USES
 - CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
 - CLINICS
 - CONTINUUM OF CARE FACILITIES
 - EDUCATIONAL FACILITIES
 - ENTREPRENEURSHIP/INNOVATION CENTERS
 - ESSENTIAL SERVICES
 - GROUP HOMES
 - HOSPITALS
 - MUSEUMS
 - PLACES OF PUBLIC ASSEMBLY
 - REHABILITATION CENTERS
 - DAY CARE CENTERS
 - EVENT VENUES
 - GARDEN CENTERS
 - GAS STATIONS
 - HOTELS
 - INDOOR/OUTDOOR ANIMAL SERVICES
 - INDOOR/OUTDOOR ANIMAL SERVICES
 - OFFICES
 - PERSONAL SERVICES
 - RESTAURANTS
 - RETAIL
 - SHORT-TERM VACATION RENTALS
 - SHOWROOMS
 - USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8503
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

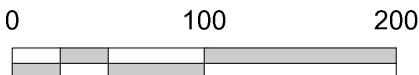
Scale: 1"=100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL

Revisions:
-
-
-
-
-

Drawing Title:
REZONING PLAN

Drawing No.
R0.1
Project No.
22-0073

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.





City of Franklin

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

File #: 21-01165

DATE: February 5, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Amy Diaz-Barriga, Asst Director of Planning Development
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2024-70, A Resolution Approving A Revised Development Plan For Cool Springs Galleria PUD Subdivision, For The Property Located West Of Interstate 65 And South Of Bakers Bridge Avenue, Located At 1800 Galleria Boulevard. Establishing A Public Hearing For March 25, 2025
FMPC 12/12/24, 7-0

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8504
Applicant: Scotty Bernick, Ragan-Smith Associates, Inc.
Owner: COOL SPRINGS MALL, LLC, Ken Wittler, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant has submitted a revision to the Cool Springs Galleria PUD Subdivision development plan for the property located west of Interstate 65 and south of Bakers Bridge Road at 1800 Galleria Boulevard. The property consists of 86.52 acres. With this development plan revision, the applicant is requesting to rezone it from Regional Commerce 12 (RC12) to Planned District (PD 6.94/1,659,584/120). The plan includes 600 multifamily residential units, 1,659,584 square feet of new and existing nonresidential space, and 120 hotel rooms.

Envision Franklin places this property in the Regional Commerce Design Concept. Areas within Regional Commerce contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources, while also providing a mix of housing options that support a healthy, vibrant place to live, work, and play. Development should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas. New development should have a pedestrian-friendly design and distinctive character. Infill buildings and associated parking structures are expected and encouraged to replace large, surface-parking lots.

The plan proposes new development in the existing surface-parking lots providing 84,555 square feet of new restaurant and retail space as well as 600 multifamily units. For new multifamily residential uses, Envision Franklin recommends that the entire first floor facing the street should have

commercial spaces with residential on upper levels. In locations where commercial use on the first floor is not viable due to topographical or environmental constraints or lack of visibility from a major street, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to an internal drive. The buildings range in height from 1 to 8 stories, including an 8-story hotel with 120 keys. The new construction offers retail and amenity space on the ground floor with multifamily residential units on the upper floors.

Envision Franklin recommends that buildings, where feasible, should be sited or designed to create public spaces, such as plazas, outdoor seating areas, etc., that are easily accessible from adjacent streets or sidewalks. While this project meets the minimum recommended policies of Envision Franklin for the Regional Commerce Design Concept, the proposed plan does not demonstrate the larger Guiding Principle of Exceptional Design in terms of integrating high quality design of buildings, public spaces, streets, pedestrian facilities, and landscaping in order to enhance the public realm and create exceptional places for people. The amount of usable open space provided is still minimal. Additional open space in the form of a large plaza or green with amenities could help make this a distinctive destination and contribute to the activation of the property. Staff acknowledges that retrofitting existing development sites to create new, special places for people is a challenge, and since the policies of the Regional Commerce Design Concept have ultimately been met with this revised development plan, staff recommends approval with conditions.

PROCEDURAL REQUIREMENTS:

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

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

The Planning Commission recommended to the Board of Mayor and Aldermen to approve this item, with conditions, by a vote of 7-0.

Staff recommends that the Board of Mayor and Aldermen approve Resolution 2024-70, with conditions.

RESOLUTION 2024-70

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR COOL SPRINGS GALLERIA PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF INTERSTATE 65 AND SOUTH OF BAKERS BRIDGE AVENUE, LOCATED AT 1800 GALLERIA BOULEVARD

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

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

WHEREAS, BOMA originally rezoned the subject Property, and originally approved a Concept Plan as part of Ordinance 87-58 on November 10, 1987; and

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

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

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2024-22.

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
53-117.00	53.35
53-117.03	11.76
53-117.04	9.23
53-139.00	12.18
Total	86.52

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

SECTION III: That the overall entitlements, as amended, for the Cool Springs Galleria PUD Subdivision are as follows:

Entitlements	Cool Springs Galleria PUD
Original Base Zone District	RC 12
Requested Base Zone District	PD 6.94/1,659,584 /120
Other Zoning Overlays	n/a
Number of Dwelling Units	600
Number of Nonresidential Square Footage	1,659,584
Number of Hotel Rooms	120
Open Space Requirements	15%
Number of Phases in Development	6
Concept Plan Approval	Ordinance No. 87-58 Date of approval: 11-10-1987
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2024-22, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this ____ day of _____, 2024.

ATTEST:

CITY OF FRANKLIN, TN:

By: _____
ANGIE SKARP
City Recorder

By: _____
DR. KEN MOORE
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____ 4/2/24 _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 6/27/24 _____

NEIGHBORHOOD MEETING: _____ 5/8/24 _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

 Galleria Commercial Complex PUD Subdivision

 Floodway Fringe Overlay

 Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

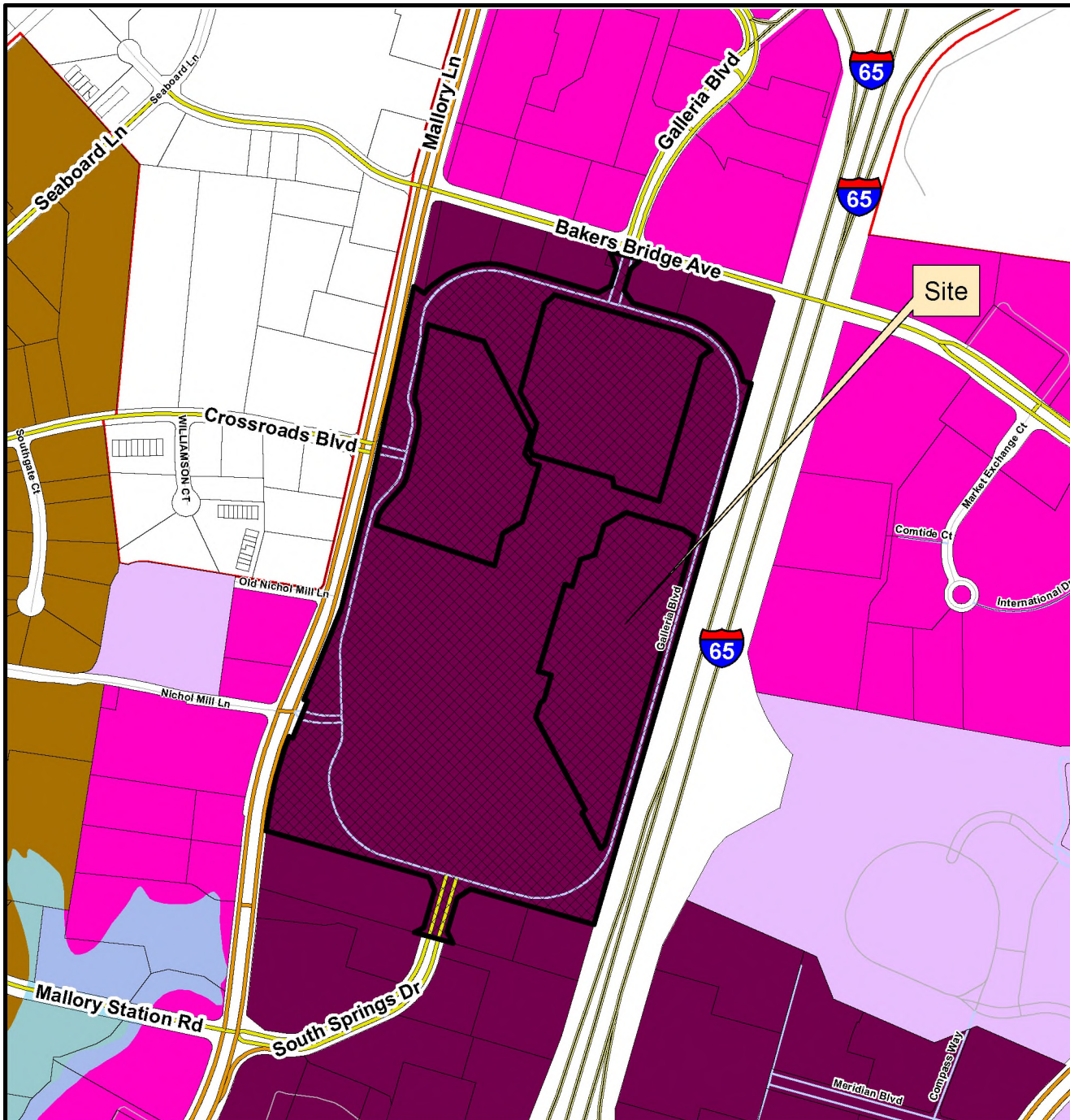
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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



HISTORIC
FRANKLIN
TENNESSEE

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

TAX MAP 53, PARCELS 117, 117.03, 117.04, 139
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CONTACTS

OWNER/DEVELOPER
KEN WITTLER - VP
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

ARCHITECTURE

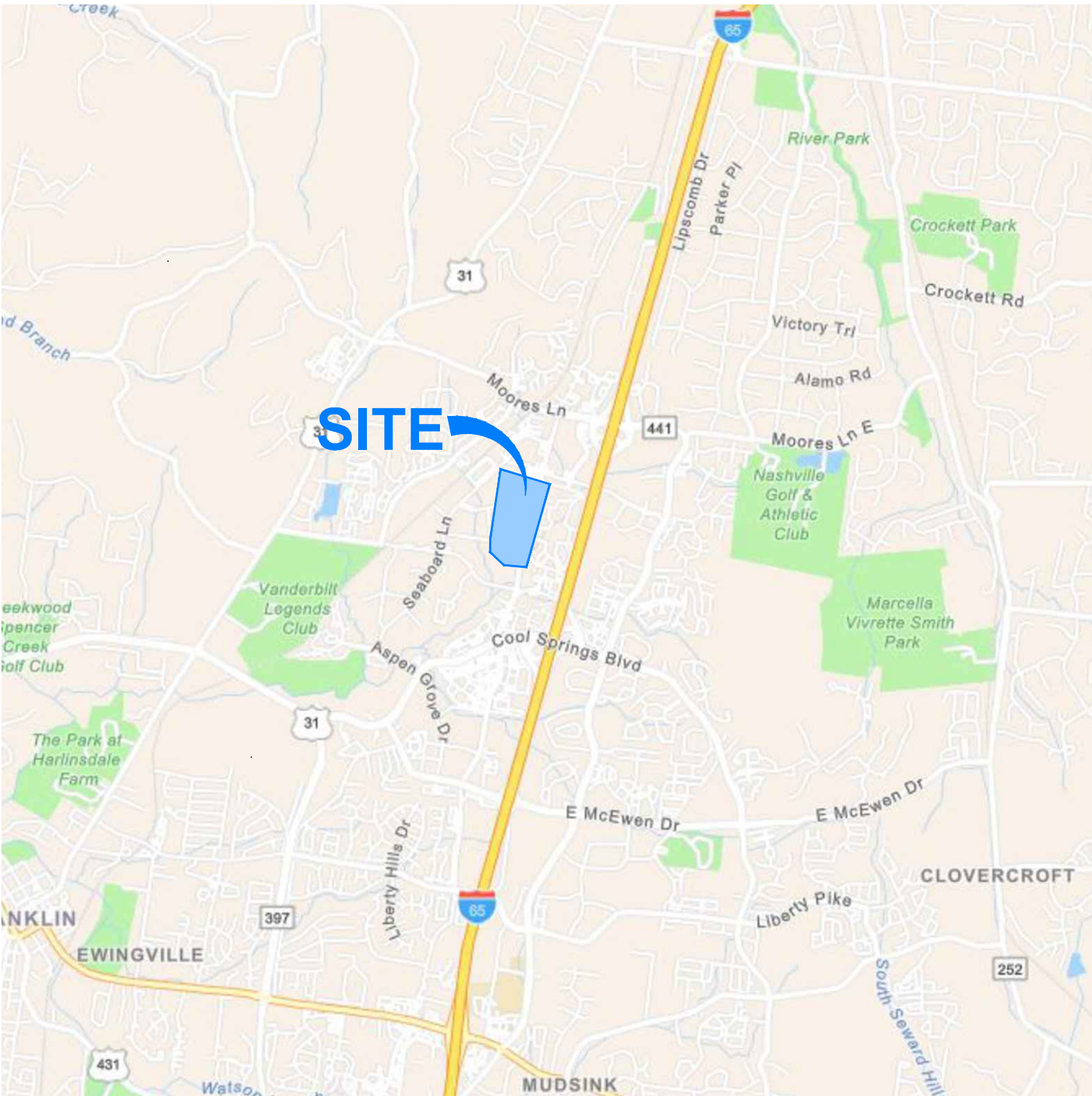
NICK IGEL, RA
505 DESIGN at Cooper Carry
1360 WALNUT STREET, SUITE 102
BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

CIVIL

ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

LANDSCAPE ARCHITECTURE

SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com



LOCATION MAP
SCALE 1" = 1000'

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd. Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	Front Yard (Malory Ln) 20' Min. Front Yard (Internal) 0' Min. Side Yard (External): 0' Min. Side Yard (Internal): 0' Min. Rear Yard (I-65) 25' Min. Rear Yard (Internal): 0' Min.
Dwelling Unit Count, By Type:	Multi-Family: 600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F., Maximum 8 Stories) [Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.:	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: NO SCALE

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

COVER SHEET

Drawing No.

C0.0

Project No.
22-0073



SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH, INC., DATED NOVEMBER 10, 2023.

PLAT REFERENCE:
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J.C. PENNEY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PRELIMINARY ENGINEERING ASSESSMENT NOTE:

THIS PRELIMINARY ENGINEERING ASSESSMENT PLAN SET IS SCHEMATIC IN NATURE. FURTHER STUDY AND DEVELOPMENT OF THE SITE DESIGN (INCLUDING SITE LAYOUT, SITE UTILITIES, SITE GRADING AND DRAINAGE, STORMWATER QUALITY MEASURES) SHALL BE NECESSARY. VARIOUS PRELIMINARY LEVEL DESIGN ASSUMPTIONS HAVE BEEN MADE THAT SHALL BE FURTHER VETTED AND INVESTIGATED. AS THE CIVIL DESIGN PROGRESSES FROM PRELIMINARY TO FURTHER DETAILED DESIGN, FEEDBACK AND COORDINATION WITH THE PROJECT DESIGN TEAM AND ANY GOVERNING / JURISDICTIONAL AGENCIES SHALL OCCUR. IT SHALL BE ANTICIPATED THAT THE PRELIMINARY DESIGN CONTAINED WITHIN THIS SET MAY BE INFLUENCED BY THESE REVIEW AND COORDINATION EFFORTS.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #8504 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.5.

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

VESTING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISION REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



RaganSmith

a Pape-Dawson company

Nashville - Murfreesboro - Chattanooga
ragansmith.com



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

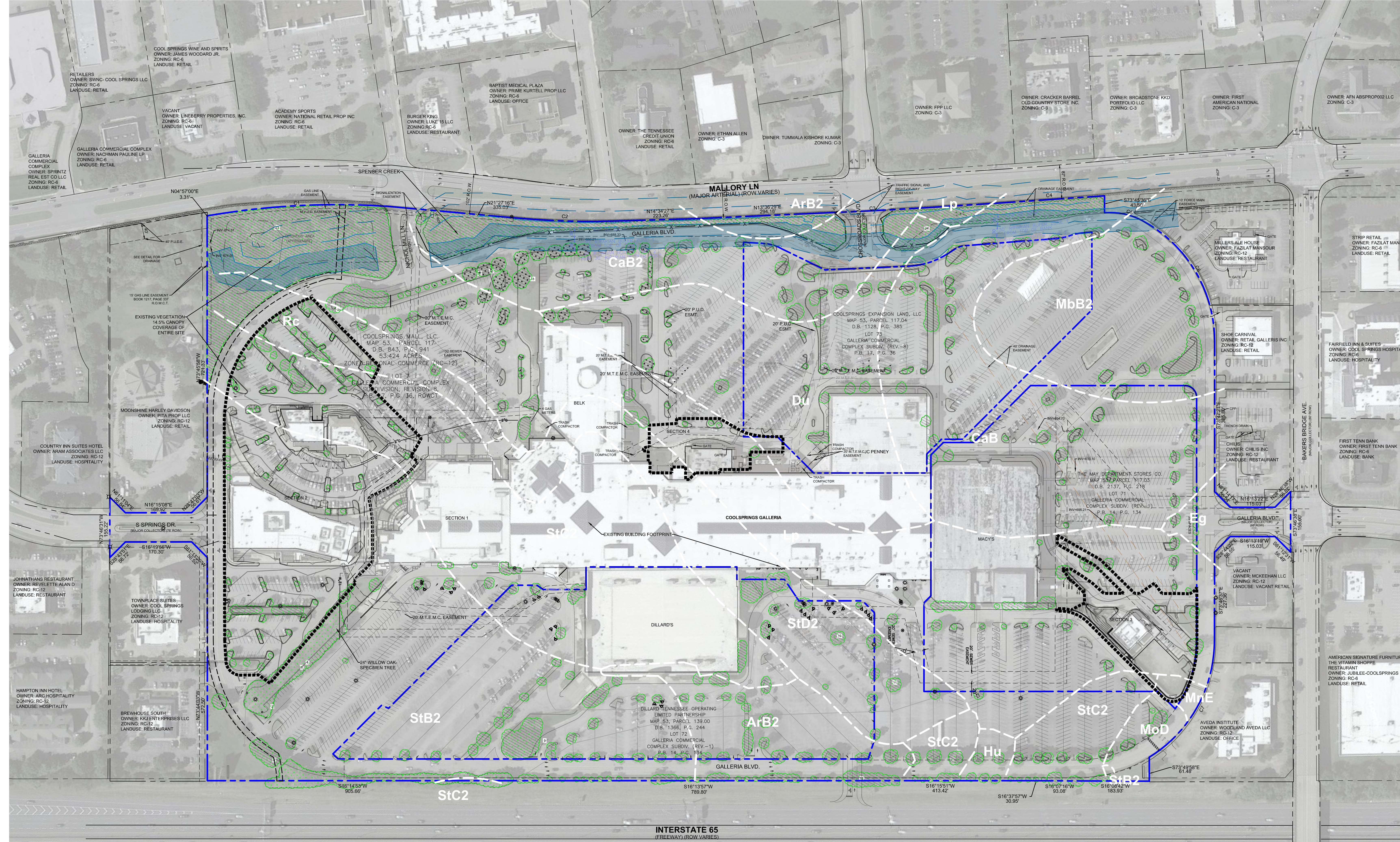
Drawing Title:

OVERALL EXISTING
CONDITIONS

Drawing No.

C1.0

Project No.
22-0073



SOILS DATA:

Williamson County, Tennessee (TN187)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	3.2	3.8%
CaB	Caprina silt loam, phosphatic, 2 to 5 percent slopes	9.4	11.2%
CaB2	Caprina silt loam, phosphatic, 2 to 5 percent slopes, eroded	5.7	6.8%
Du	Dunning silt loam, phosphatic	6.9	8.2%
Eg	Egan silt loam, phosphatic	0.5	0.6%
Hu	Huntington silt loam, phosphatic	0.3	0.3%
Lp	Lindale silt loam, phosphatic	18.5	19.7%
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	5.3	6.3%
Me	Melvin silt loam, phosphatic	0.0	0.0%
MnE	Mimosa very rocky soils, 20 to 40 percent slopes	0.3	0.3%
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	0.6	0.8%
Rc	Rockland	2.0	2.3%
SbB2	Stevensville silt loam, 2 to 5 percent slopes, eroded	16.1	16.1%
SbC2	Stevensville silt loam, 5 to 12 percent slopes, eroded	12.0	14.3%
SbD2	Stevensville silt loam, 12 to 20 percent slopes, eroded	5.3	6.3%
Totals for Area of Interest		84.0	100.0%

A SOIL RESOURCE REPORT WAS CREATED USING THE USDA - NATURAL RESOURCES CONSERVATION SERVICE ONLINE SOFTWARE ON AUGUST 8, 2013. NO ON-SITE SOIL REPORTING HAS BEEN CONDUCTED ON THIS PROPERTY. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOILS. CONDITIONS, IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

BOUNDARY CURVE DATA TABLE

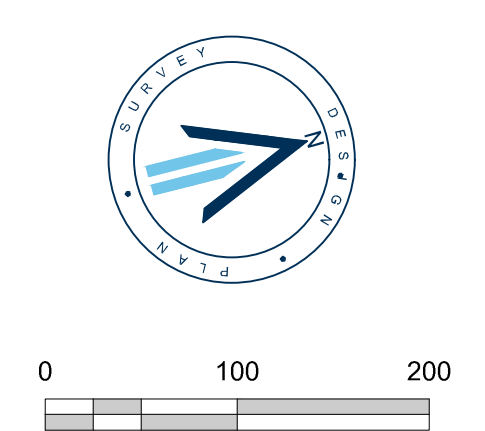
CURVE	Δ	D	T	R	BEARING	CHORD
C1	13°36'55"	237'12"	231.59'	1939.85'	481.00'	N13°18'32"E 459.92'
C2	6°52'34"	247'22"	123.40'	2053.99'	246.51'	N18°01'38"E 246.36'
C3	1°24'02"	0°28'13"	148.97'	12186.86'	297.92'	N13°19'08"E 297.91'
C4	1°21'40"	0°29'52"	136.76'	11513.16'	273.51'	N1°53'29"E 273.50'
C5	32°31'12"	32°33'16"	51.33'	176.00'	99.89'	N28°04'03"E 98.56'
C6	61°52'28"	16°18'52"	210.50'	351.20'	379.26'	N75°16'24"E 361.10'
C7	58°25'37"	16°19'29"	196.26'	350.97'	357.90'	S44°33'49"E 342.59'
C8	27°32'34"	54°33'10"	25.74'	105.03'	50.49'	N33°23'30"E 50.00'
C9	30°00'01"	29°23'38"	52.23'	194.92'	102.06'	N01°32'09"W 100.90'
C10	28°18'36"	104°12'52"	13.87'	54.98'	27.17'	N02°22'43"W 26.89'
C11	14°59'57"	39°32'47"	19.07'	144.88'	37.93'	N04°14'09"E 37.82'
C12	14°59'58"	54°36'40"	13.81'	104.92'	27.47'	N04°14'09"E 27.39'
C13	89°50'42"	190°59'09"	29.92'	30.00'	47.04'	N61°19'24"E 42.37'
C14	35°02'24"	18°47'18"	96.27'	304.95'	186.50'	S56°15'57"E 183.61'
C15	3°01'48"	18°47'08"	8.07'	305.00'	16.13'	S17°44'41"W 16.13'

AREA CALCULATIONS:
TOTAL SITE AREA: 86.52 ACRES
EXISTING LSA: 12.89 ACRES (14.9%)

PROPERTY LINE LEGEND:
--- EXISTING PROPERTY LINE

THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

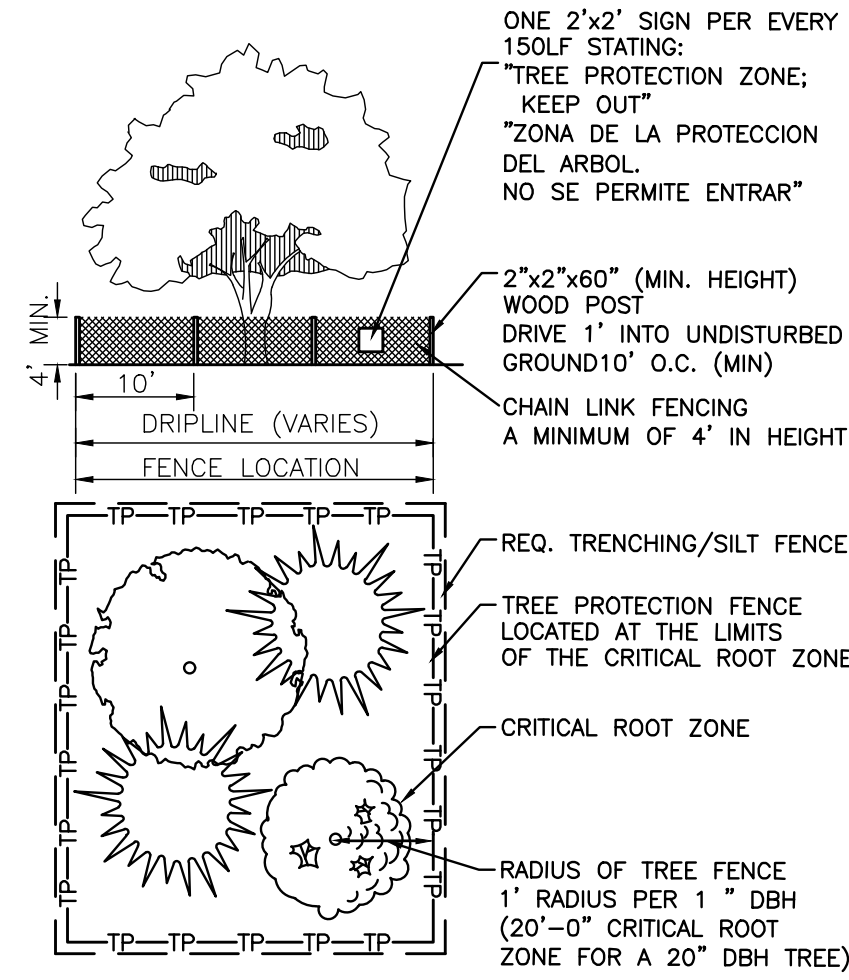
NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.



COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3
NOVEMBER 7, 2024
E. PARL
C1.0
22-0073

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
Project #:	8504
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Data:	See Cover Page
Existing Tree Canopy	11.53 AC (13% of Total Site Acreage)
Tree Canopy Required	2.54 AC (22% of Existing)

*TDEC 303(d) CLASSIFICATIONS:
SPENCER CREEK HAS BEEN INCLUDED IN THE LIST OF IMPAIRED AND THREATENED WATERS IN THE STATE OF TENNESSEE DUE TO THE FOLLOWING PARAMETERS:
1) ALTERATION IN STREAM-SIDE OR LITTORAL VEGETATIVE COVERS.
2) EROSION/SCOUR/SEDIMENTATION/ SILTATION
3) SEDIMENTATION/ SILTATION



TREE PROTECTION
NOT TO SCALE
NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

GENERAL NOTES
1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL ACCURACY IS 0.05'.
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCO LLC FROM J. C. PENNY PROPERTIES, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 98 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

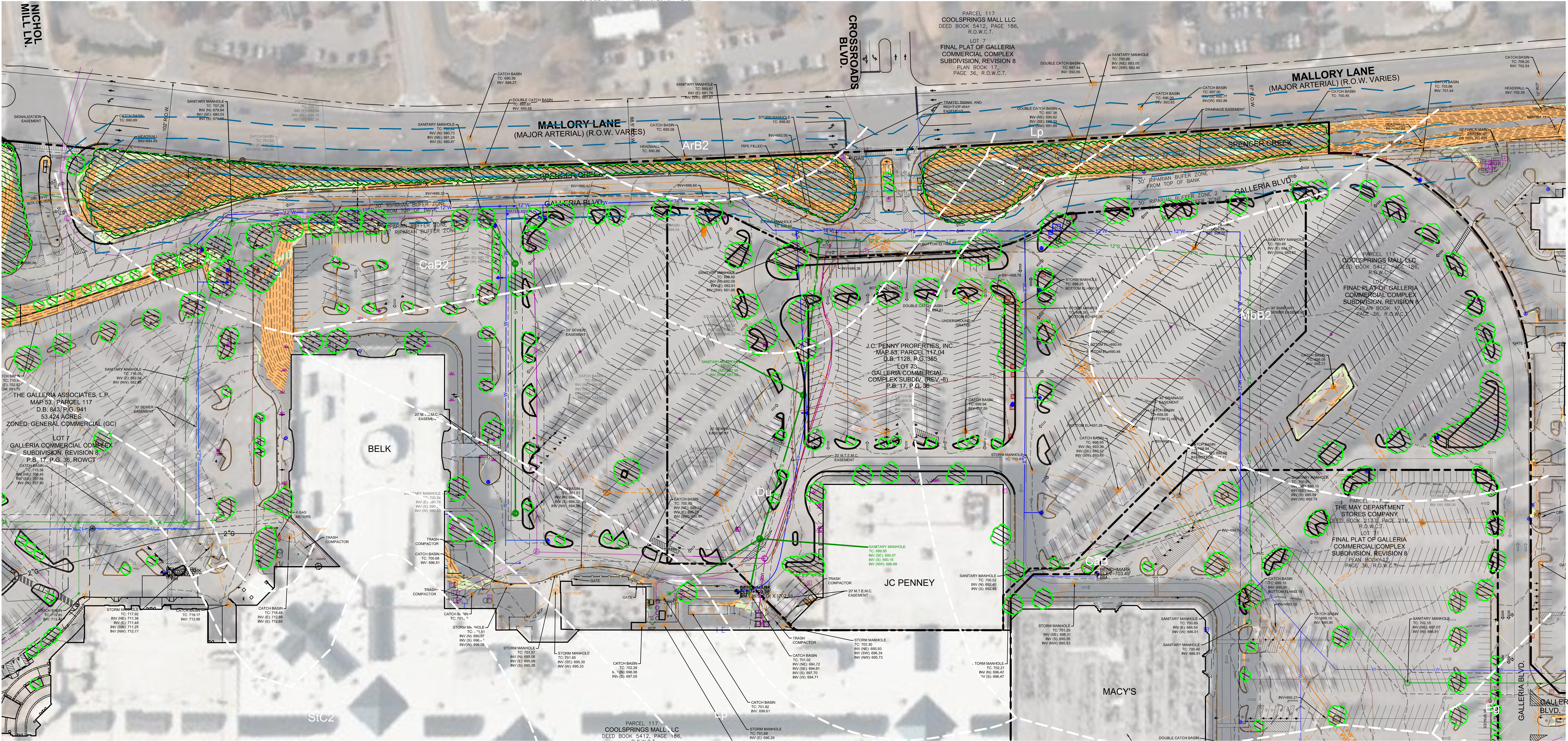
PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 117.04 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53.

PLAT REFERENCE
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND	
○(R)(O)	IRON ROD (OLD)
●(R)(N)	IRON ROD (NEW)
○(R)(O)	PK NAIL (OLD)
●(R)(N)	FIRE HYDRANT
○(R)(O)	WATER VALVE
●(R)(N)	WATER METER
○(R)(O)	SIAMSESE WATER CONNECTION
●(R)(N)	POST INDICATOR VALVE
○(R)(O)	WATER LINE
●(R)(N)	HYDROCOWL
○(R)(O)	GAS VALVE
●(R)(N)	GAS METER
○(R)(O)	GAS LINE
●(R)(N)	CABLE TV BOX
○(R)(O)	TELEPHONE MANHOLE
●(R)(N)	UNDERGROUND TELEPHONE LINE
○(R)(O)	SANITARY SEWER LINE
●(R)(N)	SANITARY SEWER MANHOLE
○(R)(O)	SEWER CLEAN-OUT
●(R)(N)	SEWER VALVE
○(R)(O)	CATCH BASIN
●(R)(N)	AREA DRAIN
○(R)(O)	STORM MANHOLE
●(R)(N)	REINFORCED CONCRETE PIPE
○(R)(O)	STORM LINE
●(R)(N)	LIGHT STANDARD
○(R)(O)	YARD LIGHT
●(R)(N)	ELECTRIC BOX
○(R)(O)	TRANSFORMER PAD
●(R)(N)	UNDERGROUND ELECTRIC LINE
○(R)(O)	ASPHALT SURFACE
●(R)(N)	BOLLARD
○(R)(O)	HANDICAP PARKING
●(R)(N)	SIGN
○(R)(O)	R.O.W.C.T.
●(R)(N)	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

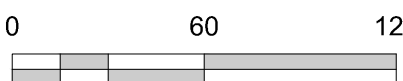
PROPERTY LINE LEGEND:

----- EXISTING PROPERTY LINE



UTILITY CONTACTS:	
WATER	MALLERY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN MCNEIL
ELECTRIC	MTEMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 771-8300 TERI LABELLA
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

SLOPES TABLE			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ENLARGED EXISTING CONDITIONS

Drawing No.
C1.1
Project No.
22-0073





RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

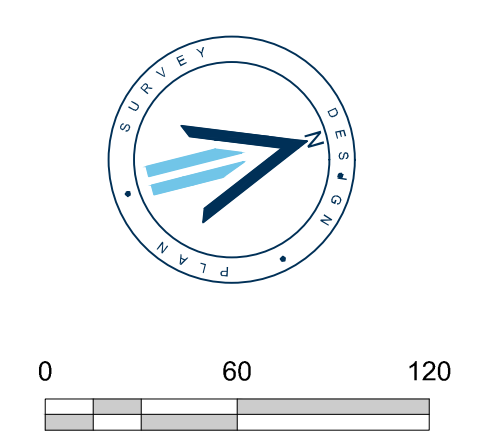
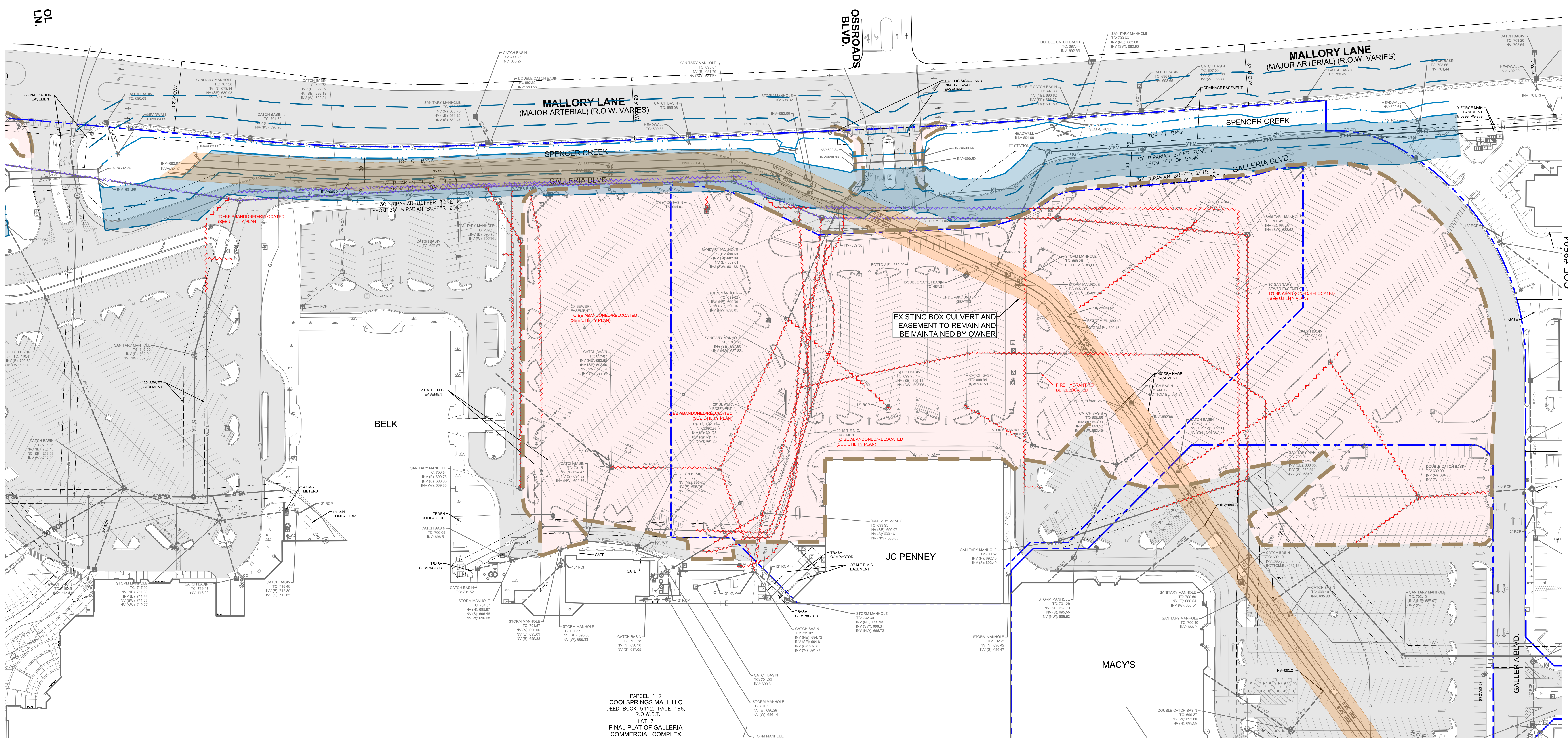
Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
DEMOLITION PLAN
Drawing No.
C1.2
Project No.
22-0073

- DEMOLITION NOTES**
1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
 2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
 3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
 4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
 5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

LEGEND

- LIMITS OF DISTURBANCE
SITE AREA = 285.52 AC
L.O.D. = 213.61 AC
- - - PROPERTY LINE
- ~ ~ ~ UTILITIES TO BE DEMOLISHED
- ~ ~ ~ UTILITIES TO BE ABANDONED IN PLACE
- DEMOLITION SHADING



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



RaganSmith

a Pape-Dawson company

Nashville - Murfreesboro - Chattanooga
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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 200'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

OVERALL
DEVELOPMENT PLAN

Drawing No.

C2.0

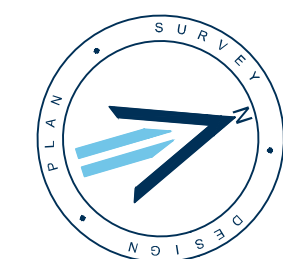
Project No.
22-0073

TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT						
Development	Nonresidential Use	Square Footage (GFA - COMMERCIAL)	Single-Family Units	Multi-Family Units	Hotel Keys	Parking Provided (Ex + Proposed)
Overall Entitlements	See Allowed Uses Chart	1,659,584± S.F.	N/A	600 Units	120 Keys	
EX. ENTITLED	Retail, Rest.	1,582,939± S.F.				5459 Spaces (Existing)
EX. LEASABLE	Retail, Rest.	1,174,428± S.F.				
EX. ENTITLED (REMAINING FROM SECTION 3)	Retail, Rest.	7,910± S.F.				
PROPOSED	New Non-Res.	84,555± S.F.				
NET INCREASE (LESS SECTION 3)	New Non-Res.	76,645± S.F.				
PHASE 1						5211 Spaces +/- (Cumulative)
	Multifamily		N/A	363 Units (445,000± S.F.)	0 Keys	
	Retail	14,400± S.F.	N/A	0 Units	0 Keys	
PHASE 2						5080 Spaces +/- (Cumulative)
	Retail	20,055± S.F.	N/A	0 Units	0 Keys	
PHASE 3						4943 Spaces +/- (Cumulative)
	Restaurant	15,000± S.F.	N/A	0 Units	0 Keys	
PHASE 4						5166 Spaces +/- (Cumulative)
	Multifamily		N/A	237 Units (330,000± S.F.)	0 Keys	
	Retail	8,100± S.F.		--	0 Keys	
	Restaurant	27,000± S.F.		--	0 Keys	
PHASE 5						5024 Spaces +/- (Cumulative)
	Hotel	--	N/A	0 Units	120 Keys (145,000± S.F.)	

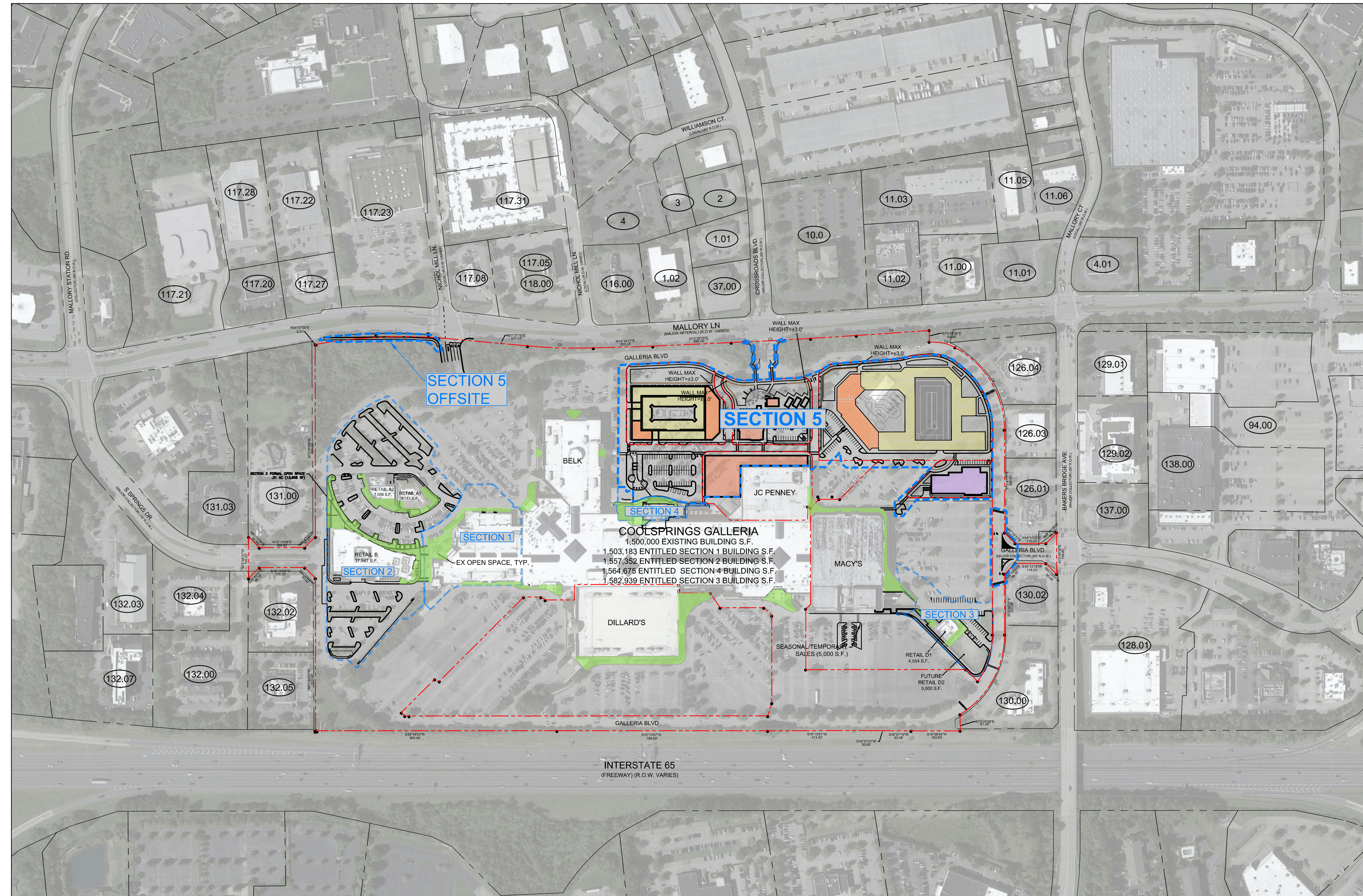
NOTES:
1) SEE ALLOWED USES, THIS SHEET.
2) HOTEL & MULTIFAMILY S.F. ARE NOT APPLIED TOWARDS THE OVERALL GFA COMMERCIAL S.F. AND QUANTIFIED VIA KEYS / UNITS.
3) PHASES AND USE LOCATIONS W/ PHASES MAY VARY BASED ON MARKET CONDITIONS AT TIME OF SITE PLAN APPLICATION.
4) NON-RESIDENTIAL USES IDENTIFIED IN TAKE-DOWN SCHEDULE ABOVE MAY BE COMPRISED OF ANY PERMITTED PRINCIPAL USE, USES AND AREAS LABELED/QUANTIFIED ON THE SITE RENDERING (SHEET C2.1) ARE FOR DESIGN INTENT ONLY.

SITE DATA	
SITE INFORMATION	
Project Name: COOLSPRINGS GALLERIA (DEV. PLAN REV 3)	
Project #: 8504	
Address: 1800 Galleria Blvd. Franklin, Williamson County	
Map / Parcel: 53 / 117.00, 117.03, 117.04, 139.00	
Total Acreage / Square Footage of Site: 86.52 Ac. / 3,768,811 ± S.F.	
Acreage of Proposed ROW Dedication: 0.24 Acres	
Vesting Date: See Cover Page	
REGULATIONS	
Base Zoning: RC12 (Regional Commerce 12) / PD	
Proposed Zoning: PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)	
Overlay Zoning: n/a	
Permitted Principal Uses: See Principal Uses Chart, This Sheet	
Permitted Accessory Uses: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance	
Permitted Temporary Uses: All temporary uses permitted with additional use regulations for "SC05, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance	
Building Types Applied: Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building	
Frontage Types Applied: Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)	
Lot Width (Residential): N/A	
Lot Size (Residential): N/A	
Setbacks	
Front Yard (Mallory Ln) 20' Min.	
Front Yard (Internal) 0' Min.	
Side Yard (External): 0' Min.	
Side Yard (Internal): 0' Min.	
Rear Yard (I-65) 25' Min.	
Rear Yard (Internal): 0' Min.	
Dwelling Unit Count, By Type:	
Multi-Family: 600 Units (775,000± SF)	
Commercial S.F., By Use (Total): 1,258,983 ± S.F. (Gross Leasable)	
Ex. Galleria/Site Bldg Area: 1,174,428 ± S.F. (Gross Leasable) 1,582,939± Bldg S.F.	
Restaurant/Retail: 84,555 ± S.F. (Net Increase of 76,645 ± S.F.)	
Hotel: 120 Keys (Approx. 145,000± S.F., Maximum 8 Stories)	
[Hotel is regulated via keys, thus approx. S.F., noted is in addition to "Commercial S.F., By Use (Total)"]	
Building Height: Maximum 8 Stories Permitted within PD	
Commercial/Mixed Use Building: 1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)	
Commercial/Mixed Use or Multifamily Bldg: 5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)	
Min. LSA Existing (Proposed) Overall Site: 14.5% Ex Req to Remain (17.67% Conceptually Proposed)	
Sec 5 Min. LSA Proposed: 20.0%	
Open Space S.F. Required- Total Site: 188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)	
Open Space S.F. Provided- Total Site: 188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)	
Existing Open Space S.F.: 122,770 ± S.F. (3.26% of Total Development area)	
New Open Space S.F. Provided: 66,100 ± S.F. (1.75 % of Total Development area)	
Natural Area S.F. Required: N/A- Mixed Use	
Tree Canopy Retention Ac. Required: 3.00± Ac. (26% of Existing Canopy Cover)	
Tree Canopy Retention Ac. Provided: 9.03± Ac. (83.2% of Existing Canopy Retention)	
Parking Required, By Use: See Shared Parking Analysis Chart	
Historic Resource Treatment (Y/N): No	

Ratios/S.F./Uses Note:
Ratios/S.F./Uses, their locations, and/or their associated phases identified in Site Data table are subject to change at the Site Plan phase based on market conditions. All Uses shown above are permitted; however, shall not exceed the maximum Residential Density/Commercial S.F./or Hotel Keys proposed. Hotel is regulated via keys and Multifamily is regulated via unit count, thus approx. S.F., noted in Site Data chart is in addition to the "Commercial S.F., By Use (Total)".



0 200 400



PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further vetted and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

BUILDING TYPES NOTE

Buildings A, B, C, E, H are the Commercial Mixed Use building type. Building D is Large Scale Retail building type. Buildings F, G are Commercial Mixed Use &/or Multifamily building type, as designated by vested ordinance. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

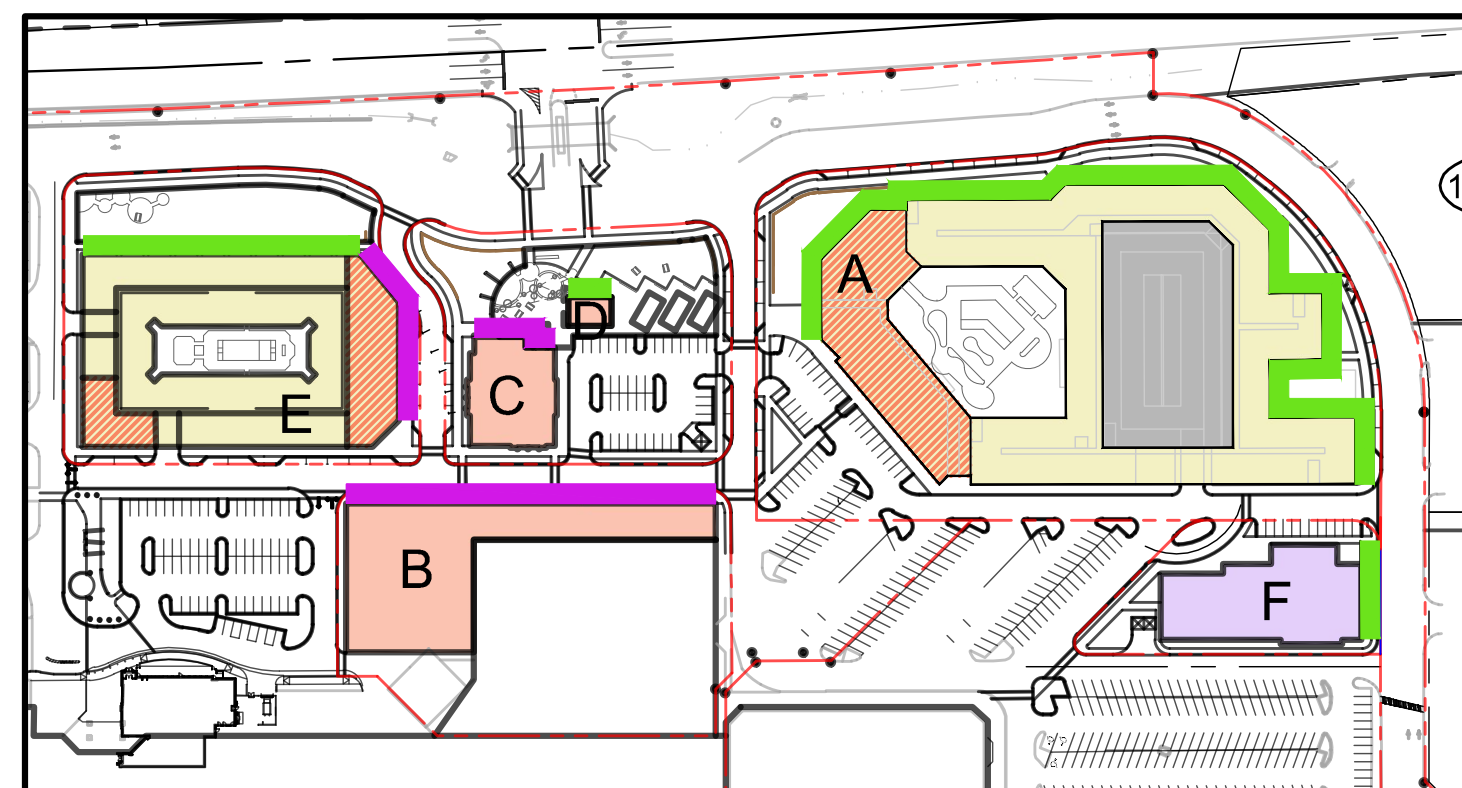
STATEMENT OF IMPACTS:

- WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 206,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
- SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
- REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open spaces, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

FRONTAGE TYPE DIAGRAM



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

OPEN SPACE FEATURES

Open Space Type	Features
Plaza	Seating Elements
	Specialized Hardscape
	Pedestrian Scale Lighting
	Site Furnishings
Greenway	Multi-Use Path/ Greenway
Square/ Green	Seating Elements
	Internal Sidewalks
	Pedestrian Scale Lighting
	Furnishings
Pocket Park	Canopies/ Gazebos
	Fountains, Sculptures, Art

COOL SPRINGS GALLERIA: SHARED PARKING ANALYSIS													
USE	Density / Keys	#	%	1-BED	2-BED	3-BED	Hotel Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (1/Employee)	COF Overall Parking Req by Use
EX. Retail/Restaurant	1,174,428									2.67	4,261		4,261
Ex. Retail (94%L)	1,103,962									2.67	2,948		2,948
Ex. Restaurant (6%L)	70,466									10	705	169	874
Retail**	42,555									2.67	114		114
Restaurant**	42,000									168	420	0	588
Hotel (Limited)	120						0		11	1	120	0	131
Multi-Family*	600	306	51.00%	258	43.00%	36	6.00%			1.5/2.5/3	1,212		1,212
TOTAL													5,866
COF SHARED PARKING RATIO:											14.35%		
PROPOSED PD SHARED PARKING RATIO:											15.00%		

*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared parking ratio approved during entitlements shall be utilized with Site Plans.

OPEN SPACE REQUIREMENT - TOTAL DEVELOPMENT

SITE INFORMATION	
Acreage / Square Footage of Site: 86.52 Ac. / 3,768,811 ± S.F.	
Minimum Open Space Acreage Required: 188,441 ± S.F. (5% or 4.33 Ac.)	
If Residential, Natural Area Required: N/A	

NEW OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Plaza	3,095± S.F.	--	--	N
2	Square/ Green	2,785± S.F.	--	--	N
3	Plaza	23,530± S.F.	--	--	N
4	Plaza	8,440± S.F.	--	--	N
5	Pocket Park	23,770± S.F.	--	--	N
6	Plaza	4,480± S.F.	--	--	N
Total Provided:		66,100± S.F.			

EXISTING OPEN SPACE - TOTAL DEVELOPMENT

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	EXISTING	122,770± S.F.	--	--	N
Total Provided:		122,770± S.F.			

NOTE:

PROPOSED OPEN SPACE IS SHOWN ON SHEET C2.2
EXISTING GALLERIA OPEN SPACE AREA IS SHOWN VIA GREEN HATCH ON PLAN ABOVE

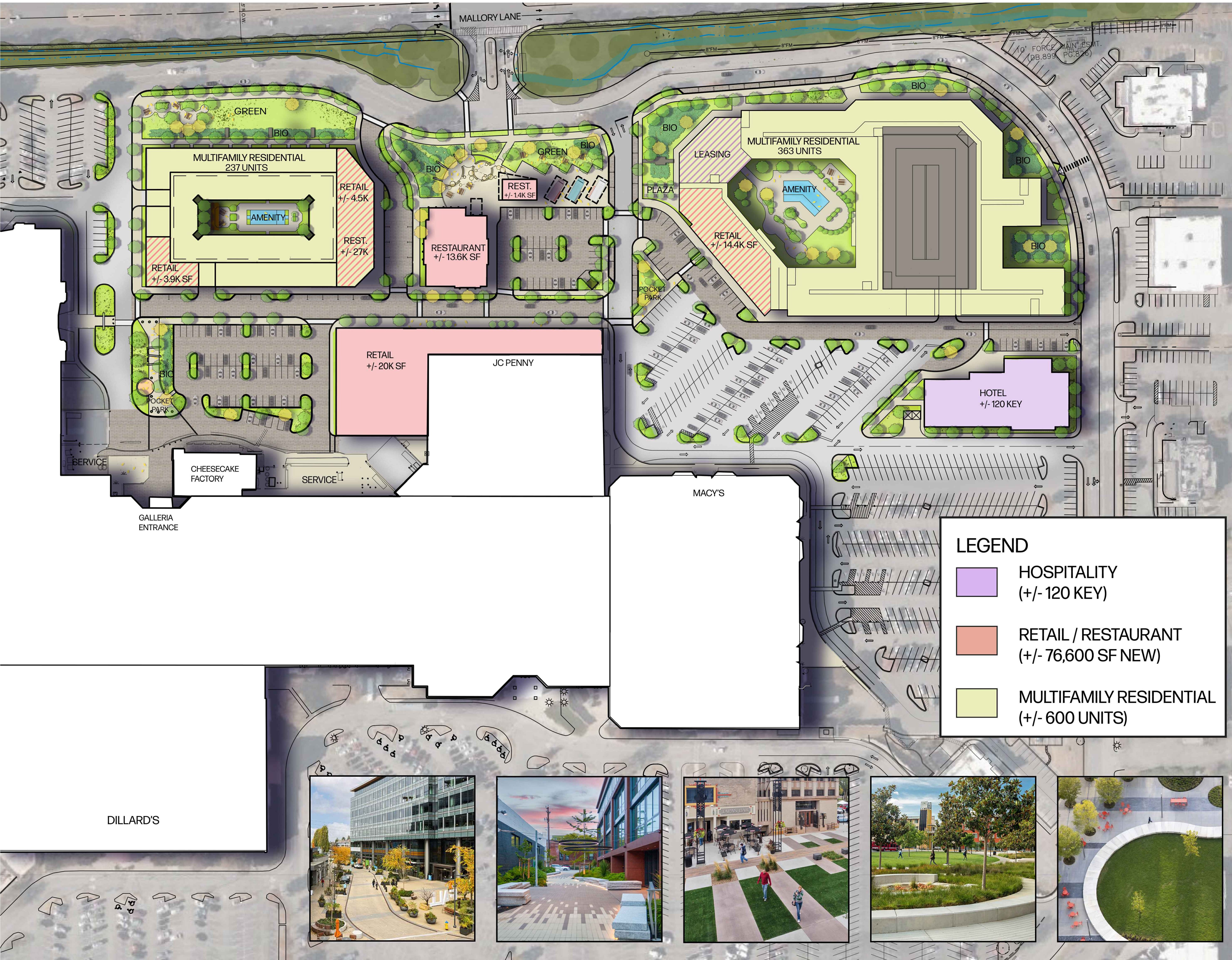
RIPARIAN BUFFER NOTE:

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

PROPERTY LINE LEGEND:

--- PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:
SITE RENDERING

Drawing No.
C2.1

Project No.
22-0073



COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Scale:	1"=60'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	
-	-
-	-
-	-
-	-
-	-

Drawing Title:
SITE CONNECTIVITY
RENDERING

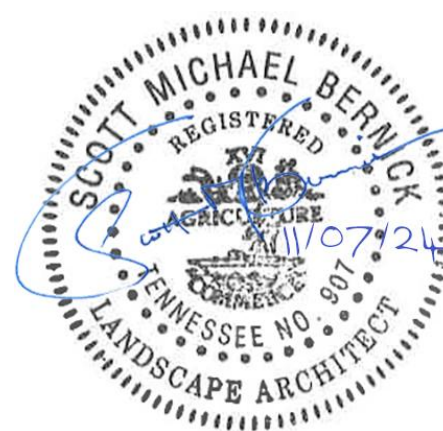
Drawing No.
C2.1A
Project No.
22-0073



RaganSmith

a Pape-Dawson company

Nashville - Murfreesboro - Chattanooga
ragansmith.com



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

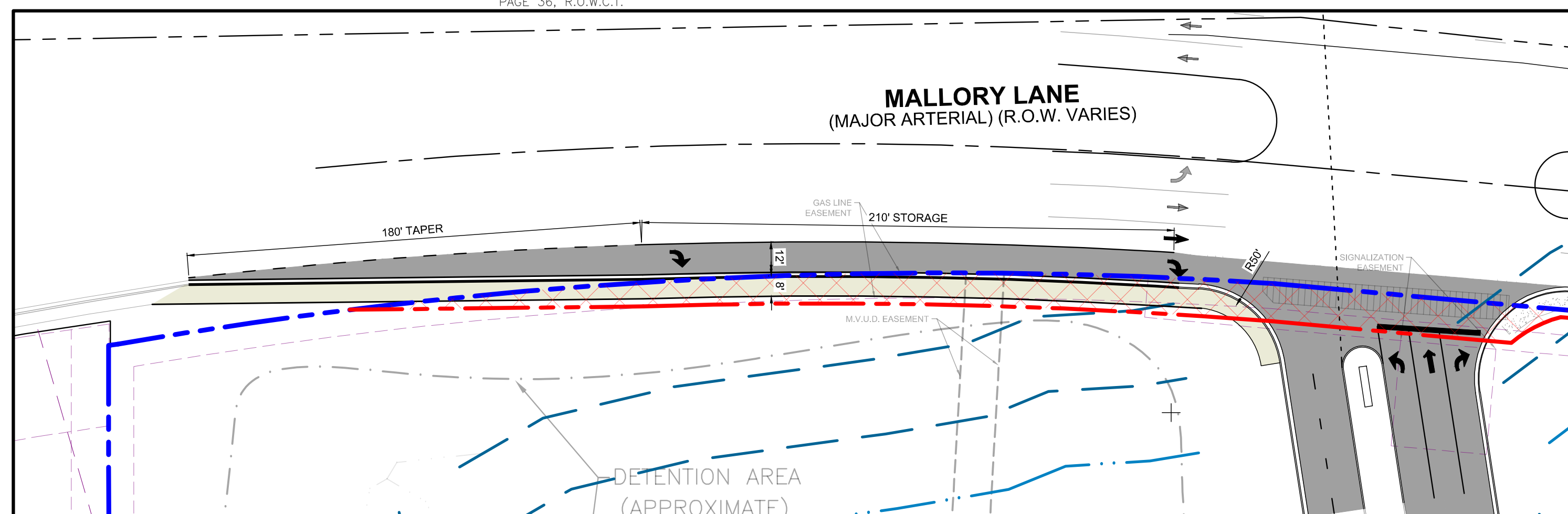
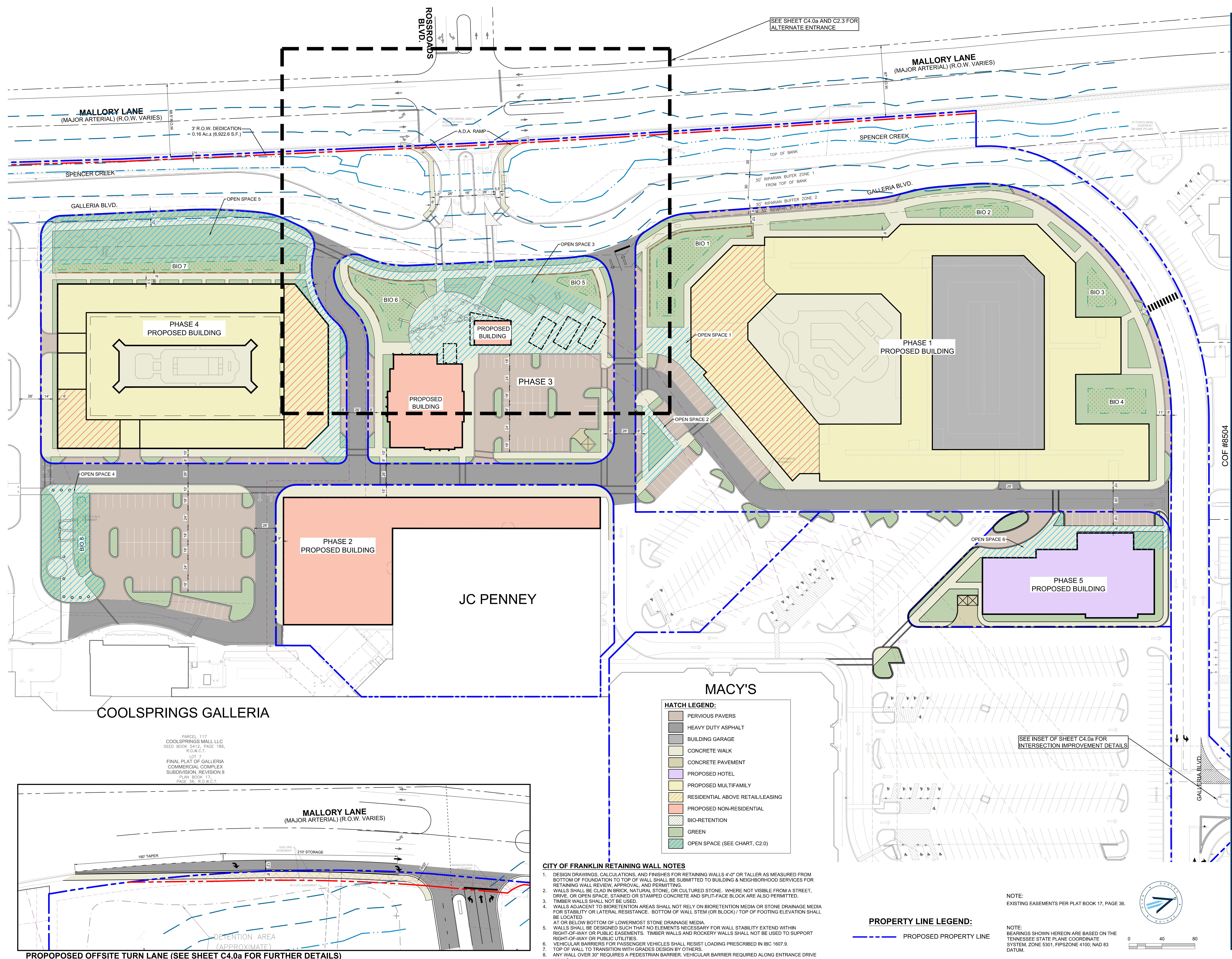
Drawing Title:

ENLARGED SITE
LAYOUT PLAN

Drawing No.

C2.2

Project No.
22-0073



- CITY OF FRANKLIN RETAINING WALL NOTES**
- DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
 - WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
 - TIMBER WALLS SHALL NOT BE USED.
 - WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
 - WALLS SHALL BE DESIGNED SUCH THAT NO ELEMENTS NECESSARY FOR WALL STABILITY EXTEND WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS. TIMBER WALLS AND ROCKERY WALLS SHALL NOT BE USED TO SUPPORT RIGHT-OF-WAY OR PUBLIC UTILITIES.
 - VEHICULAR BARRIERS FOR PASSENGER VEHICLES SHALL RESIST LOADING PRESCRIBED IN IBC 1607.9.
 - TOP OF WALL TO TRANSITION WITH GRADES DESIGN BY OTHERS.
 - ANY WALL OVER 30" REQUIRES A PEDESTRIAN BARRIER. VEHICULAR BARRIER REQUIRED ALONG ENTRANCE DRIVE WALLS.

HATCH LEGEND:

[Hatch]	PERVIOUS PAVERS
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	BUILDING GARAGE
[Hatch]	CONCRETE WALK
[Hatch]	CONCRETE PAVEMENT
[Hatch]	PROPOSED HOTEL
[Hatch]	PROPOSED MULTIFAMILY
[Hatch]	RESIDENTIAL ABOVE RETAIL/LEASING
[Hatch]	PROPOSED NON-RESIDENTIAL
[Hatch]	BIO-RETENTION
[Hatch]	GREEN
[Hatch]	OPEN SPACE (SEE CHART, C2.0)

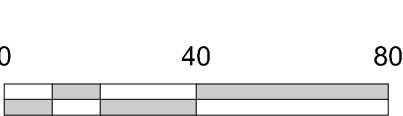
PROPERTY LINE LEGEND:

[Line Style]	PROPOSED PROPERTY LINE
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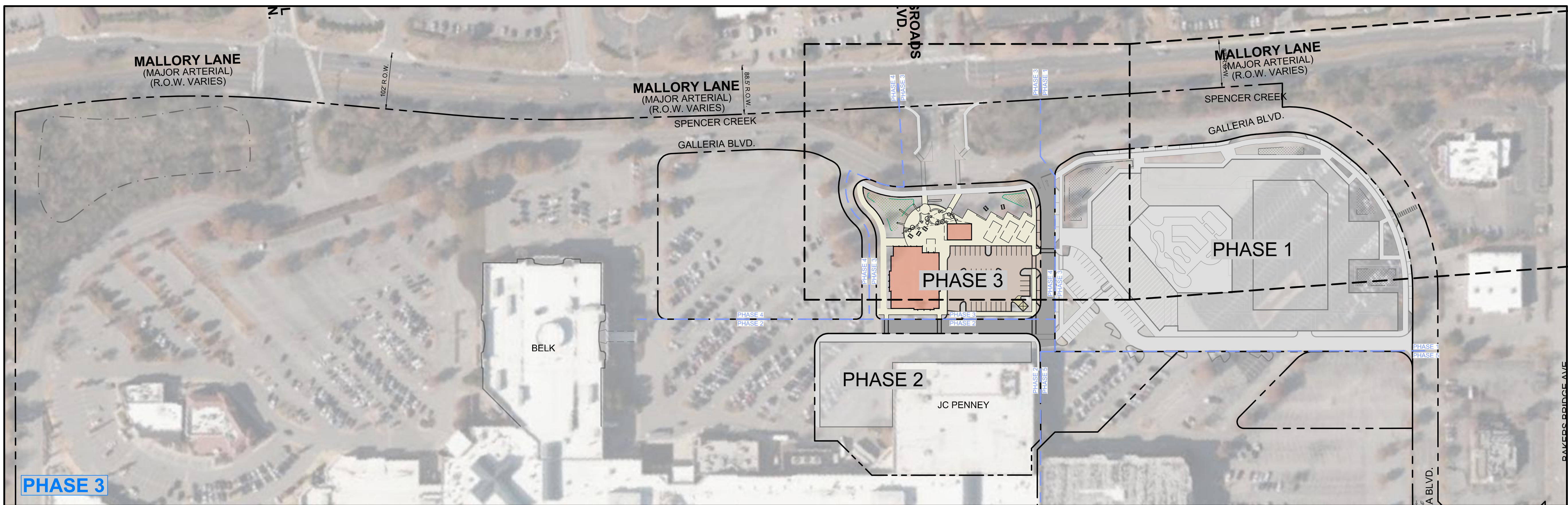
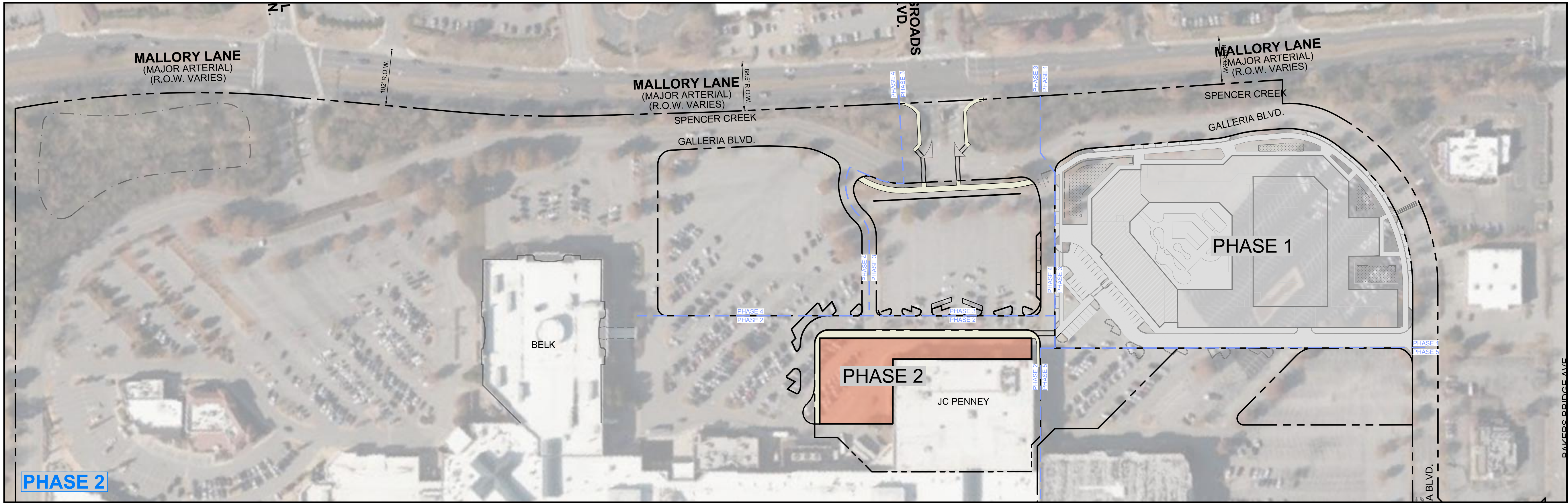
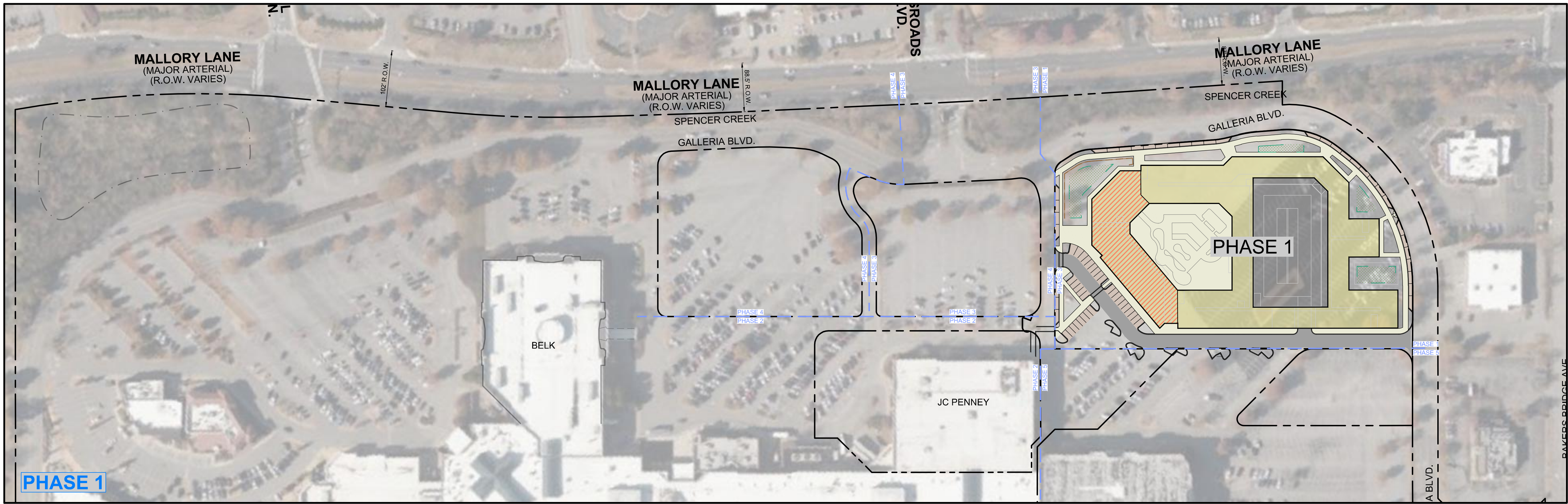
SEE INSET OF SHEET C4.0a FOR
INTERSECTION IMPROVEMENT DETAILS

NOTE:
EXISTING EASEMENTS PER PLAT BOOK 17, PAGE 36.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



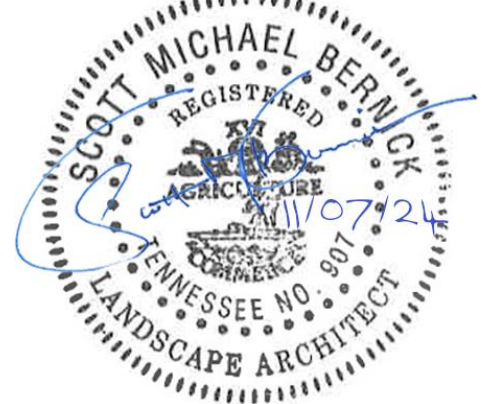
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- HATCH LEGEND:**
- PERVIOUS PAVERS
 - HEAVY DUTY ASPHALT
 - BUILDING GARAGE
 - CONCRETE WALK
 - CONCRETE PAVEMENT
 - PROPOSED HOTEL
 - PROPOSED MULTIFAMILY
 - RESIDENTIAL ABOVE RETAIL/LEASING
 - PROPOSED NON-RESIDENTIAL
 - BIO-RETENTION
 - GREEN

PROPERTY LINE LEGEND:

----- PROPOSED PROPERTY LINE



COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

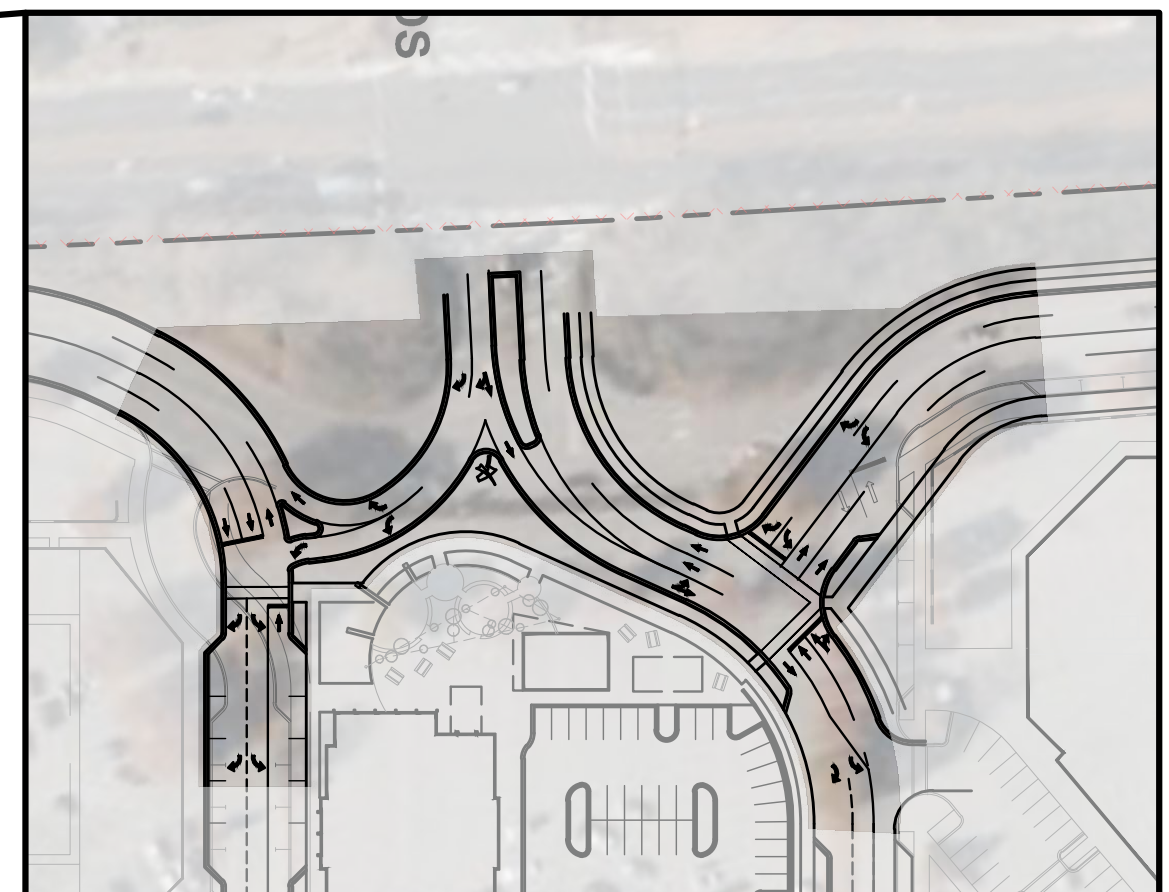
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'
Date: NOVEMBER 7, 2024
Approved By: E. PARL

Revisions:

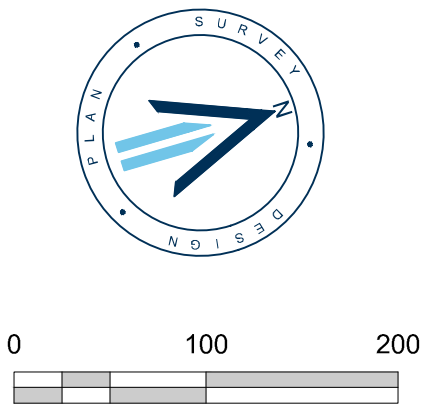
Drawing Title:
DEVELOPMENT PHASING

Drawing No.
C2.3
Project No.
22-0073



PROPOSED ALTERNATE ENTRANCE IMPROVEMENTS
*SEE SHEET C4.0a FOR FURTHER DETAIL
SCALE: 1"=30'

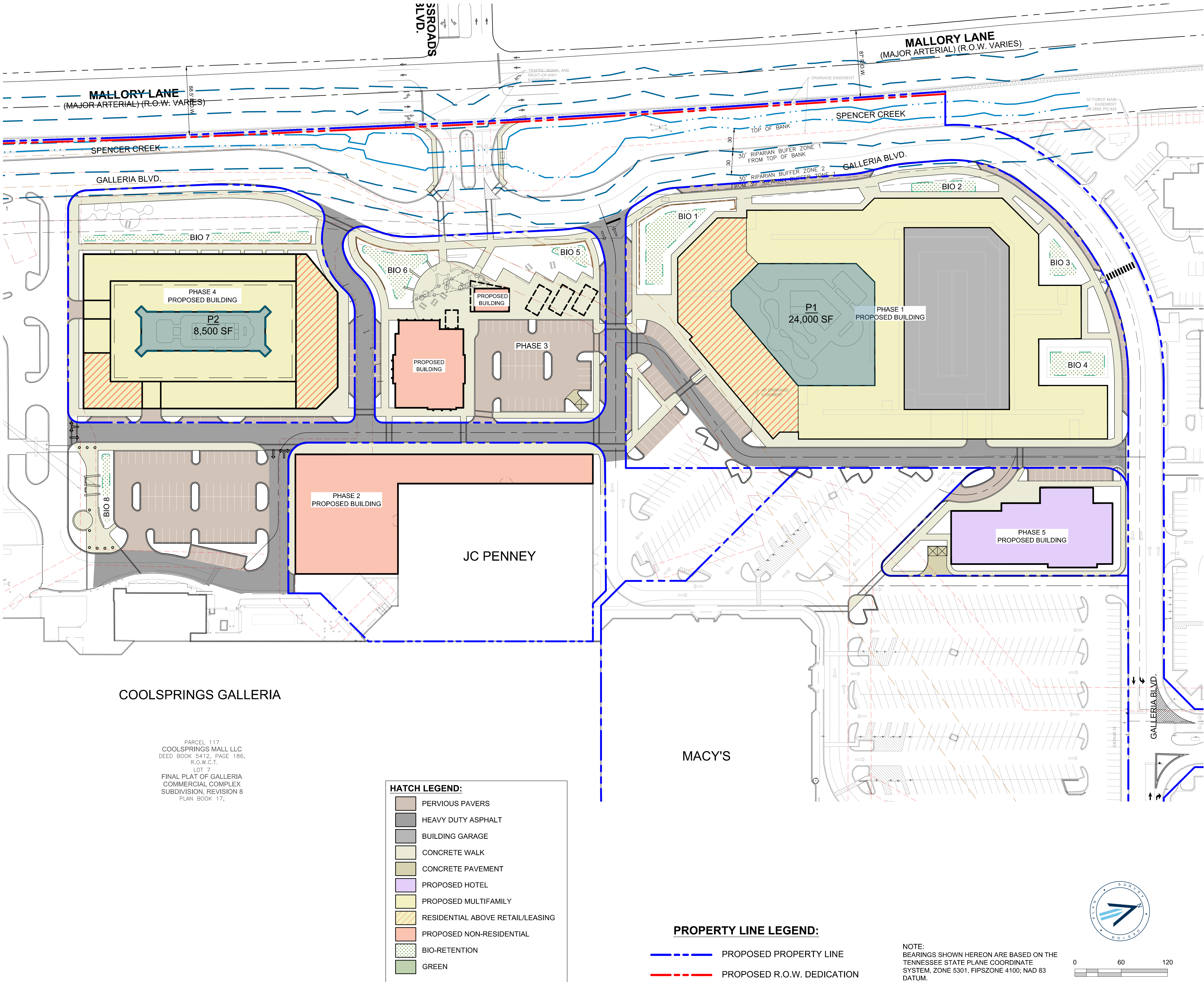
NOTE:
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TENNESSEE STATE PLANE COORDINATE
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DATUM.



PARKLAND DEDICATION CALCULATIONS						
Parkland Impact Fee Requirement Calculations						
Description		%	Qty	Units	Cost/Unit	Required Impact Fee
Proposed Single Family Units			0	Units	\$4,304.00	\$0.00
Proposed Multi-Family Units			600	Units	\$4,304.00	\$2,582,400.00
Parkland Impact Fee Total (Pre-Offset)						\$2,582,400.00
Total Proposed Dwelling Units (DU)			600	DU		
Minimum Service Level (Population / Acres of Parks)			69.41	DU/AC		
Acres (AC) of Parks Eligible to Offset / Min. Service Level			8.64	AC		
Total Proposed Parkland Dedication Area (Public+Private)			0.74	AC		
Public Parkland 5+ AC (if approved) Offset Eligibility		100%	--	--	\$4,304.00	\$2,582,400.00
Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC		25%	--	--	\$1,076.00	\$645,600.00
Public Parkland < 5 AC : Private or Public Offset Eligibility		75%	--	--	\$3,228.00	\$1,936,800.00
Maximum Offset for Construction of Private Park ONLY		50% of the 100%	--	--		\$1,291,200.00
Construction of Private Park and Recreation Amenities Off-sets (Not Open to Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool #1)	--	1	LS	--	\$1,291,200.00
P2	Private Recreation Amenities (Swimming Pool #2)	--	1	LS	--	\$1,291,200.00
Total Construction of Public Park Offset Requested			--	LS	N/A	\$2,582,400.00
Parkland Offset Summary						
Key	Description					Total
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	25%	--	--		\$645,600.00
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		\$1,291,200.00
	Proposed Construction of Private Park ONLY					\$2,582,400.00
	Proposed Offset for Construction of <5 AC Private Park ONLY	50%				\$1,291,200.00
Total Parkland Offset in Lieu of Payment Requested						\$1,291,200.00

PARKLAND REQUIREMENTS:

600 UNITS X \$4,304 = \$2,582,400
25% OF TOTAL IS DUE AT FIRST PLAT FOR RESIDENTIAL = \$645,600 FOR QUAD 1
PLUS, THE UNITS LISTED ON THAT PLAT AT A PRO-RATED AMOUNT OF \$3,228 FOR EACH UNIT. UNTIL ALL UNITS ARE CAPTURED. AFTER CONSTRUCTION IS COMPLETE FOR EACH PHASE, REIMBURSEMENT COULD BE REQUESTED. SEE PARKLAND CONTRACT FOR SPECIFIC DETAILS.



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
PARKLAND DEDICATION
Drawing No.
C2.5
Project No.
22-0073



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR

CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: $1" = 40'$

Date: NOVEMBER 7, 2024

proved By: E. PARL

visions:

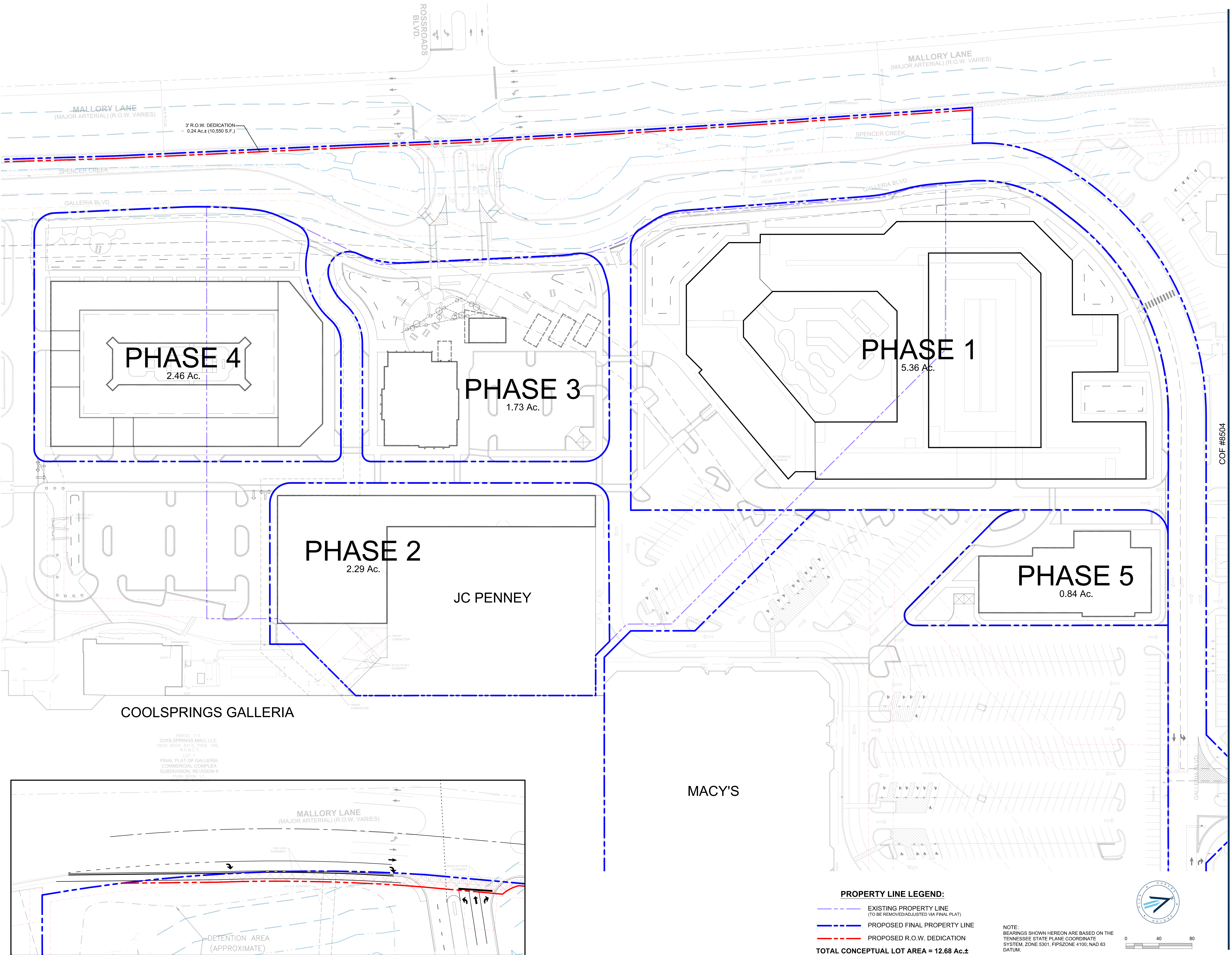
Drawing Title:

PROPOSED LOT LINE EXHIBIT

Drawing No.

C2.6

Subject No.
2-0073



GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED ON-SITE WITH BIORETENTION AREAS AND PERMEABLE PAVERS.

INFILTRATION TESTING NOTE

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOWN SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

RIPARIAN BUFFER NOTE:

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

RETAINING WALL NOTE:

- 1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL
- 2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
- 3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.

ACCESSIBILITY NOTE:

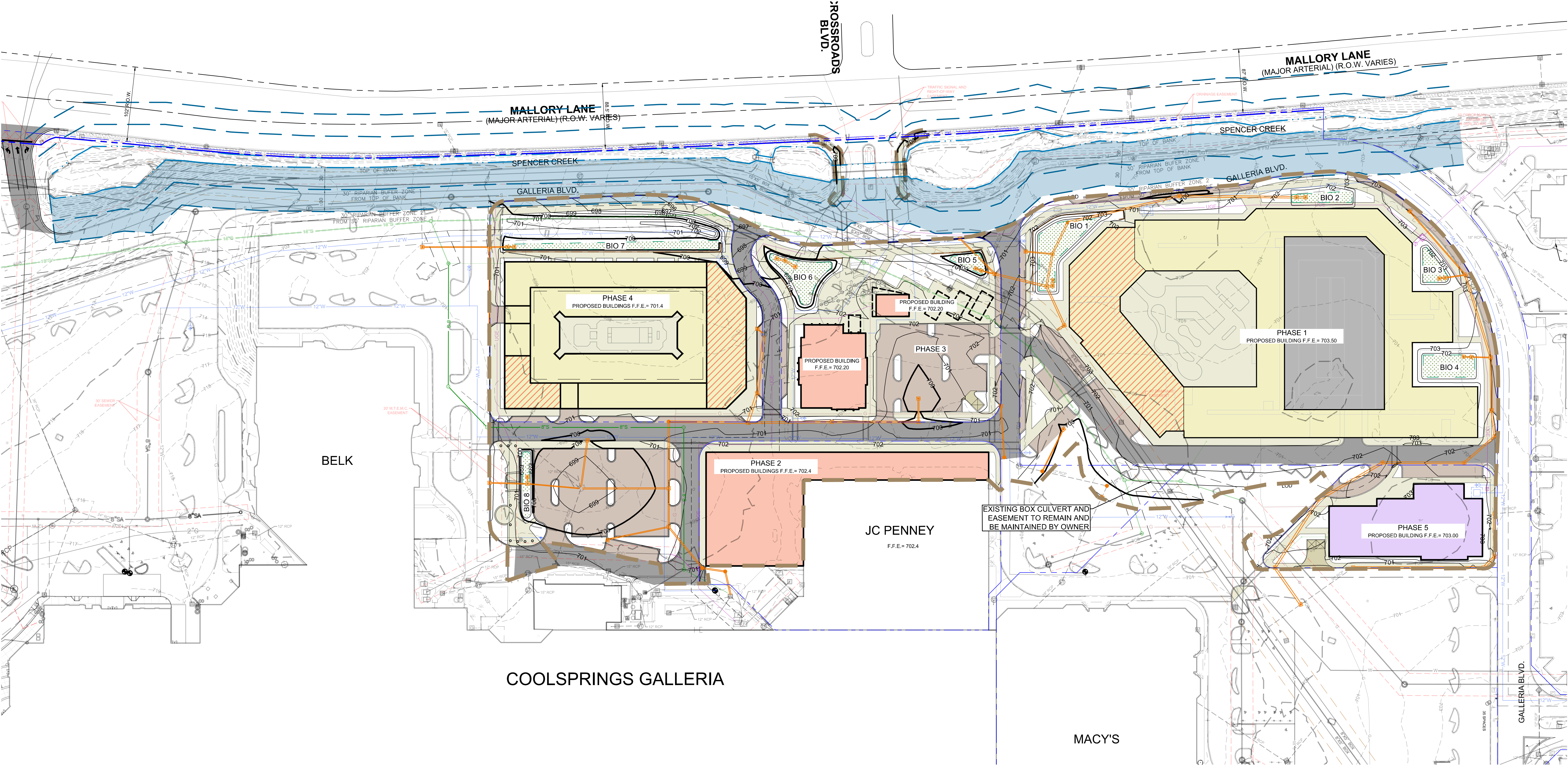
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE, INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS. INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - b. IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (9 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



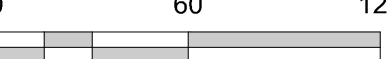
HATCH LEGEND:	
	PERVIOUS PAVERS
	HEAVY DUTY ASPHALT
	BUILDING GARAGE
	CONCRETE WALK
	CONCRETE PAVEMENT
	PROPOSED HOTEL
	PROPOSED MULTIFAMILY
	RESIDENTIAL ABOVE RETAIL/LEASING
	PROPOSED NON-RESIDENTIAL
	BIO-RETENTION
	GREEN
	OPEN SPACE (SEE CHART, C2.0)

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
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SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



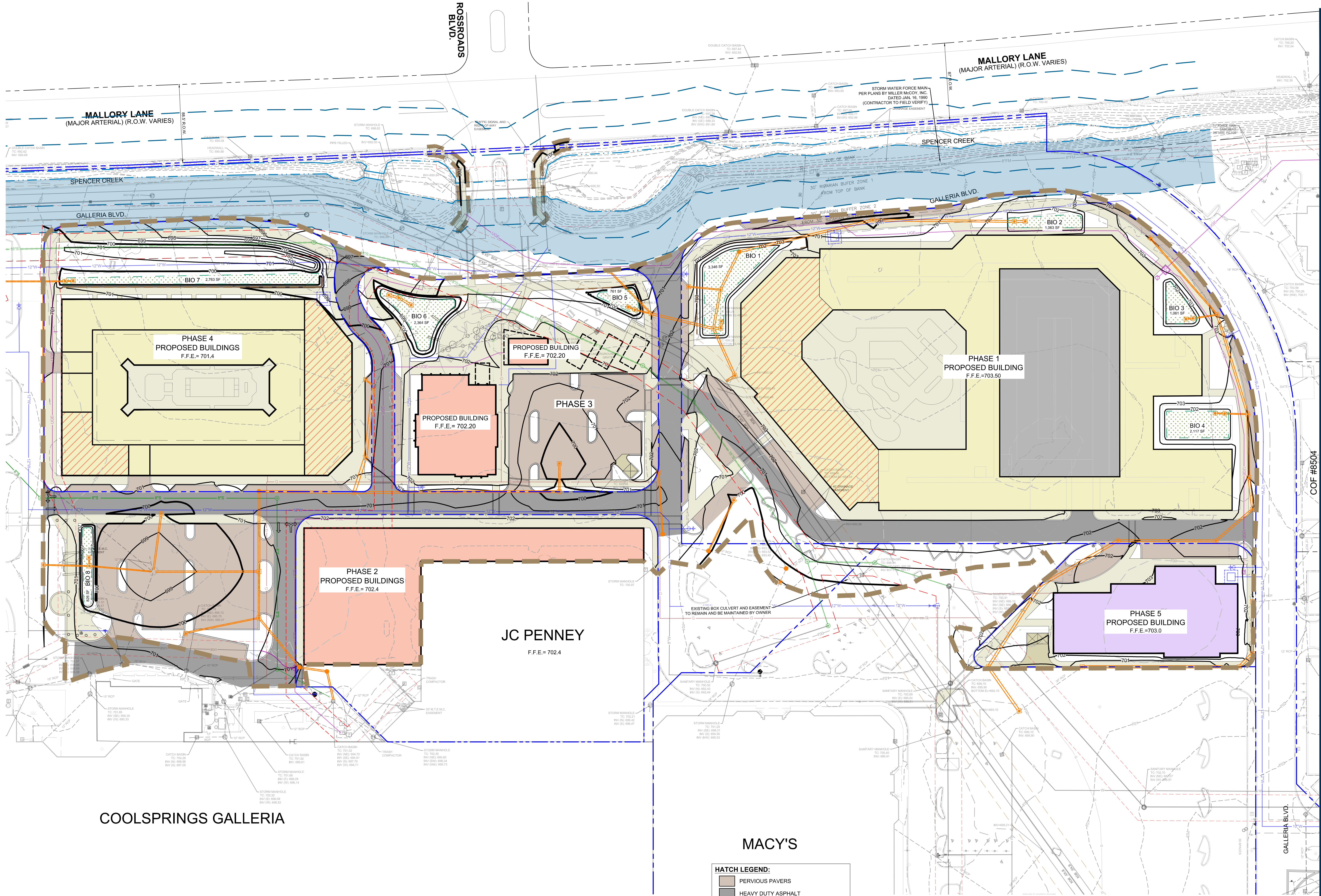
COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
SITE GRADING &
DRAINAGE PLAN

Drawing No.
C3.0
Project No.
22-0073



COOLSPRINGS GALLERIA

MACY'S

JC PENNEY
F.F.E.= 702.4

HATCH LEGEND:

[Pattern]	PERVIOUS PAVERS
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	BUILDING GARAGE
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	PROPOSED HOTEL
[Pattern]	PROPOSED MULTIFAMILY
[Pattern]	RESIDENTIAL ABOVE RETAIL/LEASING
[Pattern]	PROPOSED NON-RESIDENTIAL
[Pattern]	BIO-RETENTION
[Pattern]	GREEN
[Pattern]	OPEN SPACE (SEE CHART, C2.0)

RETAINING WALL NOTE:

1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL.

2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.

3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.

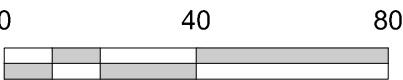
4) MAXIMUM WALL HEIGHT PROPOSED IS 3 FT.

ACCESSIBILITY NOTE:

ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PROPERTY LINE LEGEND:

--- PROPOSED PROPERTY LINE



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com



Scale: 1" = 40'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ENLARGED SITE
GRADING &
DRAINAGE PLAN
Drawing No.
C3.1
Project No.
22-0073

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
1. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
2. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. THE LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
5. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
6. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
7. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS GENERAL NOTES:

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FOOT WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FOET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FOET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE--NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL
3. A MAXIMUM OF 50-FOET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

STATEMENT OF IMPACTS:

THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) MEET THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

ROW & ACCESS DATA CHART:

DAILY TRIPS:	30,828 TOTAL TRIPS
	12,143 TRIPS FROM PROPOSED DEVELOPMENT
AM PEAK HOUR TRIPS:	1,078 TOTAL TRIPS (652 ENTERING, 426 EXITING)
	512 TRIPS FROM PROPOSED DEVELOPMENT
	(209 ENTERING, 303 EXITING)
MIDDAY PEAK HOUR TRIPS:	2,667 TOTAL TRIPS (1,398 ENTERING, 1,269 EXITING)
	788 TRIPS FROM PROPOSED DEVELOPMENT
	(416 ENTERING, 372 EXITING)
PM PEAK HOUR TRIPS:	2,212 TOTAL TRIPS (1,092 ENTERING, 1,120 EXITING)
	693 TRIPS FROM PROPOSED DEVELOPMENT
	(401 ENTERING, 292 EXITING)
SATURDAY MIDDAY PEAK HOUR TRIPS:	3,729 TOTAL TRIPS (2,122 ENTERING, 1,607 EXITING)
	727 TRIPS FROM PROPOSED DEVELOPMENT
	(389 ENTERING, 338 EXITING)

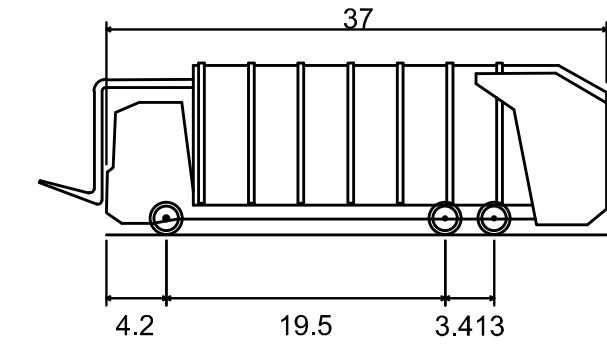
ACCESS MANAGEMENT:

MIN. DISTANCE BETWEEN INTERSECTIONS: 1,130'±
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTION: 190'

DRIVEWAY WIDTH: 65'± MIN. - 68'± MAX.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE LED LIGHT SOURCE.

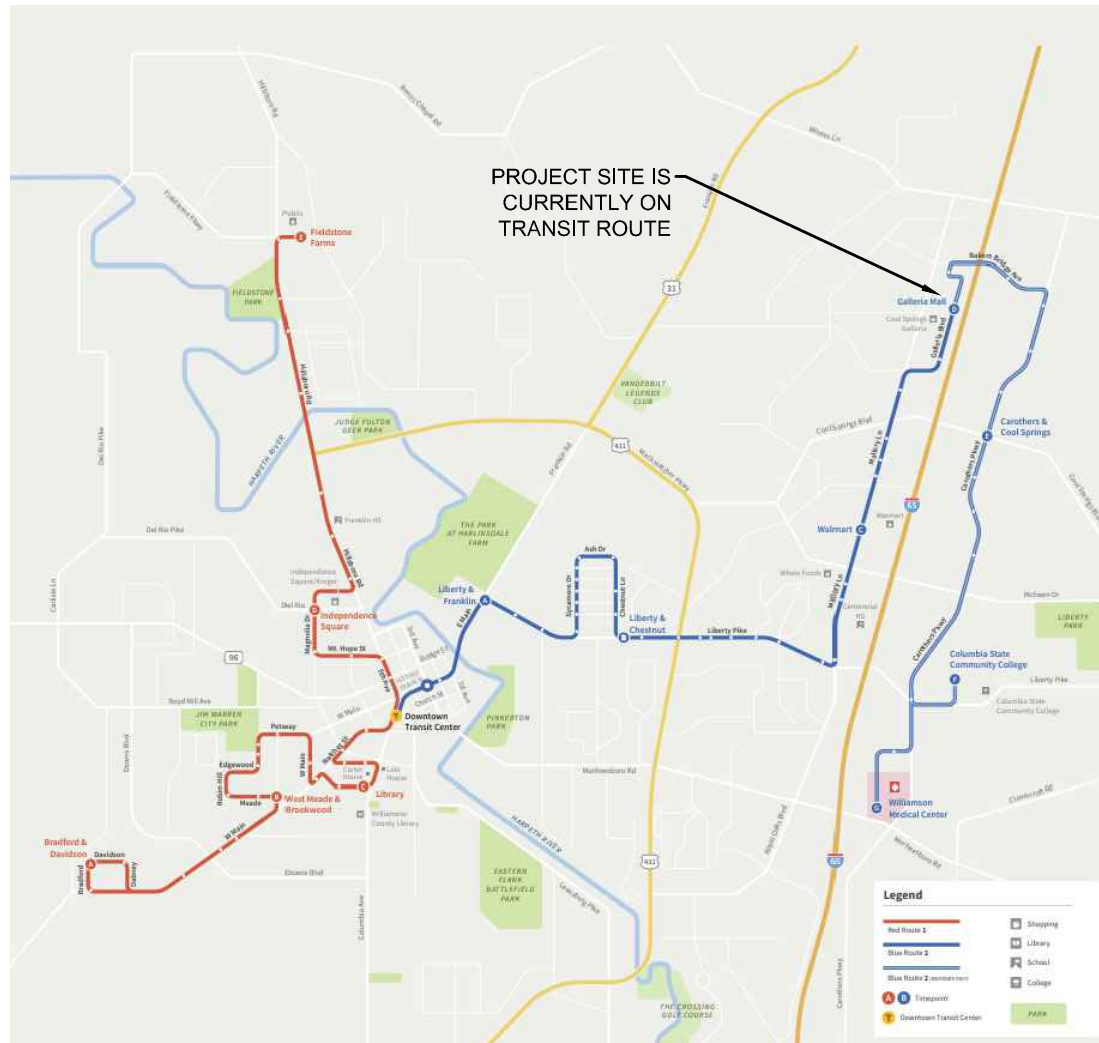
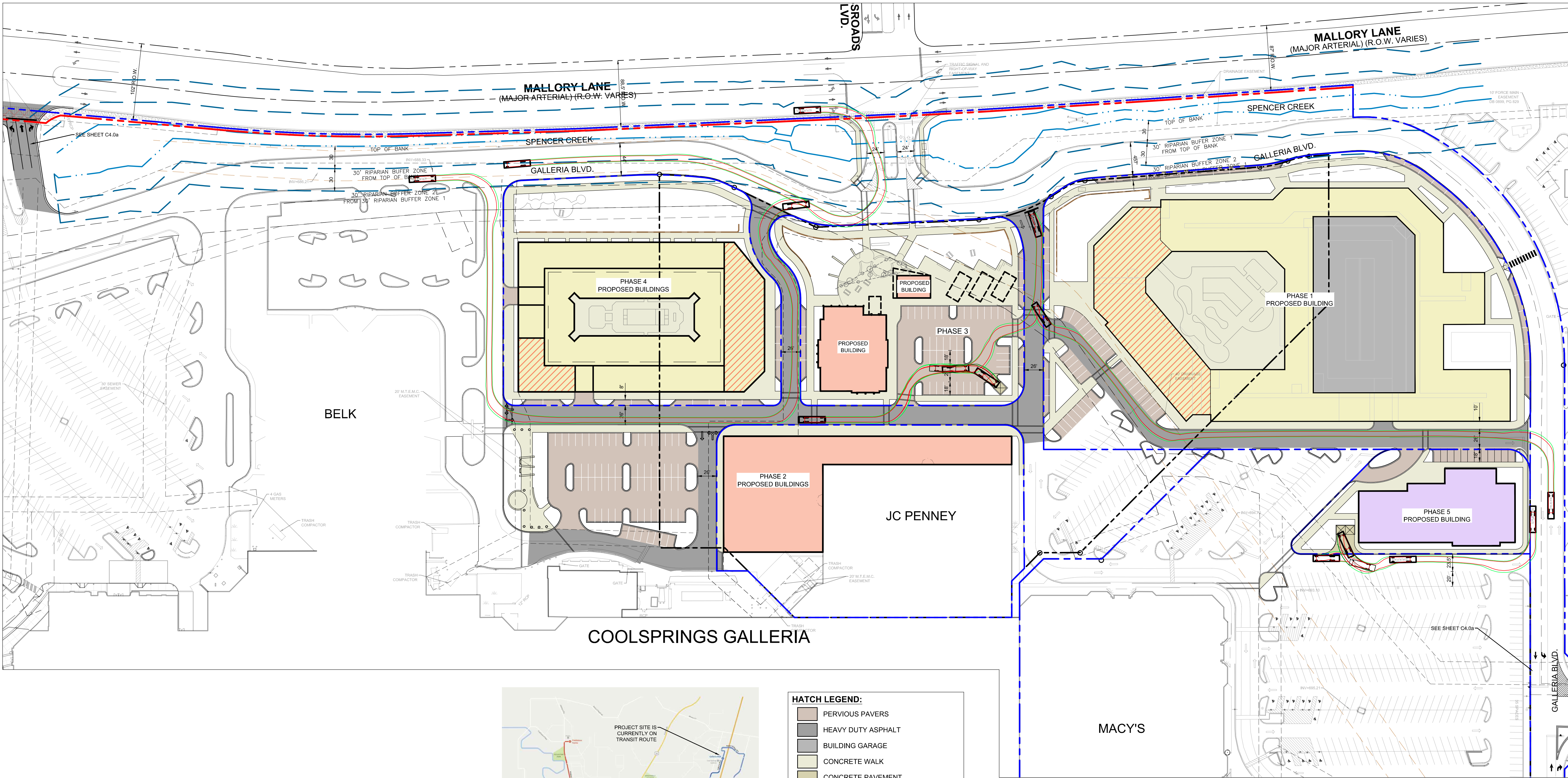


DESIGN SPEED = 5 MPH

EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS

Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.083ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	19.500ft
Total Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Truck Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.668ft
Truck Width	6.500ft
Curb to Curb Turning Radius	46.000ft
Turning Diameter = 97.0 ft	



HATCH LEGEND:

[Pattern]	PERVIOUS PAVERS
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	BUILDING GARAGE
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	PROPOSED HOTEL
[Pattern]	PROPOSED MULTIFAMILY
[Pattern]	RESIDENTIAL ABOVE RETAIL/LEASING
[Pattern]	PROPOSED NON-RESIDENTIAL
[Pattern]	BIO-RETENTION
[Pattern]	GREEN

PROPERTY LINE LEGEND:

--- PROPOSED PROPERTY LINE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

COF #8504

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

ROW & ACCESS
PLAN

Drawing No.

C4.0

Project No.
22-0073



RaganSmith

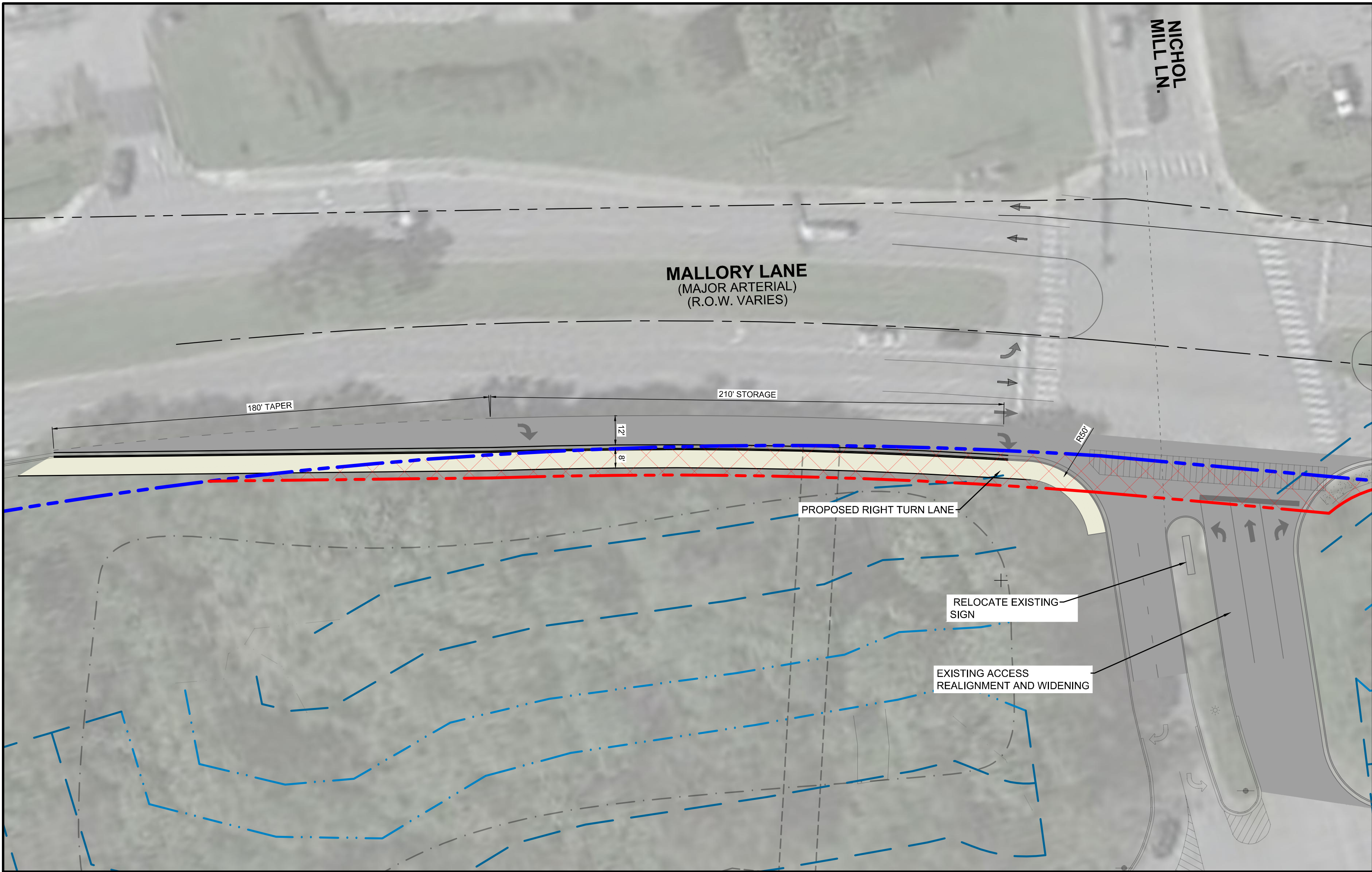
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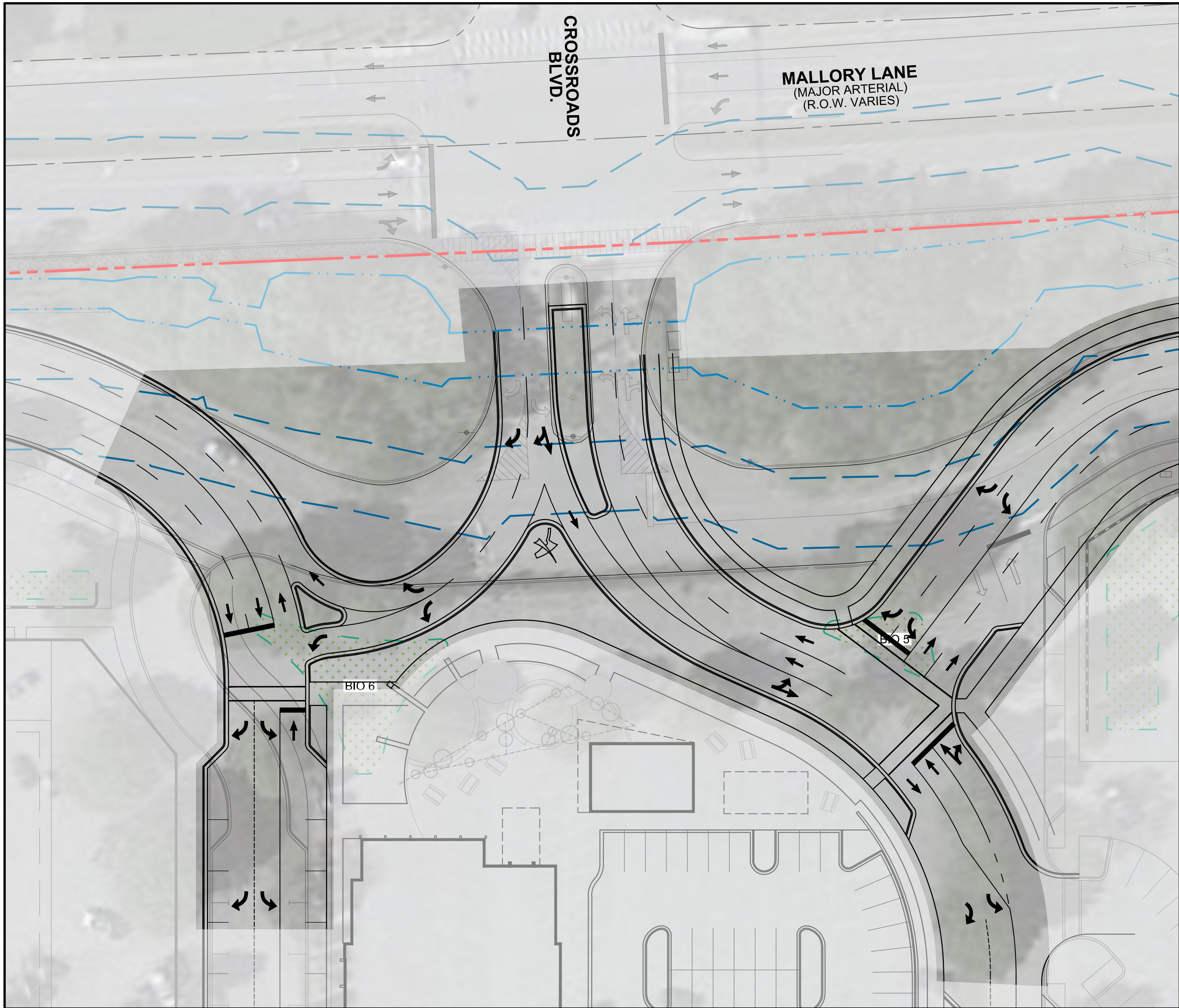


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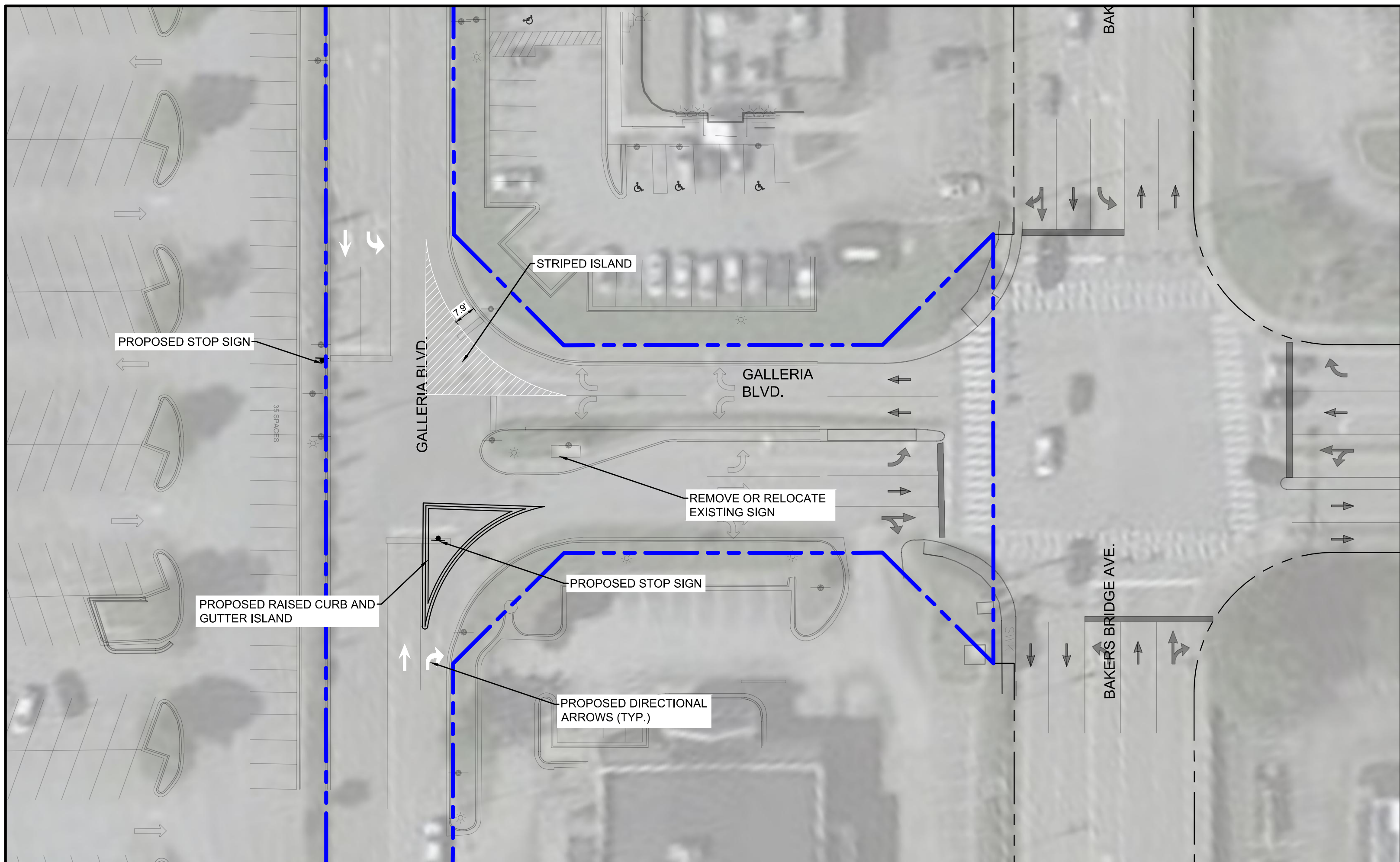
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



PROPOSED OFFSITE TURN LANE/SOUTH ENTRANCE
SCALE: 1"=30'

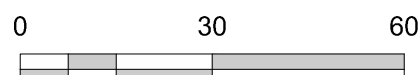


PROPOSED ALTERNATE ENTRANCE IMPROVEMENTS
SCALE: 1"=30'



PROPOSED BAKERS BRIDGE CONNECTION IMPROVEMENTS
SCALE: 1"=30'

NOTE:
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TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



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COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 30'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

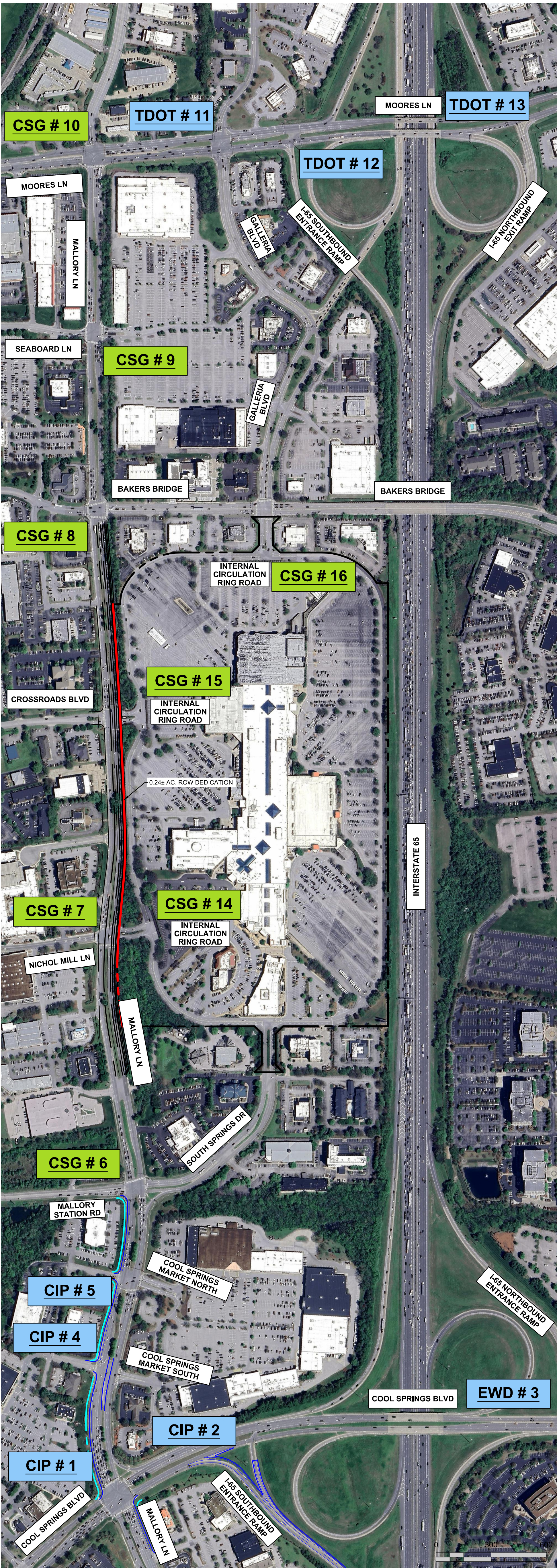
Drawing Title:

ENLARGED ROW &
ACCESS PLAN

Drawing No.

C4.0a

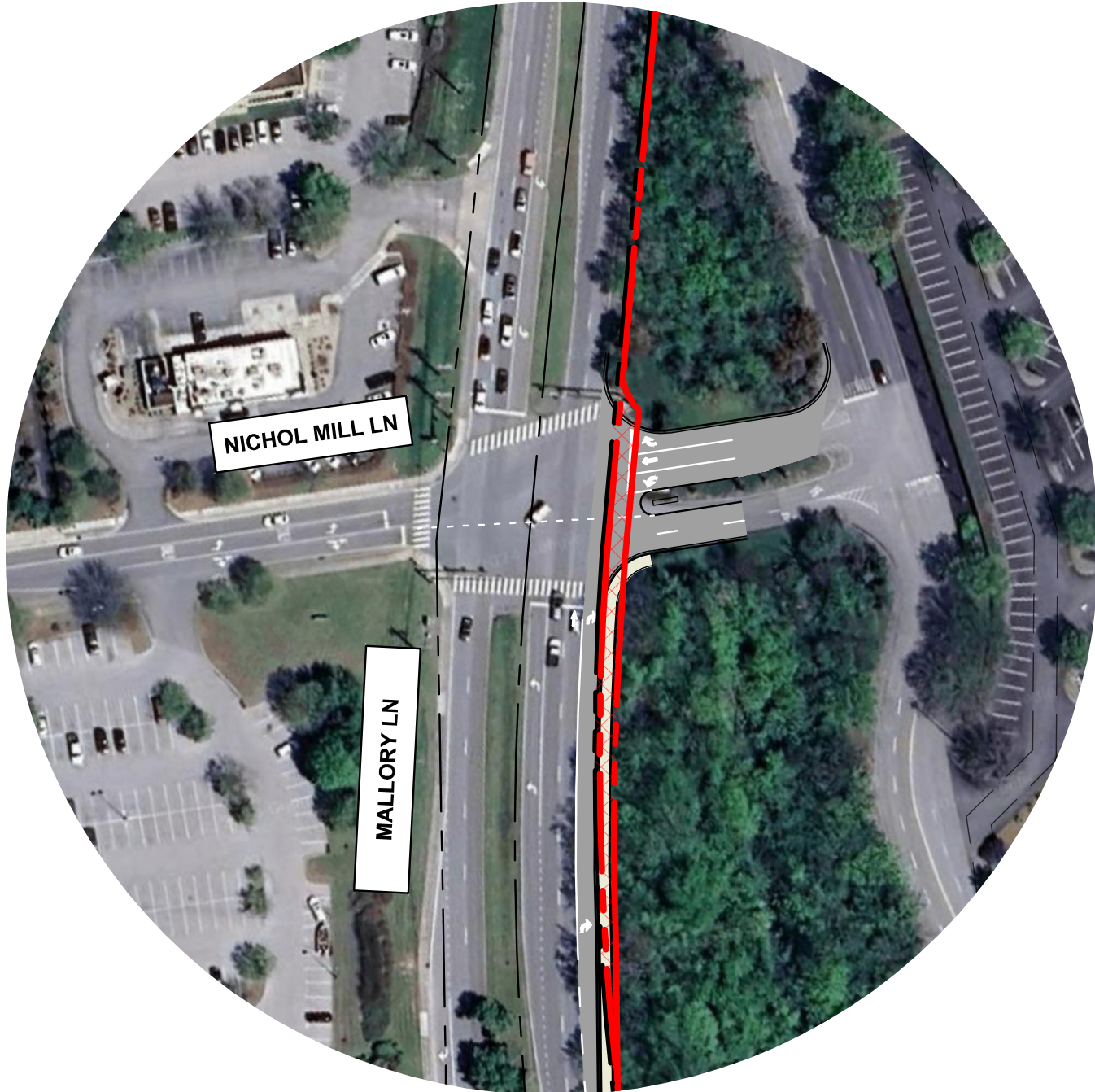
Project No.
22-0073



CSG # 6

MALLORY LANE AT MALLORY STATION ROAD/SOUTH SPRINGS DRIVE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic on Mallory Station Road and due to CoolSprings Galleria site traffic on South Springs Drive.



CSG # 7

MALLORY LANE AT NICHOL MILL LANE

- Modify the lane assignment on the westbound approach to consist of a left turn lane, a through lane, and a right turn lane.
- Modify the existing traffic signal to provide protected/permitted left turn phasing for the westbound approach. Adjust the signal timings to accommodate the new westbound lane assignment and left turn phasing.
- Due to the difference in the widths and skew angles of the Nichol Mill Lane approaches, pavement marking line extensions should be added for through lanes with a lateral offset of greater than 12 feet and for left turn lanes to guide drivers and vehicles on the appropriate turn path.



CSG # 8

MALLORY LANE AT BAKERS BRIDGE AVENUE

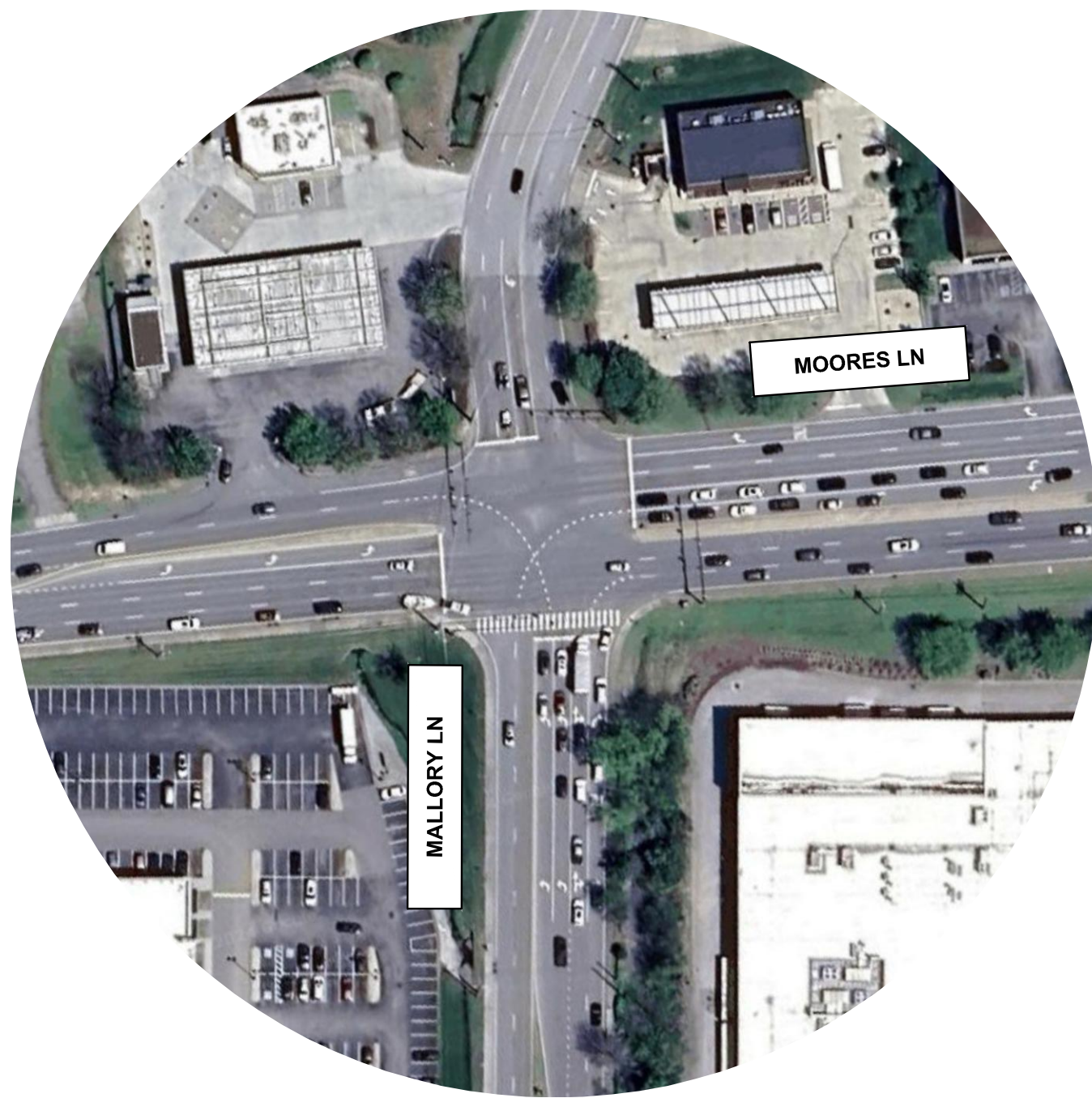
- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.



CSG # 9

MALLORY LANE AT SEABOARD LANE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.



CSG # 10

MOORES LANE AT MALLORY LANE

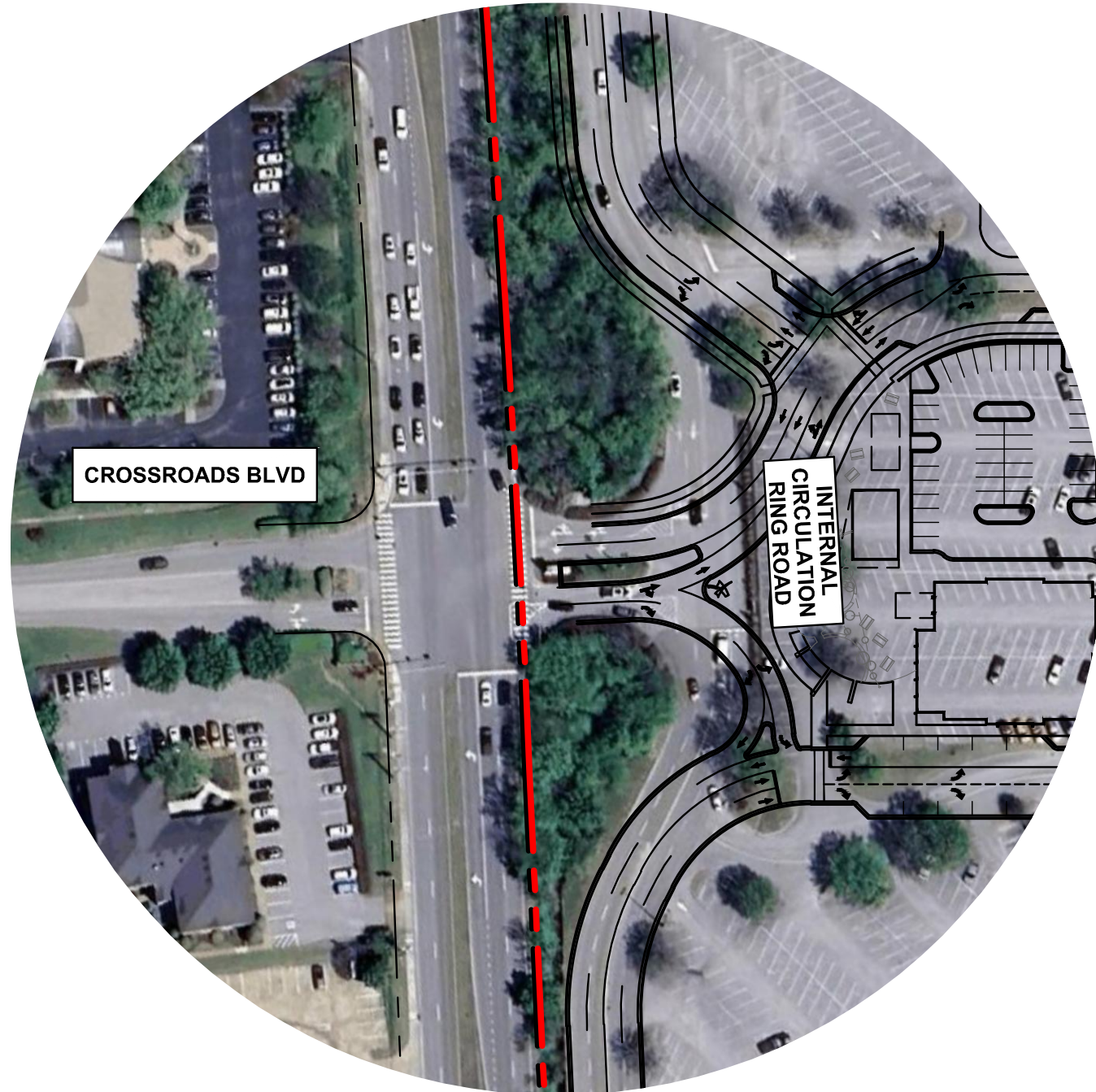
- Modify the traffic signal to provide a right turn overlap phase for the northbound right turn movement. The right turn overlap should run concurrently with the westbound left turn phase on Moores Lane.



CSG # 14

NICHOL MILL LANE AT INTERNAL CIRCULATION RING ROAD

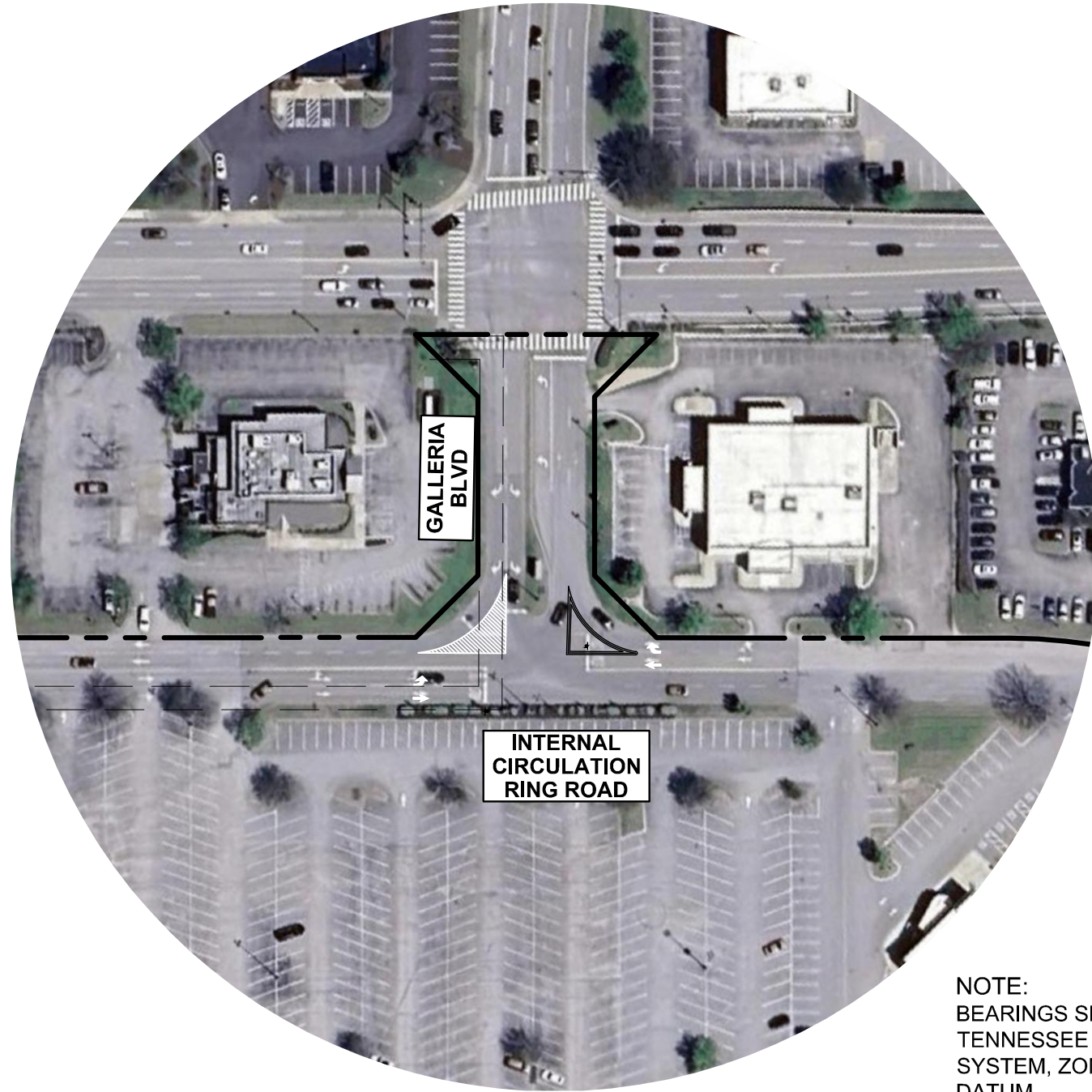
- The existing ring road north of Nichol Mill Lane may be impacted by future greenway and/or sidewalk improvements. The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.



CSG # 15

CROSSROADS BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- This intersection will be reconfigured to the east as part of the new proposed development at CoolSprings Galleria which will increase the spacing from the signalized intersection of Mallory Lane and Crossroads Boulevard.
- The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.
- See sheet C4.0a for alternate Crossroads Blvd. entrance to Galleria Blvd.



CSG # 16

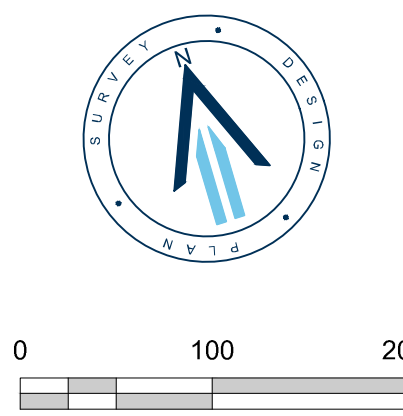
GALLERIA BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- The intersection of Galleria Blvd and the Ring Road will be modified to remove the stop control on the southbound approach, change the lane assignment on the eastbound approach to a left turn lane and a through lane, and change the lane assignment on the westbound approach to a through lane and a right turn lane. The eastbound and westbound approaches will be stop controlled. The southbound approach will be free flowing into the intersection. A raised island will be added in the NE corner of the intersection and a striped island will be added in the NW corner of the intersection to delineate the new lane assignments and direct the flow of traffic at the intersection.

ACCESSIBILITY NOTE:

ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: AS NOTED

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

TRANSPORTATION
IMPROVEMENT
PLAN

Drawing No.

C4.1

Project No.
22-0073



WIDEN THE MALLORY LANE SOUTHBOUND APPROACH TO PROVIDE AN ADDITIONAL LEFT TURN TRAVEL LANE. THE SOUTHBOUND APPROACH SHALL INCLUDE A TOTAL OF 6 TRAVEL LANES. NEW SIGNAGE WILL BE REQUIRED SINCE THE PROPOSED LEFT TURN LANE ENTERS THE INTERSTATE RAMP. REALIGNMENT OF THE SOUTHBOUND THROUGH LANES IS ANTICIPATED TO ACCOMMODATE FOR THE ADDITIONAL TURN LANE. THE EXISTING PAVEMENT SHOULD BE RE-STRIPED TO ACCOUNT FOR THIS REVISED ALIGNMENT. ADDITIONALLY, THE INTERSECTION OF MALLORY LANE AND COOL SPRINGS MARKET SOUTH SHOULD BE MODIFIED TO ACCOMPANY THESE IMPROVEMENTS. AS PART OF THIS MODIFICATION, MALLORY LANE SHOULD BE WIDENED TO INCLUDE AN ADDITIONAL SOUTHBOUND THROUGH LANE BETWEEN MALLORY STATION ROAD AND COOL SPRINGS MARKET SOUTH.

WIDEN I-65 SOUTHBOUND ON-RAMP TO PROVIDE A SECOND TRAVEL LANE. THE MIDDLE EASTBOUND TRAVEL LANE ON COOLSPRINGS BOULEVARD SHOULD BE RESTRIPE TO A SHARED THROUGH/ RIGHT TURN LANE.

WIDEN THE MALLORY LANE NORTHBOUND APPROACH TO PROVIDE A SECOND RIGHT TURN TRAVEL LANE. THE NORTHBOUND APPROACH SHALL INCLUDE A TOTAL OF 6 TRAVEL LANES. RE-STRIPED THE EXISTING MALLORY LANE NORTHBOUND SHARED THROUGH RIGHT TURN TRAVEL LANE TO PROVIDE A NEW RIGHT TURN LANE.

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

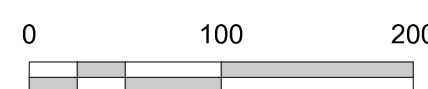
Drawing Title:
OFFSITE
TRANSPORTATION
IMPROVEMENT
PLAN

Drawing No.

C4.2

Project No.
22-0073

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



WATER & SEWER GENERAL NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD, NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. THE APPLICANT SHALL BE AWARE THAT NO TREES ARE PERMITTED ON SANITARY SEWER EASEMENT. LANDSCAPING MUST BE LIMITED WITHIN THE EASEMENT AND FRANKLIN WILL NOT BE RESPONSIBLE FOR REPLACEMENT IN THE EVENT OF MAINTENANCE TO SANITARY SEWER.
9. IF ANY ALTERATIONS ARE TO BE MADE TO EXISTING MANHOLES, THE MANHOLES MUST BE RETESTED AT CURRENT SPECIFICATIONS.

CITY OF FRANKLIN WATER MANAGEMENT NOTE:

ALL EXISTING PUBLIC SANITARY SEWER FEATURES SHALL BE PROTECTED AT ALL TIMES. NO ALTERATION TO EXISTING MANHOLES WILL BE PERMITTED WITHOUT WRITTEN CONSENT FROM FRANKLIN WATER MANAGEMENT. EXISTING SANITARY SEWER SHALL FLOW UNIMPEDED BY DEMOLITION. IF AT ANY TIME THE SEWER IS ENCOUNTERED, THE CONTRACTOR MUST CONTACT FRANKLIN WATER MANAGEMENT. 615-794-4554.

FIRE DEPARTMENT NOTE:

UNDERGROUND FIRE MAIN SHOP DRAWINGS SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BE ADVISED THAT APPROVAL OF THE UNDERGROUND FIRE MAIN PLANS IS SEPARATE FROM THE APPROVAL OF THE SITE/UTILITY PLANS. PLANS MUST BE PREPARED BY TENNESSEE LICENSED FIRE PROTECTION CONTRACTOR AND BE SUBMITTED THROUGH THE CITY'S IDT ELECTRONIC PLAN REVIEW SITE: <https://franklin.idtplans.com/sewer/> PLANS MUST BE APPROVED BY THE ENGINEER PREPARING THE STANDARD OF CARE/DESIGN INTENT.

ENGINEERED FILL NOTE:

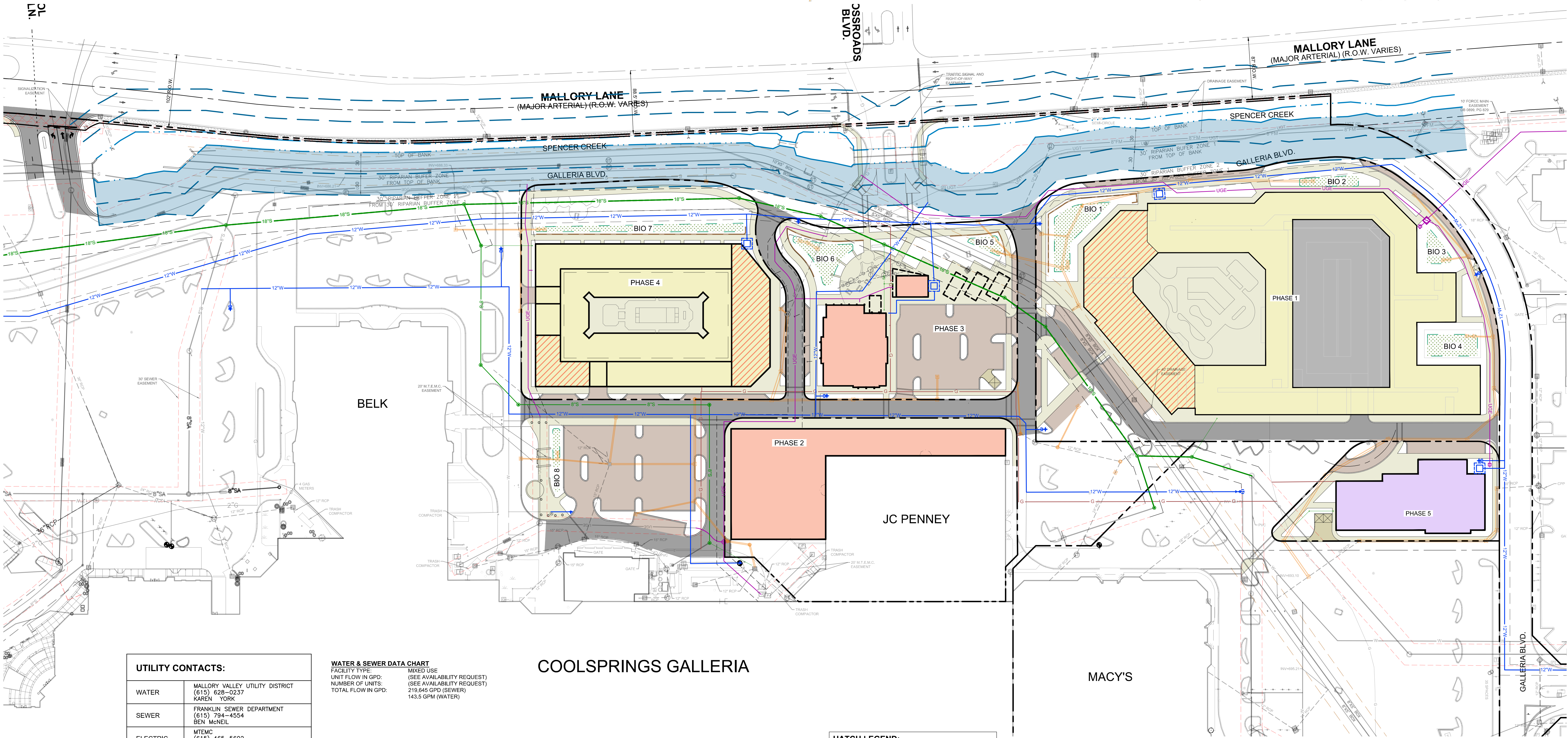
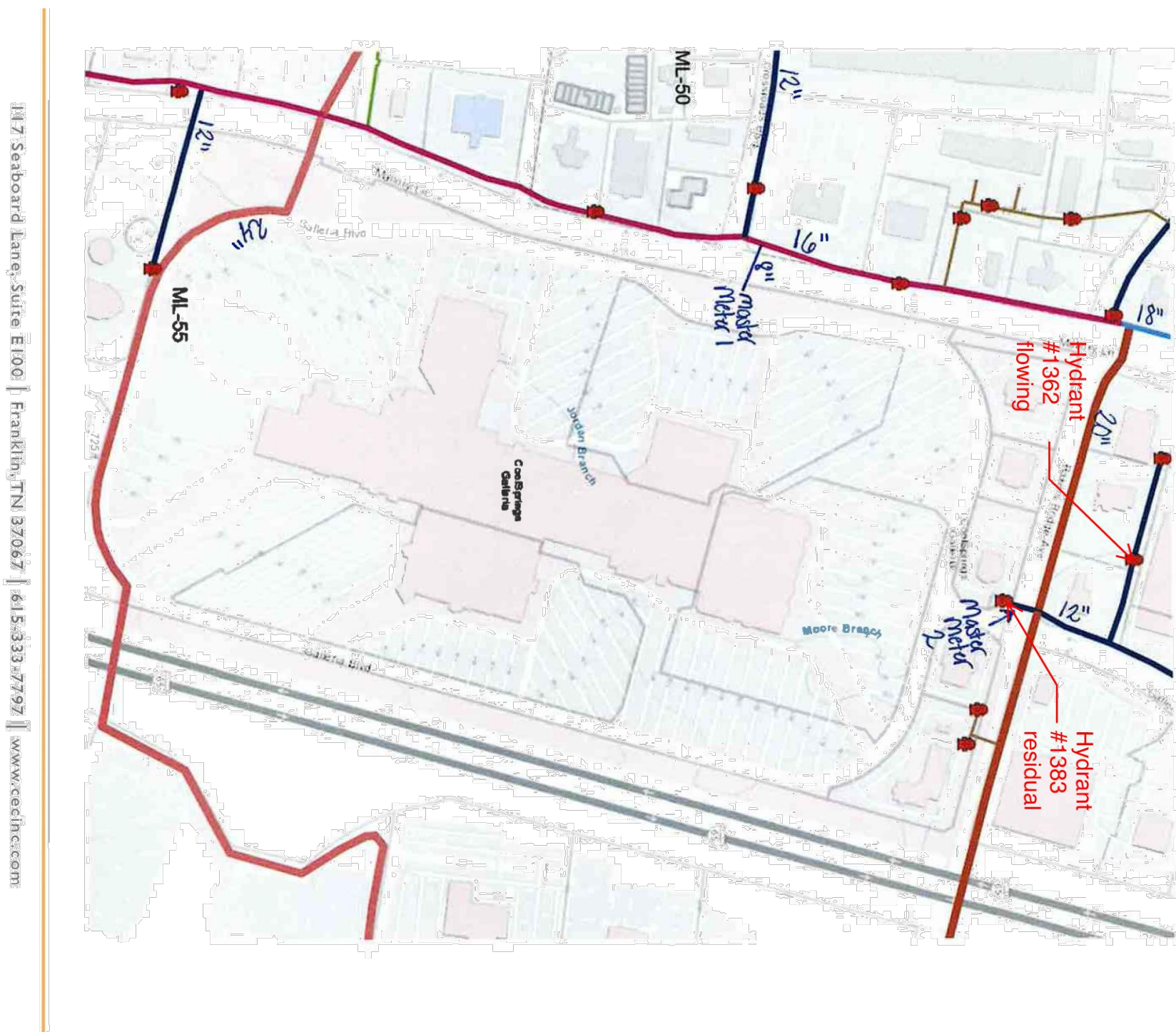
WHERE SANITARY SEWERS ARE INSTALLED IN NEW FILL, A COMPACTION LETTER SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TENNESSEE SHALL BE SUBMITTED TO THE OWNER PRIOR TO ACCEPTING SAID UTILITIES. AN ACCEPTABLE COMPACTION LETTER SHALL STAT THAT FIELD DENSITY TESTING INDICATES THE FILL HAS BEEN COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO THE STANDARD PROCTOR. IF A COMPACTION LETTER IS NOT AVAILABLE, SPECIAL PROTECTION SUCH AS REPLACEMENT WITH DUCTILE IRON PIPE WITH JOINT RESTRAINT OR ENCASEMENT WITH FLOWABLE FILL SHALL BE UTILIZED AS APPROVED BY THE WMD.

UTILITY NOTES:

1. CONTRACTOR TO ADJUST EXISTING UTILITY CASTINGS AS NECESSARY.
2. THIS PROJECT WILL BE SUBJECT TO THE INSPECTION AND FINAL APPROVAL OF THE CITY OF FRANKLIN.
3. THE SANITARY SERVICE LINES WILL NEED TO BE CORED INTO THE EXISTING PUBLIC MANHOLES. IF THE EXISTING PUBLIC MANHOLES CAN BE CORED PROPERLY WITHOUT ADDING ADDITIONAL HOLES, THEY CAN BE USED. IF AN ADDITIONAL HOLE IS NECESSARY AND YOU HAVE TO FILL THE EXISTING CORES, THE MANHOLES WILL NEED TO BE REPLACED WITH NEW MANHOLES SHOWING THE CORRECT ALIGNMENT.
4. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND, LIGHT INDUSTRIAL (L) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.
5. EXISTING UNDERGROUND UTILITY LOCATIONS ARE SHOWN PER FIELD OBSERVATION, GIS DATA, AND UTILITY LOCATING SERVICE. CONTRACTOR VERIFY UTILITY MAIN AND SERVICE LOCATIONS PRIOR TO DISTURBANCE.
6. ALL PRIVATE MANHOLES SHALL HAVE CASTINGS LABELED AS "SANITARY SEWER".
7. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED SILVER.
8. MANHOLES LOCATED OUT OF THE PROPOSED STREETS SHALL BE PROTECTED AT ALL TIMES. ALL MANHOLES WILL BE RETESTED AT THE TIME OF FUTURE DEVELOPMENT.
9. UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH UTILITY PROVIDERS.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.



UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN McNEIL
ELECTRIC	MT&C (615) 465-5602 BRAD BRANDON
GAS	AT&T (615) 477-3166 STACEY ANDERSON
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

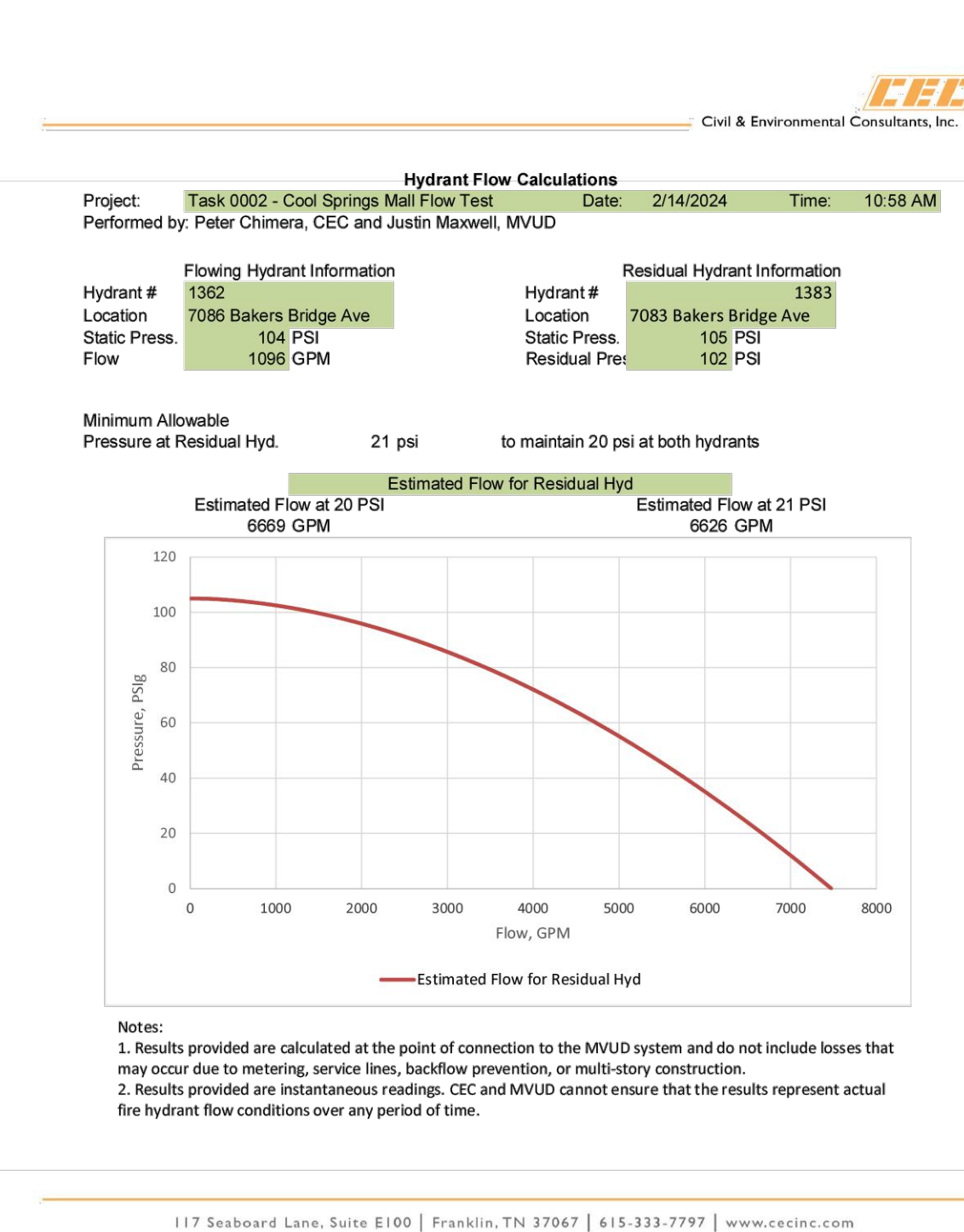
WATER & SEWER DATA CHART	
FACILITY TYPE:	MIXED USE
UNIT FLOW IN GPD:	(SEE AVAILABILITY REQUEST)
NUMBER OF UNITS:	(SEE AVAILABILITY REQUEST)
TOTAL FLOW IN GPD:	219,645 GPD (SEWER) 143.5 GPM (WATER)

COOLSPRINGS GALLERIA

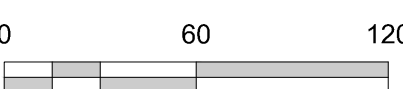
HATCH LEGEND:	
	PERVIOUS PAVERS
	HEAVY DUTY ASPHALT
	BUILDING GARAGE
	CONCRETE WALK
	CONCRETE PAVEMENT
	PROPOSED HOTEL
	PROPOSED MULTIFAMILY
	RESIDENTIAL ABOVE RETAIL/LEASING
	PROPOSED NON-RESIDENTIAL
	BIO-RETENTION
	GREEN

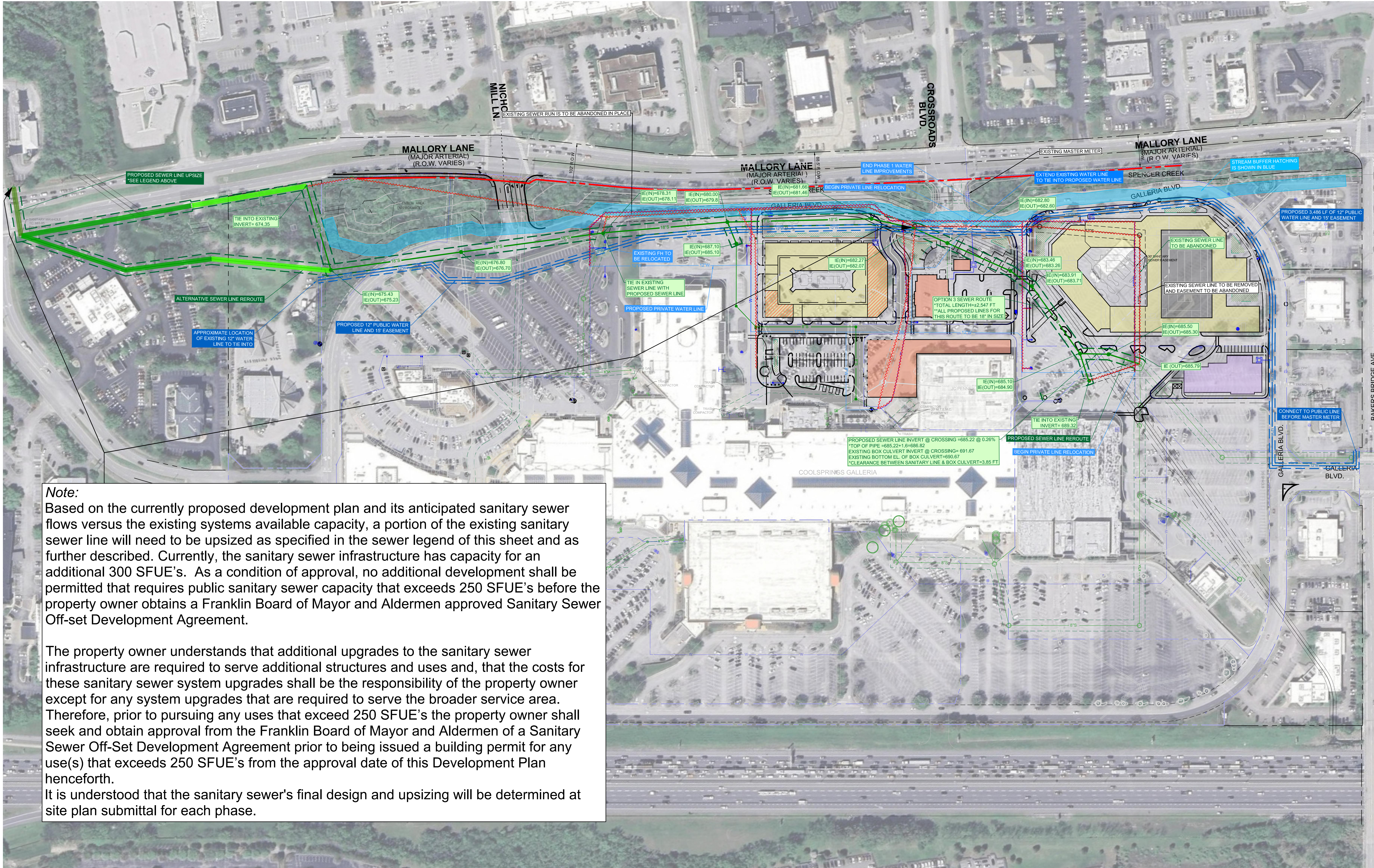
STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE SUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 208,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD). DURING THE TEST, THE HEAD HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
2. SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
3. REPAIR/REUSE (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.



Scale:	1" = 60'
Date:	NOVEMBER 7, 2024
Approved By:	E. PARL
Revisions:	





Note:
Based on the currently proposed development plan and its anticipated sanitary sewer flows versus the existing systems available capacity, a portion of the existing sanitary sewer line will need to be upsized as specified in the sewer legend of this sheet and as further described. Currently, the sanitary sewer infrastructure has capacity for an additional 300 SFUE's. As a condition of approval, no additional development shall be permitted that requires public sanitary sewer capacity that exceeds 250 SFUE's before the property owner obtains a Franklin Board of Mayor and Aldermen approved Sanitary Sewer Off-set Development Agreement.

The property owner understands that additional upgrades to the sanitary sewer infrastructure are required to serve additional structures and uses and, that the costs for these sanitary sewer system upgrades shall be the responsibility of the property owner except for any system upgrades that are required to serve the broader service area. Therefore, prior to pursuing any uses that exceed 250 SFUE's the property owner shall seek and obtain approval from the Franklin Board of Mayor and Aldermen of a Sanitary Sewer Off-Set Development Agreement prior to being issued a building permit for any use(s) that exceeds 250 SFUE's from the approval date of this Development Plan henceforth.

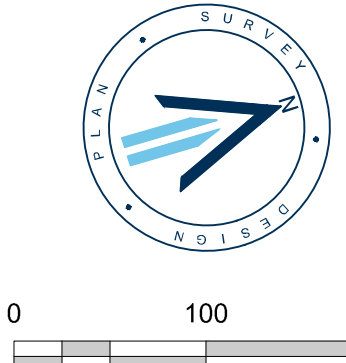
It is understood that the sanitary sewer's final design and upsizing will be determined at site plan submittal for each phase.

EXISTING SEWER UPSIZE LEGEND:
EXISTING 15" SEWER LINE TO BE UPSIZED TO 18"
EXISTING 18" SEWER LINE TO BE UPSIZED TO 24"
EXISTING 24" SEWER LINE TO BE UPSIZED TO 30" OR REINSTALL AT A STEEPER SLOPE

SANITARY SEWER LEGEND:
PROPOSED SEWER LINE- PUBLIC
PROPOSED SEWER LINE- PRIVATE
PROPOSED SEWER SERVICE LINE
EXISTING SEWER LINE
PROPOSED SEWER LINE EASEMENT

WATER LEGEND:
EXISTING PROPERTY LINE (TO BE ABANDONED)
PROPOSED PROPERTY LINE
PROPOSED 15' WATER LINE EASEMENT
EXISTING WATER LINE
PROPOSED WATER LINE- PUBLIC
PROPOSED WATER LINE- PRIVATE
PROPOSED WATER SERVICE LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



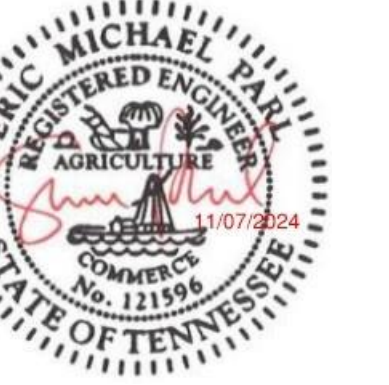
COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: 11/04/2024
Approved By: E. PARL

Revisions:

Drawing Title:
**OVERALL WATER
AND SEWER LINE
REROUTING PLAN**

Drawing No.
C5.1
Project No.
22-0073



COULSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR

CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

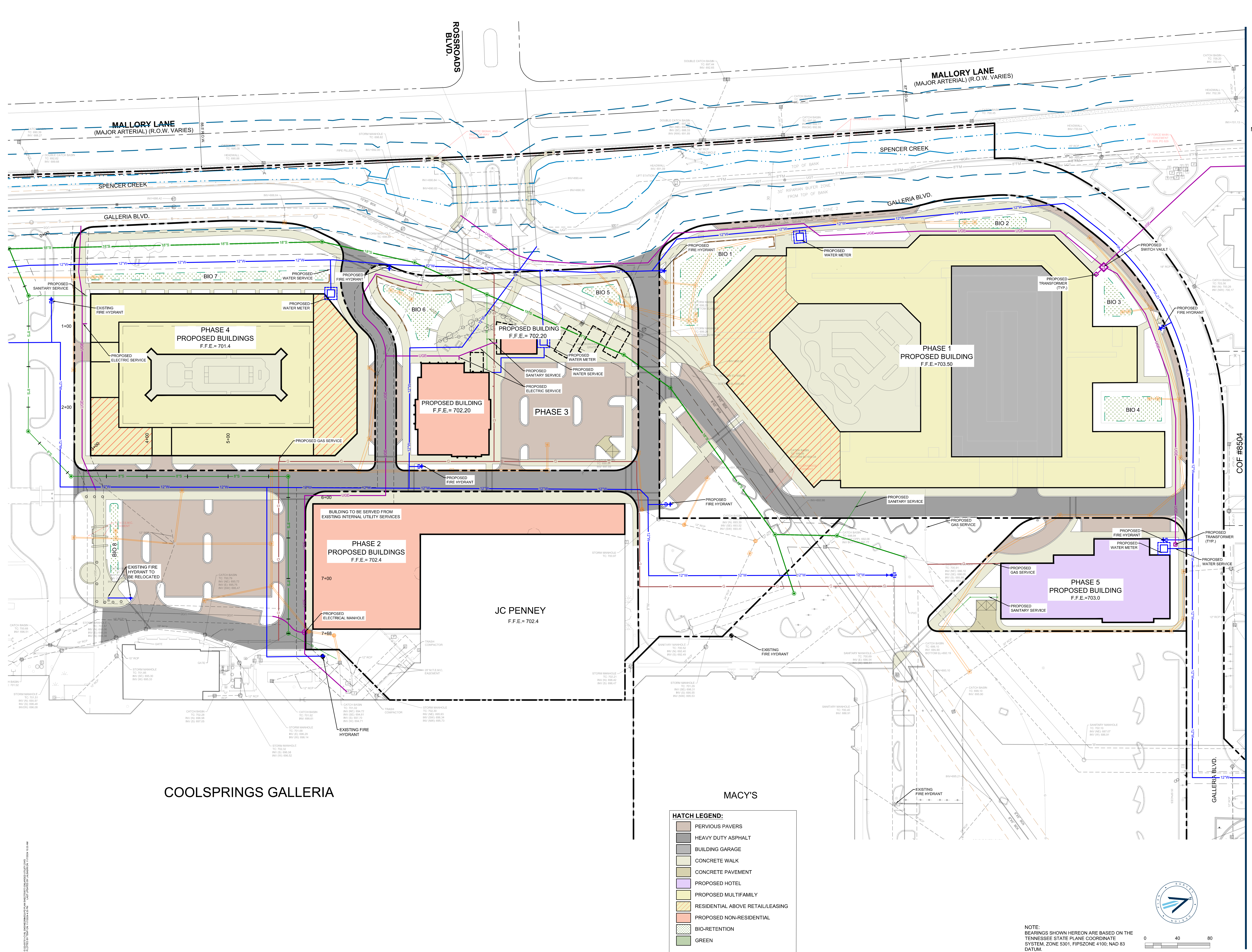
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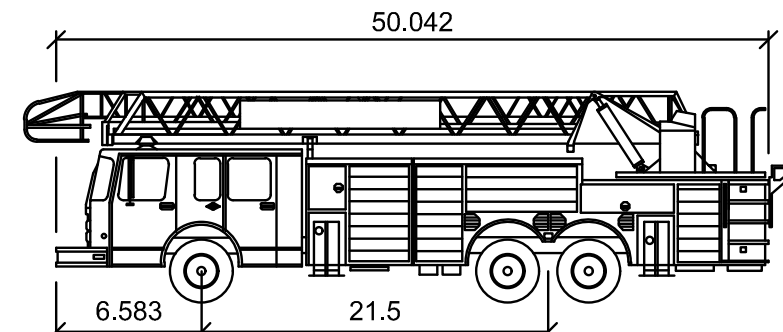
ENLARGED SITE
UTILITY PLAN

Drawing No.

C5.2

Project No.
22-0073





FRANKLIN FIRE TRUCK
(PER SD-7)

- | | |
|------------------------------|------------|
| 1. Number of Front Axles: | 1 |
| Front Track Width: | 8.000ft |
| Wheels on Each Front Axle: | 2 |
| Number of Rear Axles: | 2 |
| Rear Track Width: | 8.000ft |
| Wheels on each Rear Axle: | 4 |
| Wheelbase: | 19.292ft |
| Rear Axle Spacing: | 4.417ft |
| Lock-to-Lock Time: | 6 Sec. |
| Turning Radius Wall to Wall: | 42ft |
| Body Length: | 50.042ft |
| Body Width: | 8.333ft |
| Rear Overhang: | 24.167ft |
| Body Style: | Fire Truck |
| Height: | 13.5' |
| 2. Minimum Design Speed: | 5mph |

FIRE LANE NOTES:

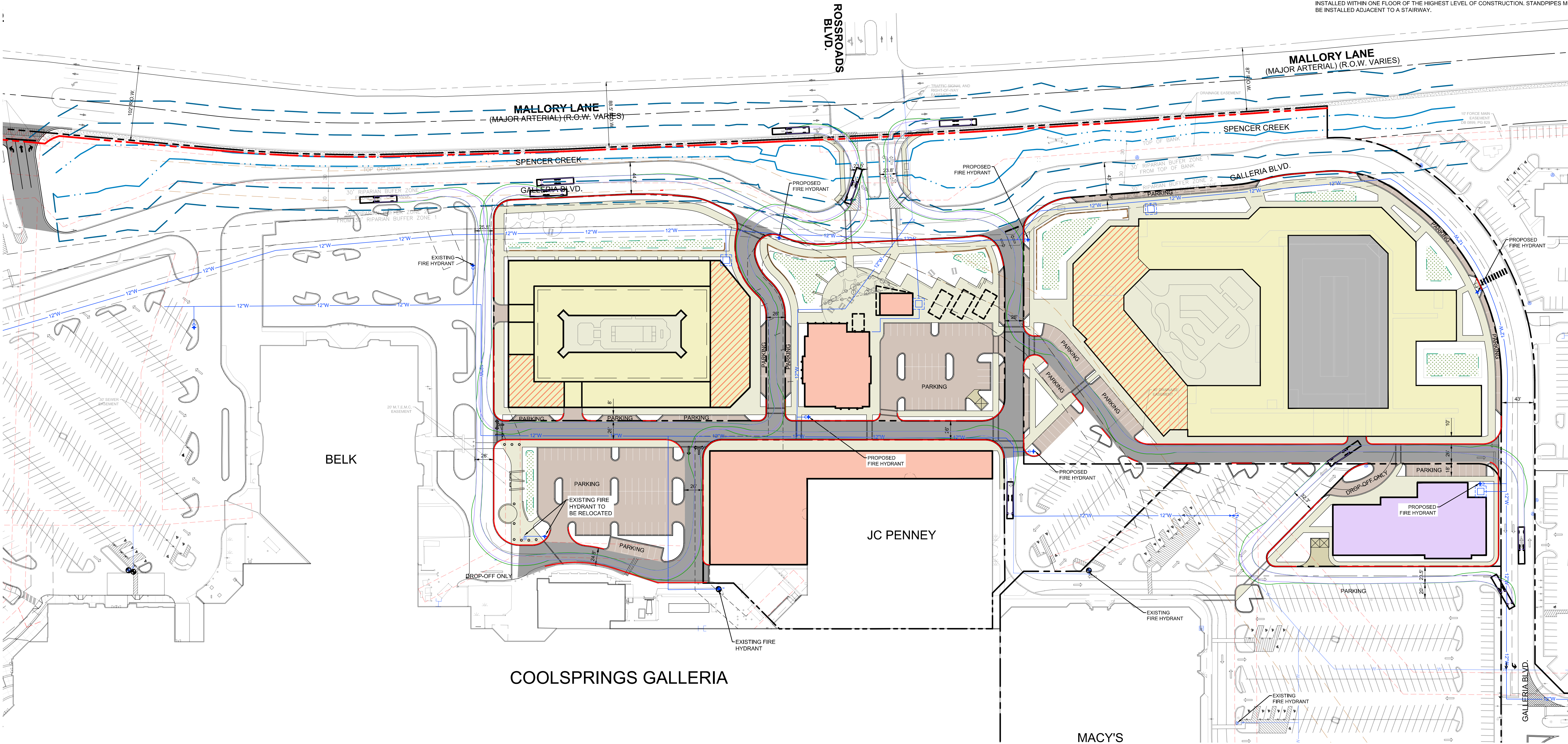
PUBLIC PROPERTY: WHERE FIRE LANES MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAYING **NO PARKING FIRE LANE** MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE CODE OFFICIAL. (IFC 503.3)
PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FEET, THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING **FIRE LANE-NO PARKING** VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50-FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

TEMPORARY ACCESS ROAD NOTES

- ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
- ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
- ROADS SHALL BE A MINIMUM OF 20-FEET WIDE.
- ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
- TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FEET
- ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
- CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
- IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.

FIRE HYDRANT NOTES

- HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS 30 DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500-FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
- MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
- HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE COMBUSTIBLE BUILDING PRODUCTS ARE BROUGHT ON SITE.
- OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
- ONE FUNCTIONAL PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING WHEN CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

1. 11/7/24
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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

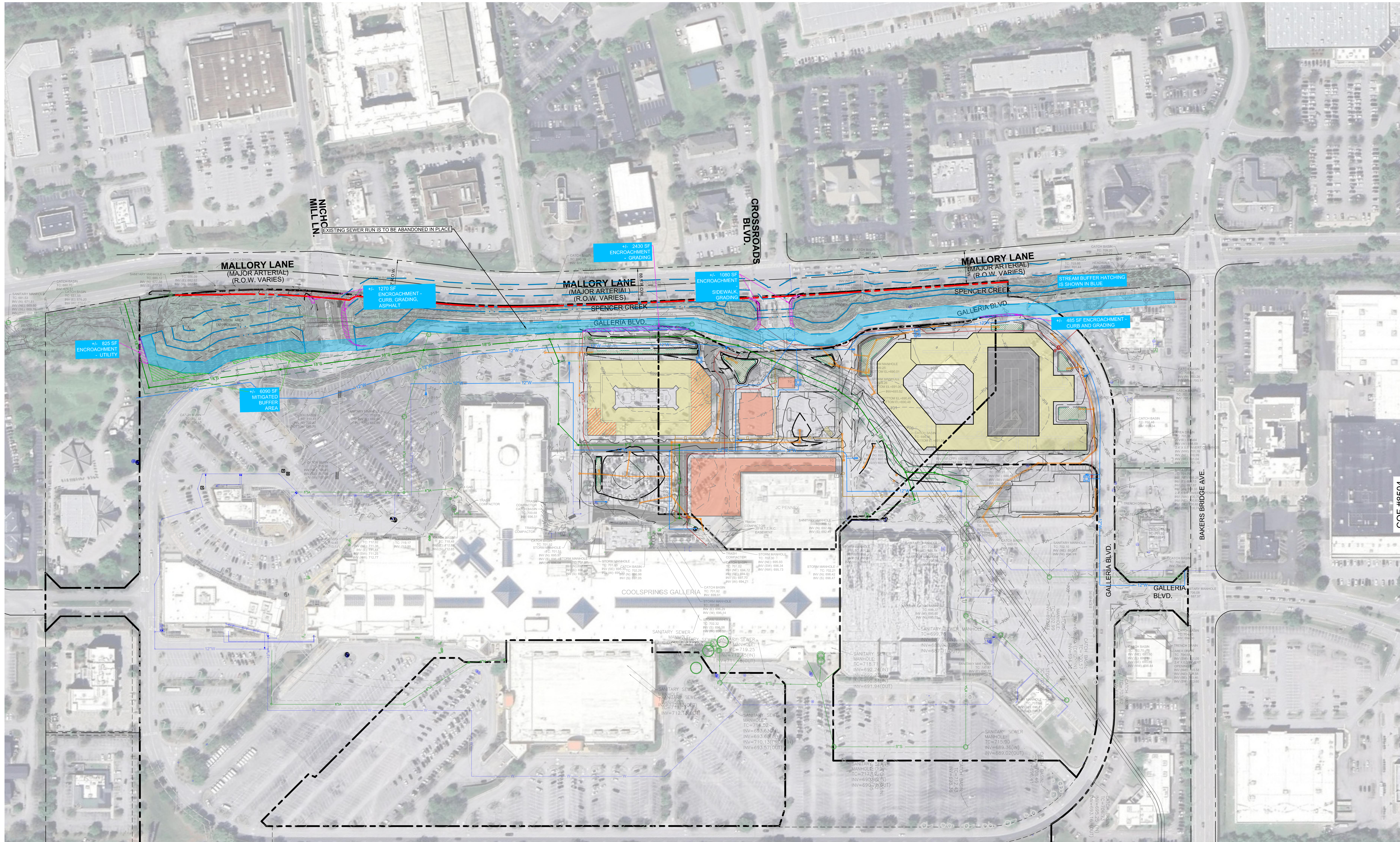
COF #8504

Scale: 1"=100'
Date: 11/04/2024
Approved By: E. PARL

Revisions:
-
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Drawing Title:
STREAM BUFFER
MANAGEMENT
PLAN

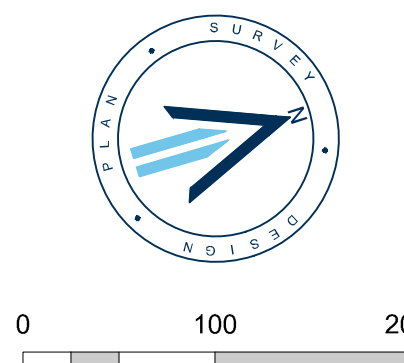
Drawing No.
C7.1
Project No.
22-0073



- LEGEND:
- EXISTING PROPERTY LINE (TO BE ABANDONED)
 - PROPOSED PROPERTY LINE
 - PROPOSED 15' WATER EASEMENT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE- PUBLIC
 - PROPOSED WATER LINE- PRIVATE
 - PROPOSED WATER SERVICE LINE
 - PROPOSED SEWER LINE

STREAM BUFFER MITIGATION	
TOTAL BUFFER IMPACT:	6090 SF (13.98 AC)
TOTAL MITIGATION AREA:	6090 SF (13.98 AC)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.





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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1"=100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

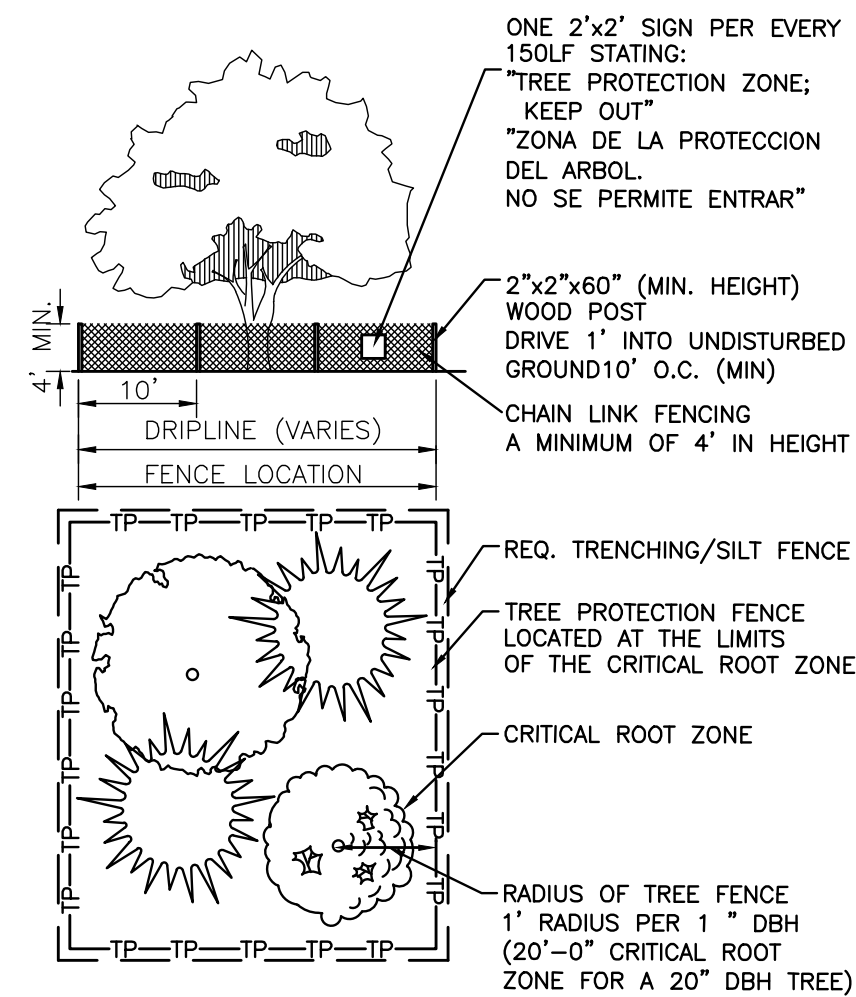
Drawing Title:

TREE
PRESERVATION
PLAN

Drawing No.

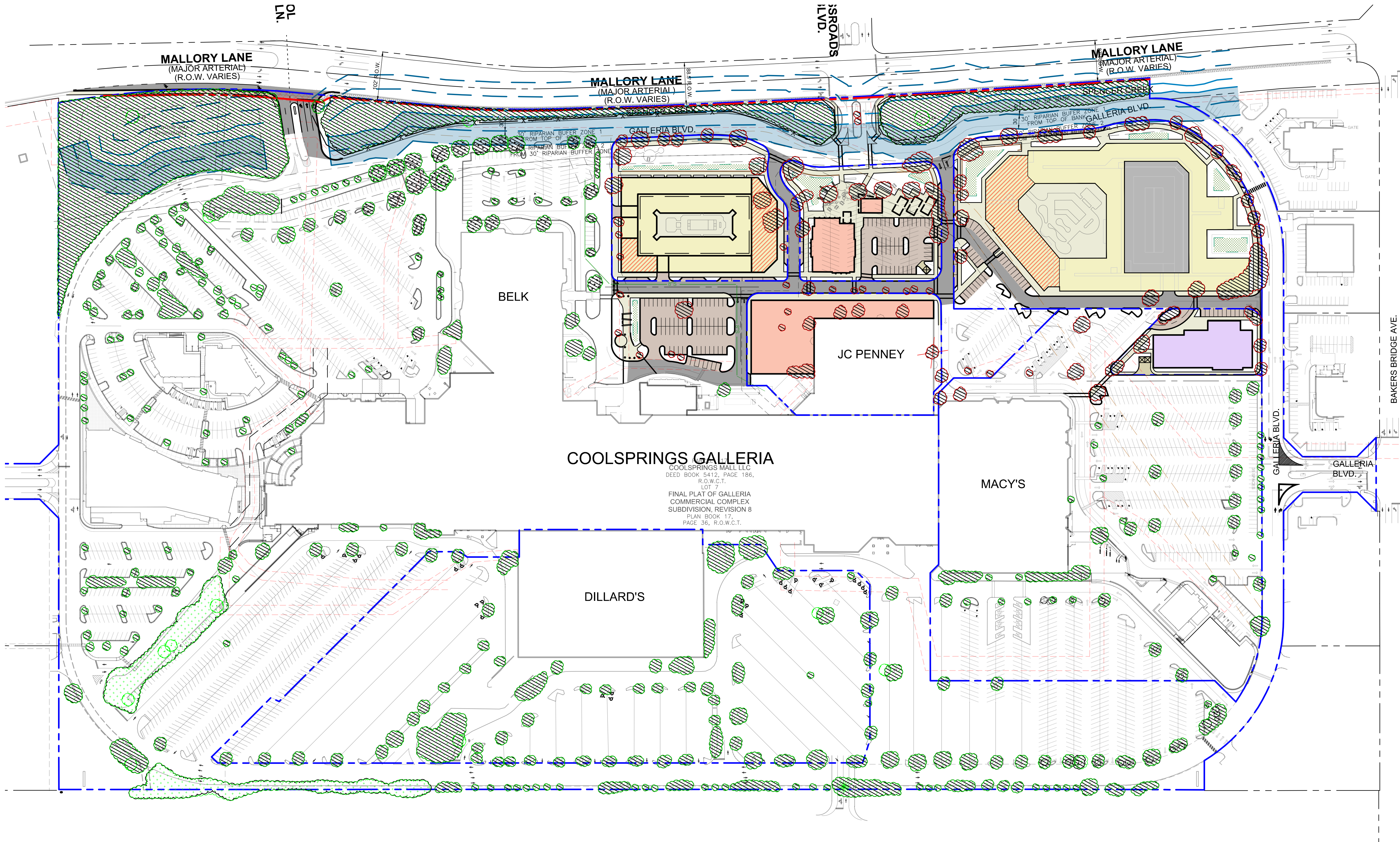
L1.0

Project No.
22-0073



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE
ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND
SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL
CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS
PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED
EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY
TREE PROTECTION FENCING.



LANDSCAPE DATA	
SITE INFORMATION	
Acreage / Square Footage of Site: 86.53 Ac. / 3,768,811 ± S.F.	
Site Zoning District and Applicable Overlays: PD (PLANNED DISTRICT)	
TREE CANOPY	
Percent and Acreage of Original Canopy Cover: 11.53 Ac. (13% of Total Site Acreage)	
Percent and Acreage Tree Canopy Required: 2.54 Ac. (22% of existing canopy cover)	
Percent and Acreage of Preserved Canopy Cover Provided: 9.37 Ac. (81%)	
Number and DBH of Specimen Trees Removed: None	

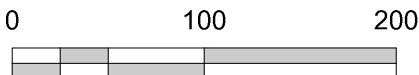
EXISTING SPECIMEN TREE LIST					
TREE #	Caliper Inches	Specimen Name	TREE #	Caliper Inches	Specimen Name
2	26	Willow Oak	18	28	Willow Oak
3	26	Willow Oak	19	24	Bald Cypress
4	25	Willow Oak	23	28	Willow Oak
7	28	Willow Oak	25	24	Willow Oak
8	26	Willow Oak			
9	28	Willow Oak			
10	24	Willow Oak			
11	25	Willow Oak			
12	27	Pine			
14	31	Willow Oak			
16	24	Willow Oak			
17	28	Willow Oak			
Specimen tree caliper inches to be removed:				0	
Specimen tree replacement DBH required (2:1 Replacement):				0	

■ CANOPY TO BE PRESERVED
■ CANOPY TO BE REMOVED

PROPERTY LINE LEGEND:
PROPOSED PROPERTY LINE

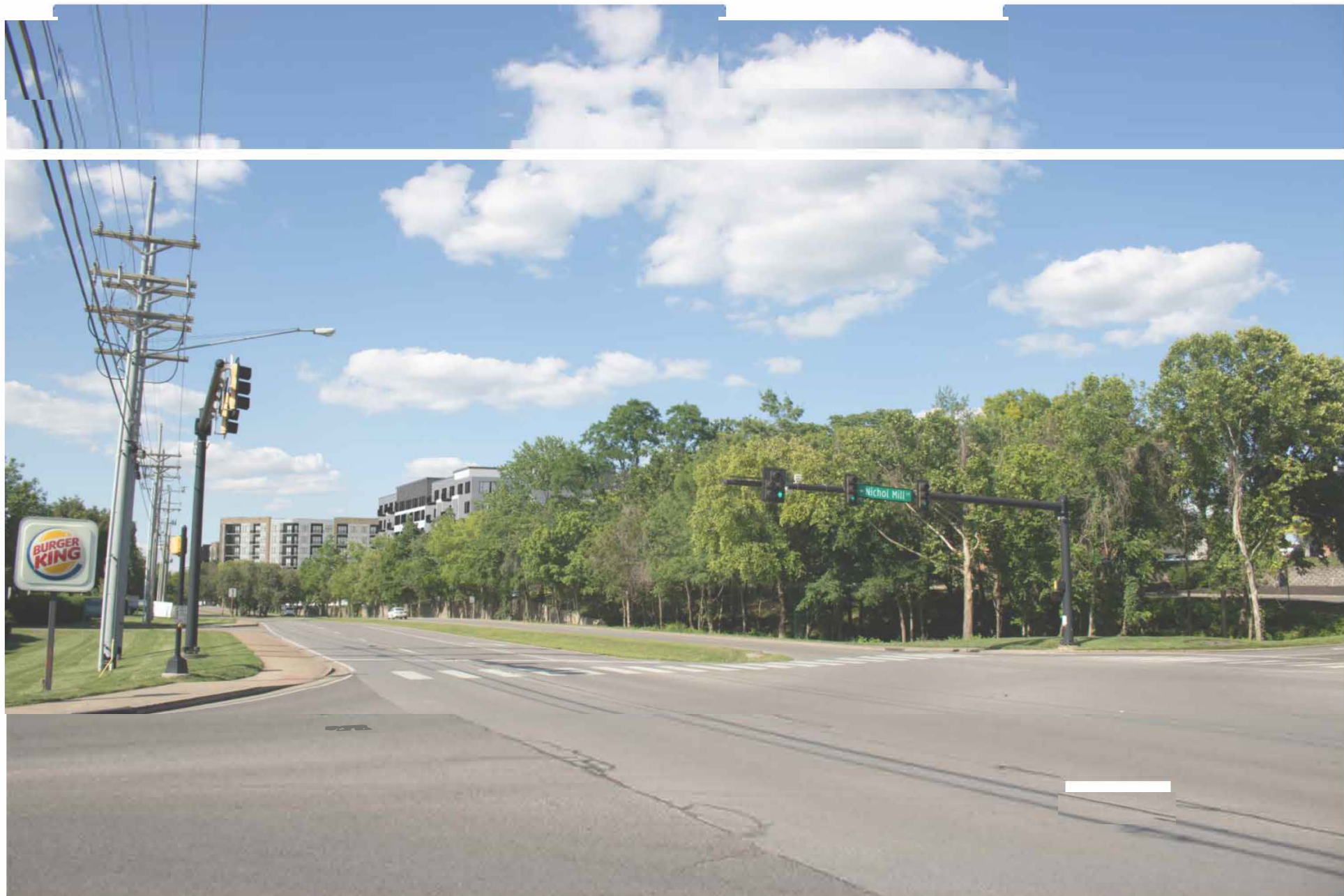


NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.





VIEW 1



VIEW 2

Not for Construction/Conceptual Only.

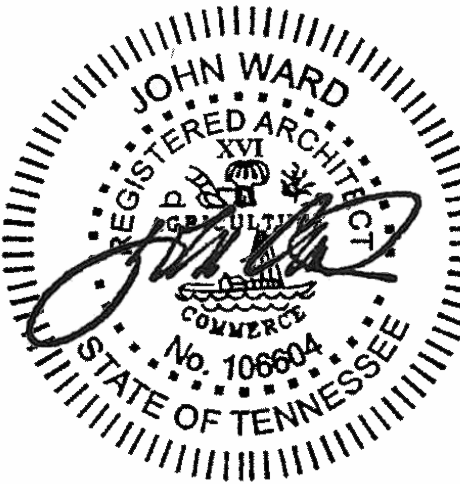
The Conceptual Design Documents represent design intent and concept only. They are intended to convey the concept and vision for the Project. All assumptions and parameters may be re-evaluated during the design process. As such, the Conceptual Design Documents may not be complete or coordinated and the design may be altered or developed as project progresses and subsequent approvals/comments are received.



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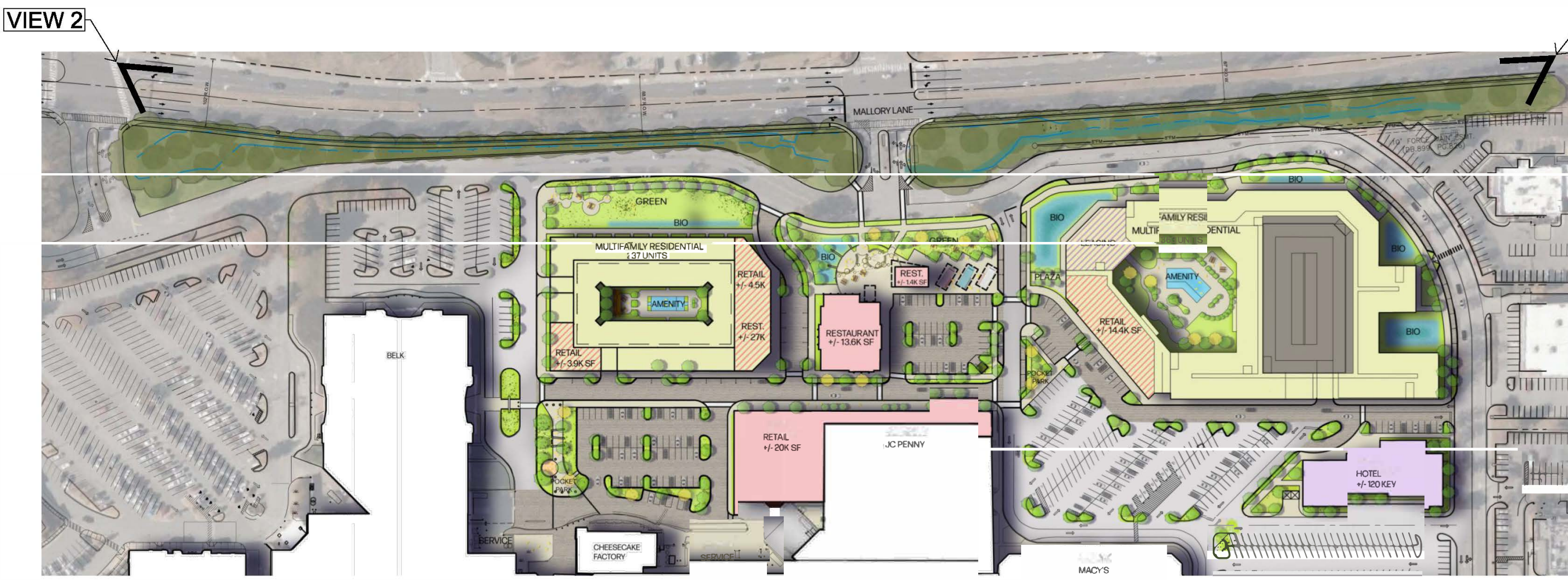
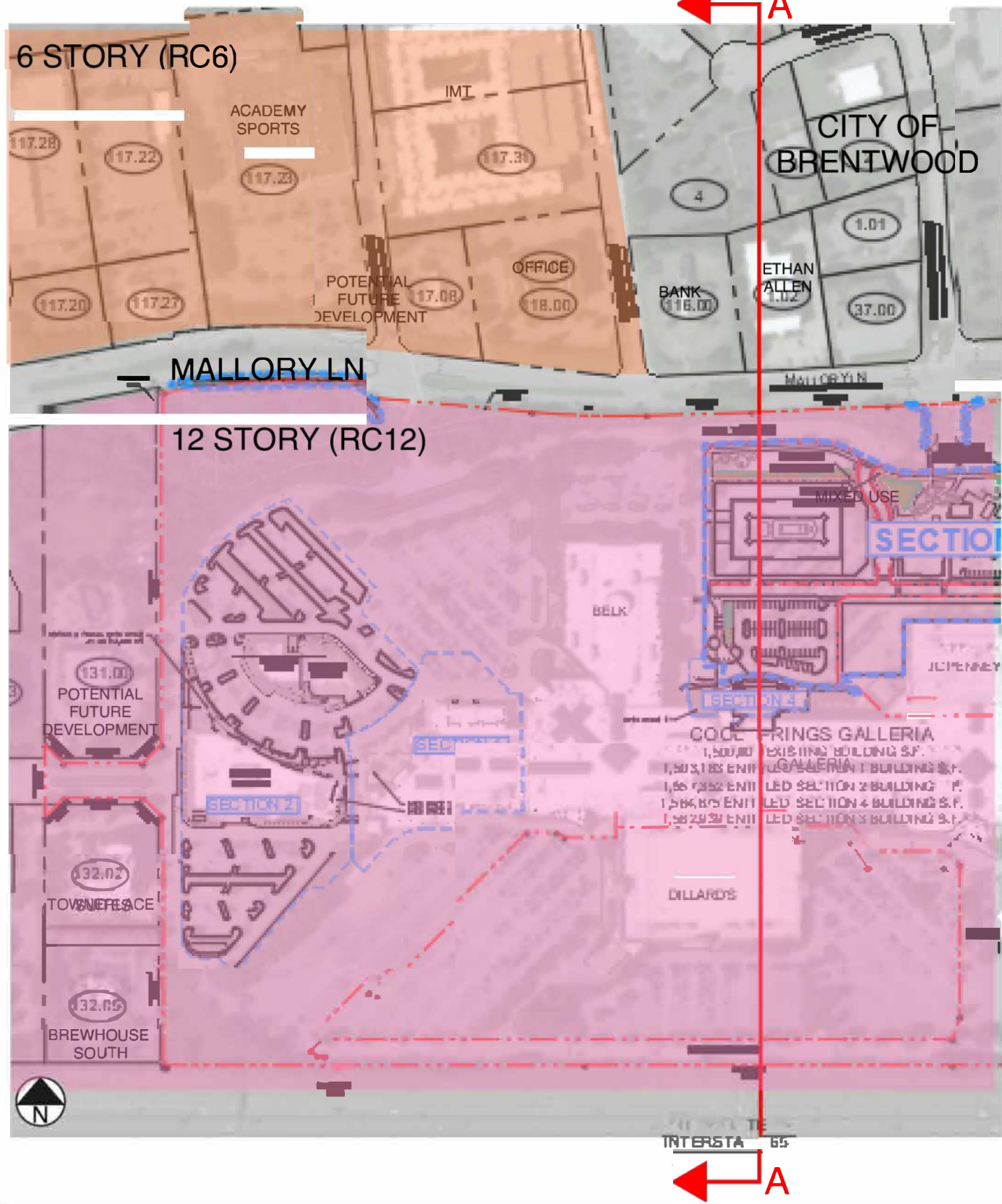
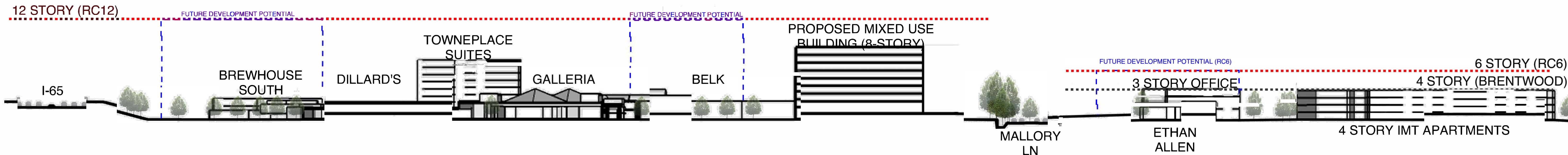
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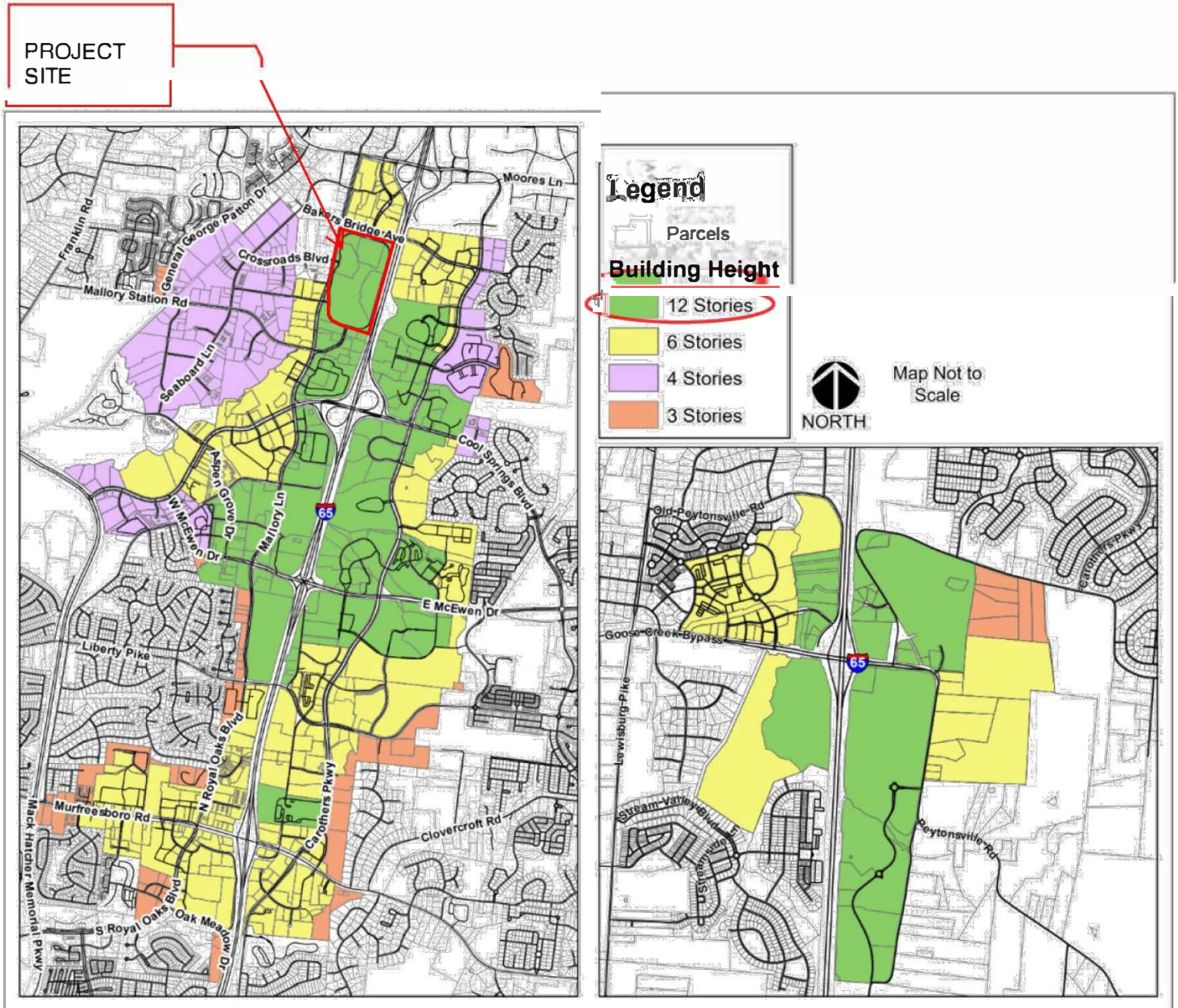
COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

OF #850

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, TENNESSEE



STREET VIEW PERSPECTIVES KEY MAP



SITE ELEVATION A:A
FRANKLIN, TN | WILLIAMSON COUNTY

COOLSPRINGS GALLERIA

Scale: NO SCALE

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:
HEIGHT ANALYSIS
EXHIBIT

Drawing No.

A1.0

Project No.
22-0073



PERSPECTIVE 1 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 1 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 2 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 2 - FUTURE POTENTIAL DEVELOPMENT

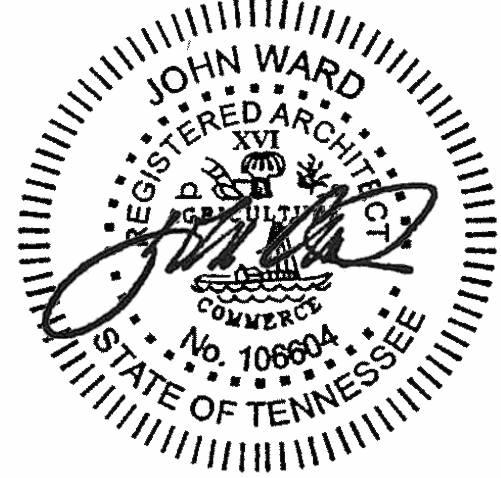


PERSPECTIVE 3 - CENTRAL PLAZA ENLARGEMENT

BUILDING INFORMATION		
BUILDING	MAX HEIGHT (STORIES)	BUILDING TYPE
1	7	1
2	2	2
3	2	5A
4	1	5A
5	8	1
6	7	1 PODIUM/ 3A ABOVE

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C OF#850 4

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
C BL PROPERTIES
CITY OF FRANKLIN PROJECT #80 4
FRANKLIN, TENNESSEE

Scale: NTS

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

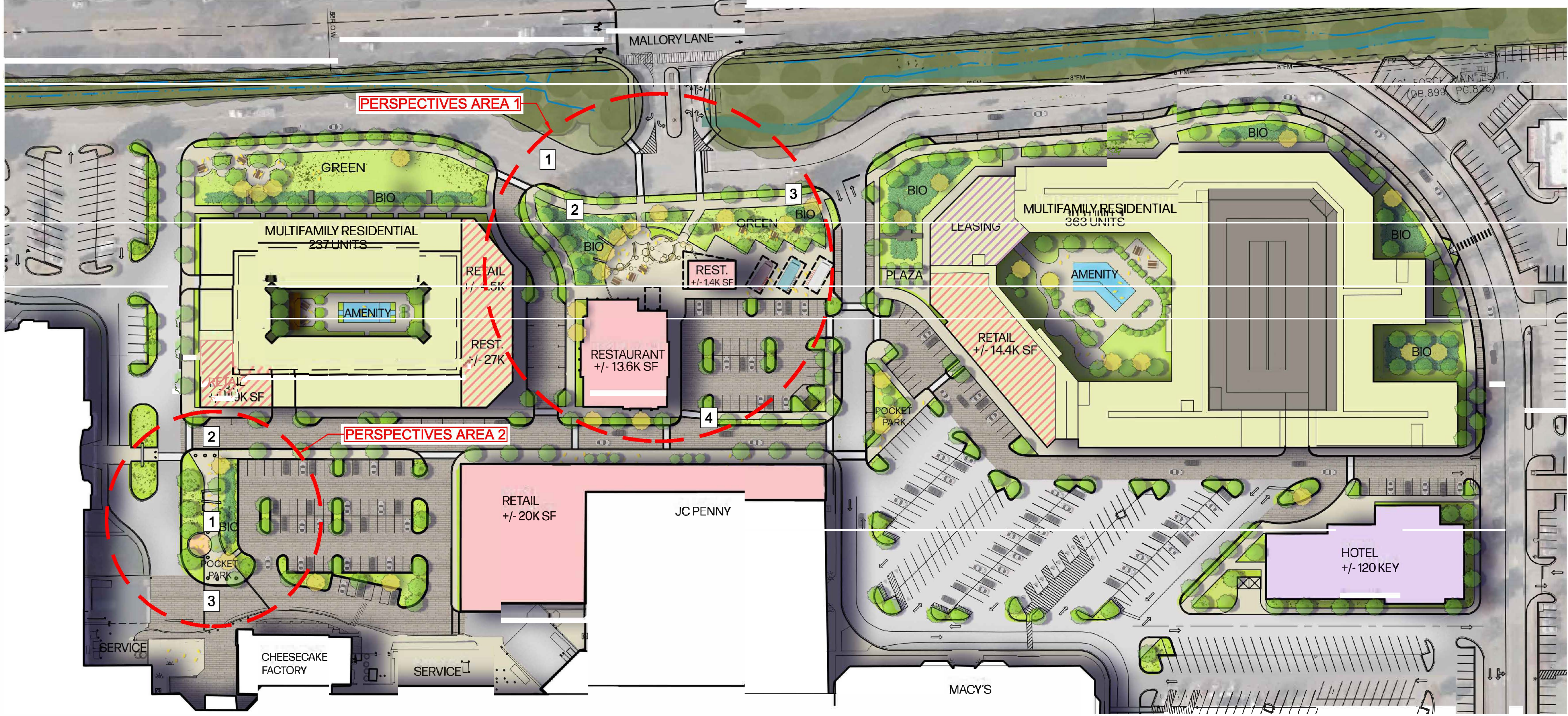
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Drawing Title:

ARCHITECTURAL
RENDERINGS

Drawing No.
A2.1

Project No.
22-0073



CONTEXT MAP



PERSPECTIVE AREA 1 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 3



PERSPECTIVE AREA 1 - VIEW 2



PERSPECTIVE AREA 1 - VIEW 4



PERSPECTIVE AREA 2 - VIEW 1



PERSPECTIVE AREA 2 - VIEW 2



PERSPECTIVE AREA 2 - VIEW 3

Not for Construction/Conceptual Only.

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

QDF #850

FOR CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, TENNESSEE

Scale: NTS
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ARCHITECTURAL
RENDERINGS

Drawing No.
A2.2
Project No.
22-0073

**COOL SPRINGS GALLERIA PUD SUBDIVISION,
REVISION 3
ORDINANCE 2024-22
RESOLUTION 2024-70**

Project Information

Existing Zoning: RC 12 Regional Commerce 12
Proposed Zoning: Planned District
PD (6.94/1,659,584 /120)
Overlay Districts: None
Site Acreage: 86.52 acres
Proposed Number of Dwelling Units: 600
Proposed Nonresidential Square Footage: 1,659,584 SF
Total Hotel Keys: 120

Legend

 Galleria Commercial Complex PUD Subdivision

 Floodway Fringe Overlay

 Floodway Overlay

Representation: FranklinGIS.DBO.ZoningDistricts_Rep

 AG Agricultural District

 ER Estate Residential District

 R1 Residential 1 District

 R2 Residential 2 District

 R3 Residential 3 District

 R4 Residential 4 District

 R6 Residential 6 District

 MR Mixed Residential District

 PD Planned District

 OR Office Residential District

 CI Civic Institutional District

 NC Neighborhood Commercial

 CC Central Commercial District

 DD Downtown District

 1ST Avenue District

 5TH Avenue District

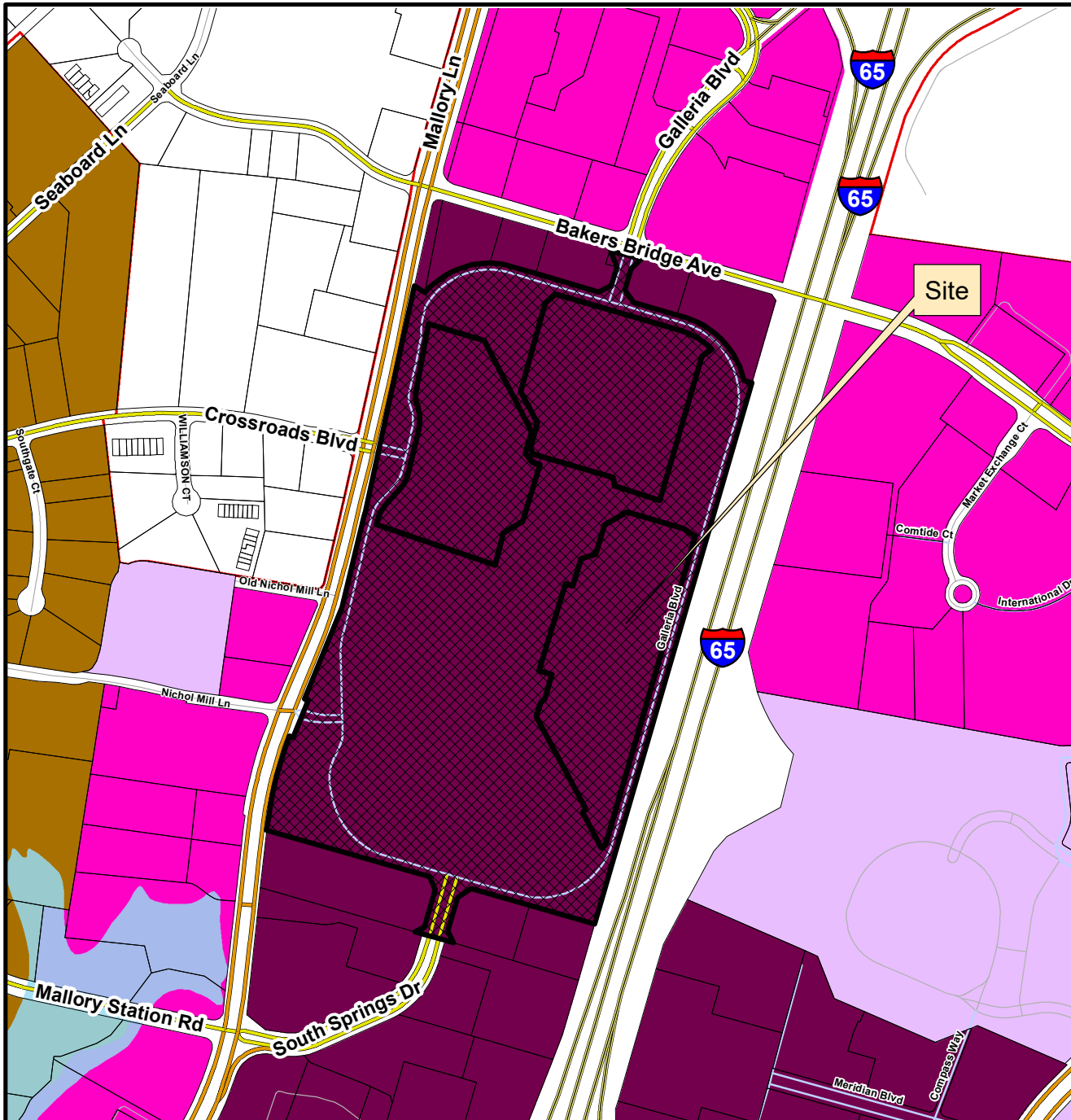
 RC6 Regional Commerce 6 District

 RC12 Regional Commerce 12 District

 GO General Office District

 LI Light Industrial District

 HI Heavy Industrial District



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



HISTORIC
FRANKLIN
TENNESSEE

CONDITIONS OF APPROVAL:

Open Issues: 22 These issues are currently being filtered

Engineering - Checklist

General Issues

65. Development Plan

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

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Engineering - Development Plan Checklist

General Issues

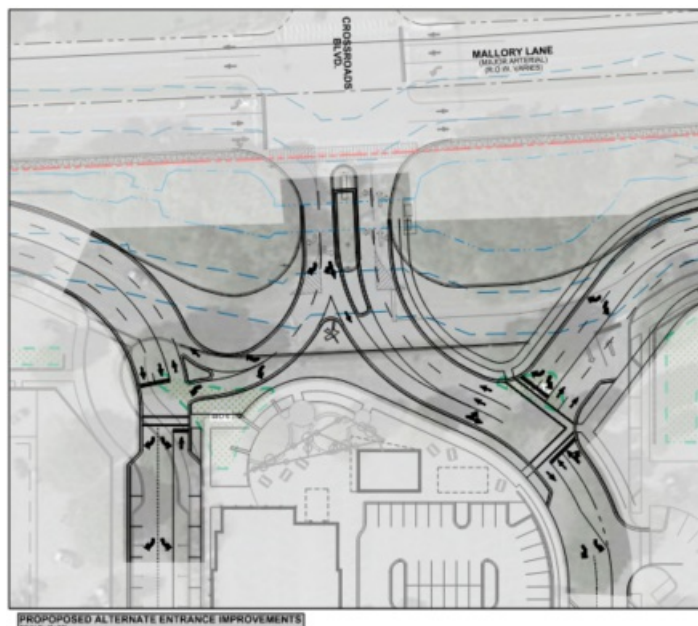
37. Sidewalk

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

Where feasible, the City will require an 8' sidewalk along Mallory Lane. This can be shown on the site plan submittal.

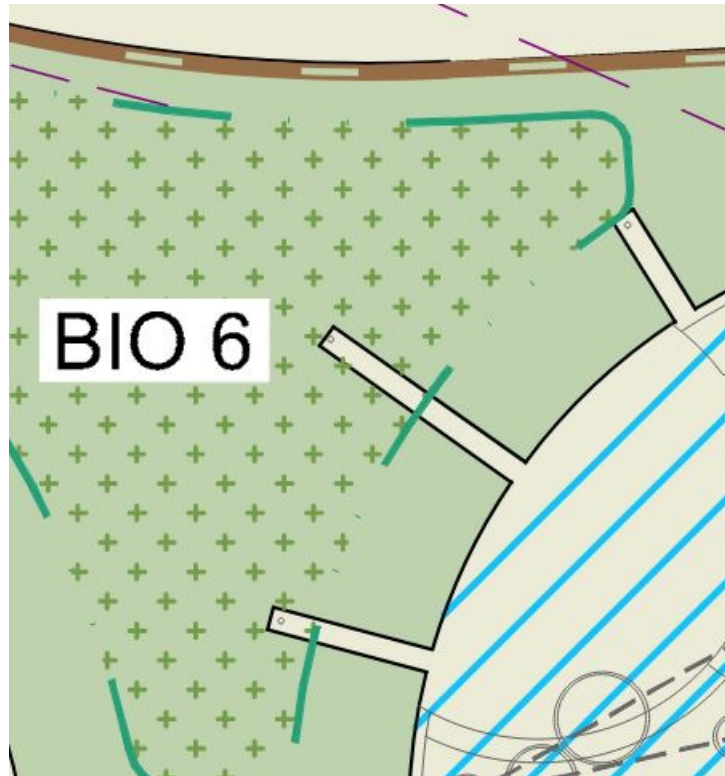
50. Internal Sidewalks

jimmy.wiseman@franklintn.gov The alternate entrance design shall be provided on all of the applicable development plan sheets at One Stop. Construction details shall be designed at Site Plan.



53. Bioretention

lance.fittro@franklin.tn.gov Green Infrastructure Easements, including those required for bioretention areas, are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin. Any structures or walkways desired to encroach, cross or span bioretention areas shall require the design of the features to exclude area underneath the walkway or structure, and may require multi-cell design and construction, to be determined at site plan stage. Depiction of encroachments into bioretention or other green infrastructure practices on the Development Plan shall not be considered as entitlements or grounds for variance approval where standard design specifications per the current BMP Manual are not met.

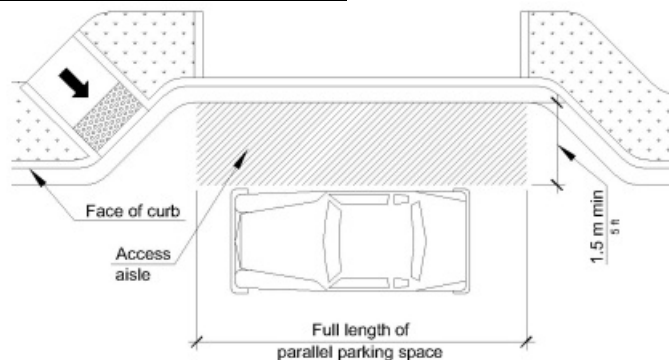


81. ADA On-Street Parking

Where on-street parking is provided and is metered or designated by signs or pavement markings, at the Site Plan Stage, Applicant shall provide accessible on-street parking spaces meeting the following:

1. Construction and quantity of accessible on-street parking spaces shall comply with the "Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way" by the United States Access Board.
2. A 5'-0" access aisle shall be provided at each accessible on-street parking space exclusive of the gutter and in addition to the 8'-0" minimum stall width. The access aisle shall be provided regardless of the location of the space along the block face.
3. Curb flares promoting vehicular entry/exit shall be provided at each end of the accessible space exclusive of the 22'-0" stall length to accommodate parking against the curb line.
4. Additional ROW / Easement shall be dedicated as necessary to accommodate the accessible on-street parking space and sidewalk beyond.

TABLE R211 ON-STREET PARKING SPACES	
Total number of metered or designated parking spaces	Minimum required number of accessible parking spaces
1 to 25	1.
26 to 50	2.
51 to 75	3.
76 to 100	4.
101 to 150	5.
151 to 200	6.
201 and over	4 percent of total.



82. Meeting Required Prior to One Stop

joe.marlo@franklintn.gov *One Stop is intended to consist of a short staff review to ensure the remaining comments have been addressed. Due to the significance of remaining comments in this submittal, a meeting is required.*

Prior to submitting for One Stop, Applicant shall schedule a meeting with Engineering, Water Management, and Planning staff to demonstrate that the comments made herein have been accurately understood and incorporated into the project documents. *Submittal of the Development Plan will be deemed incomplete without meeting with city staff prior.*

After the corrections have been made, contact Joe Marlo (joe.marlo@franklintn.gov) at the City of Franklin to arrange a virtual meeting.

Parks

General Issues

27. Parkland Impact Fee

kevinl@franklintn.gov The parkland agreement has been submitted to Law for approval on 11-8-24. Once we have signatures from the applicant, this can move forward to BOMA for approval.

"Failed" will be the comment until we have signatures and the agreement has been placed on the BOMA agenda.
[Edited By Kevin Lindsey]

Planning

General Issues

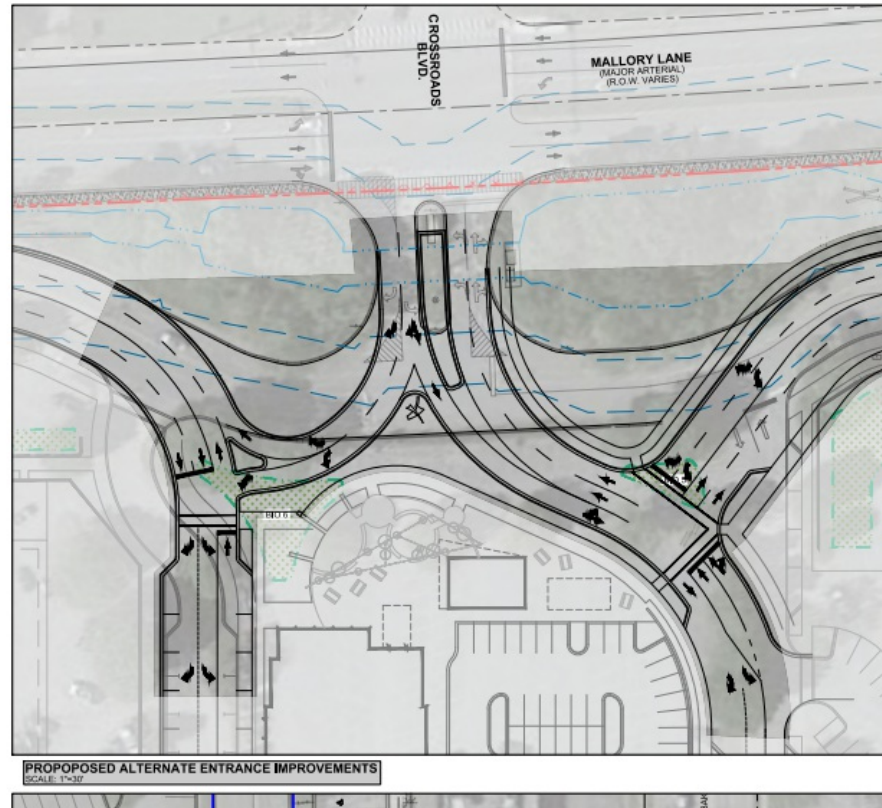
78. Project name

joseph.bryan@franklintn.gov Revise to "Cool Springs" with a space in between the words.

Applicant shall revise all sheets to reflect the revised name in the title bar.

79. Access Plan

joseph.bryan@franklinton.gov Applicant shall revise all sheets to reflect what is shown on Sheet C4.0a ROW & Access Plan, specifically the alternate plan for the connection to Crossroads Boulevard.



80. Large Scale Office Building Type

joseph.bryan@franklinton.gov Applicant shall confirm whether the large scale office building type needs to be included with this development plan revision, and remove if staff determines it is not needed.

83. Parking

joseph.bryan@franklintn.gov Applicant shall revise the parking charts to show the existing mall SF requiring the previously approved minimum parking of 4,216 spaces. Along with the other uses, this brings the total parking required to 6,306 spaces. Applicant shall correct their share factor, to show they are requesting a 20.5% share factor across the site, reducing the parking need to 5,014 spaces.

It shall be noted that the share factor is for the FULL build-out, and not necessarily approved with each phase. At site plan, applicant will be expected to revisit the share factor based on uses being proposed within each section in conjunction with those also existing on site.

For reference:

Parking requirements

existing mall min required, per previous approvals	4216
new retail	114
new restaurant	588
new hotel	131
new multifamily	1212
total required without share factor	6306
20.5% share factor across site	20.5%
total minimum parking required, after share factor	5,014
total provided spaces	5,024

[Edited By Amy Diaz-Barriga]

85. Zoning/Entitlements

joseph.bryan@franklintn.gov Applicant shall revise the total nonresidential entitlements to 1,659,584 SF.

[Edited By Amy Diaz-Barriga]

86. previous approvals vs proposed entitlements

amy.diaz-barriga@franklintn.gov

Applicant shall remove the documentation of existing square footage from the Take-Down Schedule as shown on sheet C2.0. The takedown chart shall only show the phasing of new development square footage; also remove parking provided. Per comment 83, this need per phase will be evaluated with each site plan.

Applicant will also provide a chart showing the previous development plan and revision entitlements, along with current buildout of the site, and also the total proposed new square footage and entitlements.

	SF	Units	Keys
original Mall approval	1,500,000 SF		
Additional SF Revision 1 (N & S areas)	76,883 SF		
Additional SF Revision 2 (cheesecake factory)	6056 SF		
Previous Entitlements approved, total	1,582,939 SF		
Actual Square Footage Constructed to date	1,575,029 SF		
additional SF/units/hotel keys Revision 3	84,555 SF	600	120
overall proposed entitlements	1,659,584 SF	600	120

87. entitlement reporting

amy.diaz-barriga@franklin.tn.gov

Applicant shall update these numbers on sheet C2.0 to reflect previously approved REVISIONS (not sections), and actual CONSTRUCTED Square footage, to align with the chart required in comment #86.



COOLSPRINGS GALLERIA	
1,500,000	EXISTING BUILDING S.F.
1,503,183	ENTITLED SECTION 1 BUILDING S.F.
1,557,352	ENTITLED SECTION 2 BUILDING S.F.
1,564,675	ENTITLED SECTION 4 BUILDING S.F.
1,582,939	ENTITLED SECTION 3 BUILDING S.F.

[Edited By Amy Diaz-Barriga]

88. clarify gross sf

amy.diaz-barriga@franklin.tn.gov

Applicant shall remove all references to "leasable square footage" as this is not a number to calculate any Zoning Ordinance requirement. Locations to remove references include, but may not be limited to:

- take down schedule;
- parking analysis chart;
- site data chart

Planning (Landscape)

General Issues

84. site numbers

jason.arnold@franklin.tn.gov

Applicant shall update the open space and the existing tree canopy numbers. These numbers shall be based on the limits of construction and not the total site.

Stormwater

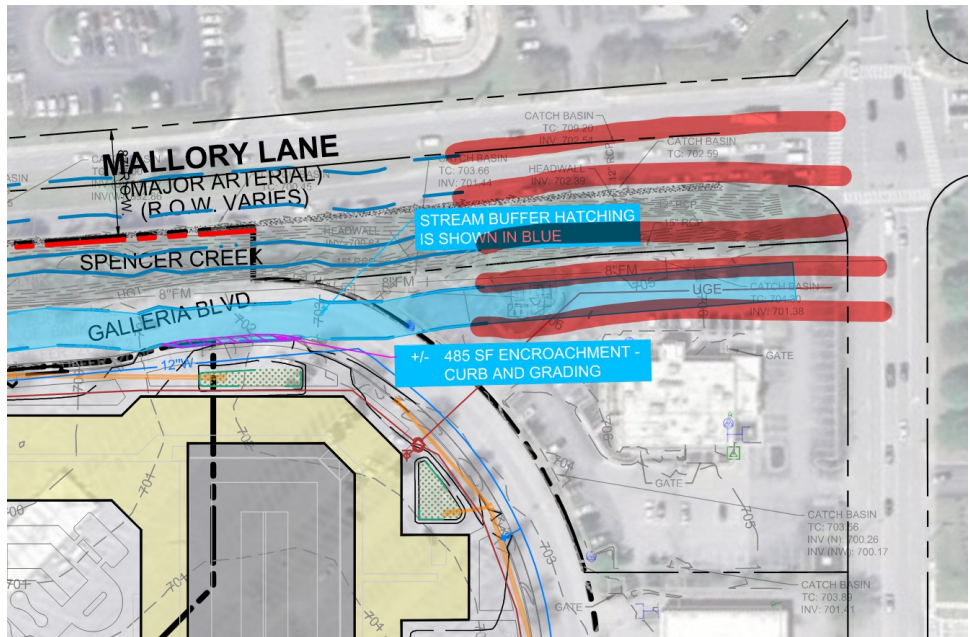
General Issues

2. Riparian Buffer

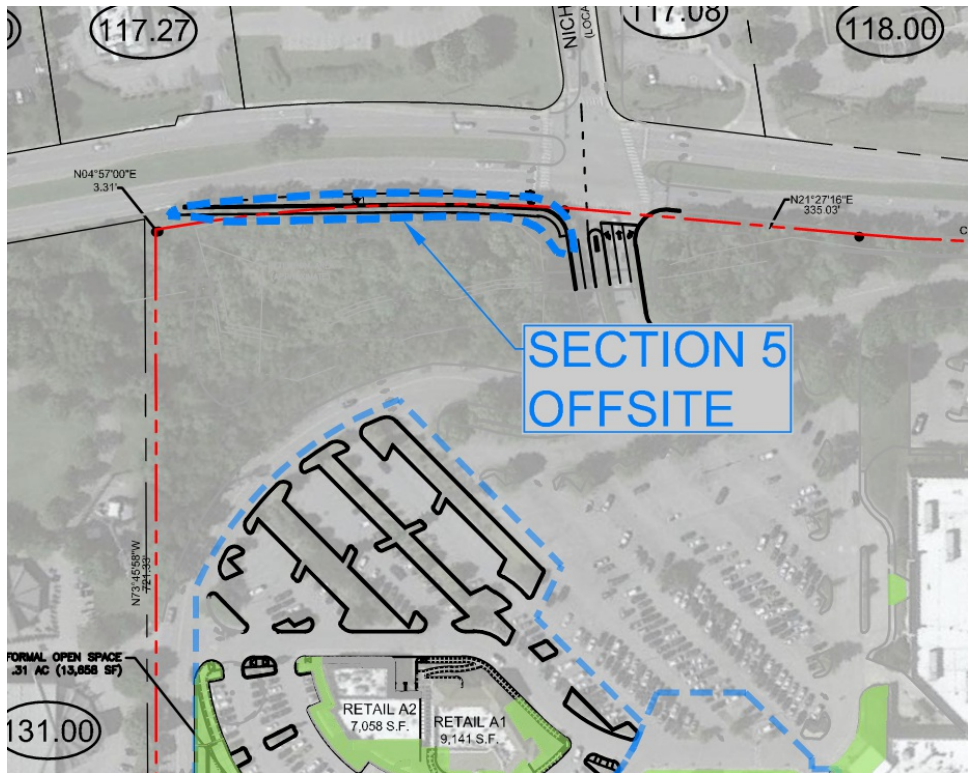
jeff.willoughby@franklin.tn.gov

Label riparian buffer widths and zones on the buffer management plan as 30' Riparian Buffer Zone 1 and 30' Riparian Buffer Zone 2. Label mitigation area as "Averaged Riparian Buffer Zone 2".

The CBL parcel extends further. Stream and Riparian buffer shall extend as shown below in red.



Show any offsite impacts associated with the riparian buffers.



[Edited By Jeff Willoughby]

31. Water Quality

jeff.willoughby@franklin.tn.gov

The issue associated with the upstream pump being turned off, that is understood to provide baseflow to the stream shall be resolved with TDEC. Either the pump should be turned back on or documentation from TDEC that this is no longer required shall be provided to the City for review before plan approval shall be granted

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

TAX MAP 53, PARCELS 117, 117.03, 117.04, 139
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PERFORMED BY RAGAN-SMITH, INC., DATED NOVEMBER 10, 2023.

PLAT REFERENCE:
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCOI LLC, FROM J.C. PENNEY PROPERTIES, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 96 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PRELIMINARY ENGINEERING ASSESSMENT NOTE:
THIS PRELIMINARY ENGINEERING ASSESSMENT PLAN SET IS SCHEMATIC IN NATURE. FURTHER STUDY AND DEVELOPMENT OF THE SITE DESIGN (INCLUDING SITE LAYOUT, SITE UTILITIES, SITE GRADING AND DRAINAGE, STORMWATER QUALITY MEASURES) SHALL BE NECESSARY. VARIOUS PRELIMINARY LEVEL DESIGN ASSUMPTIONS HAVE BEEN MADE THAT SHALL BE FURTHER VETTED AND INVESTIGATED. AS THE CIVIL DESIGN PROGRESSES FROM PRELIMINARY TO FURTHER DETAILED DESIGN, FEEDBACK AND COORDINATION WITH THE PROJECT DESIGN TEAM AND ANY GOVERNING / JURISDICTIONAL AGENCIES SHALL OCCUR. IT SHALL BE ANTICIPATED THAT THE PRELIMINARY DESIGN CONTAINED WITHIN THIS SET MAY BE INFLUENCED BY THESE REVIEW AND COORDINATION EFFORTS.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

IN-LIEU FEE & ROADWAY IMPACT FEE OFFSET REQUESTS

ROADWAY IMPACT FEES WILL BE CONSIDERED FOR TRAFFIC IMPROVEMENT REQUIREMENTS AS OUTLINED IN THE TRAFFIC IMPACT ANALYSIS EXECUTIVE SUMMARY PREPARED BY RAGAN-SMITH & ASSOCIATES. SEE CITY OF FRANKLIN CONTRACT #8504 FOR ROADWAY IMPACT FEE AGREEMENT AND AMOUNT.

PARKLAND DEDICATION IS BEING PROPOSED WITH THIS PROJECT. PARKLAND DEDICATION CALCULATIONS ARE PROVIDED ON C2.5.

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

VESTING DEVELOPMENT STANDARDS	
DEVELOPMENT STANDARD	VERSION/ DATE
ZONING ORDINANCE	JANUARY 01, 2023
SUBDIVISION REGULATIONS	JANUARY 01, 2022
TRANSPORTATION & STREET TECHNICAL STANDARDS	JULY 01, 2023
STORMWATER BMP MANUAL	JULY 01, 2021
TECHNICAL SPECIFICATIONS FOR UTILITY INSTALLATION	JULY 01, 2022
MUNICIPAL CODE	SEPTEMBER 11, 2023

PRE-APPLICATION SUBMITTAL DATE MARCH 25, 2024
(BASED ON THE DATE OF PRE-APPLICATION SUBMITTAL UNLESS OTHERWISE NOTED)

SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA (DEV. PLAN REV 3)
Project #:	8504
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Date:	See Cover Page
REGULATIONS	
Base Zoning:	RC12 (Regional Commerce 12) / PD
Proposed Zoning:	PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)
Overlay Zoning:	n/a
Permitted Principal Uses:	See Principal Uses Chart, This Sheet
Permitted Accessory Uses:	All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance
Permitted Temporary Uses:	All temporary uses permitted with additional use regulations for "RC6, RC12, & All" Districts under Section 5.3.4 of the Zoning Ordinance
Building Types Applied:	Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building
Frontage Types Applied:	Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)
Lot Width (Residential):	N/A
Lot Size (Residential):	N/A
Setbacks	
Front Yard (Malory Ln)	20' Min.
Front Yard (Internal)	0' Min
Side Yard (External):	0' Min.
Side Yard (Internal):	0' Min.
Rear Yard (I-65)	25' Min
Rear Yard (Internal):	0' Min.
Dwelling Unit Count, By Type:	
Multi-Family:	600 Units (775,000± SF)
Commercial S.F., By Use (Total):	1,258,983 ± S.F. (Gross Leasable)
Ex. Galleria/Site Bldg Area:	1,174,428 ± S.F. (Gross Leasable)/1,582,939± Bldg S.F.
Restaurant/Retail:	84,555 ± S.F. (Net Increase of 76,645 ± S.F.)
Hotel:	120 Keys (Approx. 145,000± S.F., Maximum 8 Stories)
	[Hotel is regulated via keys, thus approx. S.F. noted is in addition to "Commercial S.F., By Use (Total)"]
Building Height:	Maximum 8 Stories Permitted within PD
Commercial/Mixed Use Building:	1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)
Commercial/Mixed Use or Multifamily Bldg:	5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)
Min. LSA Existing (Proposed) Overall Site:	14.5% Ex.Req to Remain (17.67% Conceptually Provided)
Sec 5 Min. LSA Proposed:	20.0%
Open Space S.F. Required- Total Site:	188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Open Space S.F. Provided- Total Site:	188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)
Existing Open Space S.F.:	122,770 ± S.F. (3.26% of Total Development area)
New Open Space S.F. Provided:	66,100 ± S.F. (1.75 % of Total Development area)
Natural Area S.F. Required:	N/A- Mixed Use
Tree Canopy Retention Ac. Required:	3.00± Ac. (26% of Existing Canopy Cover)
Tree Canopy Retention Ac. Provided:	9.03± Ac. (83.2% of Existing Canopy Retention)
Parking Required, By Use:	See Shared Parking Analysis Chart
Historic Resource Treatment (Y/N):	No

Scale: NO SCALE

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

COVER SHEET

Drawing No.

C0.0

Project No.

22-0073

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CONTACTS

OWNER/DEVELOPER
KEN WITTLER - VP
CBL PROPERTIES
2023 HAMILTON PLACE BLVD.
CHATTANOOGA, TN 37421
423-855-0001
Ken.wittler@cblproperties.com

ARCHITECTURE

NICK IGEL, RA
505 DESIGN at Cooper Carry
1360 WALNUT STREET, SUITE 102
BOULDER, COLORADO 80302
(720) 565-0505, X105
nigel@505design.com

CIVIL

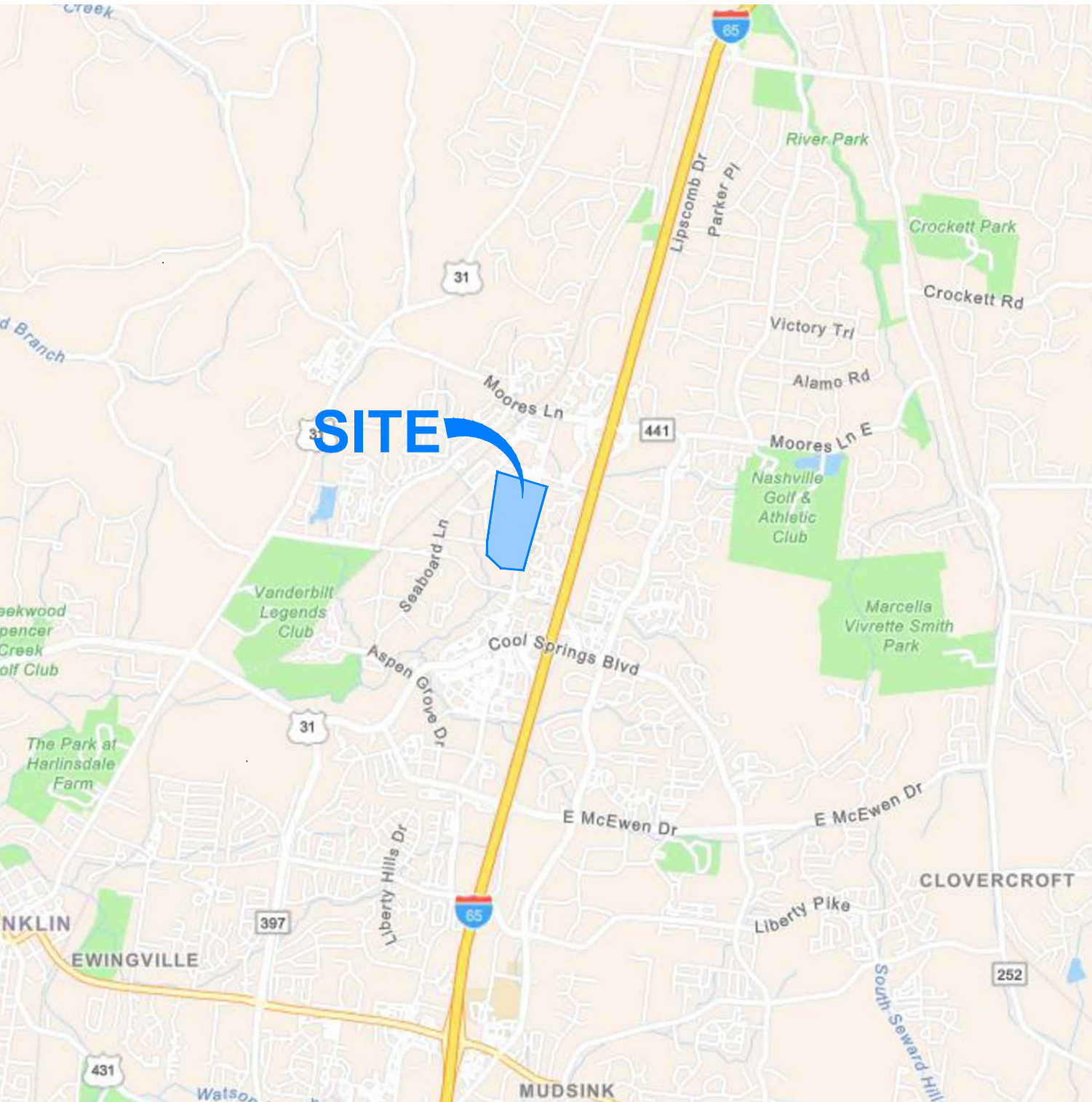
ERIC PARL, PE
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
eparl@ragansmith.com

LANDSCAPE ARCHITECTURE

SCOTT BERNICK, PLA
RAGAN SMITH
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
sbernick@ragansmith.com

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	SITE RENDERING
C2.1a	INTERNAL CONNECTIVITY RENDERING
C2.2	ENLARGED SITE LAYOUT PLAN
C2.3	DEVELOPMENT PHASING
C2.4	DEVELOPMENT PHASING
C2.5	PARKLAND DEDICATION
C2.6	PROPOSED LOT LINE EXHIBIT
C3.0	SITE GRADING & DRAINAGE PLAN
C3.1	ENLARGED SITE GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.0a	ENLARGED ROW & ACCESS PLAN
C4.1	TRANSPORTATION IMPROVEMENT PLAN
C4.2	OFFSITE TRANSPORTATION IMPROVEMENT PLAN
C5.0	UTILITY PLAN
C5.1	OVERALL WATER AND SEWER LINE REROUTING PLAN
C5.2	ENLARGED SITE UTILITY PLAN
C6.0	EMERGENCY MANAGEMENT PLAN
C7.1	STREAM BUFFER MANAGEMENT PLAN
L1.0	TREE PRESERVATION PLAN
A1.0	HEIGHT ANALYSIS EXHIBIT
A2.1	ARCHITECTURAL RENDERINGS
A2.2	ARCHITECTURAL RENDERINGS
A2.3	ARCHITECTURAL RENDERINGS



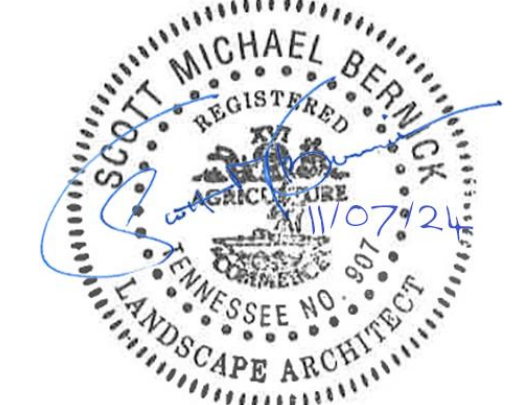
LOCATION MAP
SCALE 1" = 1000'

COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RaganSmith
a Pape-Dawson company
Nashville - Murfreesboro - Chattanooga
ragansmith.com





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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

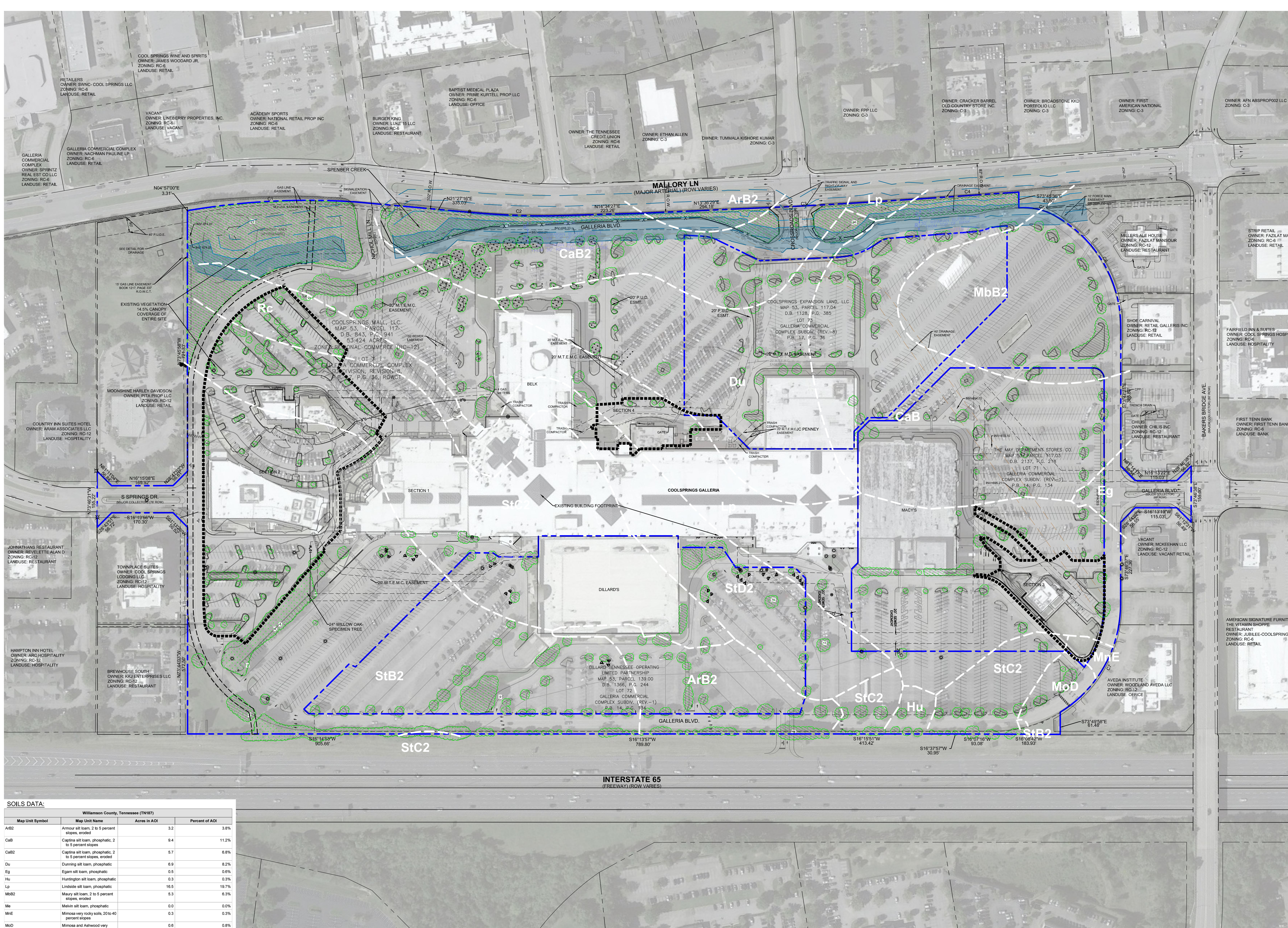
Drawing Title:

OVERALL EXISTING
CONDITIONS

Drawing No.

C1.0

Project No.
22-0073



SOILS DATA:				
Williamson County, Tennessee (TN187)				
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI	
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	3.2	3.8%	
CaB	Caprina silt loam, phosphatic, 2 to 5 percent slopes	9.4	11.2%	
CaB2	Caprina silt loam, phosphatic, 2 to 5 percent slopes, eroded	5.7	6.8%	
Du	Dunning silt loam, phosphatic	6.9	8.2%	
Eg	Egan silt loam, phosphatic	0.5	0.6%	
Hu	Huntington silt loam, phosphatic	0.3	0.3%	
Lp	Lindale silt loam, phosphatic	18.5	19.7%	
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded	5.3	6.3%	
Me	Melvin silt loam, phosphatic	0.0	0.0%	
MnE	Mimosa very rocky soils, 20 to 40 percent slopes	0.3	0.3%	
MoD	Mimosa and Ashwood very rocky soils, 5 to 20 percent slopes	0.6	0.8%	
Rc	Rockland	2.0	2.3%	
SbB2	Stevensville silt loam, 2 to 5 percent slopes, eroded	16.1	16.1%	
SbC2	Stevensville silt loam, 5 to 12 percent slopes, eroded	12.0	14.3%	
SbD2	Stevensville silt loam, 12 to 20 percent slopes, eroded	5.3	6.3%	
Totals for Area of Interest		84.0	100.0%	

A SOIL RESOURCE REPORT WAS CREATED USING THE USDA - NATURAL RESOURCES CONSERVATION SERVICE ONLINE SOFTWARE ON AUGUST 8, 2013. NO ON-SITE SOIL REPORTING HAS BEEN CONDUCTED ON THIS PROPERTY. HOWEVER, THE DESIGN FOR SITE IMPROVEMENTS SHOWN ON THIS PLAN HAS RELIED ON EXPERIENCE WITH SIMILAR PROJECTS AND SIMILAR SOILS. CONDITIONS, IF IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER AND THE OWNER/DEVELOPER BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES (OWNER, CIVIL ENGINEER, PROPER GOVERNMENTAL AGENCIES, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

BOUNDARY CURVE DATA TABLE

CURVE	Δ	D	T	R	BEARING	CHORD
C1	13°36'55"	237'12"	231.59'	1939.85'	481.00'	N13°18'32"E 459.92'
C2	6°52'34"	247'22"	123.40'	2053.99'	246.51'	N18°01'38"E 246.36'
C3	1°24'02"	0°28'13"	148.97'	12186.86'	297.92'	N13°19'08"E 297.91'
C4	1°21'40"	0°29'52"	136.76'	11513.16'	273.51'	N1°53'29"E 273.50'
C5	32°31'12"	32°33'16"	51.33'	176.00'	99.89'	N28°04'03"E 98.56'
C6	61°52'28"	16°18'52"	210.50'	351.20'	379.26'	N75°16'24"E 361.10'
C7	58°25'37"	16°19'29"	196.26'	350.97'	357.90'	S44°33'49"E 342.59'
C8	27°32'34"	54°33'10"	25.74'	105.03'	50.49'	N32°23'30"E 50.00'
C9	30°00'01"	29°23'38"	52.23'	194.92'	102.06'	N01°32'09"W 100.90'
C10	28°18'36"	104°12'52"	13.87'	54.98'	27.17'	N02°22'43"W 26.89'
C11	14°59'57"	39°32'47"	19.07'	144.88'	37.93'	N04°14'09"E 37.82'
C12	14°59'58"	54°36'40"	13.81'	104.92'	27.47'	N04°14'09"E 27.39'
C13	89°50'42"	190°59'09"	29.92'	30.00'	47.04'	N61°19'24"E 42.37'
C14	35°02'24"	18°47'18"	96.27'	304.95'	186.50'	S56°15'57"E 183.61'
C15	3°01'48"	18°47'08"	8.07'	305.00'	16.13'	S17°44'41"W 16.13'

AREA CALCULATIONS:

TOTAL SITE AREA:
EXISTING LSA:

86.52 ACRES
12.89 ACRES (14.9%)

PROPERTY LINE LEGEND:

EXISTING PROPERTY LINE

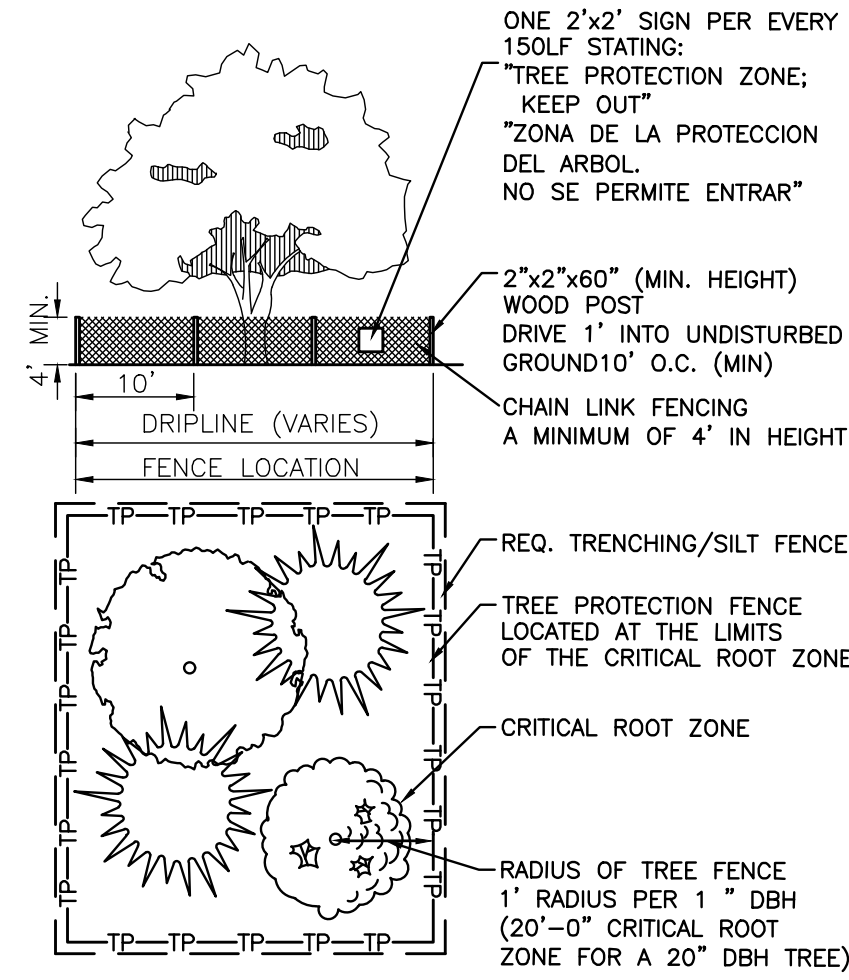
THE CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT FRANKLIN WATER MANAGEMENT, NO LESS THAN 72 HOURS PRIOR TO COMMENCING WORK

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.



SITE DATA	
SITE INFORMATION	
Project Name:	COOLSPRINGS GALLERIA
Project #:	8504
Address:	1800 Galleria Blvd.
	Franklin, Williamson County
Map / Parcel:	53 / 117.00, 117.03, 117.04, 139.00
Total Acreage / Square Footage of Site:	86.52 Ac. / 3,768,811 ± S.F.
Acreage of Proposed ROW Dedication:	0.24 Acres
Vesting Data:	See Cover Page
Existing Tree Canopy	11.53 AC (13% of Total Site Acreage)
Tree Canopy Required	2.54 AC (22% of Existing)

*TDEC 303(d) CLASSIFICATIONS:
SPENCER CREEK HAS BEEN INCLUDED IN THE LIST OF IMPAIRED AND THREATENED WATERS IN THE STATE OF TENNESSEE DUE TO THE FOLLOWING PARAMETERS:
1) ALTERATION IN STREAM-SIDE OR LITTORAL VEGETATIVE COVERS.
2) EROSION/SCOUR/SEDIMENTATION/ SILTATION
3) SEDIMENTATION/ SILTATION



TREE PROTECTION
NOT TO SCALE
NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

GENERAL NOTES
1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH A BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDO NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL UNCERTAINTY IS 0.05'.
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT. CITY OF BRENTWOOD COMMUNITY NO. 470205 PANEL NO. 0204, SUFFIX F; CITY OF FRANKLIN COMMUNITY NO. 470206 PANEL NO. 0204, SUFFIX F; COMMUNITY NO. 470204 PANEL NO. 0204, SUFFIX F. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE WILLIAMSON COUNTY COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO CTL PROPCO LLC FROM J. C. PENNY PROPERTIES, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED 8475, PAGE 98 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

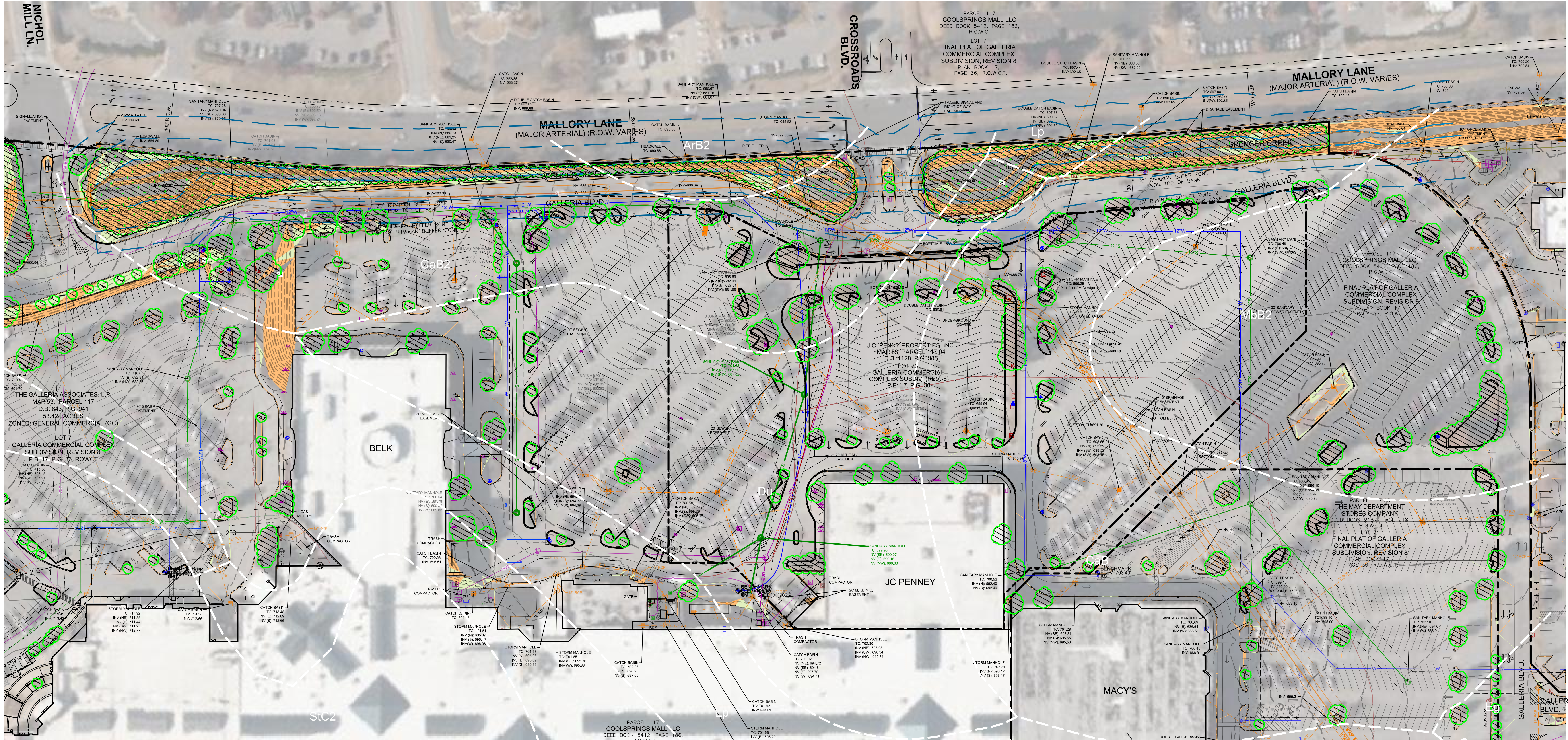
PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 117.04 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53.

PLAT REFERENCE
BEING LOT NUMBER 73 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 8 OF RECORD IN PLAT 17, PAGE 36, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND	
○(R)(0)	IRON ROD (OLD)
●(R)(N)	IRON ROD (NEW)
○(R)(0)	PK NAIL (OLD)
●(R)(N)	FIRE HYDRANT
○(R)(0)	WATER VALVE
●(R)(N)	WATER METER
○(R)(0)	SIAMSESE WATER CONNECTION
●(R)(N)	POST INDICATOR VALVE
○(R)(0)	WATER LINE
●(R)(N)	HYDROCOWL
○(R)(0)	GAS VALVE
●(R)(N)	GAS METER
○(R)(0)	GAS LINE
●(R)(N)	CABLE TV BOX
○(R)(0)	TELEPHONE MANHOLE
●(R)(N)	UNDERGROUND TELEPHONE LINE
○(R)(0)	SANITARY SEWER LINE
●(R)(N)	SANITARY SEWER MANHOLE
○(R)(0)	SEWER CLEAN-OUT
●(R)(N)	SEWER VALVE
○(R)(0)	CATCH BASIN
●(R)(N)	AREA DRAIN
○(R)(0)	STORM MANHOLE
●(R)(N)	REINFORCED CONCRETE PIPE
○(R)(0)	STORM LINE
●(R)(N)	LIGHT STANDARD
○(R)(0)	YARD LIGHT
●(R)(N)	ELECTRIC BOX
○(R)(0)	TRANSFORMER PAD
●(R)(N)	UNDERGROUND ELECTRIC LINE
○(R)(0)	ASPHALT SURFACE
●(R)(N)	BOLLARD
○(R)(0)	HANDICAP PARKING
●(R)(N)	SIGN
○(R)(0)	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
●(R)(N)	R.O.W.C.T.

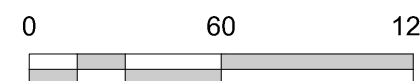
PROPERTY LINE LEGEND:

----- EXISTING PROPERTY LINE



UTILITY CONTACTS:	
WATER	MALLORY VALLEY UTILITY DISTRICT (615) 628-0237 KAREN YORK
SEWER	FRANKLIN SEWER DEPARTMENT (615) 794-4554 BEN MCNEIL
ELECTRIC	MTEMC (615) 465-5602 BRAD BRANDON
GAS	ATMOS ENERGY (615) 771-8300 TERI LABELLA
TELEPHONE	AT&T (615) 585-3878 JASON ARMES

SLOPES TABLE			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

ENLARGED EXISTING CONDITIONS

Drawing No.

C1.1

Project No.
22-0073



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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

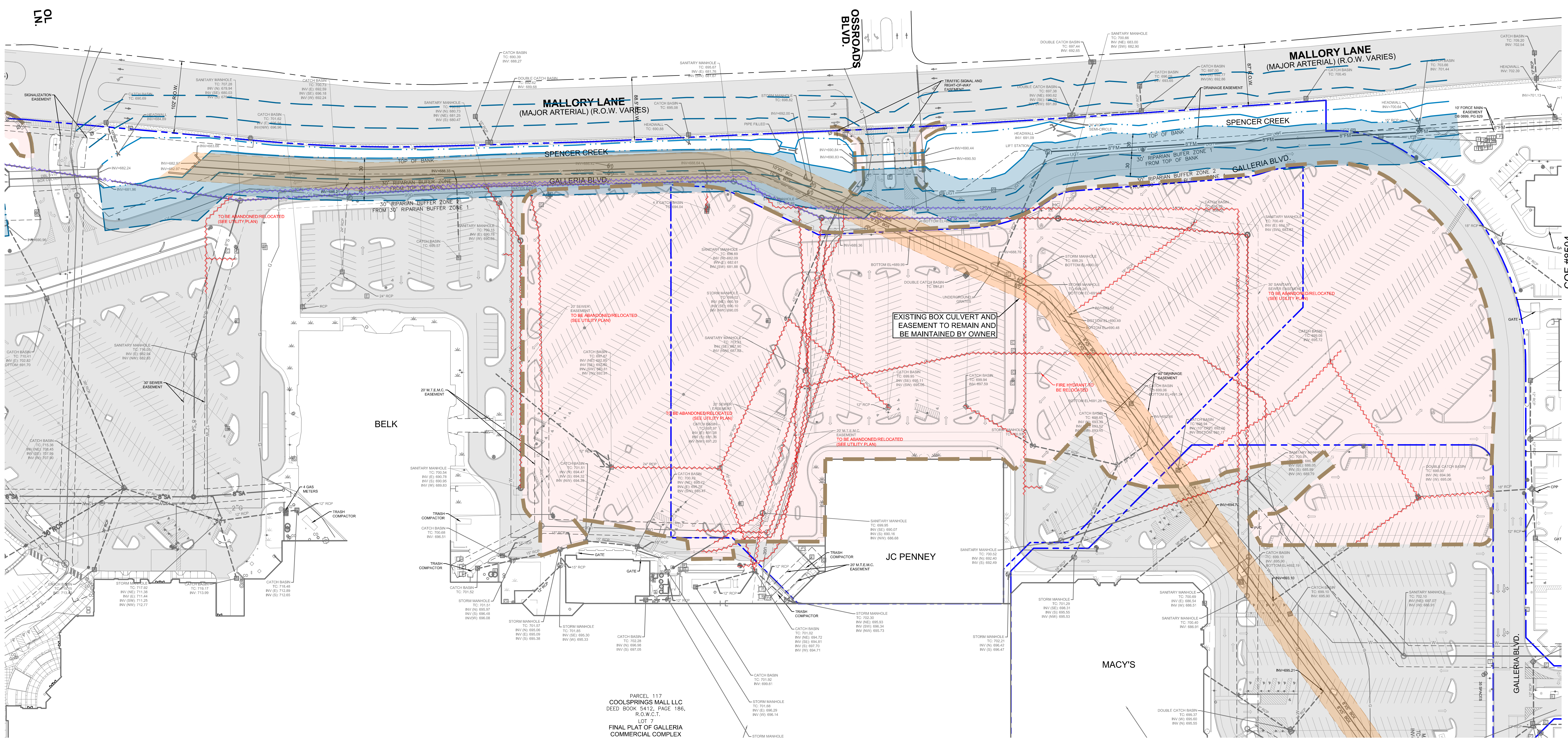
Scale: 1" = 60'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
DEMOLITION PLAN
Drawing No.
C1.2
Project No.
22-0073

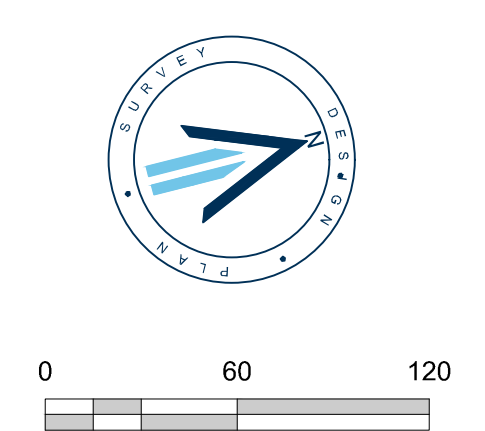
- DEMOLITION NOTES**
1. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS AND WALLS ARE TO BE DEMOLISHED AND/OR REMOVED/RELOCATED.
 2. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND TREE PROTECTION MEASURES.
 3. EROSION CONTROL MEASURES SHALL BE PUT IN PLACE AND FUNCTIONING PRIOR TO DEMOLITION BEGINNING.
 4. NO DISTURBANCE OR DEMOLITION OF ANY UTILITY INFRASTRUCTURE SHALL TAKE PLACE WITHOUT PRIOR COORDINATION WITH UTILITY OWNER.
 5. SEE PHOTOMETRIC PLAN FOR LIGHTING & LIGHT POLE WIRING REMOVAL/RELOCATION.

LEGEND

- LIMITS OF DISTURBANCE
SITE AREA = 285.52 AC
L.O.D. = 213.61 AC
- PROPERTY LINE
- UTILITIES TO BE DEMOLISHED
- UTILITIES TO BE ABANDONED IN PLACE
- DEMOLITION SHADING



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 200'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:

OVERALL
DEVELOPMENT PLAN

Drawing No.

C2.0

Project No.
22-0073

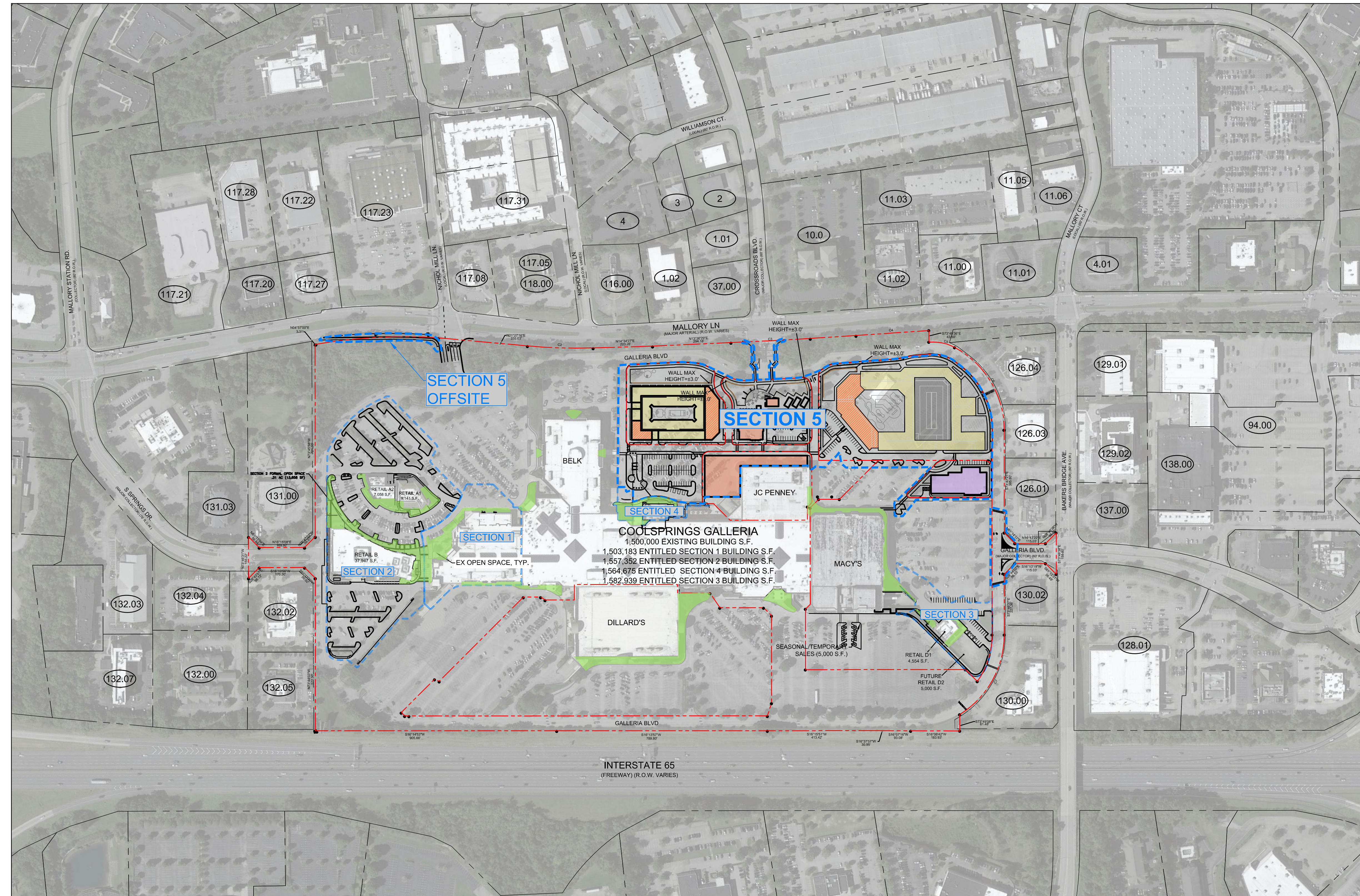
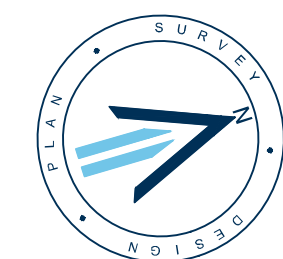
TAKE-DOWN SCHEDULE FOR MULTI-SECTION DEVELOPMENT						
Development	Nonresidential Use	Square Footage (GFA - COMMERCIAL)	Single-Family Units	Multi-Family Units	Hotel Keys	Parking Provided (Ex + Proposed)
Overall Entitlements	See Allowed Uses Chart	1,659,584± S.F.	N/A	600 Units	120 Keys	
EX. ENTITLED	Retail, Rest.	1,582,939± S.F.				5459 Spaces (Existing)
EX. LEASABLE	Retail, Rest.	1,174,428± S.F.				
EX. ENTITLED (REMAINING FROM SECTION 3)	Retail, Rest.	7,910± S.F.				
PROPOSED	New Non-Res.	84,555± S.F.				
NET INCREASE (LESS SECTION 3)	New Non-Res.	76,645± S.F.				
PHASE 1						5211 Spaces +/- (Cumulative)
	Multifamily		N/A	363 Units (445,000± S.F.)	0 Keys	
	Retail	14,400± S.F.	N/A	0 Units	0 Keys	
PHASE 2						5080 Spaces +/- (Cumulative)
	Retail	20,055± S.F.	N/A	0 Units	0 Keys	
PHASE 3						4943 Spaces +/- (Cumulative)
	Restaurant	15,000± S.F.	N/A	0 Units	0 Keys	
PHASE 4						5166 Spaces +/- (Cumulative)
	Multifamily		N/A	237 Units (330,000± S.F.)	0 Keys	
	Retail	8,100± S.F.		--	0 Keys	
	Restaurant	27,000± S.F.		--	0 Keys	
PHASE 5						5024 Spaces +/- (Cumulative)
	Hotel	--	N/A	0 Units	120 Keys (145,000± S.F.)	

NOTES:
1) SEE ALLOWED USES, THIS SHEET.
2) HOTEL & MULTIFAMILY S.F. ARE NOT APPLIED TOWARDS THE OVERALL GFA COMMERCIAL S.F. AND QUANTIFIED VIA KEYS / UNITS.
3) PHASES AND USE LOCATIONS VIA PHASES MAY VARY BASED ON MARKET CONDITIONS AT TIME OF SITE PLAN APPLICATION.
4) NON-RESIDENTIAL USES IDENTIFIED IN TAKE-DOWN SCHEDULE ABOVE MAY BE COMPRISED OF ANY PERMITTED PRINCIPAL USE, USES AND AREAS LABELED/QUANTIFIED ON THE SITE RENDERING (SHEET C2.1) ARE FOR DESIGN INTENT ONLY.

SITE DATA	
SITE INFORMATION	
Project Name: COOLSPRINGS GALLERIA (DEV. PLAN REV 3)	
Project #: 8504	
Address: 1800 Galleria Blvd. Franklin, Williamson County	
Map / Parcel: 53 / 117.00, 117.03, 117.04, 139.00	
Total Acreage / Square Footage of Site: 86.52 Ac. / 3,768,811 ± S.F.	
Acreage of Proposed ROW Dedication: 0.24 Acres	
Vesting Date: See Cover Page	
REGULATIONS	
Base Zoning: RC12 (Regional Commerce 12) / PD	
Proposed Zoning: PD Planned (6.94 DU/AC / 1,258,983 sf / 120 key)	
Overlay Zoning: n/a	
Permitted Principal Uses: See Principal Uses Chart, This Sheet	
Permitted Accessory Uses: All accessory uses permitted or permitted with additional use regulations for Planned Districts under Section 5.2 of the Zoning Ordinance	
Permitted Temporary Uses: All temporary uses permitted with additional use regulations for "RC12, RC12, & All Districts under Section 5.3.4 of the Zoning Ordinance	
Building Types Applied: Commercial / Mixed-Use Building, Multi-Family Building, Large Scale Retail Building, Large Scale Office Building	
Frontage Types Applied: Landscape Frontage, Urban Frontage (Parking Frontage Permitted on Existing Buildings)	
Lot Width (Residential): N/A	
Lot Size (Residential): N/A	
Setbacks	
Front Yard (Mallory Ln) 20' Min.	
Front Yard (Internal) 0' Min.	
Side Yard (External): 0' Min.	
Side Yard (Internal): 0' Min.	
Rear Yard (I-65) 25' Min.	
Rear Yard (Internal): 0' Min.	
Dwelling Unit Count, By Type:	
Multi-Family: 600 Units (775,000± SF)	
Commercial S.F., By Use (Total): 1,258,983 ± S.F. (Gross Leasable)	
Ex. Galleria/Site Bldg Area: 1,174,428 ± S.F. (Gross Leasable) 1,582,939± Bldg S.F.	
Restaurant/Retail: 84,555 ± S.F. (Net Increase of 76,645 ± S.F.)	
Hotel: 120 Keys (Approx. 145,000± S.F., Maximum 8 Stories)	
[Hotel is regulated via keys, thus approx. S.F., noted is in addition to "Commercial S.F., By Use (Total)"]	
Building Height: Maximum 8 Stories Permitted within PD	
Commercial/Mixed Use Building: 1 - 2 Stories (Phase 2 & 3) & 6 Stories (Phase 5)	
Commercial/Mixed Use or Multifamily Bldg: 5 - 7 Stories (Phase 1) & 8 Stories (Phase 4)	
Min. LSA Existing (Proposed) Overall Site: 14.5% Ex Req to Remain (17.67% Conceptually Proposed)	
Sec 5 Min. LSA Proposed: 20.0%	
Open Space S.F. Required- Total Site: 188,441 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)	
Open Space S.F. Provided- Total Site: 188,870 ± S.F. (5% or 4.33 Ac.) (See Open Space Chart)	
Existing Open Space S.F.: 122,770 ± S.F. (3.26% of Total Development area)	
New Open Space S.F. Provided: 66,100 ± S.F. (1.75 % of Total Development area)	
Natural Area S.F. Required: N/A- Mixed Use	
Tree Canopy Retention Ac. Required: 3.00± Ac. (26% of Existing Canopy Cover)	
Tree Canopy Retention Ac. Provided: 9.03± Ac. (83.2% of Existing Canopy Retention)	
Parking Required, By Use: See Shared Parking Analysis Chart	
Historic Resource Treatment (Y/N): No	

PERMITTED PRINCIPAL USES:
-COMMUNITY GARDENS
-ALL RESIDENTIAL USES
-ALL RECREATION USES
-ALL COMMERCIAL RECREATION USES
-CHARITABLE, FRATERNAL, OR SOCIAL ORGANIZATIONS
-CLINICS
-CONTINUUM OF CARE FACILITIES
-EDUCATIONAL FACILITIES
-ENTREPRENEURSHIP/INNOVATION CENTERS
-ESSENTIAL SERVICES
-GROUP HOMES
-HOSPITALS
-MUSEUMS
-PLACES OF PUBLIC ASSEMBLY
-REHABILITATION CENTERS
-EVENT VENUES
-GARDEN CENTERS
-GAS STATIONS
-HOTELS
-INDOOR ANIMAL SERVICES
-INDOOR/OUTDOOR ANIMAL SERVICES
-OFFICES
-PERSONAL SERVICES
-RESTAURANTS
-RETAIL
-SHORT-TERM VACATION RENTALS
-SHOWROOMS
-USES WITH DRIVE-IN/DRIVE-THROUGH FACILITIES

Ratios/S.F./Uses Note:
Ratios/S.F./Uses, their locations, and/or their associated phases identified in Site Data table are subject to change at the Site Plan phase based on market conditions. All Uses shown above are permitted; however, shall not exceed the maximum Residential Density/Commercial S.F./or Hotel Keys proposed. Hotel is regulated via keys and Multifamily is regulated via unit count, thus approx. S.F., noted in Site Data chart is in addition to the "Commercial S.F., By Use (Total)".



PRELIMINARY ENGINEERING ASSESSMENT NOTE

This Preliminary Engineering Assessment plan set is schematic in nature. Further study and development of the site design (including site layout, site utilities, site grading and drainage, stormwater quality measures) shall be necessary. Various preliminary level design assumptions have been made that shall be further tested and investigated. As the civil design progresses from preliminary to further detailed design, feedback and coordination with the project design team and any governing jurisdictional agencies shall occur. It shall be anticipated that the preliminary design contained within this set may be influenced by these review and coordination efforts.

BUILDING TYPES NOTE

Buildings A, B, C, E, H are the Commercial Mixed Use building type. Building D is Large Scale Retail building type. Buildings F, G are Commercial Mixed Use &/or Multifamily building type, as designated by vested ordinance. Building Construction Type designations are for information only. Appropriate Building Construction Types will be determined at Site Plan and will meet all applicable requirements at such time.

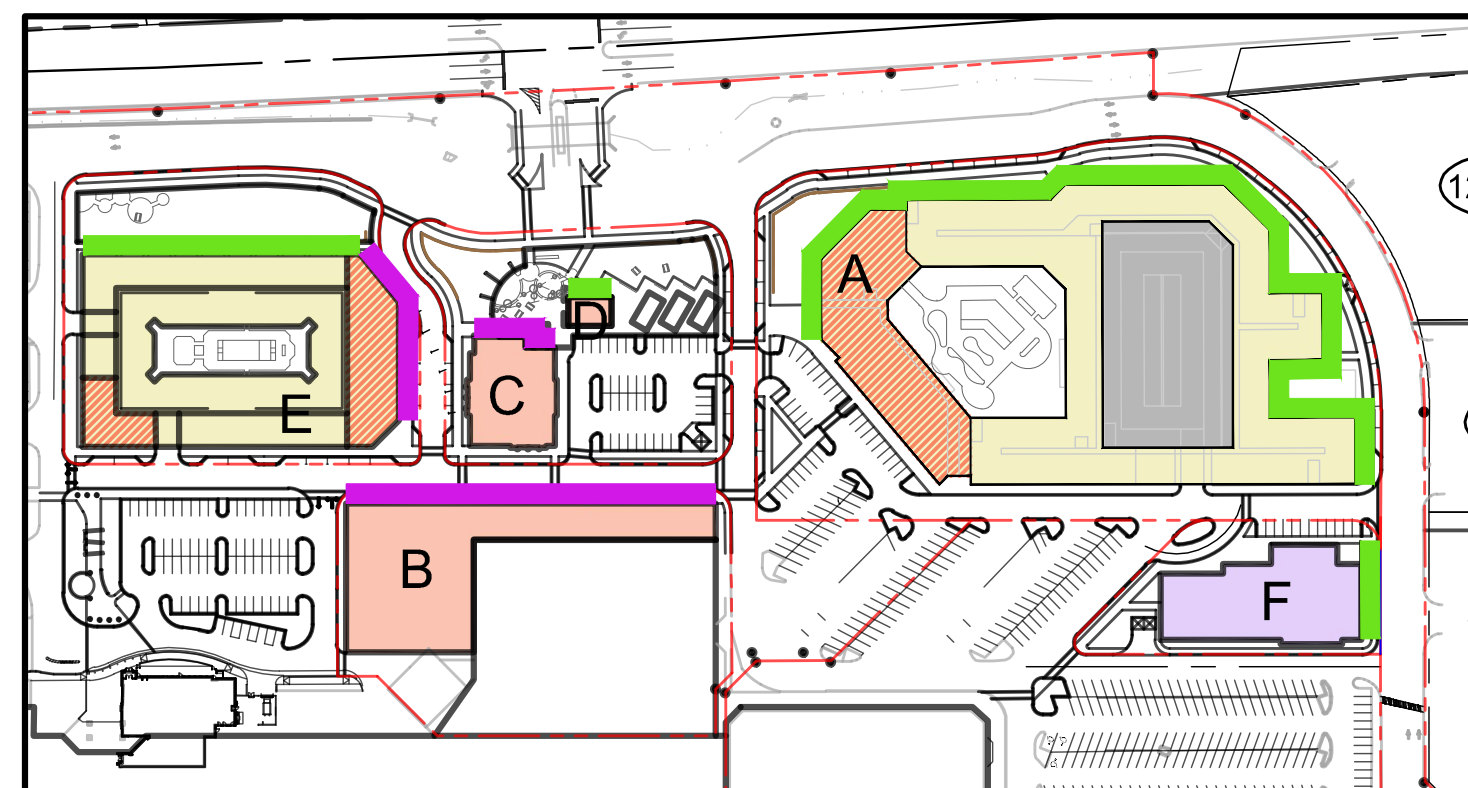
STATEMENT OF IMPACTS:

- WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER TO THIS PARCELS. FIRE FLOW DATA INDICATES THAT DOMESTIC, FIRE AND IRRIGATION DEMANDS CAN BE MET FOR THE DEVELOPMENT OF THE PROPERTY. MALLORY VALLEY AND THEIR ENGINEERS WILL PROVIDE THE DESIGNS FOR ANY NEW CONNECTIONS TO THE 12" WATER LINE STUB LOCATED IN GALLERIA BOULEVARD. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 206,640 GPD (143.5 GPM). A TWO-HYDRANT FLOW TEST WAS PERFORMED ON FEBRUARY 14, 2024 BY PETER CHIMERA (CEC) & JUSTIN MAXWELL (MVUD). DURING THE TEST, THE READ HYDRANT SHOWED STATIC AND RESIDUAL PRESSURES OF 105 AND 102 PSI. THE FLOW HYDRANT SHOWED STATIC PRESSURES OF 104 AND 135 PSI WITH A 1,096 GPM FLOWRATE.
- SEWER FACILITIES: THE CITY OF FRANKLIN PROVIDES SEWER SERVICE FOR THE DEVELOPMENT. CURRENTLY, THERE ARE PUBLIC SEWER LINES LOCATED ON THE PARCELS. IT IS PROPOSED THAT THE PUBLIC SEWER WILL BE RELOCATED WITHIN THE DEVELOPMENT AS SHOWN IN THE PLANS. CITY OF FRANKLIN REPRESENTATIVES ARE CURRENTLY EVALUATING THE OVERALL DRAINAGE BASIN CAPACITY CHALLENGES. MAXIMUM ANTICIPATED GPD FOR THIS DEVELOPMENT IS 219,645 GPD.
- REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO WATER REUSE LINES EXIST ON THE SITE AND THIS PROJECT WILL NOT BE REQUIRED TO IMPROVE EXISTING PUBLIC INFRASTRUCTURE.

COMPLIANCE WITH ENVISION FRANKLIN

The proposed changes to the CoolSprings Galleria property honor the goals and objectives outlined in Envision Franklin. This site will consist of context-responsive infill development around the existing retail components of the Galleria. The proposed uses of commercial, hospitality, and multifamily residential will support a thriving regional economy and will be located within an area that is currently outlined as being "most suitable" for development. Envision Franklin calls for this area, along the I-65 corridor, to be a center for commerce and intensity of development. We believe the uses and density provided in this plan will responsibly achieve this goal. This redevelopment will provide a concentration of high-density development, an increase in the quality of open spaces, and will create exceptional places in an area that is currently underutilized surface parking. The proposed development will create a more vibrant sense of place in the Cool Springs region and provide the necessary supporting uses to allow the Galleria to continue thriving for future generations.

FRONTAGE TYPE DIAGRAM



HATCH LEGEND:

- PERVIOUS PAVERS
- HEAVY DUTY ASPHALT
- BUILDING GARAGE
- CONCRETE WALK
- CONCRETE PAVEMENT
- PROPOSED HOTEL
- PROPOSED MULTIFAMILY
- RESIDENTIAL ABOVE RETAIL/LEASING
- PROPOSED NON-RESIDENTIAL
- BIO-RETENTION
- GREEN

OPEN SPACE FEATURES

Open Space Type	Features
Plaza	Seating Elements
	Specialized Hardscape
	Pedestrian Scale Lighting
	Site Furnishings
Greenway	Multi-Use Path/ Greenway
Square/ Green	Seating Elements
	Internal Sidewalks
	Pedestrian Scale Lighting
	Furnishings
Pocket Park	Seating Elements
	Canopies/ Gazebos
	Furnishings
Fountains, Sculptures, Art	

COOL SPRINGS GALLERIA: SHARED PARKING ANALYSIS													
USE	Density / Keys	#	%	1-BED	2-BED	3-BED	Hotel Area Occu.	Outdoor Seats	Staff	COF Parking Ratio (PER 1000 SF or Keys or BR)	COF Parking Req per Ratio	COF Parking Ratio (1/Employee)	COF Parking Ratio (1/25/Occu.)
EX. Retail/Restaurant	1,174,428	Leasable = 1,174,428 (PREV. APPROVED 1,390,849 SF / 1000 SF * 2.67 = 4,261 Spaces)								2.67	4,261		4,261
Ex. Retail (94%L)	1,103,962									2.67	2,948		2,948
Ex. Restaurant (6%L)	70,466								169	10	705	169	674
Retail**	42,555									2.67	114		114
Restaurant**	42,000									168	10	420	588
Hotel (Limited)	120						0		11	1	120	0	131
Multi-Family*	600	306	51.00%	258	43.00%	36	6.00%			1.5/2.5/3	1,212		1,212
TOTAL													5,866
COF SHARED PARKING RATIO:										14.35%			
PROPOSED PD SHARED PARKING RATIO:										15.00%			

*Bedroom Count/% shown is approximate and may vary during the Construction Document Phase. Shared parking ratio approved during entitlements shall be utilized with Site Plans.

OPEN SPACE REQUIREMENT - TOTAL DEVELOPMENT

SITE INFORMATION	
Acreage / Square Footage of Site: 86.52 Ac. / 3,768,811 ± S.F.	
Minimum Open Space Acreage Required: 188,441 ± S.F. (5% or 4.33 Ac.)	
If Residential, Natural Area Required: N/A	

NEW OPEN SPACE PROVIDED

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	Plaza	3,095± S.F.	--	--	N
2	Square/ Green	2,785± S.F.	--	--	N
3	Plaza	23,530± S.F.	--	--	N
4	Plaza	8,440± S.F.	--	--	N
5	Pocket Park	23,770± S.F.	--	--	N
6	Plaza	4,480± S.F.	--	--	N
Total Provided:		66,100± S.F.			

EXISTING OPEN SPACE - TOTAL DEVELOPMENT

Key	Open Space Type	Area of Open Space	Hardscape Area (S.F.)	Hardscape Area (%)	Stormwater Feature Included? (Y/N)
1	EXISTING	122,770± S.F.	--	--	N
Total Provided:		122,770± S.F.			

NOTE:

PROPOSED OPEN SPACE IS SHOWN ON SHEET C2.2
EXISTING GALLERIA OPEN SPACE AREA IS SHOWN VIA GREEN HATCH ON PLAN ABOVE

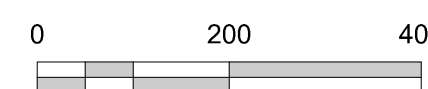
RIPARIAN BUFFER NOTE:

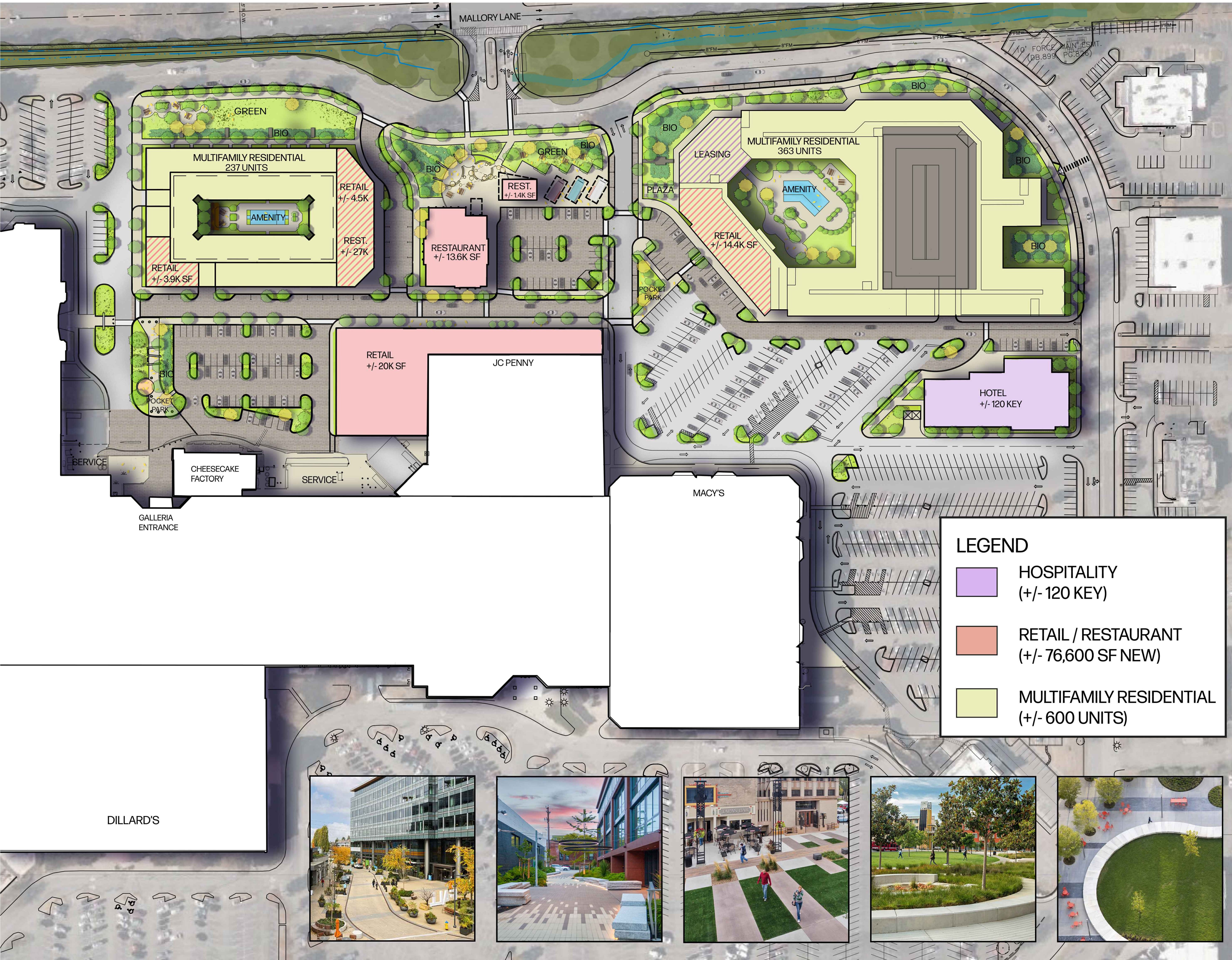
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR THEIR DESIGNEE.

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.





COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
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CITY OF FRANKLIN PROJECT #8504
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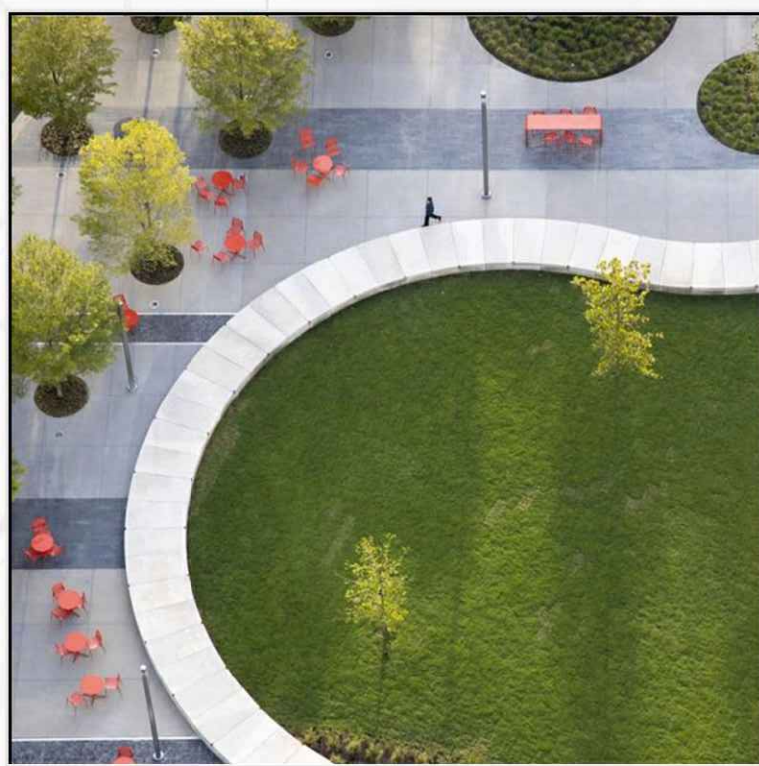
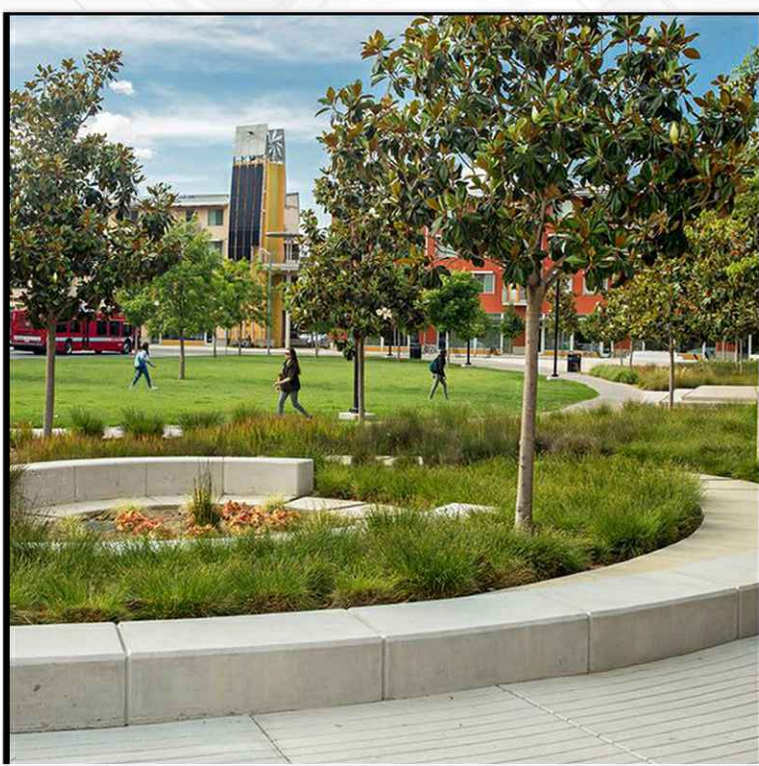
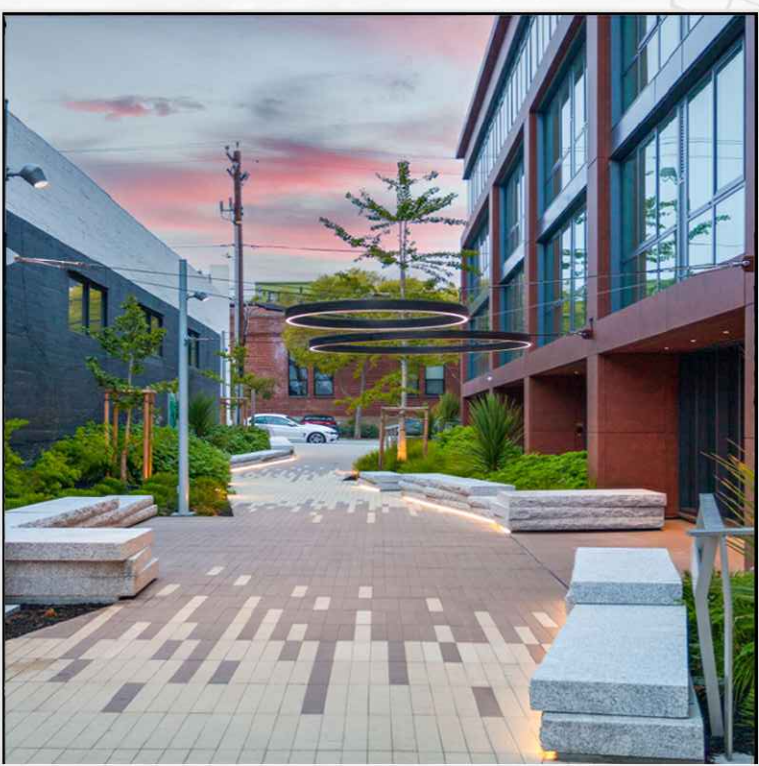
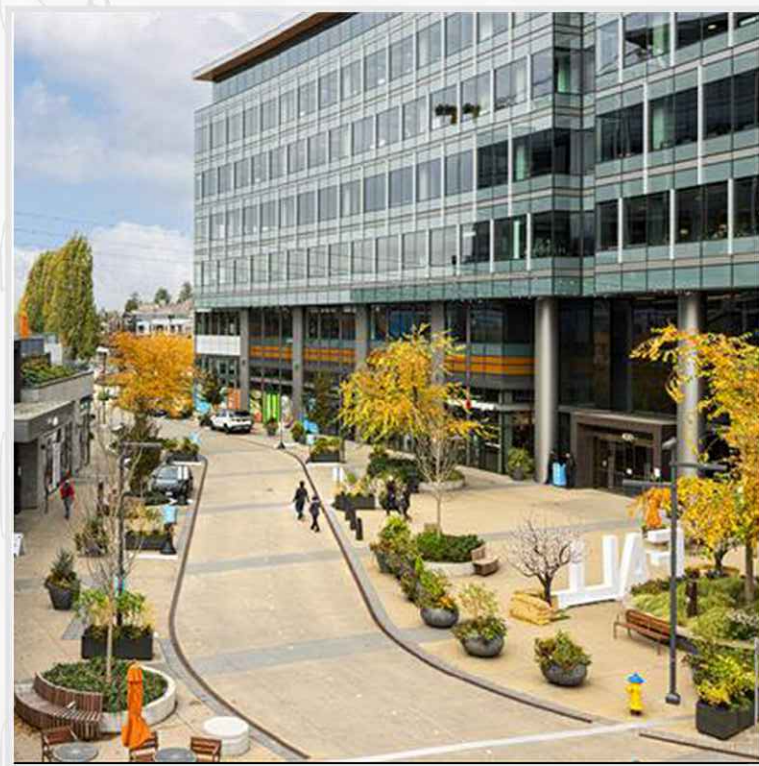
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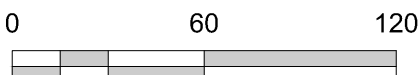
Approved By: E. PARL

Revisions:

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COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

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Drawing Title:
SITE CONNECTIVITY
RENDERING

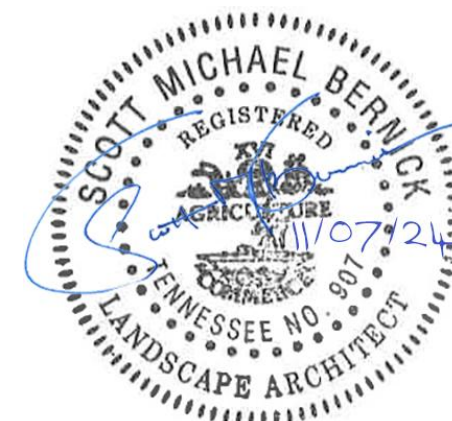
Drawing No.
C2.1A
Project No.
22-0073



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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

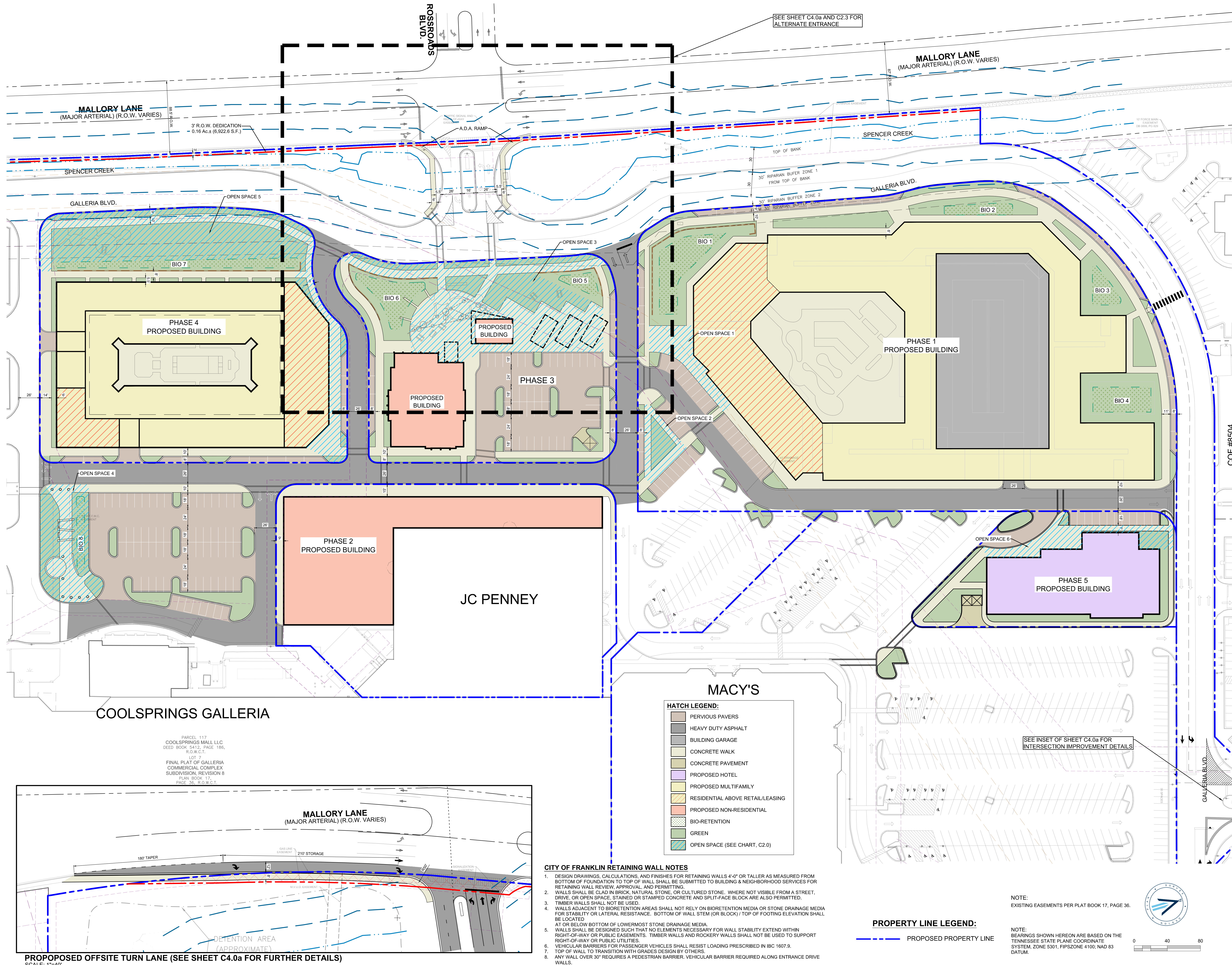
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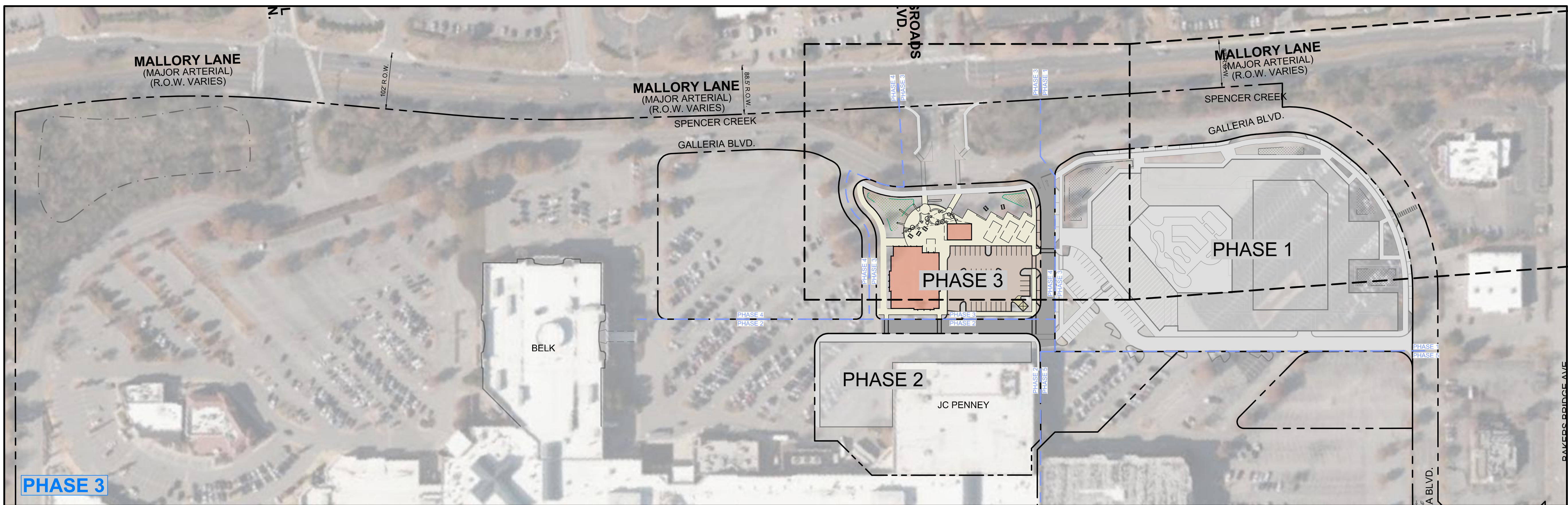
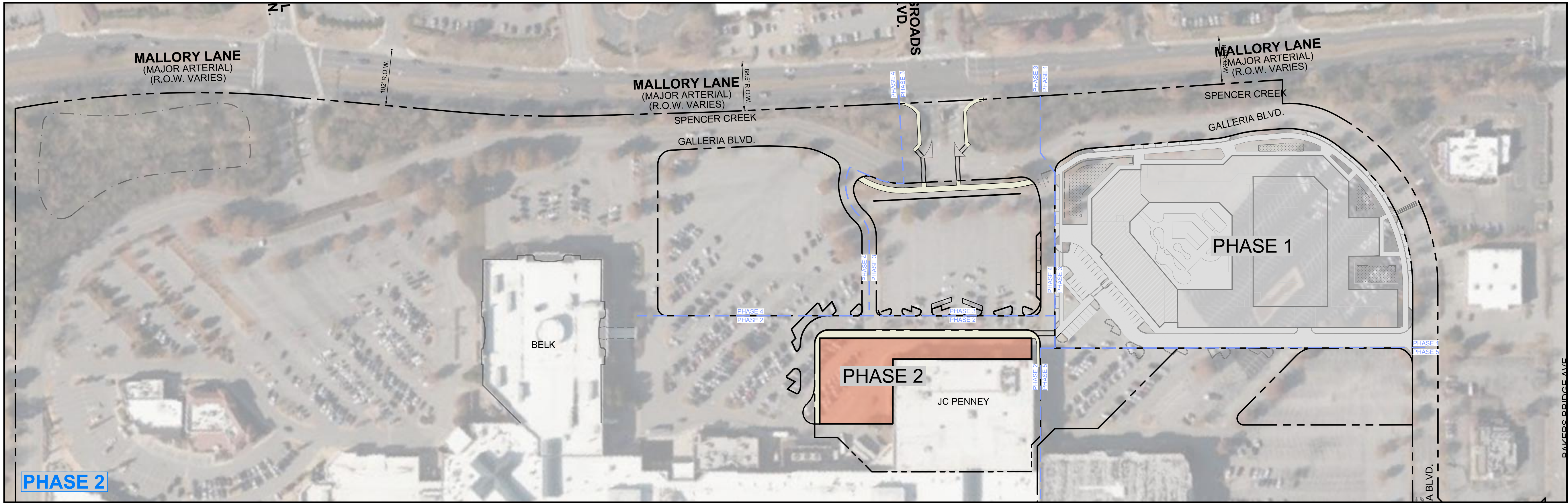
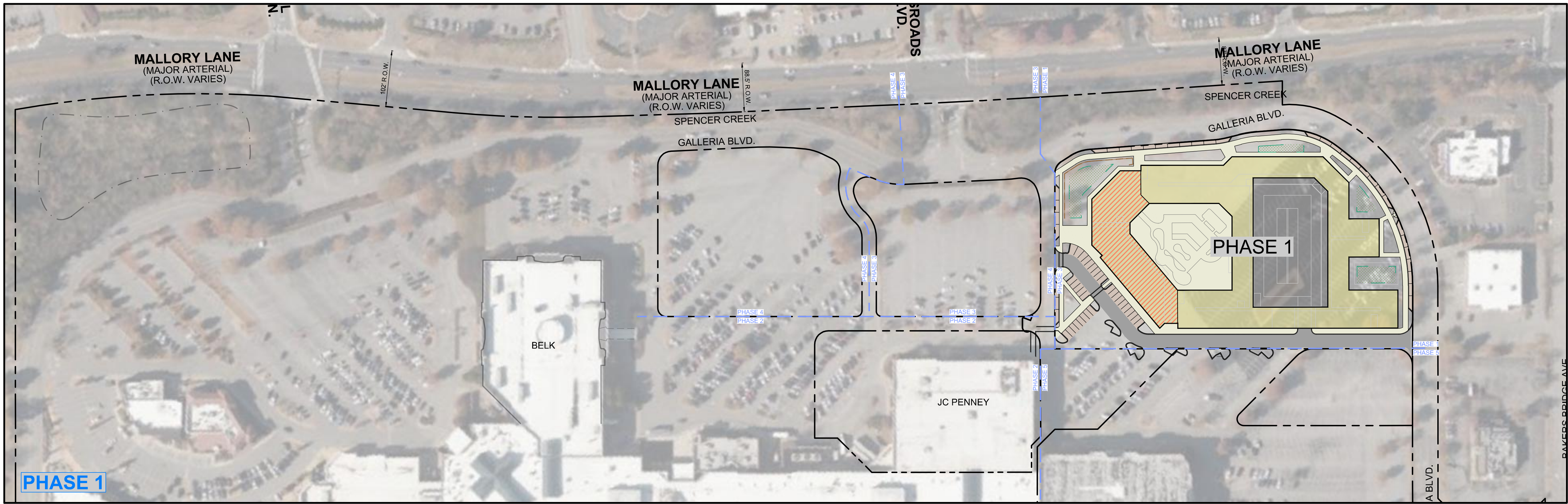
ENLARGED SITE
LAYOUT PLAN

Drawing No.

C2.2

Project No.
22-0073





- HATCH LEGEND:**
- PERVIOUS PAVERS
 - HEAVY DUTY ASPHALT
 - BUILDING GARAGE
 - CONCRETE WALK
 - CONCRETE PAVEMENT
 - PROPOSED HOTEL
 - PROPOSED MULTIFAMILY
 - RESIDENTIAL ABOVE RETAIL/LEASING
 - PROPOSED NON-RESIDENTIAL
 - BIO-RETENTION
 - GREEN

PROPERTY LINE LEGEND:

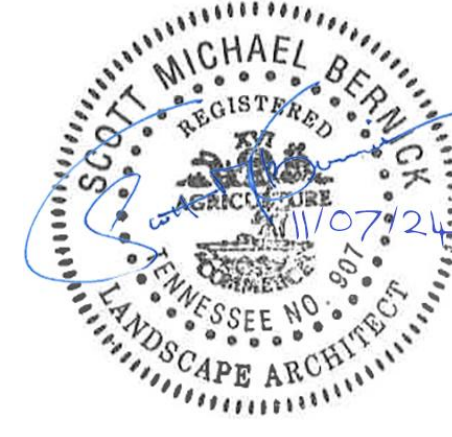
----- PROPOSED PROPERTY LINE



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COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

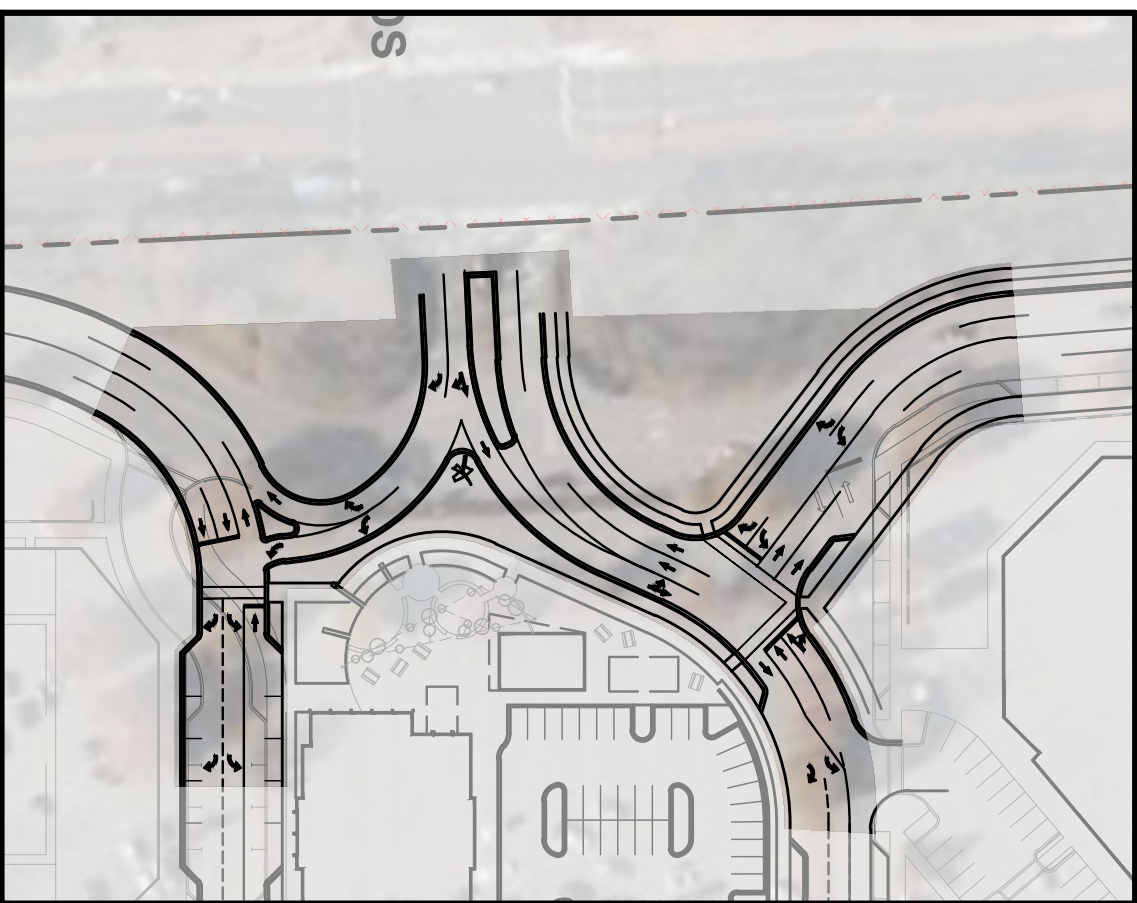
Approved By: E. PARL

Revisions:

Drawing Title:
**DEVELOPMENT
PHASING**

Drawing No.
C2.3

Project No.
22-0073

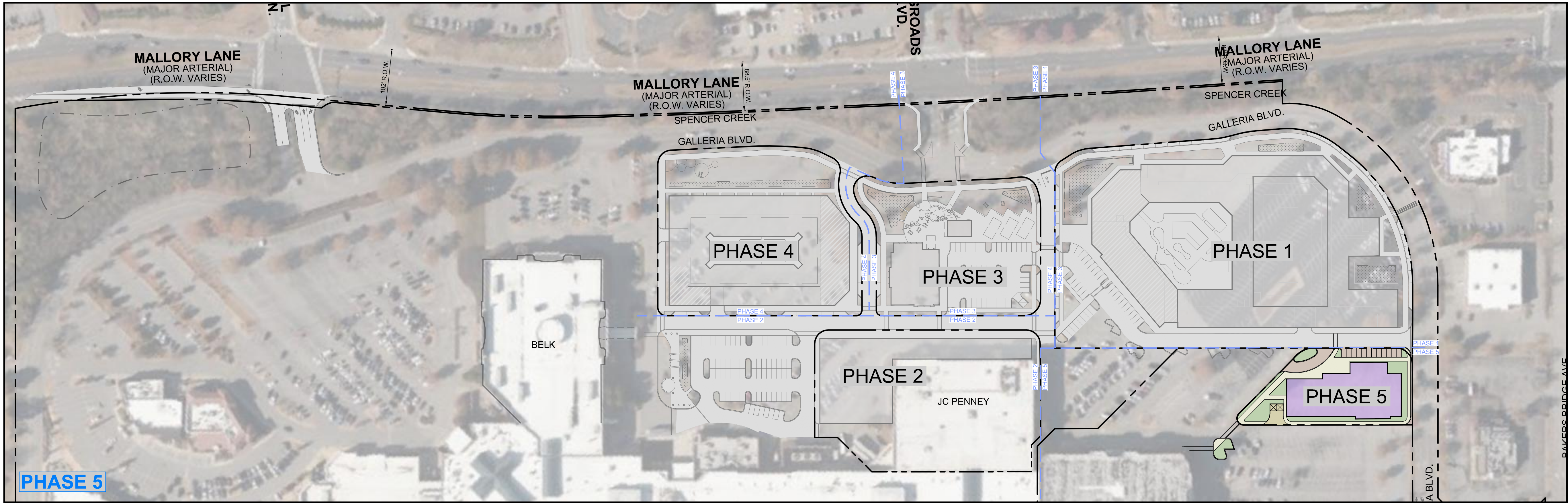
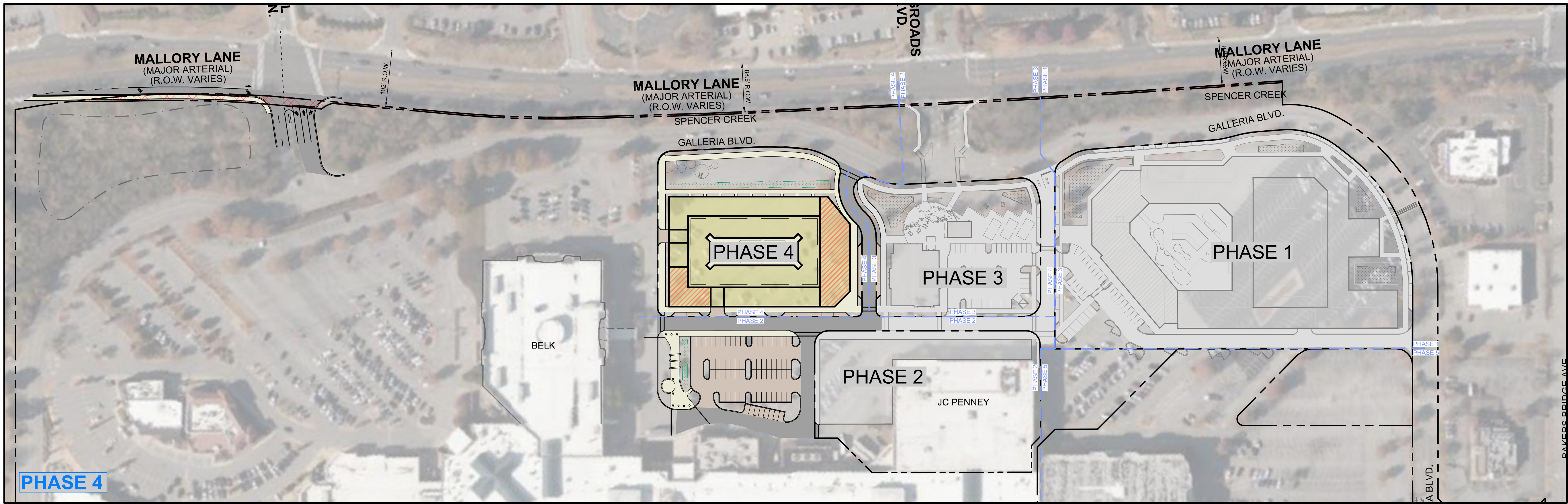


PROPOSED ALTERNATE ENTRANCE IMPROVEMENTS
*SEE SHEET C4.0a FOR FURTHER DETAIL
SCALE: 1"=30'

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



0 100 200



HATCH LEGEND:

[Hatch]	PERVIOUS PAVERS
[Hatch]	HEAVY DUTY ASPHALT
[Hatch]	BUILDING GARAGE
[Hatch]	CONCRETE WALK
[Hatch]	CONCRETE PAVEMENT
[Hatch]	PROPOSED HOTEL
[Hatch]	PROPOSED MULTIFAMILY
[Hatch]	RESIDENTIAL ABOVE RETAIL/LEASING
[Hatch]	PROPOSED NON-RESIDENTIAL
[Hatch]	BIO-RETENTION
[Hatch]	GREEN

PROPERTY LINE LEGEND:

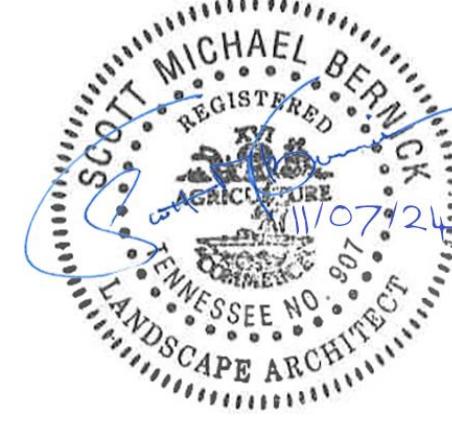
--- PROPOSED PROPERTY LINE



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COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FOR

CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8504

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
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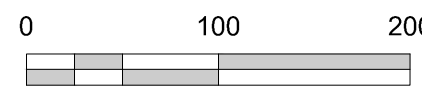
Drawing Title:

**DEVELOPMENT
PHASING**

Drawing No.

C2.4

Project No.
22-0073

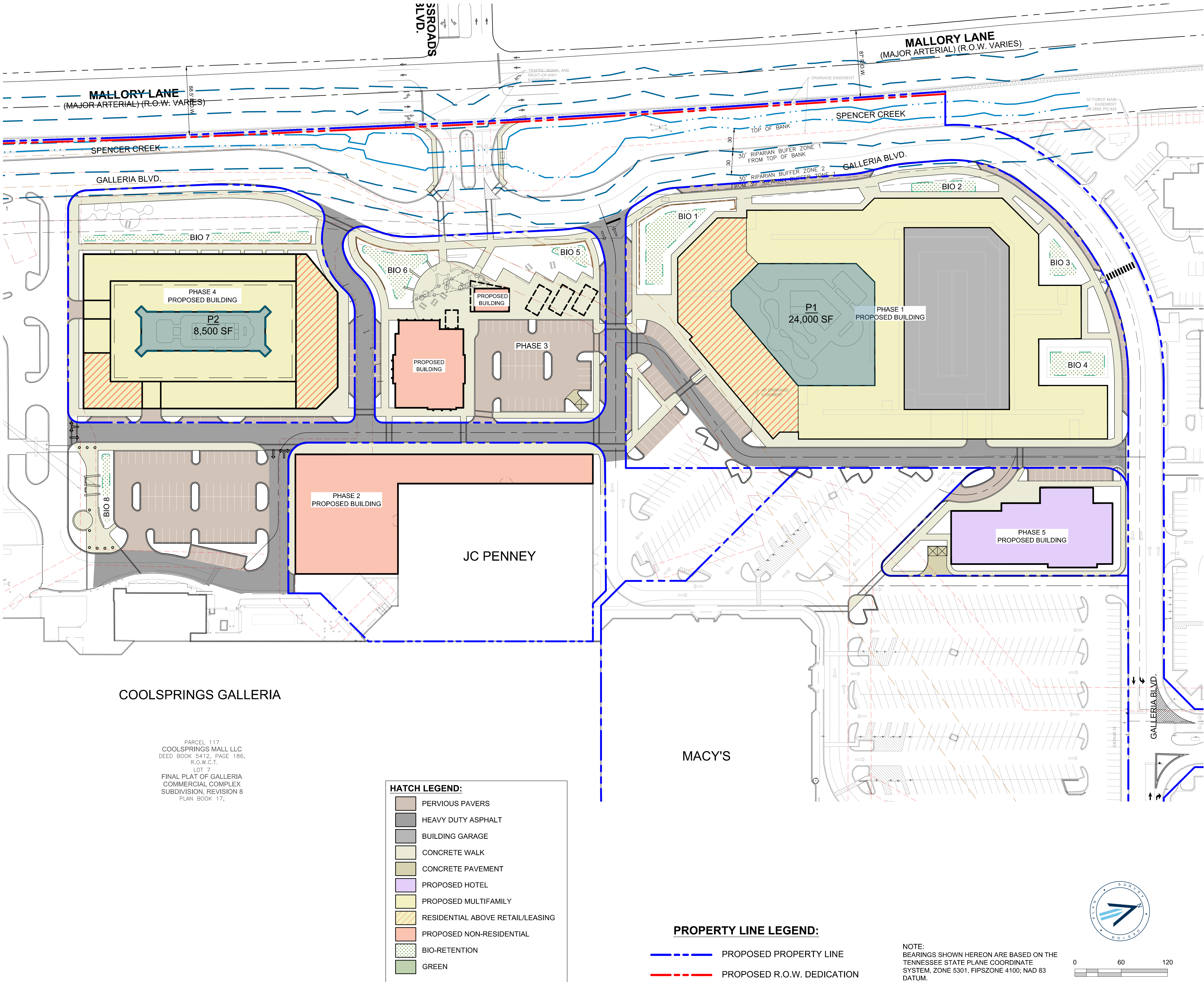


NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.

PARKLAND DEDICATION CALCULATIONS						
Parkland Impact Fee Requirement Calculations						
Description		%	Qty	Units	Cost/Unit	Required Impact Fee
Proposed Single Family Units			0	Units	\$4,304.00	\$0.00
Proposed Multi-Family Units			600	Units	\$4,304.00	\$2,582,400.00
Parkland Impact Fee Total (Pre-Offset)						\$2,582,400.00
Total Proposed Dwelling Units (DU)			600	DU		
Minimum Service Level (Population / Acres of Parks)			69.41	DU/AC		
Acres (AC) of Parks Eligible to Offset / Min. Service Level			8.64	AC		
Total Proposed Parkland Dedication Area (Public+Private)			0.74	AC		
Public Parkland 5+ AC (if approved) Offset Eligibility		100%	--	--	\$4,304.00	\$2,582,400.00
Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC		25%	--	--	\$1,076.00	\$645,600.00
Public Parkland < 5 AC : Private or Public Offset Eligibility		75%	--	--	\$3,228.00	\$1,936,800.00
Maximum Offset for Construction of Private Park ONLY		50% of the 100%	--	--		\$1,291,200.00
Construction of Private Park and Recreation Amenities Off-sets (Not Open to Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool #1)	--	1	LS	--	\$1,291,200.00
P2	Private Recreation Amenities (Swimming Pool #2)	--	1	LS	--	\$1,291,200.00
Total Construction of Public Park Offset Requested			--	LS	N/A	\$2,582,400.00
Parkland Offset Summary						
Key	Description					Total
	Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	25%	--	--		\$645,600.00
	Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		\$1,291,200.00
	Proposed Construction of Private Park ONLY					\$2,582,400.00
	Proposed Offset for Construction of <5 AC Private Park ONLY	50%				\$1,291,200.00
Total Parkland Offset in Lieu of Payment Requested						\$1,291,200.00

PARKLAND REQUIREMENTS:

600 UNITS X \$4,304 = \$2,582,400
25% OF TOTAL IS DUE AT FIRST PLAT FOR RESIDENTIAL = \$645,600 FOR QUAD 1
PLUS, THE UNITS LISTED ON THAT PLAT AT A PRO-RATED AMOUNT OF \$3,228 FOR EACH UNIT, UNTIL ALL UNITS ARE CAPTURED. AFTER CONSTRUCTION IS COMPLETE FOR EACH PHASE, REIMBURSEMENT COULD BE REQUESTED. SEE PARKLAND CONTRACT FOR SPECIFIC DETAILS.



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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:
PARKLAND
DEDICATION

Drawing No.
C2.5
Project No.
22-0073



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR

CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

scale: 1" = 40'

NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

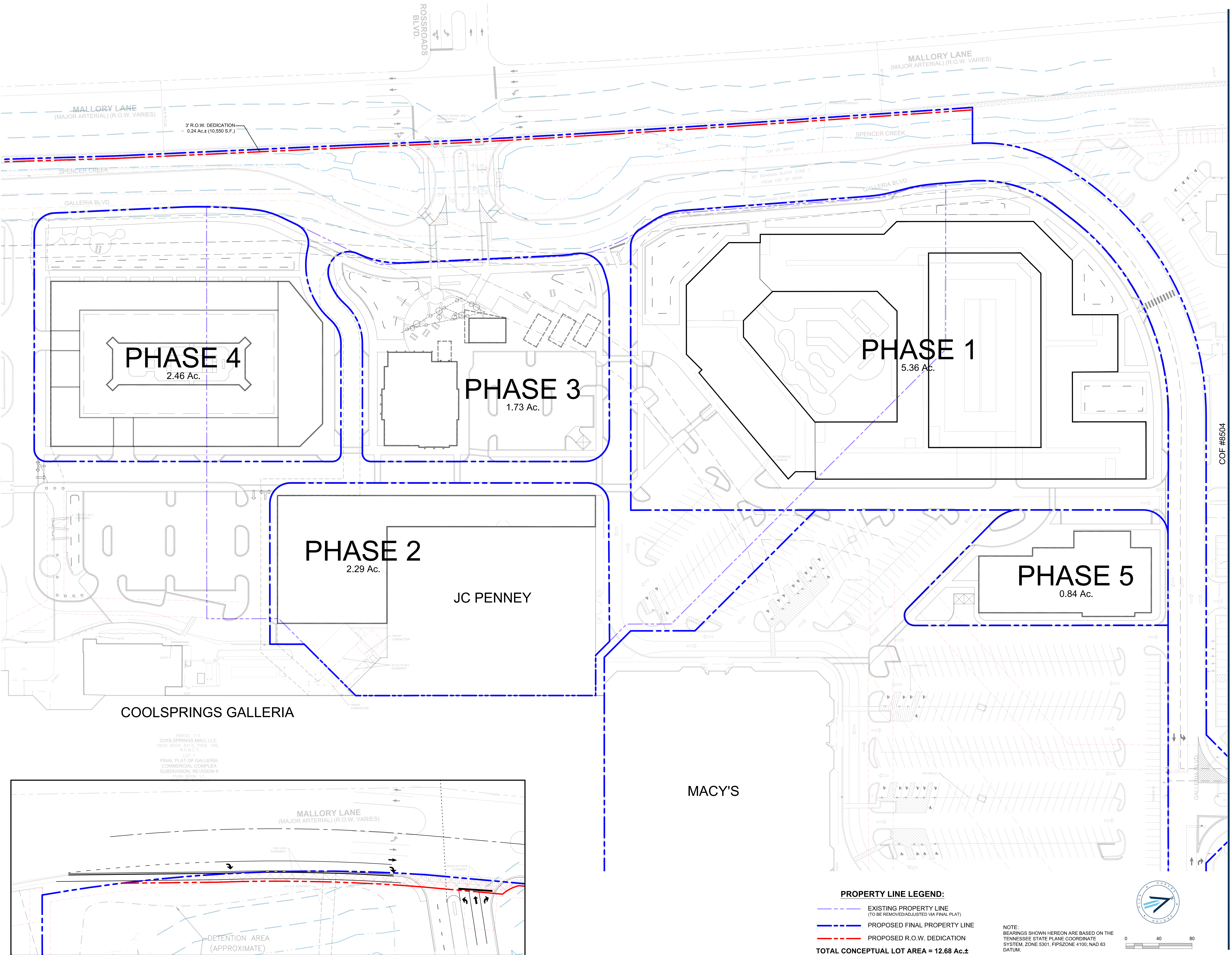
Drawing Title:

PROPOSED LOT LINE

Drawing No.

52.0

Project No.



GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER DETENTION AND WATER QUALITY WILL BE PROVIDED ON-SITE WITH BIORETENTION AREAS AND PERMEABLE PAVERS.

INFILTRATION TESTING NOTE

SOIL INFILTRATION TESTING SHALL BE SUBMITTED FOR AREAS PROPOSED TO PROVIDE WATER QUALITY BMPs ARE BEING PROPOSED TO SHOWN SOILS UNDERNEATH BMPs HAVE ADEQUATE INFILTRATION RATES.

RIPARIAN BUFFER NOTE:

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

RETAINING WALL NOTE:

- 1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL
- 2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
- 3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.

ACCESSIBILITY NOTE:

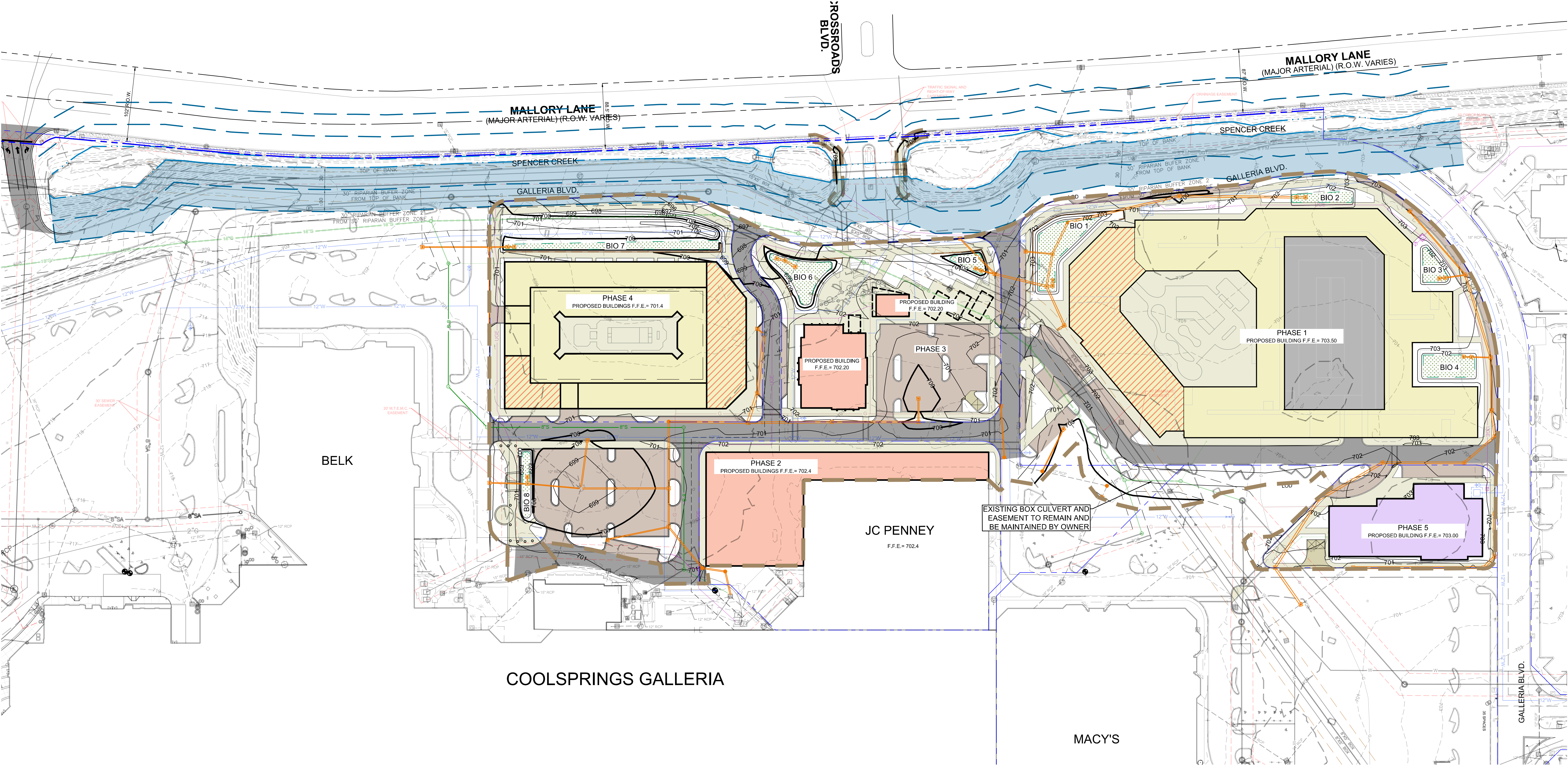
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PERVIOUS CONCRETE/PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EPSC MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE, INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS. INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - a. ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - b. IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - c. SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (9 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUND COVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



HATCH LEGEND:	
	PERVIOUS PAVERS
	HEAVY DUTY ASPHALT
	BUILDING GARAGE
	CONCRETE WALK
	CONCRETE PAVEMENT
	PROPOSED HOTEL
	PROPOSED MULTIFAMILY
	RESIDENTIAL ABOVE RETAIL/LEASING
	PROPOSED NON-RESIDENTIAL
	BIO-RETENTION
	GREEN
	OPEN SPACE (SEE CHART, C2.0)

PROPERTY LINE LEGEND:

--- PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



0 60 120

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:
SITE GRADING &
DRAINAGE PLAN

Drawing No.
C3.0
Project No.
22-0073





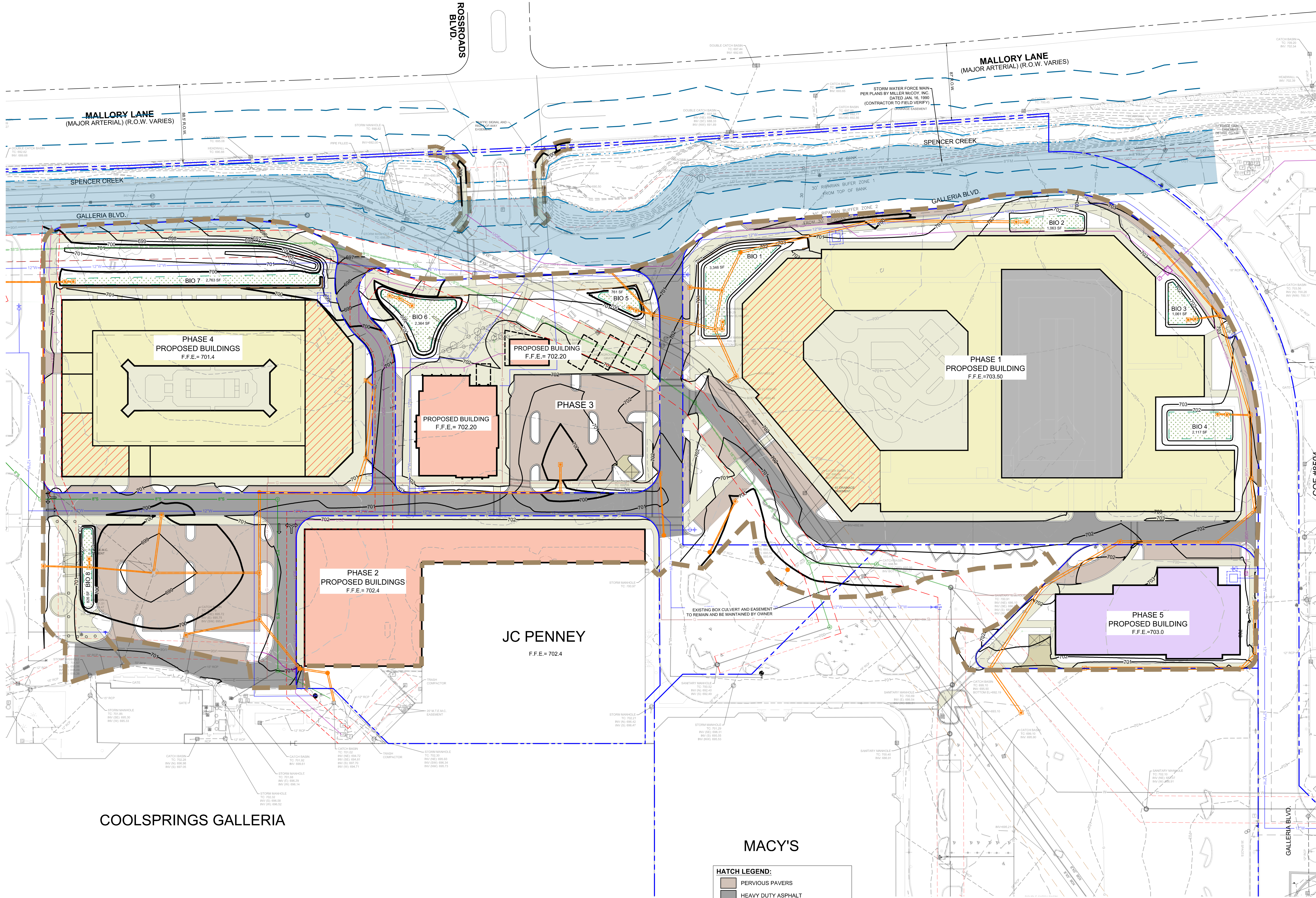
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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ENLARGED SITE
GRADING &
DRAINAGE PLAN
Drawing No.
C3.1
Project No.
22-0073



HATCH LEGEND:

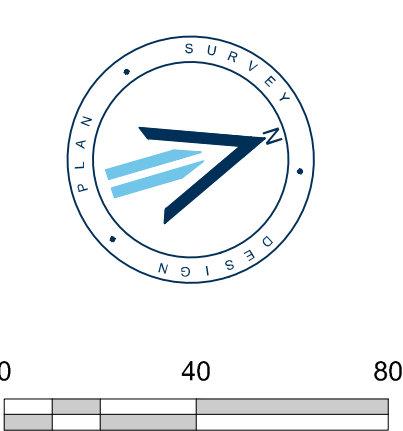
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[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	BUILDING GARAGE
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	PROPOSED HOTEL
[Pattern]	PROPOSED MULTIFAMILY
[Pattern]	RESIDENTIAL ABOVE RETAIL/LEASING
[Pattern]	PROPOSED NON-RESIDENTIAL
[Pattern]	BIO-RETENTION
[Pattern]	GREEN
[Pattern]	OPEN SPACE (SEE CHART, C2.0)

RETAINING WALL NOTE:
1) ANY WALL HEIGHT ABOVE 30" WILL REQUIRE 42" GUARDRAIL.
2) RETAINING WALLS SHALL HAVE A SINGLE ROW OF EVERGREEN SHRUBS WITH A MAXIMUM ON CENTER SPACING OF FIVE FEET PLANTED AT THE BASE.
3) SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT ABOVE GROUND LEVEL AT THE TIME OF PLANTING AND SHALL TYPICALLY GROW TO A MINIMUM HEIGHT OF FIVE TO SIX FEET WITHIN FOUR YEARS.
4) MAXIMUM WALL HEIGHT PROPOSED IS 3 FT.

ACCESSIBILITY NOTE:
ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

PROPERTY LINE LEGEND:
--- PROPOSED PROPERTY LINE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.



COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3 FOR CBL PROPERTIES CITY OF FRANKLIN PROJECT #8504 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ROW & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
1. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON SITE DURING CONSTRUCTION.
2. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. THE LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
5. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
6. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
7. AT THE SITE PLAN STAGE, ALL ROADWAY IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE APPROPRIATE COMMON STANDARDS AS ESTABLISHED BY (A) THE CITY OF FRANKLIN TRANSPORTATION AND STREET TECHNICAL STANDARDS, (B) THE AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, AND (C) THE TENNESSEE DEPARTMENT OF TRANSPORTATION DESIGN GUIDELINES AND STANDARD DETAILS. FEATURES SUCH AS TAPER LENGTHS, HORIZONTAL AND VERTICAL GEOMETRY, CLEAR ZONES, GUARDRAIL REQUIREMENTS, ETC., SHALL BE EVALUATED IN GREATER DETAIL AT THE SITE PLAN STAGE AND WILL BE REQUIRED TO CONFORM TO THE ACCEPTED STANDARD IN ORDER TO ENSURE PUBLIC SAFETY AND WELL-BEING, AS WELL AS THE CONTINUED FUNCTIONALITY OF THE EXISTING AND PROPOSED STREET NETWORKS.

ROW & ACCESS GENERAL NOTES:

1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED.
2. ROADS MUST BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FOOT WIDE.
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FOET FROM ANY PORTION OF A STRUCTURE.
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FOET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS.
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE MANHOLE MUST BE PROTECTED TO PREVENT DAMAGING MANHOLE. METHODS OF PROTECTING THE MANHOLE SHALL BE APPROVED BY THE WATER DEPARTMENT AND MAY INCLUDE INSTALLING AN ASPHALT RING AROUND THE MANHOLE, PAVING THE AREA AROUND THE MANHOLE OR OTHER METHOD AS APPROVED BY THE WATER DEPARTMENT.

FIRE LANE MARKING NOTES:

1. THE FIRE LANES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7-225.
2. FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE--NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL
3. A MAXIMUM OF 50-FOET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
4. SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.

STATEMENT OF IMPACTS:

THE PROJECT TRIPS FROM THIS DEVELOPMENT (SEE BELOW) MEET THE CITY OF FRANKLIN TRIP GENERATION CRITERIA FOR THE REQUIREMENT OF A TRAFFIC IMPACT ANALYSIS.

ROW & ACCESS DATA CHART:

DAILY TRIPS:	30,828 TOTAL TRIPS
	12,143 TRIPS FROM PROPOSED DEVELOPMENT
AM PEAK HOUR TRIPS:	1,078 TOTAL TRIPS (652 ENTERING, 426 EXITING)
	512 TRIPS FROM PROPOSED DEVELOPMENT
	(209 ENTERING, 303 EXITING)
MIDDAY PEAK HOUR TRIPS:	2,667 TOTAL TRIPS (1,398 ENTERING, 1,269 EXITING)
	788 TRIPS FROM PROPOSED DEVELOPMENT
	(416 ENTERING, 372 EXITING)
PM PEAK HOUR TRIPS:	2,212 TOTAL TRIPS (1,092 ENTERING, 1,120 EXITING)
	693 TRIPS FROM PROPOSED DEVELOPMENT
	(401 ENTERING, 292 EXITING)
SATURDAY MIDDAY PEAK HOUR TRIPS:	3,729 TOTAL TRIPS (2,122 ENTERING, 1,607 EXITING)
	727 TRIPS FROM PROPOSED DEVELOPMENT
	(389 ENTERING, 338 EXITING)

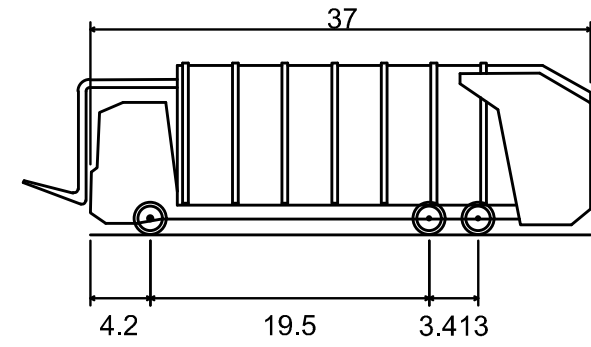
ACCESS MANAGEMENT:

MIN. DISTANCE BETWEEN INTERSECTIONS: 1,130'±
MIN. DISTANCE BETWEEN HIGH VOLUME/ALLEYS & INTERSECTIONS: N/A
MIN. DISTANCE BETWEEN DRIVEWAY AND INTERSECTION: 190'

DRIVEWAY WIDTH: 65'± MIN. - 68'± MAX.

LIGHTING NOTE:

ALL STREET LIGHTS SHALL HAVE LED LIGHT SOURCE.

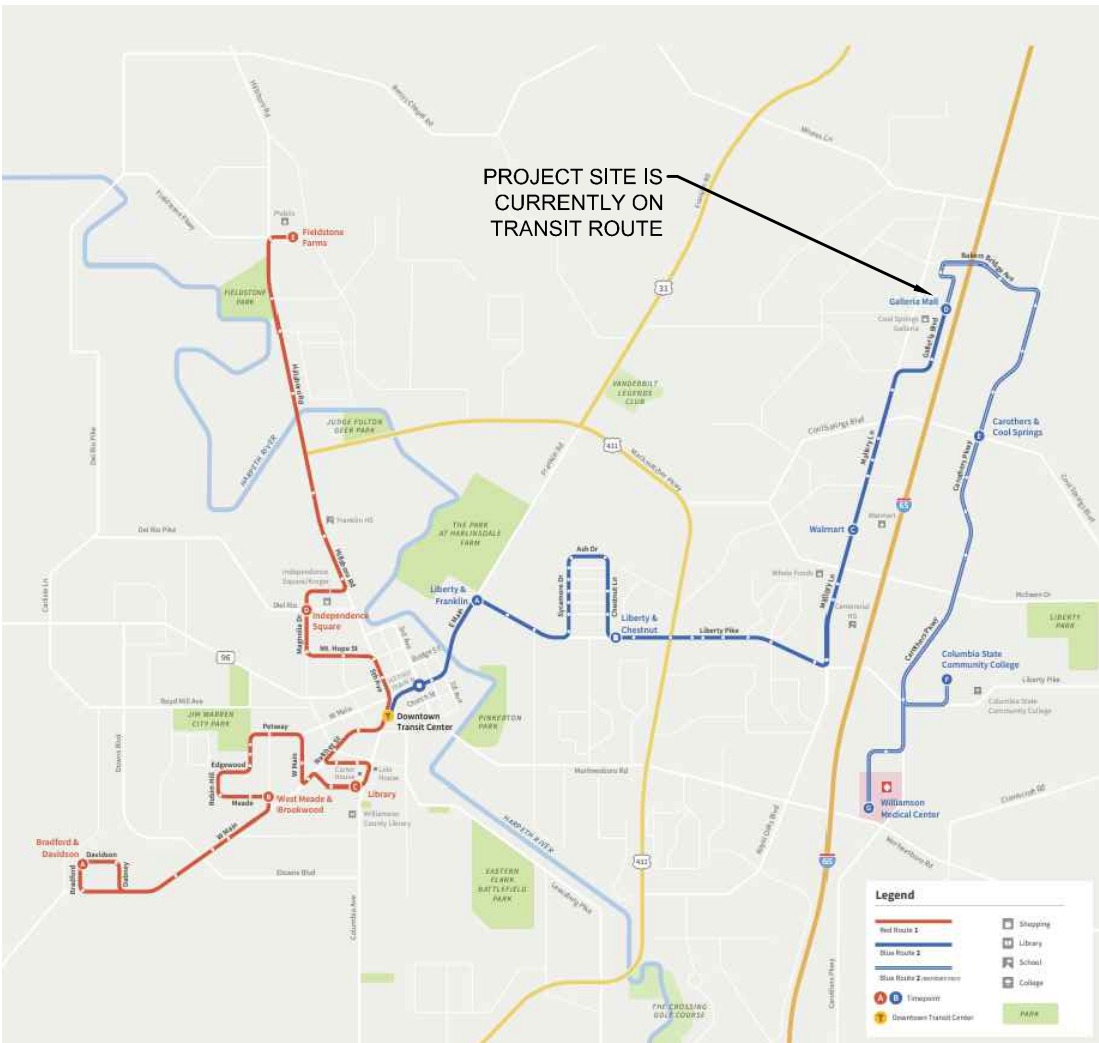
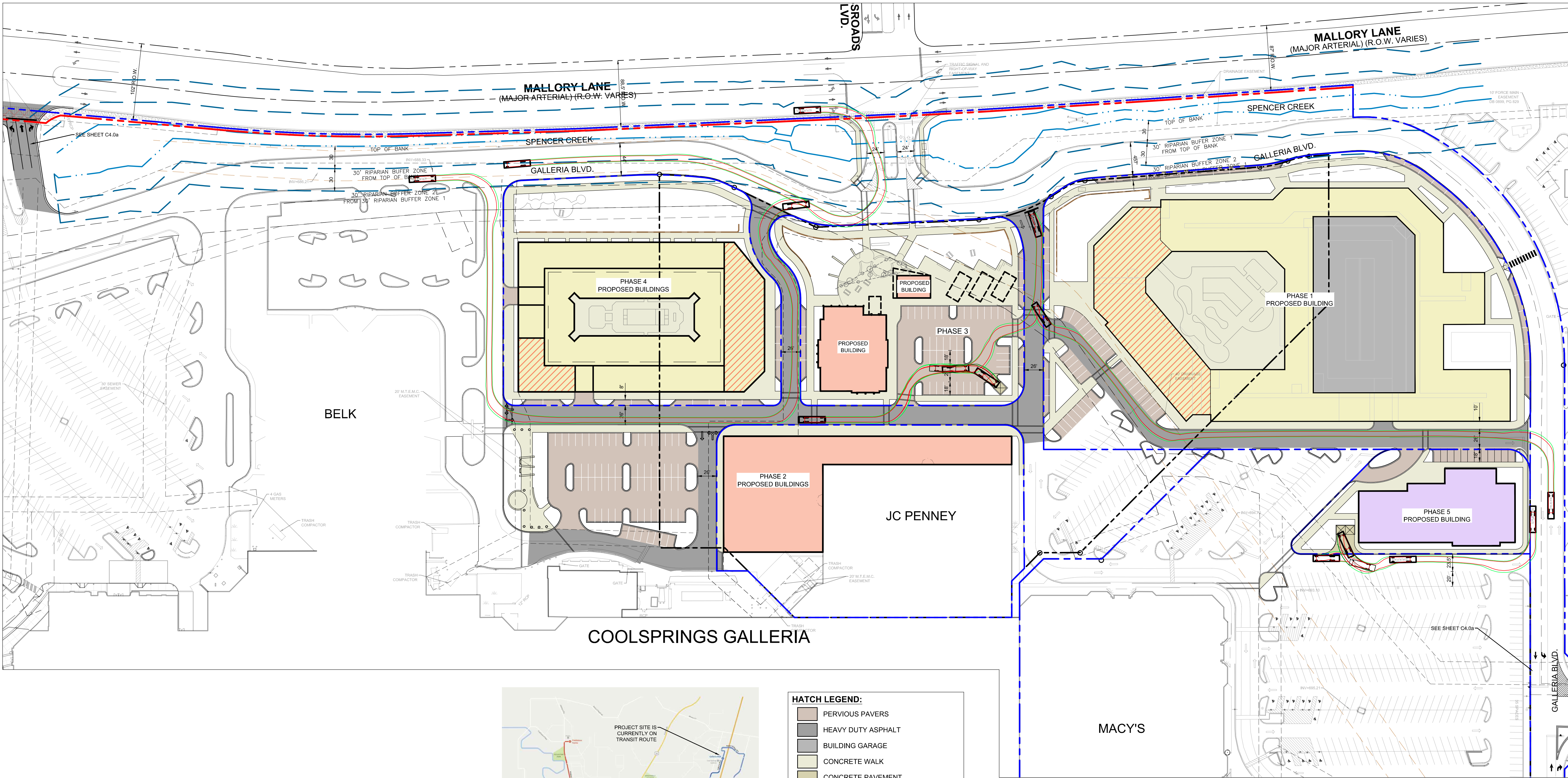


DESIGN SPEED = 5 MPH

EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS

Front Load Trash Truck

Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	19.500ft
Truck Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Truck Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.666ft
Truck Width	6.500ft
Curb to Curb Turning Radius	46.000ft
Turning Diameter = 97.0 ft	



HATCH LEGEND:

[Pattern]	PERVIOUS PAVERS
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	BUILDING GARAGE
[Pattern]	CONCRETE WALK
[Pattern]	CONCRETE PAVEMENT
[Pattern]	PROPOSED HOTEL
[Pattern]	PROPOSED MULTIFAMILY
[Pattern]	RESIDENTIAL ABOVE RETAIL/LEASING
[Pattern]	PROPOSED NON-RESIDENTIAL
[Pattern]	BIO-RETENTION
[Pattern]	GREEN

PROPERTY LINE LEGEND:

--- PROPOSED PROPERTY LINE

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 60'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

ROW & ACCESS
PLAN

Drawing No.

C4.0

Project No.

22-0073



RaganSmith

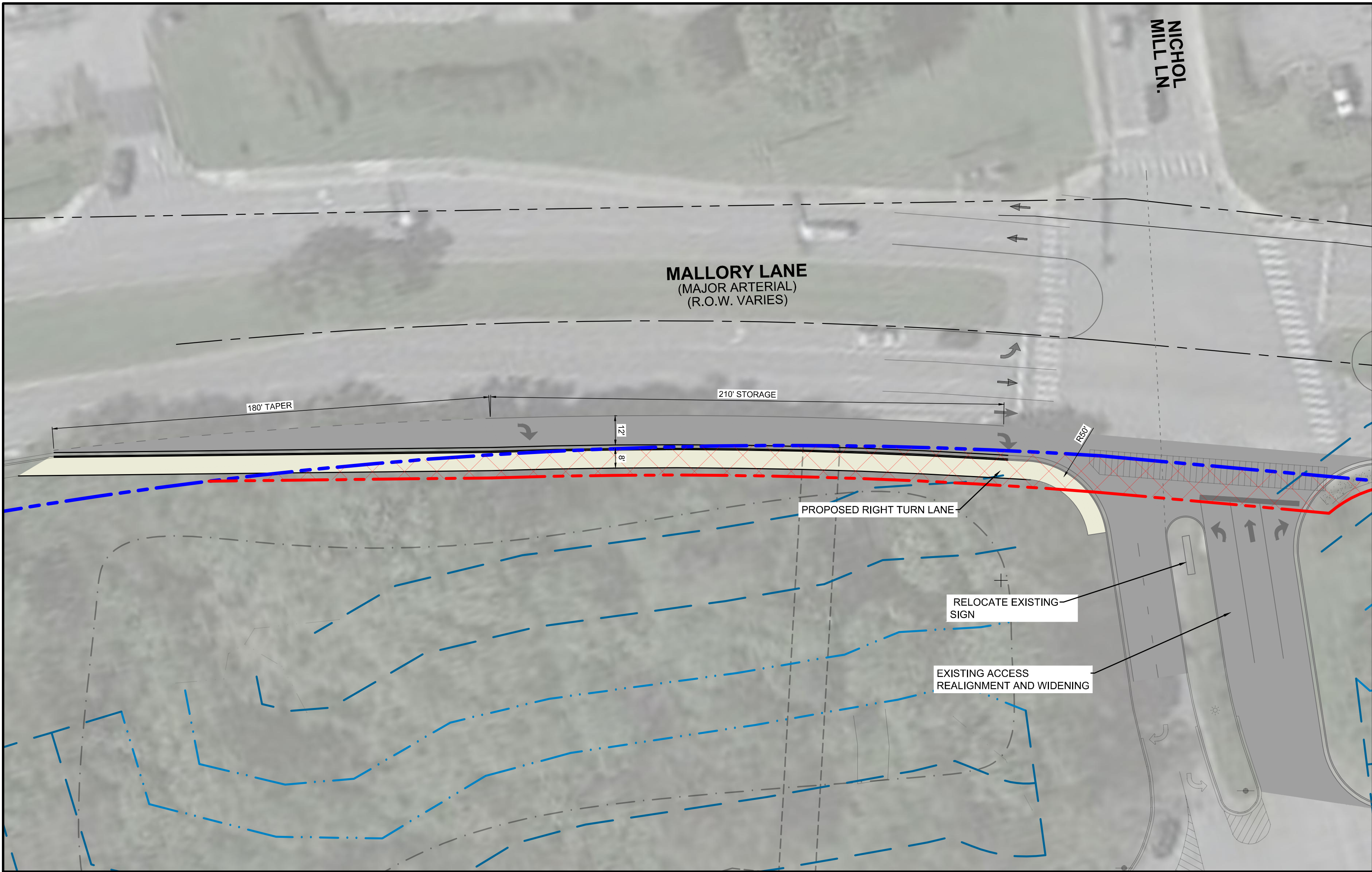
a Pape-Dawson company

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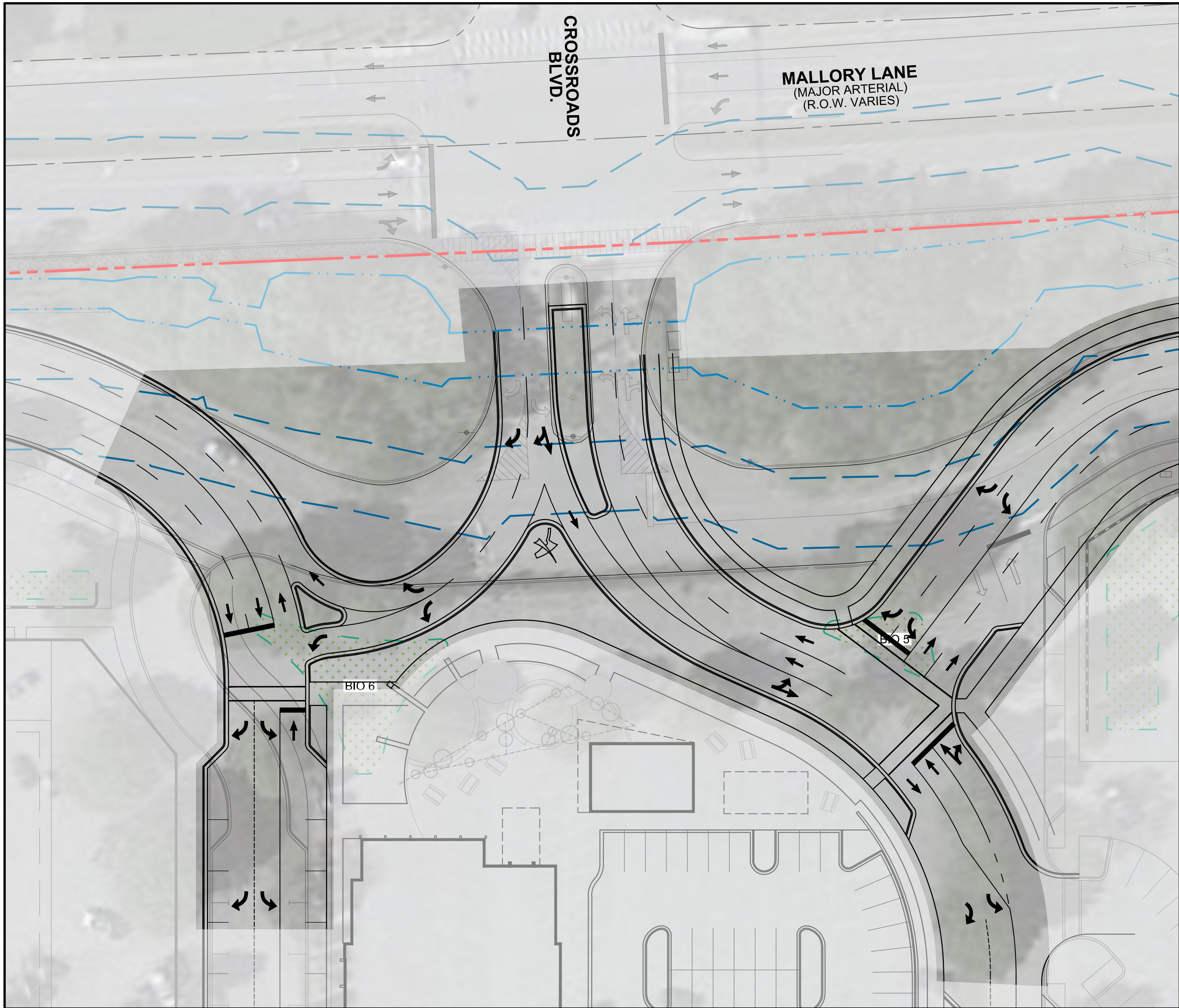


0 60 120

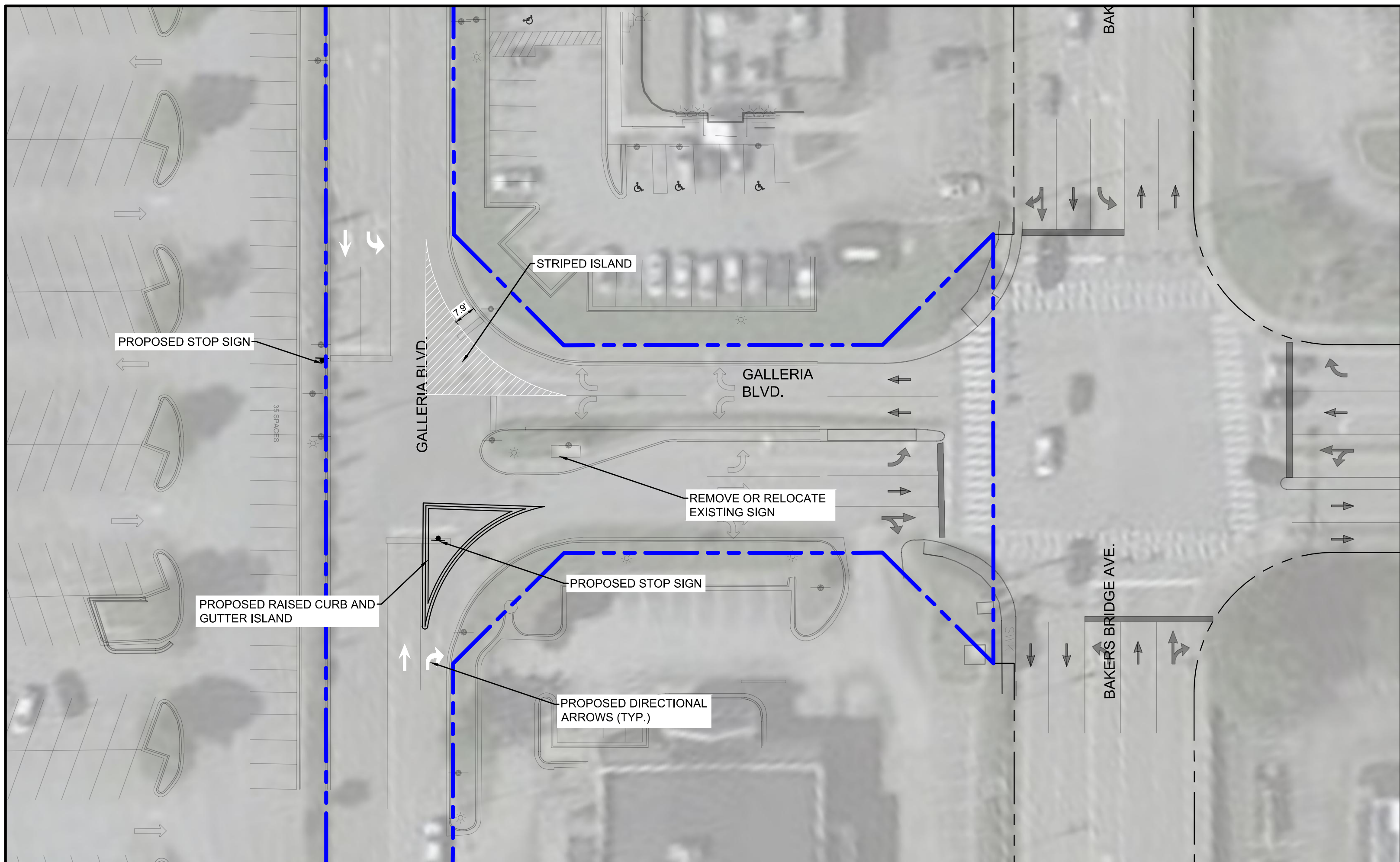
NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



PROPOSED OFFSITE TURN LANE/SOUTH ENTRANCE
SCALE: 1"=30'

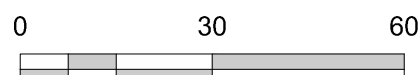


PROPOSED ALTERNATE ENTRANCE IMPROVEMENTS
SCALE: 1"=30'



PROPOSED BAKERS BRIDGE CONNECTION IMPROVEMENTS
SCALE: 1"=30'

NOTE:
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TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



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COOLSPRINGS GALLERIA PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1" = 30'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

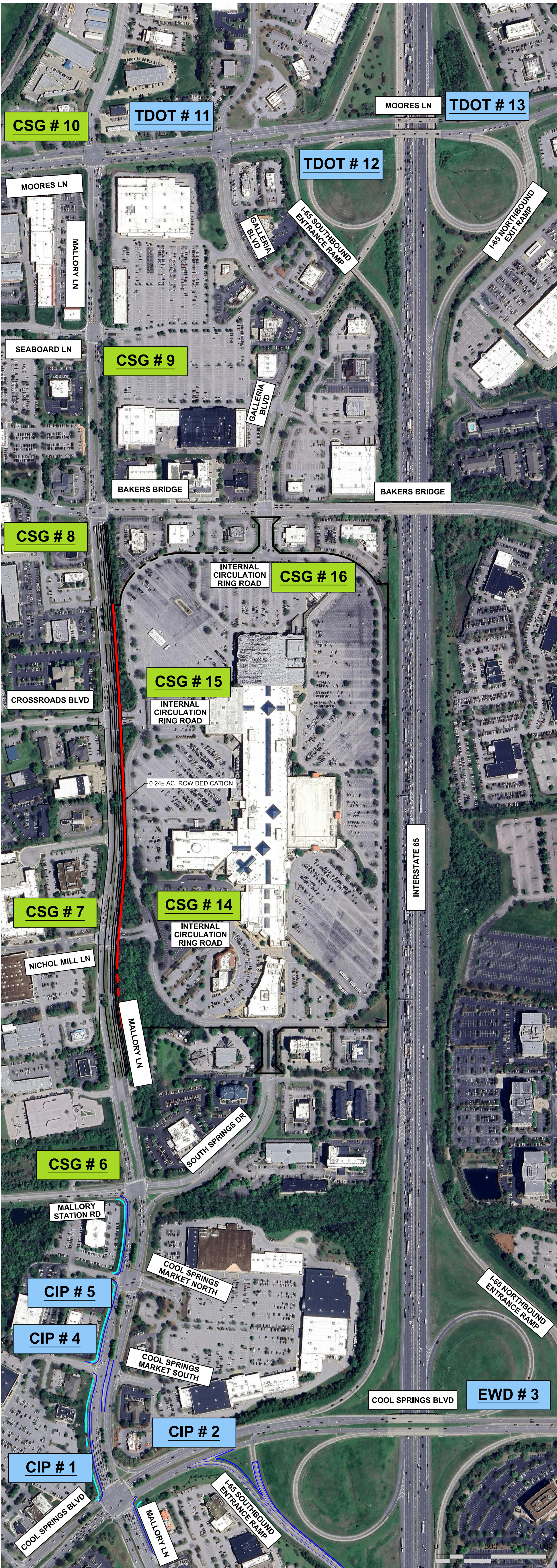
Revisions:

1	1	1
2	2	2
3	3	3
4	4	4
5	5	5

Drawing Title:
ENLARGED ROW &
ACCESS PLAN

Drawing No.
C4.0a

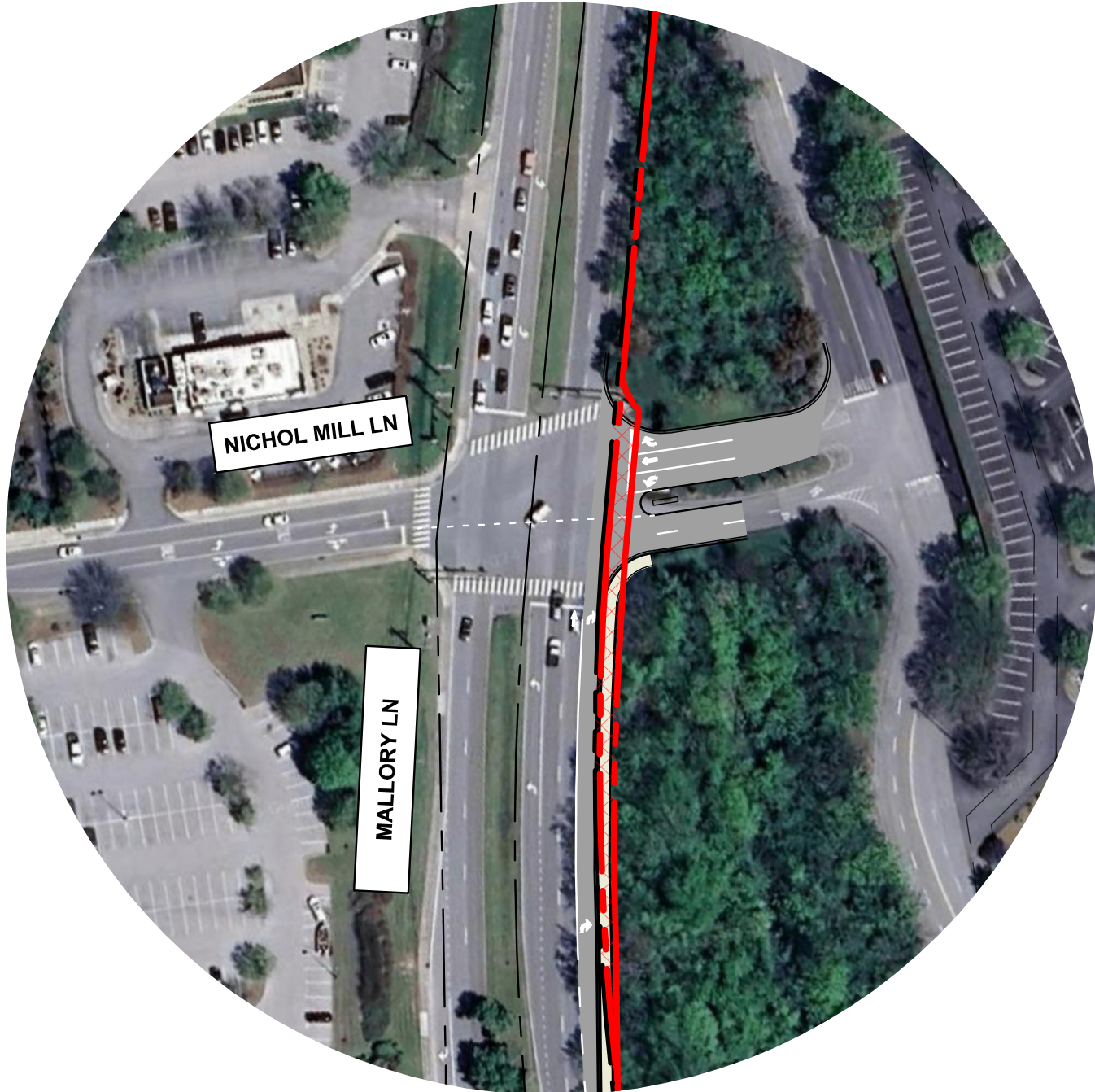
Project No.
22-0073



CSG # 6

MALLORY LANE AT MALLORY STATION ROAD/SOUTH SPRINGS DRIVE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic on Mallory Station Road and due to CoolSprings Galleria site traffic on South Springs Drive.



CSG # 7

MALLORY LANE AT NICHOL MILL LANE

- Modify the lane assignment on the westbound approach to consist of a left turn lane, a through lane, and a right turn lane.
- Modify the existing traffic signal to provide protected/permitted left turn phasing for the westbound approach. Adjust the signal timings to accommodate the new westbound lane assignment and left turn phasing.
- Due to the difference in the widths and skew angles of the Nichol Mill Lane approaches, pavement marking line extensions should be added for through lanes with a lateral offset of greater than 12 feet and for left turn lanes to guide drivers and vehicles on the appropriate turn path.



CSG # 8

MALLORY LANE AT BAKERS BRIDGE AVENUE

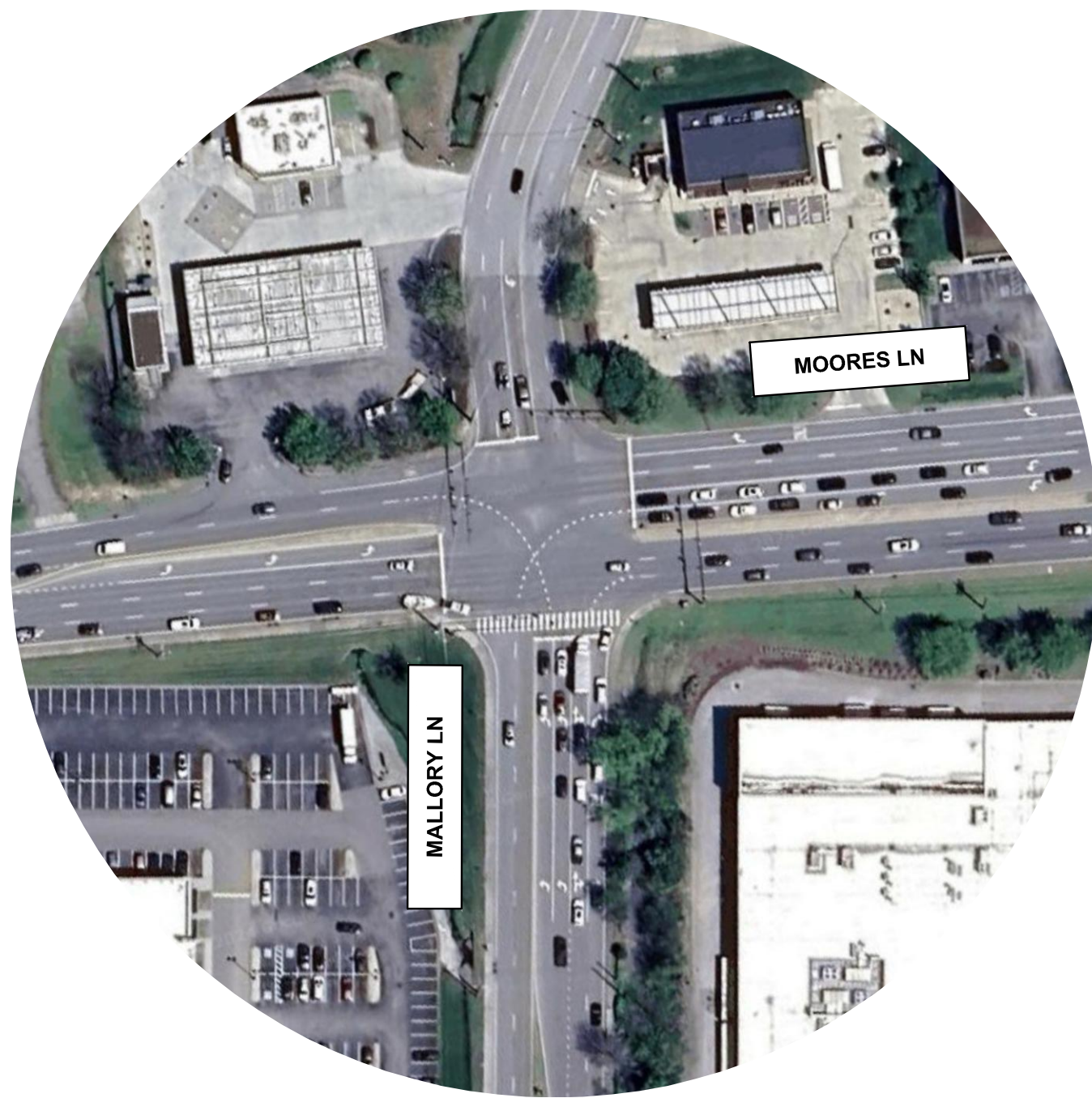
- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.



CSG # 9

MALLORY LANE AT SEABOARD LANE

- Adjust the signal timings for the eastbound and westbound approaches to accommodate higher turning movements due to background traffic growth and CoolSprings Galleria site traffic.



CSG # 10

MOORES LANE AT MALLORY LANE

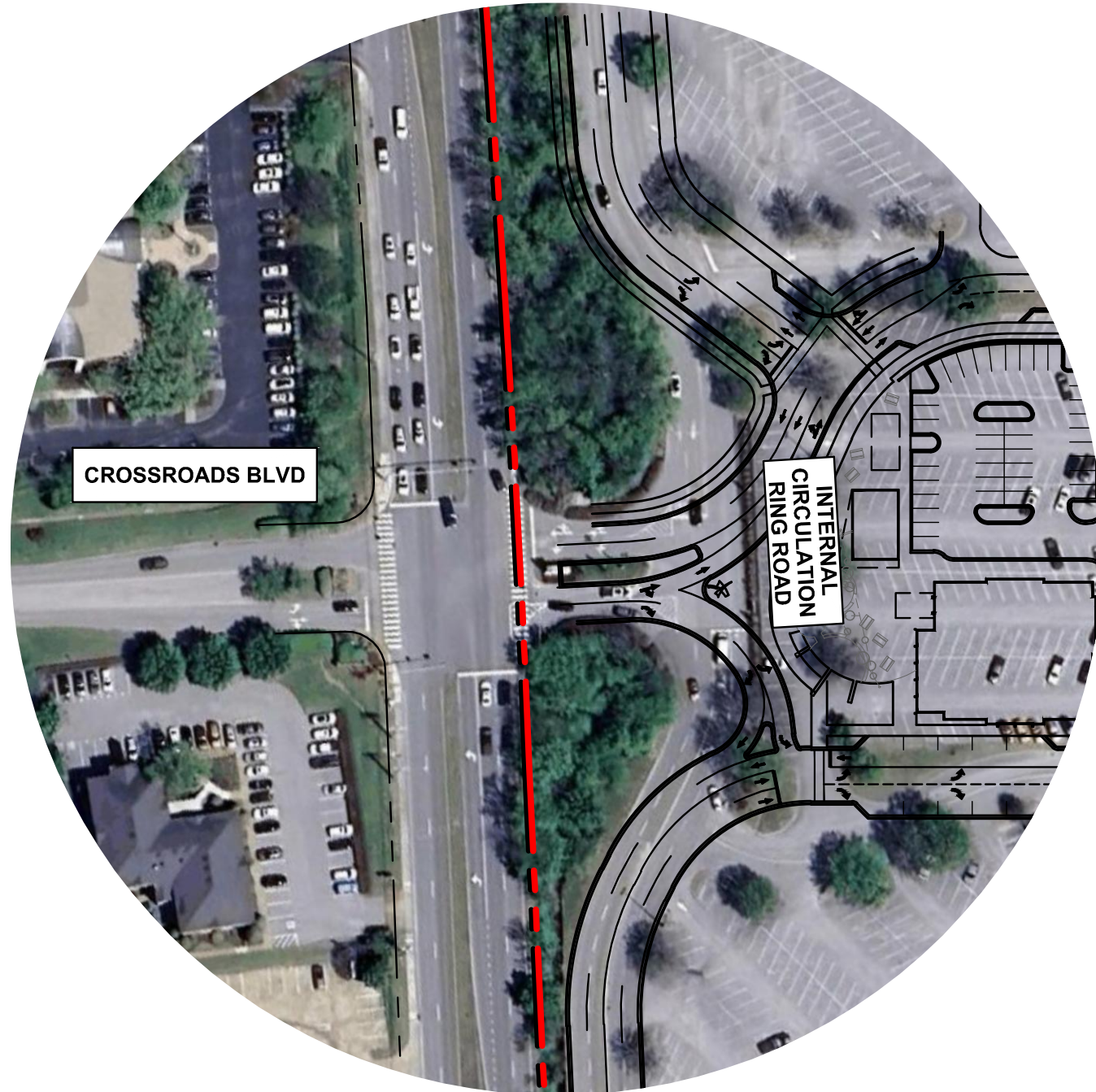
- Modify the traffic signal to provide a right turn overlap phase for the northbound right turn movement. The right turn overlap should run concurrently with the westbound left turn phase on Moores Lane.



CSG # 14

NICHOL MILL LANE AT INTERNAL CIRCULATION RING ROAD

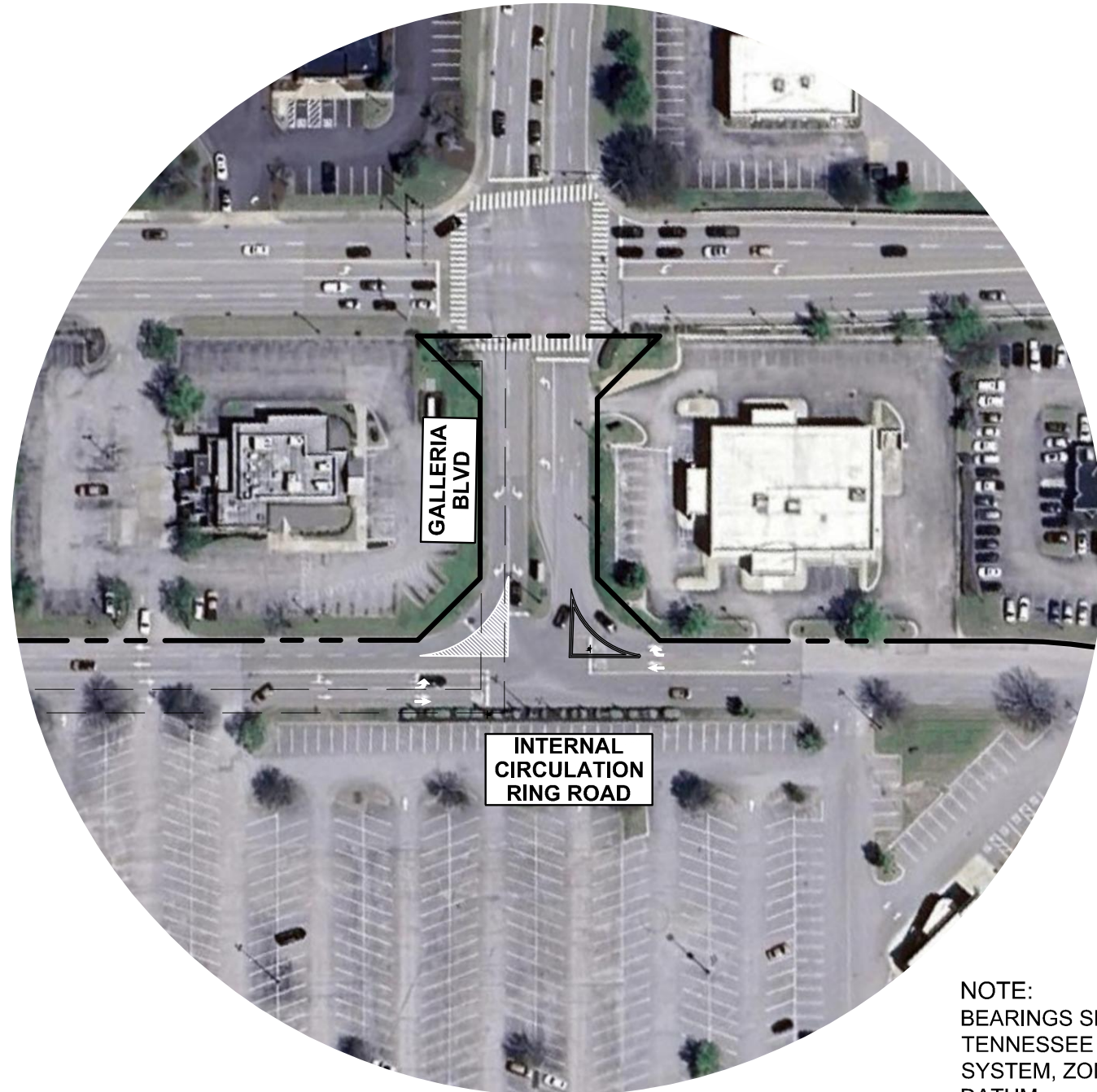
- The existing ring road north of Nichol Mill Lane may be impacted by future greenway and/or sidewalk improvements. The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.



CSG # 15

CROSSROADS BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- This intersection will be reconfigured to the east as part of the new proposed development at CoolSprings Galleria which will increase the spacing from the signalized intersection of Mallory Lane and Crossroads Boulevard.
- The CoolSprings Galleria PUD Subdivision development plan should show any adjustments to lane assignments, pavement markings, multimodal facilities, and roadway/intersection geometry that are needed to accommodate the future greenway and/or sidewalk improvements.
- See sheet C4.0a for alternate Crossroads Blvd. entrance to Galleria Blvd.



CSG # 16

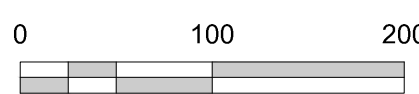
GALLERIA BOULEVARD AT INTERNAL CIRCULATION RING ROAD

- The intersection of Galleria Blvd and the Ring Road will be modified to remove the stop control on the southbound approach, change the lane assignment on the eastbound approach to a left turn lane and a through lane, and change the lane assignment on the westbound approach to a through lane and a right turn lane. The eastbound and westbound approaches will be stop controlled. The southbound approach will be free flowing into the intersection. A raised island will be added in the NE corner of the intersection and a striped island will be added in the NW corner of the intersection to delineate the new lane assignments and direct the flow of traffic at the intersection.

ACCESSIBILITY NOTE:

ANY ADJACENT INTERSECTION TO THIS DEVELOPMENT SHALL BE UPGRADED TO PROVIDE ADEQUATE ADA ACCESS. THIS CAN INCLUDE, BUT IS NOT LIMITED TO, CROSSWALKS AND RAMP FACILITIES.

NOTE:
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TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.



COF #8504

**COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3**

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



Scale: AS NOTED

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

**TRANSPORTATION
IMPROVEMENT
PLAN**

Drawing No.

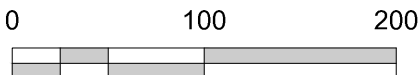
C4.1

Project No.
22-0073



11/7/2024 10:00 AM C:\Users\jordan\OneDrive\Documents\Projects\Cool Springs Galleria PUD Subdivision\Drawings\22-0073.dwg

NOTE:
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TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



COF #8504

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:

**OFFSITE
TRANSPORTATION
IMPROVEMENT
PLAN**

Drawing No.

C4.2

Project No.
22-0073

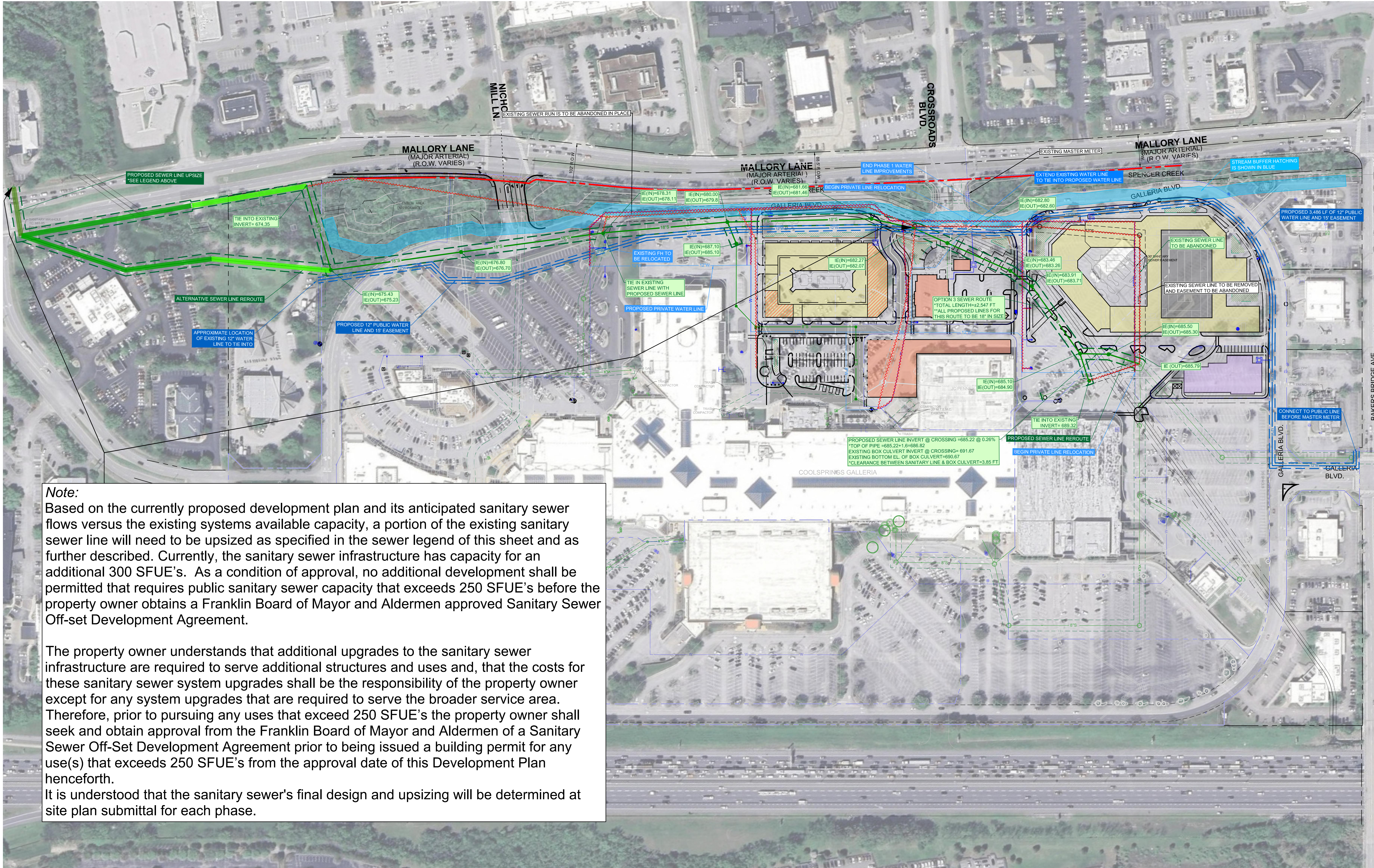


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Note:
Based on the currently proposed development plan and its anticipated sanitary sewer flows versus the existing systems available capacity, a portion of the existing sanitary sewer line will need to be upsized as specified in the sewer legend of this sheet and as further described. Currently, the sanitary sewer infrastructure has capacity for an additional 300 SFUE's. As a condition of approval, no additional development shall be permitted that requires public sanitary sewer capacity that exceeds 250 SFUE's before the property owner obtains a Franklin Board of Mayor and Aldermen approved Sanitary Sewer Off-set Development Agreement.

The property owner understands that additional upgrades to the sanitary sewer infrastructure are required to serve additional structures and uses and, that the costs for these sanitary sewer system upgrades shall be the responsibility of the property owner except for any system upgrades that are required to serve the broader service area. Therefore, prior to pursuing any uses that exceed 250 SFUE's the property owner shall seek and obtain approval from the Franklin Board of Mayor and Aldermen of a Sanitary Sewer Off-Set Development Agreement prior to being issued a building permit for any use(s) that exceeds 250 SFUE's from the approval date of this Development Plan henceforth.

It is understood that the sanitary sewer's final design and upsizing will be determined at site plan submittal for each phase.

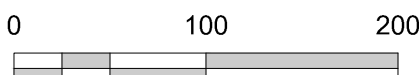
EXISTING SEWER UPSIZE LEGEND:
EXISTING 15" SEWER LINE TO BE UPSIZED TO 18" 
EXISTING 18" SEWER LINE TO BE UPSIZED TO 24" 
EXISTING 24" SEWER LINE TO BE UPSIZED TO 30" OR REINSTALL AT A STEEPER SLOPE 

SANITARY SEWER LEGEND:
PROPOSED SEWER LINE- PUBLIC 
PROPOSED SEWER LINE- PRIVATE 
PROPOSED SEWER SERVICE LINE 
EXISTING SEWER LINE 
PROPOSED SEWER LINE EASEMENT 

WATER LEGEND:
EXISTING PROPERTY LINE (TO BE ABANDONED) 
PROPOSED PROPERTY LINE 
PROPOSED 15' WATER LINE EASEMENT 
EXISTING WATER LINE 
PROPOSED WATER LINE- PUBLIC 
PROPOSED WATER LINE- PRIVATE 
PROPOSED WATER SERVICE LINE 



NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=100'
Date: 11/04/2024
Approved By: E. PARL

Revisions:	
-	
-	
-	
-	
-	

Drawing Title:
**OVERALL WATER
AND SEWER LINE
REROUTING PLAN**

Drawing No.
C5.1
Project No.
22-0073



COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR

CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Scale: 1" = 40'

Date: NOVEMBER 7, 2024

proved By: E. PARL

visions:

Drawing Title:

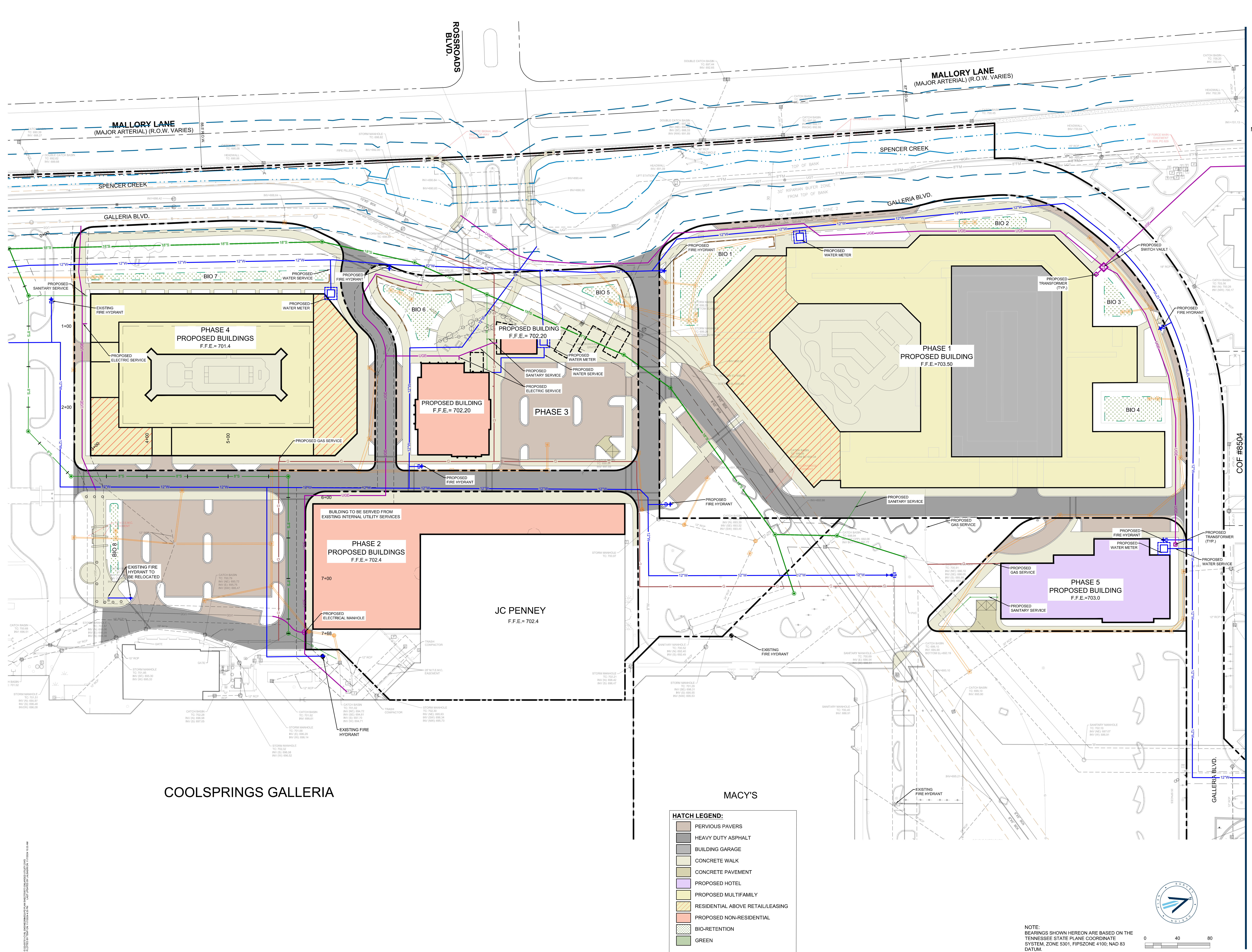
ENLARGED SITE UTILITY PLAN

52

5012

Subject No. 0-2272

— 337.5





2. Minimum Design Speed: 5mph

PUBLIC PROPERTY: WHERE FIRE LANE MAY BE BLOCKED BY PARKED VEHICLES, APPROVED SIGNS OR OTHER APPROVED MARKINGS SAVED

NO PARKING FIRE LANE MUST BE INSTALLED AND MAINTAINED AS DIRECTED BY THE FIRE OFFICIAL (IFC 803.3)

PRIVATE PROPERTY: WHERE PARKED CARS MAY NARROW THE FIRE LANE TO LESS THAN 20-FOET, THE FIRE LANE SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL ORDINANCE, 7225.

FIRE LANE 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 FOUR FEET AFTER SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

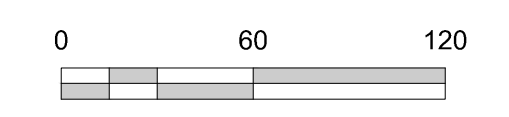
1. ROADS SHALL BE COMPLETED AND INSPECTED BEFORE A BUILDING PERMIT IS ISSUED
2. ROADS SHALL BE CONSTRUCTED TO MINIMIZE EROSION IMPACTS
3. ROADS SHALL BE A MINIMUM OF 20-FOOT WIDE
4. ACCESS ROADS SHALL TERMINATE NOT LESS THAN 150-FEET FROM ANY PORTION OF A STRUCTURE
5. TURNAROUNDS REQUIRED FOR ACCESS ROADS LONGER THAN 150-FOET
6. ROADS SHALL BE AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 80,000-POUNDS
7. CONSTRUCTION SHALL BE A MINIMUM OF 8-INCHES COMPACTED TYPE A GRANULAR STONE OR EQUIVALENT INCLUDING PROVISIONS FOR STORM DRAINAGE, LIGHT AND LANE MARKINGS, DEVICES AND SIGNAGE.
8. IF A SEWER MANHOLE IS LOCATED IN THE GRAVEL AREA, THE ACCESS ROAD MUST BE PAVED.

1. HYDRANTS SHALL BE INSTALLED AT INTERSECTIONS AND BETWEEN INTERSECTIONS SO DISTANCE BETWEEN HYDRANTS DOES NOT EXCEED 500 FEET. NOTE: CLOSER SPACING MAY BE REQUIRED FOR SOME PROJECTS.
2. MINIMUM WATER SUPPLY IS 1,500-GPM AT 20-PSI. NOTE: SOME PROJECTS MAY REQUIRE A GREATER AMOUNT.
3. HYDRANTS MUST BE INSTALLED BEFORE CONSTRUCTION GOES VERTICAL AND OR BEFORE CONSTRUCTION BEGINS POURING PRODUCTS ARE BROUGHT ON SITE.
4. OFF-SITE HYDRANTS MAY BE CONSIDERED, BUT THEY MUST BE WITHIN 500-FEET OF ALL PORTIONS OF THE BUILDING.
5. ONE FUNCTIONAL, PERMANENT OR TEMPORARY STANDPIPE IS REQUIRED WHEN THE BUILDING UNDER CONSTRUCTION REACHES THE 4TH FLOOR OR 40-FEET. STANDPIPES MUST BE INSTALLED WITHIN ONE FLOOR OF THE HIGHEST LEVEL OF CONSTRUCTION. STANDPIPES MUST BE INSTALLED ADJACENT TO A STAIRWAY.



FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

22-0073



3-22-09 7:01 AM, ENR/ENGINEERING/2-PO PLAN SHEET/00033 EMERGENCY DRUG
 SLOTTED BY TEMP ON: 11/07/03 4:26 PM LAST UPDATED BY CALABURION 11/06/04 12:17 PM



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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

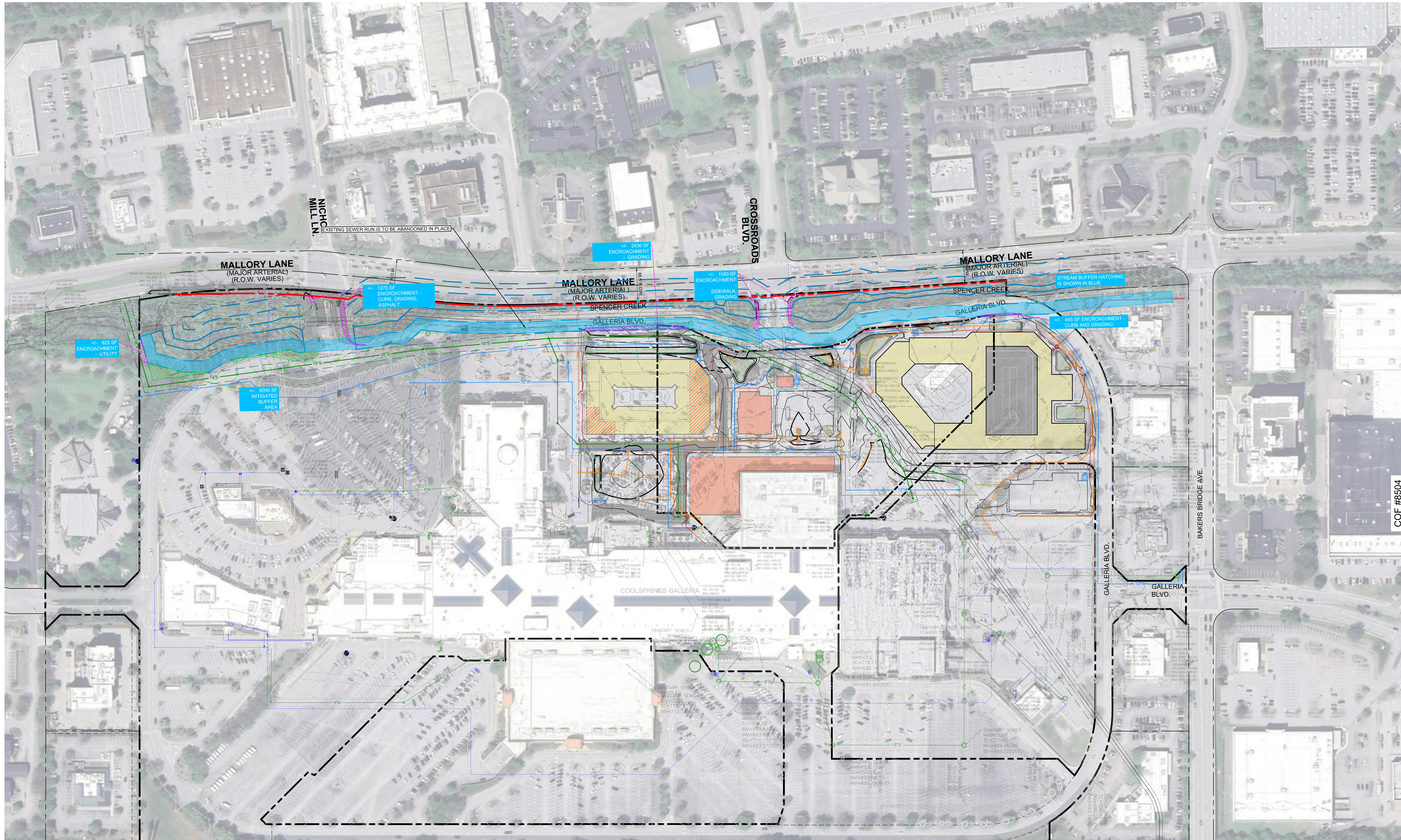
COF #8504

Scale: 1"=100'
Date: 11/04/2024
Approved By: E. PARL

Revisions:
-
-
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-
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-

Drawing Title:
STREAM BUFFER
MANAGEMENT
PLAN

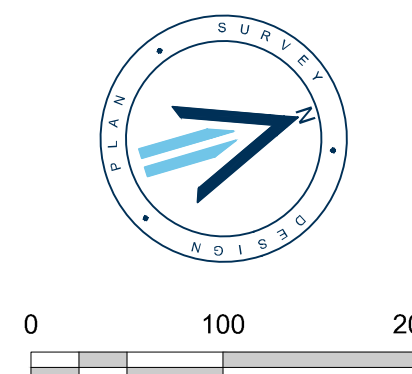
Drawing No.
C7.1
Project No.
22-0073



- LEGEND:
- EXISTING PROPERTY LINE (TO BE ABANDONED)
 - PROPOSED PROPERTY LINE
 - PROPOSED 15' WATER EASEMENT
 - EXISTING WATER LINE
 - PROPOSED WATER LINE- PUBLIC
 - PROPOSED WATER LINE- PRIVATE
 - PROPOSED WATER SERVICE LINE
 - PROPOSED SEWER LINE

STREAM BUFFER MITIGATION	
TOTAL BUFFER IMPACT:	6090 SF (13.98 AC)
TOTAL MITIGATION AREA:	6090 SF (13.98 AC)

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE
TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83
DATUM.





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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8504
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

COF #8504

Scale: 1"=100'

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

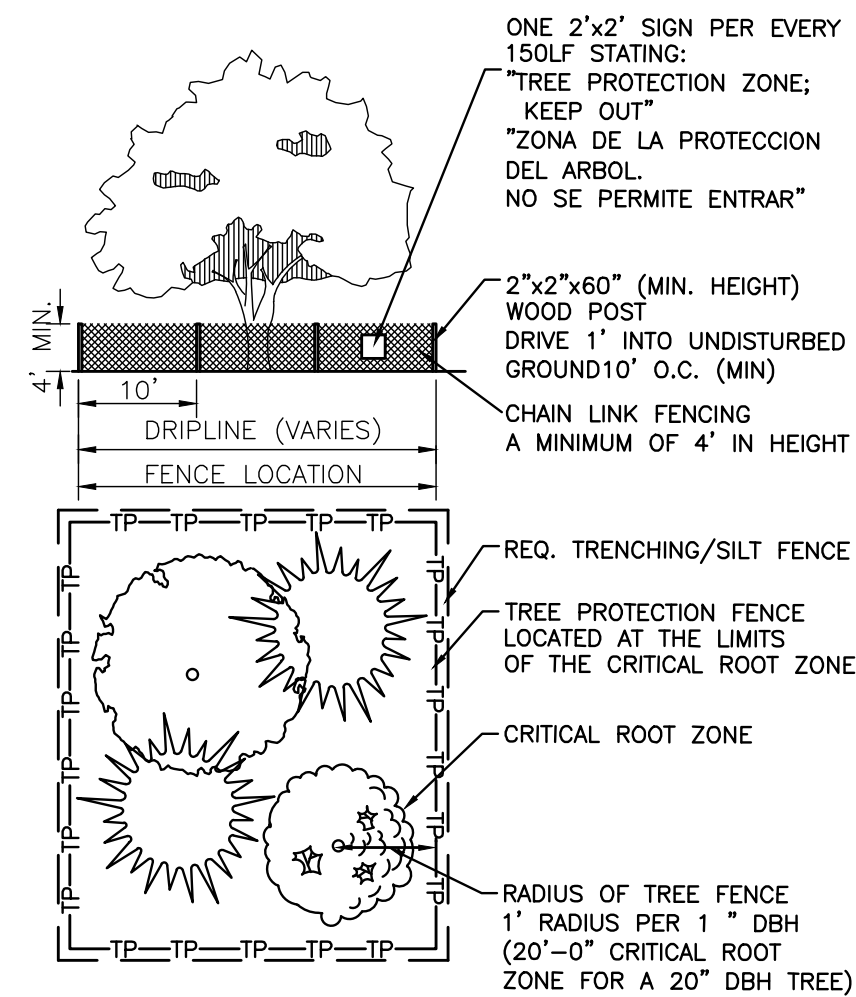
Drawing Title:

TREE
PRESERVATION
PLAN

Drawing No.

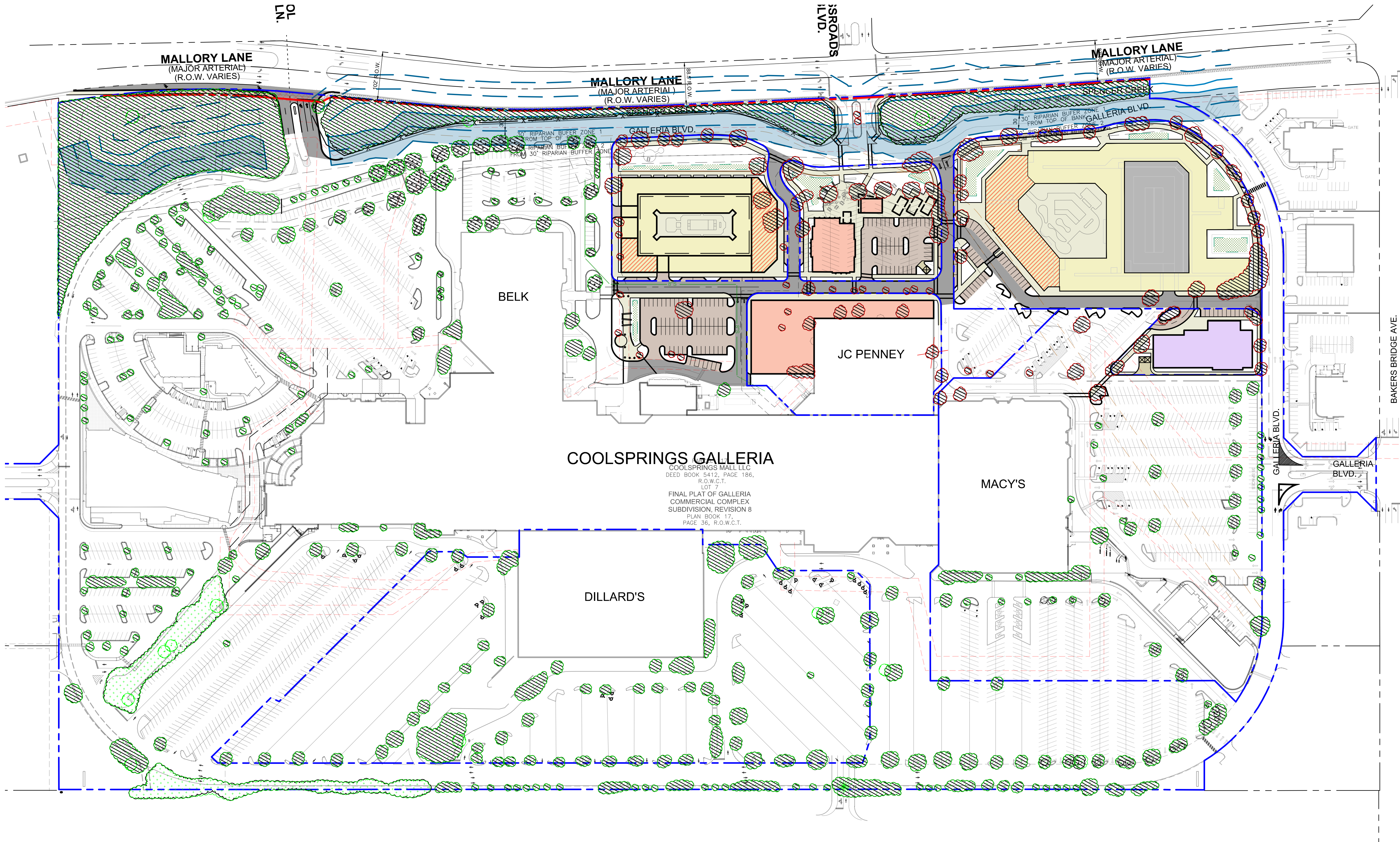
L1.0

Project No.
22-0073



TREE PROTECTION
NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE
ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND
SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL
CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS
PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED
EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY
TREE PROTECTION FENCING.



LANDSCAPE DATA	
SITE INFORMATION	
Acreage / Square Footage of Site: 86.53 Ac. / 3,768,811 ± S.F.	
Site Zoning District and Applicable Overlays: PD (PLANNED DISTRICT)	
TREE CANOPY	
Percent and Acreage of Original Canopy Cover: 11.53 Ac. (13% of Total Site Acreage)	
Percent and Acreage Tree Canopy Required: 2.54 Ac. (22% of existing canopy cover)	
Percent and Acreage of Preserved Canopy Cover Provided: 9.37 Ac. (81%)	
Number and DBH of Specimen Trees Removed: None	

EXISTING SPECIMEN TREE LIST					
TREE #	Caliper Inches	Specimen Name	TREE #	Caliper Inches	Specimen Name
2	26	Willow Oak	18	28	Willow Oak
3	26	Willow Oak	19	24	Bald Cypress
4	25	Willow Oak	23	28	Willow Oak
7	28	Willow Oak	25	24	Willow Oak
8	26	Willow Oak			
9	28	Willow Oak			
10	24	Willow Oak			
11	25	Willow Oak			
12	27	Pine			
14	31	Willow Oak			
16	24	Willow Oak			
17	28	Willow Oak			
Specimen tree caliper inches to be removed:				0	
Specimen tree replacement DBH required (2:1 Replacement):				0	

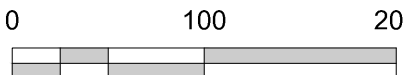
CANOPY TO BE PRESERVED
CANOPY TO BE REMOVED

PROPERTY LINE LEGEND:

PROPOSED PROPERTY LINE

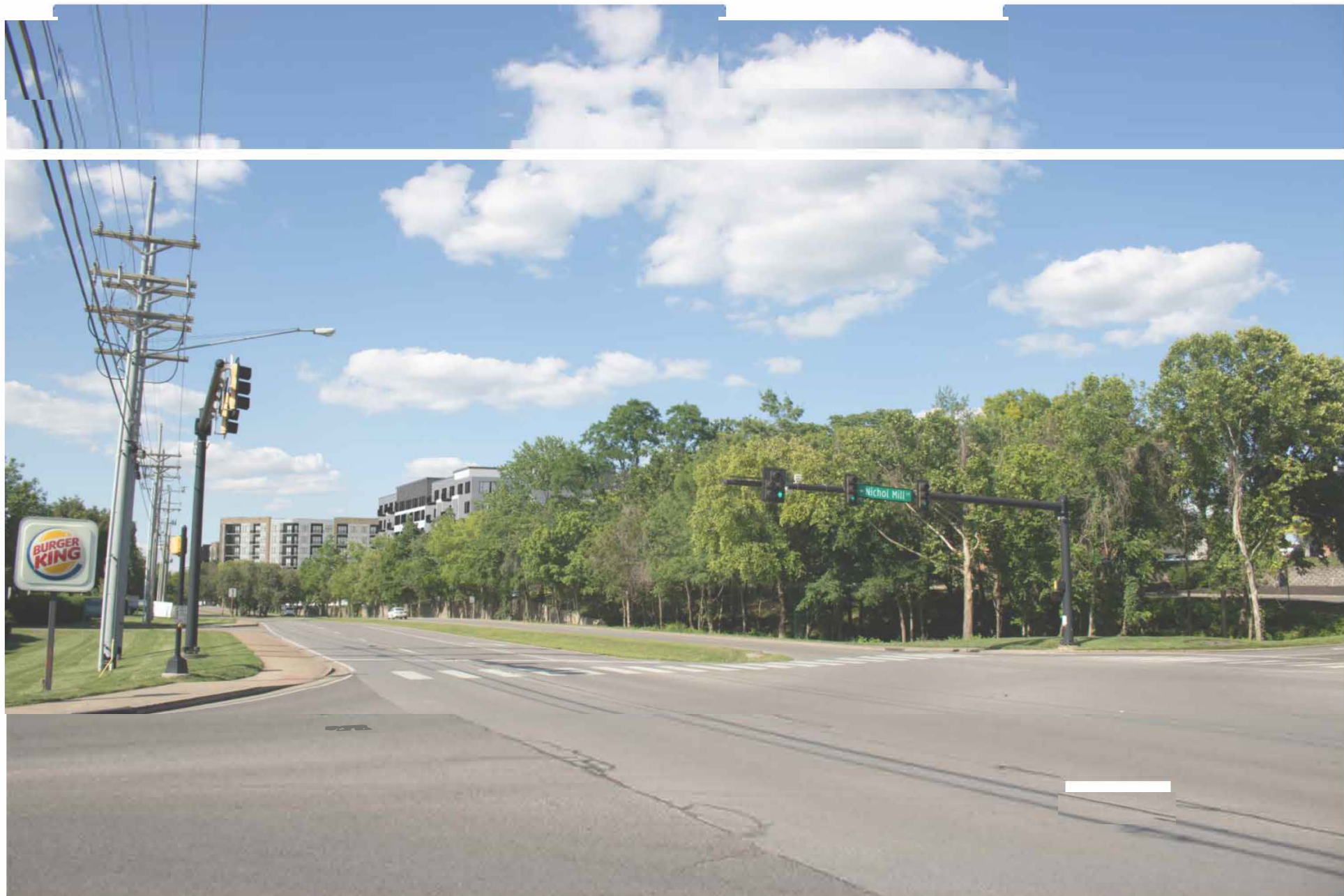


NOTE:
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TENNESSEE STATE PLANE COORDINATE
SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83
DATUM.





VIEW 1



VIEW 2

Not for Construction/Conceptual Only.

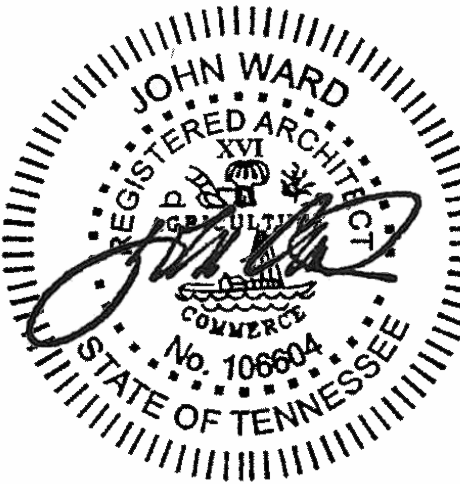
The Conceptual Design Documents represent design intent and concept only. They are intended to convey the concept and vision for the Project. All assumptions and parameters may be re-evaluated during the design process. As such, the Conceptual Design Documents may not be complete or coordinated and the design may be altered or developed as project progresses and subsequent approvals/comments are received.



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a Pape-Dawson company

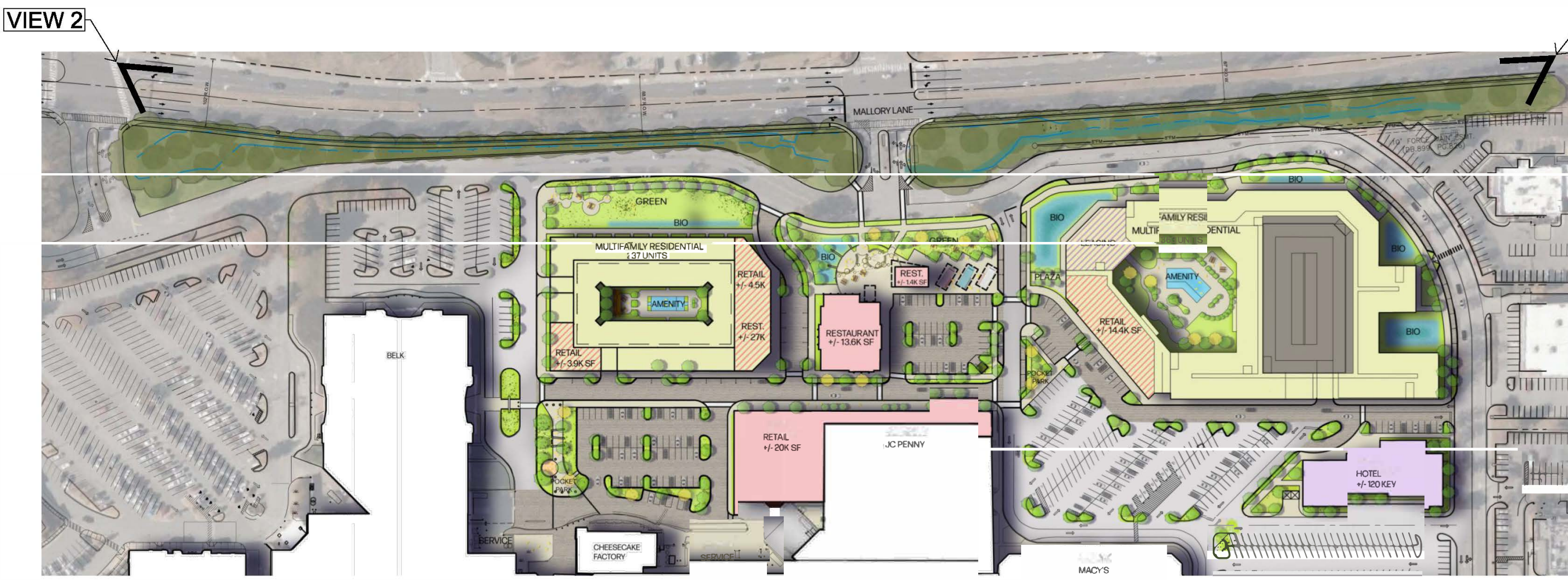
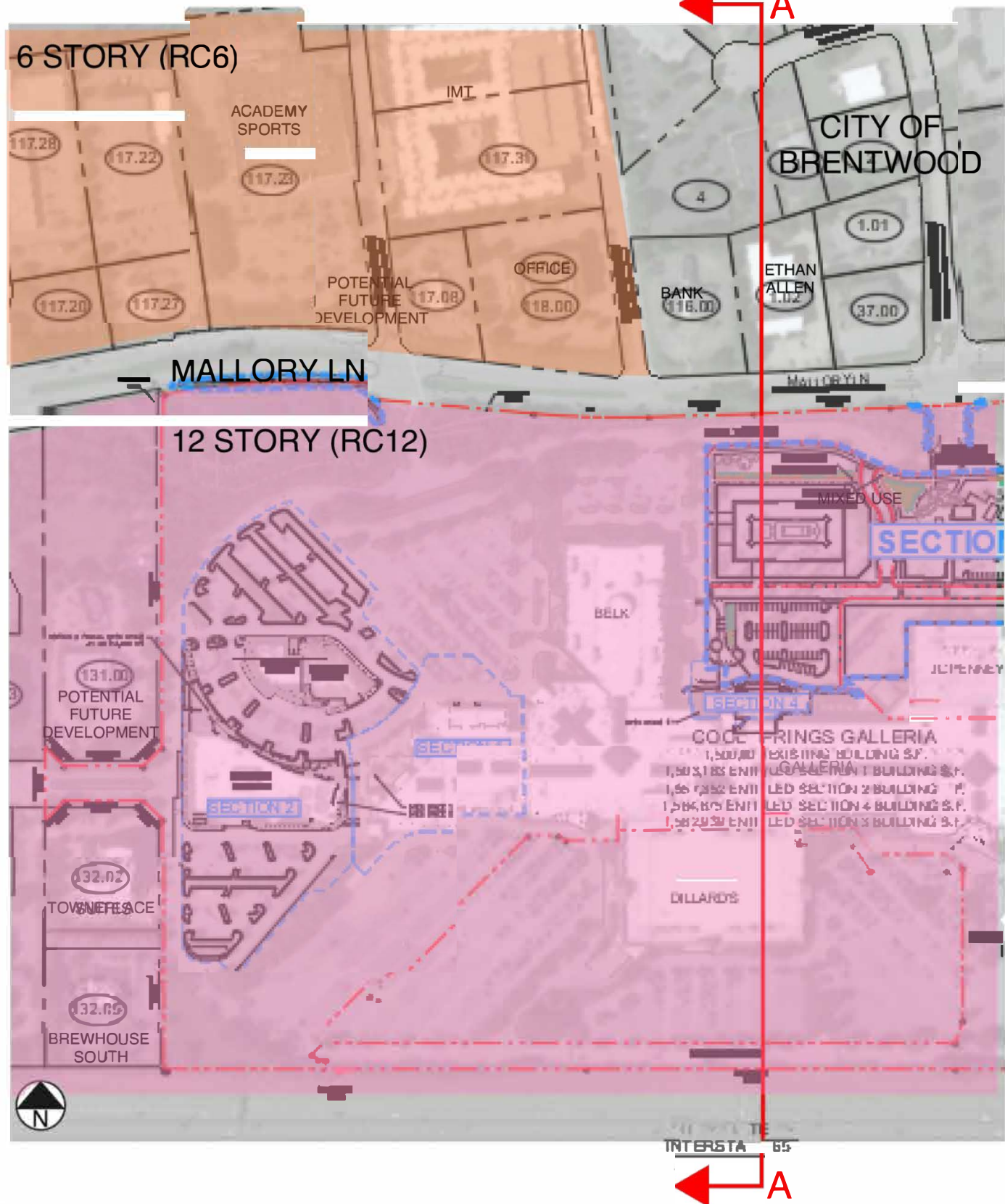
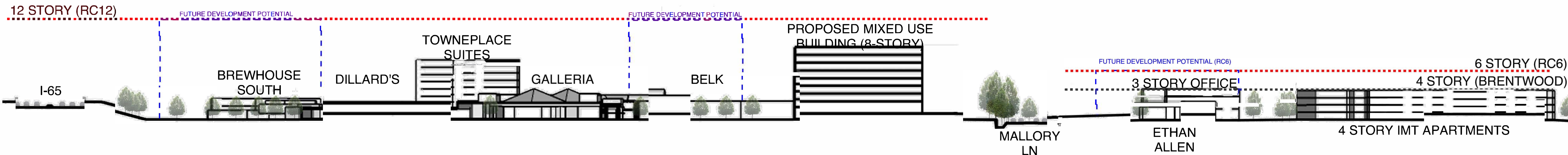
Nashville - Murfreesboro - Chattanooga
ragansmith.com



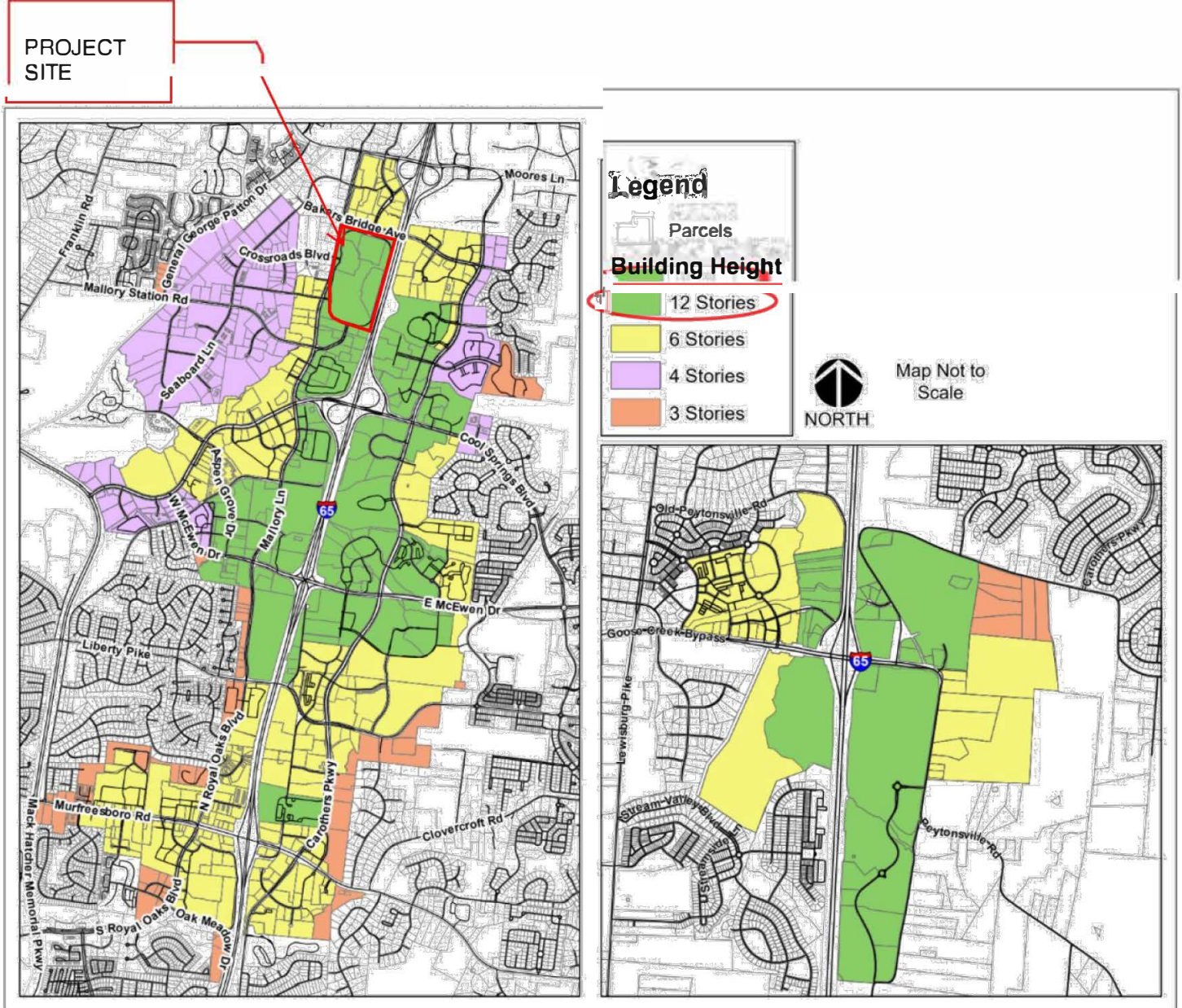
COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

OF #850

FOR
CBL PROPERTIES
CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, TENNESSEE



STREET VIEW PERSPECTIVES KEY MAP



SITE ELEVATION A:A
FRANKLIN, TN | WILLIAMSON COUNTY

COOLSPRINGS GALLERIA

Scale: NO SCALE

Date: NOVEMBER 7, 2024

Approved By: E. PARL

Revisions:

Drawing Title:
HEIGHT ANALYSIS
EXHIBIT

Drawing No.

A1.0

Project No.
22-0073



PERSPECTIVE 1 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 1 - FUTURE POTENTIAL DEVELOPMENT



PERSPECTIVE 2 - EXISTING SURROUNDING DEVELOPMENT



PERSPECTIVE 2 - FUTURE POTENTIAL DEVELOPMENT

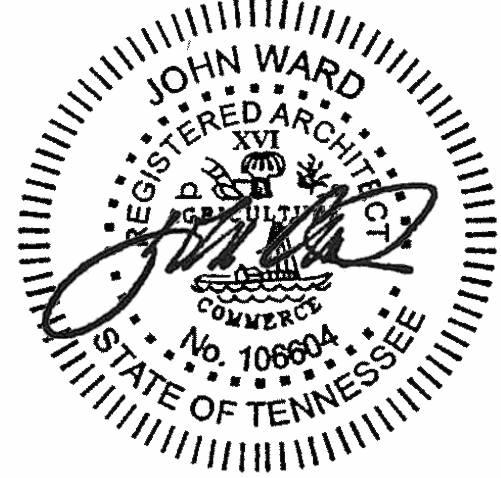


PERSPECTIVE 3 - CENTRAL PLAZA ENLARGEMENT

BUILDING INFORMATION		
BUILDING	MAX HEIGHT (STORIES)	BUILDING TYPE
1	7	1
2	2	2
3	2	5A
4	1	5A
5	8	1
6	7	1 PODIUM/ 3A ABOVE

Not for Construction/Conceptual Only.

The Conceptual Design Documents represent design intent and concept only. They are intended to convey the concept and vision for the Project. All assumptions and parameters may be re-evaluated during the design process. As such, the Conceptual Design Documents may not be complete or coordinated and the design may be altered or developed as project progresses and subsequent approvals/comments are received.



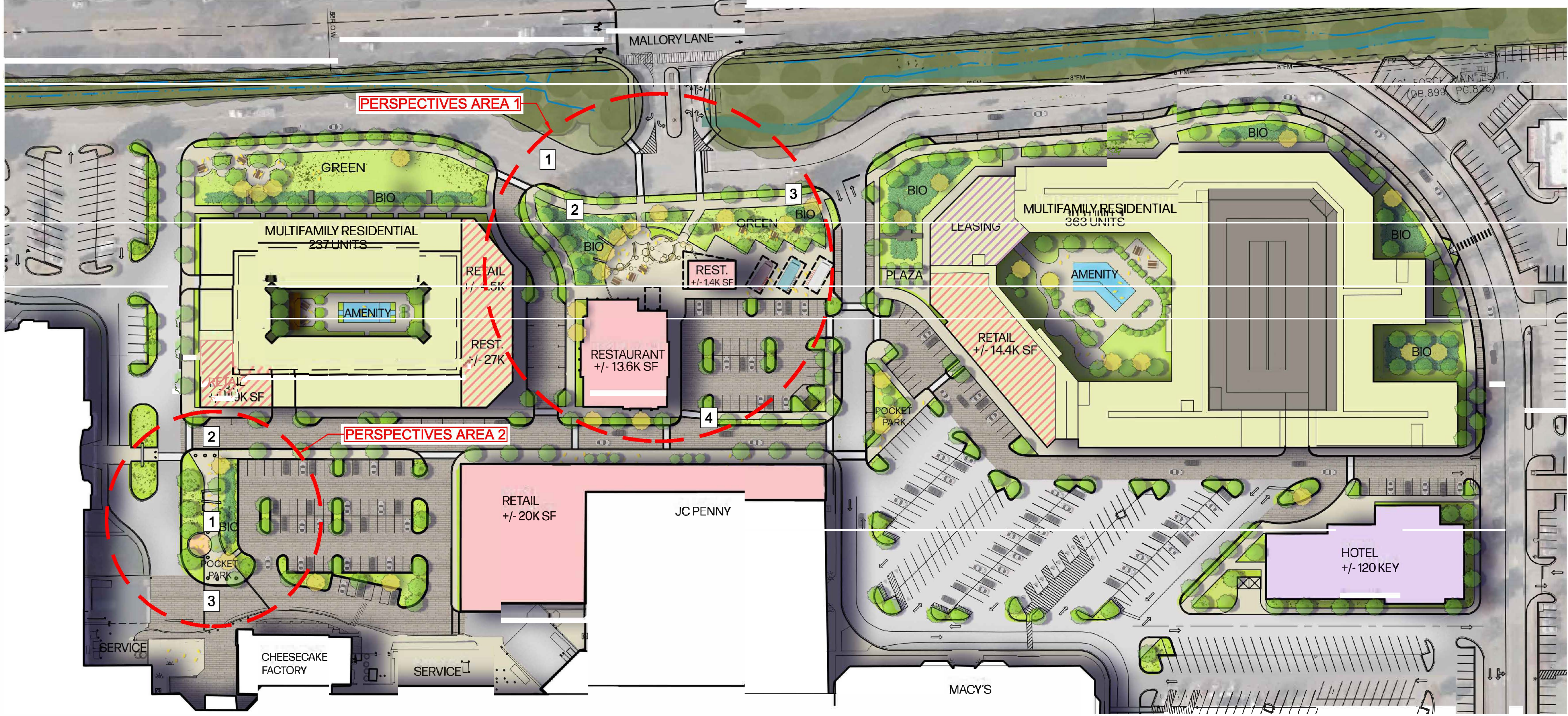
C OF#850 4

COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FOR
C BL PROPERTIES
CITY OF FRANKLIN PROJECT #80 4
FRANKLIN, TENNESSEE

Scale: NTS
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:
- - -
- - -
- - -
- - -
- - -

Drawing Title:
ARCHITECTURAL
RENDERINGS

Drawing No.
A2.1
Project No.
22-0073



CONTEXT MAP



PERSPECTIVE AREA 1 - VIEW 1



PERSPECTIVE AREA 1 - VIEW 3



PERSPECTIVE AREA 1 - VIEW 2



PERSPECTIVE AREA 1 - VIEW 4



PERSPECTIVE AREA 2 - VIEW 1



PERSPECTIVE AREA 2 - VIEW 2



PERSPECTIVE AREA 2 - VIEW 3

Not for Construction/Conceptual Only.

The Conceptual Design Documents represent design intent and concept only. They are intended to convey the concept and vision for the Project. All assumptions and parameters may be re-evaluated during the design process. As such, the Conceptual Design Documents may not be complete or coordinated and the design may be altered or developed as project progresses and subsequent approvals/comments are received.



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a Pape-Dawson company

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COOLSPRINGS GALLERIA PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3

QDF #850

FOR CBL PROPERTIES

CITY OF FRANKLIN PROJECT #8 50
FRANKLIN, TENNESSEE

Scale: NTS
Date: NOVEMBER 7, 2024
Approved By: E. PARL
Revisions:

Drawing Title:
ARCHITECTURAL
RENDERINGS

Drawing No.
A2.2
Project No.
22-0073



File #: 21-0466

DATE: July 15, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering
Jimmy Wiseman, Asst. Director of Engineering

SUBJECT:

Discussion Of An Agreement With Cool Springs Expansion Land, LLC (Galleria Commercial Complex PUD Subdivision) For A Public Private Partnership To Deliver Mallory Cool Springs Blvd And I-65 Ramp Improvements

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an Agreement With Cool Springs Expansion Land, LLC (Galleria Commercial Complex PUD Subdivision) for a public private partnership to deliver CIP ST24001 Mallory Lane and Cool Springs Blvd.

BACKGROUND/STAFF COMMENTS:

CoolSprings Expansion Land, LLC the developer for Galleria Commercial Complex PUD Subdivision, Development Plan Revision 1 (Cool Springs Galleria), COF Project No. 8504, has submitted to the Franklin Municipal Planning Commission (FMPC) for approval. As part of this project, the developer's traffic engineer identified offsite improvements that would be required. The required improvements are included but not limited to CIP ST24001 Mallory Lane and Cool Springs Blvd:

- Widening of Mallory Lane southbound approach to provide an additional left turn travel lane and a southbound through lane between Galleria Mall and Frazier Drive.
- Restripe the existing Mallory Lane northbound shared through right turn travel lane to provide a new right turn lane.
- Widen the Mallory Lane northbound approach to provide a second right turn travel lane.
- Widen the I-65 southbound on-ramp to provide a second travel lane.
- Median modifications at Cool Springs Market South to eliminate left turn movements.

Staff is seeking direction from the Board on how they would like the developer to proceed with the required improvements and the Development Plan.

FINANCIAL IMPACT:

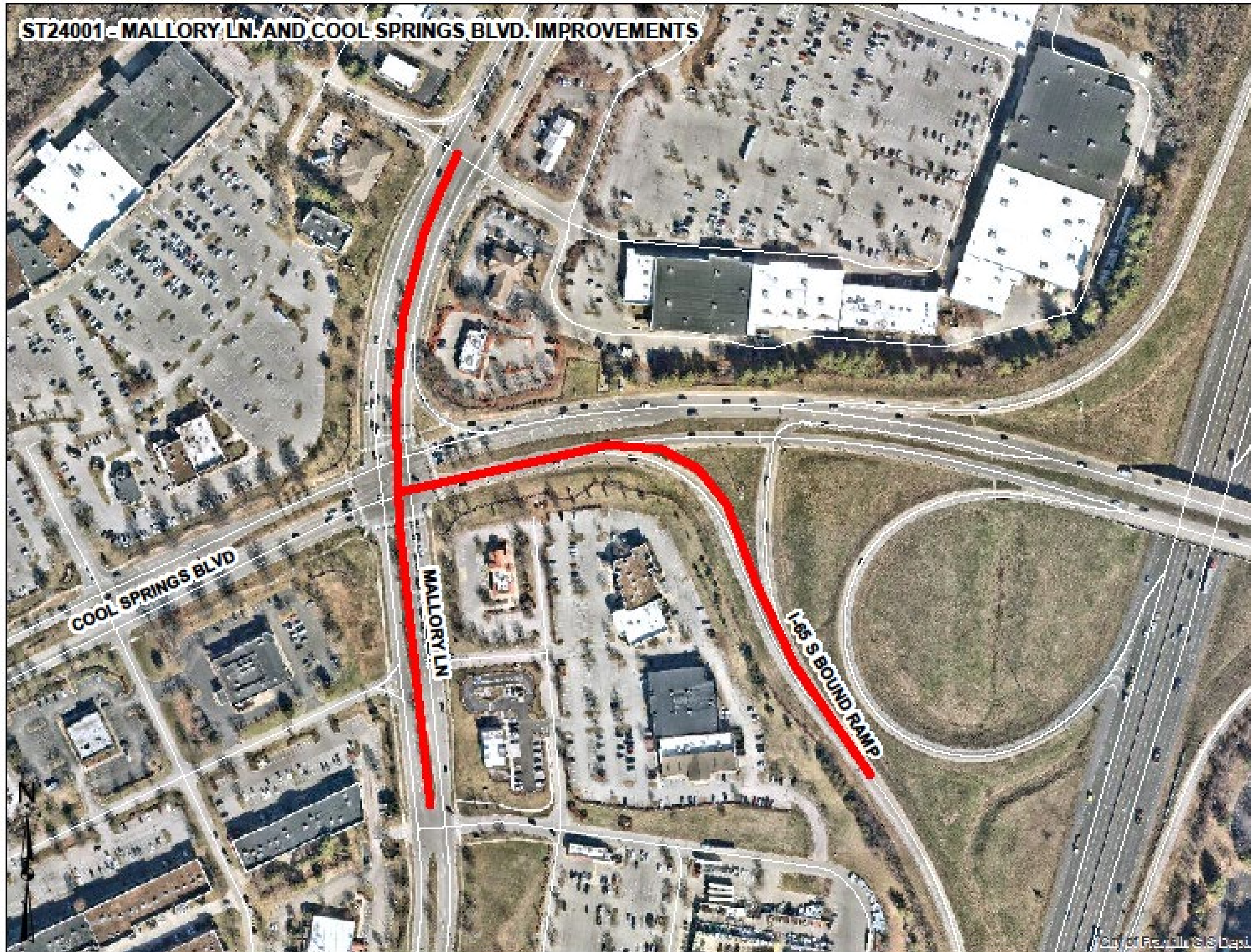
Not applicable until a formal agreement is brought before the BOMA based on this discussion.

RECOMMENDATION:

Staff recommends moving forward with a development agreement for option 2 since this project ranked number 5 in the latest Capital Investment Program and that the developer would be responsible for managing the design and construction for this needed improvement. Selection of this option would likely allow the developer to deliver the improvements quicker than the City.

Capital Project Discussion

Mallory Ln. and Cool Springs Blvd. Improvements. (ST24001)

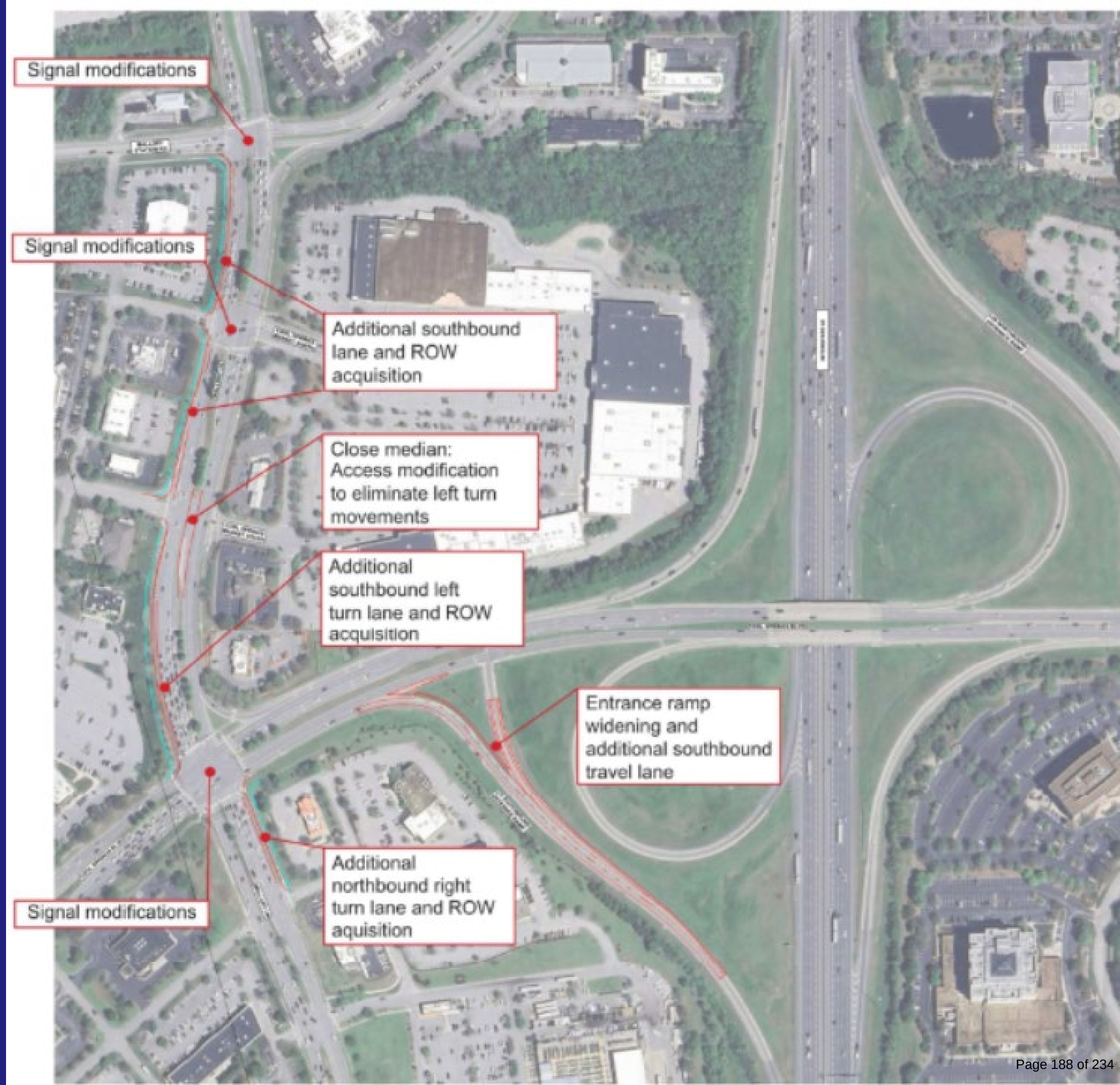


Design/Planning	\$400,000
ROW/Easements	\$700,000
Construction / CEI	\$3,600,000
Total	\$4,700,000

- Priority – 4 Star Project
- Intersection improvements at Cool Springs Blvd and Mallory Lane would help improve congestion in the area and support existing development.
- CIP - ST24001 – Mallory Lane and Cool Springs Blvd. ranked 5th overall

COOL SPRINGS BOULEVARD AND MALLORY LANE IMPROVEMENTS

- The TIA for the Cool Springs Galleria PUD Subdivision recommended Additional Improvements.
- Current Level of Service F for A.M., Midday and P.M Peak Hour.
- The TIA recommends significant improvements to Mallory Lane and Cool Springs Boulevard.



APPROVAL OPTIONS

Option 1:

Reject the development due to the projected LOS exceed the Boards 160 seconds of delay at numerous intersections.

Option 2:

Allow the developer to design and manage the improvements of project Mallory Lane and Cool Springs Blvd. The city would agree to fund all construction costs, including utility relocations for an estimated cost of \$6,000,000. The developer would contribute reimbursable arterial Road Impact Fees for Phase I in the amount \$1,223,025.60. These improvements shall be built concurrently with Phase I of the Development.

Option 3:

Require the developer to complete the Mallory Lane and Cool Springs Blvd. improvements and only reimburse the impact fees paid by the development with no reimbursement for utility relocation. This option is based on the requirements within Municipal Code. The developer has stated that they do not have the financial capacity to proceed with Phase I of the project if they are required to fund these improvements.

Staff Recommends moving forward with a development agreement for option 2 since this project ranked number 5 in the latest Capital Improvement Program and that the developer would be responsible for managing the design and construction for this needed improvement. Selection of this Option would likely allow the developer to deliver the improvements quicker than the city.

QUESTIONS?



File #: 21-0974

DATE: November 8, 2024
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Lisa Clayton, Director of Parks
Heather Eusebio, Research & Planning Specialist

SUBJECT:

Consideration Of COF Contract No. 2024-0383, With CBL Properties For Parkland Impact Fee And Construction Agreement For Cool Springs Galleria PUD Subdivision

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning the Parkland Impact Fee and Construction Agreement for Cool Springs Galleria PUD Subdivision.

BACKGROUND/STAFF COMMENTS:

The Owner is in the process of developing Williamson County Property Tax Assessor's Parcel 053---11700 ("Development Project"), located in Parkland Quadrant 1 of the City, consisting of 600 dwelling units on the property known as Cool Springs Galleria PUD Subdivision. The Owner intends to develop or cause the development of appurtenances and parkland amenities ("Parkland Project") consisting of two private swimming poolson approximately Thirty Two Thousand Five-Hundred (32,500) acres, all as more particularly shown and described on Exhibit B.

FINANCIAL IMPACT:

Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City's Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 ("Ordinance"). The Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit. The total Parkland Impact Fee for Owner is Two Million Five Hundred Eighty-Two Thousand Four Hundred and No/100 Dollars (\$2,582,400.00). The Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 (\$3,228.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve COF Contract No. 2024-0383.

**PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT
FOR PRIVATE USE BETWEEN THE CITY OF FRANKLIN AND
COOLSPRINGS EXPANSION LAND, LLC
CONTRACT NO. 2024-0383**

This PARKLAND IMPACT FEE AND CONSTRUCTION AGREEMENT (“Agreement”), made and entered into this _____ day of _____ 20__ by and between THE CITY OF FRANKLIN, TENNESSEE (“City”) and COOLSPRINGS EXPANSION LAND, LLC, developer of that certain land known as COOL SPRINGS GALLERIA PUD SUBDIVISION in Williamson County, Tennessee, as more particularly described in Exhibit A attached hereto (“Owner”) pursuant to Title 25, Chapter 4 of the City of Franklin Municipal Code.

WITNESSETH:

WHEREAS, Owner is in the process of developing Williamson County Property Tax Assessor’s Parcels 053---11700, 053---11703, 053---11704, and 053---13900 (“Development Project”), located in Parkland Quadrant 1 of the City, consisting of 600 dwelling units on the property known as COOL SPRINGS GALLERIA PUD SUBDIVISION; and

WHEREAS, Owner intends to develop or cause the development of appurtenances and parkland amenities (“Parkland Project”) consisting of two private swimming pools on approximately thirty two thousand five-hundred (32,500) square feet, all as more particularly shown and described on Exhibit A; and

WHEREAS, Parkland Impact Fees and Parkland Dedication requirements are based on the mathematical formulas and allocations set forth in the City’s Parkland Dedication Ordinance: Ordinance 2016-25 and Franklin Municipal Code § 25-405 (“Ordinance”); and

WHEREAS, the Parkland Impact Fee as set forth in the Ordinance is Four Thousand Three Hundred Four and 00/100 Dollars (\$4,304.00) per dwelling unit; and

WHEREAS, the total Parkland Impact Fee for Owner is Two Million Five Hundred Eighty-Two Thousand Four Hundred and No/100 Dollars (\$2,582,400.00) as more accurately described in Exhibit B (“Parkland Dedication Calculations”); and

WHEREAS, Owner shall pay twenty-five percent (25%) of the Total Parkland Impact Fee obligation at the recording of the first final plat or the issuance of the first building permit when a plat is not required for any property that includes a structure with dwelling units, and the remaining seventy-five percent (75%) shall be paid per permit in the pro-rated amount of Three Thousand Two Hundred Twenty-Eight and 00/100 (\$3,228.00) until such time the total obligation has been satisfied. The twenty-five percent (25%) final fee payment and the pro-rated per dwelling unit payment shall only apply to phased platted developments. If the total number of dwelling units is equal to twelve (12) units or less, the total Parkland Impact Fee shall be paid up front. **For all developments platting together fees shall be paid in full.**

WHEREAS, Owner has requested to offset a portion of the costs of construction of these improvements against any Parkland Impact Fees due from the Development Project. The estimated amount of such eligible costs, and the potential offset, was determined by the Parks Department Director, or designee, on November 8, 2024, to be One Million Two Hundred Ninety-One Thousand Two Hundred and No/100 Dollars(\$1,291,200.00); and

WHEREAS, Owner has agreed to construct the Public Parkland Project for private use as illustrated on Exhibits A and B and described in detail below, subject to the terms and conditions set forth herein; and

WHEREAS, the Parkland Project as illustrated in Exhibits A and B shall undergo further design and development which may change the size and location of the amenities as currently shown. However, the Projects shall not be altered in any way that modifies the nature and type of use as contemplated in this Agreement as of the date hereof, without the express prior written consent of the City (which shall not be unreasonably withheld, conditioned, or delayed).

WHEREAS, twenty five percent (25%) or Six Hundred Forty Five Thousand Six Hundred and No/100 Dollars (\$645,600.00) of the total Parkland Impact Fees will be due at the final plat or issuance of the first residential building permit if a plat is not required and the prorated amount of Three Thousand Two Hundred Twenty Eight and No/100 Dollars (\$3,228.00) per dwelling unit [363 dwelling units at a total amount of One Million One Hundred Seventy One Thousand Seven Hundred Sixty Four and No/100 Dollars (\$1,171,764.00) due at final plat] that is platted. The remaining dwelling unit count of 237 dwelling units at a cost of Seven Hundred Sixty-Five Thousand Thirty-Six and No/100 Dollars (\$765,036.00) will be due at the issuance of the residential building permit. The 363 units are eligible for partial reimbursement upon the completion of those units and the issuance of the Certificate of Completion. The Owner is eligible to receive only the fifty percent (50%) of the amount paid for those initial dwelling units platted.

NOW, THEREFORE, in consideration of the terms, conditions, and mutual agreements by and between the parties as hereinafter set forth in detail, the parties do hereby mutually agree as follows:

I. AGREEMENT FOR PARKLAND CONSTRUCTION AND DEDICATION

1. The foregoing recitals are incorporated into this Agreement and made a part thereof.
2. Owner agrees to and has attached all pertinent exhibits to this contract prior to the first submittal of this Agreement to the City for review. Owner further understands that failure to provide all pertinent exhibits prior to the first submittal of this Agreement for review will result in a delay in the agreement approval process.
3. Owner agrees to provide the City of Franklin with a Certificate of Liability Insurance evidencing General Liability insurance at One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and Two Million and 00/100 Dollars (\$2,000,000.00) aggregate limits that shall reflect the City of Franklin as Certificate Holder. Owner shall provide this Certificate of Liability Insurance prior to the signing of this agreement and shall provide an updated Certificate of Liability Insurance as General Liability insurance renews or changes throughout the term of this Agreement.
4. The total estimated cost of land and/or easement dedication, design, and the cost of labor, equipment, supplies, and materials used to construct the Projects is TWO MILLION FIVE HUNDRED EIGHTY-TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$2,582,400.00) as more particularly described in Exhibit B, and the estimated total offset to Owner is ONE MILLION TWO HUNDRED NINETY-ONE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$1,291,200.00) upon submittal and approval of supporting documentation. The following costs are specifically excluded and not eligible for an offset: fiscal cost, including interest on money borrowed to finance the construction, cost for utility relocations, and other improvements that benefit the

development.

5. As provided in Title 25, Chapter 4 of the Franklin Municipal Code, the eligible offset does not exceed the total Parkland Impact Fees due for the Development Project.
6. Owner shall be responsible for the location and protection of all existing utilities in accordance with State and local laws while utilizing the right-of-way. There shall be no offsets or reimbursement for relocation or protecting public utilities.
7. All improvements, uses, and activities shall comply with the policies established by the City of Franklin Zoning Ordinance and Municipal Code and with the terms and conditions of this agreement.
8. Upon Completion, and prior to acceptance, of the Parkland Project improvements, Owner shall provide reasonable documentation for all such costs and provide notarized release of liens.
9. Organized Events. If an event requires a Special Event Permit, Owner or the sponsoring entity must obtain the permit from the City prior to the event occurring on the Parkland Project area.
10. Final as-built plans shall be submitted immediately following completion of construction activities. If the project is developed in phases, as-built plans for each phase shall be submitted once the work is complete in that phase. Acceptance of Parkland dedication and construction projects will not be issued until satisfactory as-built plans have been approved by the Parks Department Director and the City Engineer. All aspects of the project that have been affected by construction shall be verified and appear on the as-built plans. This would include, but is not limited to the following items:
 - All property lines and easements
 - New and Existing structures (include restrooms, playground equipment, trail/multi-use paths, trail heads, pavilions, pools, etc.)
 - Location of all “as-built” work with station and offsets
 - Height and location of all fences, walls, screens, trees, and hedges over 42” tall
 - All commercial driveways, paved areas, and required parking spaces
 - All concealed components with station and offsets (include known buried cables, utilities, drainage structures, etc.)
 - All utilities
 - File formats shall be in a *.PDF along with either *.DWG, *.DXF, *.DGN, or AutoDACC14
 - Two paper sets

*Note: on all sheets referencing the Tennessee State Plane Coordination System, Zone 5301, Fipszone 4100; NAD 83 datum.

Concealed components will require documented proof to be submitted with the as-built plans in the form of a certified construction log that has been generated by the design engineer. As-built plans are required to be endorsed by a Tennessee registered professional engineer and or a registered land surveyor.

11. In the case of emergency situations where an unplanned disturbance of the trees, landscaping, and/or the Parkland Project occurs due to natural disaster, The City will perform emergency infrastructure repairs or conduct a public safety/emergency response. The City will minimize the disturbance to the extent feasible and will act swiftly for the purposes of public health, safety, and welfare. The City will bring the site back to substantially similar condition as soon as practicable, subject to budgetary constraints, other priorities that serve the public health, safety, and welfare, seasonal limitations for replacement or planting, and weather delays.
12. The Agreement shall be effective as of the date of execution by both parties and shall terminate only as provided within this Agreement.
13. This Agreement is non-transferable to the successors or assigns of Owner unless the successor assumes the same obligations of Owner in writing. Any assignment, in whole or in part, shall be provided to the City within fifteen (15) days after the transfer of the Development Project and must be approved by the City's Board of Mayor and Aldermen.
14. Owner shall exercise the rights, privileges, and permission granted herein at Owner's own risk. Owner shall not claim any damages from the City for any injuries or damages, including death, due to the exercise of such rights, privileges, or permission or the condition or use of the non-exclusive, all-access public easement. Owner shall indemnify and hold harmless the City, its Mayor, Aldermen, officers, employees, officials, and agents, from and against all claims, actual damages, actual losses, and actual out-of-pocket expenses, including reasonable attorney's fees for outside counsel and costs, arising out of, resulting from, or in any way connected with the failure of Owner to comply with any of the provisions herein or with the City's direction to remove and/or maintain any trees, landscaping, or portions of the Parkland Project depicted in Exhibits A and B. The City shall not be liable to Owner should Owner's use of the property be hindered or disturbed. The City will not be liable to Owner for any reason not specifically stated herein.
15. The City and Owner agree that the terms and conditions contained herein shall be binding on and shall inure to their heirs, representatives, successors, and assigns and that there are no understandings or agreements between them except as contained in this instrument.
16. Applicable Law/Choice of Forum and Venue. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state's choice of law rules. The parties' choice for forum and venue shall be exclusively in the courts of Williamson County, Tennessee.
17. Notices. All notices required to be given by any party shall be in writing, addressed to all other parties, and delivered by certified mail or in person to:

In the case of the City:
City of Franklin
Attn: Mark Hilty, ACA
109 Third Ave. South
P.O. Box 305
Franklin, TN 37065-0305

In the case of Owner:
COOLSPRINGS EXPANSION LAND, LLC
Attn: Ken Wittler
2030 Hamilton Place Boulevard STE 500
Chattanooga, TN 37421

18. This agreement shall be recorded with the Williamson County Register of Deeds with a copy maintained in the City Recorder's office in City Hall, 109 Third Avenue South, Franklin, TN 37064. Upon completion of this agreement, the City agrees to cover the costs and responsibility associated with recording this Agreement.
19. Entire Agreement. This Agreement constitutes the entire agreement between the parties. There are no other agreements or understandings, written or oral, in effect between the parties, relating to the subject matter hereof. This Agreement may be amended or modified only be an instrument of equal formality signed by the respective parties.
20. Personal Liability. No member, Mayor, Alderman, official, or employee of the City shall be personally liable to Owner or any successor in interest, in the event of any default or breach by the City, or for any amount which may become due to Owner or successor or on any obligations hereunder.
21. Warranties /Limitation of Liability/Waiver. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and therefore any attempt by Owner to limit its liability shall be void and unenforceable. The City, being a Tennessee governmental entity, is governed by the provisions of the Tennessee Governmental Tort Liability Act, Tenn. Code Ann. § 29-20-101 et. seq., for causes of action sounding in tort. Further, no contract provision requiring a Tennessee political entity to indemnify or hold harmless the Contractor beyond the liability imposed by law is enforceable because it appropriates public money and nullifies governmental immunity without the authorization of the General Assembly.
22. Severability. If any term or provision of this Agreement is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Agreement will not be affected.

IN WITNESS WHEREOF the said parties have hereunto set their signatures, on this day and date first above written.

CITY OF FRANKLIN, TENNESSEE

Attest:

By: _____
Dr. Ken Moore, Mayor
Date: _____

By: _____
Angie Skarp, City Recorder
Date: _____

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, _____, a Notary Public of said State and County, personally appeared, Dr. Ken Moore and Angie Skarp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and where, upon oath, Dr. Ken Moore acknowledged himself to be Mayor and Angie Skarp acknowledged herself to be the City Recorder of the City of Franklin, Tennessee, and that as such, being authorized to do so, have executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this _____ day of _____, 20__.

NOTARY PUBLIC

My Commission Expires: _____

Approved as to form:

By: _____
J. Blake Harper
Staff Attorney

COOLSPRINGS EXPANSION LAND, LLC

A Tennessee limited liability company

By: CBL & Associates HoldCo II, LLC

By: CBL & Associates Limited Partnership, its sole member

By: CBL Holdings I, Inc., its sole general partner

By: _____

Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

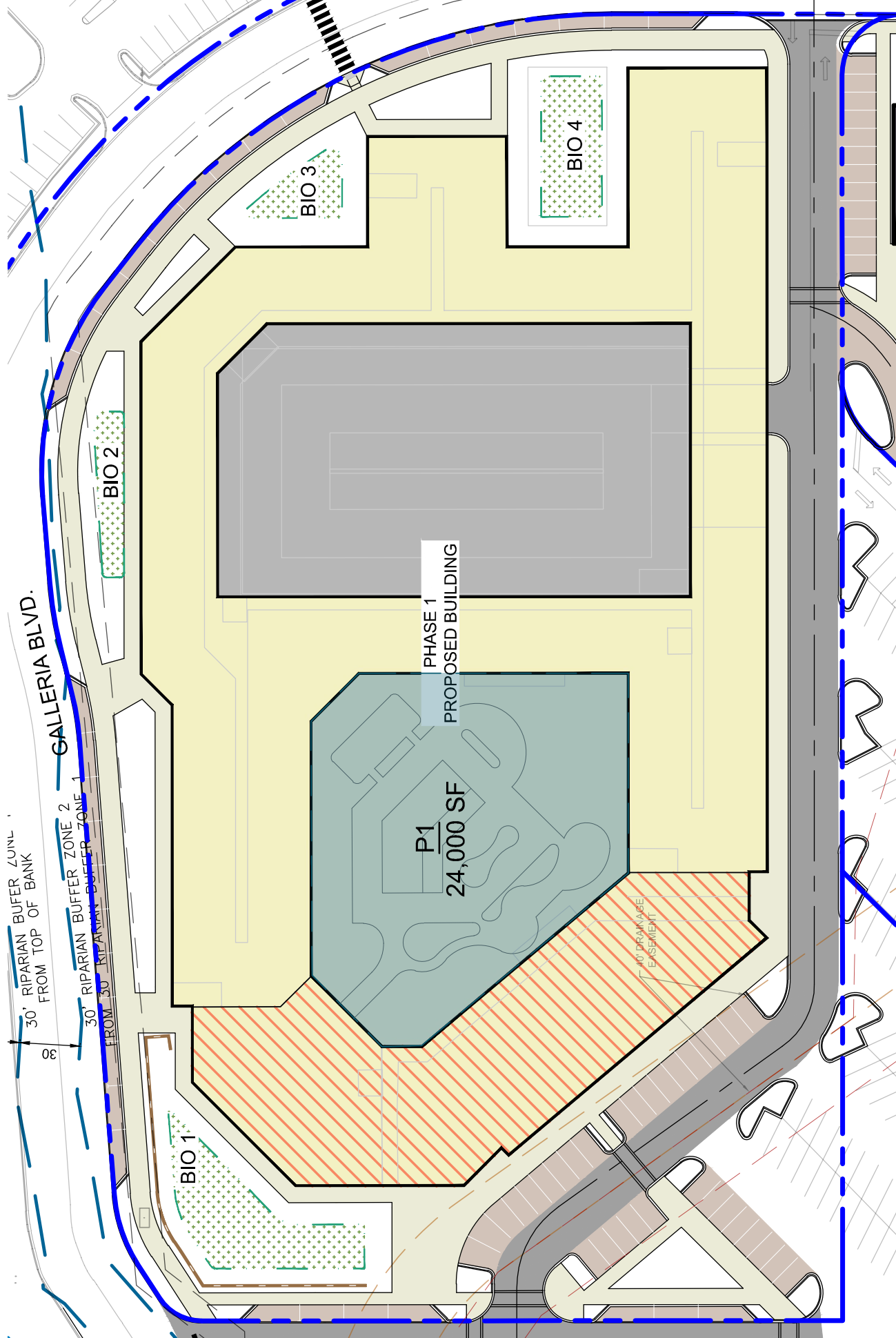
On _____, before me, _____,
Notary Public, personally appeared _____ who proved to me on the
basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he/she executed the same in his/her authorized capacity as
_____ of CBL Holdings I, Inc., sole general partner of CBL & Associates
Limited Partnership, sole member of CBL & Associates HoldCo I, LLC, sole member of CoolSprings
Expansion Land, LLC, a Tennessee limited liability company, and that by his/her signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

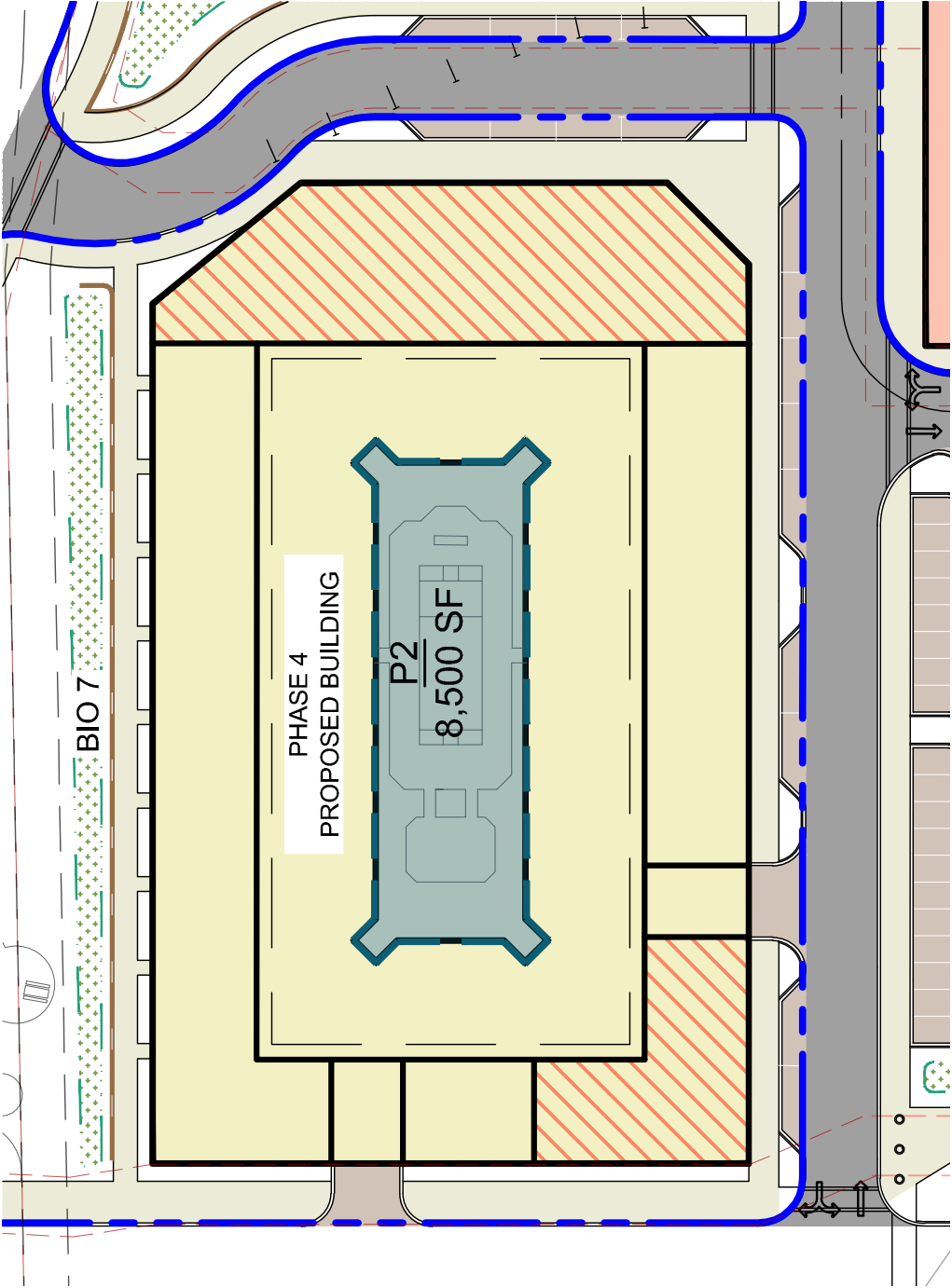
I certify under PENALTY OF PERJURY under the laws of the State of _____
Tennessee
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

My Commission Expires: _____





PARKLAND DEDICATION CALCULATIONS

Parkland Impact Fee Requirement Calculations						
Description	%	Qty.	Units	Cost/Unit	Required Impact Fee	
Proposed Single Family Units		0	Units	\$4,304.00	\$0.00	
Proposed Multi-Family Units		600	Units	\$4,304.00	\$2,582,400.00	
Parkland Impact Fee Total (Pre-Offset)					\$2,582,400.00	
Total Proposed Dwelling Units (DU)		600	DU			
Minimum Service Level (Population / Acres of Parks)		69.41	DU/AC			
Acres (AC) of Parks Eligible to Offset / Min. Service Level		8.64	AC			
Total Proposed Parkland Dedication Area (Public+Private)		0.74	AC			
Public Parkland 5+ AC (if approved) Offset Eligibility	100%	--	--	\$4,304.00	\$2,582,400.00	
Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC	25%	--	--	\$1,076.00	\$645,600.00	
Public Parkland < 5 AC : Private or Public Offset Eligibility	75%	--	--	\$3,228.00	\$1,936,800.00	
Maximum Offset for Construction of Private Park ONLY	50% of the 100%	--	--		\$1,291,200.00	
Construction of Private Park and Recreation Amenities Off-sets (Not Open to Public)						
Key	Description	% of Offset Allowed	Qty.	Units	Cost/Unit	Total
P1	Private Recreation Amenities (Swimming Pool #1)	--	1	LS	--	\$1,291,200.00
P2	Private Recreation Amenities (Swimming Pool #2)	--	1	LS	--	\$1,291,200.00
Total Construction of Public Park Offset Requested			--	LS	N/A	\$2,582,400.00
Parkland Offset Summary						
Key	Description					Total
Min. Parkland Impact Fee Obligation (Due @ Final Plat) <5 AC		25%	--	--		\$645,600.00
Maximum Offset for Construction of Private Park ONLY		50% of the 100%	--	--		\$1,291,200.00
Proposed Construction of Private Park ONLY						\$2,582,400.00
Proposed Offset for Construction of <5 AC Private Park ONLY		50%				\$1,291,200.00
Total Parkland Offset in Lieu of Payment Requested						\$1,291,200.00



City of Franklin

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

File #: 21-032

DATE: January 23, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Jessica Davey, Billing & Licensing Director
Blake Harper, Staff Attorney

SUBJECT:

Consideration Of Ordinance 2024-52, An Ordinance To Amend The City Of Franklin Municipal Code, Section 8-209, To Clarify The Types Of Beer Permits That May Be Issued By The Beer Board
Beer 2/11/25, 3-0

PURPOSE:

The purpose of this ordinance is to amend the Franklin municipal code to clarify the types of beer permits that may be issued by the Beer Board.

BACKGROUND/STAFF COMMENTS:

Ordinance 2024-52 does not grant additional authority to the Beer Board, nor does it take away any authority. Rather, it seeks to clarify and consistently state in the municipal code the types of permits the Beer Board is authorized to issue. Sections 8-201 and 8-208 of the Franklin municipal code grant the Franklin Beer Board the authority to issue manufacturer and distributor permits. However, section 8-209 (1) of the Franklin municipal code, which lists the types of permits that may be issued by the board, omits "manufacturer and distributor permits". In order to clarify that the Beer Board has the authority to issue beer manufacturing and distribution permits, the municipal code should be amended.

FINANCIAL IMPACT:

There is no financial impact.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen approve Ordinance 2024-52.

ORDINANCE 2024-52

AN ORDINANCE TO AMEND THE CITY OF FRANKLIN MUNICIPAL CODE, SECTION 8-209, TO CLARIFY THE TYPES OF BEER PERMITS THAT MAY BE ISSUED BY THE BEER BOARD

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

WHEREAS, section 8-201 of the Franklin Municipal Code makes it lawful to transport, store, sell, distribute, possess, receive, or manufacture beer within the City of Franklin subject to the rules and regulations of the City; and

WHEREAS, section 8-203 of the Franklin Municipal Code establishes a beer board composed of at least three members of the governing body of the City of Franklin; and

WHEREAS, section 8-208 of the Franklin Municipal Code establishes the powers of the beer board which include issuing permits for manufacturing and distributing beer within the City of Franklin; and

WHEREAS, section 8-209 (1) lists three types of permits that may be issued by the beer board, including permits for off premises consumption, on premises consumption, and special event permits, but does not list manufacturer and distributor permits; and

WHEREAS, the Board of Mayor and Aldermen desires to clarify that the beer board is authorized to issue beer manufacturer and distributor permits; and

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

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

SECTION I. Sec. 8-209 (1) is deleted in its entirety and amended to read as follows:

- (1) *Permit required.* No person shall engage in the storing, selling, distribution, giving away, or manufacturing of beer, or other beverages of like alcoholic content, within the corporate limits of the City of Franklin until that person shall receive a permit to do so from the Beer Board of the City of Franklin or the city recorder. Four types of permits may be issued by the beer board:

a) A retailer's "off premises" permit shall be issued to any person engaged in the sale of beer for consumption and not for resale where the beer sold is not to be consumed by the purchaser upon or near the premises of the seller;

b) A retailer's "on premises" permit shall be issued to any person engaged in the sale of beer where the beer is to be consumed by the purchaser or his guest upon the premises of the seller;

- c) A manufacturer and/or distributor permit; and
- d) A special event permit.

A single permit for both on- and off-premises sales may be issued to an applicant. Permits shall at all times be subject to all of the limitations and restrictions provided under this code and state law and the applicant shall certify that he has read and is familiar with the provisions of this chapter.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Angie Skarp
City Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

J. Blake Harper
Staff Attorney

PASSED FIRST READING

PASSED SECOND READING:



File #: 21-0181

DATE: February 10, 2025

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator
Emily Wright, Director of Planning and Sustainability
Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Adam Moser, Traffic Engineer

SUBJECT:

Discussion Of The Potential Central Franklin Parking Study

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning a potential parking study.

BACKGROUND/STAFF COMMENTS:

Downtown Franklin is a dynamic place with a blend of commercial, institutional, and residential uses. While Downtown is highly walkable, parking is an essential part of the infrastructure to support the variety of land uses and special events that occur throughout the year.

In 2016, the City engaged a consultant team to comprehensively review and analyze parking in Downtown Franklin. The charge of the Parking Study was to: (1) review the existing conditions within the parking study area; (2) identify parking challenges and opportunities in the current operation and management of the parking network; and (3) recommend policies that will improve the function of the parking in the study area. The Franklin Parking and Management Study was completed in 2018 and the implementation of many of those recommendations has been occurring since that time. Some of the key improvements that have been or will be made since the last study include the following changes:

- The City installed real-time parking occupancy sensors and messaging for the 2nd Ave and 4th Ave Parking Garages so visitors know how many spaces remain available.
- A new pedestrian-only access point was created allowing pedestrians to safely enter and exit the 2nd Ave Parking Garage.
- A 24-hour maximum time limit on all vehicles parking in any city-owned space went into effect, but enforcement of this ordinance has proven difficult.
- The maximum time limit for on-street spaces within the Main Street shopping district was reduced from four-hours to two-hours to create more turnover for restaurant and retail uses (during hours of enforcement).
- On-street parking spaces were removed along the south side of Church Street to improve traffic flow.

- Creation of a new public surface parking lot located along 5th Avenue North near Mount Hope Street resulting in 27 new spaces.
- The new Bicentennial Park located at 200 N. Margin Street will include surface parking and is expected to come online in the summer of 2025.
- The City is constructing subgrade parking underneath the new City Hall redevelopment on the Public Square and it is expected to be completed in 2027. This will net 128 additional parking spaces to what is currently available on the site today and where parking is needed the most.

A subsequent parking update occurred in 2022 regarding parking occupancy and duration for on-and off-street parking.

In November 2024, the Franklin Board of Mayor and Aldermen (BOMA) expressed interest in conducting a more detailed downtown parking study that comprehensively addresses parking policy in the downtown, including understanding the increasing effects of paid parking lots in Downtown Franklin. The BOMA currently reviews requests for paid parking lots on a case-by-case basis. The City-owned parking spaces are free to the public and an increasing number of paid lots have come online in the last few years, which is putting pressure on the free City-owned spaces and pushing people to park further out along residential streets, rather than paying. The City is seeking solutions to effectively manage a balance of free public parking and an increasing amount of private paid parking in the Downtown core, while also looking at the possibility and feasibility of paid parking in public parking areas to help prevent traffic congestion downtown.

Current zoning requirements provide some flexibility in exempting certain [parking requirements](#) for the Downtown District and the City has continued to increase flexibility over time to support businesses. Moreover, the City has reviewed several property owner requests to reduce, or eliminate, the required parking for new uses in the study area due to the inability to meet the parking requirements. Continued economic development in the study area and support for new businesses is important to the community. New uses are bringing life to old buildings, but sometimes, the parking provided on site is limited or even impossible to provide, so solutions and strategies are needed that support the business community while also reducing negative impacts on surrounding residential uses. The interface between downtown residents and customers seeking a free place to park is increasing.

Downtown Franklin is home to many special events throughout the year. These community events regularly attract tens of thousands of visitors to Main Street, which has resulted in Downtown congestion, cars parked illegally, and long lines for the park and ride shuttles. Typically, Franklin High School, Harlinsdale Farm, Pinkerton Park, and a nearby Church are utilized as satellite parking locations for festival goers, but the wait time for shuttles to and from the festival have been increasing. The City staff recognizes a need to identify strategies to address event parking.

The potential study should address the following:

- Economic impacts of free and paid parking, specifically in the Downtown Franklin core, and when the City should consider paid parking for spaces that are currently free (shown in yellow on the Parking Study Location Map);
- Solutions and strategies for addressing parking in the City's oldest areas, including the City's approach to providing parking within the study area, setting policy on private and public paid parking, and any other operational or policy changes that may be identified by the study; and
- Policy analysis and recommendations to "right-size" the City's parking standards that support businesses and community investment while balancing: (1) the need for long-term parking

supply in the commercial areas; and (2) the impacts on surrounding residential areas as Franklin grows in popularity and properties redevelop;

- Assessment of City parking standards and comprehensive recommendations based on our local needs and dynamics, such as adaptive reuse of buildings, redevelopment, alternative parking standards, commercial corridors, and overflow parking into residential areas
- Analysis and recommendations for special event parking and consideration of additional satellite locations and efficient ways to move people back and forth. This may include analyzing origin and destination data.
- The West Main Street Corridor should be analyzed at a high level in terms of short, mid-, and long-term infrastructure improvements to support continued economic development and pedestrian safety measures while taking into account the needs of local residents.

FINANCIAL IMPACT:

A parking study of this magnitude is anticipated to be approximately \$250,000. If the BOMA would like to conduct this study, it would be part of a Program Enhancement for the upcoming FY 2025/2026 Budget. It is anticipated that \$100,000 could be funded from the hotel/motel tax with the remainder coming from the General Fund. If the BOMA is supportive of this study, the staff could begin the advertisement process shortly.

RECOMMENDATION:

Staff recommends that the Board of Mayor and Aldermen acknowledge the project update.



CENTRAL FRANKLIN PARKING STUDY

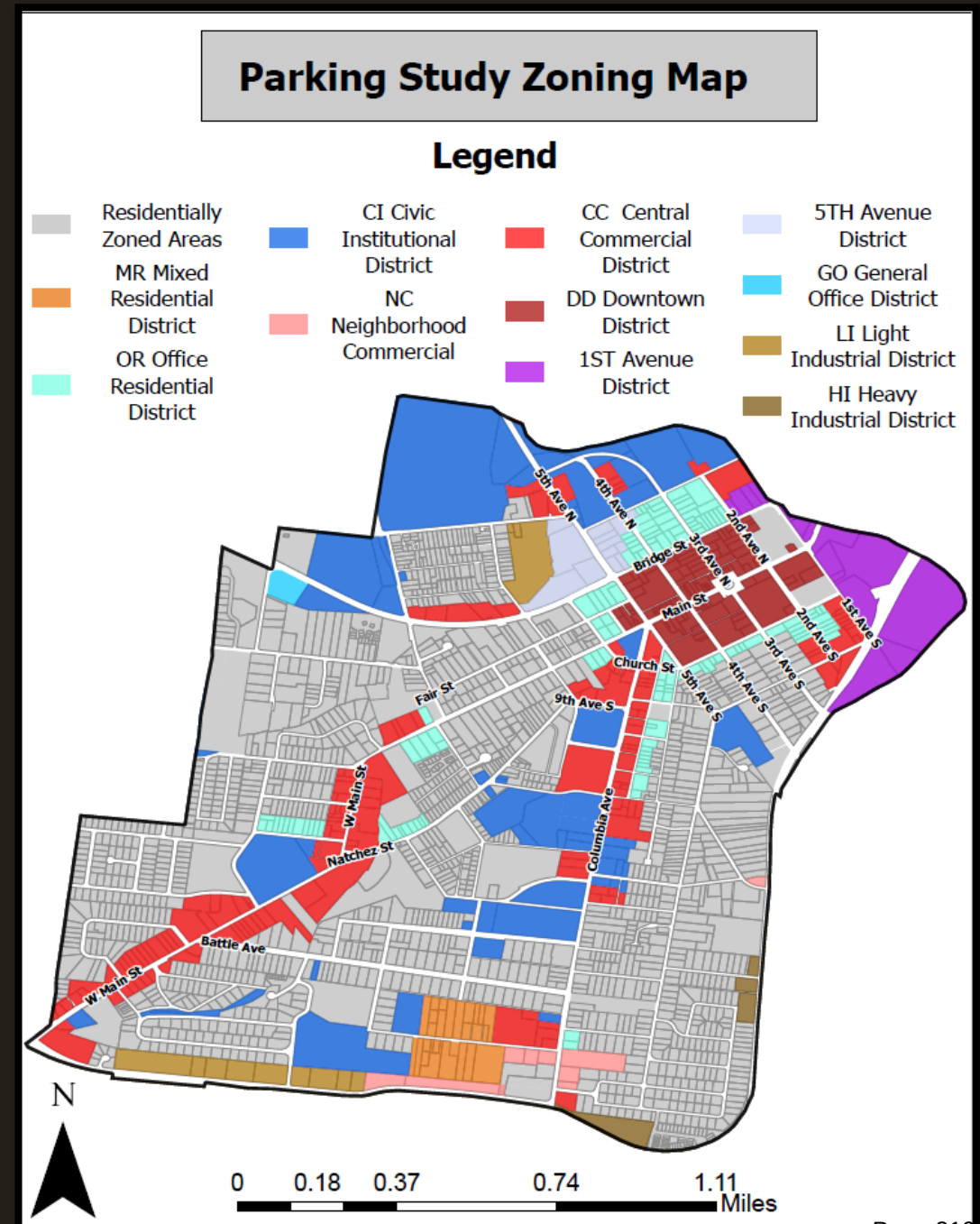
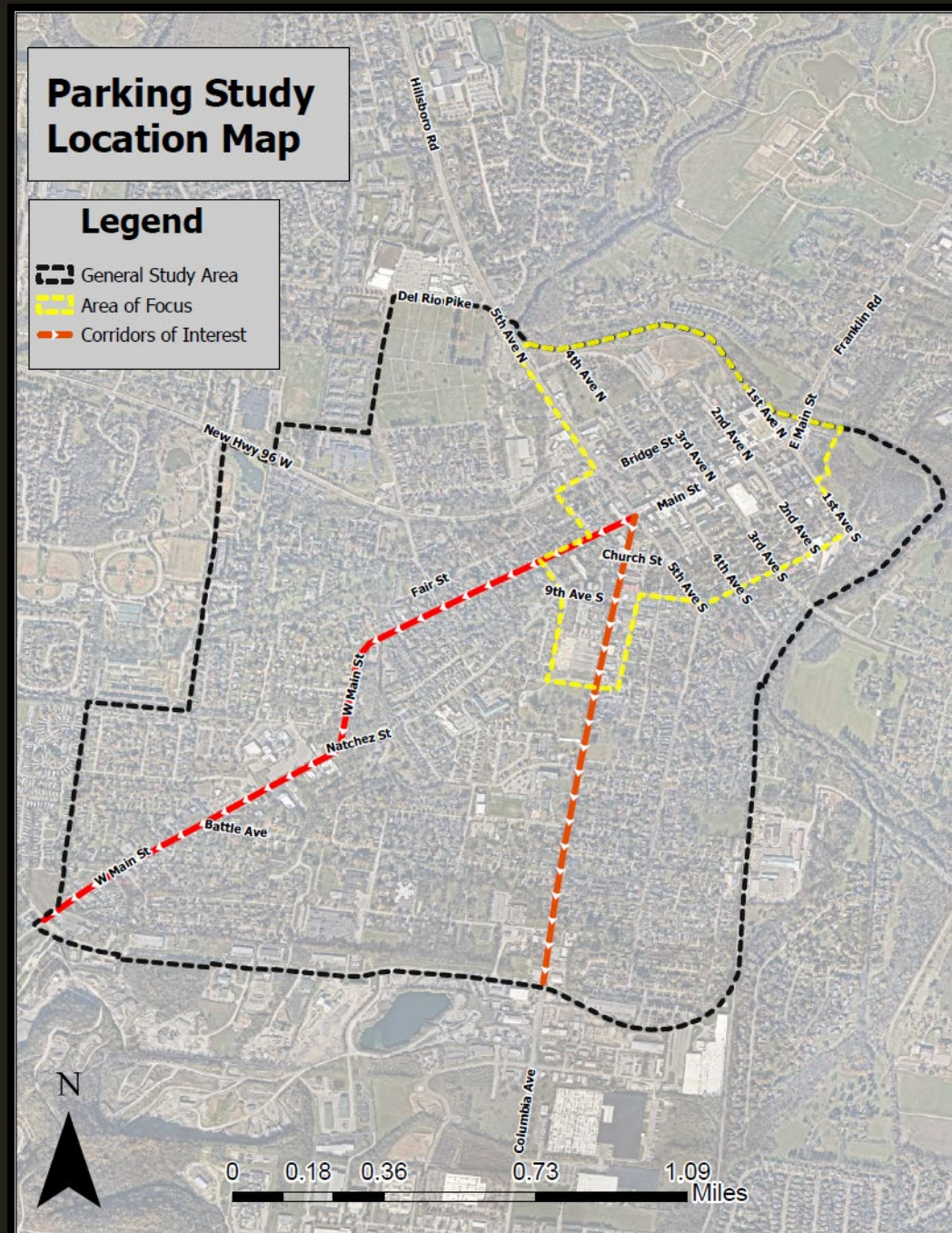


BACKGROUND

At the November 12, 2024 Work Session, BOMA discussed Downtown Paid Parking and Parking Management (Item 13).

Several aldermen spoke in favor of evaluating the balance of paid and unpaid parking and potential zoning changes related to parking.

The staff has included a Program Enhancement Request for the FY25-26 Budget to fund a Central Franklin Parking Study.



PROJECT OBJECTIVES

PAID VS UNPAID

- Analyze the economic impacts of the increasing amount of paid parking
- Determine acceptable balance of paid vs unpaid parking
- Analyze if/when the City should move to paid parking
- Impacts to Downtown residents as visitors seek free parking options
- Evaluate process and standards for paid parking requests

ZONING REQUIREMENTS

- Assess City parking standards and make comprehensive recommendations based on our local needs and dynamics, such as adaptive reuse of buildings, redevelopment, alternative parking standards, commercial corridors, and overflow parking into residential areas

SPECIAL EVENTS

- Analyze parking locations and circulation
- Evaluate the park and ride logistics for visitors

CORRIDORS OF INTEREST

- Provide short, mid-, and long-term infrastructure recommendations to support continued economic development, pedestrian safety, and the needs of local residents.



STAKEHOLDER ENGAGEMENT

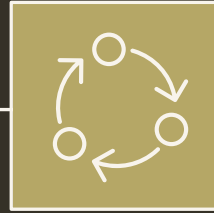
Public outreach will be a critical component of the study given the various groups with a vested interest in the Downtown area. If funded, the selected consultant team will help craft a tailored strategy that will be outlined in the Professional Services Agreement.

RFQ TIMELINE & COST



MARCH

Release RFQ



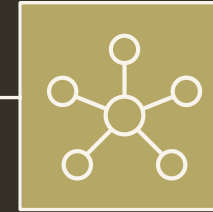
SPRING

Review
submittals,
interview, &
select a team



SUMMER

Complete &
approve the
Professional
Services
Agreement



LATE
SUMMER

Begin Study and
complete by Fall of 2026

Estimated cost not to exceed \$250,000

2025-2026



DISCUSSION



File #: 21-0204

DATE: February 17, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Alex Brown, Asst. Director of BNS
Shanna McCoy, Zoning Administrator

SUBJECT:

Discussion Regarding Reducing The Cumulative Time-Frame For Substantial Improvement/Damage In The City Of Franklin Floodplain Regulations

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning current substantial improvement/damage five-year cumulative time-frame requirements for the City of Franklin and potential amendment to reduce to a shorter time-frame.

BACKGROUND/STAFF COMMENTS:

FEMA requires that communities that participate in the National Flood Insurance Program monitor improvements and damage to structures located within a FEMA-designated floodplain. The minimum requirement for cumulative improvements/damage is one year. In the December 30, 2019, Zoning Ordinance update, substantial improvement/damage monitoring was updated to be cumulative over a ten-year period. In the December 8, 2020, ordinance update, the cumulative timeframe was reduced to five years. To date, no permits have been denied due to the cumulative timeframe. Staff has been asked to present and ask for feedback from the Board of Mayor and Aldermen on potentially reducing the cumulative timeframe back to a shorter length of time or to the minimum one-year FEMA requirement.

For further clarification, substantial damage is defined as damage, of any origin, sustained by a structure, whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial improvement is defined as any reconstruction, rehabilitation, addition, alteration, or other improvement of a structure in which the cost equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed.

FINANCIAL IMPACT:

There would no up front financial impacts to the City of Franklin. Potential long term impacts could be costs associated with emergency rescues in a flood event to rescue property owners whose homes have been inundated with floodwaters.

RECOMMENDATION:

Staff requests feedback from the Board of Mayor and Aldermen on this subject and if there is a desire to update the requirement with the regular ordinance update.

Floodplain Substantial Improvement and Substantial Damage Requirements

Tom Marsh, Director Building and Neighborhood Services
Alex Brown, Assistant Director Development Services
Shanna McCoy CFM, Zoning and Floodplain Administrator
William Holcomb CFM, Zoning Enforcement Planner



February 25, 2025

Agenda

1. Reasons for regulations
2. Statistics
3. National Flood Insurance Program (NFIP) Regulations
4. Context and Background
5. Benefits of Floodplain Regulations
6. Reducing the SI/SD Threshold
7. Benefits of Reducing SI/SD
8. Drawbacks to Reducing SI/SD

Purpose of Regulation

1. To protect human life, health, safety and property.
2. To minimize expenditure of public funds for costly flood control projects.
3. To minimize the need for rescue and relief efforts associated with flooding.
4. To minimize prolonged business interruptions.
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in flood prone areas.
6. To help maintain a stable tax base by providing for the sound use and development of flood prone areas to minimize blight in flood areas.
7. To ensure that potential homebuyers are notified that property is in a flood prone area.
8. To maintain eligibility for participation in the NFIP.



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Statistics

- The State of Tennessee has had 19 flood related presidential disaster declarations.
- Since 2022, Tennessee alone, has had 17,088 claims.
 - 4,442 repetitive loss claims and \$445,688,108 in paid claims.
 - Does not include the most recent flooding events in East TN with Hurricane Helene.
- The NFIP currently owes the United States Treasury over \$20 billion because the number of claims being paid do not balance with insurance premiums.
- When homes are brought into compliance, the number of claims and the amount paid out on those claims drastically decrease.
- Overall goal is to create vibrant, sustainable homes and businesses that will not be devastated in flood events and reduce the risk to life and property.

Key NFIP Regulations

- Per 44 CFR 60.3(b)(1) and City of Franklin Zoning Ordinance, Section 17.6.2.B: “Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM.”
- 44 CFR 59.1 and the City of Franklin Zoning Ordinance, define “development” as any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
- If a community starts to exempt certain development activities from floodplain permitting, the community is no longer in compliance with the NFIP.
 - This can lead to probation and ultimately suspension from the NFIP.

Context and Background

- The City of Franklin participates in the Community Rating System (CRS), a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program (NFIP). Over 1,500 communities participate nationwide.
 - 12 in the State of TN.
 - 1 is rated at a 6.
 - 9 are rated at an 8.
 - 2 are rated at 9.
 - The City of Franklin and Williamson County are both rated at an 8.

Context and Background

- One credit the City of Franklin receives for scoring in the CRS is for the adoption of a 5-year cumulative tracking of substantial improvement and substantial damage (SI/SD).
 - The City, specifically Building and Neighborhood Services, monitors the dollar amount of all improvements done voluntarily or as necessary repairs after damage.
 - If at any point over 5 years the value of work equals or exceeds 50% of the structure value only, then the structure must be brought up to compliance with currently adopted floodplain requirements.



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Benefits of Floodplain Regulations

- The City of Franklin has achieved Class 8 in the Community Rating System. (1,000-1,499 CRS Credit Points)
 - Property owners that have flood insurance receive a 10% discount on premiums. (5% for every class rating under 10)
- Currently the City has 1334 CRS Credit Points.
- There are certain minimum requirements for each class, regardless of cumulative points, such as for class 8:
 - Maintain accuracy rating of at least 90% for construction elevation certificates every year.
 - A minimum of 1' of freeboard regulation is required.
- Floodplain regulations exist for new construction and SI/SD thresholds are intended to bring non-conforming structures into compliance over a period of time.
- Floodplain compliant homes are more resilient and statistically less likely to incur expensive damage in a flood event.



Reducing the Cumulative SI/SD

- City of Franklin floodplain regulations currently require that Substantial Improvement/Substantial Damage be tracked cumulatively over a 5-year rolling period (the value of work involved in improvement or damage repair is “reset” after 5 years).
- The minimum requirement is that SI/SD is tracked over a 1-year rolling period.
- The 5-year cumulative SI/SD confers 90 CRS points. With current COF score, the threshold could be lowered with no effect on the CRS class rating.
- Over the past 3 years, no homes have exceeded the 50% threshold for SI/SD.
- Many homes have come into full compliance via teardown/rebuilds, Army Corps uplift grants, and map revisions.

Benefits of Reducing SI/SD

- Make home improvements and renovations easier on citizens.
- Make tracking easier and less burdensome on City staff.
- Allow for homes to be improved over a shorter period.
- Potentially reduce number of emergency rescues during a flood event.
- CRS score would still be high enough to maintain a Class 8 rating (1000-1,499 CRS Points), leaving homeowner insurance rates unaffected by this change.
 - An ISO CRS Audit on January 9, 2025 shows COF has 1334 CRS credits (pending FEMA/DHS approval).
 - Cumulative SI/SD is worth 110 Points Maximum.
- Score would not decrease enough to make reaching a class 7 (1,500-1,999 CRS Points) prohibitive.
 - ISO has provided a list of ways the City can gain back lost points and more.



Drawbacks of Reducing SI/SD

- Homeowners may piecemeal major projects over a longer period to avoid the 1-year cumulative mark.
 - May lead to construction projects dragging out longer than needed.
 - May also lead homes to remodel over a longer period to avoid reaching full floodplain compliance, leading to expensive homes that are subject to flooding with significantly less resilience.
 - Flood insurance covers up to \$250,000 of flood damage, and content policies cover up to \$100,000 of flood damage.
 - The average home price in Franklin according to Zillow is \$873,782, including land.
- Less compliant structures in the floodplain lead to higher claim amounts and a greater burden on the NFIP and insurance companies.
- Loss of Community Rating System Credits



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Questions and Guidance



File #: 21-0209

DATE: February 18, 2025
TO: Board of Mayor and Aldermen
FROM: Eric Stuckey, City Administrator
Paul Holzen, Director of Engineering

SUBJECT:
Discussion And Presentation Of 10 Year Capital Investment Plan Projects Related To Growth Impact

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning 10-year Capital Investment Plan Rankings

BACKGROUND/STAFF COMMENTS:
As part of the process to update the City's 10-year Capital Investment Plan, the Board of Mayor and Aldermen (BOMA) undertook the important task of reviewing and prioritizing potential projects for inclusion in the City's Capital Improvement Plan (CIP). Each member assessed and ranked the projects based on their perceived importance, ensuring that the total funding remained within the allocated budget of \$150,000,000.

It is worth noting that the Mack Hatcher projects were intentionally excluded from this evaluation due to ongoing discussions between the City of Franklin and TDOT regarding potential funding partnerships. Furthermore, any projects that had already secured funding were not part of this prioritization exercise.

After reviewing both the weighted and non-weighted rankings submitted by the Board, there appears to be strong consensus to proceed with the following projects:

- \$40,000,000 – Goose Creek Bypass and Carothers Parkway Extension
- \$ 9,500,000 – Eddy Lane (SR96 to Liberty Pike)
- \$ 3,150,000 – South Margin Street and 5th Avenue Intersection Improvement Project
- \$ 4,300,000 – Mallory Lane and Cool Springs Boulevard Improvements

City staff is requesting the Board to rank additional projects within an allocated budget of \$100,000,000. The purpose of this exercise is to illustrate how these projects align with the Annexation Capabilities and Growth Potential presentation recently completed by the Planning Department.

FINANCIAL IMPACT:
No financial impact.

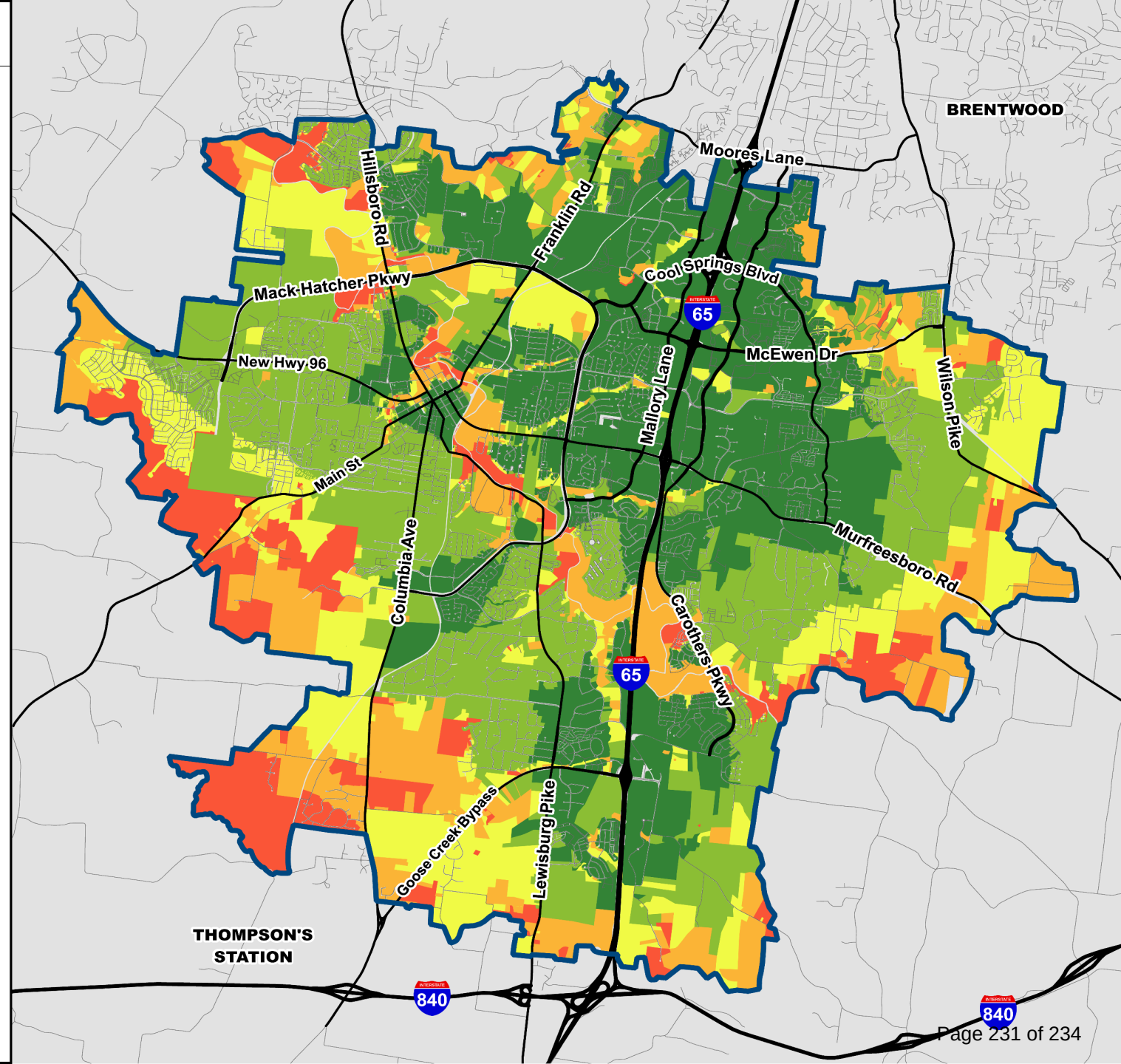
RECOMMENDATION:

No recommendation at this time. This is a presentation only.

Suitability Analysis

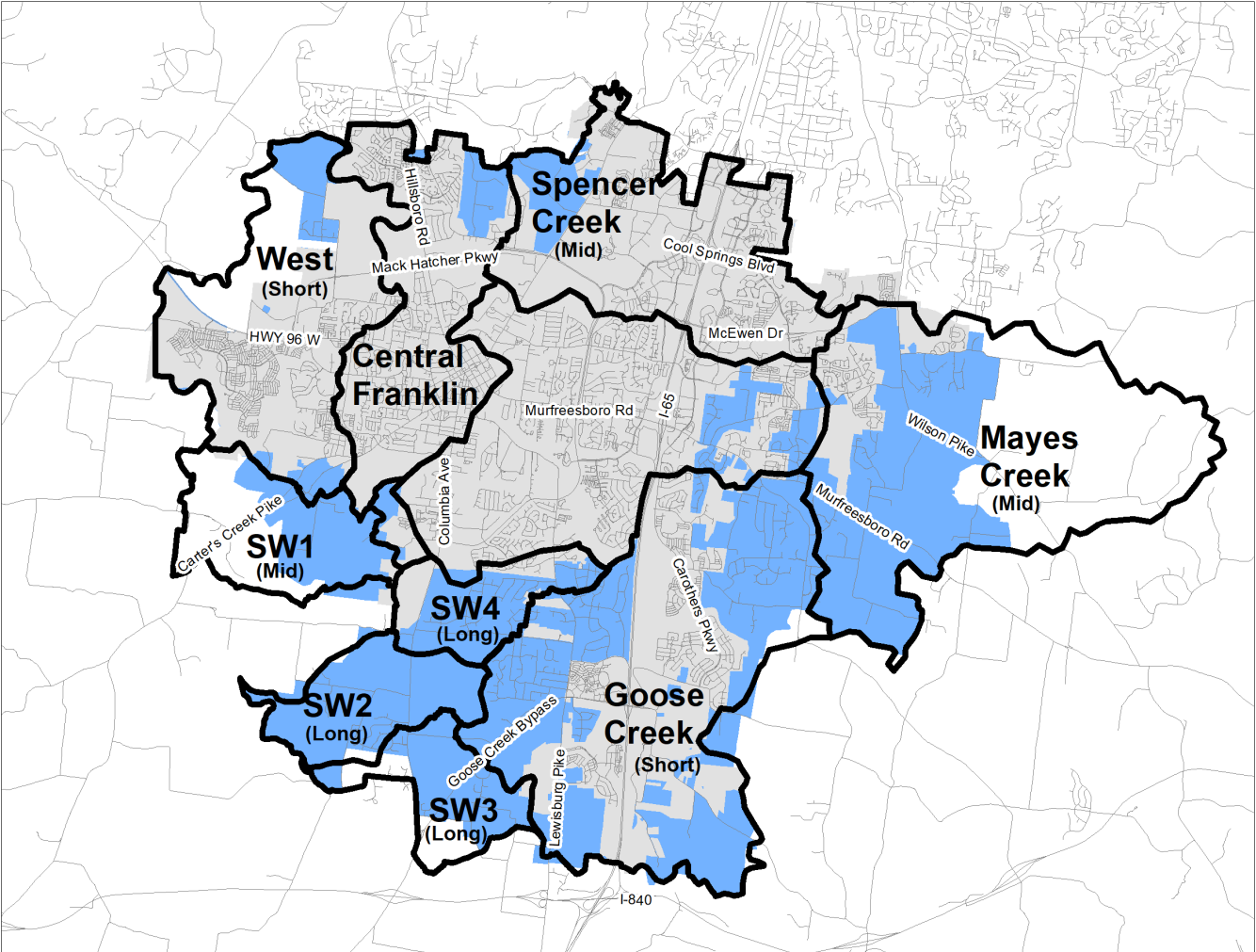
LEGEND

- Urban Growth Boundary
- Highways
- Major Roads
- Local Roads
- Least Suitable
- ↓
- Most Suitable



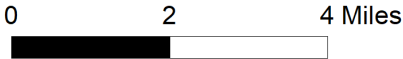
FRANKLIN AND UGB

Franklin's Drainage Basins & Annexation Capabilities



Legend

-  Waste Water Drainage Basins
-  City Limits
-  2024 Franklin UGB



Annexation Capabilities

- Basin analysis is intentionally high-level.
- No cost estimates were provided as part of this analysis, any ROI analysis would need additional in-depth study.

